CASE COVER SHEET

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

PLANNING & ZONING CASE NO. SP2024-010

PLANNING & ZONING FEE

PLATTING APPLICATION
- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ AMENDING OR MINOR PLAT
- ☐ PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION
- ☑ SITE PLAN
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

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

OTHER APPLICATION
- ☐ TREE REMOVAL
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

On April 30, 2024, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 5-0, with Commissioners Conway and Llewellyn absent.

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES

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	Fit Sport Life Boulevard		
SUBDIVISION	Structured REA-Rockwall Land LLC	Inst. No. 20210000001622	
GENERAL LOCATION	200' South and 800' East of intersection of I30 and Corporate Crossing		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial - C with SUP	CURRENT USE	Undeveloped		
PROPOSED ZONING	Commercial - C with SUP	PROPOSED USE	Restaurant & Golf		
ACREAGE	9.942 acres	LOTS [CURRENT]	0	LOTS [PROPOSED]	1

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

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

☐ OWNER	Structured REA-Rockwall Land LLC	☒ APPLICANT	Wier & Associates, Inc.
CONTACT PERSON	Conor Keilty, AIA	CONTACT PERSON	Renee Ward, P.E.
ADDRESS	3104 E Camelback Road, Ste. 2387	ADDRESS	2201 E Lamar Blvd, Ste. 200E
CITY, STATE & ZIP	Pheonix, Arizona 85016	CITY, STATE & ZIP	Arlington, Texas 76006
PHONE	480-856-8808	PHONE	(817) 467-7700
E-MAIL	conork@structuredrea.com	E-MAIL	ReneeW@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CONOR KEILTY [*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 $ 448.84 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* MARCH, 20 24. *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."*

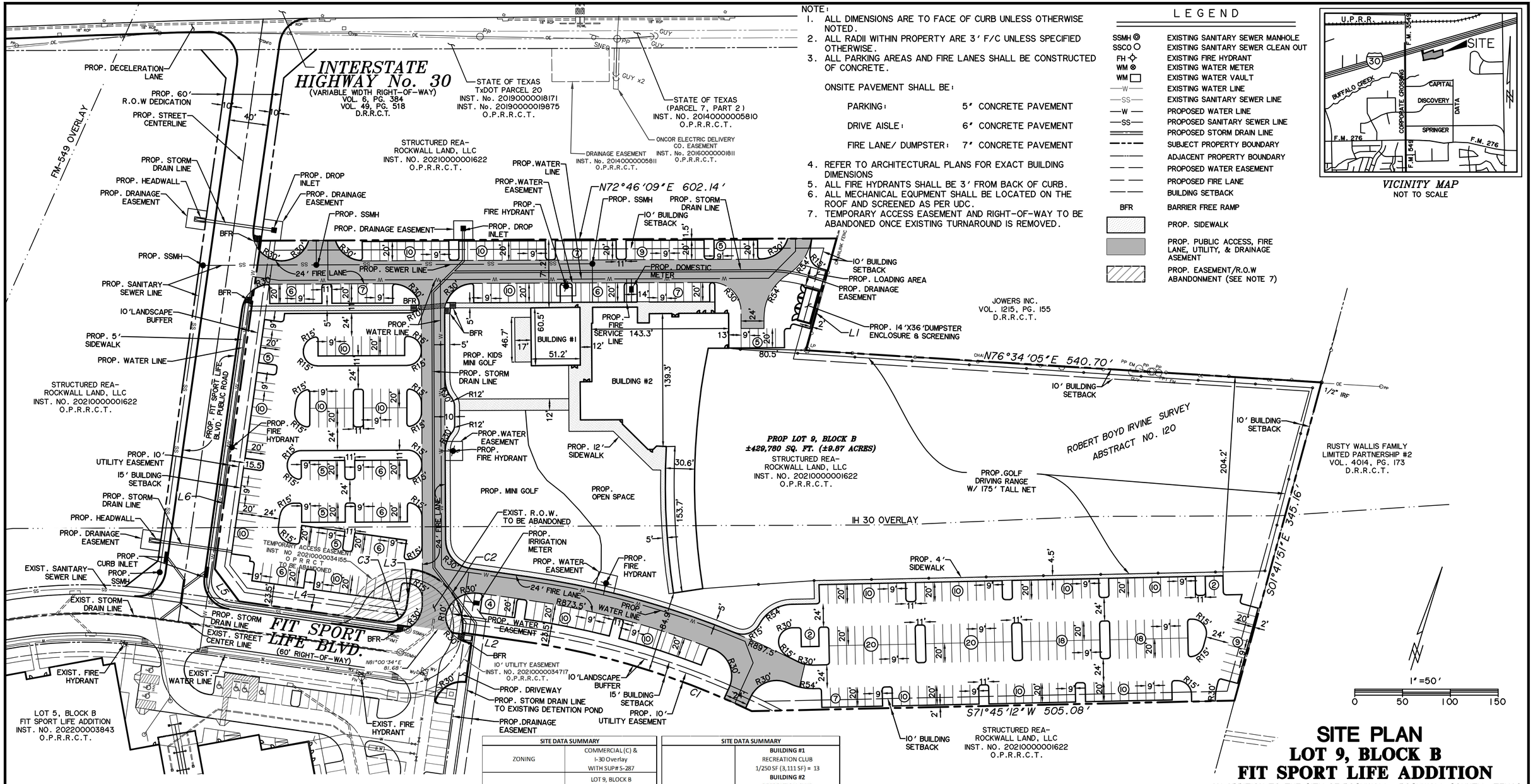
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* March, 20 24.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Washington

Notary Public
State of Washington
Robert S Dillard
Commission No. 185589
MY COMMISSION EXPIRES Commission Expires 07-01-24

PRINTED: 3/15/2024 STB FILE: WIER-PAVING.STB LAST SAVED: 3/15/2024 9:47 AM SAVED BY: CRISTIANV FILE: SITE PLAN - 19144.02.DWG
BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



NOTE:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII WITHIN PROPERTY ARE 3' F/C UNLESS SPECIFIED OTHERWISE.
3. ALL PARKING AREAS AND FIRE LANES SHALL BE CONSTRUCTED OF CONCRETE.

   ONSITE PAVEMENT SHALL BE:

PARKING:	5' CONCRETE PAVEMENT
DRIVE AISLE:	6' CONCRETE PAVEMENT
FIRE LANE/ DUMPSTER:	7' CONCRETE PAVEMENT

4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS
5. ALL FIRE HYDRANTS SHALL BE 3' FROM BACK OF CURB.
6. ALL MECHANICAL EQUPMENT SHALL BE LOCATED ON THE ROOF AND SCREENED AS PER UDC.
7. TEMPORARY ACCESS EASEMENT AND RIGHT-OF-WAY TO BE ABANDONED ONCE EXISTING TURNAROUND IS REMOVED.

LEGEND

SSMH	EXISTING SANITARY SEWER MANHOLE
SSCO	EXISTING SANITARY SEWER CLEAN OUT
FH	EXISTING FIRE HYDRANT
WM	EXISTING WATER METER
WM	EXISTING WATER VAULT
—W—	EXISTING WATER LINE
—SS—	EXISTING SANITARY SEWER LINE
—W—	PROPOSED WATER LINE
—SS—	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	SUBJECT PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	PROPOSED WATER EASEMENT
	PROPOSED FIRE LANE
	BUILDING SETBACK
BFR	BARRIER FREE RAMP
	PROP. SIDEWALK
	PROP. PUBLIC ACCESS, FIRE LANE, UTILITY, & DRAINAGE ASEMENT
	PROP. EASEMENT/R.O.W ABANDONMENT (SEE NOTE 7)

VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DIST
L1	S01°36'16"E	121.40'
L2	S81°00'34"W	59.87'
L3	S08°57'11"E	38.29'
L4	S81°00'34"W	154.23'
L5	S53°59'26"E	42.43'
L6	N08°59'26"W	346.88'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	255.29'	830.00'	17°37'23"	S89°49'15"W	254.29'
C2	94.23'	60.00'	89°58'48"	N55°36'06"W	84.84'
C3	31.40'	20.00'	89°57'45"	S36°01'41"W	28.27'

SITE DATA SUMMARY	
ZONING	COMMERCIAL (C) & I-30 Overlay WITH SUP# S-287
PROPOSED LOT AREA	LOT 9, BLOCK B 9.87 ACRES (429,780 SQ. FT.)
PROPOSED BUILDING USE	BUILDING #1 RECREATIONAL CLUB BUILDING #2 RECREATIONAL CLUB LIMITED SERVICE RESTAURANT FULL SERVICE RESTAURANT PRIVATE CLUB OFFICE MINI-GOLF
PROPOSED BUILDING AREA	BUILDING #1 3,111 SF (1-STORY) BUILDING #2 55,292 SF (3-STORY)

SITE DATA SUMMARY	
MINIMUM PARKING REQUIRED	**BUILDING #1** RECREATION CLUB 1/250 SF (3,111 SF) = 13 **BUILDING #2** RECREATION CLUB 1/250 SF (24,900 SF) = 100 LIMITED SERVICE RESTAURANT 1/250 SF (5,401 SF) = 22 FULL SERVICE RESTAURANT 1/100 SF (6,932 SF) = 70 PRIVATE CLUB 1/100 SF (8,624 SF) = 87 OFFICE 1/300 SF (1,363 SF) = 5 MINI GOLF 1/HOLE (28 HOLES) = 28 **TOTAL = 325 PARKING SPACES**
MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	8
TOTAL PARKING PROVIDED	STANDARD (9'X20') = 368 HANDICAP-ACCESSIBLE = 8 **TOTAL = 376 PARKING SPACES**

SITE PLAN
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS BEING 9.866 ACRES OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS
CASE NO.: ------

EXISTING ZONING: COMMERCIAL & I-30 OVERLAY WITH SUP# S-287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR COMMERCIAL AMUSEMENT RECREATION

OWNER/DEVELOPER/APPLICANT:
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E. CAMELBACK ROAD, SUITE 2387
PHOENIX, AZ 85016
PHONE: (480) 856-8808
CONTACT: CONOR KEILTY

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RENEE WARD, P.E.
ReneeW@WierAssociates.com

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

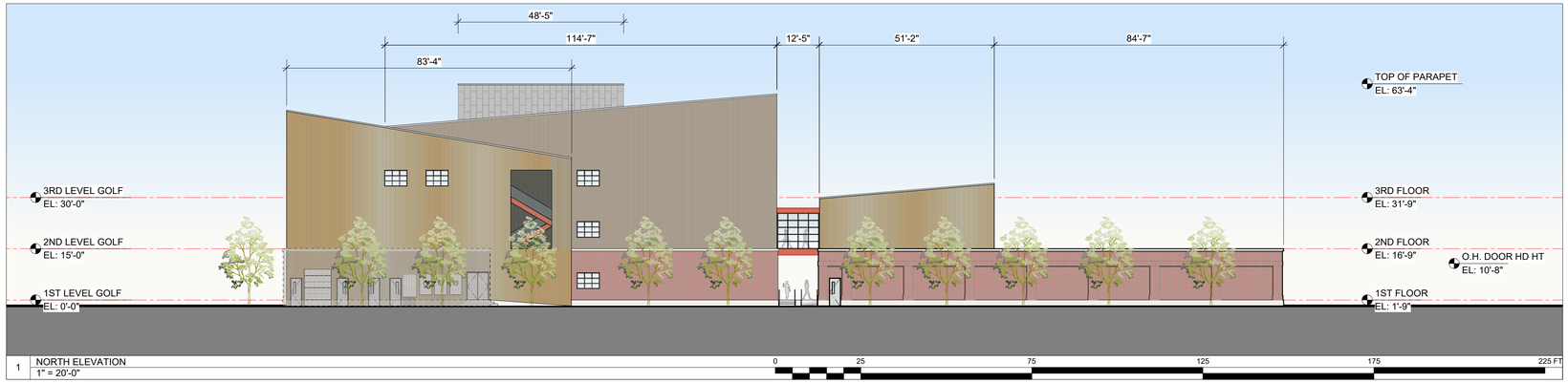
_____ DIRECTOR OF PLANNING AND ZONING

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817 1467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

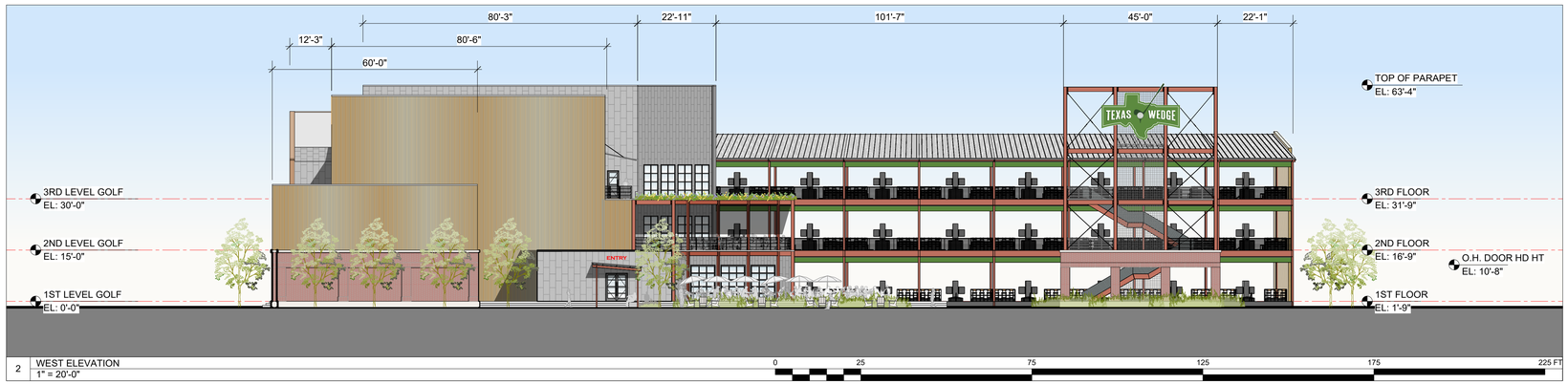
PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of Renee Ward, PE Texas Registration No. 140049 On Date Shown Below.

SHEET 1 OF 1

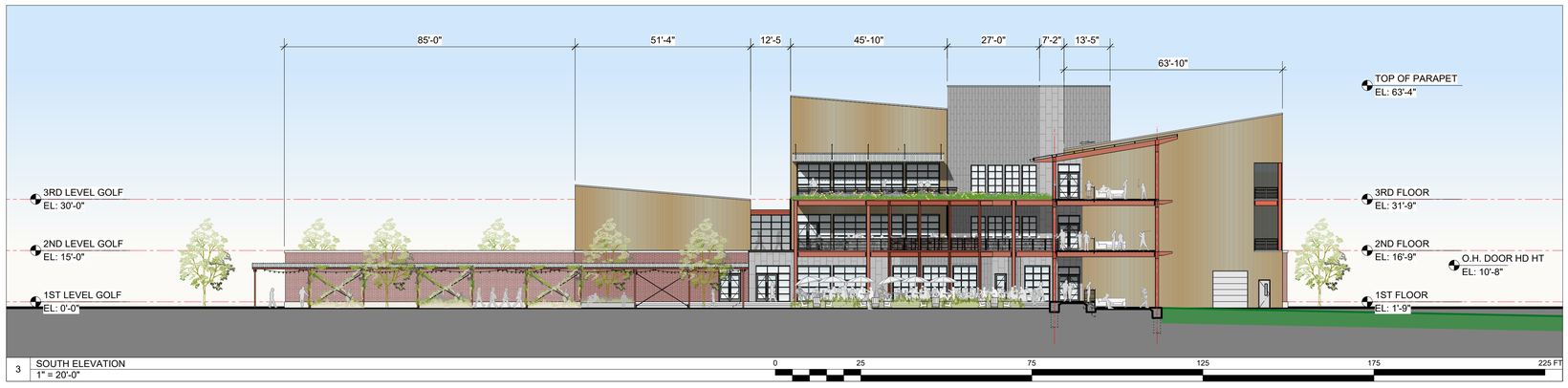
DATE: 3/15/2024
W.A. No. 19144.02



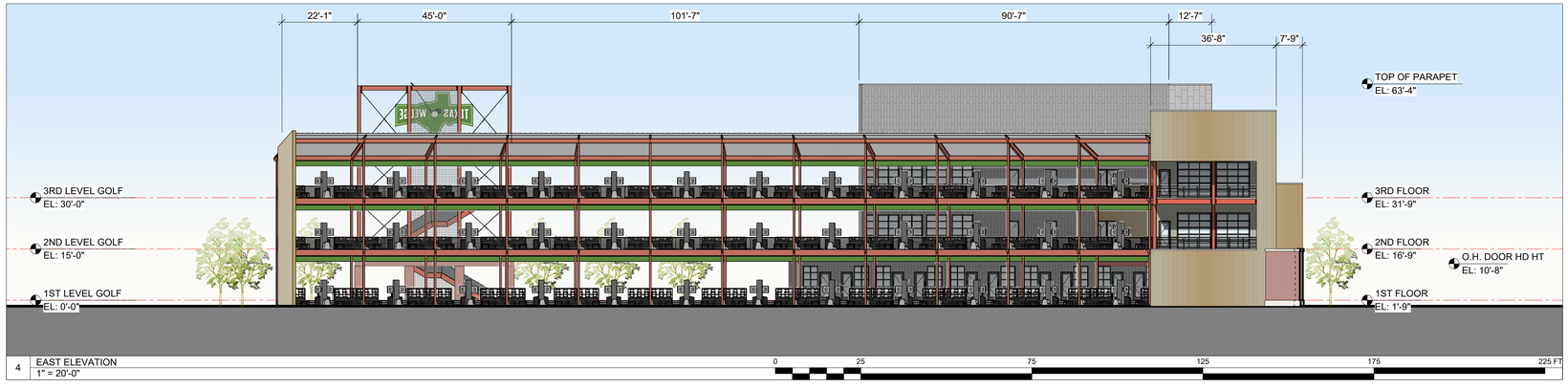
1 NORTH ELEVATION
1" = 20'-0"



2 WEST ELEVATION
1" = 20'-0"

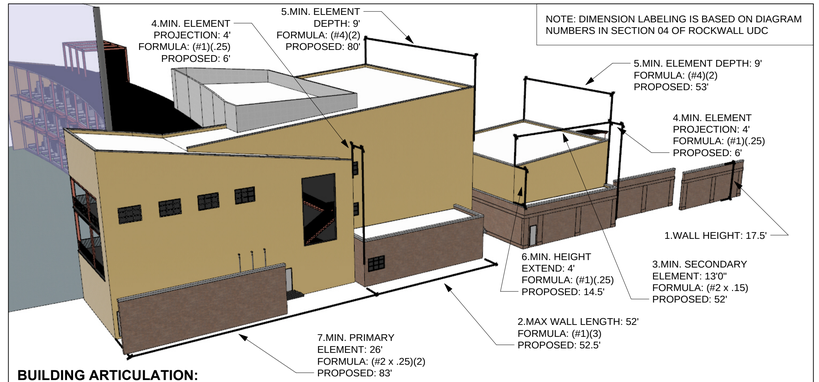


3 SOUTH ELEVATION
1" = 20'-0"

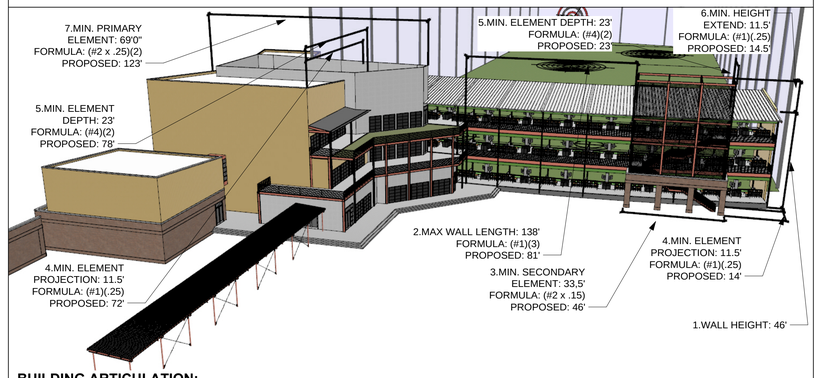


4 EAST ELEVATION
1" = 20'-0"

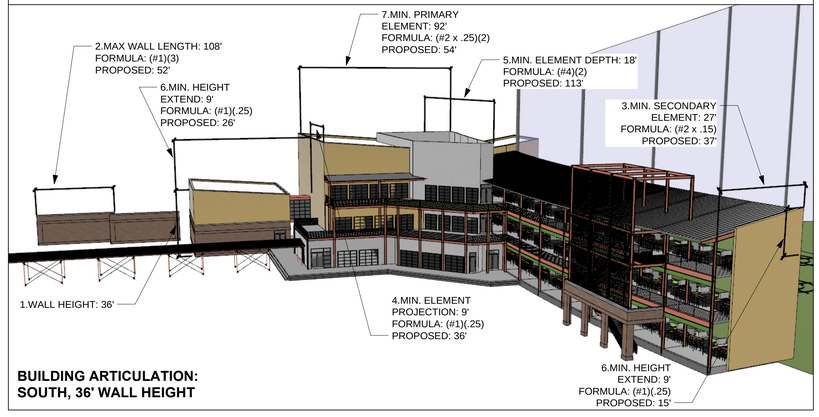
NOTE: DIMENSION LABELING IS BASED ON DIAGRAM NUMBERS IN SECTION 04 OF ROCKWALL UDC



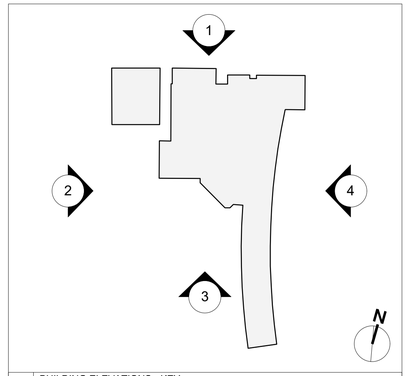
BUILDING ARTICULATION:
NORTH, 17.5' WALL HEIGHT



BUILDING ARTICULATION:
WEST, 46' WALL HEIGHT



BUILDING ARTICULATION:
SOUTH, 36' WALL HEIGHT



5 BUILDING ELEVATIONS - KEY
NOT TO SCALE

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

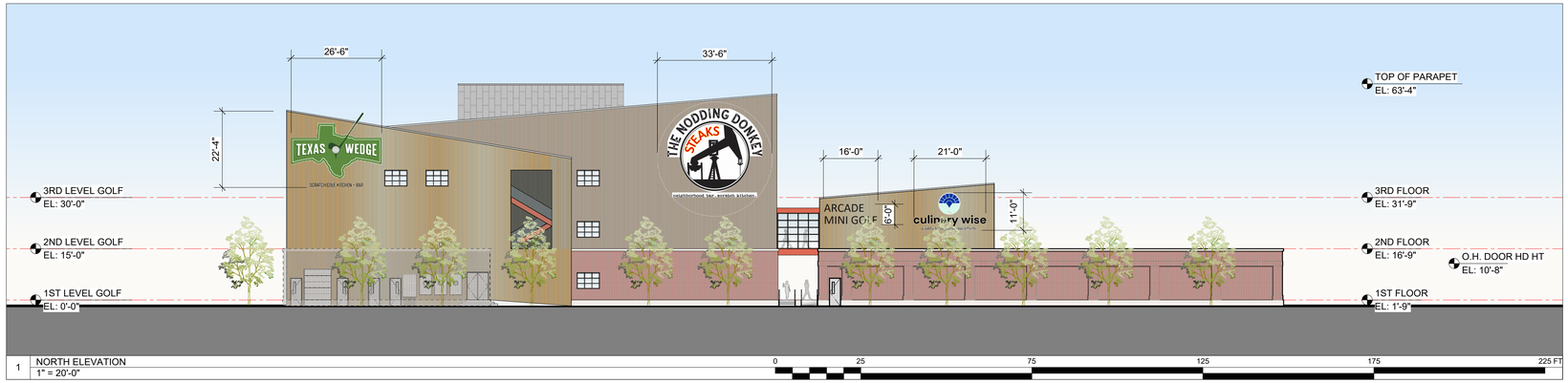
SUBMISSION

	DATE	DESCRIPTION
1	07.19.2023	SCHEMATIC REDESIGN
	08.07.2023	SUP COMMENT REVISIONS
	03.15.2024	SITE PLAN REVIEW

TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

ELEVATIONS

A-2.0

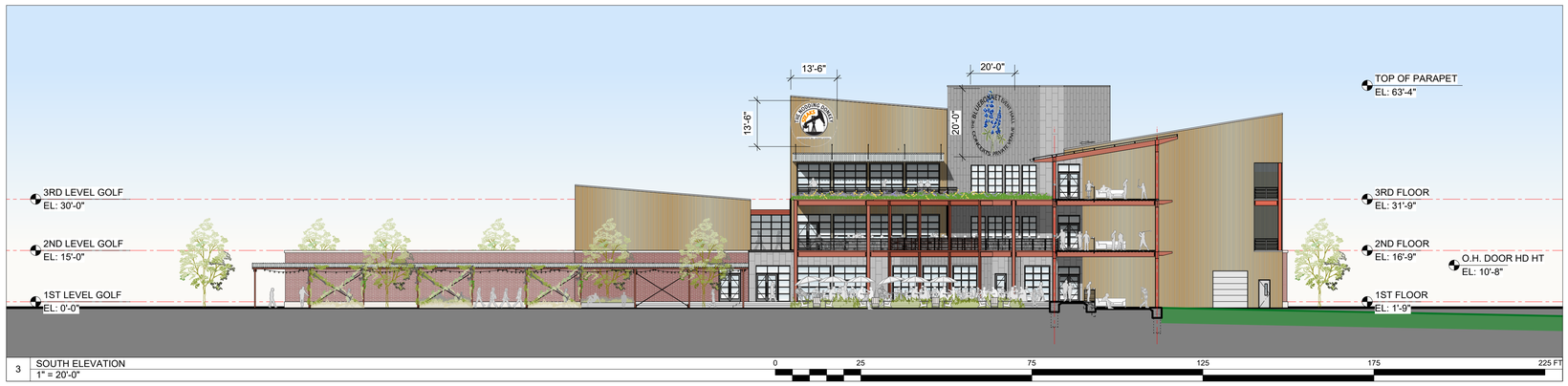


1 NORTH ELEVATION
1" = 20'-0"

0 25 75 125 175 225 FT

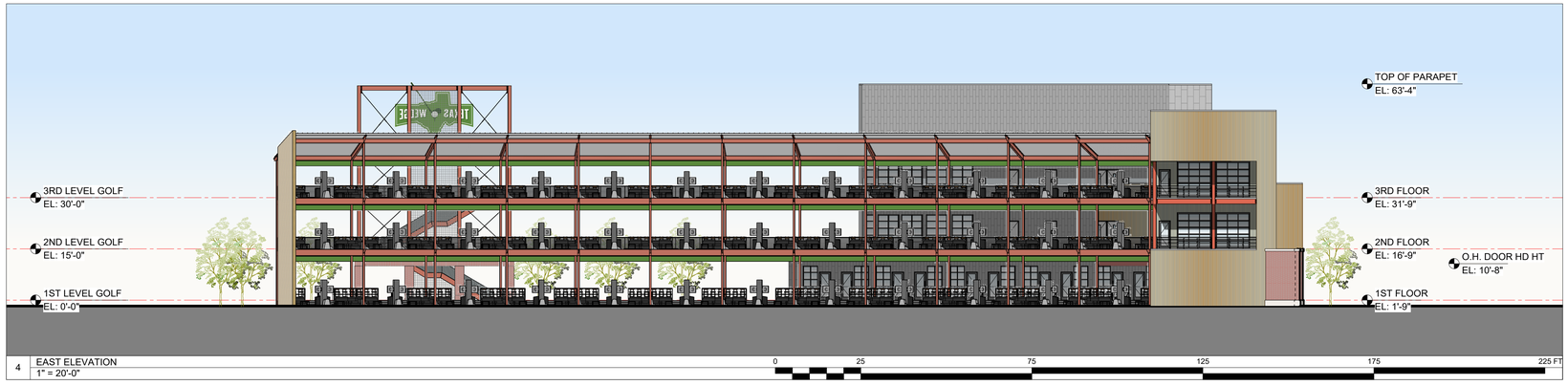
2 WEST ELEVATION
1" = 20'-0"

0 25 75 125 175 225 FT



3 SOUTH ELEVATION
1" = 20'-0"

0 25 75 125 175 225 FT



4 EAST ELEVATION
1" = 20'-0"

0 25 75 125 175 225 FT

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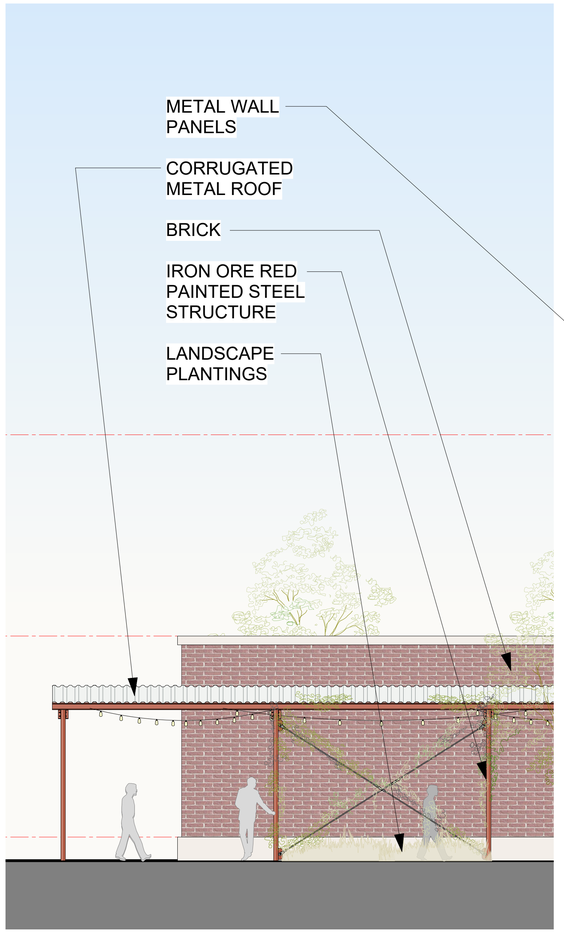
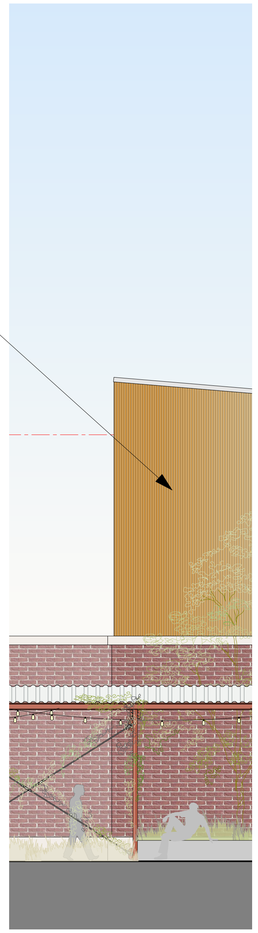
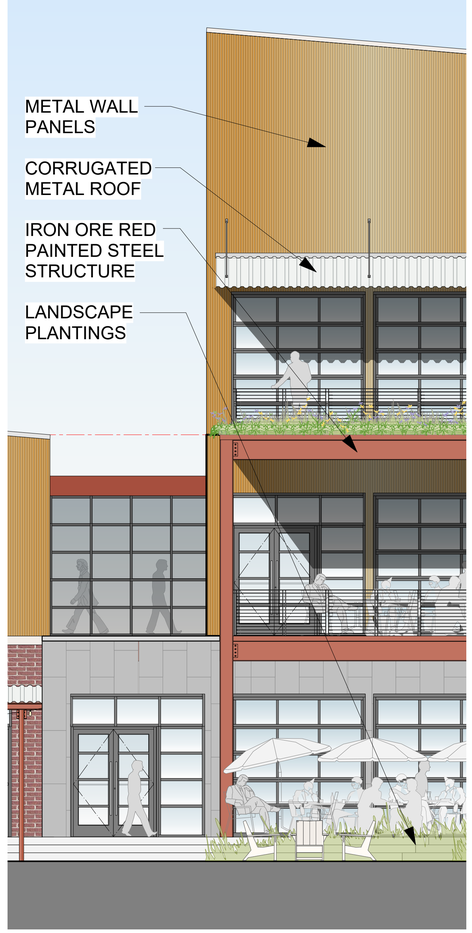
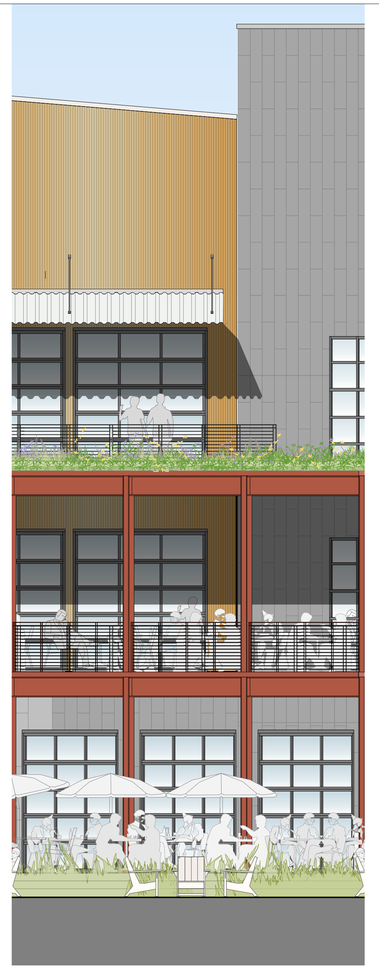
BUILDING SIGNAGE

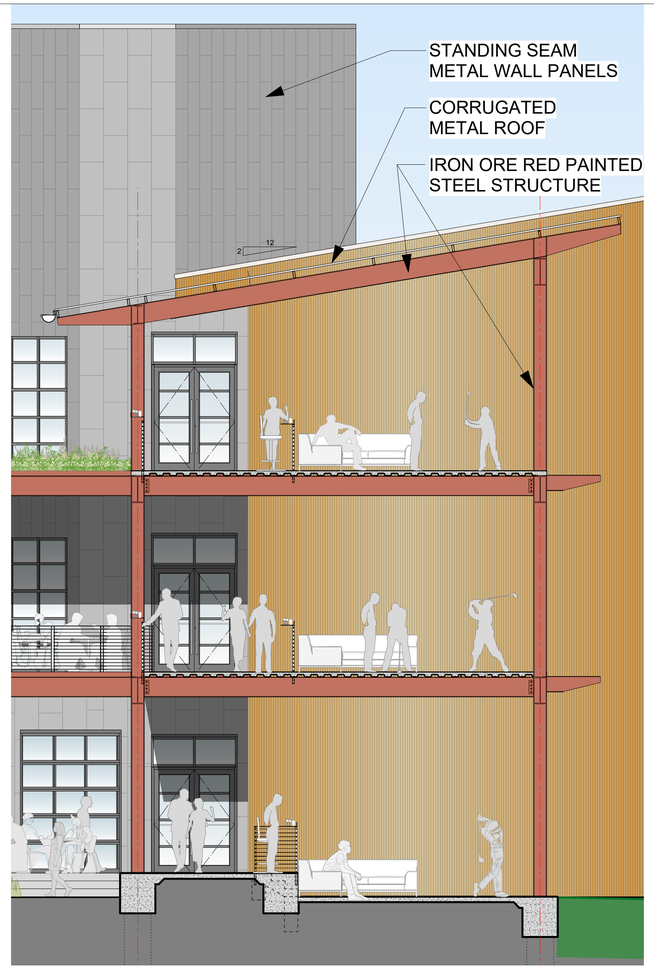
A-2.2











LANDSCAPE PLANTINGS

LANDSCAPE PLANTINGS

BRICK

CORRUGATED METAL ROOF

METAL WALL PANELS

STANDING SEAM METAL WALL PANELS

IRON ORE RED PAINTED STEEL STRUCTURE

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JOB # 2207

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SUBMISSION

△	DATE	DESCRIPTION
	07.19.2023	SCHEMATIC REDESIGN
	08.07.2023	SUP COMMENT REVISIONS
	03.15.2024	SITE PLAN REVIEW

TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

MATERIALS BOARD

A-2.1

Scale: 1 inch= 80 Ft.

