



## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

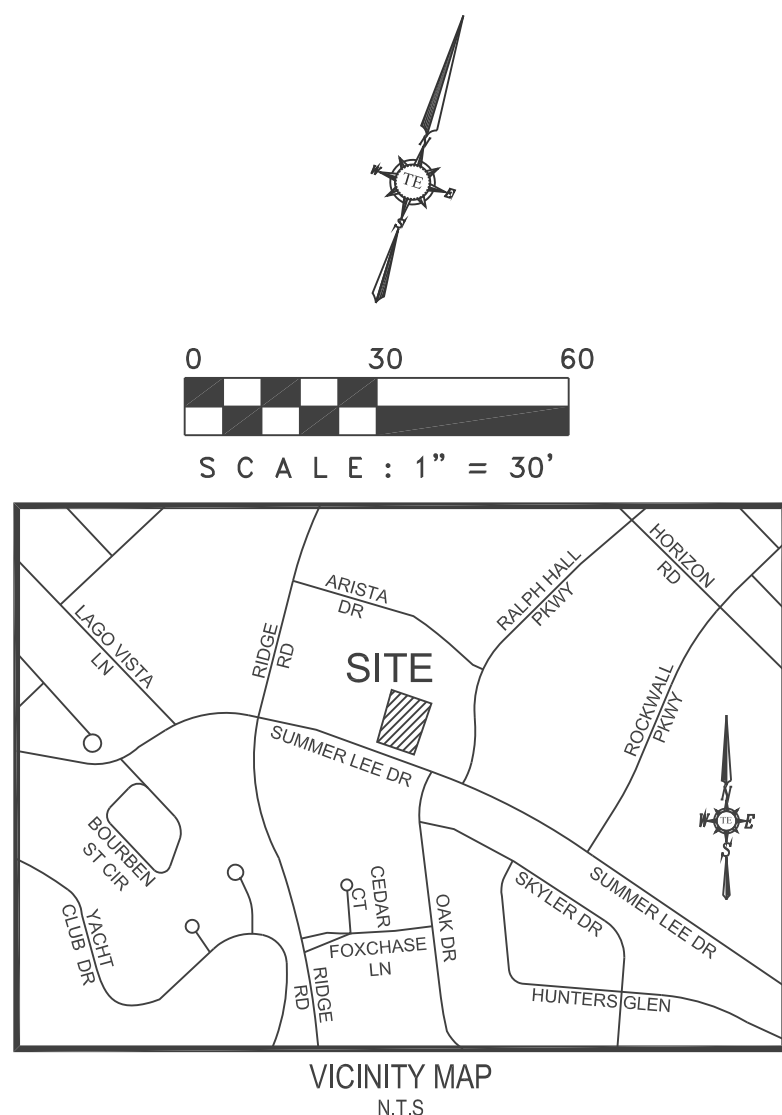
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





## OFFICE BUILDING SITE DEVELOPMENT

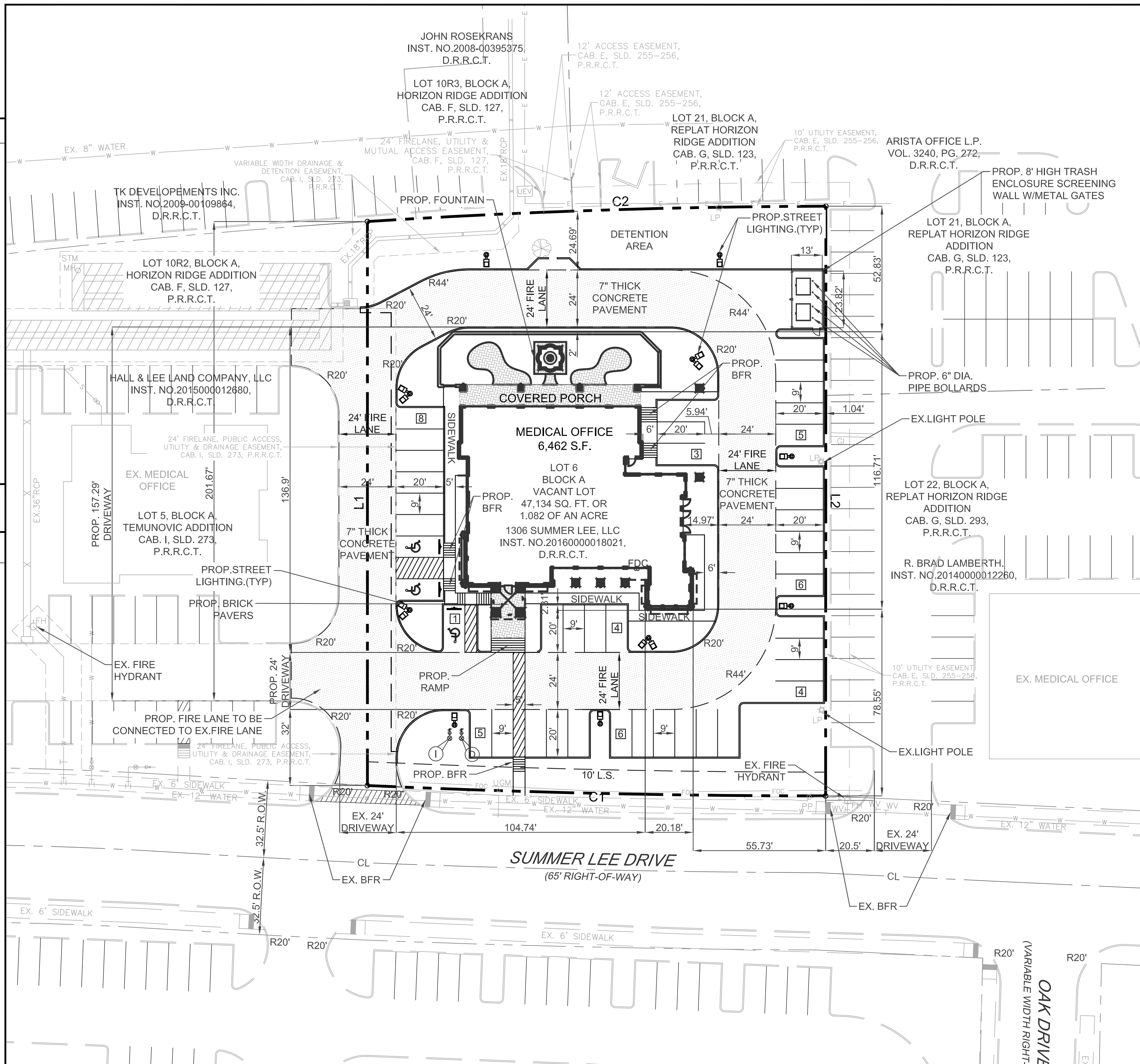
1.082 ACRES OF LAND BEING LOT 6, BLOCK A OF TEMUNOVIC ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



