



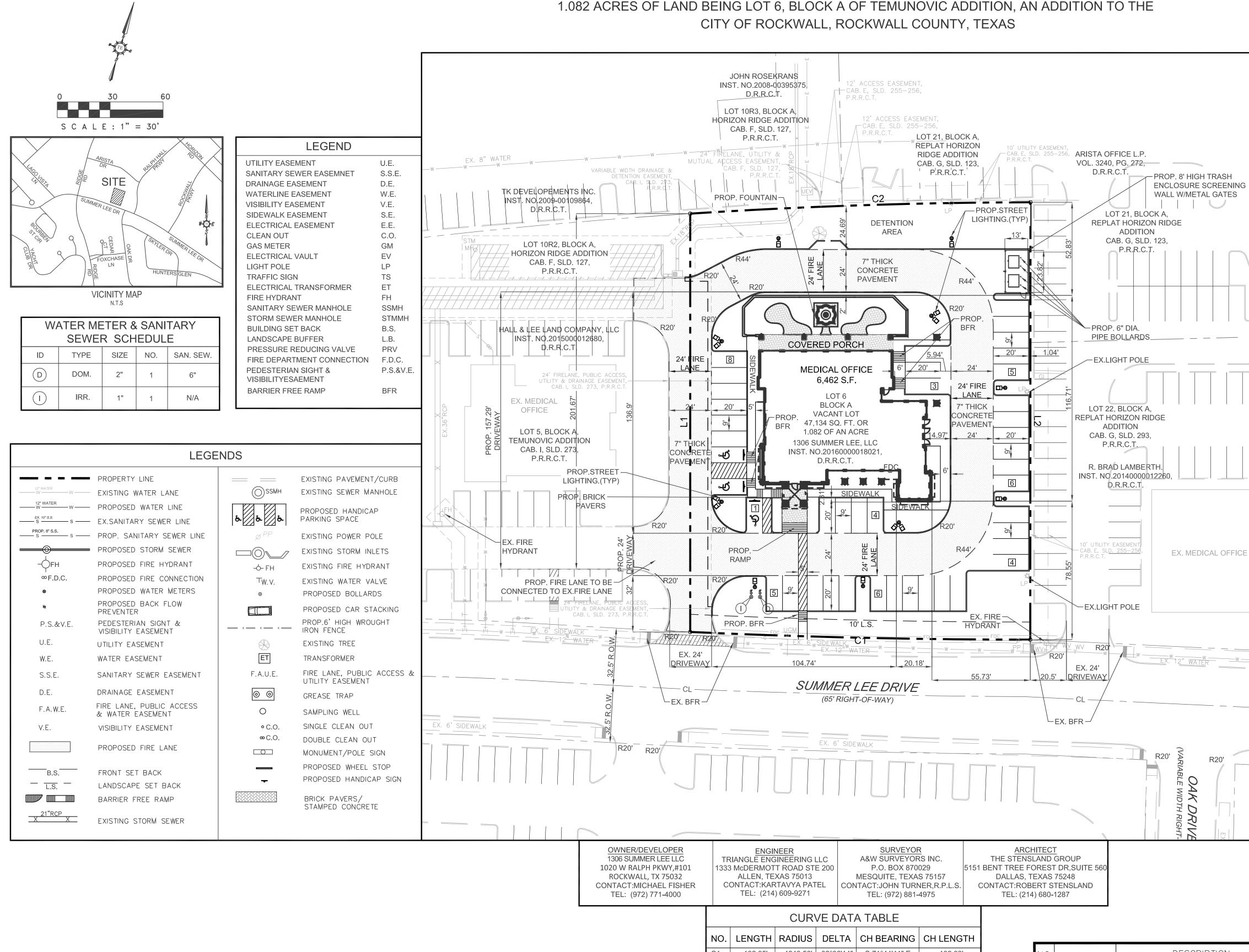
# City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





1.082 ACRES OF LAND BEING LOT 6, BLOCK A OF TEMUNOVIC ADDITION, AN ADDITION TO THE



**GENERAL NOTES** 

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF

2. A PERMIT IS REQUIRED TO CUT A CITY STREET OR WORK WITHIN THE RIGHT-OF-WAY. THE PERMIT IS ISSUED BY THE PUBLIC WORKS DEPARTMENT.

3. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.

4. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS IN GRADES AND ALIGNMENT.

5. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS.", VOL. 29, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.

6. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION OR BETTER.

7. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

8. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING FROM THE FROM THE DESIGN ENGINEER. THE DIRECTOR OF PUBLIC WORKS SHALL APPROVE ANY DEVIATIONS FROM STATE REGULATIONS.

9. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.