Project Name: Texas Wedge	
Client:	Date:3/14/2024
Drawn By: CM	Version:

HLPS HOSSLEY LIGHTING AND POWER SOLUTIONS

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

Luminaire Schedule						
Symbol	Label	Qty	Arrangement	Manufacturer & Part Number	LLF	Lum. Lumens
	A1	6	Single	CREE OSQL-C-30L-40K7-5M	0.900	30000
	A2	2	Single	CREE OSQL-C-30L-40K7-3B	0.900	19600
	A3	16	Single	CREE OSQL-C-30L-40K7-4B	0.900	18000
	A4	16	Single	CREE OSQL-C-30L-40K7-4M	0.900	28500

Calculation Summary										
Label	CalcType	Units	PtSpcLr	PtSpcTb	Avg	Max	Min	Avg/Min	Max/Min	Description
OVERALL CALCULATIONS	Illuminance	Fc	10	10	0.37	6.2	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
PROPERTY LINE	Illuminance	Fc	10	N.A.	0.00	4.4	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
PARKING LOT 1	Illuminance	Fc			2.56	6.0	0.3	8.53	20.00	Readings taken at 0'-0" AFG
PARKING LOT 2	Illuminance	Fc			2.10	5.9	0.4	5.25	14.75	Readings taken at 0'-0" AFG

NOTES:
1) Fixture Mounting Heights (MH) are indicated next to each fixture.
2) All fixtures labeled with "_alt" indicates an alternative fixture different from what was listed in the fixture schedule received was used in this calculation
3) Interior reflectances 80/50/20; exterior reflectances 20% UON.
4) Quantity (QTY) indicated on HLPS Luminaire Schedule is for what is included in this calculation study only - Not final counts.
5) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

Project Name: Texas Wedge

Client:

Date:3/14/2024

Drawn By: CM

Version:

HLPS HOSSLEY LIGHTING AND POWER SOLUTIONS

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

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	Fit Sport Life Boulevard		
SUBDIVISION	Structured REA-Rockwall Land LLC	Inst. No. 20210000001622	
GENERAL LOCATION	200' South and 800' East of intersection of I30 and Corporate Crossing		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial - C with SUP	CURRENT USE	Undeveloped		
PROPOSED ZONING	Commercial - C with SUP	PROPOSED USE	Restaurant & Golf		
ACREAGE	9.942 acres	LOTS [CURRENT]	0	LOTS [PROPOSED]	1

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

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

☐ OWNER	Structured REA-Rockwall Land LLC	☒ APPLICANT	Wier & Associates, Inc.
CONTACT PERSON	Conor Keilty, AIA	CONTACT PERSON	Renee Ward, P.E.
ADDRESS	3104 E Camelback Road, Ste. 2387	ADDRESS	2201 E Lamar Blvd, Ste. 200E
CITY, STATE & ZIP	Pheonix, Arizona 85016	CITY, STATE & ZIP	Arlington, Texas 76006
PHONE	480-856-8808	PHONE	(817) 467-7700
E-MAIL	conork@structuredrea.com	E-MAIL	ReneeW@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

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

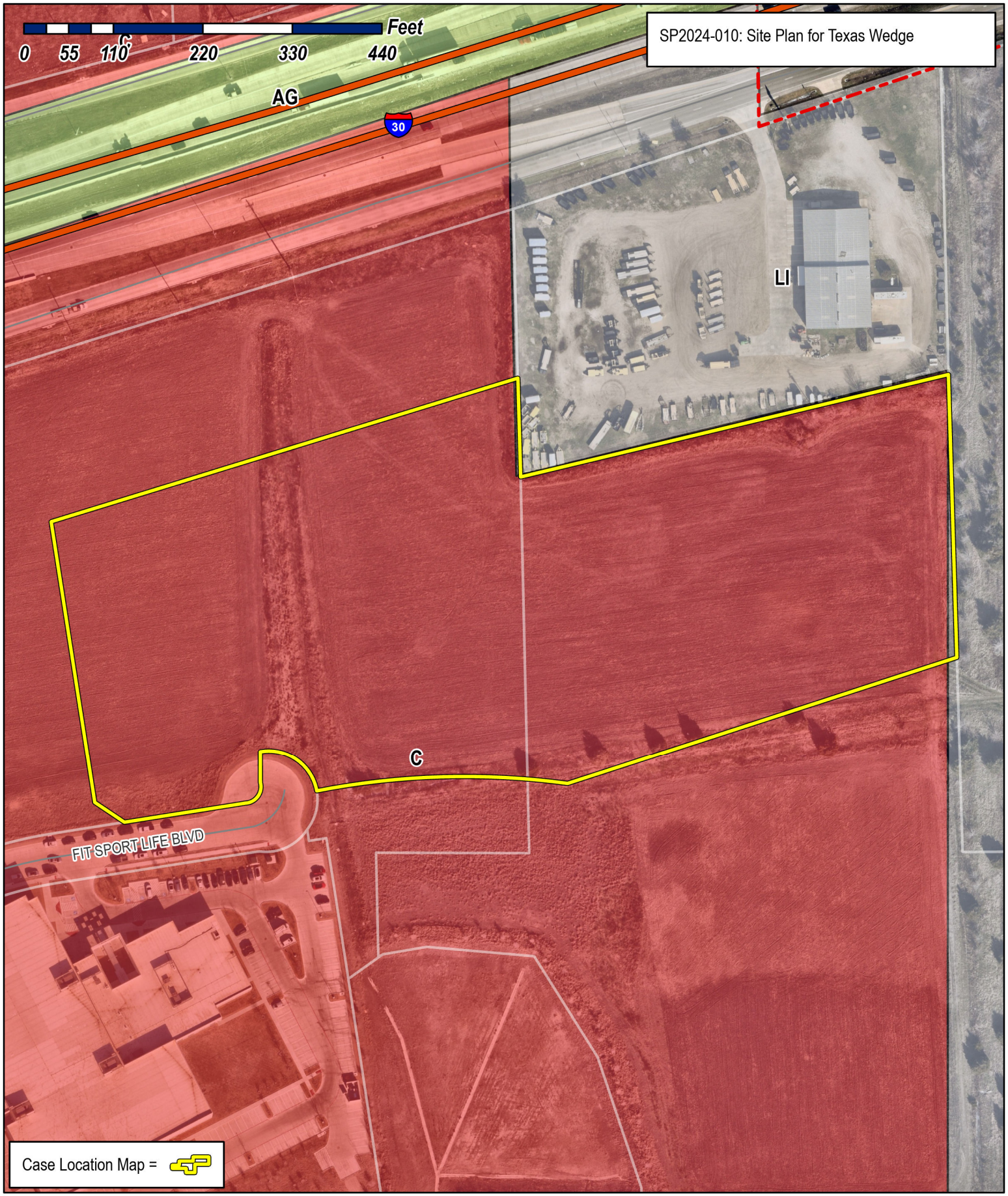
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 448.84 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* MARCH, 20 24. *BY SIGNING THIS 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 14 *DAY OF* March, 20 24.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Washington

Notary Public
State of Washington
Robert S Dillard
Commission No. 185589
MY COMMISSION EXPIRES Commission Expires 07-01-24

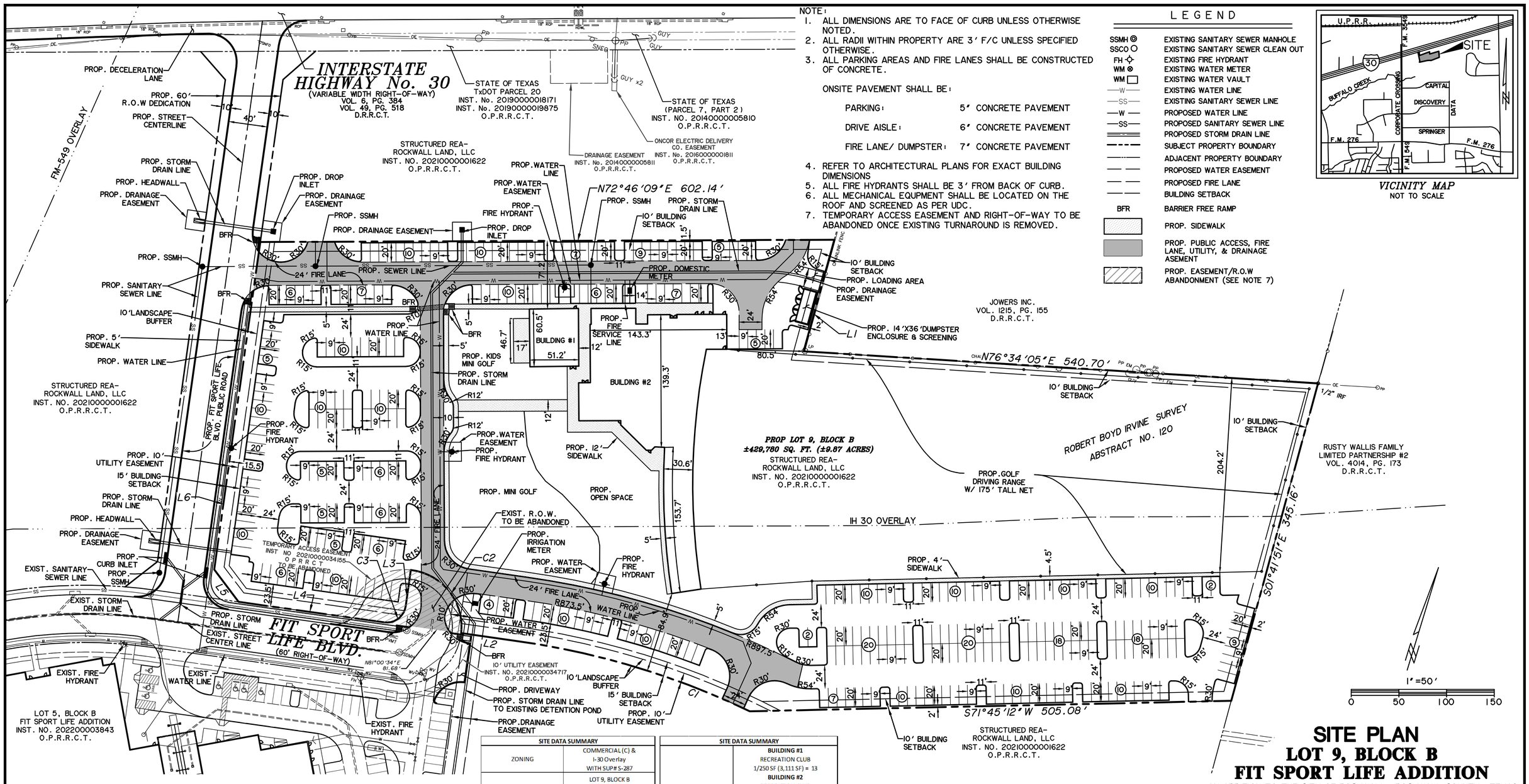


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.

PRINTED: 3/15/2024 STB FILE: WIER-PAVING.STB LAST SAVED: 3/15/2024 9:47 AM SAVED BY: CRISTIANV FILE: SITE PLAN - 19144.02.DWG
BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



NOTE:

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII WITHIN PROPERTY ARE 3' F/C UNLESS SPECIFIED OTHERWISE.
3. ALL PARKING AREAS AND FIRE LANES SHALL BE CONSTRUCTED OF CONCRETE.

   ONSITE PAVEMENT SHALL BE:

PARKING:	5' CONCRETE PAVEMENT
DRIVE AISLE:	6' CONCRETE PAVEMENT
FIRE LANE/ DUMPSTER:	7' CONCRETE PAVEMENT

4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS
5. ALL FIRE HYDRANTS SHALL BE 3' FROM BACK OF CURB.
6. ALL MECHANICAL EQUPMENT SHALL BE LOCATED ON THE ROOF AND SCREENED AS PER UDC.
7. TEMPORARY ACCESS EASEMENT AND RIGHT-OF-WAY TO BE ABANDONED ONCE EXISTING TURNAROUND IS REMOVED.

LEGEND

SSMH	EXISTING SANITARY SEWER MANHOLE
SSCO	EXISTING SANITARY SEWER CLEAN OUT
FH	EXISTING FIRE HYDRANT
WM	EXISTING WATER METER
WM	EXISTING WATER VAULT
—W—	EXISTING WATER LINE
—SS—	EXISTING SANITARY SEWER LINE
—W—	PROPOSED WATER LINE
—SS—	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	SUBJECT PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	PROPOSED WATER EASEMENT
	PROPOSED FIRE LANE
	BUILDING SETBACK
BFR	BARRIER FREE RAMP
	PROP. SIDEWALK
	PROP. PUBLIC ACCESS, FIRE LANE, UTILITY, & DRAINAGE ASEMENT
	PROP. EASEMENT/R.O.W ABANDONMENT (SEE NOTE 7)

VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DIST
L1	S01°36'16"E	121.40'
L2	S81°00'34"W	59.87'
L3	S08°57'11"E	38.29'
L4	S81°00'34"W	154.23'
L5	S53°59'26"E	42.43'
L6	N08°59'26"W	346.88'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	255.29'	830.00'	17°37'23"	S89°49'15"W	254.29'
C2	94.23'	60.00'	89°58'48"	N55°36'06"W	84.84'
C3	31.40'	20.00'	89°57'45"	S36°01'41"W	28.27'

SITE DATA SUMMARY	
ZONING	COMMERCIAL (C) & I-30 Overlay WITH SUP# S-287
PROPOSED LOT AREA	LOT 9, BLOCK B 9.87 ACRES (429,780 SQ. FT.)
PROPOSED BUILDING USE	BUILDING #1 RECREATIONAL CLUB BUILDING #2 RECREATIONAL CLUB LIMITED SERVICE RESTAURANT FULL SERVICE RESTAURANT PRIVATE CLUB OFFICE MINI-GOLF
PROPOSED BUILDING AREA	BUILDING #1 3,111 SF (1-STORY) BUILDING #2 55,292 SF (3-STORY)

SITE DATA SUMMARY	
MINIMUM PARKING REQUIRED	**BUILDING #1** RECREATION CLUB 1/250 SF (3,111 SF) = 13 **BUILDING #2** RECREATION CLUB 1/250 SF (24,900 SF) = 100 LIMITED SERVICE RESTAURANT 1/250 SF (5,401 SF) = 22 FULL SERVICE RESTAURANT 1/100 SF (6,932 SF) = 70 PRIVATE CLUB 1/100 SF (8,624 SF) = 87 OFFICE 1/300 SF (1,363 SF) = 5 MINI GOLF 1/HOLE (28 HOLES) = 28 **TOTAL = 325 PARKING SPACES**
MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	8
TOTAL PARKING PROVIDED	STANDARD (9'X20') = 368 HANDICAP-ACCESSIBLE = 8 **TOTAL = 376 PARKING SPACES**

SITE PLAN
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS BEING 9.866 ACRES OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS
CASE NO.: ------

EXISTING ZONING: COMMERCIAL & I-30 OVERLAY WITH SUP# S-287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR COMMERCIAL AMUSEMENT RECREATION

OWNER/DEVELOPER/APPLICANT:
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E. CAMELBACK ROAD, SUITE 2387
PHOENIX, AZ 85016
PHONE: (480) 856-8808
CONTACT: CONOR KEILTY

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RENEE WARD, P.E.
ReneeW@WierAssociates.com

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

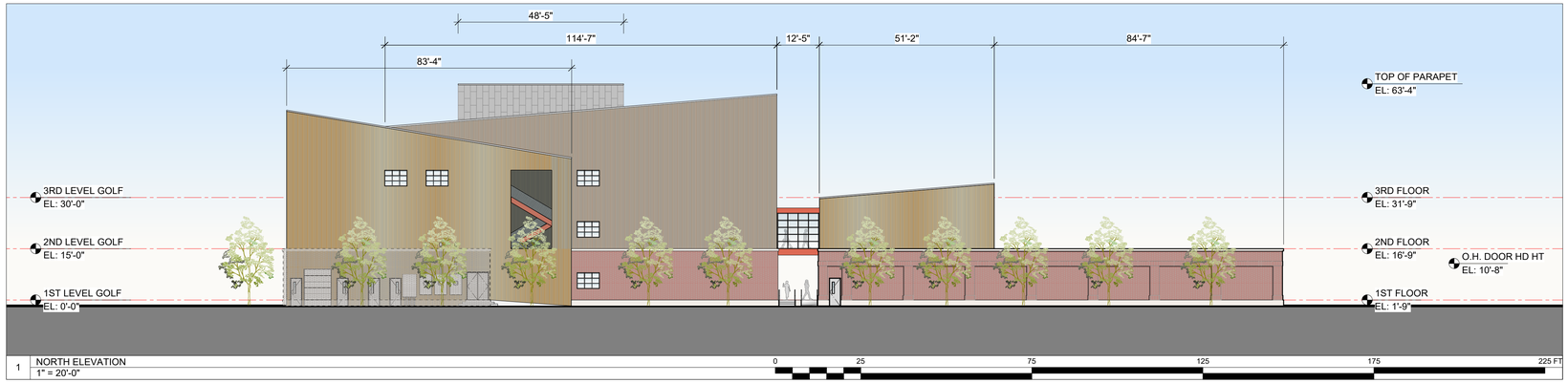
_____ DIRECTOR OF PLANNING AND ZONING

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817 1467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

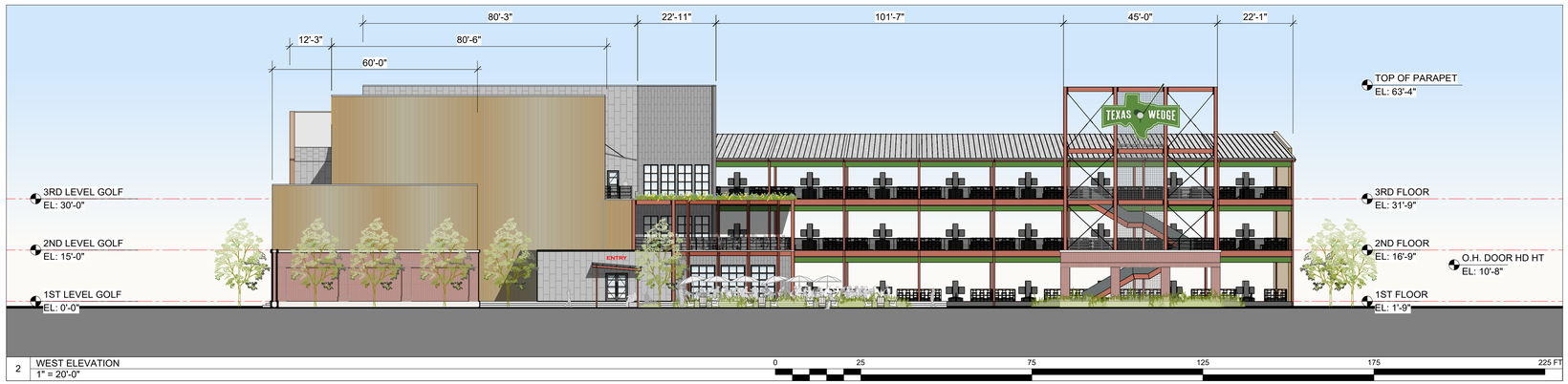
PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of Renee Ward, PE
Texas Registration No. 140049 On Date Shown Below.

SHEET 1 OF 1

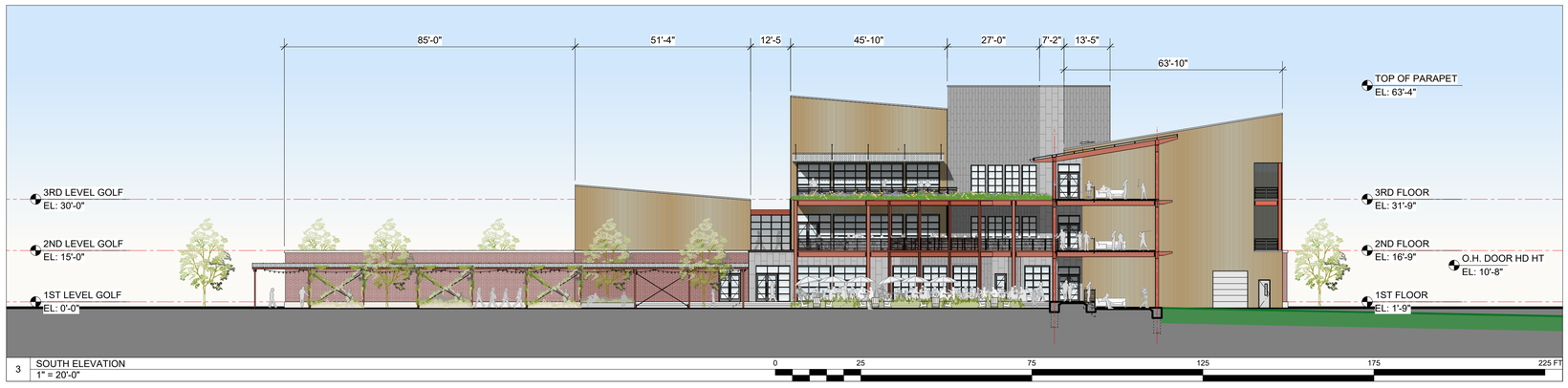
DATE: 3/15/2024
W.A. No. 19144.02



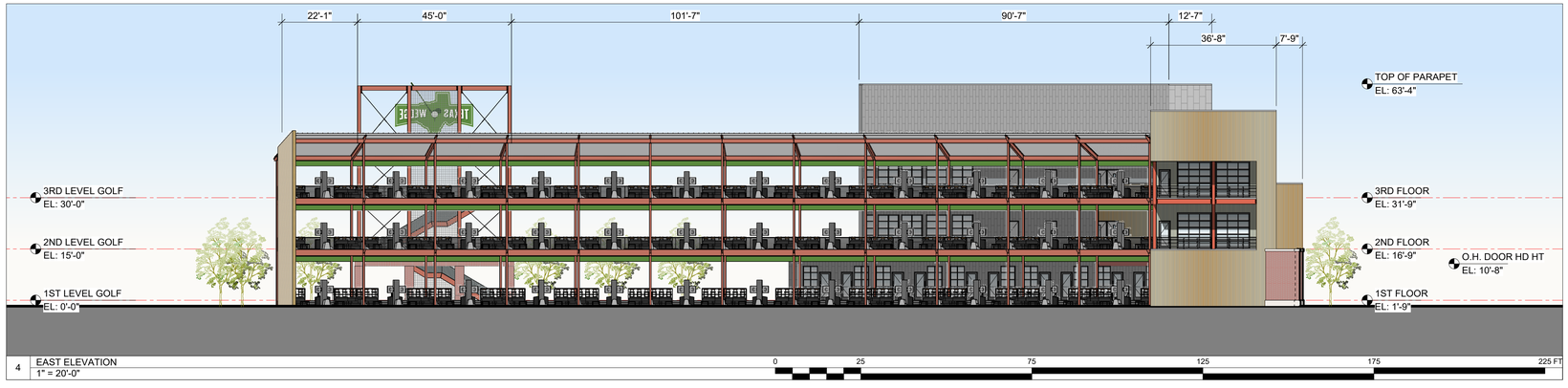
1 NORTH ELEVATION
1" = 20'-0"



2 WEST ELEVATION
1" = 20'-0"

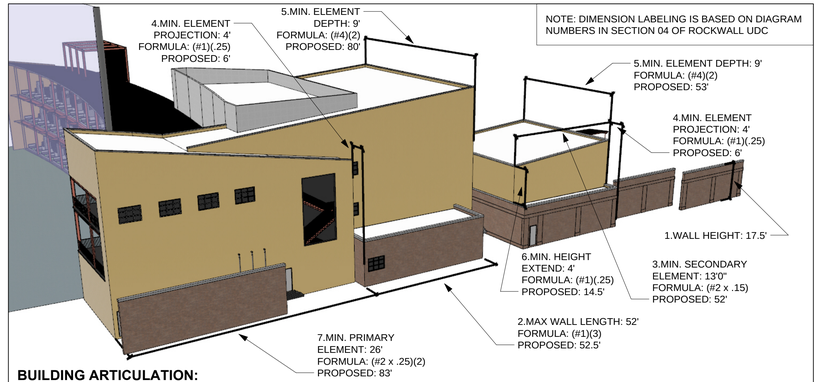


3 SOUTH ELEVATION
1" = 20'-0"

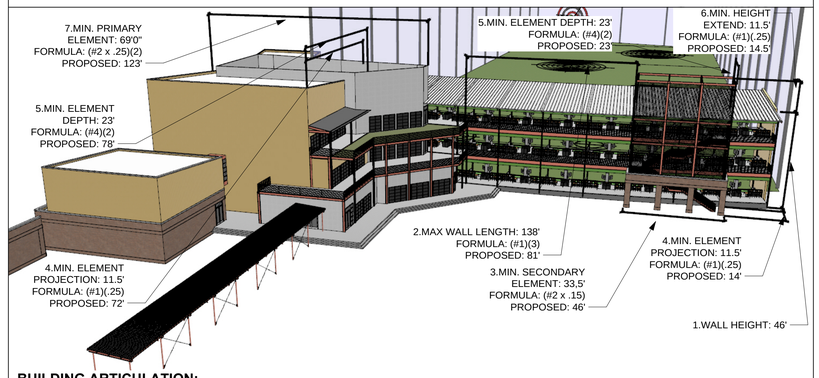


4 EAST ELEVATION
1" = 20'-0"

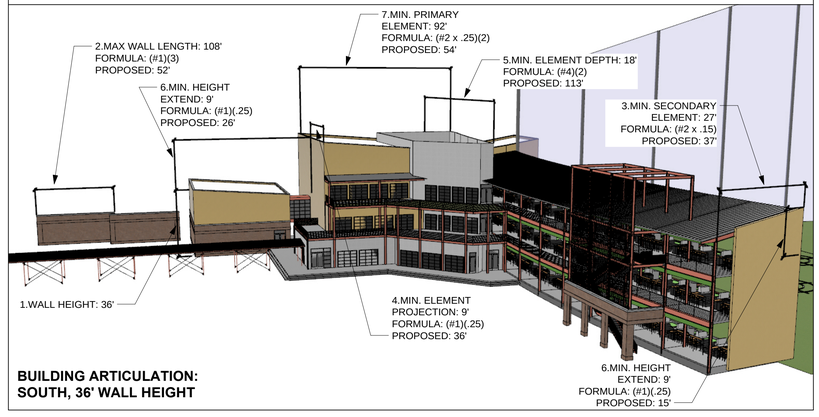
NOTE: DIMENSION LABELING IS BASED ON DIAGRAM NUMBERS IN SECTION 04 OF ROCKWALL UDC



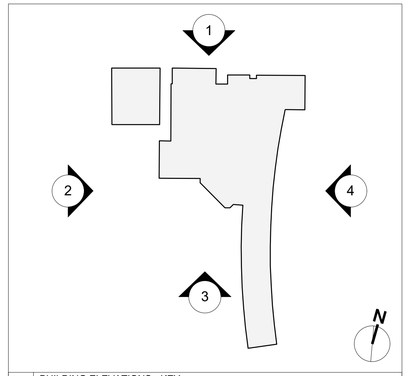
BUILDING ARTICULATION:
NORTH, 17.5' WALL HEIGHT



BUILDING ARTICULATION:
WEST, 46' WALL HEIGHT



BUILDING ARTICULATION:
SOUTH, 36' WALL HEIGHT



5 BUILDING ELEVATIONS - KEY
NOT TO SCALE

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

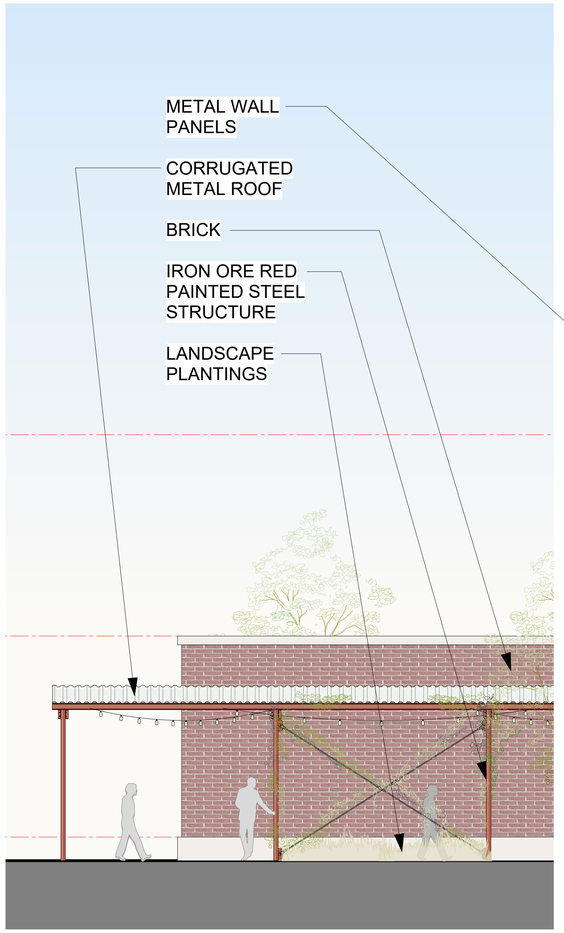
SUBMISSION

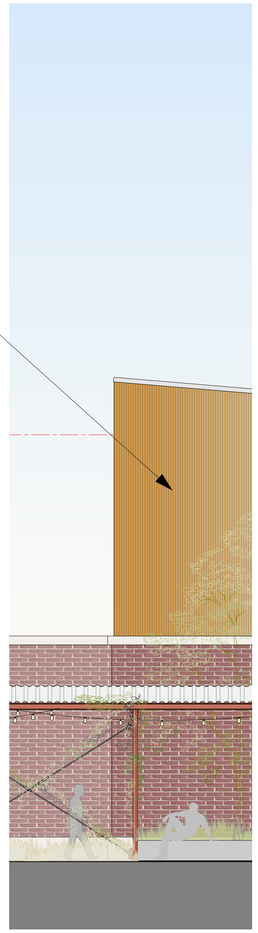
	DATE	DESCRIPTION
1	07.19.2023	SCHEMATIC REDESIGN
	08.07.2023	SUP COMMENT REVISIONS
	03.15.2024	SITE PLAN REVIEW

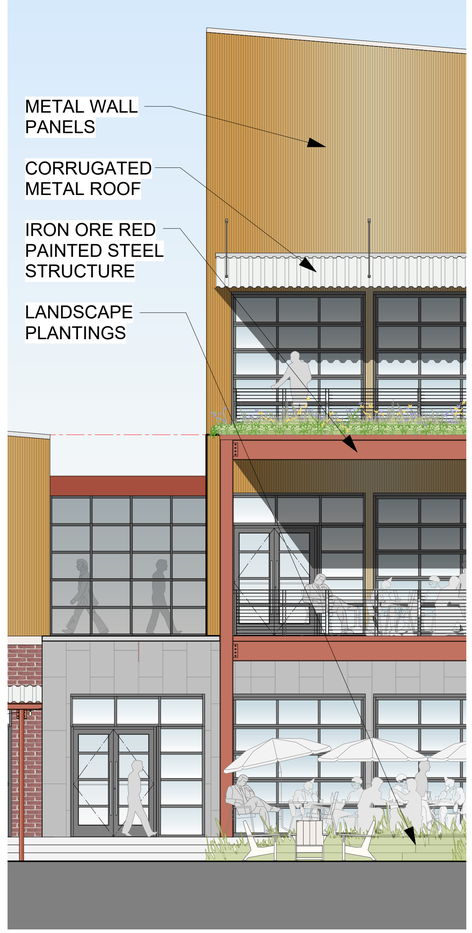
TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

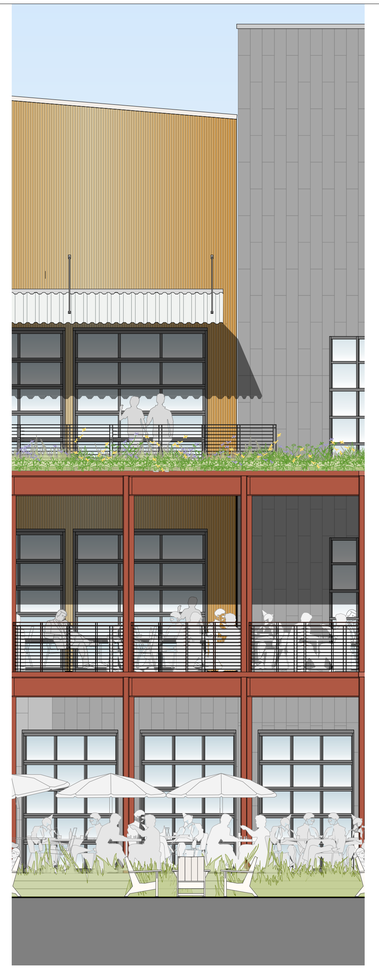
ELEVATIONS

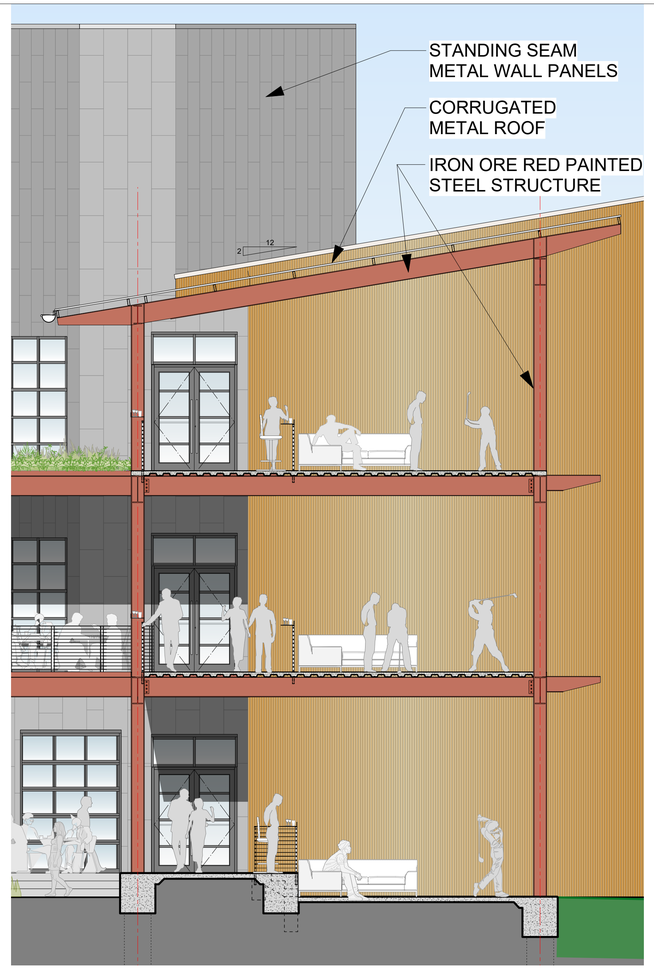
A-2.0











LANDSCAPE PLANTINGS

LANDSCAPE PLANTINGS

BRICK

CORRUGATED METAL ROOF

METAL WALL PANELS

STANDING SEAM METAL WALL PANELS

IRON ORE RED PAINTED STEEL STRUCTURE

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

SUBMISSION

△	DATE	DESCRIPTION
	07.19.2023	SCHEMATIC REDESIGN
	08.07.2023	SUP COMMENT REVISIONS
	03.15.2024	SITE PLAN REVIEW

TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

MATERIALS BOARD

A-2.1

Scale: 1 inch= 80 Ft.