WATER METER & SANITARY SEWER SCHEDULE				
ID	TYPE	SIZE	NO.	SAN. SEW.
D	DOM.	2"	1	6"
I	IRR.	1"	1	N/A

LEGEND	
UTILITY EASEMENT	U.E.
SANITARY SEWER EASEMENT	S.S.E.
DRAINAGE EASEMENT	D.E.
WATERLINE EASEMENT	W.E.
VISIBILITY EASEMENT	V.E.
SIDEWALK EASEMENT	S.E.
ELECTRICAL EASEMENT	E.E.
CLEAN OUT	C.O.
GAS METER	GM
ELECTRICAL VAULT	EV
LIGHT POLE	LP
TRAFFIC SIGN	TS
ELECTRICAL TRANSFORMER	ET
FIRE HYDRANT	FH
SANITARY SEWER MANHOLE	SSMH
STORM SEWER MANHOLE	STMMH
BUILDING SET BACK	B.S.
LANDSCAPE BUFFER	L.B.
PRESSURE REDUCING VALVE	PRV
FIRE DEPARTMENT CONNECTION	F.D.C.
PEDESTRIAN SIGHT & VISIBILITY EASEMENT	P.S.&V.E.
BARRIER FREE RAMP	BFR

LEGENDS	
	PROPERTY LINE
	EXISTING WATER LANE
	PROPOSED WATER LANE
	EX. SANITARY SEWER LINE
	PROP. SANITARY SEWER LINE
	PROPOSED STORM SEWER
	PROPOSED FIRE HYDRANT
	PROPOSED FIRE CONNECTION
	PROPOSED WATER METERS
	PROPOSED BACK FLOW PREVENTER
	PEDESTRIAN SIGHT & VISIBILITY EASEMENT
	UTILITY EASEMENT
	WATER EASEMENT
	SANITARY SEWER EASEMENT
	DRAINAGE EASEMENT
	FIRE LANE, PUBLIC ACCESS & WATER EASEMENT
	VISIBILITY EASEMENT
	PROPOSED FIRE LANE
	FRONT SET BACK
	LANDSCAPE SET BACK
	BARRIER FREE RAMP
	EXISTING STORM SEWER
	EXISTING PAVEMENT/CURB
	EXISTING SEWER MANHOLE
	PROPOSED HANDICAP PARKING SPACE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	PROPOSED BOLLARDS
	PROPOSED CAR STACKING
	PROP. 6' HIGH WROUGHT IRON FENCE
	EXISTING TREE
	TRANSFORMER
	F.A.U.E. FIRE LANE, PUBLIC ACCESS & UTILITY EASEMENT
	GREASE TRAP
	SAMPLING WELL
	SINGLE CLEAN OUT
	DOUBLE CLEAN OUT
	MONUMENT/POLE SIGN
	PROPOSED WHEEL STOP
	PROPOSED HANDICAP SIGN
	BRICK PAVERS/STAMPED CONCRETE



## GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE STANDARDS OF THE CITY OF ROCKWALL.
- 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.
- 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.
- 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.
- 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. 126 - 137, AND ANY AMENDMENTS THERETO.
- 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.
- 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.
- 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.
- 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 DETERMINED
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 COVERAGE 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 SUMMARY	
PARKING REQUIREMENT	REQUIRED PROVIDED
1 SPACE PER 150 GFA	43 43
TOTAL PARKING	43 43
BUILDING DATA	
BUILDING	1
PEAK HEIGHT	30'-0"
TOTAL SQUARE FOOTAGE	6,454 S.F.