SITE DATA SUMMARY TABLE						
PHYSICAL ADDRESS	TO BE DETER	RMINED				
GROSS SITE AREA	1.082 ACRES (47,134 S.F.)					
NET AREA	1.082 ACRES (47,134 S.F.)					
ZONING	PD-9					
CURRENT USE	VACANT					
PROPOSED USE	MEDICAL OFFICE					
LOT COVE	RAGE DATA					
BUILDING COVERAGE	6,454 S.F. (13.69%)					
IMPERVIOUS COVERAGE	35,199 S.F. (74.68%)					
PERVIOUS COVERAGE	11,935 S.F. (25.32%)					
PARKING SUMMERY						
PARKING REQUIREMENT	REQUIRED	PROVIDED				
1 SPACE PER 150 GFA	43	43				
TOTAL PARKING	43 43					
BUILDIN	NG DATA					
BUILDING	1					
PEAK HEIGHT	30'-0"					
TOTAL SQUARE FOOTAGE	6,454 S.F.					

CASE # SP2017-..... SITE PLAN OFFICE BUILDING 1320 SUMMER LEE DRIVE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS



T: 214.609.92711 F: 469.359.6709 I E: kpatel@triangle-engr.com W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

Planning   Civil Engineering   Construction N					<i>M</i> anagement
DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	07/04/17	SEE SCALE BAR	018–17	CD
		TX PE FII	RM #11525	5	<b>3</b> P

192.85' | 4243.50' | 02°36'14" | S 71°44'41" E 193.04' | 3074.27' | 03°35'52" | N 74°57'15" W 193.01'

N 16°57'35" E

S 16°59'12" W

**BOUNDARY LINE DATA** LINE BEARING DISTANCE

237.27' 248.08'

DESCRIPTION 07/13/2017 | 1st CITY SUBMITTAL

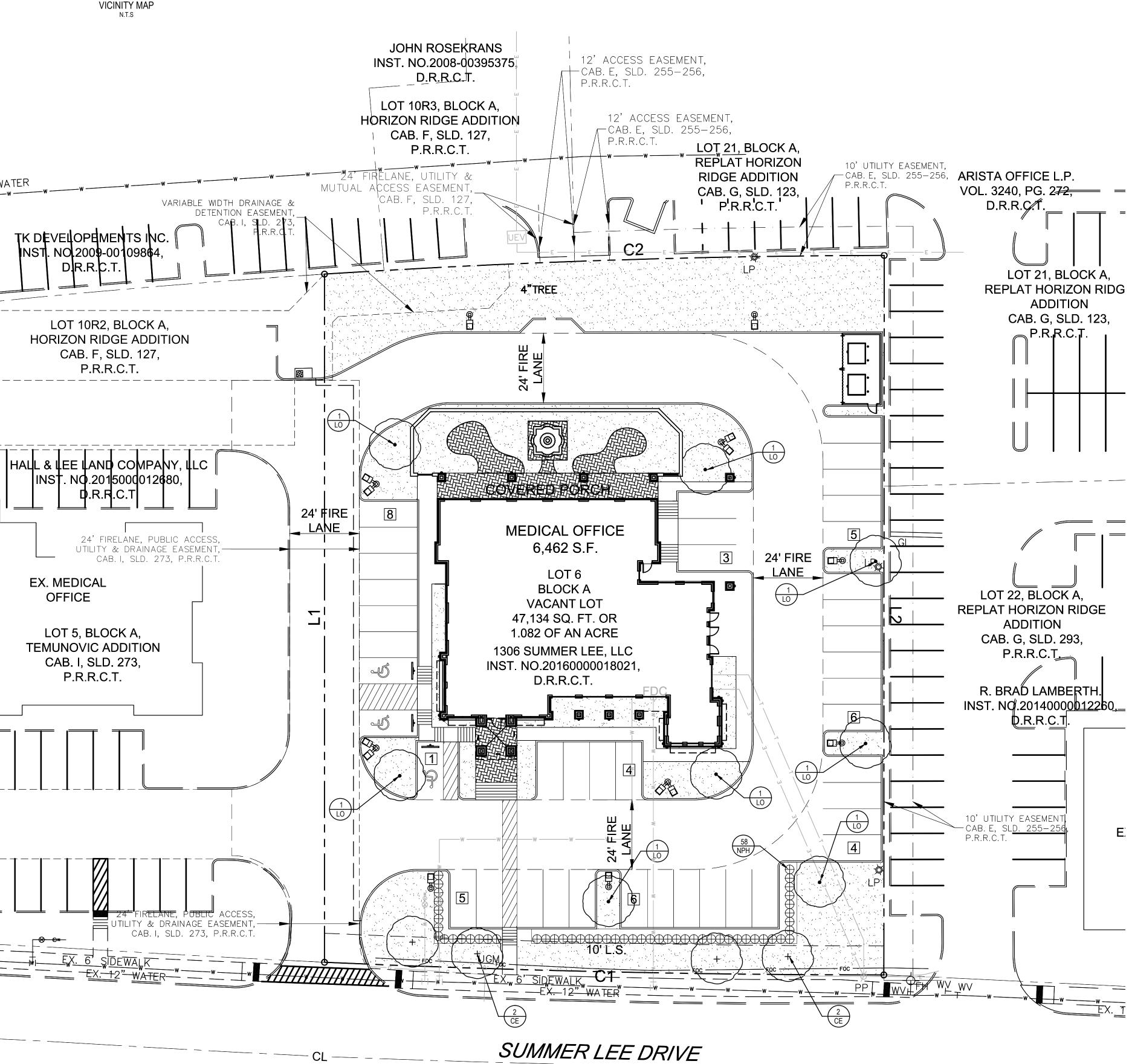
R20'