Project Name: Texas Wedge	
Client:	Date:3/14/2024
Drawn By: CM	Version:

HLPS HOSSLEY LIGHTING AND POWER SOLUTIONS

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

Luminaire Schedule						
Symbol	Label	Qty	Arrangement	Manufacturer & Part Number	LLF	Lum. Lumens
	A1	6	Single	CREE OSQL-C-30L-40K7-5M	0.900	30000
	A2	2	Single	CREE OSQL-C-30L-40K7-3B	0.900	19600
	A3	16	Single	CREE OSQL-C-30L-40K7-4B	0.900	18000
	A4	16	Single	CREE OSQL-C-30L-40K7-4M	0.900	28500

Calculation Summary										
Label	CalcType	Units	PtSpcLr	PtSpcTb	Avg	Max	Min	Avg/Min	Max/Min	Description
OVERALL CALCULATIONS	Illuminance	Fc	10	10	0.37	6.2	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
PROPERTY LINE	Illuminance	Fc	10	N.A.	0.00	4.4	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
PARKING LOT 1	Illuminance	Fc			2.56	6.0	0.3	8.53	20.00	Readings taken at 0'-0" AFG
PARKING LOT 2	Illuminance	Fc			2.10	5.9	0.4	5.25	14.75	Readings taken at 0'-0" AFG

NOTES:
1) Fixture Mounting Heights (MH) are indicated next to each fixture.
2) All fixtures labeled with "_alt" indicates an alternative fixture different from what was listed in the fixture schedule received was used in this calculation
3) Interior reflectances 80/50/20; exterior reflectances 20% UON.
4) Quantity (QTY) indicated on HLPS Luminaire Schedule is for what is included in this calculation study only - Not final counts.
5) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

Project Name: Texas Wedge

Client:

Date:3/14/2024

Drawn By: CM

Version:

HLPS HOSSLEY LIGHTING AND POWER SOLUTIONS

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

PROJECT COMMENTS

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

DATE: 3/22/2024

PROJECT NUMBER: SP2024-010
PROJECT NAME: SIte Plan for Fit Sport Life
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a Site Plan for a Golf Driving Range on an 9.942-acre tract of land being portions of a larger 18.131-acre tract of land and a 12.868-acre tract of land identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/22/2024	Needs Review

03/22/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Golf Driving Range and Outdoor Commercial Amusement on an 9.942-acre tract of land being portions of a larger 18.131 -acre tract of land and a 12.868-acre tract of land identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard.

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.

M.3 For reference, include the case number (SP2024-010) 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 required to be plat in order to establish lot lines, and establish or abandoned easements.

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

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

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

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

M.6 Site Plan.
(1) Please remove the lot, block, and addition within the title block. This property has not been platted and is still in Tract form. Also remove this callout from the site plan callout. (03.04. A, of Article 11, UDC)

(2) The minimum distance between buildings without a fire rated wall is 15-feet. In this case, Building 1 and Building 2 are 12.5-feet apart. Given this, a fire rated wall would be required. That being said, there is a skybridge that connects the two (2) buildings; check with the Fire Department if they need a fire rated wall. (Subsection 03.04. B, of Article 11, UDC)
(3) Only delineate the setbacks adjacent to Right-of-Way. (Subsection 03.04. B, of Article 11, UDC)
(4) Please indicate the fire lane as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
(5) Please label the street names for the existing and proposed roads. (Subsection 03.04. B, of Article 11, UDC)
(6) Please identify the handicap parking spaces. (Subsection 05.04, of Article 06, UDC)
(7) Signage will not be reviewed or approved with the site plan case. All signage is reviewed and approved through a sign permit, which shall be complete at a later date. (Subsection06.02. F, of Article 05, UDC)
(8) Pease indicate any existing or proposed fencing and specify the material and height. As a note, chain link, barb wire, and wood fences are not permitted. Existing fences may remain, but new fences that are not masonry or wrought iron will not be permitted. (Subsection 08.02. F, of Article 08, UDC)
(9) Is there any proposed pad/ground mounted utility equipment? If so, please delineate it and provide the subsequent screening on the landscape plan. (Subsection 01.05. C, of Article 05, UDC)
(10) Is there any roof mounted utility equipment? If so, please crosshatch it on the building elevations and provide the subsequent screening. As a note, all units must be screened from all Right-of-Way and adjacent properties. In this case, the units shall not be visible from I-30. (Subsection 01.05. C, of Article 05, UDC)
(11) Please indicate that there will be no outside storage or above ground storage tanks. (Subsection 01.05, of Article 05, UDC)
(12) Please clarify if the proposed loading area is for your property or the adjacent property. If the loading area is for the subject property, then how will product be entering the building. (Subsection 01.05. A, of Article 05, UDC)
(13) Please provide a dumpster detail that meets the Unified Development Code; “(t)rash/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’ [and 8’ in height]. A minimum of 6” bollards will be required at potential impact zones and the pad site shall be paved to city standards.” (Subsection 01.05. B, of Article 05, UDC)

M.7 Landscape Plan.
(1) Please indicate the detention area and the subsequent landscaping. There must be one (1) canopy tree per 750 SF of detention and one (1) accent tree per 1,500 SF of detention. If underground detention or parking lot detention is utilized the detention landscaping will not be required in those areas. (Subsection 05.02. D, of Article 08, UDC)
(2) Please delineate the landscape buffer along the future roadway. (Subsection 05.01, of Article 08, UDC)

M.8 Photometric Plan.
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.
(2) The foot-candles at all property lines must not exceed 0.2 FC. In this case, there are many areas on the property, where this 0.2 FC requirement is exceeded. (Subsection 03.03. B, of Article 07, UDC)
(3) All lighting cannot exceed 20-feet in height given the General Overlay District Standards. (Subsection 06.02, of Article 05, UDC)
(4) Please provide lighting cutsheets for all proposed light fixtures. All lighting must be oriented downward and be shielded. (Subsection 03.03, of Article 07, UDC)

M.9 Building Elevations
(1) Please provide building elevations for all sides of Building 1. (Subsection 04.01, of Article 05, UDC)
(2) Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade. (Subsection 04.01, of Article 05, UDC)
(3) The proposed buildings appear to have less than 20% natural stone and less than 90% masonry materials on each façade. These are Variances that can be requested as part of this site plan request. Staff should note that the proposed building elevations are similar to what was provided and approved as part of the Specific Use Permit (SUP) (Case No. Z2023-035; S-312) request that was approved in 2023.
(4) Please indicate the parapet wall heights. (Subsection 04.01, of Article 05, UDC)
(5) Please crosshatch any RTUs on the proposed building elevations. As a note, all units must be screened from all Right-of-Way and adjacent properties. In this case, the units shall not be visible from I-30. (Subsection 01.05. C, of Article 05, UDC)
(6) The maximum permissible building height within a Commercial (C) District is 60-feet. In this case, the proposed building will need to be reduced in total height in order to meet this requirement. (Subsection 07.03, of Article 05, UDC)
(7) Building 1 and Building 2 do not meet the primary articulation requirements (i.e. secondary architectural element length, wall projection, primary architectural element width,

projection height, and primary architectural element length) outlined within the General Commercial District Standards and General Overlay District Standards. This is a Variance that can be requested as part of this site plan request. Staff should note, that between the proposed building elevations being similar to what was approved as part of the Specific Use Permit (SUP) (Case No. Z2023-035; S-312) request that was approved in 2023, and that proposed Building 2 incorporates a variety of roof height and pitches, that the proposed Building 2 appears to meet the spirit and intent of the articulation standards.

M.10 Based on the materials submitted staff has identified the following variances for this project:

(1) Masonry Materials. “Each exterior wall of a building’s façade shall consist of a minimum of 90% Primary Materials...” In this case, it appears that each side of the proposed building elevations do not meet. (Subsection 06.02, of Article 05, UDC)
(2) Stone. “A minimum of 20% natural or quarried stone is required on all building façades…” In this case, it appears that each side of the proposed building elevations do not meet. (Subsection 06.02, of Article 05, UDC)
(3) Articulation. Building 1 and Building 2 do not meet the primary articulation requirements (i.e. secondary architectural element length, wall projection, primary architectural element width, projection height, and primary architectural element length) outlined within the General Commercial District Standards and General Overlay District Standards. (Subsection 04.01 and 06.02, of Article 05, UDC)

M.11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on April 2, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on March 26, 2024.
(2) Planning & Zoning meeting/public hearing meeting will be held on April 9, 2024.

I.14 All meetings will be held in person and in the City’s Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required 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	Madelyn Price	03/21/2024	Approved w/ Comments

03/21/2024: 1. 12" water required
2. Need new name for street to be approved through City's GIS
3. What is this headwall being used for? Looks like nothing is connected to it. Is there supposed to be a curb inlet here? Please clarify.
4. This sanitary sewer manhole will need to be modified to be outside of the curb flow line with this new entrance configuration.
5. Install City Std. Barrier Free Ramp
6. This sanitary sewer manhole will need to be modified to be outside of the curb flow line/ADA ramp pathway with this new entrance configuration.
7. Where does the by-pass drainage go, existing detention pond 3? Please show on the site plan.
8. You cannot have a dead end fire lane more than 150' without an approved turn around/hammer head area. Please dimension this hammer head area to ensure it meets City requirements.
9. Any proposed storm drainage for this parking lot of the golf driving area? How is this area getting to existing Detention Pond 3?
10. The public looped water main will require a minimum 20' utility easement. The water main shall be centered within this easement. Please show and label all utility easements.
11. All dumpster areas will require an oil/water separator which shall drain to the storm drainage system.
12. The median will need to be 10' wide to ensure 5' clear around fire hydrant
13. Must stub public sewer to adjacent property
14. Where does this storm drainage pipe go to? is it a stub for future development or is it capturing off-site water? Clarify.

15. You cannot have a dead end fire lane more than 150' without an approved turn around/hammer head area. Please dimension this hammer head area to ensure it meets City requirements.
16. This drainage easement area is due to the 2 existing 24" culverts running under I-30. This drainage will need to be captured & bypassed through the site. In order to achieve this, you might need to grade off-site to direct drainage to this inlet.
17. Ensure that no trees are located within 10' of any public water, sewer or storm line that is 10" in diameter or larger. Ensure that no trees are located within 5' of any public water, sewer, or storm line that is less than 10".
18. Ensure all fire hydrants are at least 5' away from proposed trees.

General Comments:
General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:
- Modifications will be required to existing detention ponds which will require a drainage study.
- A portion of your site improvements will need to be channeled/piped to Detention Pond 1 and a portion will need to drain to Detention Pond 3 to match the approved Fit Sport Life drainage plans which may require easements.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easements.
- No public water or sanitary sewer allowed in detention easements.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- A 12' water line will need to be install from Fit Sport Life Blvd. north along "New Road" right-of-way
- Pavement cut for utility connections must be full panel replacement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed unless utility is under paving.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Sewer pro-rata of $2,773.07/acre due prior to construction.

Roadway Paving Items:

- Must meet City and TXDOT driveway spacing requirements.
- A TXDOT permit will be required for the proposed entrance along the I-30 frontage road.
- Must build "New Road"
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius 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	Craig Foshee	03/21/2024	Approved w/ Comments

03/21/2024: DUMPSTER ENCLOSURE IS REQUIRED TO HAVE A DRAIN THAT SHALL FLOW THROUGH AN OIL/WATER SEPARATOR (THAT IS SIZED BY AN ENGINEER) AND MUST DISCHARGE TO THE STORM WATER LINE AND NOT TO THE SANITARY SEWER

GREASE TRAPS FOR RESTUARANTS ARE TO BE SIZED BY AND ENGINEER. NO INDICATION ON SITE PLAN WHERE THEY WILL BE LOCATED

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved w/ Comments

03/18/2024: Please submit a proposed street name for the north-south street for approval.
After that the Texas Wedge 911 address can be assigned.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved w/ Comments

03/18/2024: Please provide a landscape plan with required versus proposed legend and plant variety and size legend.

PRINTED: 3/15/2024 STB FILE: WIER-PAVING.STB LAST SAVED BY: CRISTIANV FILE: SITE PLAN - 19144.02.DWG
BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

NOTE:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII WITHIN PROPERTY ARE 3' F/C UNLESS SPECIFIED OTHERWISE.
3. ALL PARKING AREAS AND FIRE LANES SHALL BE CONSTRUCTED OF CONCRETE.

ONSITE PAVEMENT SHALL BE:

PARKING: 5" CONCRETE PAVEMENT

DRIVE AISLE: 6" CONCRETE PAVEMENT

FIRE LAN CONCRETE PAVEMENT

4. REFER TO ARC FOR EXACT BUILDING DIMENSIONS
5. ALL FIRE HYDR FROM BACK OF CURB.
6. ALL MECHANIC BE LOCATED ON THE ROOF AND SCR
7. TEMPORARY ACCESS EASEMENT AND RIGHT-OF-WAY TO BE ABANDONED ONCE EXISTING TURNAROUND IS REMOVED.

LEGE

SSMH	EXISTING SANI
SSCO	EXISTING SANI
FH	EXISTING FIRE
WM	EXISTING WATI
WM	EXISTING WAT
—W—	EXISTING WAT
—SS—	EXISTING SANI
—W—	PROPOSED WA
—SS—	PROPOSED SAI
	PROPOSED ST
	SUBJECT PROF
	ADJACENT PR
	PROPOSED WA
	PROPOSED FIR
	BUILDING SETB
BFR	BARRIER FREE
	PROP. SIDEWA
	PROP. PUBLIC LANE, UTILITY ASEMENT
	PROP. EASEM ABANDONMENT

INTERSTATE HIGHWAY No. 30
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 6, PG. 384
VOL. 49, PG. 518
D.R.R.C.T.

STATE OF TEXAS
TxDOT PARCEL 20
INST. No. 20190000018171
INST. No. 20190000019875
O.P.R.R.C.T.

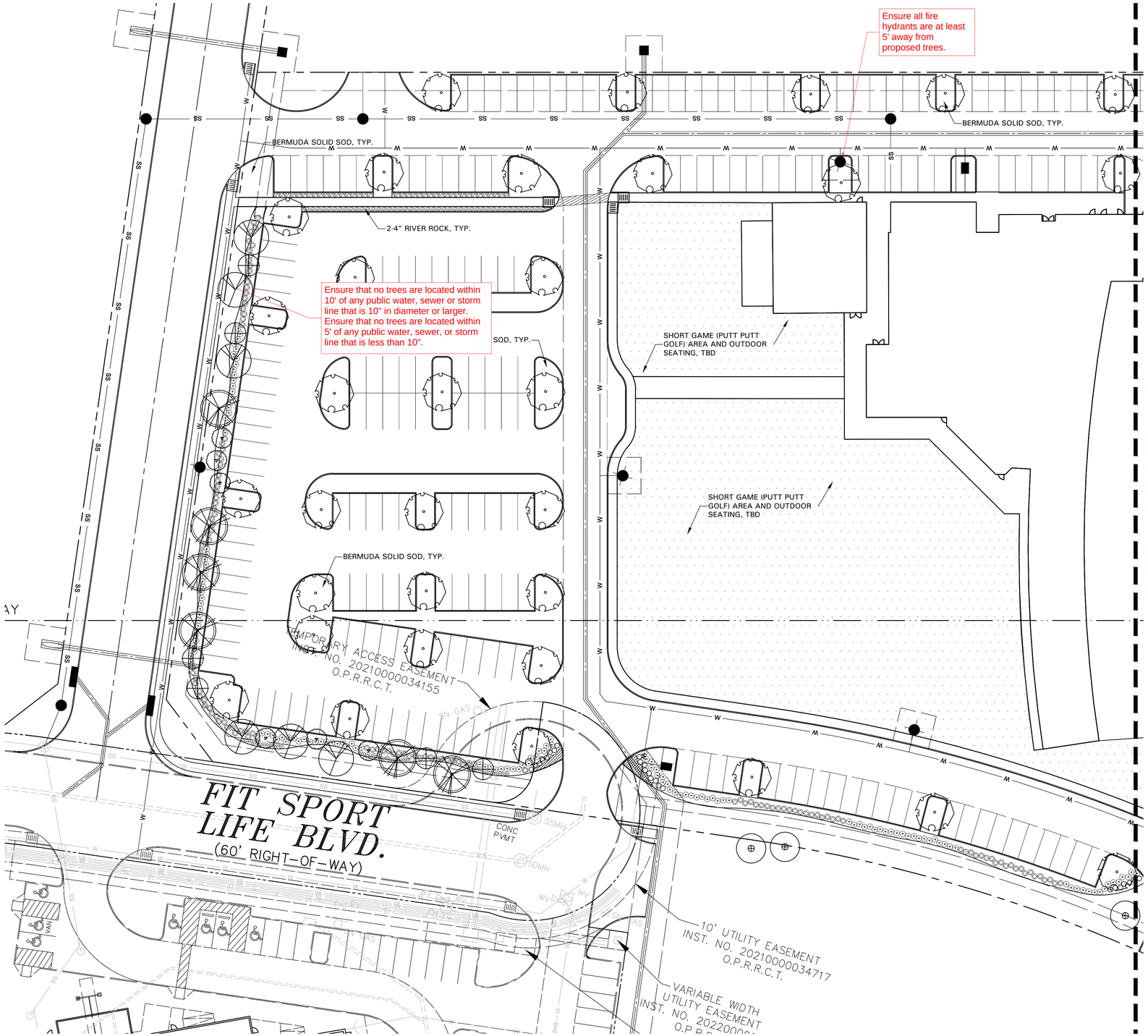
STATE OF TEXAS
(PARCEL 7, PART
INST. NO. 201400000
O.P.R.R.C.T.

ONCOR ELECTRIC DELIVERY CO. EASEMENT
INST. No. 20160000001811
O.P.R.R.C.T.

DRAINAGE EASEMENT
INST. No. 20140000005811
O.P.R.R.C.T.

STRUCTURED REA-ROCKWALL LAND, LLC
INST. NO. 20210000001622
O.P.R.R.C.T.

PROP. DECELERATION LANE
PROP. 60' R.O.W DEDICATION
PROP. STREET CENTERLINE
FM-549 OVERLAY
PROP. STORM DRAIN LINE
PROP. HEADWALL
PROP. DRAINAGE EASEMENT
PROP. DROP INLET
PROP. SSMH
PROP. WATER LINE
PROP. WATER EASEMENT
PROP. FIRE HYDRANT
N72°46'09"E 602.14'
10' BUILDING SETBACK
PROP. SEWER LINE
PROP. DOMESTIC METER
PROP. SANITARY SEWER LINE
12" water required
10' LANDSCAPE BUFFER
PROP. 5' SIDEWALK
Need new name for street to be approved through City's GIS
PROP. FIT SPORT LIFE BLVD. PUBLIC ROAD
PROP. FIRE SERVICE LINE 143.3'
PROP. KIDS MINI GOLF
PROP. STORM DRAIN LINE
BUILDING #1 51.2' x 60.5'
BUILDING #2
Must stub public sewer to adjacent property
The median will need to be 10' wide to ensure 5' clear around fire hydrant
PROP. 14'X36' DUMPSTER ENCLOSURE & SCREENING
PROP. LOADING AREA
PROP. DRAINAGE EASEMENT
CHAIN FENCE
CHA N76°34'05"E 540.70'
10' BUILDING SETBACK
ROBERT BOYD IRVINE SURVEY
ABSTRACT NO. 120
IH 30 OVERLAY
PROP. 10' UTILITY EASEMENT
15' BUILDING SETBACK
PROP. STORM DRAIN LINE
PROP. HEADWALL
PROP. DRAINAGE EASEMENT
EXIST. SANITARY SEWER LINE
PROP. CURB INLET
PROP. SSMH
EXIST. STORM DRAIN LINE
PROP. STORM DRAIN LINE
EXIST. STREET CENTER LINE (60' RIGHT-OF-WAY)
FIT SPORT LIFE BLVD.
N81°00'34"E 81.68'
EXIST. FIRE HYDRANT
EXIST. WATER LINE
PROP. FIRE HYDRANT
PROP. 12' SIDEWALK
PROP. MINI GOLF
PROP. OPEN SPACE
EXIST. R.O.W. TO BE ABANDONED
PROP. IRRIGATION METER
PROP. WATER EASEMENT
PROP. FIRE HYDRANT
TEMPORARY ACCESS EASEMENT INST. NO. 20210000034155 O.P.R.R.C.T.
Install City Std. Barrier Free Ramp
24' FIRE LANE
R873.5'
PROP. WATER LINE
PROP. WATER EASEMENT
10' UTILITY EASEMENT INST. NO. 20210000034717 O.P.R.R.C.T.
10' LANDSCAPE BUFFER
15' BUILDING SETBACK
PROP. 10' UTILITY EASEMENT
PROP. DRIVEWAY
PROP. STORM DRAIN LINE TO EXISTING DETENTION POND
PROP. DRAINAGE EASEMENT
EXIST. FIRE HYDRANT
BLOCK B LIFE ADDITION 02200003843 R.R.C.T.
PROP. 4' SIDEWALK
S71°45'12"W 505.08'
10' BUILDING SETBACK
STRUCTURED REA-ROCKWALL LAND, LLC INST. NO. 20210000001622 O.P.R.R.C.T.
PROP. 10' BUILDING SETBACK
PROP. 24' FIRE LANE
PROP. 14' BUILDING SETBACK
PROP. 5' BUILDING SETBACK
PROP. 15' BUILDING SETBACK
PROP. 10' BUILDING SETBACK
PROP. 20' BUILDING SETBACK
PROP. 25' BUILDING SETBACK
PROP. 30' BUILDING SETBACK
PROP. 35' BUILDING SETBACK
PROP. 40' BUILDING SETBACK
PROP. 45' BUILDING SETBACK
PROP. 50' BUILDING SETBACK
PROP. 55' BUILDING SETBACK
PROP. 60' BUILDING SETBACK
PROP. 65' BUILDING SETBACK
PROP.



GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

GENERAL LAWN NOTES

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

SOLID SOD:

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

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

PLANT SCHEDULE

LABEL	COMMON NAME
	SHADE TREES
CE	Cedar Elm
CO	Chinkapin Oak
RO	Texas Red Oak
	ORNAMENTAL TREES
DW	Desert Willow
RB	Oklahoma Redbud
	SHRUBS
AB	Edward Goucher Abelia
BAR	Crimson Pygmy Barberry
DBH	Dwarf Burford Holly
DN	Dwarf Nandina 'Flirt'
LM	Lindheimer Muhly Grass
	GROUNDCOVER/VINES/GRASS
GL	Giant Lirope
	Bermuda Solid Sod TifTuf
	2-4" River Rock

LANDSCAPE NOTES

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

IRRIGATION:

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

MAINTENANCE REQUIREMENTS:

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

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
3. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.
4. BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED. APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

PRUNING AND TRIMMING NOTES

1. CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
2. ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
3. DO NOT 'TOP' OR 'HEAD' TREES.
4. IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
5. REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
6. CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
7. CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
8. CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
9. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

L1.03 LANDSCAPE PLAN
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 9.866 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: ------

EXISTING ZONING: COMMERCIAL & I-30 OVERLAY WITH SUP# S-287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR COMMERCIAL AMUSEMENT RECREATION

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

DATE: 3/18/2024
W.A. No. 19144.02

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	Fit Sport Life Boulevard		
SUBDIVISION	Structured REA-Rockwall Land LLC	Inst. No. 20210000001622	
GENERAL LOCATION	200' South and 800' East of intersection of I30 and Corporate Crossing		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial - C with SUP	CURRENT USE	Undeveloped		
PROPOSED ZONING	Commercial - C with SUP	PROPOSED USE	Restaurant & Golf		
ACREAGE	9.942 acres	LOTS [CURRENT]	0	LOTS [PROPOSED]	1

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

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

☐ OWNER	Structured REA-Rockwall Land LLC	☒ APPLICANT	Wier & Associates, Inc.
CONTACT PERSON	Conor Keilty, AIA	CONTACT PERSON	Renee Ward, P.E.
ADDRESS	3104 E Camelback Road, Ste. 2387	ADDRESS	2201 E Lamar Blvd, Ste. 200E
CITY, STATE & ZIP	Pheonix, Arizona 85016	CITY, STATE & ZIP	Arlington, Texas 76006
PHONE	480-856-8808	PHONE	(817) 467-7700
E-MAIL	conork@structuredrea.com	E-MAIL	ReneeW@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

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

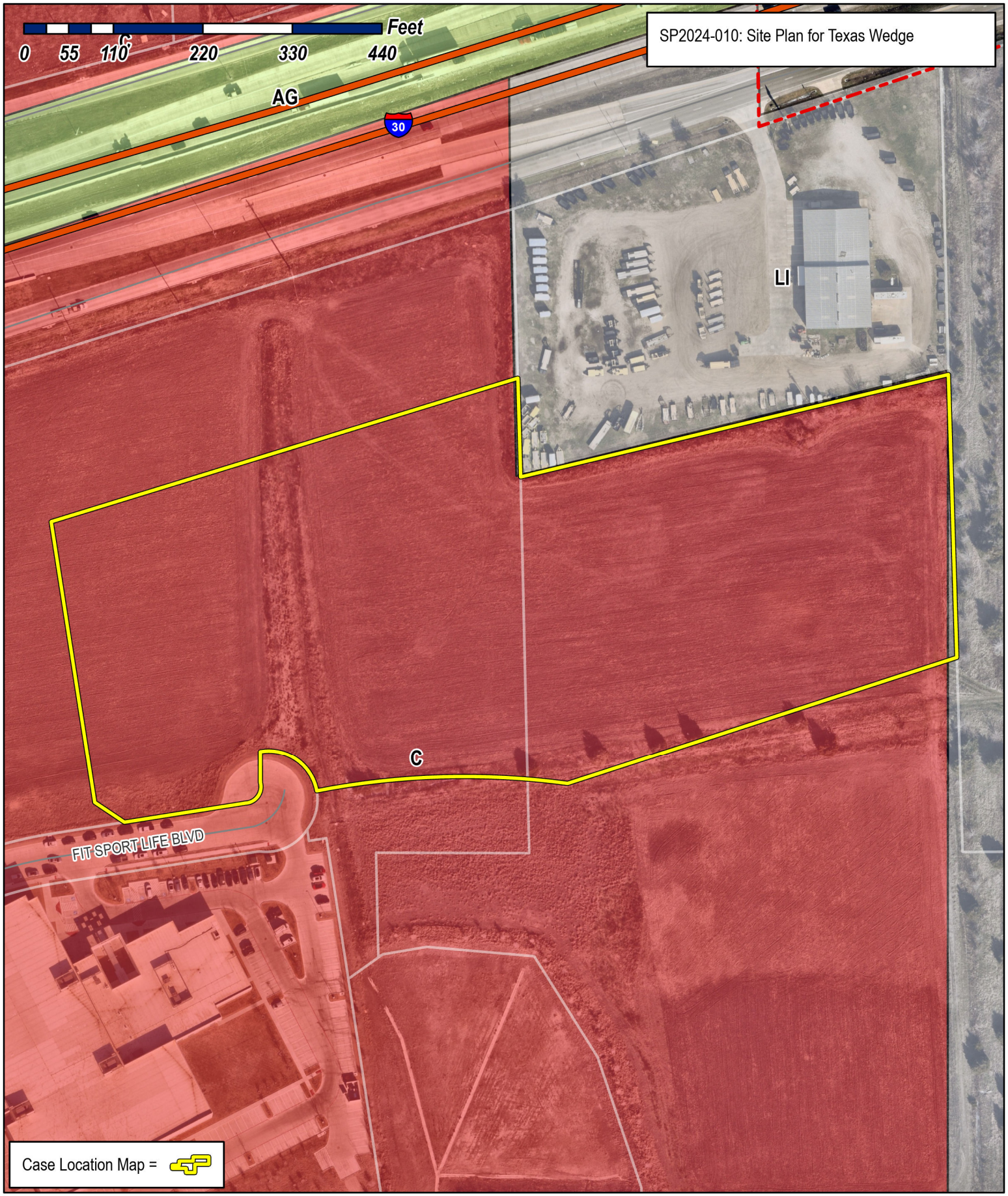
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 448.84 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* MARCH, 20 24. *BY SIGNING THIS 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 14 *DAY OF* March, 20 24.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Washington

Notary Public
State of Washington
Robert S Dillard
Commission No. 185589
MY COMMISSION EXPIRES Commission Expires 07-01-24



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.