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

ENGINEER  
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

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

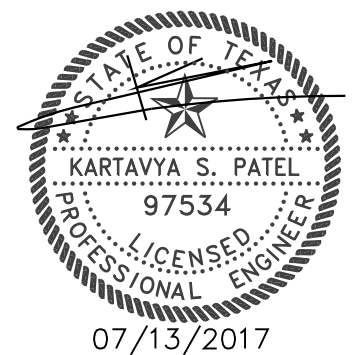
## CURVE DATA TABLE

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'

## BOUNDARY LINE DATA

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

NO.	DATE	DESCRIPTION	BY
1	07/13/2017	1st CITY SUBMITTAL	KP



CASE # SP2017-.....

SITE PLAN

OFFICE BUILDING

1320 SUMMER LEE DRIVE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

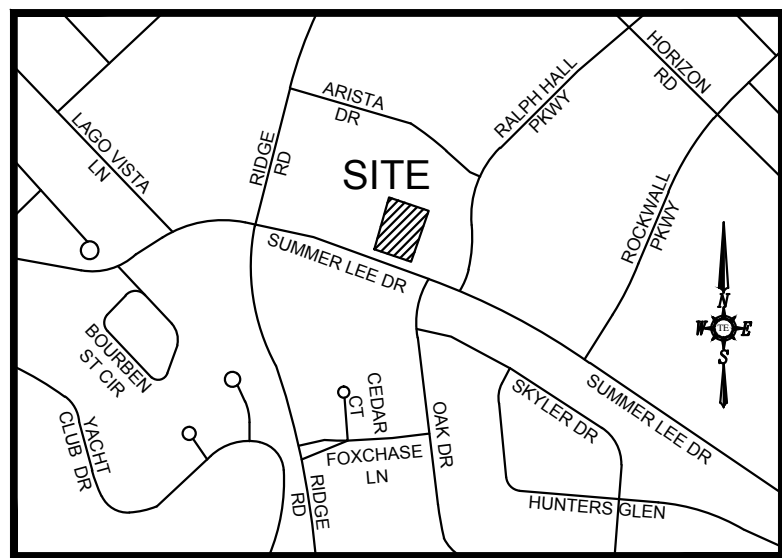


T: 214.609.9271 F: 469.359.6709 E: kpatel@triangle-engr.com  
W: triangle-engr.com O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

Planning | Civil Engineering | Construction Management

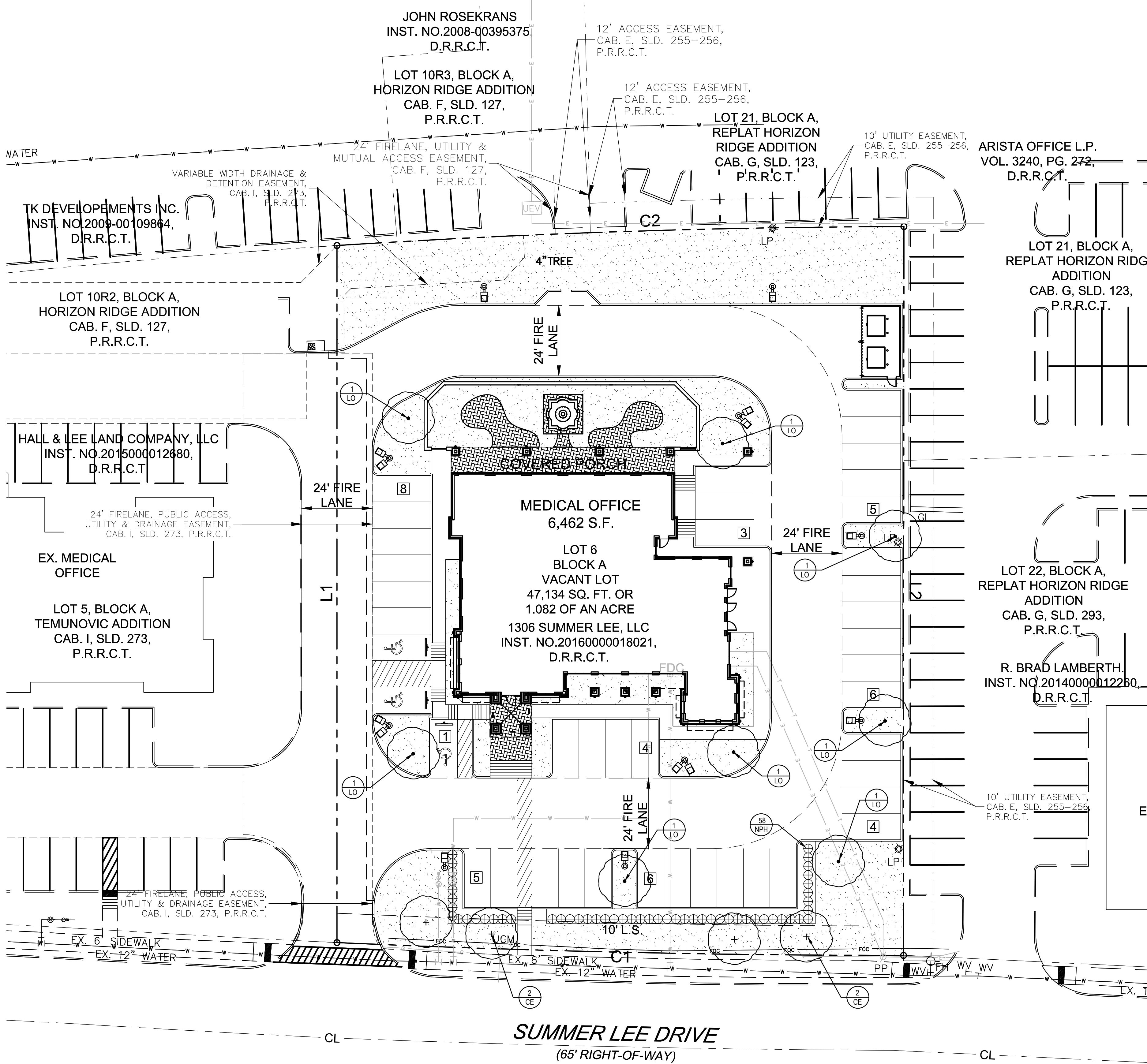
DESIGN/DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	DS	07/04/17	SEE SCALE BAR	018-17
TX PE FIRM #11525				SP