KARTAVYA S. PATEL 97534

07/13/2017

# OFFICE BUILDING SITE DEVELOPMENT

1.082 ACRES OF LAND BEING LOT 6, BLOCK A OF TEMUNOVIC ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



(65' RIGHT-OF-WAY)

# **GENERAL LAWN NOTES**

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

# **SOLID SOD NOTES**

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

# LANDSCAPE NOTES

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

# LANDSCAPE TABULATIONS:

SITE REQUIREMENTS (site area 47,134 s.f.) Requirements: 15% site area to be landscaped

Required Provided 11,666 s.f. 7,070 s.f. (15%)

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

Required 4,455 s.f. 3,535 s.f. (50%)

STREET REQUIREMENTS

Requirements: (1) tree 3" cal. per 50 l.f. of frontage

Required Provided

SUMMER LEE DRIVE (193 L.F.)

(4) trees (4) trees

PARKING LOT (43 spaces) Requirements: (1) tree, 3" cal. per 20 parking spaces

Required (3) trees, 3" cal. (3) trees, 3" cal.

# TREE MITIGATION-

(4) 3" caliper trees

are proposed to be credited to mitigation required. Refer to sheet L.1 for tree preservation plan

# DI ANT MATERIAL COLIERUI E

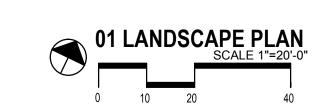
within varieties.

REES					
YPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE LO	4 8	Cedar Elm Live Oak	Ulmus crassifolia Quercus virginiana	3" cal. 3" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk container, 8' ht., 4' spread min.,tree form container, 14' ht., 6' spread, 5' clear straight trunk container, 14' ht., 6' spread, 5' clear straight trunk container, 14' ht., 6' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NPH	62	Needlepoint Holly	llex comuta "Needlepoint'	5 gal.	container, 24" ht., 20" spread
GROUND	COVERS				
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	Cynodon dactylon '419'		Solid Sod refer to notes

		CUR	/E DAT	A TABLE	
NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	192.85'	4243.50'	02°36'14"	S 71°44'41" E	192.83'
C2	193.04'	3074.27'	03°35'52"	N 74°57'15" W	193.01'

material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching

	BOUNDARY LINE DATA					
LINE	BEARING	DISTANCE				
L1	N 16°57'35" E	237.27'				
L2	S 16°59'12" W	248.08'				



OWNER/DEVELOPER 1306 SUMMER LEE LLC 1020 W RALPH PKWY,#101 ROCKWALL, TX 75032 CONTACT:MICHAEL FISHER TEL: (972) 771-4000

<u>ENGINEER</u> TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT:KARTAVYA PATEL TEL: (214) 609-9271

SURVEYOR A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE, TEXAS 75157 CONTACT:JOHN TURNER,R.P.L.S.

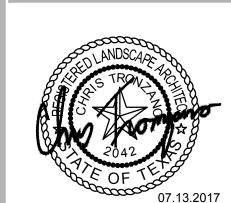
TEL: (972) 881-4975

THE STENSLAND GROUP 5151 BENT TREE FOREST DR, SUITE 560 DALLAS, TEXAS 75248 CONTACT:ROBERT STENSLAND TEL: (214) 680-1287

1333 W. McDERMOTT DR ALLEN, TEXAS 75013

(469) 369-4448

CHRIS@STUDIOGREENSPOT.COM



ISSUE: FOR CONSTRUCTION 07.13.2017

OFFICE

DATE: 07.13.2017

SHEET NAME: LANDSCAPE PLAN

**SHEET NUMBER:** 

## PART 1 - GENERAL

# 1.1 REFERENCED DOCUMENTS

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

# 1.2 DESCRIPTION OF WORK

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

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization Notification of sources
- Water and Maintenance until final acceptance

# 5. Guarantee 1.3 REFERENCE STANDARDS

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

(1.000) square feet.

C. Grass Areas:

3.2 INSTALLATION

All planting areas shall be conditioned as follows:

batter board against the bed areas.

- American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized

Texas Association of Nurserymen, Grades and Standards.

Hortis Third, 1976 - Cornell University

# 1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the
- Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on
- Product Data: Submit complete product data and specifications on all other specified
- Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

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

1. Prepare new planting beds by scraping away existing grass and weeds as necessary.

Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of

compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer

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.,

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint.

topsoil where they are evidently gaped open, then watered thoroughly.