PRINTED: 3/15/2024 STB FILE: WIER-PAVING.STB LAST SAVED: 3/15/2024 9:47 AM SAVED BY: CRISTIANV FILE: SITE PLAN - 19144.02.DWG
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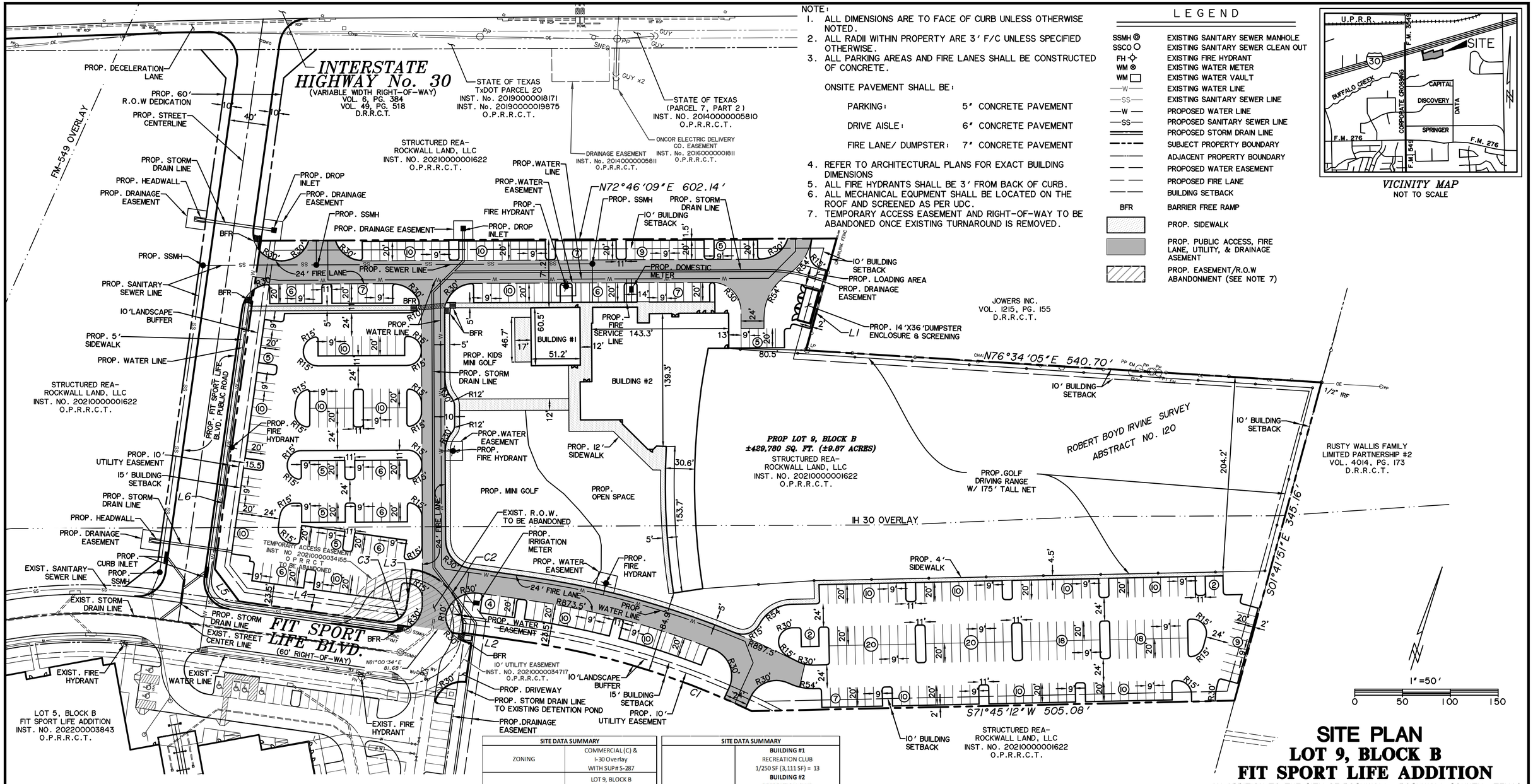


NOTE:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII WITHIN PROPERTY ARE 3' F/C UNLESS SPECIFIED OTHERWISE.
3. ALL PARKING AREAS AND FIRE LANES SHALL BE CONSTRUCTED OF CONCRETE.

   ONSITE PAVEMENT SHALL BE:

PARKING:	5' CONCRETE PAVEMENT
DRIVE AISLE:	6' CONCRETE PAVEMENT
FIRE LANE/ DUMPSTER:	7' CONCRETE PAVEMENT

4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS
5. ALL FIRE HYDRANTS SHALL BE 3' FROM BACK OF CURB.
6. ALL MECHANICAL EQUPMENT SHALL BE LOCATED ON THE ROOF AND SCREENED AS PER UDC.
7. TEMPORARY ACCESS EASEMENT AND RIGHT-OF-WAY TO BE ABANDONED ONCE EXISTING TURNAROUND IS REMOVED.

LEGEND

SSMH	EXISTING SANITARY SEWER MANHOLE
SSCO	EXISTING SANITARY SEWER CLEAN OUT
FH	EXISTING FIRE HYDRANT
WM	EXISTING WATER METER
WM	EXISTING WATER VAULT
—W—	EXISTING WATER LINE
—SS—	EXISTING SANITARY SEWER LINE
—W—	PROPOSED WATER LINE
—SS—	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	SUBJECT PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	PROPOSED WATER EASEMENT
	PROPOSED FIRE LANE
	BUILDING SETBACK
BFR	BARRIER FREE RAMP
	PROP. SIDEWALK
	PROP. PUBLIC ACCESS, FIRE LANE, UTILITY, & DRAINAGE ASEMENT
	PROP. EASEMENT/R.O.W ABANDONMENT (SEE NOTE 7)

VICINITY MAP
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DIST
L1	S01°36'16"E	121.40'
L2	S81°00'34"W	59.87'
L3	S08°57'11"E	38.29'
L4	S81°00'34"W	154.23'
L5	S53°59'26"E	42.43'
L6	N08°59'26"W	346.88'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	255.29'	830.00'	17°37'23"	S89°49'15"W	254.29'
C2	94.23'	60.00'	89°58'48"	N55°36'06"W	84.84'
C3	31.40'	20.00'	89°57'45"	S36°01'41"W	28.27'

SITE DATA SUMMARY	
ZONING	COMMERCIAL (C) & I-30 Overlay WITH SUP# S-287
PROPOSED LOT AREA	LOT 9, BLOCK B 9.87 ACRES (429,780 SQ. FT.)
PROPOSED BUILDING USE	BUILDING #1 RECREATIONAL CLUB BUILDING #2 RECREATIONAL CLUB LIMITED SERVICE RESTAURANT FULL SERVICE RESTAURANT PRIVATE CLUB OFFICE MINI-GOLF
PROPOSED BUILDING AREA	BUILDING #1 3,111 SF (1-STORY) BUILDING #2 55,292 SF (3-STORY)

SITE DATA SUMMARY	
MINIMUM PARKING REQUIRED	**BUILDING #1** RECREATION CLUB 1/250 SF (3,111 SF) = 13 **BUILDING #2** RECREATION CLUB 1/250 SF (24,900 SF) = 100 LIMITED SERVICE RESTAURANT 1/250 SF (5,401 SF) = 22 FULL SERVICE RESTAURANT 1/100 SF (6,932 SF) = 70 PRIVATE CLUB 1/100 SF (8,624 SF) = 87 OFFICE 1/300 SF (1,363 SF) = 5 MINI GOLF 1/HOLE (28 HOLES) = 28 **TOTAL = 325 PARKING SPACES**
MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	8
TOTAL PARKING PROVIDED	STANDARD (9'X20') = 368 HANDICAP-ACCESSIBLE = 8 **TOTAL = 376 PARKING SPACES**

SITE PLAN
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS BEING 9.866 ACRES OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS
CASE NO.: ------

EXISTING ZONING: COMMERCIAL & I-30 OVERLAY WITH SUP# S-287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR COMMERCIAL AMUSEMENT RECREATION

OWNER/DEVELOPER/APPLICANT:
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E. CAMELBACK ROAD, SUITE 2387
PHOENIX, AZ 85016
PHONE: (480) 856-8808
CONTACT: CONOR KEILTY

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RENEE WARD, P.E.
ReneeW@WierAssociates.com

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

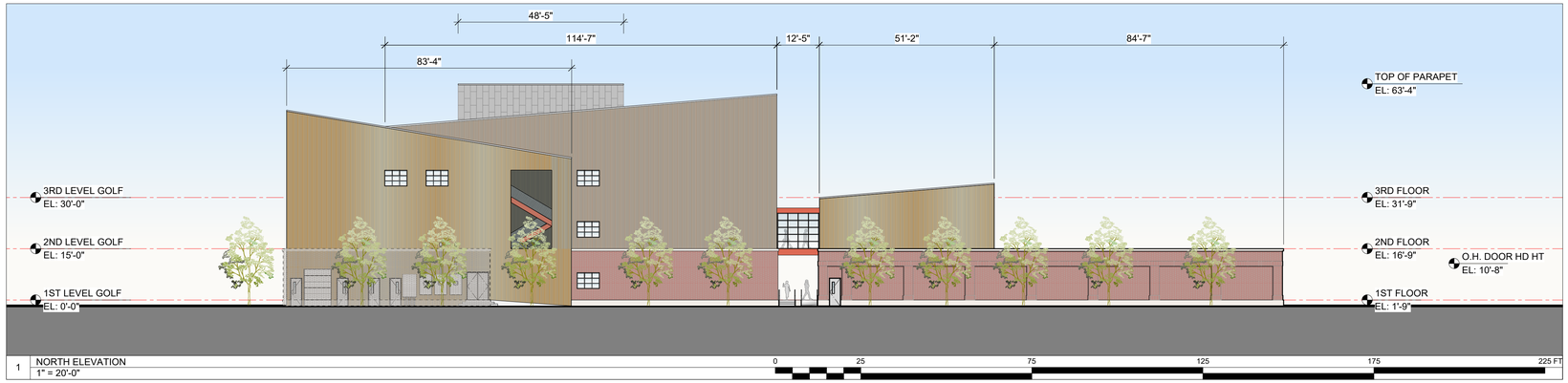
_____ DIRECTOR OF PLANNING AND ZONING

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817 1467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

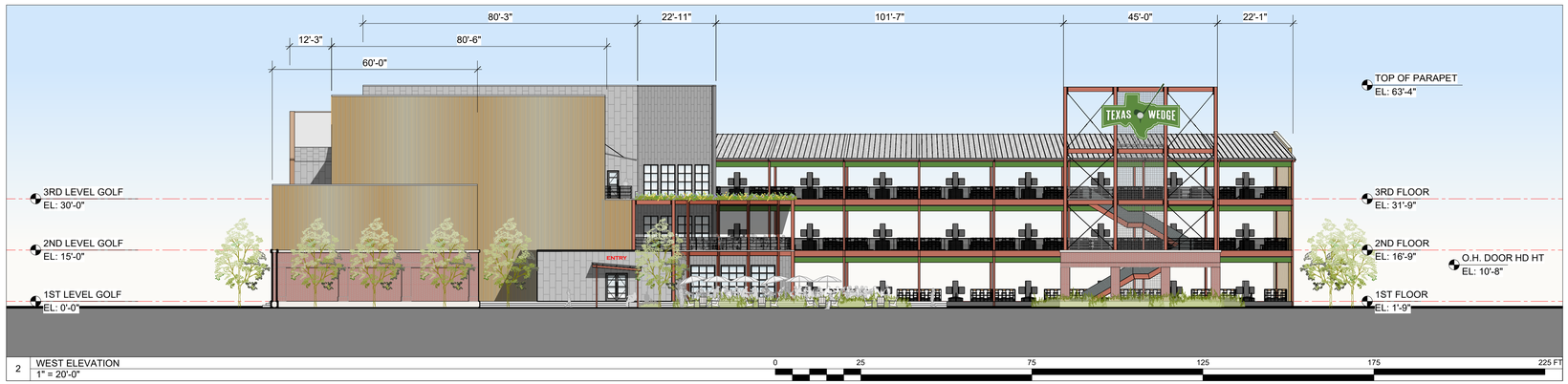
PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of Renee Ward, PE Texas Registration No. 140049 On Date Shown Below.

SHEET 1 OF 1

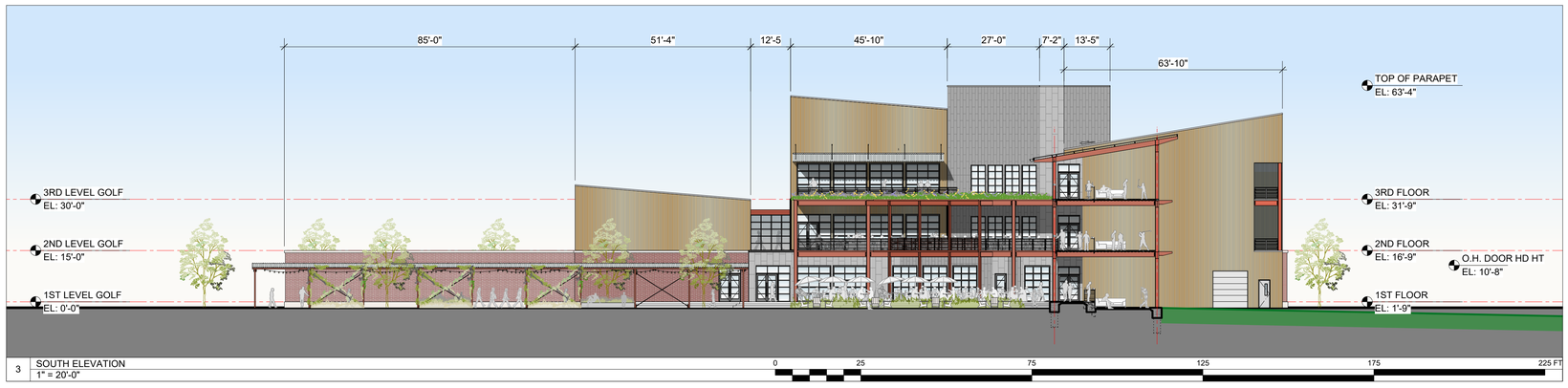
DATE: 3/15/2024
W.A. No. 19144.02



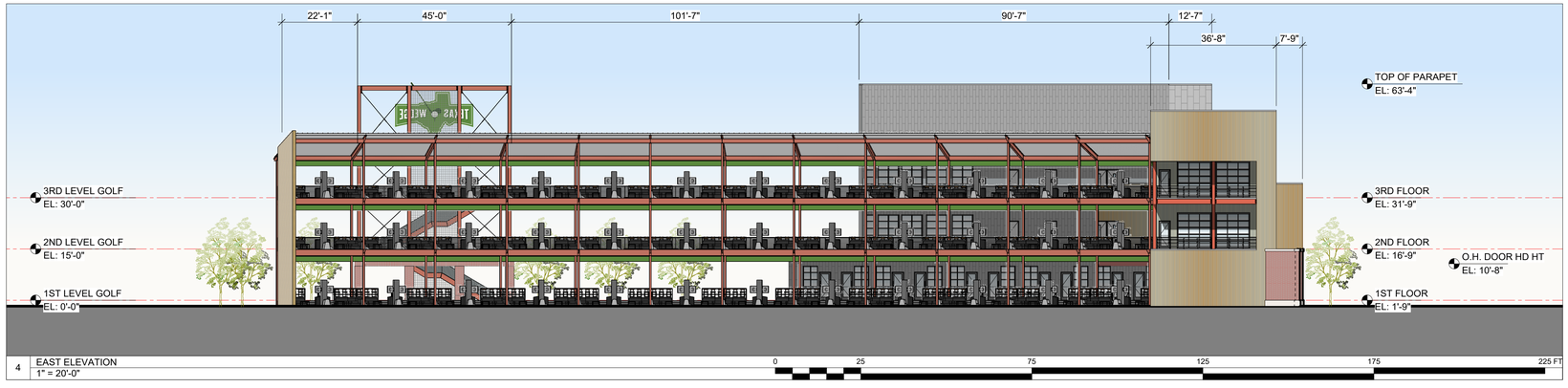
1 NORTH ELEVATION
1" = 20'-0"



2 WEST ELEVATION
1" = 20'-0"

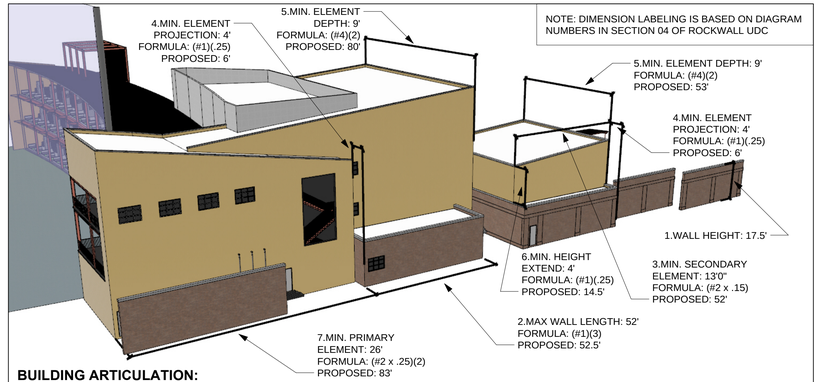


3 SOUTH ELEVATION
1" = 20'-0"

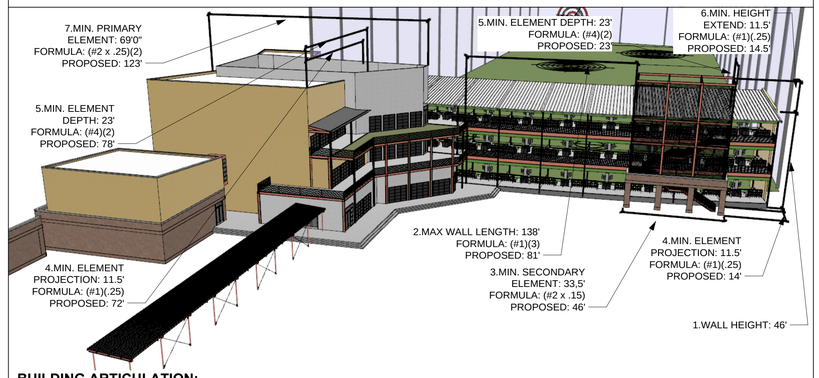


4 EAST ELEVATION
1" = 20'-0"

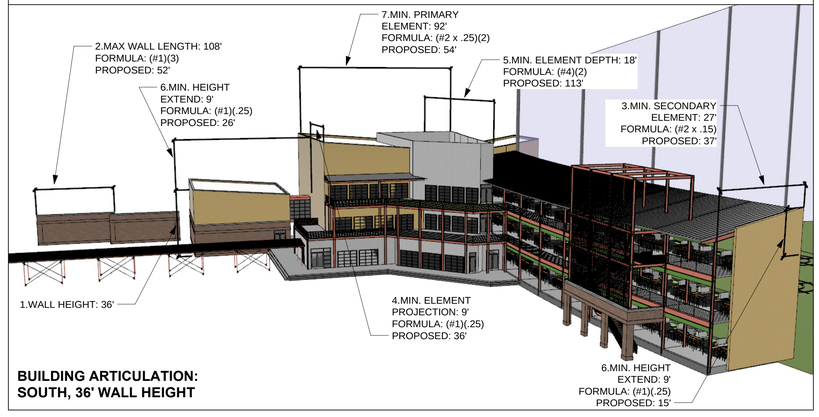
NOTE: DIMENSION LABELING IS BASED ON DIAGRAM NUMBERS IN SECTION 04 OF ROCKWALL UDC



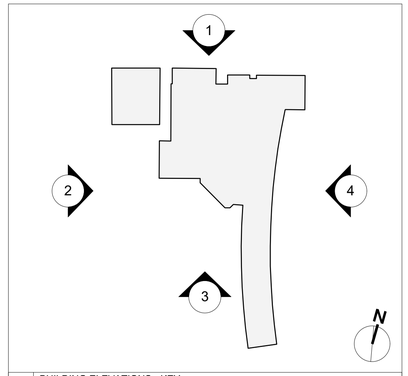
BUILDING ARTICULATION:
NORTH, 17.5' WALL HEIGHT



BUILDING ARTICULATION:
WEST, 46' WALL HEIGHT



BUILDING ARTICULATION:
SOUTH, 36' WALL HEIGHT



5 BUILDING ELEVATIONS - KEY
NOT TO SCALE

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

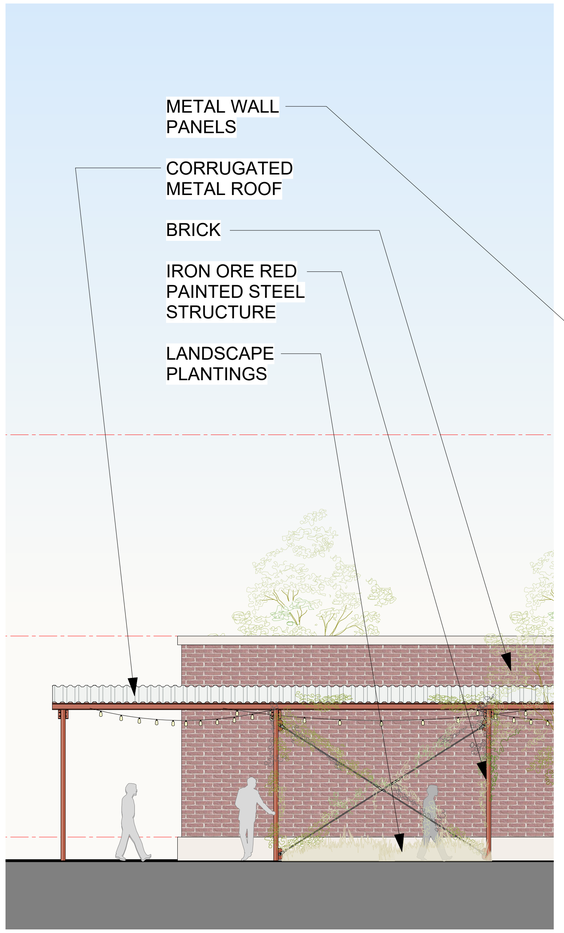
SUBMISSION

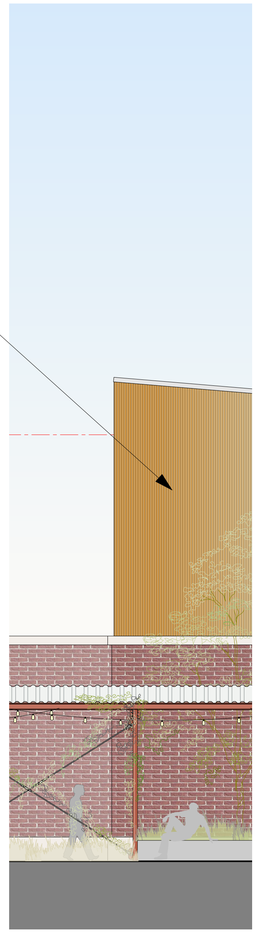
	DATE	DESCRIPTION
1	07.19.2023	SCHEMATIC REDESIGN
	08.07.2023	SUP COMMENT REVISIONS
	03.15.2024	SITE PLAN REVIEW

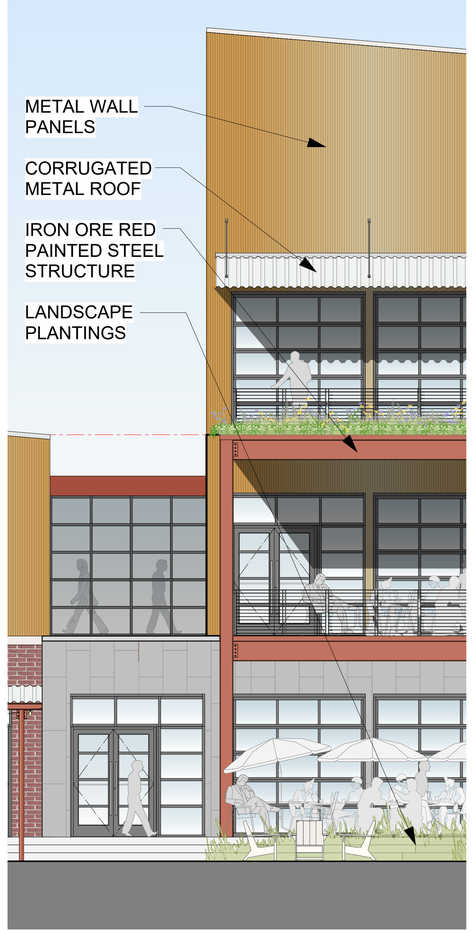
TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

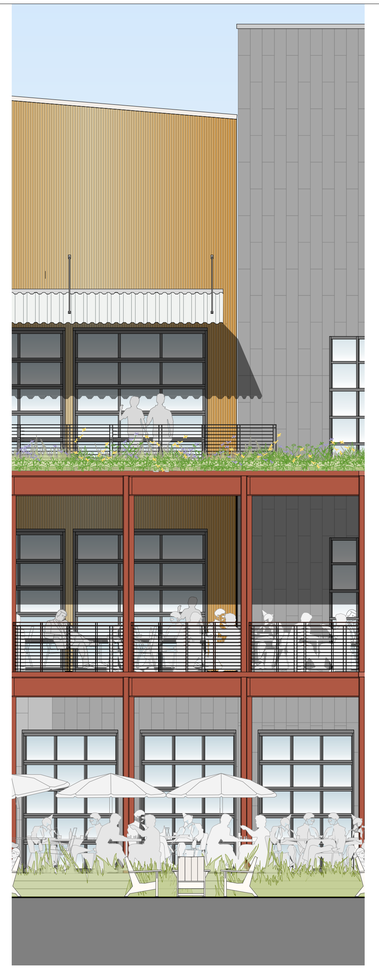
ELEVATIONS

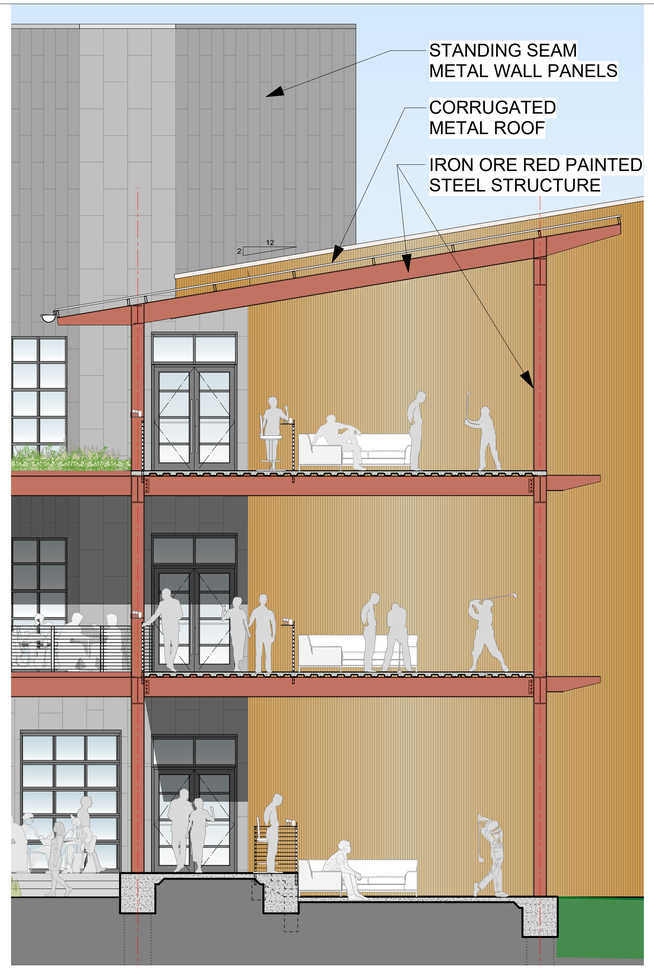
A-2.0











LANDSCAPE PLANTINGS

LANDSCAPE PLANTINGS

BRICK

CORRUGATED METAL ROOF

METAL WALL PANELS

STANDING SEAM METAL WALL PANELS

IRON ORE RED PAINTED STEEL STRUCTURE

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

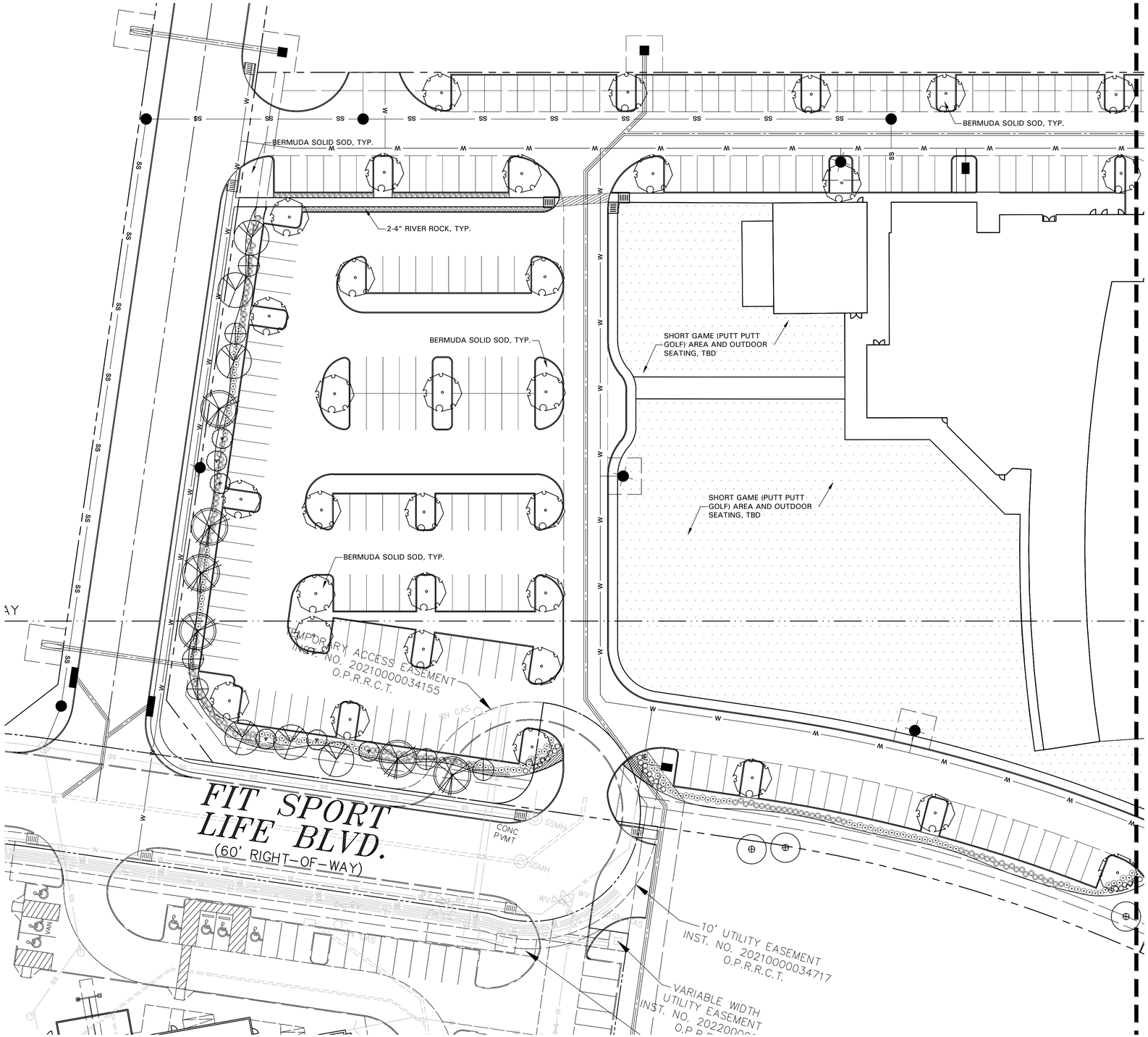
SUBMISSION

△	DATE	DESCRIPTION
	07.19.2023	SCHEMATIC REDESIGN
	08.07.2023	SUP COMMENT REVISIONS
	03.15.2024	SITE PLAN REVIEW

TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

MATERIALS BOARD

A-2.1



GRAPHIC SCALE

0 30 60 FEET

Scale 1"=30' - 0"

GENERAL LAWN NOTES

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

SOLID SOD:

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

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

PLANT SCHEDULE

LABEL	COMMON NAME
	SHADE TREES
CE	Cedar Elm
CO	Chinkapin Oak
RO	Texas Red Oak
	ORNAMENTAL TREES
DW	Desert Willow
RB	Oklahoma Redbud
	SHRUBS
AB	Edward Goucher Abelia
BAR	Crimson Pygmy Barberry
DBH	Dwarf Burford Holly
DN	Dwarf Nandina 'Flirt'
LM	Lindheimer Muhly Grass
	GROUNDCOVER/VINES/GRASS
GL	Giant Lirope
	Bermuda Solid Sod TifTuf
	2-4" River Rock

LANDSCAPE NOTES

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

IRRIGATION:

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

MAINTENANCE REQUIREMENTS:

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

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
3. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.
4. BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED. APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

PRUNING AND TRIMMING NOTES

1. CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
2. ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
3. DO NOT 'TOP' OR 'HEAD' TREES.
4. IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
5. REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
6. CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
7. CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
8. CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
9. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

L1.03 LANDSCAPE PLAN
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 9.866 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: ------

EXISTING ZONING: COMMERCIAL & I-30 OVERLAY WITH SUP# S-287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR COMMERCIAL AMUSEMENT RECREATION

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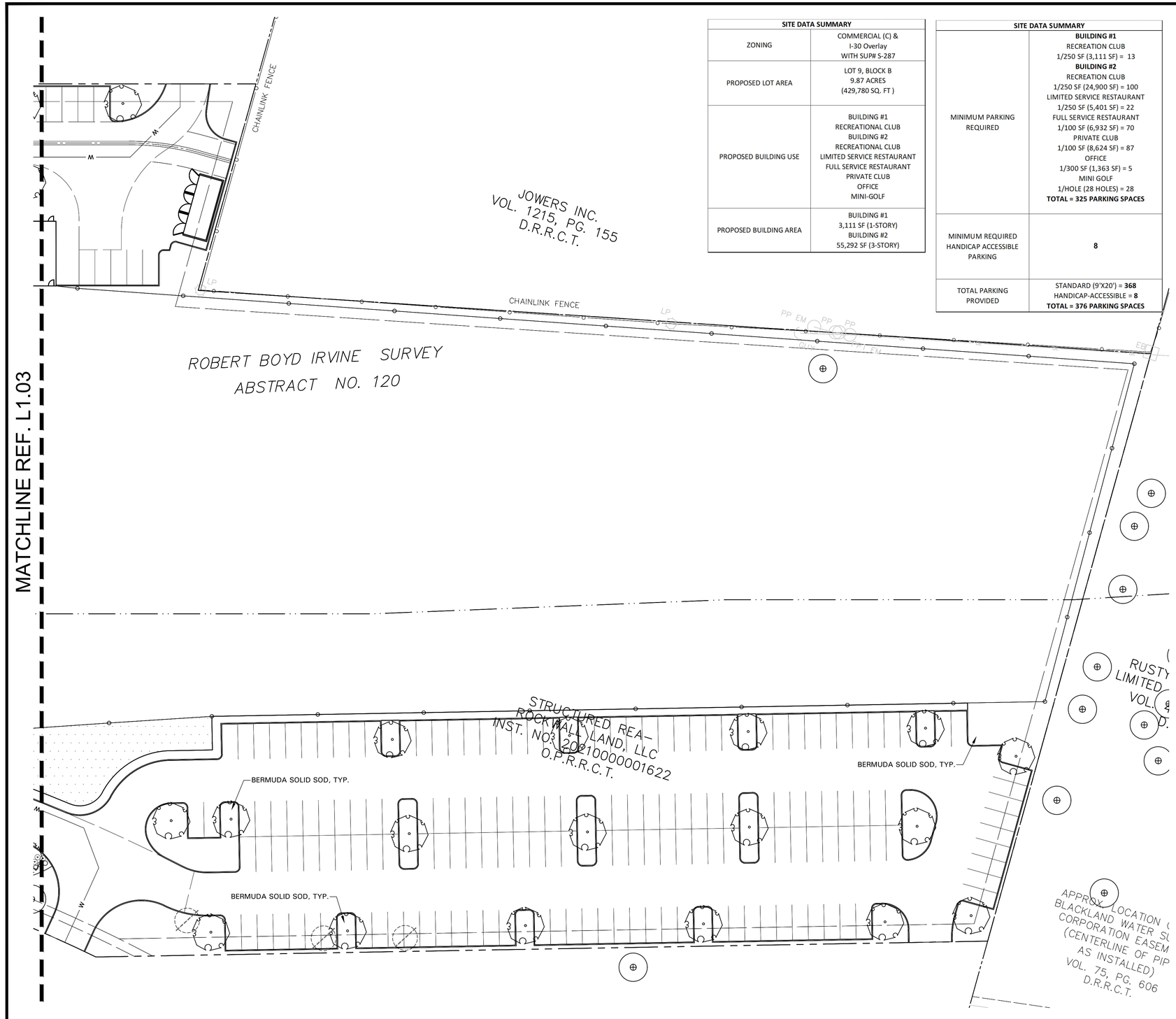
DATE: 3/18/2024
W.A. No. 19144.02



SITE DATA SUMMARY	
ZONING	COMMERCIAL (C) & I-30 Overlay WITH SUP# S-287
PROPOSED LOT AREA	LOT 9, BLOCK B 9.87 ACRES (429,780 SQ. FT)
PROPOSED BUILDING USE	BUILDING #1 RECREATIONAL CLUB BUILDING #2 RECREATIONAL CLUB LIMITED SERVICE RESTAURANT FULL SERVICE RESTAURANT PRIVATE CLUB OFFICE MINI-GOLF
PROPOSED BUILDING AREA	BUILDING #1 3,111 SF (1-STORY) BUILDING #2 55,292 SF (3-STORY)

SITE DATA SUMMARY	
MINIMUM PARKING REQUIRED	**BUILDING #1** RECREATION CLUB 1/250 SF (3,111 SF) = 13 **BUILDING #2** RECREATION CLUB 1/250 SF (24,900 SF) = 100 LIMITED SERVICE RESTAURANT 1/250 SF (5,401 SF) = 22 FULL SERVICE RESTAURANT 1/100 SF (6,932 SF) = 70 PRIVATE CLUB 1/100 SF (8,624 SF) = 87 OFFICE 1/300 SF (1,363 SF) = 5 MINI GOLF 1/HOLE (28 HOLES) = 28 **TOTAL = 325 PARKING SPACES**
MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	**8**
TOTAL PARKING PROVIDED	STANDARD (9'X20') = **368** HANDICAP-ACCESSIBLE = **8** **TOTAL = 376 PARKING SPACES**

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

NON RESIDENTIAL BUFFERS ABUTTING R-O-W

1. Buffer strips shall be a minimum of 15'/20' wide along the entire length of the property's frontage abutting the right of way. All landscape buffers shall incoproate groundcover, a built up berm and shrubbery. Berms and shrubs shall have a minimum height of 30".