## 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



### GENERAL LAWN NOTES

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

### SOLID SOD NOTES

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

### PLANT MATERIAL SCHEDULE

TREES					
TYPE	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 container, 14' ht., 6' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NPH	62	Needlepoint Holly	Ilex cornuta "Needlepoint"	5 gal.	container, 24" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	Cynodon dactylon '419'		Solid Sod refer to notes
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.					

### LANDSCAPE NOTES

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

### LANDSCAPE TABULATIONS:

SITE REQUIREMENTS (site area 47,134 s.f.)	
Requirements: 15% site area to be landscaped	
Required 7,070 s.f. (15%)	Provided 11,666 s.f.
FRONT YARD REQUIREMENTS	
Requirements: 50% of required landscape must be located in front yard	
Required 3,535 s.f. (50%)	Provided 4,455 s.f.
STREET REQUIREMENTS	
Requirements: (1) tree 3" cal. per 50 l.f. of frontage	
SUMMER LEE DRIVE (193 L.F.)	
Required (4) trees	Provided (4) trees
PARKING LOT (43 spaces)	
Requirements: (1) tree, 3" cal. per 20 parking spaces	
Required (3) trees, 3" cal.	Provided (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	

### CURVE DATA 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'

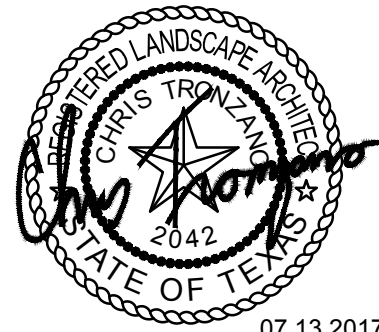
### BOUNDARY LINE DATA

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 75087 CONTACT: MICHAEL FISHER TEL: (972) 771-4000	ENGINEER 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	ARCHITECT THE STENSLAND GROUP 5151 BENT TREE FOREST DR, SUITE 560 DALLAS, TEXAS 75248 CONTACT: ROBERT STENSLAND TEL: (214) 680-1287
--	---	---	--



LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1333 W. McDERMOTT DR.  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM



07.13.2017

OFFICE BUILDING

1320 SUMMER LEE DRIVE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

ISSUE:  
FOR CONSTRUCTION 07.13.2017

DATE:  
07.13.2017

SHEET NAME:  
LANDSCAPE PLAN

SHEET NUMBER:

L.2



SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

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

1.2 DESCRIPTION OF WORK

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

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

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen, 27 October 1980, Edition, by American National Standards Institute, Inc. (Z30.1) – plant material.
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards.
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

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

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
  - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
  - All planting areas shall receive a two (2") inch layer of specified mulch.
  - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil where they are evidently gaped open, then watered thoroughly.
- C. Grass Areas:
  - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
  - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

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

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
  - 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.
  - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  - 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.
  - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- B. Guarantee:
  - 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 option of the Owner shall be final.
    - 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 nuts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
    - 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.
    - 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 Contract requirements. All replacements are to be included under "Work" of this section.

- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 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 Contractor.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
  - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
  - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
  - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
  - 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.
  - 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:
  - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
  - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