(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

Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass

seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8'

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.

Plant materials shall be delivered to the site only after the beds are prepared and area

ready for planting. All shipments of nursery materials shall be thoroughly protected from

the drying winds during transit. All plants which cannot be planted at once, after delivery

to the site, shall be well protected against the possibility of drying by wind and sun. Balls

of earth of B & B plants shall be kept covered with soil or other acceptable material. All

Notify the Landscape Architect for inspection and approval of all positioning of plant

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.

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

plants remain the property of the Contractor until final acceptance.

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

. All planting areas shall receive a two (2") inch layer of specified mulch.

placed in nine (9") inch layers and watered in thoroughly.

such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand

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

# JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- General Contractor shall provide topsoil as described in Section 02200 Earthwork.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

# 1.6 MAINTENANCE AND GUARANTEE

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

4. After final acceptance of installation, the Landscape Contractor will not be required to

- do any of the above listed work.
- 1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such
- cases, the opinion of the Owner shall be final. a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately
- b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately
- c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.
- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape

# 1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
  - 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project
  - 2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery
  - 3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and 4. Owner and/or Architect retains the right to further inspect all plant material upon

arrival at the site and during installation for size and condition of root balls, limbs,

branching habit, insects, injuries, and latent defects. 5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

# 1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

# A. Preparation:

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

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

# PART 2 - PRODUCTS

# 2.1 PLANTS

- General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- 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.
- Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
- Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

A = ROW SPACING

B = ON CENTER SPACING

INDICATED ON PLANT LIST.

MULCH IN BED PRIOR TO -

SPACE PLANTS IN A TRIANGULAR

PATTERNAS SHOWN, SPACED EQUALLY FROM EACHOTHER AT SPACING

2" MULCH DOUBLE SHREDDED HARDWOOD

PLANTING GROUNDCOVER/ANNUALS.

PREPARE GROUNDCOVER

BED BY TILLING ENTIRE BED-

AS DEFINED IN THE LANDSCAPE

AREA. PROVIDE SOIL MIX

SPECIFICATIONS

GROUNDCOVER PLANTING DETAIL

ALONG SIDEWALKS

NOT TO SCALE

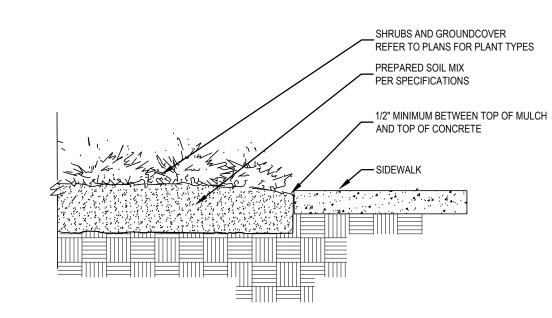
# 2.2 SOIL PREPARATION MATERIALS

### A. Sandy Loam:

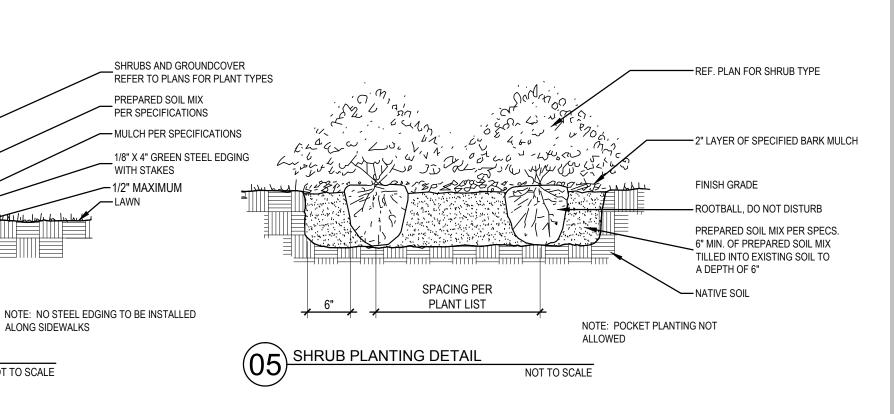
- 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
- Physical properties as follows: Clay - between 7-27 percent
- Silt between 15-25 percent Sand – less than 52 percent
- 3. Organic matter shall be 3%-10% of total dry weight. 4. If requested, provide a certified soil analysis conducted by an approved soil testing
- laboratory verifying that sandy loam meets the above requirements.
- 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.
- 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.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- 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.
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

# 2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- B. Staking Material for Shade Trees:
- 1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
- Wire: 12 gauge, single strand, galvanized wire. 3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color:
- C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.







# Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension.

Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants

- should be thoroughly moist before removing containers. G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick
- Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect
- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.
- Do not wrap trees.
- K. Do not over prune.

Landscape Contractor.