2. One canopy tree and one accent tree shall be incorporated for every 50 l.f.

3. Per Article 5, subsection 6.02 - Two shade trees shall be provided for every 100 l.f.

Fit Sport Life Blvd = 268 l.f.

REQUIRED	PROVIDED
20' wide buffer	23' wide buffer
berm and/or shrubs	shrubs 36" ht.
5 canopy trees, 4" cal.	5 canopy trees, 4" cal.
5 accent trees, 4' ht.	5 accent trees, 4' ht.

Roadway (no name) = 347 l.f.

REQUIRED	PROVIDED
15' wide buffer	15' wide buffer
berm and/or shrubs	shrubs 36" ht.
7 canopy trees, 4" cal.	7 canopy trees, 4" cal.
7 accent trees, 4' ht.	7 accent trees, 4' ht.

PARKING LOT LANDSCAPE

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

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

Parking spaces: 378

REQUIRED	PROVIDED
36" screen	36" screen
38 canopy trees, 4" cal.	51 canopy trees, 4" cal.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	12' ht., 4' spread, matching
	CO	Chinkapin Oak	*Quercus muhlenbergii*	4" cal.	12' ht., 4' spread, matching
	RO	Texas Red Oak	*Quercus texana*	4" cal.	12' ht., 4' spread, matching
		ORNAMENTAL TREES			
	DW	Desert Willow	*Chilopsis linearis*	30 gal.	8' ht., 4' spread, multi trunk, 3 cane min.
	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
	AB	Edward Goucher Abelia	*Abelia x grandiflora 'Edward Goucher'*	36" ht.	full, 20" spread, 36" o.c.
	BAR	Crimson Pygmy Barberry	*Berberis thunbergii 'Crimson Pygmy'*	5 gal.	full, 18" sprd, 24" o.c.
	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	36" ht.	full, 20" spread, 36" o.c.
	DN	Dwarf Nandina 'Flirt'	*Nandina domestica 'Flirt'*	5 gal.	full, 30" o.c.
	LM	Lindheimer Muhly Grass	*Muhlenbergia lindheimeri*	5 gal.	full, 24" spread, 36" o.c.
		GROUNDCOVER/VINES/GRASS			
	GL	Giant Lirope	*Liriope gigantea*	1 gal.	full, 18" o.c.
		Bermuda Solid Sod TifTuf			
		2-4" River Rock			

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

IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (SUBSECTION 05.04, OF ARTICLE 08)

L1.04 LANDSCAPE PLAN
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 9.866 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: -------

EXISTING ZONING: COMMERCIAL & I-30 OVERLAY WITH SUP# S-287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR COMMERCIAL AMUSEMENT RECREATION

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SHEET 1 OF 1

DATE: 3/18/2024
W.A. No. 19144.02

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

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

1.2 REFERENCE DOCUMENTS

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

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
   1. PLANTING (TREES, SHRUBS, GRASSES)
   1. BED PREP AND FERTILIZATION
   3. NOTIFICATION OF SOURCES
   4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
   5. GUARANTEE

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN, 31 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE (Z60.1) - PLANT MATERIAL

B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES.

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.

B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK

C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.

B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.

C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.

D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

L. REAPPLY MULCH TO BARE AND THIN AREAS.

M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
   a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
   b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
   c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

A. TREES, SHRUBS, GROUNDCVOER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.

B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.

C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.

D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.

E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.

G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

G. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION

1. BALLED AND BURLAPPED B&B PLANTS): DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.

2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

B. DELIVERY

1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE.

2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON SITE

3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.

5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.

6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE.

7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE.

8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK, LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NORMAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.

B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.

C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.

D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.

G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.

2. PHYSICAL PROPERTIES AS FOLLOWS:
   a. CLAY – BETWEEN 7-27%
   b. SILT – BETWEEN 15-25%
   c. SAND – LESS THAN 52%

3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.

4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.

C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; 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.

F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS, NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16" X 4" X 16' DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.

B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444)

D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"

F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURERS LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.

B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:

1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).

2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.

C. GRASS AREAS:

1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.

B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.

D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL 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. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED.

F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN IT'S VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (¾") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.

G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.

H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP ⅓ OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF 'ROOT SCORING'.

I. DO NOT WRAP TREES.

J. DO NOT OVER PRUNE.

K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.

P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.

R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.

1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.

2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.

T. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.

1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.

2. TOP OF EDGING SHALL BE ½" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.

3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.

4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.

5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

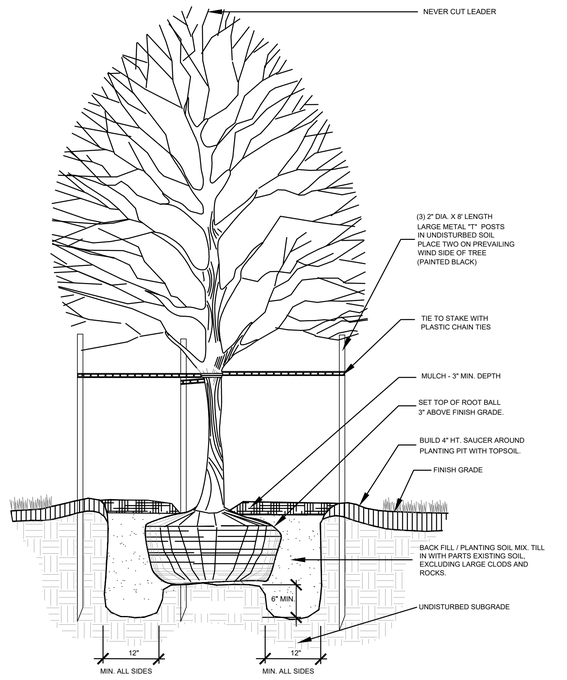
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

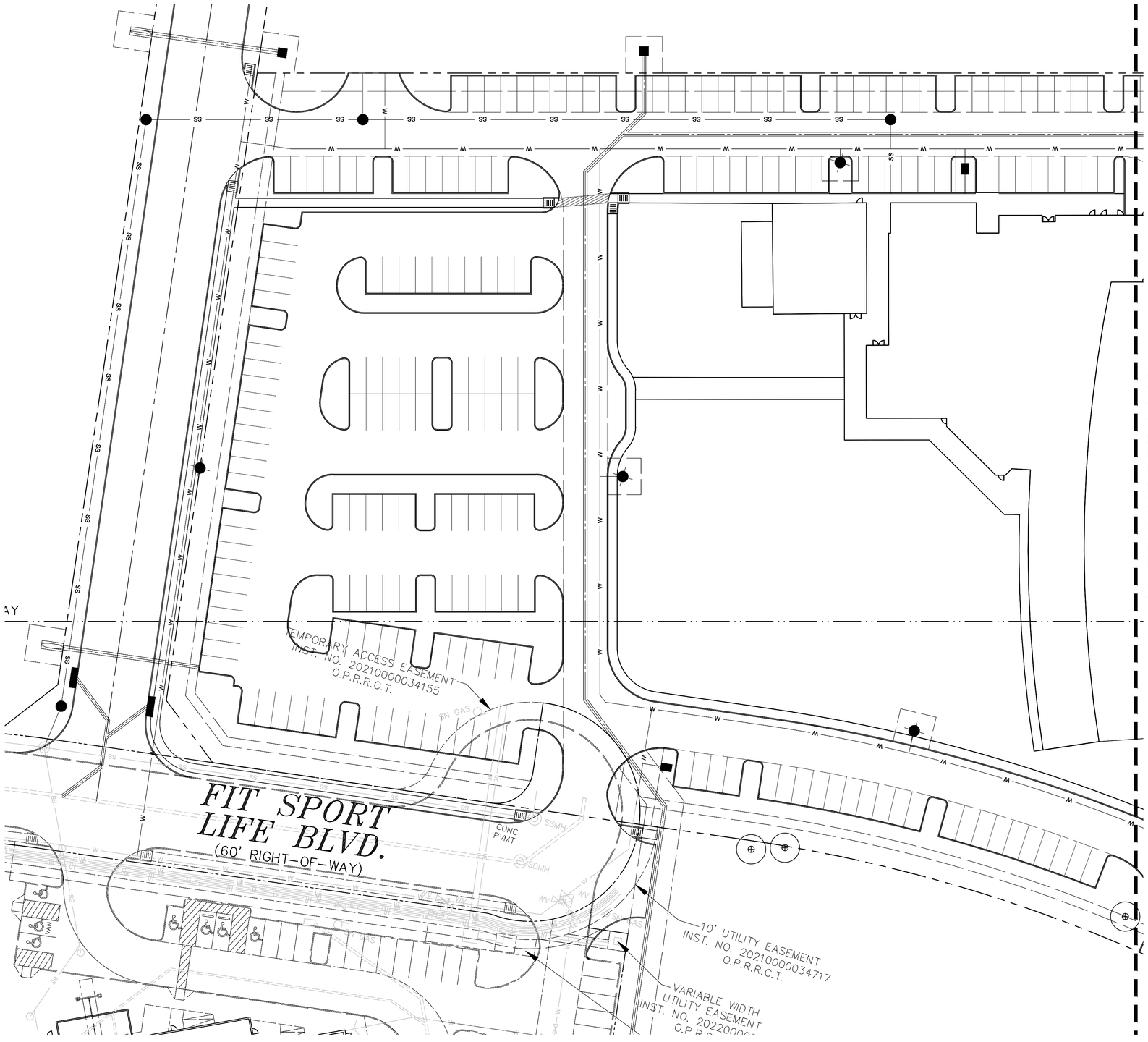
E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS SATISFACTION WITHIN 24 HOURS.

F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION



1 TREE



SITE DATA SUMMARY	
ZONING	COMMERCIAL (C) & I-30 Overlay WITH SUP# S-287
PROPOSED LOT AREA	LOT 9, BLOCK B 9.87 ACRES (429,780 SQ. FT)
PROPOSED BUILDING USE	BUILDING #1 RECREATIONAL CLUB BUILDING #2 RECREATIONAL CLUB LIMITED SERVICE RESTAURANT FULL SERVICE RESTAURANT PRIVATE CLUB OFFICE MINI-GOLF
PROPOSED BUILDING AREA	BUILDING #1 3,111 SF (1-STORY) BUILDING #2 55,292 SF (3-STORY)

SITE DATA SUMMARY	
MINIMUM PARKING REQUIRED	**BUILDING #1** RECREATION CLUB 1/250 SF (3,111 SF) = 13 **BUILDING #2** RECREATION CLUB 1/250 SF (24,900 SF) = 100 LIMITED SERVICE RESTAURANT 1/250 SF (5,401 SF) = 22 FULL SERVICE RESTAURANT 1/100 SF (6,932 SF) = 70 PRIVATE CLUB 1/100 SF (8,624 SF) = 87 OFFICE 1/300 SF (1,363 SF) = 5 MINI GOLF 1/HOLE (28 HOLES) = 28 **TOTAL = 325 PARKING SPACES**
MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	**8**
TOTAL PARKING PROVIDED	STANDARD (9'X20') = **368** HANDICAP-ACCESSIBLE = **8** **TOTAL = 376 PARKING SPACES**

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (48) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:
THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

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 CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. 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.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:
PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNERS'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"X4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

TREE PRESERVATION LEGEND

TREE TO BE REMOVED

TREE TO REMAIN

TREE PRESERVATION FENCING

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

L1.01 TREE PRESERVATION PLAN
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 9.866 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.:-------

EXISTING ZONING: COMMERCIAL & I-30 OVERLAY
WITH SUP# S-287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR
COMMERCIAL AMUSEMENT RECREATION

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SHEET 1 OF 1

DATE: 3/18/2024
W.A. No. 19144.02

MATCHLINE REF. L1.01

CHAINLINK FENCE

JOWERS INC.
VOL. 1215, PG. 155
D.R.R.C.T.

CHAINLINK FENCE

ROBERT BOYD IRVINE SURVEY
ABSTRACT NO. 120

STRUCTURED REA–
ROCKWALL LAND, LLC
INST. NO. 20210000001622
O.P.R.R.C.T.

RUSTY
LIMITED
VOL.
D.

APPROX. LOCATION
BLACKLAND WATER SU
CORPORATION EASEM
(CENTERLINE OF PIP
AS INSTALLED)
VOL. 75, PG. 606
D.R.R.C.T.

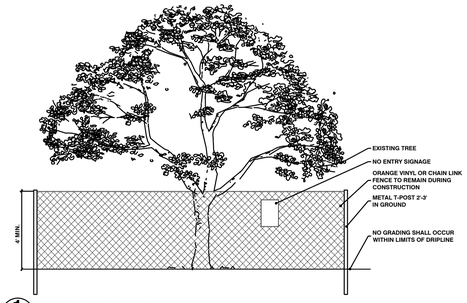
TREE PRESERVATION LEGEND

TREE TO BE REMOVED

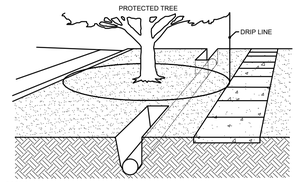
TREE TO REMAIN

TREE PRESERVATION FENCING

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

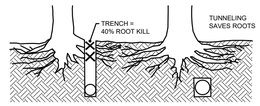


1 TREE PROTECTION FENCING
N.T.S.

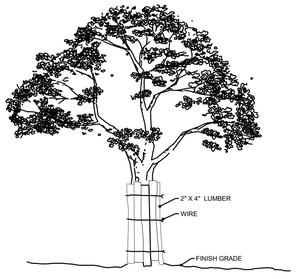


BORING

BORING OF UTILITIES UNDER PROTECTED TREES SHALL BE REQUIRED IN CIRCUMSTANCES WHERE IT IS NOT POSSIBLE TO TRENCH AROUND THE CRITICAL ROOT ZONE OF THE PROTECTED TREE. WHERE REQUIRED, THE LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AT A MINIMUM AND SHALL BE A MINIMUM DEPTH OF FORTY EIGHT (48") INCHES.



2 BORING AND TUNNELING
N.T.S.



WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE TREE MAY BE IN DANGER OF BEING DAMAGED BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE WITH 2" X 4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE BARK OF THE TREE. THE INTENT IS TO PROTECT THE TRUNK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

3 BARK PROTECTION
N.T.S.

L1.02 TREE PRESERVATION PLAN
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION

AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
BEING 9.866 ACRES OF LAND LOCATED IN THE
ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120,
ROCKWALL COUNTY, TEXAS
CASE NO.: ------

EXISTING ZONING: COMMERCIAL & I-30 OVERLAY
WITH SUP# S-287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR
COMMERCIAL AMUSEMENT RECREATION

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

DATE: 3/18/2024
W.A. No. 19144.02

Scale: 1 inch= 80 Ft.

Project Name: Texas Wedge	
Client:	Date:3/14/2024
Drawn By: CM	Version:

HLPS HOSSLEY LIGHTING AND POWER SOLUTIONS

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

Luminaire Schedule						
Symbol	Label	Qty	Arrangement	Manufacturer & Part Number	LLF	Lum. Lumens
	A1	6	Single	CREE OSQL-C-30L-40K7-5M	0.900	30000
	A2	2	Single	CREE OSQL-C-30L-40K7-3B	0.900	19600
	A3	16	Single	CREE OSQL-C-30L-40K7-4B	0.900	18000
	A4	16	Single	CREE OSQL-C-30L-40K7-4M	0.900	28500

Calculation Summary										
Label	CalcType	Units	PtSpcLr	PtSpcTb	Avg	Max	Min	Avg/Min	Max/Min	Description
OVERALL CALCULATIONS	Illuminance	Fc	10	10	0.37	6.2	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
PROPERTY LINE	Illuminance	Fc	10	N.A.	0.00	4.4	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
PARKING LOT 1	Illuminance	Fc			2.56	6.0	0.3	8.53	20.00	Readings taken at 0'-0" AFG
PARKING LOT 2	Illuminance	Fc			2.10	5.9	0.4	5.25	14.75	Readings taken at 0'-0" AFG

NOTES:
1) Fixture Mounting Heights (MH) are indicated next to each fixture.
2) All fixtures labeled with "_alt" indicates an alternative fixture different from what was listed in the fixture schedule received was used in this calculation
3) Interior reflectances 80/50/20; exterior reflectances 20% UON.
4) Quantity (QTY) indicated on HLPS Luminaire Schedule is for what is included in this calculation study only - Not final counts.
5) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

Project Name: Texas Wedge

Client:

Date:3/14/2024

Drawn By: CM

Version:

HLPS HOSSLEY LIGHTING AND POWER SOLUTIONS

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

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:	April 30, 2024
APPLICANT:	Renee Ward, PE; *Weir & Associates, Inc.*
CASE NUMBER:	SP2024-010; *Site Plan for a Golf Driving Range*

SUMMARY

Discuss and consider a request by Renee Ward, PE of Weir & Associates, Inc. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a *Site Plan* for a *Golf Driving Range* on an 9.942-acre tract of land being portions of a larger 18.131-acre tract of land and a 12.868-acre tract of land identified as Tract 22 & 22-2 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located near the terminus of Fit Sport Life Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14* [*Case No. A1997-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. Based on the City's *Historic Zoning Maps*, at some point between annexation and April 5, 2005 the subject property was zoned Commercial (C) District. On October 3, 2022, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 22-52; S-287*] for a *Golf Driving Range* [*Case No. Z2022-041*] on the subject property. On October 2, 2023, the City Council approved a subsequent Specific Use Permit (SUP) [*Case No. Z2023-035; Ordinance No. 23-47; S-312*] that amended the previous SUP and changed the concept plan for the proposed *Golf Driving Range*. The subject property has remained vacant since annexation

PURPOSE

On March 15, 2024, the applicant -- *Renee Ward, PE of Weir & Associates, Inc.* -- submitted an application requesting the approval of a *Site Plan* for the purpose of constructing an ~63,200 SF entertainment venue that will consist of *Commercial Outdoor Amusement*, *Restaurants*, *Banquet Facility/Event Hall*, and a *Golf Driving Range* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at the terminus of Fit Sport Life Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is: [*1*] a 4.4317-acre tract of land (*i.e. Tract 22-01 of the R. Irvine Survey, Abstract No. 120*), zoned Light Industrial (LI) District, and which has a *Truck/Trailer Rental* facility (*i.e. Big Tex Trailers*) situated on it, and [*2*] the remainder of a 12.868-acre tract of vacant land (*i.e. Tract 22-2 of the R. Irvine Survey, Abstract No. 120*) that is zoned Commercial (C) District. Beyond this is the eastbound *Frontage Road* for IH-30, followed by the main lanes of IH-30, and the westbound *Frontage Road* for IH-30.

South: Directly south of the subject property is the remainder of an 18.131-acre tract of vacant land (*i.e. Tract 22 of the R. Irvine Survey, Abstract No. 120*). This property is zoned Commercial (C) District. Beyond this is Capital Boulevard, which is identified as a R2U (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a vacant 10.98-acre tract of land (*i.e. Tract 1 of the J. H. B. Jones Survey, Abstract No. 125*), situated within Phase 4 of the Rockwall Technology Park that is zoned Light Industrial (LI) District.

East: Directly east of the subject property is a 21.50-acre tract of vacant land (*i.e. Tract 24-2 of the R. Irvine Survey, Abstract No. 120*) zoned Light Industrial (LI) District. Beyond this is the right-of-way for Data Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is an 11.12-acre tract of vacant land (*i.e. Tract 25 of the R. Irvine Survey, Abstract No. 120*) zoned Light Industrial (LI) District.

West: Directly west of the subject property is a 6.377-acre parcel of land (*i.e. Lot 5, Block A, Fit Sport Life Addition*) developed with a sports and recreation facility (*i.e. Fit Sport Life*), zoned Commercial (C) District. Beyond this is the remainder of a 12.868-acre tract of vacant land (*i.e. Tract 22-2 of the R. Irvine Survey, Abstract No. 120*) that is zoned Commercial (C) District. Following this is Corporate Crossing (*i.e. FM-549*) which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, roadway*) according to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this is a 6.1917-acre parcel of land (*i.e. Lot 1, Block A, Love's Addition*), zoned Light Industrial (LI) District, which is currently occupied with a *Truck Stop* (*i.e. Love's Truck Stop*).

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an entertainment venue consisting of *Commercial Outdoor Amusement, Restaurants, Banquet Facility/Event Hall,* and a *Golf Driving Range* are permitted by-right and by Specific Use Permit (SUP) in a Commercial (C) District. Specifically, the *Restaurant* and *Banquet Facility/Event Hall* land uses are permitted *by-right* within the Commercial (C) District; however, the *Golf Driving Range* and *Outdoor Commercial Amusement* require a Specific Use Permit (SUP) within the Commercial (C) District. In this case, the applicant received approval of a Specific Use Permit (SUP) for the *Golf Driving Range* and *Outdoor Commercial Amusement* from the City Council on October 2, 2023 [*Case No. Z2023-035; Ordinance No. 23-47; S-312*]. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X=9.87-Acres; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X= 341-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=602.14-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X>15-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Maximum Building Height	*60-Feet*	*X=59-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=13.58%; In Conformance*
Minimum Number of Parking Spaces	*Recreation Club 1 Parking Space/250SF* *Limited Restaurant 1 Parking Space/250 SF* *Full Restaurant 1 Parking Space/100 SF* *Private Club 1 Parking Space/100 SF* *Office 1 Parking Space/300SF* *Mini-Golf 1 Parking Space/1 Hole* *352 Required Spaces*	*X=372; In Conformance*
Minimum Landscaping Percentage	*20%*	*X>20%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X<85%; In Conformance*

TREESCAPE PLAN

The treescape plan provided by the applicant indicates that none of the trees being removed are primary or secondary protected trees per Article 09, *Tree Preservation*, of the Unified Development Code (UDC). Given this, there is no required mitigation.

CONFORMANCE WITH THE CITY'S CODES

The subject property is zoned Commercial (C) District and is situated within the IH-30 Overlay (IH-30 OV) District. According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) the *Restaurant* and *Banquet Facility/Event Hall* land uses are permitted *by-right* within the Commercial (C) District; however, the *Golf Driving Range* and *Outdoor Commercial Amusement* require a Specific Use Permit (SUP), which the applicant received approval of a Specific Use Permit (SUP) for these uses from the City Council on October 2, 2023 [*Case No. Z2023-035; Ordinance No. 23-47; S-312*]. In addition, the proposed poles supporting the nets for the *Golf Driving Range* will be 175-feet in total height. In order to provide flexibility, the approved Specific Use Permit (SUP) included an operational condition that allowed the poles to up to 200-feet in total height.

When reviewing the parking requirements, the Unified Development Code (UDC) breaks down the land uses for this site plan into the following, *Recreational Club* (*i.e. one [1] parking space per 250 SF*), *Limited Service Restaurant* (*i.e. one [1] parking space per 250 SF*), *Full Service Restaurant* (*i.e. one [1] parking space per 100 SF*), *Private Club* (*i.e. one [1] parking space per 100 SF*), *Office* (*i.e. one [1] parking space per 300 SF*), and *Mini-Golf* (*i.e. one [1] parking space per hole*). Based on the floor plan and parking table provided by the applicant, a total of 325 parking spaces are required. The site plan provided by the applicant indicates 372 parking spaces will be constructed. Given this, the applicant meets the required parking.

Based on staff discussions with the applicant the mini-golf greens, the kids play area, and the turf play area will incorporate synthetic turf. According to Section 04, *Approved Landscape Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (*e.g. artificial grass, turf, trees shrubs*) shall be prohibited." With that being said, staff has brought forward a UDC Amendment [*Case No. Z2024-017*] that -- *if approved* -- will establish new requirements for artificial turf. The proposed language related to non-residential *Artificial or Synthetic Plan Materials* states that "(a)rtificial or synthetic plant materials (*e.g. artificial grass, turf, trees, and/or shrubs*) shall be prohibited on all non-residentially zoned or used property in the City of Rockwall; however, the Planning and Zoning Commission can grant an *Exception* … where it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the non-residential land use." In this case, the proposed artificial turf appears to meet this requirement. This exception has been added to the *Variances and Exceptions Requested by the Applicant* section of this case memo.

The proposed site plan conforms to the *Conditional Land Use Standards*, stipulated by Article 04, *Permissible Uses*, and generally conforms to the requirements of the *General Commercial District Standards* and *General Overlay District Standards*, stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variance(s) and exception(s) being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variance(s) and exception(s):

(1) Architectural Standards.

(a) *Masonry Materials*. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials…" Primary materials include brick, stone, and cementitious materials. In this case, each façade of the proposed buildings do not meet this requirement. This will require a *variance* from the Planning and Zoning Commission.

(b) *Stone*. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades…" In this case, each façade of the proposed buildings do not meet this requirement. This will require a *variance* from the Planning and Zoning Commission.

(c) *Primary Articulation*. According to Subsection 06.02(D), *Site Design Guidelines and Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." Given this, each building façade is required to meet the primary articulation standards outlined in the *General Commercial District Standards*. In this case, each façade of the proposed buildings do not meet this requirement. This will require a *variance* from the Planning and Zoning Commission.

(2) *Landscape Materials*.

(a) *Prohibited Planting Materials*. According to Section 04 (B), *Approved Landscape Materials*, of Article 08, *Landscape and Fence Standards*, of the UDC, "(a)rtificial or synthetic plant materials (*e.g. artificial grass, turf, trees shrubs*) shall be prohibited." In this case, the applicant is proposing artificial for the mini-golf greens, the kids play area, and the turf play area. This will require an *exception* from the Planning and Zoning Commission.

(3) *Lighting Standards*. According to Subsection 03.03 (C), *Outdoor Lighting for Non-Residential Properties*, of Article 07, *Environmental Performance*, of the Unified Development Code (UDC), "(t)he allowable maximum light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 of one (1) footcandle or 0.2 FC." In this case, the applicant exceeds the 0.2 FC requirement at a majority of the property lines. This will require an *exception* from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. Staff should note, that the proposed building elevations are similar to what was approved as part of the Specific Use Permit (SUP) (*Case No. Z2023-035; S-312*) request that was approved in 2023. In addition, the proposed *Building 2* incorporates a variety of roof height and pitches, and based on this *Building 2* appears to meet the spirit and intent of the articulation standards. At this time the applicant is proposing the following compensatory measures: [*1*] 28 canopy and accent trees within the mini-golf areas, [*2*] 2,000 SF of native Texas plantings within the mini-golf areas, [*3*] 25,000 SF of outdoor space with increased amenity, and [*4*] outdoor performance area with amphitheater seating. With that being said, requests for exceptions and variances to the *General Standards* and *Engineering Standards of Design and Construction* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject is situated within the *IH-30 Corridor District* and is designated for *Special Commercial Corridor* land uses. This land use designation is defined as being "…intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region." The primary land uses for this designation are listed as *Regional Shopping Centers*, *Entertainment*, *Retail*, *Personal Services*, *Restaurant*, *Corporate Offices*, *Employment* and *Recreation* land uses. In addition, the *IH-30 Corridor Plan* contained in Appendix B, *Corridor Plans*, of the OURHometown Vision 2040 Comprehensive Plan, identifies the subject property as being a *Strategically Located Property* and designated as an *Opportunity Zone* or "(a) segment of the existing corridor with vacant or strategically placed or underutilized land that could be developed or redevelopment with the highest and best use for the corridor." Based on this, the applicant's request appears to be in conformance with the district strategies contained in the OURHometown Vision 2040 Comprehensive Plan

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On March 26, 2024, the Architectural Review Board (ARB) approved a motion to recommend approval of the building elevations by a vote of 4-0, with Board Members Miller, Dalton, and Roberts absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the construction of an ~63,200 SF entertainment venue that will consist of *Commercial Outdoor Amusement*, *Restaurants*, *Banquet Facility/Event Hall*, and a *Golf Driving Range* 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; and,

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 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	Fit Sport Life Boulevard		
SUBDIVISION	Structured REA-Rockwall Land LLC	Inst. No. 20210000001622	
GENERAL LOCATION	200' South and 800' East of intersection of I30 and Corporate Crossing		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial - C with SUP	CURRENT USE	Undeveloped		
PROPOSED ZONING	Commercial - C with SUP	PROPOSED USE	Restaurant & Golf		
ACREAGE	9.942 acres	LOTS [CURRENT]	0	LOTS [PROPOSED]	1

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

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

☐ OWNER	Structured REA-Rockwall Land LLC	☒ APPLICANT	Wier & Associates, Inc.
CONTACT PERSON	Conor Keilty, AIA	CONTACT PERSON	Renee Ward, P.E.
ADDRESS	3104 E Camelback Road, Ste. 2387	ADDRESS	2201 E Lamar Blvd, Ste. 200E
CITY, STATE & ZIP	Pheonix, Arizona 85016	CITY, STATE & ZIP	Arlington, Texas 76006
PHONE	480-856-8808	PHONE	(817) 467-7700
E-MAIL	conork@structuredrea.com	E-MAIL	ReneeW@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

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

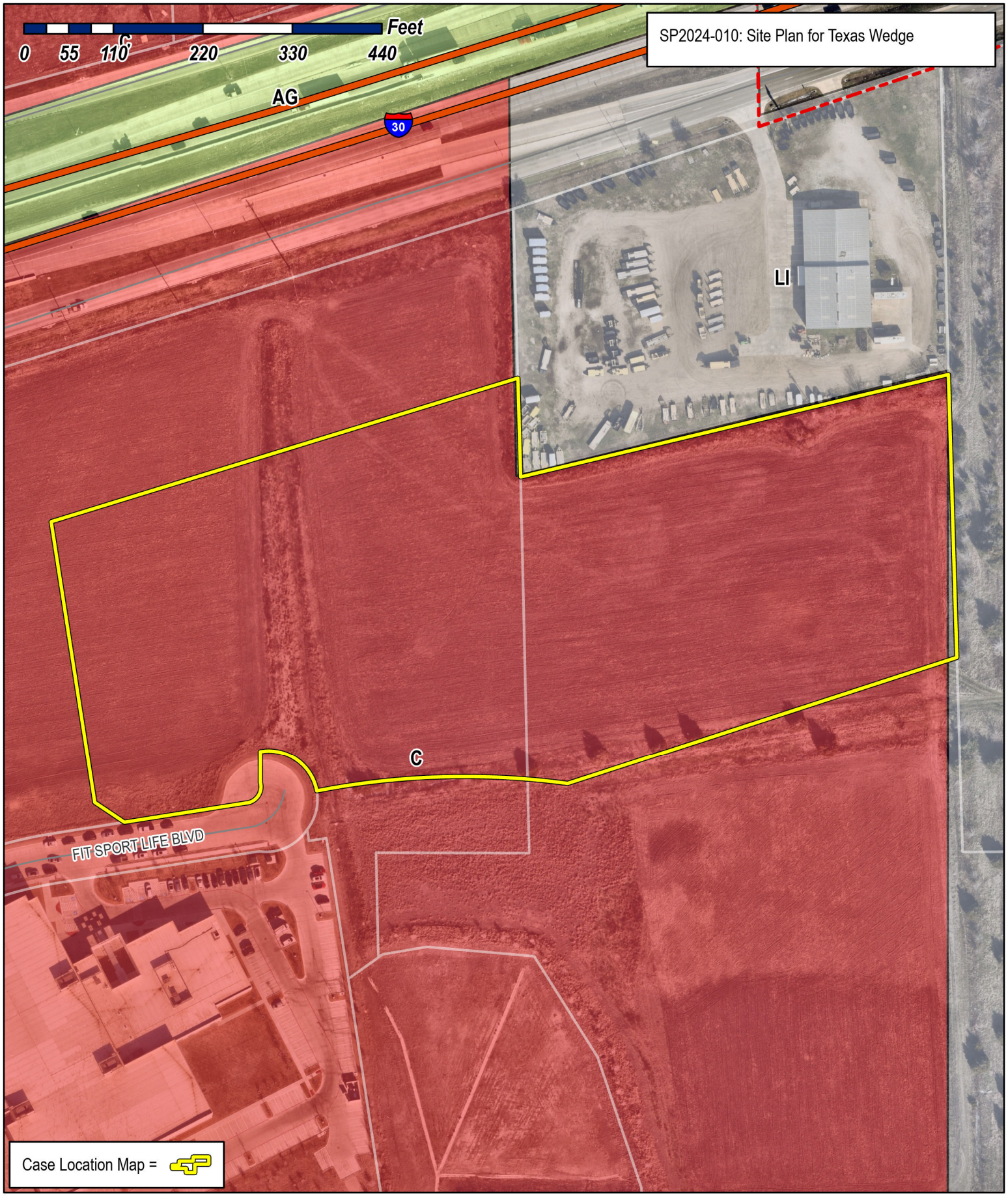
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ 448.84 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* MARCH, 20 24. *BY SIGNING THIS 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 14 *DAY OF* March, 20 24.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Washington

Notary Public
State of Washington
Robert S Dillard
Commission No. 185589
MY COMMISSION EXPIRES Commission Expires 07-01-24



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.