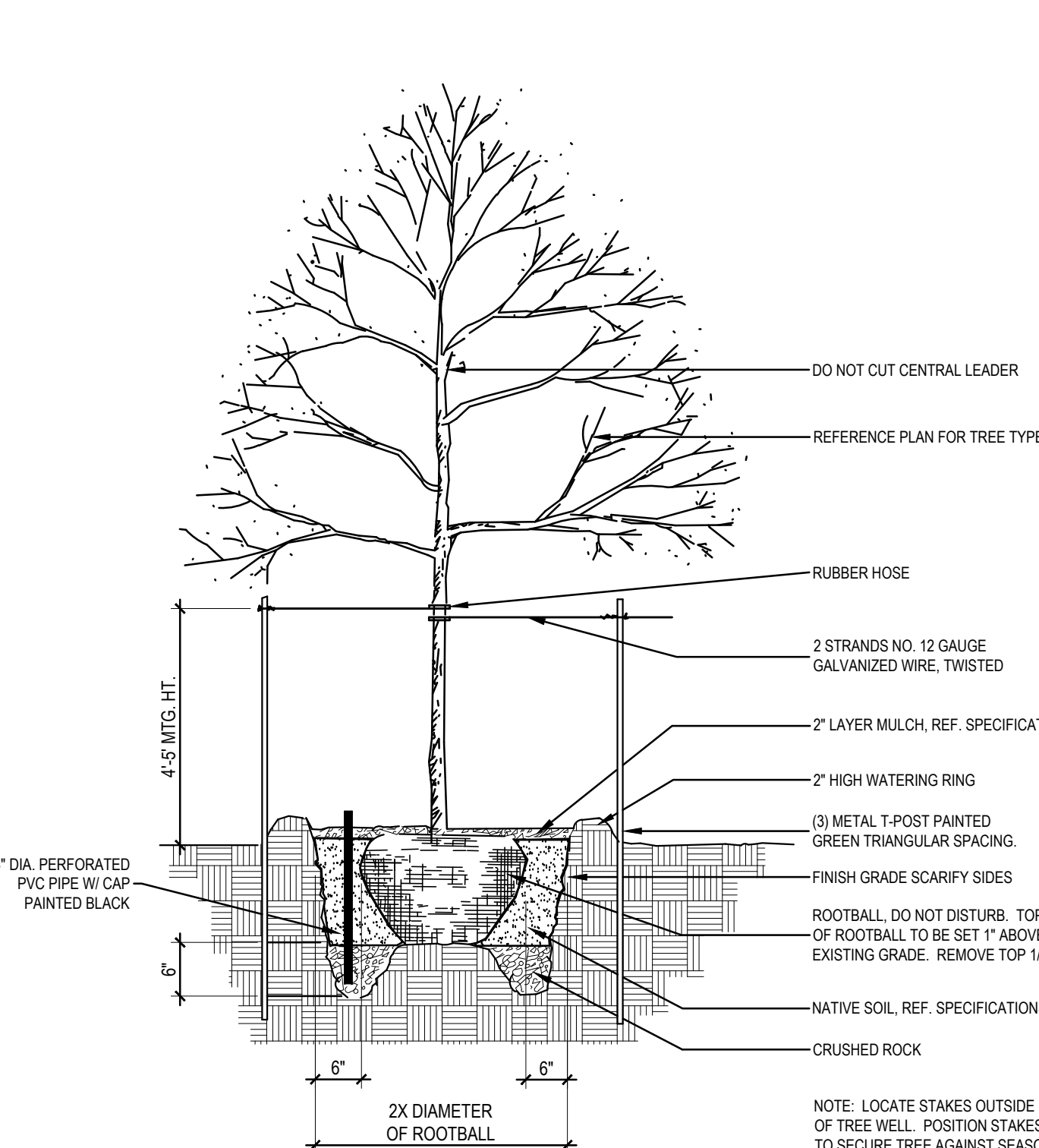
A. Delivery:

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

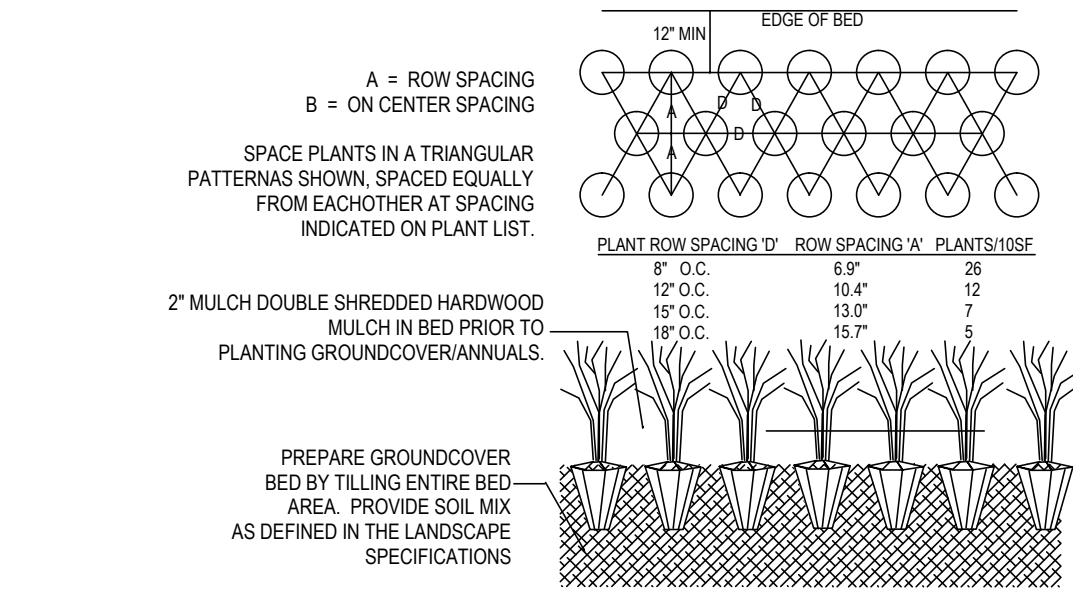
PART 2 - PRODUCTS

2.1 PLANTS

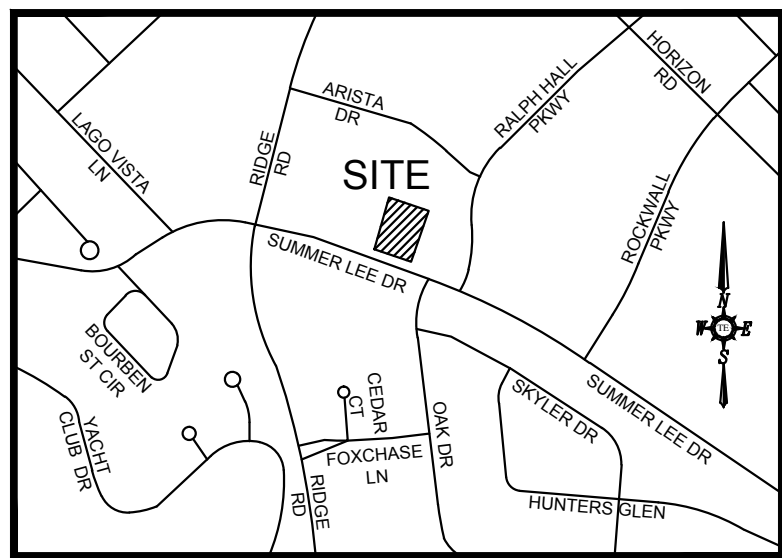
- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision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