Q. Steel Curbing Installation:

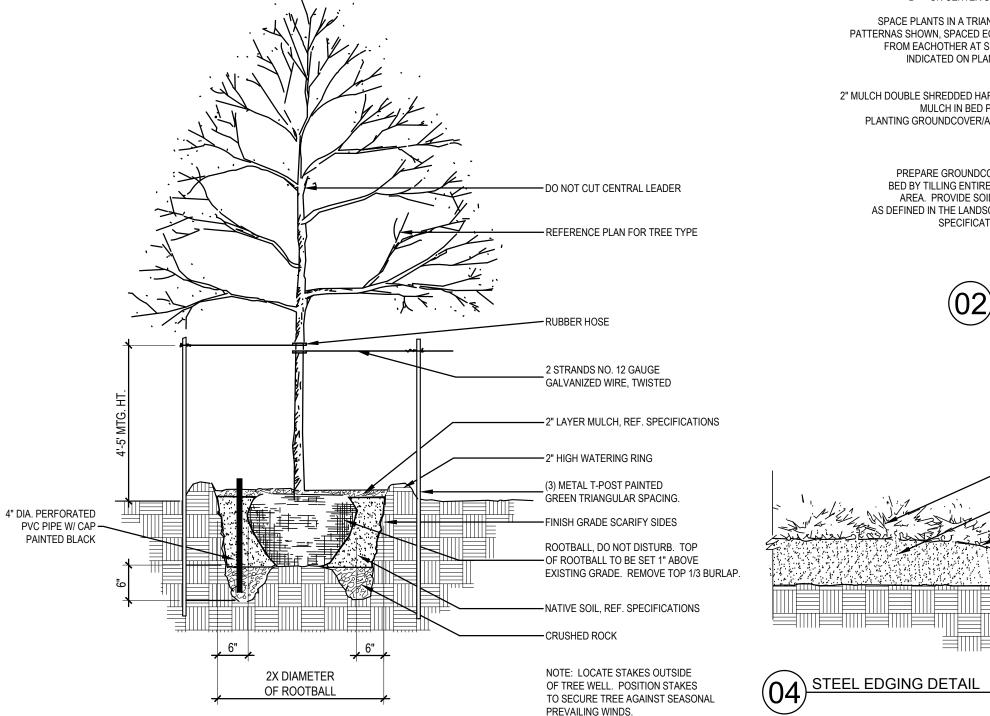
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- 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
- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.
- Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.
- 1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
- . 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
  - 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and
  - obtain Owners approval prior to installation. All steel curbing shall be free of kinks and abrupt bends
  - Top of curbing shall be 3/4" maximum height above grade Stakes are to be installed on the planting bed side of the curbing, as opposed to the

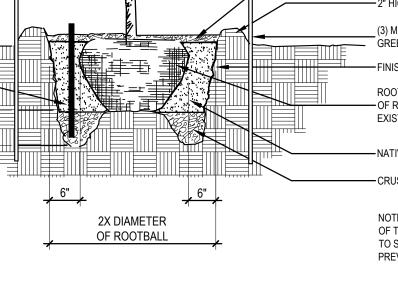
## Do not install steel edging along sidewalks. 3. Cut steel edging at 45 degree angle where edging meets sidewalk.

# 3.3 CLEANUP AND ACCEPTANCE

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

**END OF SECTION** 





NOT TO SCALE

TREE PLANTING DETAIL

1306 SUMMER LEE LLC 1020 W RALPH PKWY,#101 ROCKWALL, TX 75032 CONTACT:MICHAEL FISHER TEL: (972) 771-4000

<u>ENGINEER</u>
TRIANGLE ENGINEERING LLC 1333 McDERMOTT ROAD STE 200 ALLEN, TEXAS 75013 CONTACT:KARTAVYA PATEL TEL: (214) 609-9271

A&W SURVEYORS INC. P.O. BOX 870029 MESQUITE. TEXAS 75157 CONTACT:JOHN TURNER,R.P.L.S.

THE STENSLAND GROUP 5151 BENT TREE FOREST DR, SUITE 560 DALLAS, TEXAS 75248 CONTACT:ROBERT STENSLAND TEL: (972) 881-4975 TEL: (214) 680-1287

1333 W. McDERMOTT DR ALLEN, TEXAS 75013 (469) 369-4448 CHRIS@STUDIOGREENSPOT.COM



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**OILDIN** 

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FOR CONSTRUCTION 07.13.2017

DATE:

07.13.2017

SHEET NAME: LANDSCAPE SPECIFICATIONS

**SHEET NUMBER:** 

# **VICINITY MAP**

LOT 10R2, BLOCK A, HORIZON RIDGE ADDITION

CAB. F, SLD. 127,

P.R.R.C.T.

EX. MEDICAL

OFFICE

LOT 5, BLOCK A.

TEMUNOVIC ADDITION

CAB. I, SLD. 273,

P.R.R.C.T.

24' FIRELANE, PUBLIC ACCESS,

UTILITY & DRAINAGE EASEMENT,

CAB. I, SLD. 273, P.R.R.C.T.