PRINTED: 4/24/2024 STB FILE: WIER-PAVING.STB LAST SAVED: 4/24/2024 1:18 PM SAVED BY: RENEEW FILE: SITE PLAN - 19144.02.DWG
BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

NOTE:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL RADII WITHIN PROPERTY ARE 3' F/C UNLESS SPECIFIED OTHERWISE.
3. ALL PARKING AREAS AND FIRE LANES SHALL BE CONSTRUCTED OF CONCRETE.

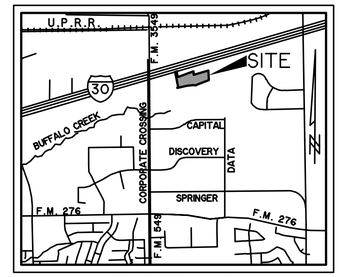
   ONSITE PAVEMENT SHALL BE:

PARKING:	5" CONCRETE PAVEMENT
DRIVE AISLE:	6" CONCRETE PAVEMENT
FIRE LANE/ DUMPSTER:	7" CONCRETE PAVEMENT

4. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS
5. ALL FIRE HYDRANTS SHALL BE 3' FROM BACK OF CURB.
6. ALL MECHANICAL EQUPMENT SHALL BE LOCATED ON THE ROOF AND SCREENED AS PER UDC.
7. 2nd FLOOR BUILDING CONNECTION TO HAVE FIRE-RATED DOORS AT BOTH ENDS OF BUILDINGS.
8. THERE WILL BE NO OUTSIDE OR ABOVE GROUND STORAGE TANKS ON SITE.
9. LED ACCENT LIGHTING ON THE GOLF-RANGE NETTING POLES.

LEGEND

SSMH	EXISTING SANITARY SEWER MANHOLE
SSCO	EXISTING SANITARY SEWER CLEAN OUT
FH	EXISTING FIRE HYDRANT
WM	EXISTING WATER METER
WM	EXISTING WATER VAULT
—W—	EXISTING WATER LINE
—SS—	EXISTING SANITARY SEWER LINE
—W—	PROPOSED WATER LINE
—SS—	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	SUBJECT PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	PROPOSED WATER EASEMENT
	PROPOSED FIRE LANE
	BUILDING SETBACK
BFR	BARRIER FREE RAMP
	PROP. SIDEWALK
	PROP. FIRE LANE, PUBLIC ACCESS, UTILITY, & DRAINAGE EASEMENT



VICINITY MAP
NOT TO SCALE

PROP. DECELERATION LANE
PROP. 60' R.O.W DEDICATION
PROP. STREET CENTERLINE
FM-549 OVERLAY
INTERSTATE HIGHWAY No. 30
(VARIABLE WIDTH RIGHT-OF-WAY)
VOL. 6, PG. 384
VOL. 49, PG. 518
D.R.R.C.T.
STATE OF TEXAS
TxDOT PARCEL 20
INST. No. 20190000018171
INST. No. 20190000019875
O.P.R.R.C.T.
GUY x2
STATE OF TEXAS
(PARCEL 7, PART 2)
INST. NO. 20140000005810
O.P.R.R.C.T.
DRAINAGE EASEMENT
INST. No. 20140000005811
O.P.R.R.C.T.
ONCOR ELECTRIC DELIVERY CO. EASEMENT
INST. No. 20160000001811
O.P.R.R.C.T.
STRUCTURED REA-ROCKWALL LAND, LLC
INST. NO. 20210000001622
O.P.R.R.C.T.
PROP. DROP INLET
PROP. STORM DRAIN LINE
PROP. HEADWALL (DETAILS TO BE A PART OF CIVIL DESIGN AND PLANS)
PROP. 20' DRAINAGE EASEMENT
PROP. SSMH
PROP. SANITARY SEWER LINE
10'LANDSCAPE BUFFER
PROP. 5' SIDEWALK
PROP. 12" WATER LINE
PROP. 20' DRAINAGE EASEMENT
PROP. WATER LINE
PROP. VARIABLE WIDTH SEWER EASEMENT
PROP. 20' SEWER EASEMENT
PROP. TRANSFORMER
PROP. VARIABLE WIDTH WATER EASEMENT
PROP. FIRE HYDRANT
PROP. DOMESTIC METER
PROP. WATER LINE
PROP. STORM DRAIN LINE
PROP. SEWER LINE
PROP. DOMESTIC SERVICE LINE
PROP. 20' SEWER EASEMENT
PROP. SSMH
PROP. GREASE TRAP
N72°46'09"E 602.14'
EXIST. CHAINLINK FENCE TO REMAIN
PROP. BLOWOFF VALVE
PROP. 20' SEWER EASEMENT
SEWER PIPE STUB FOR FUTURE DEVELOPMENT
PROP. LOADING AREA FOR SUBJECT PROPERTY
STORM PIPE STUB FOR FUTURE DEVELOPMENT
PROP. 20' DRAINAGE EASEMENT
PROP. OIL/WATER SEPARATOR
PROP. 14'X36' DUMPSTER ENCLOSURE & SCREENING
24' FIRE LANE, PUBLIC ACCESS, UTILITY, & DRAINAGE EASEMENT
PROP. 20' WATER EASEMENT
PROP. KIDS PLAYGROUND
PROP. 17.5' TALL BRICK SCREENING WALL
PROP. FIRE SERVICE LINE
BUILDING #1
51.2'
60.5'
143.3'
PROP. 2ND FLOOR BUILDING CONNECTION (SEE NOTE 7)
BUILDING #2
138.7'
PROP. KIDS MINI GOLF
PROP. 12' 6' TALL R30' WROUGHT IRON FENCE
PROP. COVERED WALKWAY
PROP. FIRE HYDRANT
PROP. VARIABLE WIDTH WATER EASEMENT
PROP. MINI GOLF
PROP. STORM DRAIN LINE
PROP. DROP INLET
PROP. JUNCTION BOX
PROP. FIRE HYDRANT
PROP. VARIABLE WIDTH WATER EASEMENT
PROP. OPEN SPACE
PROP. 6' TALL WROUGHT IRON FENCE AND 20' TALL SPORTS NETTING
PROP. 4' SIDEWALK
PROP. DROP INLET
TURF PLAY AREA
PROP. CURB INLET
PROP. VARIABLE WIDTH DRAINAGE & UTILITY EASEMENT
10' UTILITY EASEMENT INST. NO. 20210000034717 O.P.R.R.C.T.
PROP. STORM DRAIN LINE
PROP. WATER LINE
PROP. 20' WATER EASEMENT
PROP. BLOWOFF VALVE
PROP. PRIVATE 20' DRAINAGE EASEMENT
S71°45'12"W 505.08'
JOWERS INC.
VOL. 1215, PG. 155
D.R.R.C.T.
EXIST. CHAINLINK FENCE TO REMAIN
N76°34'05"E 540.70'
10' BUILDING SETBACK
ROBERT BOYD IRVINE SURVEY
ABSTRACT NO. 120
±427,186 SQ. FT. (±9.81 ACRES)
STRUCTURED REA-ROCKWALL LAND, LLC
INST. NO. 20210000001622
O.P.R.R.C.T.
PROP. GOLF DRIVING RANGE W/ 175' TALL NET
RUSTY WALLIS FAMILY LIMITED PARTNERSHIP #2
VOL. 4014, PG. 173
D.R.R.C.T.
204.2'
S01°41'51"E 345.16'
IH 30 OVERLAY
STRUCTURED REA-ROCKWALL LAND, LLC
INST. NO. 20210000001622
O.P.R.R.C.T.
SUMMER DRIVE
(PROPOSED 60' R.O.W.)
341'
PROP. 10' UTILITY EASEMENT
15' BUILDING SETBACK
PROP. STORM DRAIN LINE
PROP. HEADWALL (DETAILS TO BE A PART OF CIVIL DESIGN AND PLANS)
PROP. 20' DRAINAGE EASEMENT
PROP. CURB INLET
PROP. SSMH
PROP. CURB INLET
PROP. IRRIGATION METER
PROP. 20' WATER EASEMENT
TEMPORARY ACCESS EASEMENT INST. NO. 20210000034155 O.P.R.R.C.T. TO BE ABANDONED
PROP. RIGHT-OF-WAY DEDICATION
EXIST. SANITARY SEWER LINE
EXIST. STORM DRAIN LINE
EXIST. STREET CENTER LINE
FIT SPORT LIFE BLVD.
(EXIST. 60' R.O.W.)
EXIST. FIRE HYDRANT
EXIST. WATER LINE
EXIST. FIRE HYDRANT
LOT 5, BLOCK B
FIT SPORT LIFE ADDITION
INST. NO. 202200003843
O.P.R.R.C.T.
LOT 8, BLOCK B
FIT SPORT LIFE ADDITION
INST. NO. 202200003843
O.P.R.R.C.T.
SILT FENCE
DETENTION POND 3
STRUCTURED REA-ROCKWALL LAND, LLC
INST. NO. 20210000001622
O.P.R.R.C.T.
1"=50'
0 50 100 150

LINE TABLE		
LINE	BEARING	DIST
L1	S01°36'16"E	121.40'
L2	S81°00'34"W	59.87'
L3	S81°00'34"W	98.93'
L4	S53°59'26"E	42.43'
L5	N08°59'26"W	346.88'
L6	S08°57'11"E	38.29'

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	255.29'	830.00'	17°37'23"	S89°49'15"W	254.29'
C2	94.23'	60.00'	89°58'48"	N55°36'06"W	84.84'
C3	76.09'	60.00'	72°39'45"	S43°04'38"W	71.09'
C4	25.92'	20.00'	74°15'48"	S43°52'39"W	24.15'
C5	31.40'	20.00'	89°57'45"	S36°01'41"W	28.27'

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

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

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

SITE DATA SUMMARY	
ZONING	COMMERCIAL (C) & I-30 Overlay WITH SUP# S-287
PROPOSED LOT AREA	TEXAS WEDGE FACILITY 9.81 ACRES (427,186 SQ. FT.)
PROPOSED BUILDING USE	BUILDING #1 RECREATIONAL CLUB BUILDING #2 RECREATIONAL CLUB LIMITED SERVICE RESTAURANT FULL SERVICE RESTAURANT PRIVATE CLUB OFFICE MINI-GOLF
PROPOSED BUILDING AREA	BUILDING #1 3,111 SF (1-STORY) BUILDING #2 55,292 SF (3-STORY)

SITE DATA SUMMARY	
MINIMUM PARKING REQUIRED	**BUILDING #1** RECREATION CLUB 1/250 SF (3,111 SF) = 13 **BUILDING #2** RECREATION CLUB 1/250 SF (24,900 SF) = 100 LIMITED SERVICE RESTAURANT 1/250 SF (5,401 SF) = 22 FULL SERVICE RESTAURANT 1/100 SF (6,932 SF) = 70 PRIVATE CLUB 1/100 SF (8,624 SF) = 87 OFFICE 1/300 SF (1,363 SF) = 5 MINI GOLF 1/HOLE (28 HOLES) = 28 **TOTAL = 325 PARKING SPACES**
MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	8
TOTAL PARKING PROVIDED	STANDARD (9'X20') = 364 HANDICAP-ACCESSIBLE = 8 **TOTAL = 372 PARKING SPACES**

OWNER/DEVELOPER/APPLICANT:
STRUCTURED REA-ROCKWALL LAND, LLC
3104 E. CAMELBACK ROAD, SUITE 2387
PHOENIX, AZ 85016
PHONE: (480) 856-8808
CONTACT: CONOR KEILTY

ENGINEER:
WIER & ASSOCIATES, INC.
2201 E. LAMAR BLVD., STE 200E
ARLINGTON, TEXAS 76006
PHONE: (817) 467-7700
CONTACT: RENEE WARD, P.E.
ReneeW@WierAssociates.com

SITE PLAN
TEXAS WEDGE FACILITY

BEING 9.807 ACRES AND A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND, LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120 ROCKWALL COUNTY, TEXAS
CASE NO. SP2024-010

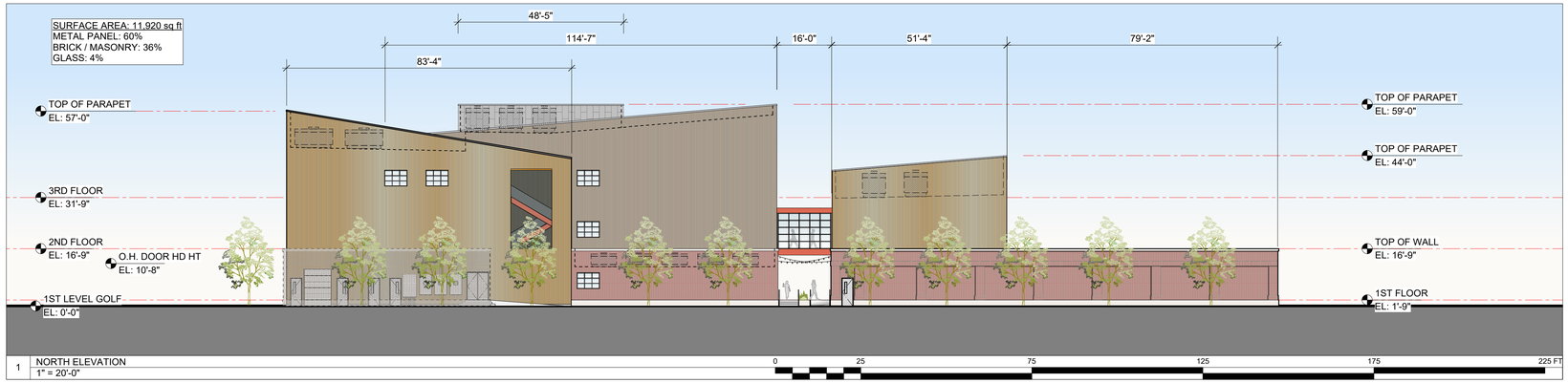
EXISTING ZONING: COMMERCIAL & I-30 OVERLAY WITH SUP# S-287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR COMMERCIAL AMUSEMENT RECREATION

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

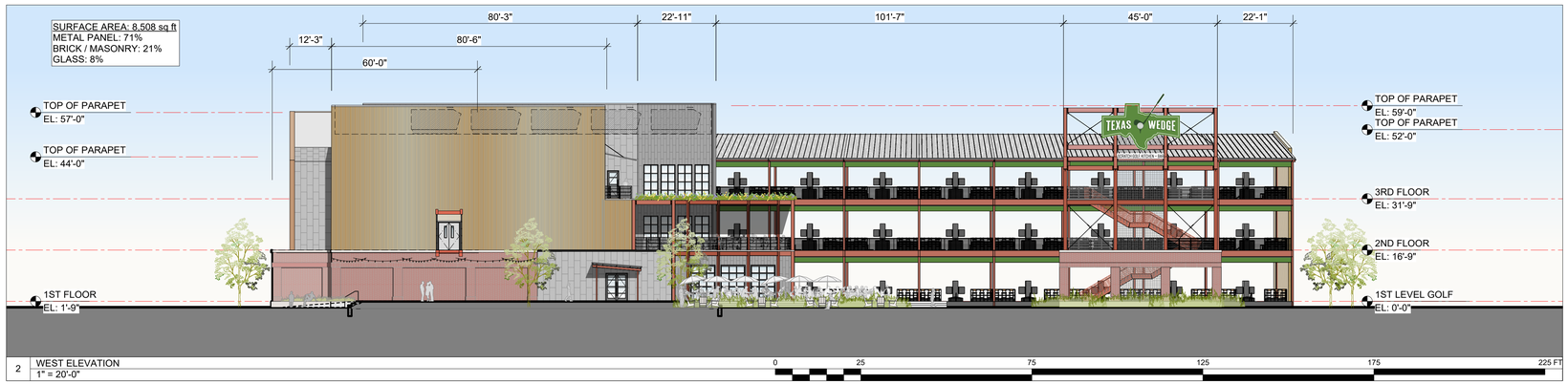
PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of Renee Ward, PE
Texas Registration No. 140049 On Date Shown Below.

SHEET 1 OF 1

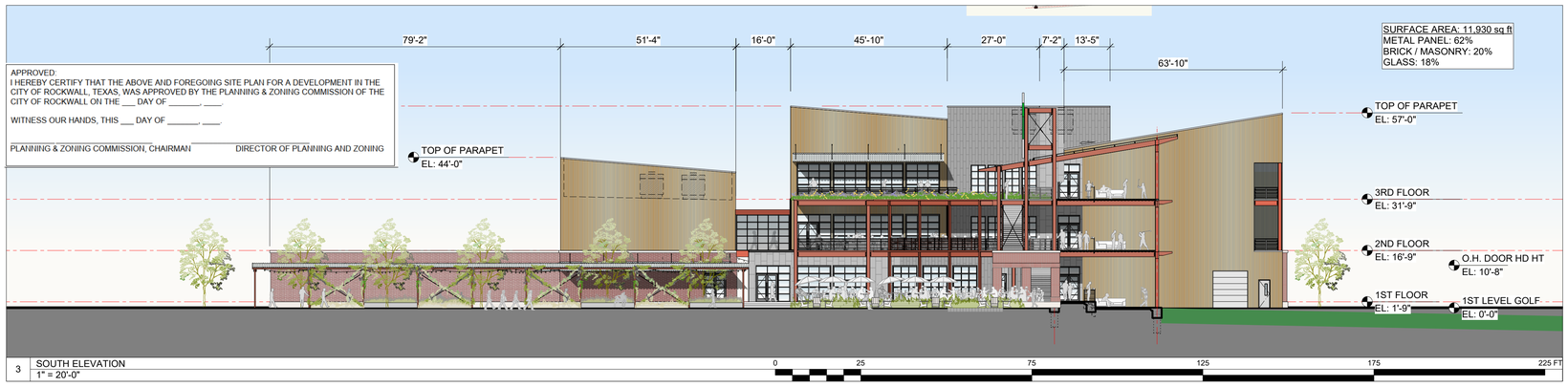
DATE: 4/24/2024
W.A. No. 19144.02



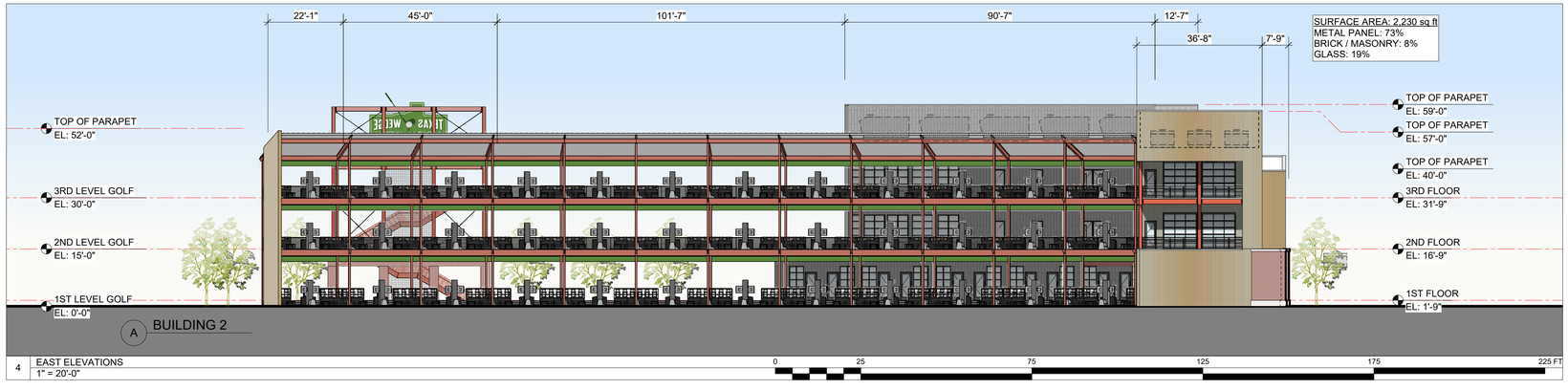
1 NORTH ELEVATION
1" = 20'-0"



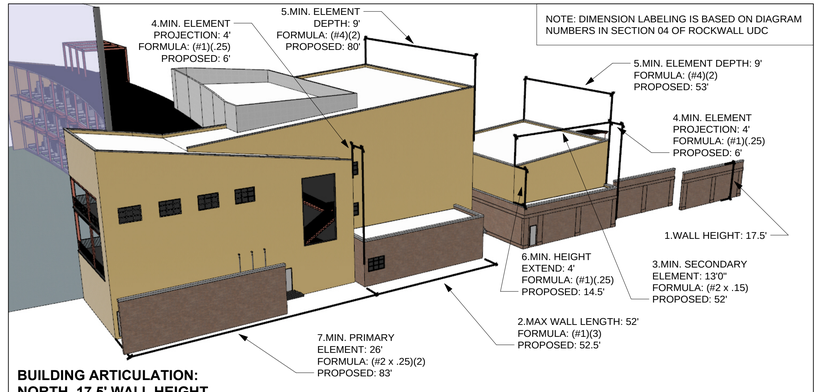
2 WEST ELEVATION
1" = 20'-0"



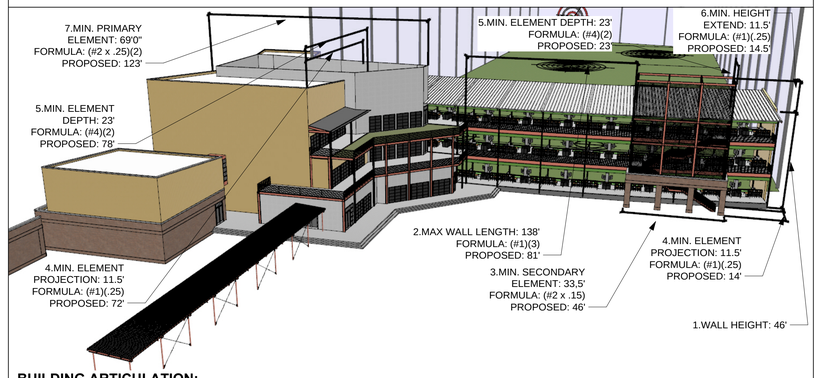
3 SOUTH ELEVATION
1" = 20'-0"



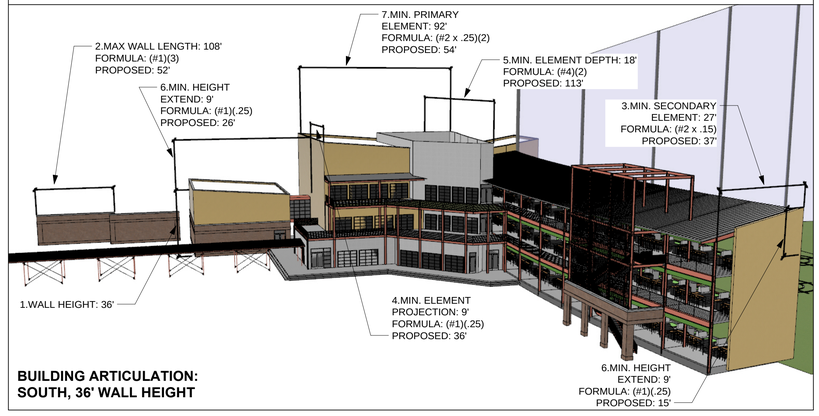
4 EAST ELEVATIONS
1" = 20'-0"



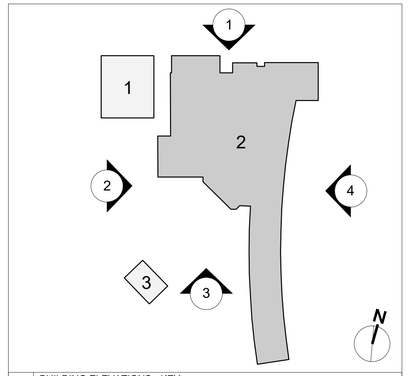
BUILDING ARTICULATION:
NORTH, 17.5' WALL HEIGHT



BUILDING ARTICULATION:
WEST, 46' WALL HEIGHT



BUILDING ARTICULATION:
SOUTH, 36' WALL HEIGHT



5 BUILDING ELEVATIONS - KEY
NOT TO SCALE

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: SP2024-010

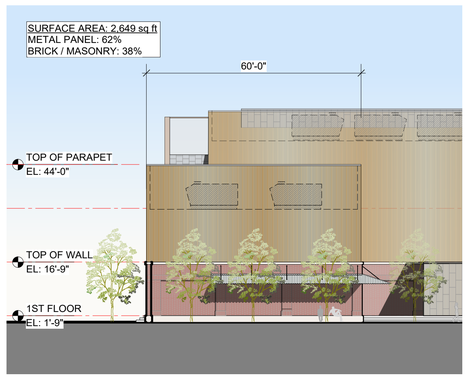
SUBMISSION

	DATE	DESCRIPTION
2	07.19.2023	SCHEMATIC REDESIGN
	08.07.2023	SUP COMMENT REVISIONS
	03.15.2024	SITE PLAN REVIEW
	04.19.2024	SITE PLAN COMMENTS

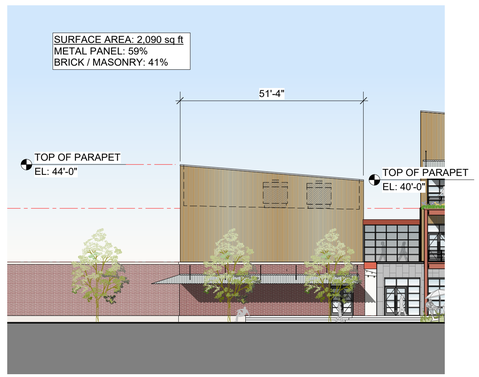
TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

ELEVATIONS

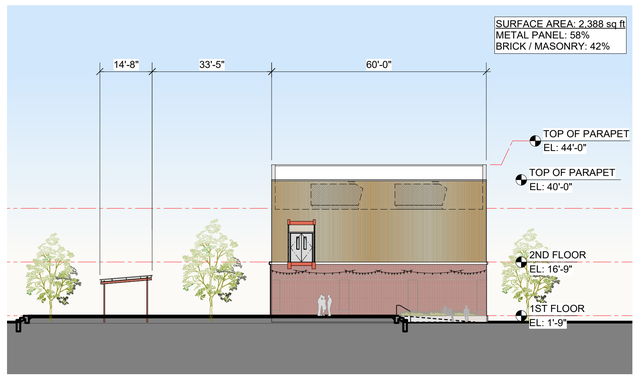
A-2.0



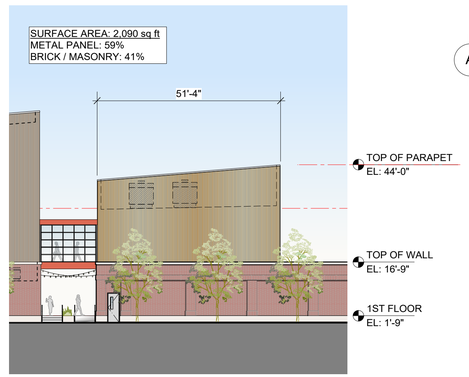
A WEST



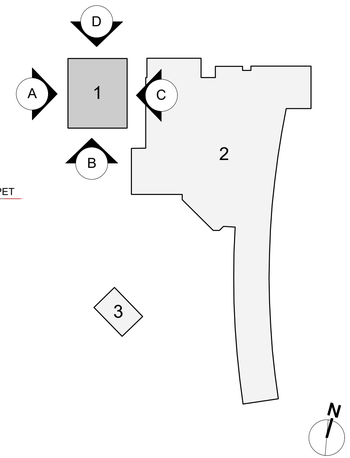
B SOUTH



C EAST

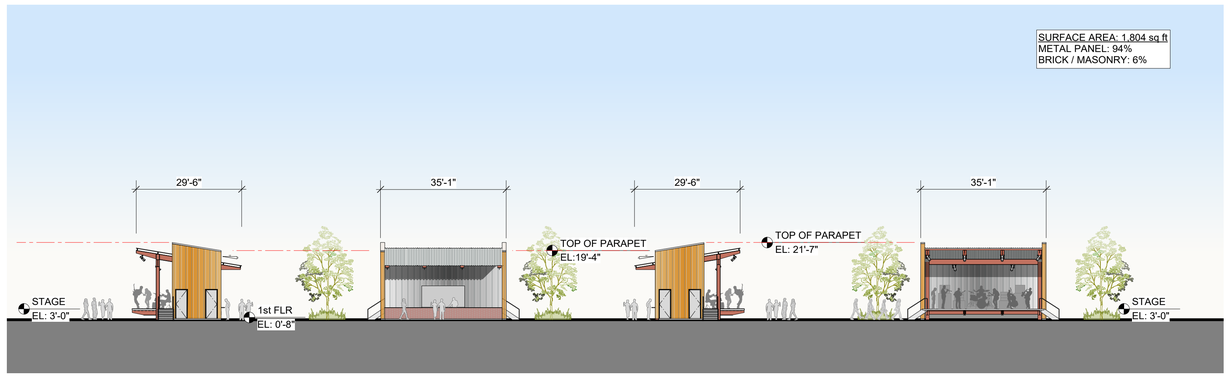


D NORTH



1 BUILDING #1 ELEVATIONS
1" = 20'-0"

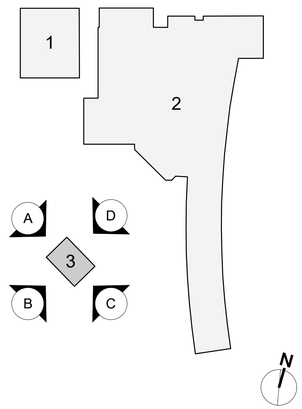
0 25 75 125 175 225 FT



A NORTHWEST B SOUTHWEST C SOUTHEAST D NORTHEAST

2 BUILDING #3 ELEVATIONS
1" = 20'-0"

0 25 75 125 175 225 FT



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

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

_____ _____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: SP2024-010

SUBMISSION

	DATE	DESCRIPTION
1	07.19.2023	SCHEMATIC REDESIGN
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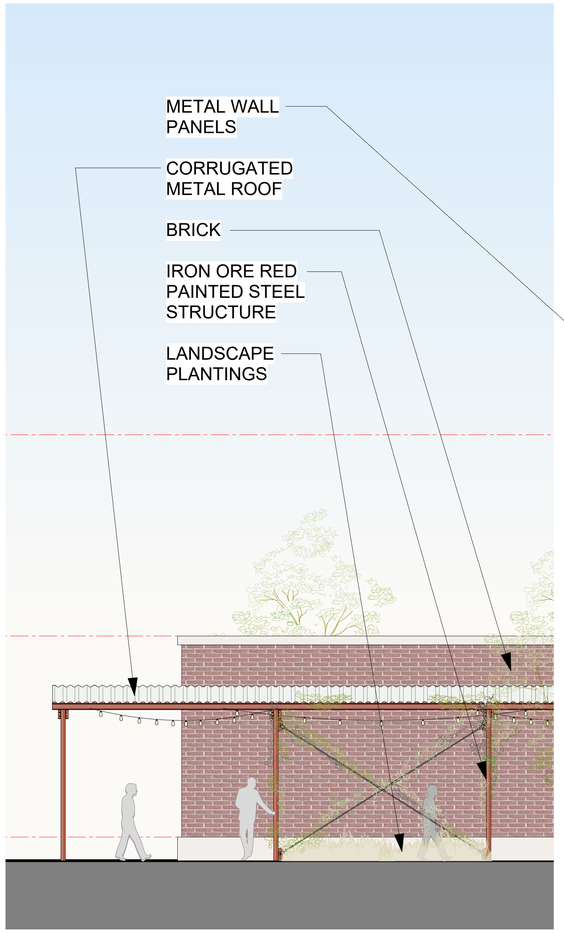
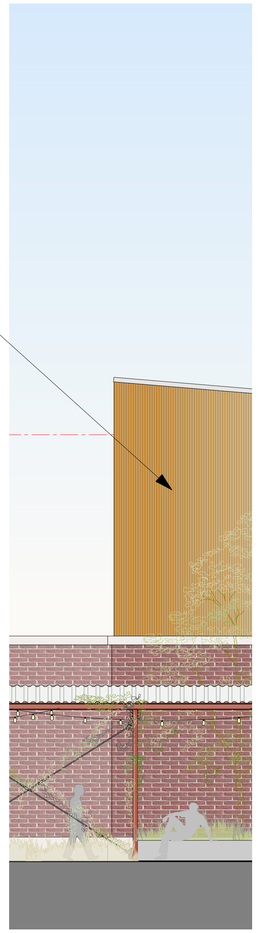
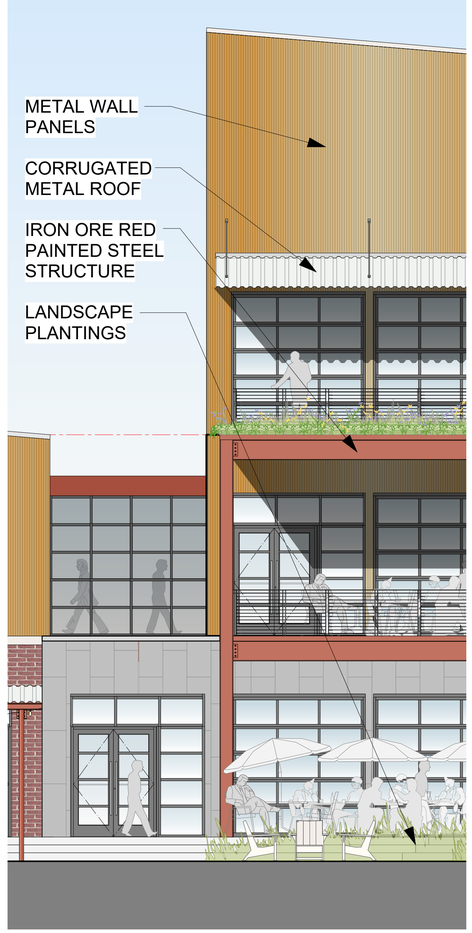
TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