01 TREE PLANTING DETAIL NOT TO SCALE

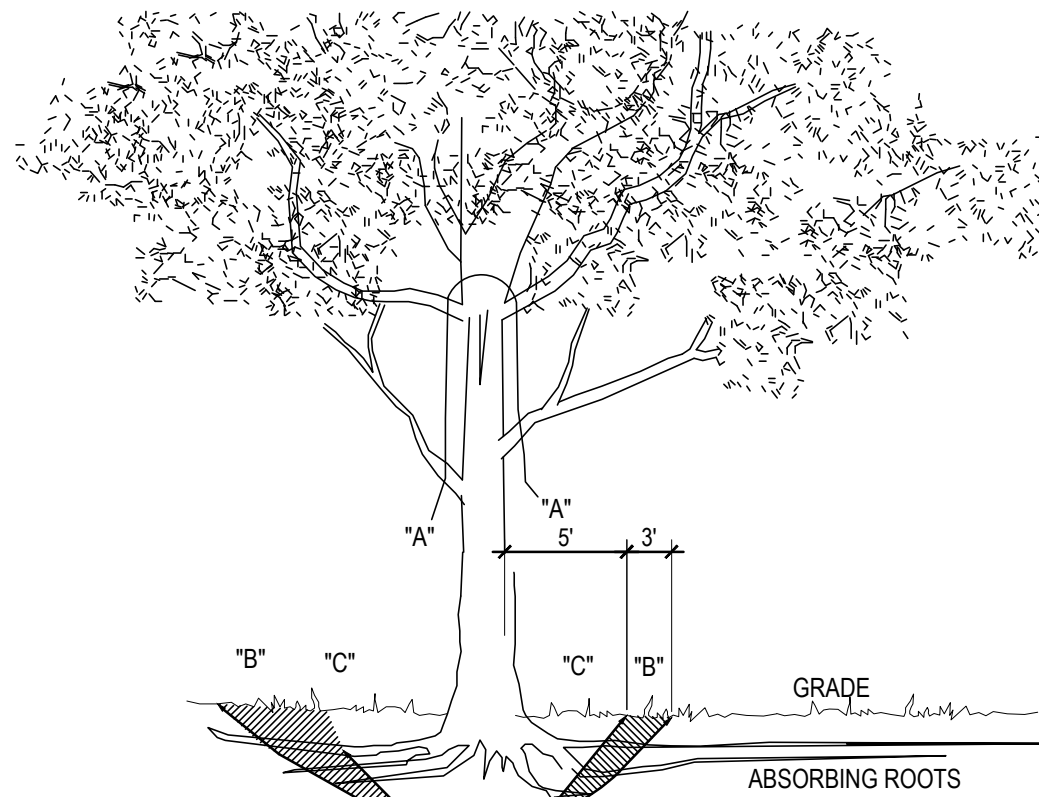
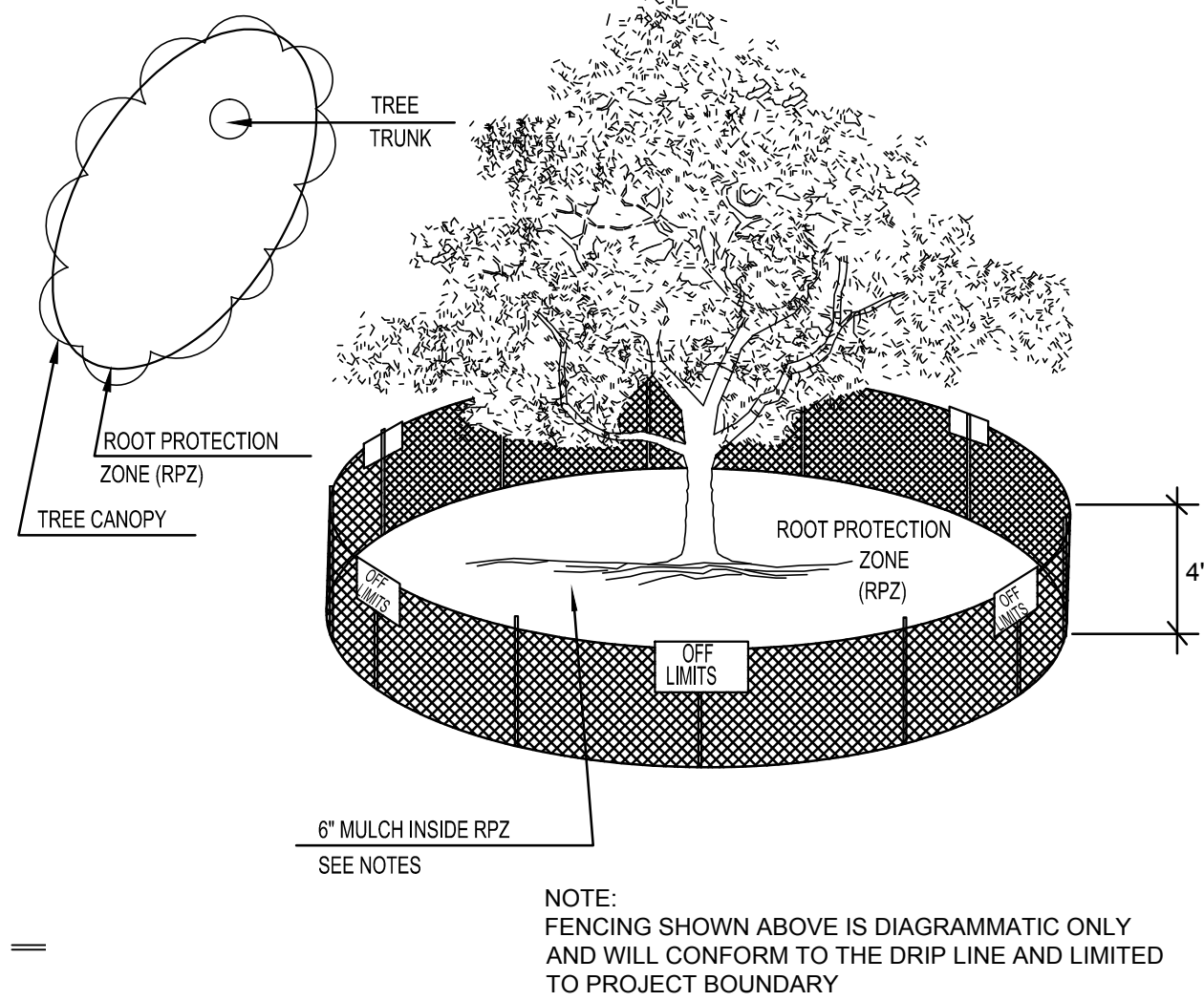
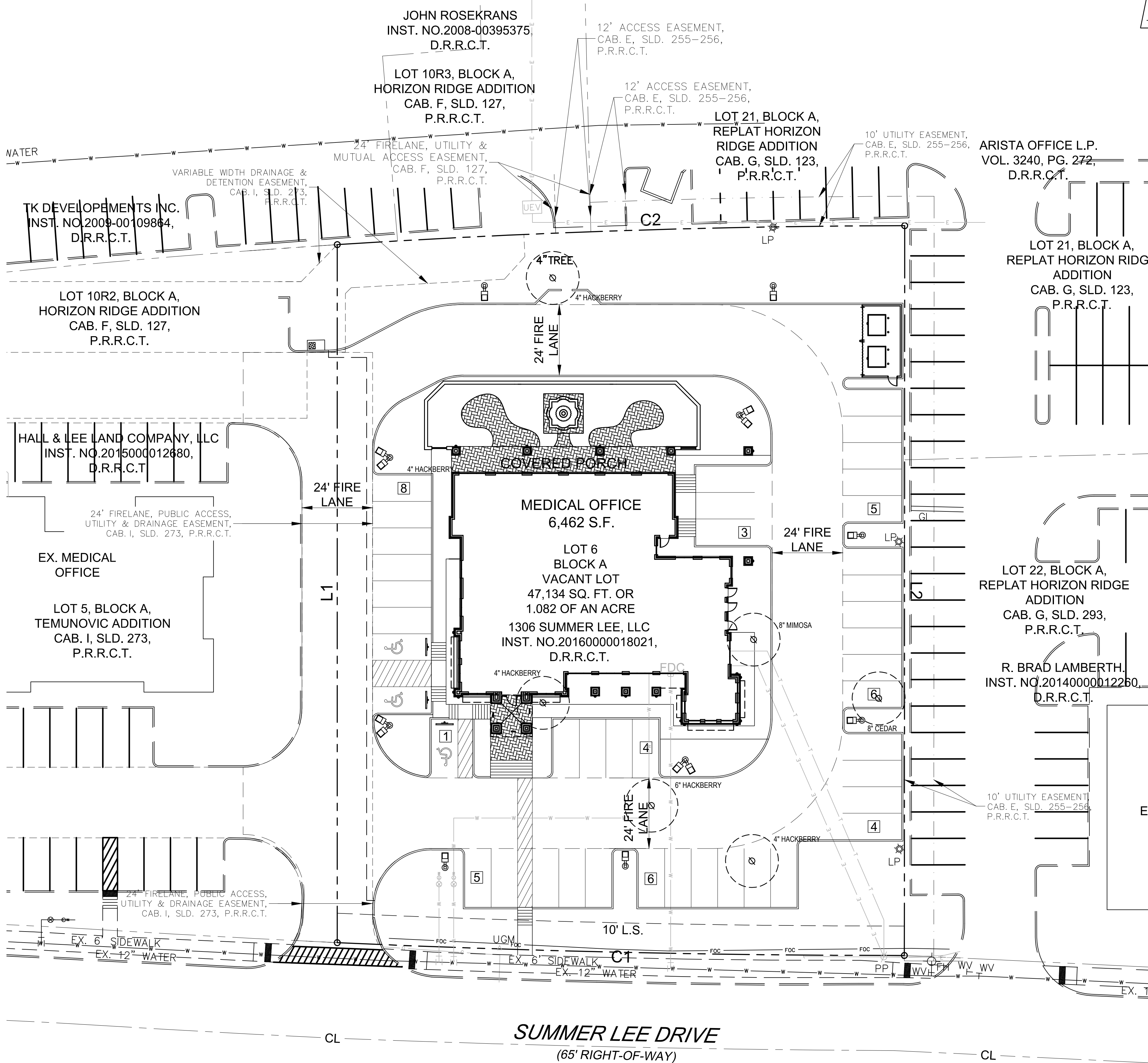