ITILITY & DRAINAGE EASEMENT, -

— EX.<del>-1</del>2**"**─₩ATER— —

CAB. I, SLD. 273, P.R.R.C.T.

VARIABLE WIDTH DRAINAGE &

DETENTION EASEMENT

# OFFICE BUILDING SITE DEVELOPMENT

1.082 ACRES OF LAND BEING LOT 6, BLOCK A OF TEMUNOVIC ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

12' ACCESS EASEMENT,

─CAB.E, SLD. 255-256,

12' ACCESS EASEMENT, -CAB. E, SLD. 255-256,

LOT 21, BLOCK A,

REPLAT HORIZON

RIDGE ADDITION

CAB. G, SLD. 123,

24' FIRE

**∖**8" MIMOSA

➤ 6" HACKBERRY

P'RR'CT

10' UTILITY EASEMENT,

— CAB. E, SLD. 255-256, ARISTA OFFICE L.P.

VOL. 3240, PG. 2<del>72, —</del> =

LOT 21, BLOCK A, REPLAT HORIZON RIDG **ADDITION** CAB. G, SLD. 123,

LOT 22, BLOCK A,

REPLAT HORIZON RIDGE

ADDITION

CAB. G, SLD. 293,

P.R.R.C.T

R. BRAĎ LAMBERTH

INST. NØ.2014000<u>00122</u>60<u>, </u>

D.R.R.C.T

10' UTILITY EASEMENT

P.R.R.C.T

SLD. 255-25

D.R.R.C/T

P.R.R.C.T.

COVERED PORCH

MEDICAL OFFICE

6,462 S.F.

LOT 6

BLOCK A

VACANT LOT

47,134 SQ. FT. OR

1.082 OF AN ACRE

1306 SUMMER LEE, LLC

INST. NO.20160000018021

D.R.R.C.T.

10' L.S

JOHN ROSEKRANS

INST. NO.2008-00395375

D.R<u>.R.C.</u>T.

LOT 10R3, BLOCK A,

HORIZON RIDGE ADDITION

CAB. F, SLD. 127,

P.R.R.C.T.

P.R.R.C.T.

MUTUAL ACCESS EASEMENT

24' FIRE

LANE

ZONE (RPZ) TREE CANOPY

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

ABSORBING ROOTS A" REMOVE BULKY TREE PARTS "SHRED" AND/OR HAUL SEPARATELY. "B" BEGIN EXCAVATION APPROX. 8' FROM THE TRUNK - CUT

"C" USING TREE TRUNK AS A LEVER PUSH AT POINT "E" TO REMOVE TREE BOLE AND LARGE FEEDER ROOTS (4" TO 10" IN

THRU ANCHOR ROOTS AT AN ANGLE - 3' TO 4' DEEP

TREE REMOVAL DIAGRAM

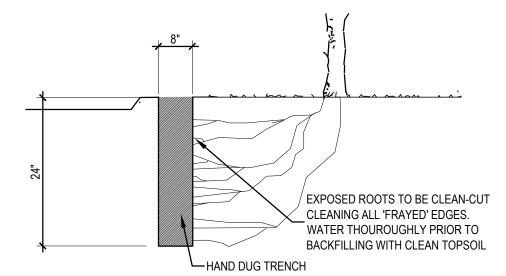
"D" BACKFILL HOLE AND CLEAN UP.

NOT TO SCALE

(01) TREE PROTECTION FENCE A NOT TO SCALE

6" MULCH INSIDE RPZ

SEE NOTES



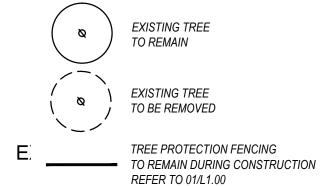
(03) ROOT PRUNING DETAIL

# TREE SURVEY FIELD DATA

NO.	DIA. INCHES	SPECIES (COMMON NAME)	REMARKS	EXEMPTIONS
1 2 3 4 5	4 6 8 8 4 4	HACKBERRY HACKBERRY CEDAR MIMOSA HACKBERRY HACKBERRY	TO BE REMOVED	NOT PROTECTED NOT PROTECTED 4 CALIPER INCHES REQUIRED FOR MITIGATION 8 CALIPER INCHES REQUIRED FOR MITIGATION NOT PROTECTED NOT PROTECTED
7	4	HACKBERRY	TO BE REMOVED	NOT PROTECTED

12 CALIPER INCHES REQUIRED FOR TREE MITIGATION. (4) 3" CALIPER TREES PROVIDED TO MEET MITIGATION. REFER TO SHEET L.2 FOR PROPOSED TREE LOCATIONS