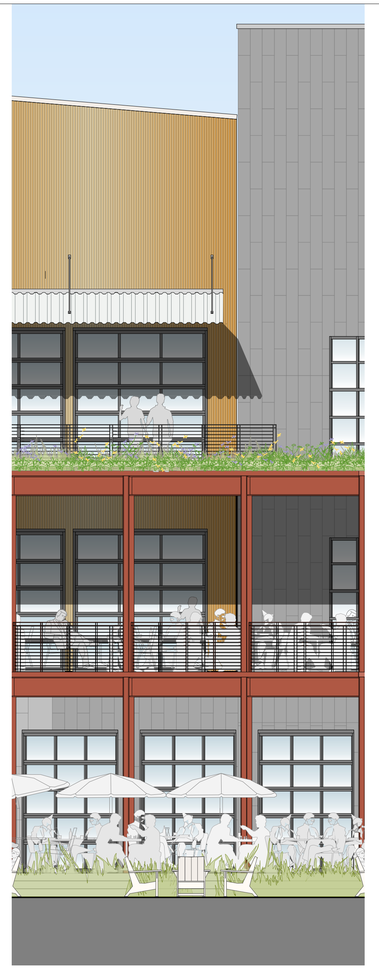
ELEVATIONS

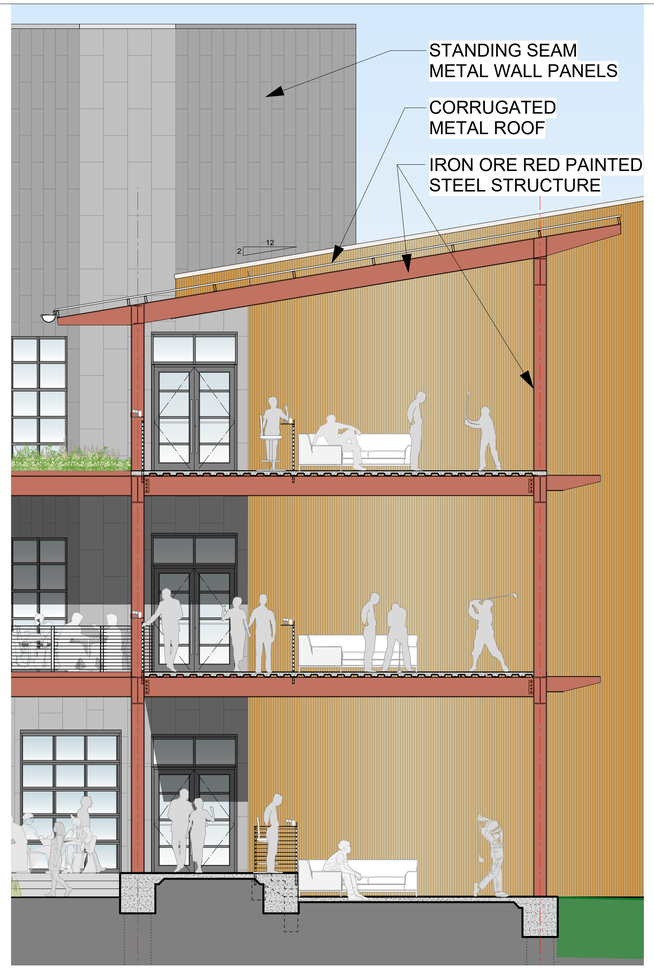
A-2.1











LANDSCAPE PLANTINGS

LANDSCAPE PLANTINGS

BRICK

CORRUGATED METAL ROOF

METAL WALL PANELS

STANDING SEAM METAL WALL PANELS

IRON ORE RED PAINTED STEEL STRUCTURE

WDS
410 SOUTH MICHIGAN AVE SUITE 512
CHICAGO ILLINOIS 60605
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

TEXAS WEDGE FACILITY
ROCKWALL, TX

ZONING CASE: Z2023-035

SUBMISSION

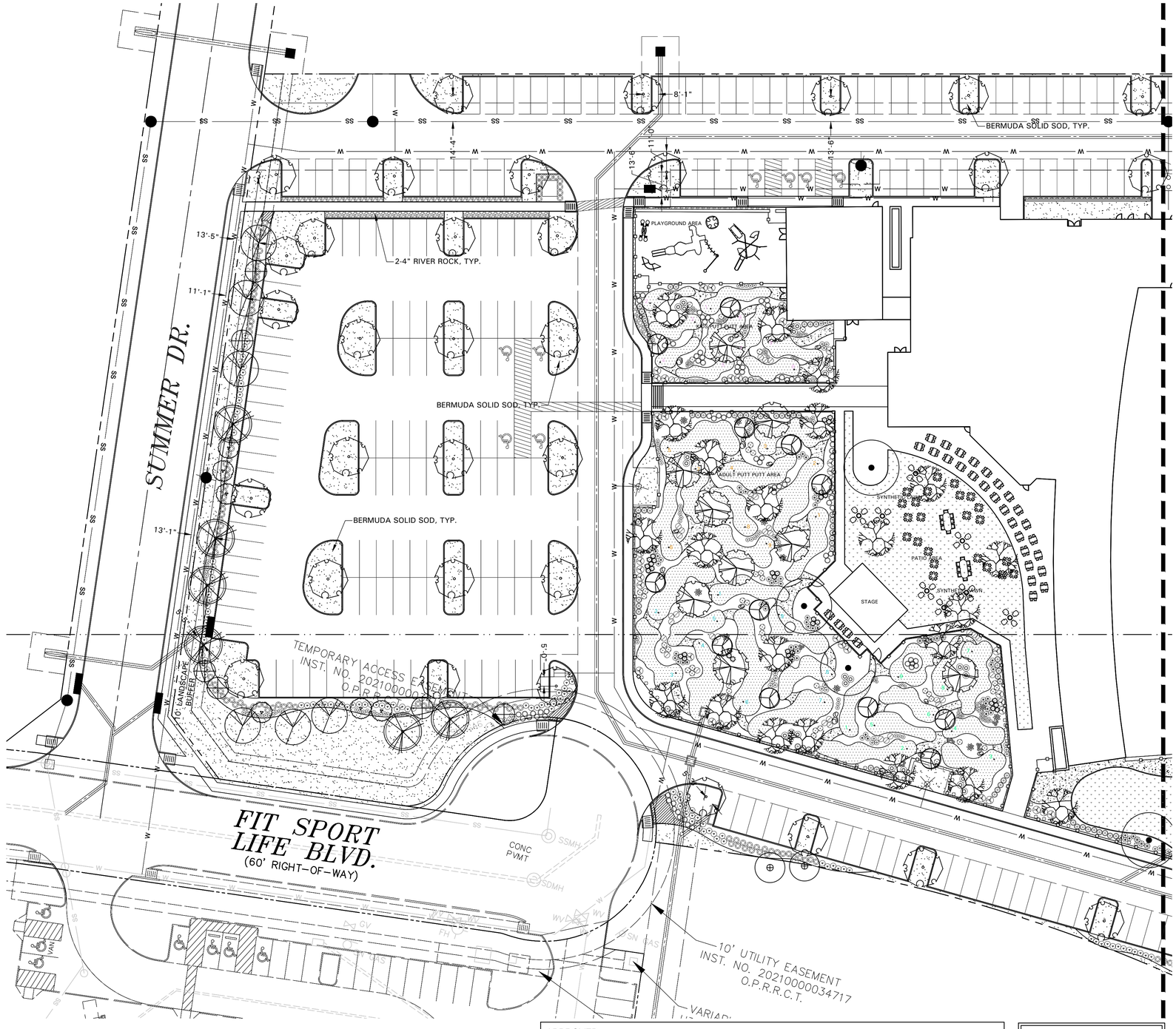
△	DATE	DESCRIPTION
	07.19.2023	SCHEMATIC REDESIGN
	08.07.2023	SUP COMMENT REVISIONS
	03.15.2024	SITE PLAN REVIEW

TEXAS WEDGE
SCRATCH GOLF KITCHEN + BAR

MATERIALS BOARD

A-2.1

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



GRAPHIC SCALE

0 30 60 FEET

Scale 1"=30' - 0"

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

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

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

NO DETENTION POND BEING PROPOSED ON PROJECT SITE.

MATCHLINE REF. L1.04

GENERAL LAWN NOTES

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

SOLID SOD:

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

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB' OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

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

IRRIGATION:

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

MAINTENANCE REQUIREMENTS:

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

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
3. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.
4. BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED. APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

PRUNING AND TRIMMING NOTES

1. CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
2. ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
3. DO NOT 'TOP' OR 'HEAD' TREES.
4. IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
5. REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
6. CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
7. CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
8. CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
9. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.

PLANT SCHEDULE

LABEL	COMMON NAME
	SHADE TREES
BO	Bur Oak
CE	Cedar Elm
CO	Chinkapin Oak
LE	'Bosque' Lacebark Elm
LO	Live Oak
RO	Texas Red Oak
	ORNAMENTAL TREES
DW	Desert Willow
MP	Mexican Plum
RB	Oklahoma Redbud
	SHRUBS
AB	Edward Goucher Abelia
BAR	Crimson Pygmy Barberry
DBH	Dwarf Burford Holly
DMG	Dwarf Maiden Grass
DN	Dwarf Nandina 'Flirt'
DY	Dwarf Yaupon Holly
GM	Gulf Muhly
LM	Lindheimer Muhly Grass
PP	Hardy Spineless Prickly Pear
RM	Tuscan Blue Rosemary
RY	Red Yucca
SL	Sunshine Ligustrum
TC	Turk's Cap
TS	Texas Sotol
TX	Texas Sage 'Green Cloud'
WM	Wax Myrtle
	GROUNDCOVER/VINES/GRASS
BRJ	Blue Rug Juniper
GL	Giant Lirope
LS	New Gold Lantana/Black Eyed Susan Mix
MFG	Mexican Feather Grass
MY	Moonshine Yarrow
PC	Purple Coneflower
	Bermuda Solid Sod TifTuf
	2-4" River Rock

L1.03 LANDSCAPE PLAN
TEXAS WEDGE FACILITY

BEING 9.807 ACRES AND A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND,LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120

ROCKWALL COUNTY, TEXAS
CASE NO. SP2024-010

EXISTING ZONING: COMMERCIAL & I-30 OVERLAY WITH SUP# S-287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR COMMERCIAL AMUSEMENT RECREATION

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

DATE: 4/22/2024

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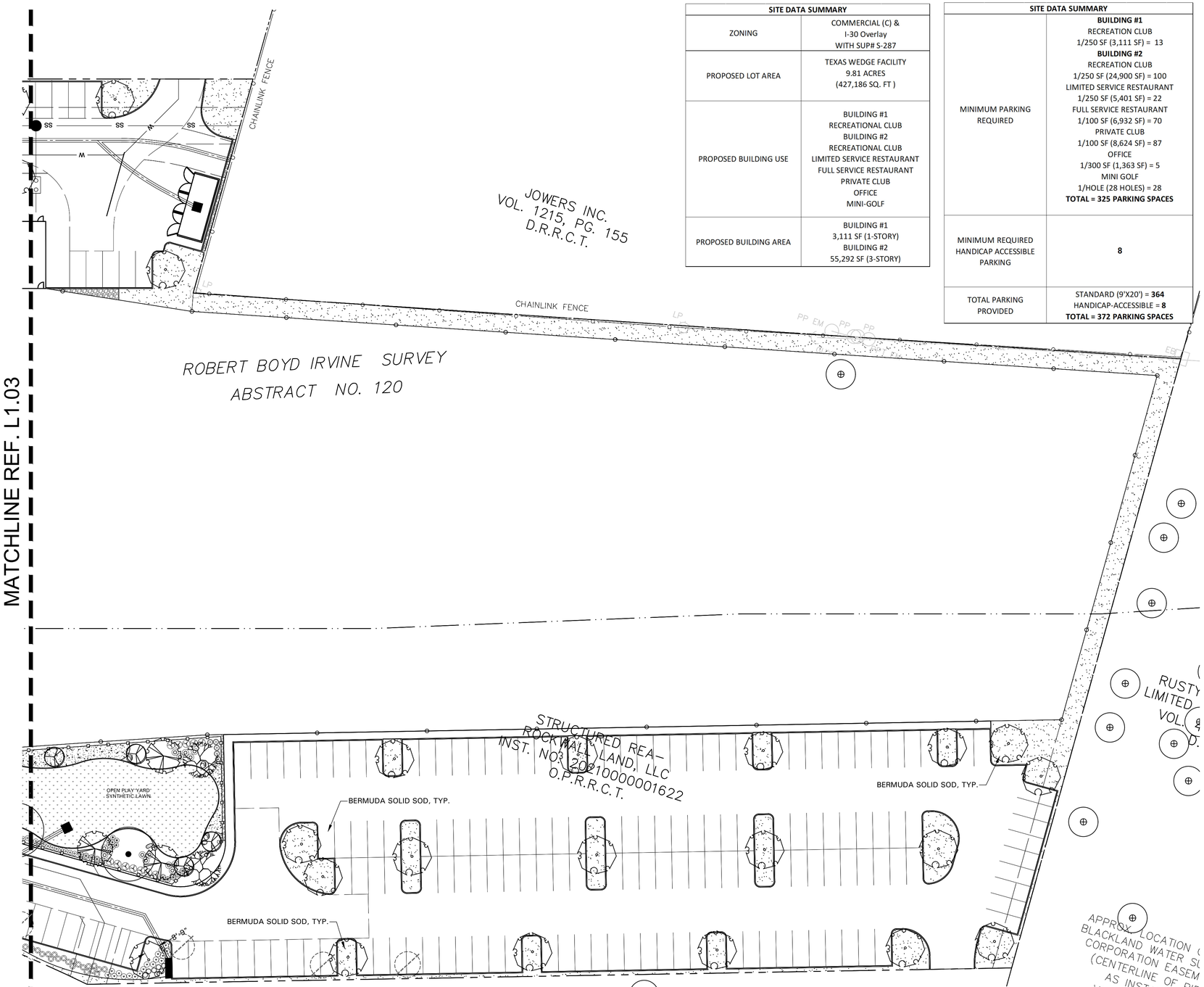
MATCHLINE REF. L1.03



SITE DATA SUMMARY	
ZONING	COMMERCIAL (C) & I-30 Overlay WITH SUP# S-287
PROPOSED LOT AREA	TEXAS WEDGE FACILITY 9.81 ACRES (427,186 SQ. FT)
PROPOSED BUILDING USE	BUILDING #1 RECREATIONAL CLUB BUILDING #2 RECREATIONAL CLUB LIMITED SERVICE RESTAURANT FULL SERVICE RESTAURANT PRIVATE CLUB OFFICE MINI-GOLF
PROPOSED BUILDING AREA	BUILDING #1 3,111 SF (1-STORY) BUILDING #2 55,292 SF (3-STORY)

SITE DATA SUMMARY	
MINIMUM PARKING REQUIRED	**BUILDING #1** RECREATION CLUB 1/250 SF (3,111 SF) = 13 **BUILDING #2** RECREATION CLUB 1/250 SF (24,900 SF) = 100 LIMITED SERVICE RESTAURANT 1/250 SF (5,401 SF) = 22 FULL SERVICE RESTAURANT 1/100 SF (6,932 SF) = 70 PRIVATE CLUB 1/100 SF (8,624 SF) = 87 OFFICE 1/300 SF (1,363 SF) = 5 MINI GOLF 1/HOLE (28 HOLES) = 28 **TOTAL = 325 PARKING SPACES**
MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	**8**
TOTAL PARKING PROVIDED	STANDARD (9'X20') = **364** HANDICAP-ACCESSIBLE = **8** **TOTAL = 372 PARKING SPACES**

LANDSCAPE TABULATIONS
ROCKWALL, TEXAS

NON RESIDENTIAL BUFFERS ABUTTING R-O-W

1. Buffer strips shall be a minimum of 15'/20' wide along the entire length of the property's frontage abutting the right of way. All landscape buffers shall incoproate groundcover, a built up berm and shrubbery. Berms and shrubs shall have a minimum height of 30".

2. One canopy tree and one accent tree shall be incorporated for every 50 l.f.

3. Per Article 5, subsection 6.02 - Two shade trees shall be provided for every 100 l.f.

Fit Sport Life Blvd = 268 l.f.

REQUIRED	PROVIDED
20' wide buffer	23' wide buffer
berm and/or shrubs	shrubs 36" ht.
5 canopy trees, 4" cal.	5 canopy trees, 4" cal.
5 accent trees, 4' ht.	5 accent trees, 4' ht.

Roadway (no name) = 347 l.f.

REQUIRED	PROVIDED
15' wide buffer	15' wide buffer
berm and/or shrubs	shrubs 36" ht.
7 canopy trees, 4" cal.	7 canopy trees, 4" cal.
7 accent trees, 4' ht.	7 accent trees, 4' ht.

PARKING LOT LANDSCAPE

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

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

Parking spaces: 388

REQUIRED	PROVIDED
36" screen	36" screen
39 canopy trees, 4" cal.	51 canopy trees, 4" cal.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
	BO	Bur Oak	*Quercus macrocarpa*	4" cal.	12' ht., 4' spread, matching
	CE	Cedar Elm	*Ulmus crassifolia*	4" cal.	12' ht., 4' spread, matching
	CO	Chinkapin Oak	*Quercus muhlenbergii*	4" cal.	12' ht., 4' spread, matching
	LE	'Bosque' Lacebark Elm	*Ulmus parvifolia 'UPMTF'*	4" cal.	14' ht., 5' spread, matching
	LO	Live Oak	*Quercus virginiana*	6-8" cal.	16-18' ht., 6-8' spread, matching
	RO	Texas Red Oak	*Quercus texana*	4" cal.	12' ht., 4' spread, matching
		ORNAMENTAL TREES			
	DW	Desert Willow	*Chilopsis linearis*	30 gal.	8' ht., 4' spread, multi trunk, 3 cane min.
	MP	Mexican Plum	*Prunus mexicana*	30 gal.	8' ht., 4' spread min.
	RB	Oklahoma Redbud	*Cercis reniformis 'Oklahoma'*	30 gal.	8' ht., 4' spread, 3 trunk min.
		SHRUBS			
	AB	Edward Goucher Abelia	*Abelia x grandiflora 'Edward Goucher'*	36" ht.	full, 20" spread, 36" o.c.
	BAR	Crimson Pygmy Barberry	*Berberis thunbergii 'Crimson Pygmy'*	5 gal.	full, 18" sprd, 24" o.c.
	DBH	Dwarf Burford Holly	*Ilex cornuta ' Burford Nana'*	36" ht.	full, 20" spread, 36" o.c.
	DMG	Dwarf Maiden Grass	*Miscanthus sinensis 'Yakushima'*	5 gal.	full, 20" spread, 30" o.c.
	DN	Dwarf Nandina 'Flirt'	*Nandina domestica 'Flirt'*	5 gal.	full, 30" o.c.
	DY	Dwarf Yaupon Holly	*Ilex vomitoria 'Condeaux'*	5 gal.	full, 24" sprd, 24" o.c.
	GM	Gulf Muhly	*Muhlenbergia capillaris*	3 gal.	full, 30" o.c.
	LM	Lindheimer Muhly Grass	*Muhlenbergia lindheimeri*	5 gal.	full, 24" spread, 36" o.c.
	PP	Hardy Spineless Prickly Pear	*Opuntia cacanapa 'Ellisiana'*	5 gal.	full, 24" sprd, 36" o.c.
	RM	Tuscan Blue Rosemary	*Rosmarinus officinalis 'Tuscan Blue'*	5 gal.	full, 24" sprd, 30" o.c.
	RY	Red Yucca	*Hesperaloe parvifolia*	5 gal.	full, 24" sprd, 30" o.c.
	SL	Sunshine Ligustrum	*Ligustrum sinense 'Sunshine'*	5 gal.	full, 20" spread, 36" o.c.
	TC	Turk's Cap	*Malvaviscus arboreus var. 'Drummondii'*	7 gal.	full, 24" sprd, 36" o.c.
	TS	Texas Sotol	*Dasylirion texanum*	7 gal.	full, 24" sprd, 36" o.c.
	TX	Texas Sage 'Green Cloud'	*Leucophyllum frutescens 'Green Cloud'*	5 gal.	full, 24" sprd, 36" o.c.
	WM	Wax Myrtle	*Myrica cerifera*	7 gal.	full, 30" sprd, 40" o.c.
		GROUNDCOVER/VINES/GRASS			
	BRJ	Blue Rug Juniper	*Juniperus horizontalis 'Wiltonii'*	1 gal.	full, 18" o.c.
	GL	Giant Lirope	*Liriope gigantea*	1 gal.	full, 18" o.c.
	LS	New Gold Lantana/Black Eyed Susan Mix	*Lantana x hybrida'New Gold' / Rudbeckia*	1 gal.	full, 18" o.c.
	MFG	Mexican Feather Grass	*Nassella tenuissima*	1 gal.	full, 18" o.c.
	MY	Moonshine Yarrow	*Achillea x 'Moonshine'*	1 gal.	full, 18" o.c.
	PC	Purple Coneflower		1 gal.	full, 18" o.c.
		Bermuda Solid Sod TifTuf			
		2-4" River Rock			

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

L1.04 LANDSCAPE PLAN
TEXAS WEDGE FACILITY

BEING 9.807 ACRES AND A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA–ROCKWALL LAND,LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
ROCKWALL COUNTY, TEXAS
CASE NO. SP2024–010

EXISTING ZONING: COMMERCIAL & I–30 OVERLAY WITH SUP# S–287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR COMMERCIAL AMUSEMENT RECREATION

IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (SUBSECTION 05.04, OF ARTICLE 08)

NO DETENTION POND BEING PROPOSED ON PROJECT SITE.

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

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

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

PLANNING & ZONING COMMISSION, CHAIRMAN _____ DIRECTOR OF PLANNING AND ZONING

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

DATE: 4/22/2024

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SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

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

1.2 REFERENCE DOCUMENTS

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

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
   1. PLANTING (TREES, SHRUBS, GRASSES)
   1. BED PREP AND FERTILIZATION
   3. NOTIFICATION OF SOURCES
   4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
   5. GUARANTEE

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTITUTE (Z60.1) - PLANT MATERIAL

B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES.

C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.

B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK

C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 MAINTENANCE AND GUARANTEE

MAINTENANCE:

A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.

B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS.

C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.

D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNERS AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.

E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD

G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR

H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

I. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.

L. REAPPLY MULCH TO BARE AND THIN AREAS.

M. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
   a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
   b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
   c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

GUARANTEE:

A. TREES, SHRUBS, GROUNDCVOER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.

B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE FINAL.

C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.

D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.

E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM, INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER.

G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE ACCEPTED WORK.

1.9 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.

D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS.

E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.

G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

A. PREPARATION
   1. BALLED AND BURLAPPED B&B PLANTS): DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT.
   2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.

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

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL.

B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.

C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY.

D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS.

E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC CONDITIONS.

F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.

G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING

K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND.

L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR INSECT DAMAGE WILL BE REJECTED.

M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER

N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.

P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:
   1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.
   2. PHYSICAL PROPERTIES AS FOLLOWS:
      a. CLAY – BETWEEN 7-27%
      b. SILT – BETWEEN 15-25%
      c. SAND – LESS THAN 52%
   3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.
   4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.

B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.

C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLADEWATER, TEXAS; 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.

F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.

H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

A. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL.

B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.

C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE. AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444)

D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"

F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.

G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER.

H. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

3.1 PREPARATION

A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.

B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS:
   1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).
   2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY.

C. GRASS AREAS:
   1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED.

B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE.

C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.

D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL 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. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED.

F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN IT'S VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (¾") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS.

G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS.

H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1 PART BED PREPARATION. 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 ⅔ OF THE BALL AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BE ROOT BOUND. IF SO FOLLOW STANDARD NURSERY PRACTICE OF 'ROOT SCORING'.

I. DO NOT WRAP TREES.

J. DO NOT OVER PRUNE.

K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.

M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.

N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.

O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED MULCH.

P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.

R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.

S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION.
   1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES.
   2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
   3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.

Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.
   1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT BENDS.
   2. TOP OF EDGING SHALL BE ½" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
   3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE.
   4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.
   5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

3.3 CLEANUP AND ACCEPTANCE

A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY.

B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES.

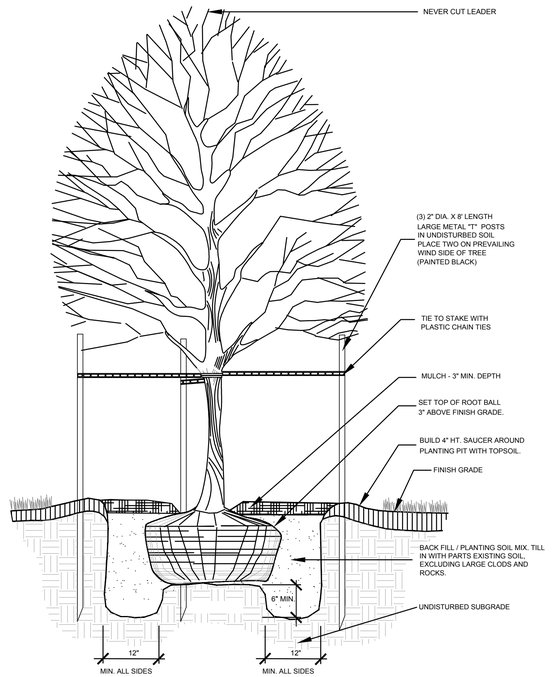
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

D. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.

E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.

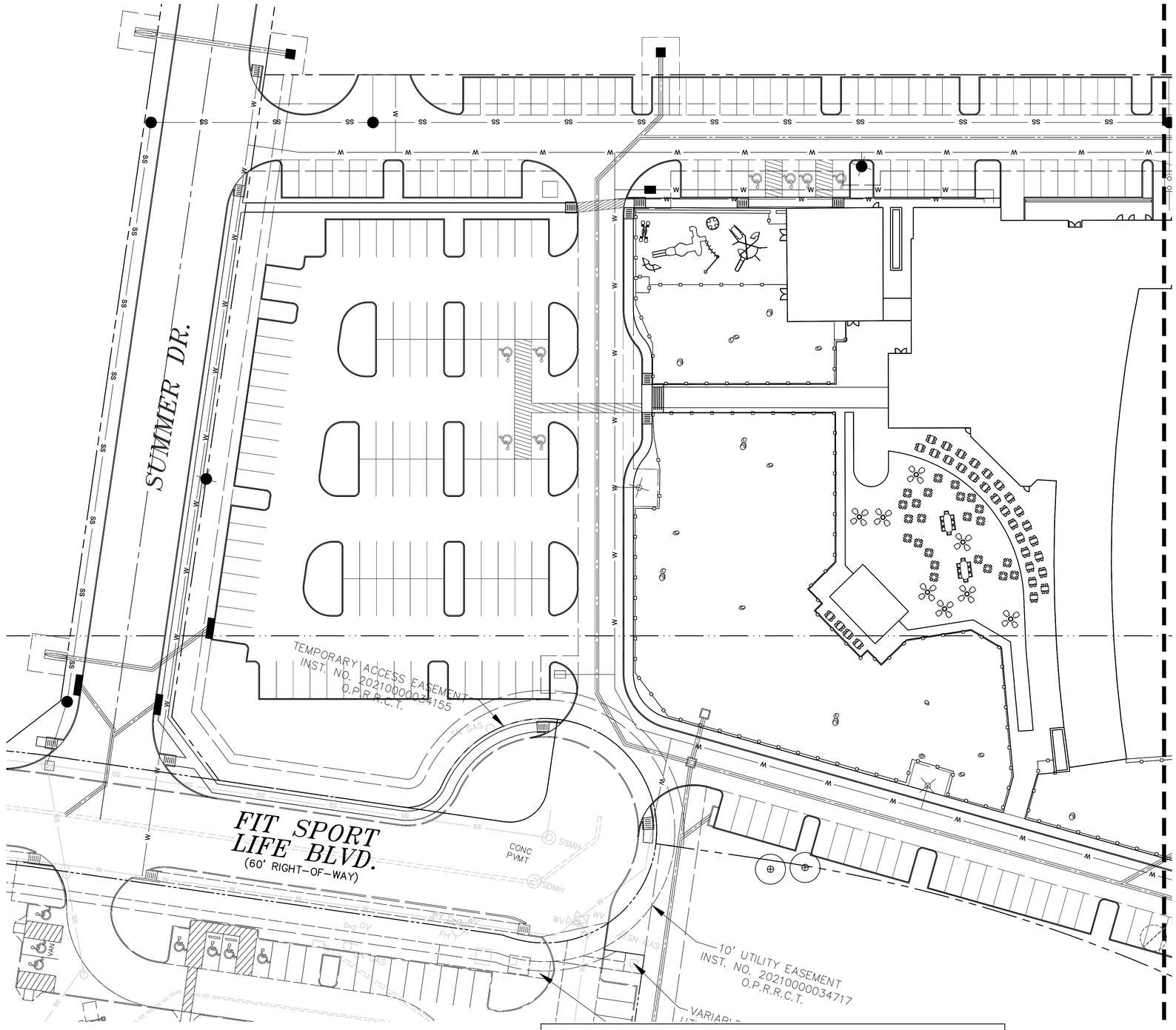
F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

END OF SECTION


NEVER CUT LEADER
(3) 2" DIA. X 8' LENGTH LARGE METAL "T" POSTS IN UNDISTURBED SOIL. PLACE TWO ON PREVAILING WIND SIDE OF TREE (PAINTED BLACK)
TIE TO STAKE WITH PLASTIC CHAIN TIES
MULCH - 3" MIN. DEPTH
SET TOP OF ROOT BALL 3" ABOVE FINISH GRADE.
BUILD 4" HT

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

PRINTED: 4/24/2024 STB FILE: ---- LAST SAVED: 4/24/2024 10:29 AM SAVED BY: AMANDARICHARDSON FILE: 24048_LANDSCAPE SERIES.DWG



SITE DATA SUMMARY	
MINIMUM PARKING REQUIRED	**BUILDING #1** RECREATION CLUB 1/250 SF (3,111 SF) = 13 **BUILDING #2** RECREATION CLUB 1/250 SF (24,900 SF) = 100 LIMITED SERVICE RESTAURANT 1/250 SF (5,401 SF) = 22 FULL SERVICE RESTAURANT 1/100 SF (6,932 SF) = 70 PRIVATE CLUB 1/100 SF (8,624 SF) = 87 OFFICE 1/300 SF (1,363 SF) = 5 MINI GOLF 1/HOLE (28 HOLES) = 28 **TOTAL = 325 PARKING SPACES**
MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	**8**
TOTAL PARKING PROVIDED	STANDARD (9'X20') = **364** HANDICAP-ACCESSIBLE = **8** **TOTAL = 372 PARKING SPACES**

SITE DATA SUMMARY	
ZONING	COMMERCIAL (C) & I-30 Overlay WITH SUP# S-287
PROPOSED LOT AREA	TEXAS WEDGE FACILITY 9.81 ACRES (427,186 SQ. FT)
PROPOSED BUILDING USE	BUILDING #1 RECREATIONAL CLUB BUILDING #2 RECREATIONAL CLUB LIMITED SERVICE RESTAURANT FULL SERVICE RESTAURANT PRIVATE CLUB OFFICE MINI-GOLF
PROPOSED BUILDING AREA	BUILDING #1 3,111 SF (1-STORY) BUILDING #2 55,292 SF (3-STORY)

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (48) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:
THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

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 CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. 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.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:
PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"X4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

TREE PRESERVATION LEGEND

TREE TO BE REMOVED

TREE TO REMAIN

TREE PRESERVATION FENCING

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

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

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

_____ _____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

L1.01 TREE PRESERVATION PLAN
TEXAS WEDGE FACILITY

BEING 9.807 ACRES AND A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA-ROCKWALL LAND,LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
ROCKWALL COUNTY, TEXAS
CASE NO. SP2024-010

EXISTING ZONING: COMMERCIAL & I-30 OVERLAY WITH SUP# S-287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR COMMERCIAL AMUSEMENT RECREATION