# EXISTING TREE LEGEND



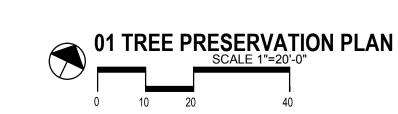
**CURVE DATA TABLE** NO. | LENGTH | RADIUS | DELTA | CH BEARING | CH LENGTH 192.85' | 4243.50' | 02°36'14" | S 71°44'41" E 192.83' 193.04' | 3074.27' | 03°35'52" | N 74°57'15" W 193.01'

BOUNDARY LINE DATA				
LINE	BEARING	DISTANCE		
L1	N 16°57'35" E	237.27'		
L2	S 16°59'12" W	248.08'		

TEL: (972) 771-4000

**EXISTING TREE NOTES** 

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

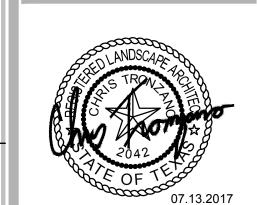


OWNER/DEVELOPER 1306 SUMMER LEE LLC ENGINEER TRIANGLE ENGINEERING LLC 1020 W RALPH PKWY,#101 1333 McDERMOTT ROAD STE 200 ROCKWALL, TX 75032 ALLEN, TEXAS 75013 CONTACT:KARTAVYA PATEL CONTACT:MICHAEL FISHER

TEL: (214) 609-9271

<u>SURVEYOR</u> A&W SURVEYORS INC. ARCHITECT
THE STENSLAND GROUP P.O. BOX 870029 5151 BENT TREE FOREST DR, SUITE 560 MESQUITE, TEXAS 75157 DALLAS, TEXAS 75248 CONTACT:JOHN TURNER,R.P.L.S. CONTACT:ROBERT STENSLAND TEL: (972) 881-4975 TEL: (214) 680-1287

1333 W. McDERMOTT DR ALLEN, TEXAS 75013 (469) 369-4448



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UMN 107

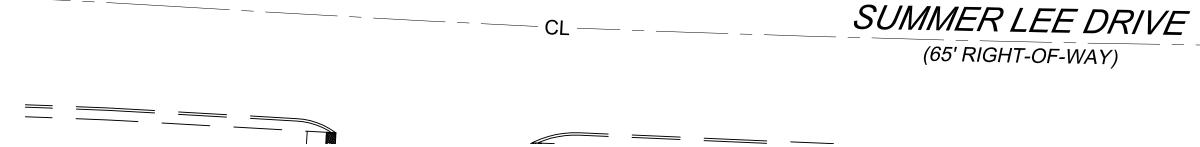
ISSUE: FOR CONSTRUCTION 07.13.2017

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DATE: 07.13.2017

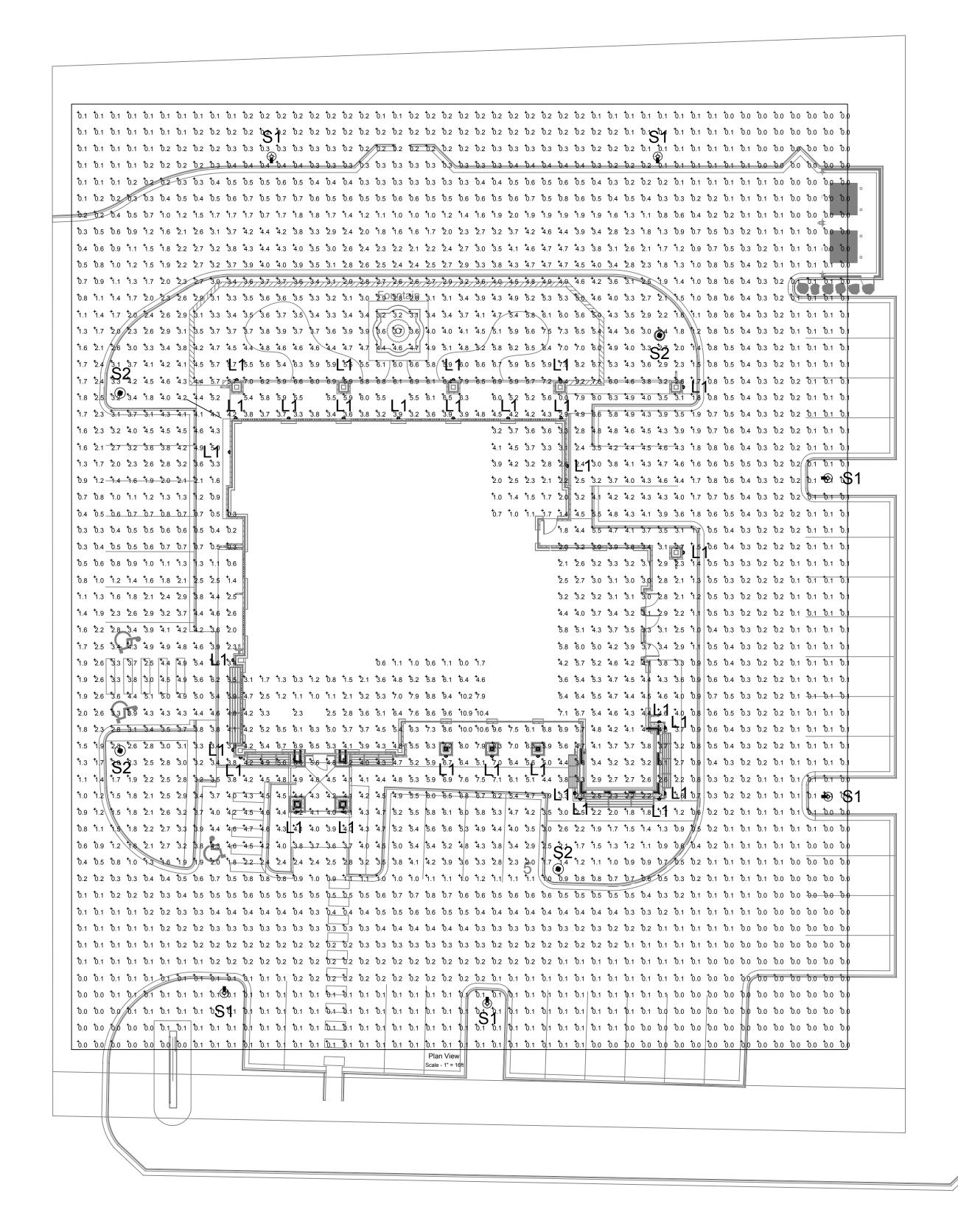
**SHEET NAME:** TREE PRESERVATION PLAN

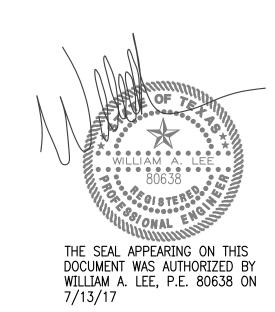
SHEET NUMBER:



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	1 +	1.9 fc	10.9 fc	0.0 fc	N/A	N/A

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	L1	30	GEO-W-40W	CUSTOM WALL SERIES, ALUMINUM HOUSING, WHITE HR ACRYLIC LENS	(4) ALTA PN110B-11" LED BOARDS	1	3600	1	40
	S2	4	SACL-R5-X-LG4700-50- 120	Cast aluminum heatsink / housing, inner specular aluminum reflectors, clear glass enclosure above flat black post-top mount	30 white LEDs with clear patterned plastic optics below each	1	5805	1	68.5
	S1	6	GL18-4-105LA-4870-NW- -IS	PHILIPS GULLWING LED GL18 WITH INTERNAL SHIELDING	(3) LEDGINE 3.1 LIGHT ARRAYS OF 16 LEDs (LUXEON T) DRIVEN AT 700mA	1	9350	1	105





# Site Photometric Plan

 $\frac{1}{16}$ "=1'-0"

URBAN ENGINEERING, INC. Dallas Texas 75225 info@uei-tx.com Project: 17007.000 Ph: 214.632.7766

# The Stensland Group

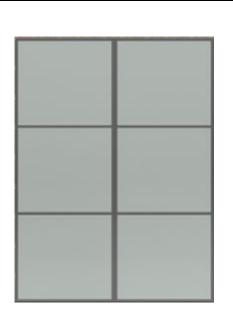
ARCHITECTURE INTERIORS PLANNING

214 - 680 - 1387 Ph. E-mail robertstensland@mac.com 5151 Bent Tree Forest Dr. Suite 560 Dallas, Texas 75248

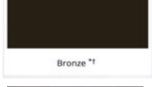
OFFICE BUILDING

1320 SUMMER LEE DRIVE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS

SCALE: 3/16" = 1'-0"



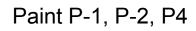
W1 - KOLBE Alum Clad Wood Windows Color: Bronze



CF - Clock Face Background - Dark Bronze

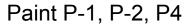
# Agreeable Gray SW 7029

ST - Stucco (Medium Texture) Match SW 7029





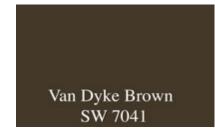
HB - Hardie Board Fascia Trim SW 6073 Perfect Greige





D2 - Hollow Metal Doors SU - Sun Screens and Supports SW 6073 Perfect Greige





SS - Steel Struits SW 7041 Van Dyke Browm



AS - Asphalt Shingles GAF - 30 - Weathered Wood



AG - Aluminum Gutters AD - Aluminum Downspout MC - Metal Parapet Cap Color: Match Rustic Kolbe Metal Finish



S-2 Finish Match **Textured Bronze** 





ex. Bronze DATE: 7/13/2017



The Stensland Group

ARCHITECTURE INTERIORS PLANNING

5151 Bent Tree Forest Dr. Suite 560 Dallas, Texas 75248

**OFFICE BUILDING** 1320 SUMMER LEE DRIVE CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS





CT - Caststone **Light Gray** 



MB - Modular Brick ACME Brick - Dove Gray