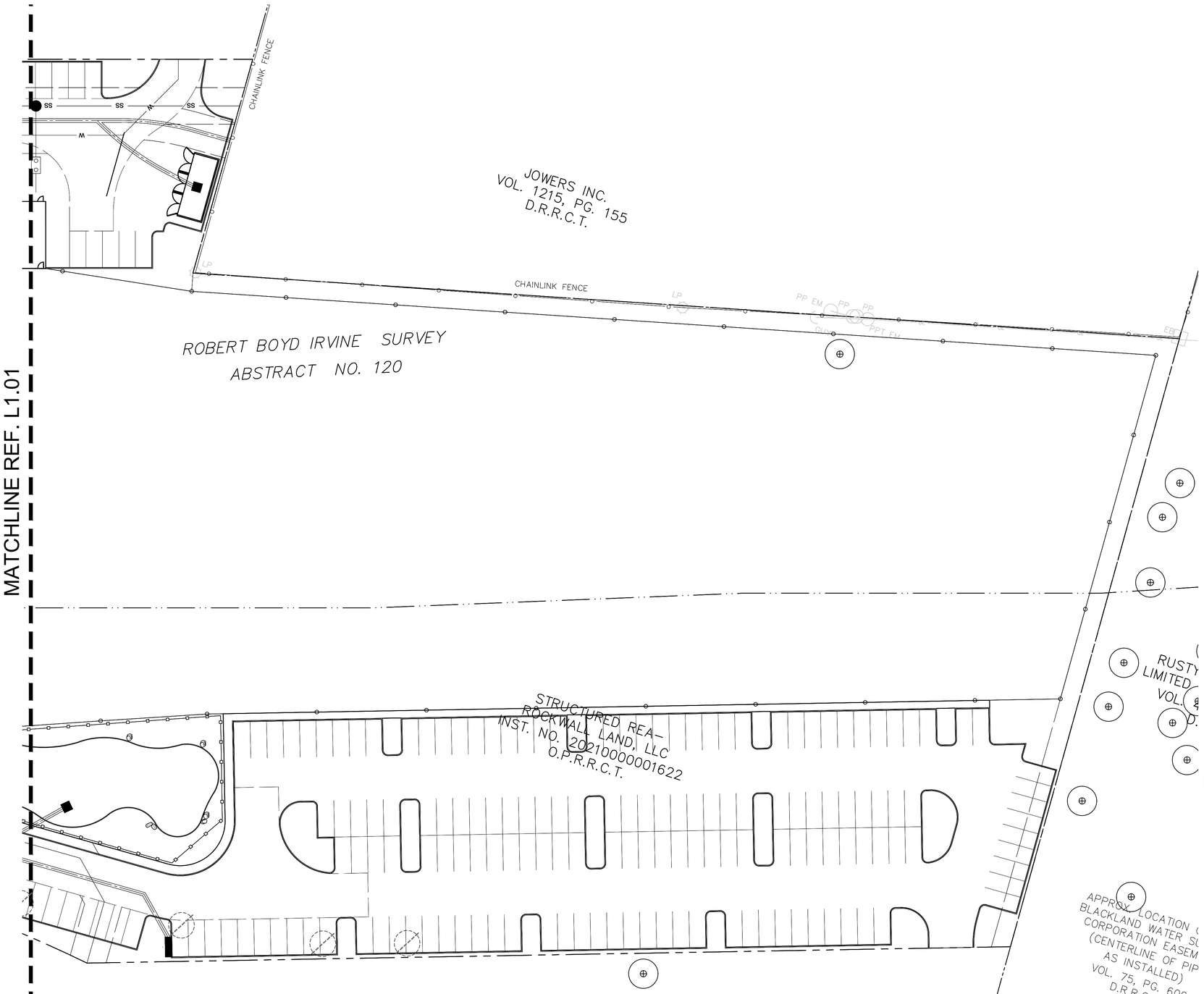
AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

DATE: 4/22/2024

PRINTED: 4/24/2024 STB FILE: ---- LAST SAVED: 4/24/2024 10:29 AM SAVED BY: AMANDARICHARDSON FILE: 24048_LANDSCAPE SERIES.DWG

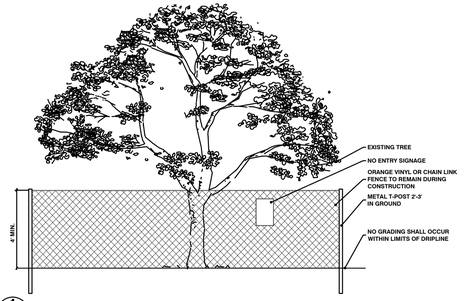
BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT

MATCHLINE REF. L1.01

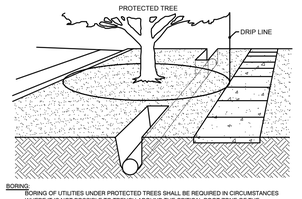


TREE PRESERVATION LEGEND

- TREE TO BE REMOVED
- TREE TO REMAIN
- TREE PRESERVATION FENCING

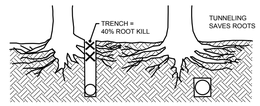


1 TREE PROTECTION FENCING
N.T.S.

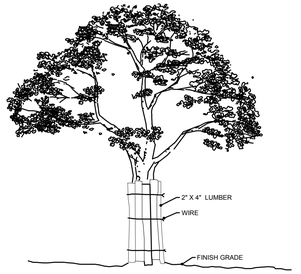


BORING

BORING OF UTILITIES UNDER PROTECTED TREES SHALL BE REQUIRED IN CIRCUMSTANCES WHERE IT IS NOT POSSIBLE TO TRENCH AROUND THE CRITICAL ROOT ZONE OF THE PROTECTED TREE. WHERE REQUIRED, THE LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AT A MINIMUM AND SHALL BE A MINIMUM DEPTH OF FORTY EIGHT (48") INCHES.



2 BORING AND TUNNELING
N.T.S.



WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE TREE MAY BE IN DANGER OF BEING DAMAGED BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE WITH 2" X 4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE BARK OF THE TREE. THE INTENT IS TO PROTECT THE TRUNK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

3 BARK PROTECTION
N.T.S.

GRAPHIC SCALE
0 30 60 FEET
Scale 1"=30' - 0"

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

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

_____ _____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

L1.02 TREE PRESERVATION PLAN
TEXAS WEDGE FACILITY

BEING 9.807 ACRES AND A PORTION OF A TRACT OF LAND DESCRIBED IN A DEED TO STRUCTURED REA–ROCKWALL LAND,LLC, RECORDED IN INSTRUMENT NO. 20210000001622, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120
ROCKWALL COUNTY, TEXAS
CASE NO. SP2024–010

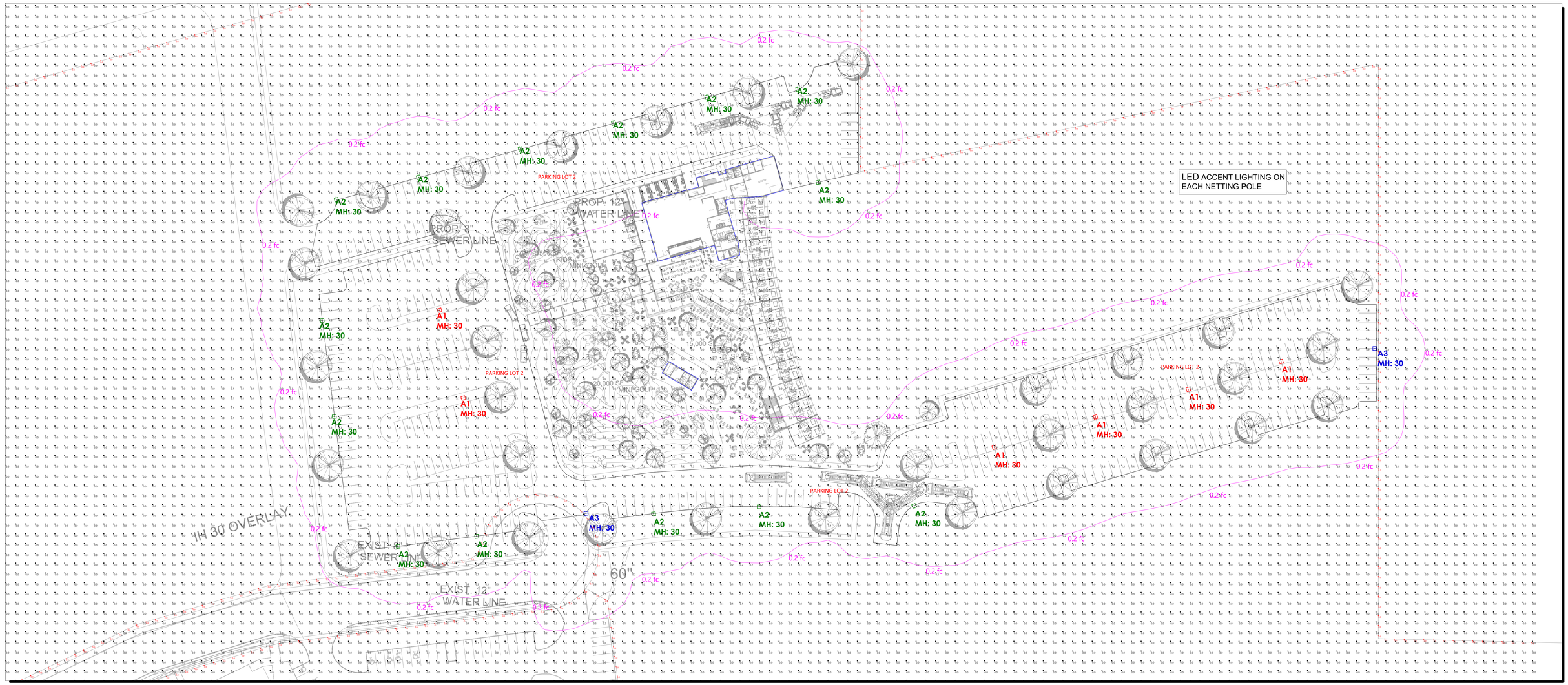
EXISTING ZONING: COMMERCIAL & I–30 OVERLAY WITH SUP# S–287
PROPOSED LAND USE: GOLF DRIVING RANGE AND OUTDOOR COMMERCIAL AMUSEMENT RECREATION

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

DATE: 4/22/2024

Luminaire Schedule							
Symbol	Label	Qty	Arrangement	Manufacturer & Part Number	LLF	Lum. Lumens	Lum. Watts
	A1	6	Single	NLS LIGHTING: NV-2-T5-80L-1-40K7-120-277-MOUNTING-COLOR-CONTROLS	0.900	30508	263
	A2	14	Single	NLS LIGHTING: NV-2-T4-80L-1-40K7-120-277-MOUNTING-COLOR-CONTROLS	0.900	29192	263
	A3	2	Single	NLS LIGHTING: NV-2-T3-80L-1-40K7-120-277-MOUNTING-COLOR-CONTROLS	0.900	29456	263

Calculation Summary										
Label	CalcType	Units	PtSpcLr	PtSpcTb	Avg	Max	Min	Avg/Min	Max/Min	Description
OVERALL CALCULATIONS	Illuminance	Fc	10	10	0.25	8.9	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
PROPERTY LINE	Illuminance	Fc	10	N.A.	0.21	8.5	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
PARKING LOT 2	Illuminance	Fc			2.23	8.9	0.5	4.46	17.80	Readings taken at 0'-0" AFG



NOTES:
1) Fixture Mounting Heights (MH) are indicated next to each fixture.
2) All fixtures labeled with "_alt" indicates an alternative fixture different from what was listed in the fixture schedule received was used in this calculation
3) Interior reflectances 80/50/20; exterior reflectances 20% UON.
4) Quantity (QTY) indicated on HLPS Luminaire Schedule is for what is included in this calculation study only - Not final counts.
5) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

ZONING CASE: SP2024-010

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

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

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

Project Name: Texas Wedge
Client:
Drawn By: MChavarria | CM
Date:4/3/2024
Version: REV1

HLPS HOSSLEY LIGHTING AND POWER SOLUTIONS

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

D-Series Size 0
LED Area Luminaire

Catalog Number

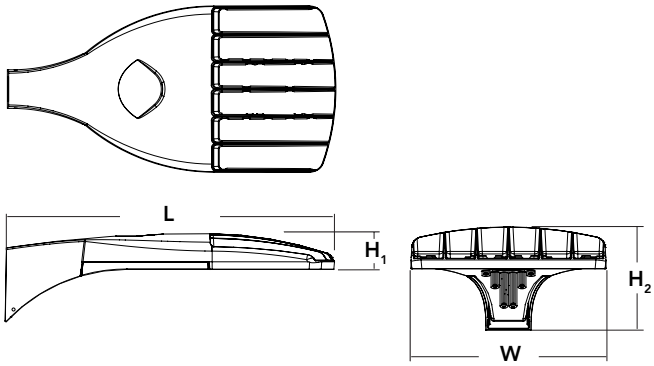
Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height$_1$:	3" (7.62 cm)
Height$_2$:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series
DSX0 LED

LEDs
Forward optics
P1 P5
P2 P6
P3 P7[1]
P4[1]
Rotated optics
P10[2] P12[2]
P11[2] P13[1,2]

Color temperature
30K 3000 K
40K 4000 K
50K 5000 K

Distribution
T1S Type I short (Automotive)
T2S Type II short
T2M Type II medium
T3S Type III short
T3M Type III medium
T4M Type IV medium
TFTM Forward throw medium
T5VS Type V very short[3]
T5S Type V short[3]
T5M Type V medium[3]
T5W Type V wide[3]
BLC Backlight control[4]
LCCO Left corner cutoff[4]
RCCO Right corner cutoff[4]

Voltage
MVOLT (120V-277V)[5,6]
XVOLT (277V-480V)[7,8,9]
120[6]
208[6]
240[6]
277[6]
347[6]
480[6]

Mounting
Shipped included
SPA Square pole mounting
RPA Round pole mounting[10]
WBA Wall bracket[3]
SPUMBA Square pole universal mounting adaptor[11]
RPUMBA Round pole universal mounting adaptor[11]
Shipped separately
KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[12]

Control options
Shipped installed
NLTAIR2 nLight AIR generation 2 enabled[13,14]
PIRHN Network, high/low motion/ambient sensor[15]
PER NEMA twist-lock receptacle only (control ordered separate)[16]
PER5 Five-pin receptacle only (control ordered separate)[16,17]
PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate)[16,17]
DMG 0-10V dimming extend out back of housing for external control (control ordered separate)[18]
PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[19,20]
PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[19,20]
PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[19,20]
PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[19,20]
FAO Field adjustable output[21]

Other options
Shipped installed
HS House-side shield[22]
SF Single fuse (120, 277, 347V)[6]
DF Double fuse (208, 240, 480V)[6]
L90 Left rotated optics[2]
R90 Right rotated optics[2]
DDL Diffused drop lens[22]
HA 50°C ambient operations[1]
Shipped separately
BS Bird spikes[23]
EGS External glare shield

Finish *(required)*
DDBXD Dark bronze
DBLXD Black
DNAXD Natural aluminum
DWHXD White
DDBTXD Textured dark bronze
DBLBXD Textured black
DNATXD Textured natural aluminum
DWHGXD Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

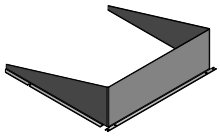
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [24]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [24]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [24]
DSHORT SBK U	Shorting cap [24]
DSX0HS 20C U	House-side shield for P1,P2,P3 and P4 [22]
DSX0HS 30C U	House-side shield for P10,P11,P12 and P13 [22]
DSX0HS 40C U	House-side shield for P5,P6 and P7 [22]
DSX0DDL U	Diffused drop lens (polycarbonate) [22]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) [25]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [12]
DSX0EGS (FINISH) U	External glare shield

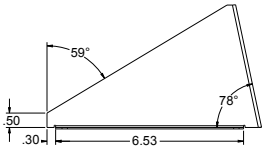
For more control options, visit DTL and ROAM online. Link to nLight Air 2

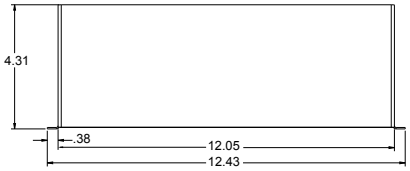
NOTES

1 HA not available with P4, P7, and P13.
2 P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
3 Any Type 5 distribution with photocell, is not available with WBA.
4 Not available with HS or DDL.
5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. XVOLT not available with fusing (SF or DF).
7 XVOLT only suitable for use with P4, P7 and P13.
8 XVOLT operates with any voltage between 277V and 480V.
9 XVOLT not available with fusing (SF or DF) and not available with PIR, PIRH, PIR1FC3V, PIRH1FC3V.
10 Suitable for mounting to round poles between 3.5" and 12" diameter.
11 Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
12 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
13 Must be ordered with PIRHN.
14 Sensor cover available only in dark bronze, black, white and natural aluminum colors.
15 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link
16 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
17 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
18 DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
19 Reference Controls Options table on page 4.
20 Reference Motion Sensor Default Table on page 4 to see functionality.
21 Not available with other dimming controls options.
22 Not available with BLC, LCCO and RCCO distribution.
23 Must be ordered with fixture for factory pre-drilling.
24 Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
25 For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8

EGS – External Glare Shield

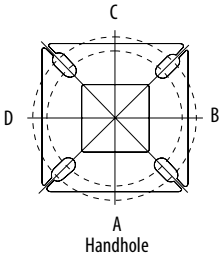


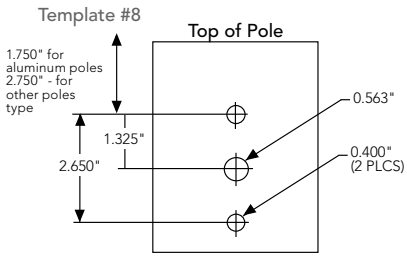




Drilling

HANDHOLE ORIENTATION
(from top of pole)





Tenon Mounting Slipfitter

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @ 90	3 @120	4 @ 90
2-3/8"	RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 390	AS3-5 320	AS3-5 490
2-7/8"	RPA	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	RPA	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	**Drilling Template**	**Single**	**2 @ 180**	**2 @ 90**	**3 @ 90**	**3 @ 120**	**4 @ 90**
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
		Minimum Acceptable Outside Pole Dimension					
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 LED	0.950	1.900	1.830	2.850	2.850	3.544

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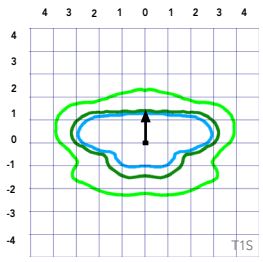
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

LEGEND

- 0.1 fc
- 0.5 fc
- 1.0 fc



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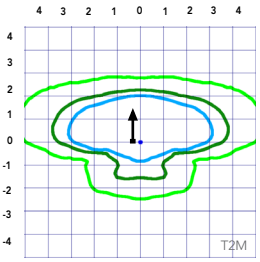

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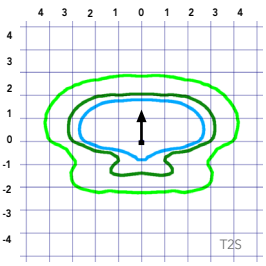

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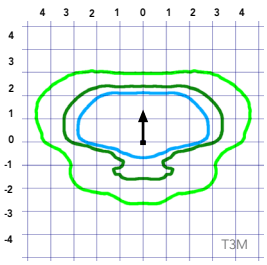

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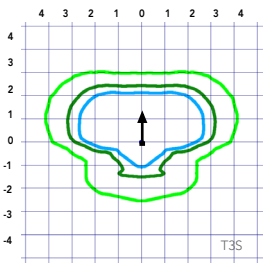

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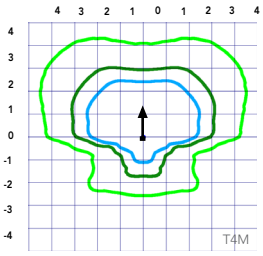

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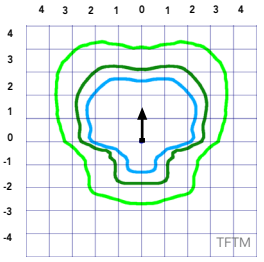

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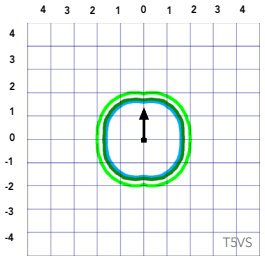

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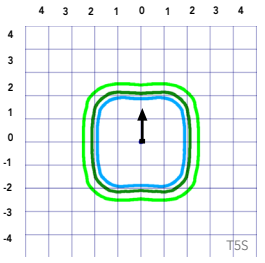

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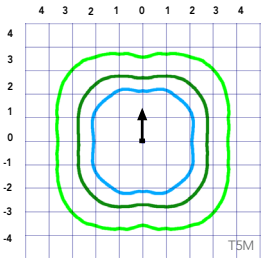

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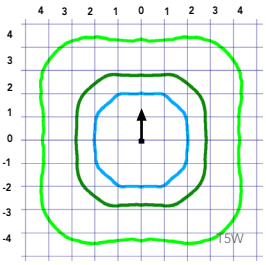

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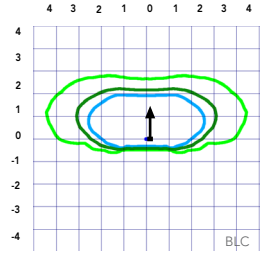

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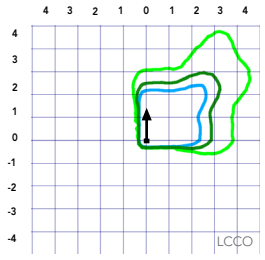

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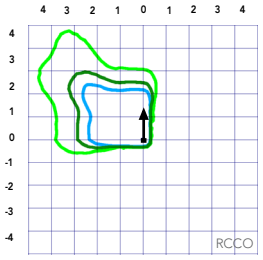

Test No.

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Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°C**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use when motion sensor is used as dusk to dawn control.						

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

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Performance Data

Lumen Output

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Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126
				T5VS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131
				T5S	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131
				T5M	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130
				T5W	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
P2	20	700	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124
				T5VS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129
				T5S	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129
				T5M	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129
				T5W	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
P3	20	1050	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120
				T5VS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125
				T5S	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
				T5M	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125
				T5W	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
P4	20	1400	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
				T5VS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121
				T5S	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121
				T5M	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
				T5W	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71
				RCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71

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Performance Data

Lumen Output

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Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	40	700	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133
				T5VS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138
				T5S	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138
				T5M	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
				T5W	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
P6	40	1050	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121
				T5VS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125
				T5S	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126
				T5M	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125
				T5W	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
P7	40	1300	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112
				T5VS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116
				T5S	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117
				T5M	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116
				T5W	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68
				RCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68

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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	30	530	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141
				T5VS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142
				T5S	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141
				T5M	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141
				T5W	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83
P11	30	700	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133
				T5VS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134
				T5S	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132
				T5M	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132
				T5W	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109
				LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78
P12	30	1050	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130
				T5VS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131
				T5S	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130
				T5M	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130
				T5W	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76
P13	30	1300	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125
				T5VS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126
				T5S	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125
				T5M	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125
				T5W	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124
				BLC	7919	3	0	3	62	8531	3	0	3	67	8639	3	0	3	67
				LCCO	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44
				RCCO	5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft^2) for optimized pole wind loading.

FINISH
Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS
The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS
The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C to 50°C ambient with HA option. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

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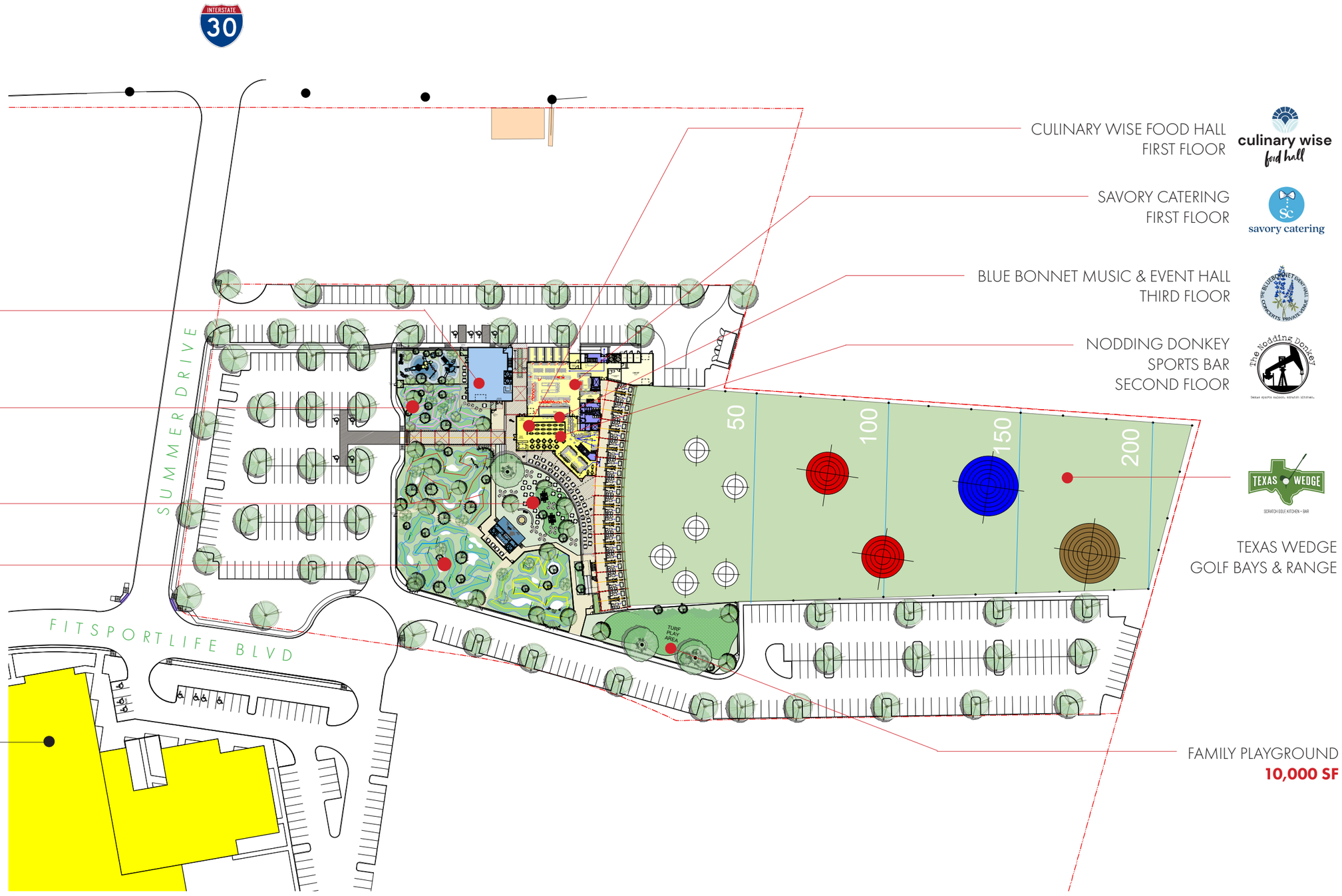


KIDS ARCADE & OUTDOOR AREA
FIRST FLOOR
6,000 SF

KIDS MINI GOLF
7,000 SF

STAGE & GREEN SPACE
15,000 SF

ADULT MINI GOLF
20,000 SF

EXISTING FITSPORTLIFE BUILDING
OPENED 2023
AMERISPORTS
VOLLEYBALL /BASKETBALL /CHEER
ORTHO /PHYSICAL THERAPY
ATHLETIC TRAINING

- Over 2,500 families weekly
- 85,000 SF multi-sport, performance and sports healthcare building
- 6 Basketball Courts
- 12 Volleyball Courts
- 2 Cheer Floors

CULINARY WISE FOOD HALL
FIRST FLOOR

SAVORY CATERING
FIRST FLOOR

BLUE BONNET MUSIC & EVENT HALL
THIRD FLOOR

NODDING DONKEY
SPORTS BAR
SECOND FLOOR

TEXAS WEDGE
GOLF BAYS & RANGE

FAMILY PLAYGROUND
10,000 SF

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

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

_____ _____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

GOLF + FOOD + FAMILY

PART OF 56 ACRE FITSPORTLIFE DEVELOPMENT

Case Number (SP2024-010)

FIRST FLOOR

CHILDREN'S PLAYGROUND

- 3000 sf kids outside play equipment
- Fully fenced with fall surface
- Seating for parents

ARCADE

- 3000 sf kids arcade with garage doors to outside lounge area

KID MINI GOLF

- 9 hole of mini golf designed for kids
- Connected to the arcade

CULINARY WISE

- Food emporium with over 10 genres of food and 200 drinks
- Candy and dessert bar
- Indoor/outdoor bar

TEXAS WEDGE

- 24 bays of golf for families and serious golfers ($25-55 per hour)

OUTDOOR STAGE

- Outdoor music venue
- 15,000 sf of green space
- Seating for 300

HALFWAY HOUSE

- Bar with Seating
- Restroom
- Storage

ADULT MINI-GOLF

- 27 holes of Putting ($18-25 per round)
- (3) Nine hole courses

FAMILY PLAY SPACE

- 10,000 sf playground for kids
- Fully fenced area that connects to south bays of golf
- Turf for unstructured athletic play

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

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

_____ _____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

TEXAS WEDGE

GOLF + FOOD + FAMILY

PART OF 56 ACRE FITSPORTLIFE DEVELOPMENT

TEXAS WEDGE

Case Number (SP2024-010)

Date

04/24/21

To

Mr. Henry Lee, AICP
Senior Planner
CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087

Regarding: Variance Request for **SP2024-010: Site Plan for Texas Wedge**

Project: Texas Wedge

Dear Mr. Lee,

We are excited to be working with the city on the site plan approval for the new Texas Wedge project. We feel that this project will not only make a positive impact in the immediate community but also draw many visitors from the surrounding communities.

We have been working through a number of issues with you all and as we have gone through the site plan process, it has become clear that we will need to ask the city for a number of variances for Texas Wedge. The building is a unique combination of many different elements and does not fit easily into the categories defined by the code. We do however feel that it is within the spirit of all the code measures and in those areas that do not fit neatly in the code definitions, we are providing a number of compensatory measures that go above and beyond the code.

Please find below a list of the variances requested and the compensatory measures we are proposing:

(1) *Masonry Materials*. "Each exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials..." In this case, it appears that each side of the proposed building elevations do not meet. (Subsection 06.02, of Article 05, UDC)

Compensatory Measure #1 – Childrens Golf #1 7,000 sf Landscaped 9 hole Kids Mini Golf Course – This area has over 7 mature trees proposed and 500 sf of native Texas plantings. This is consistent in all the 9 hole golf layouts.

Compensatory Measure #2 –Childrens Playground 5,000 sf Fully fenced play equipment and area for parents to observe and socialize.

WEFING DESIGN STUDIO
The Fine Arts Building
410 South Michigan Ave. Suite 512
Chicago, IL 60605
312 583 7087

SP2024-010: Site Plan for Texas Wedge

(2) *Stone*. "A minimum of 20% natural or quarried stone is required on all building façades…" In this case, it appears that each side of the proposed building elevations do not meet. (Subsection 06.02, of Article 05, UDC)

Compensatory Measure #1 – Adult Golf #1 7,000 sf Landscaped 9 hole Adult Mini Golf Course – This area has over 7 mature trees proposed and 500 sf of native Texas plantings. This is consistent in all the 9 hole golf layouts.

Compensatory Measure #2 – Communal Green Space 10,000 sf of social space with 5 mature trees and 200 sf of native Texas plans along with areas for games, small seated gathering spaces and tables for eating.

(3) *Articulation*. Building 1 and Building 2 do not meet the primary articulation requirements (*i.e. secondary architectural element length, wall projection, primary architectural element width, projection height, and primary architectural element length*) outlined within the General Commercial District Standards and General Overlay District Standards. (Subsection 04.01 and 06.02, of Article 05, UDC)

Compensatory Measure #1 – Adult Golf #2 7,000 sf Landscaped 9 hole Adult Mini Golf Course – This area has over 7 mature trees proposed and 500 sf of native Texas plantings. This is consistent in all the 9 hole golf layouts.

Compensatory Measure #2 – Outdoor Stage Performance area for concerts with amphitheater seating front with grass for picnic seating.

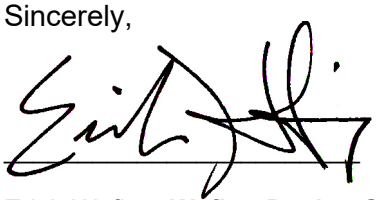
(4) The foot-candles at all property lines must not exceed 0.2 FC. In this case, there are many areas on the property, where this 0.2 FC requirement is exceeded. (Subsection 03.03. B, of Article 07, UDC)
All lighting cannot exceed 20-feet in height given the *General Overlay District Standards*. (Subsection 06.02, of Article 05, UDC)

Compensatory Measure #1 – Adult Golf #3 7,000 sf Landscaped 9 hole Adult Mini Golf Course – This area has over 7 mature trees proposed and 500 sf of native Texas plantings. This is consistent in all the 9 hole golf layouts.

Compensatory Measure #2 – Family Outdoor Play Area 10,000sf of turf with surrounding landscaping. This area can be formal informal unstructured athletic play. Fully fenced with an area for parents to observe and socialize.

Thank you very much for all the help that staff ahs given us as we navigate this process.

Sincerely,



Erich Wefing, **Wefing Design Studio**

WEFING DESIGN STUDIO
The Fine Arts Building
410 South Michigan Ave. Suite 512
Chicago, IL 60605
312 583 7087

May 14, 2024

TO: Renee Ward, P.E.
Wier & Associates, Inc.
2201 E. Lamar Boulevard, Suite 200E
Arlington, Texas 76006

CC: Conor Keilty, AIA
Structured REA-Rockwall Land LLC
3104 E. Camelback Road, Suite 2387
Phoenix, Arizona 85016

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

SUBJECT: SP2024-010; *Site Plan for Texas Wedge*

Renee Ward**:**

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 April 30, 2024. 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; and,

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

Planning and Zoning Commission
On April 30, 2024, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 5-0, with Commissioners Conway and Llewellyn absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 772-6434.

Sincerely,

Henry Lee, AICP, *Senior Planner*
City of Rockwall Planning and Zoning Department