## OFFICE BUILDING SITE DEVELOPMENT

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



NOTE:  
A" REMOVE BULKY TREE PARTS "SHRED" AND/OR HAUL SEPARATELY.

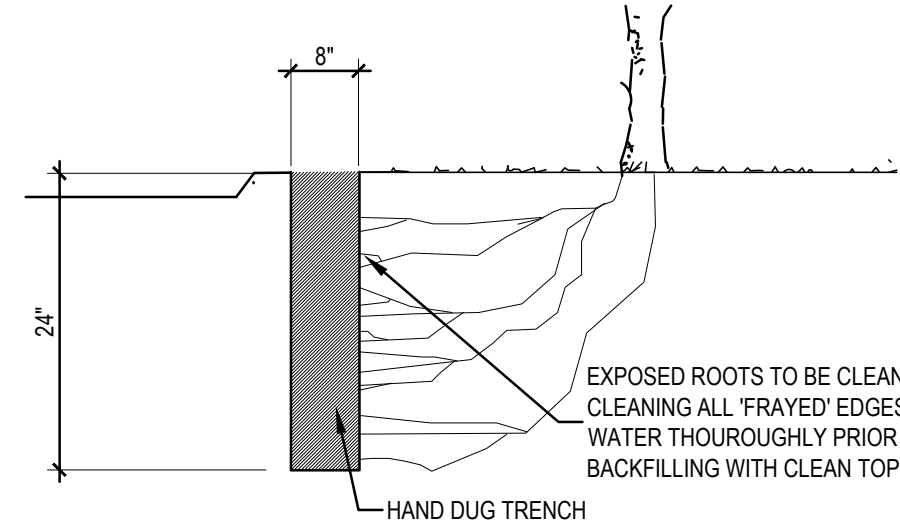
"B" BEGIN EXCAVATION APPROX. 8" FROM THE TRUNK - CUT THRU ANCHOR ROOTS AT AN ANGLE - 3" TO 4" DEEP

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

"D" BACKFILL HOLE AND CLEAN UP.

01 TREE PROTECTION FENCE A  
NOT TO SCALE

02 TREE REMOVAL DIAGRAM  
NOT TO SCALE



03 ROOT PRUNING DETAIL  
N.T.S.

### TREE SURVEY FIELD DATA

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

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L.00

### CURVE DATA 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'

### BOUNDARY LINE DATA

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

01 TREE PRESERVATION PLAN  
SCALE 1"=20'-0"

OWNER/DEVELOPER 1306 SUMMER LEE LLC 1020 W RALPH PKWY #101 ROCKWALL, TX 75087 CONTACT: MICHAEL FISHER TEL: (972) 771-4000	ENGINEER 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 DALLAS, TEXAS 75287 CONTACT: JOHN TURNER, R.P.L.S. TEL: (972) 881-4975	ARCHITECT THE STENSLAND GROUP 5151 BENT TREE FOREST DR, SUITE 560 DALLAS, TEXAS 75248 CONTACT: ROBERT STENSLAND TEL: (214) 680-1287
--	---	---	--



LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1333 W. McDERMOTT DR.  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM



07.13.2017

OFFICE BUILDING

1320 SUMMER LEE DRIVE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

ISSUE:  
FOR CONSTRUCTION 07.13.2017

DATE:

07.13.2017

SHEET NAME:  
TREE PRESERVATION PLAN

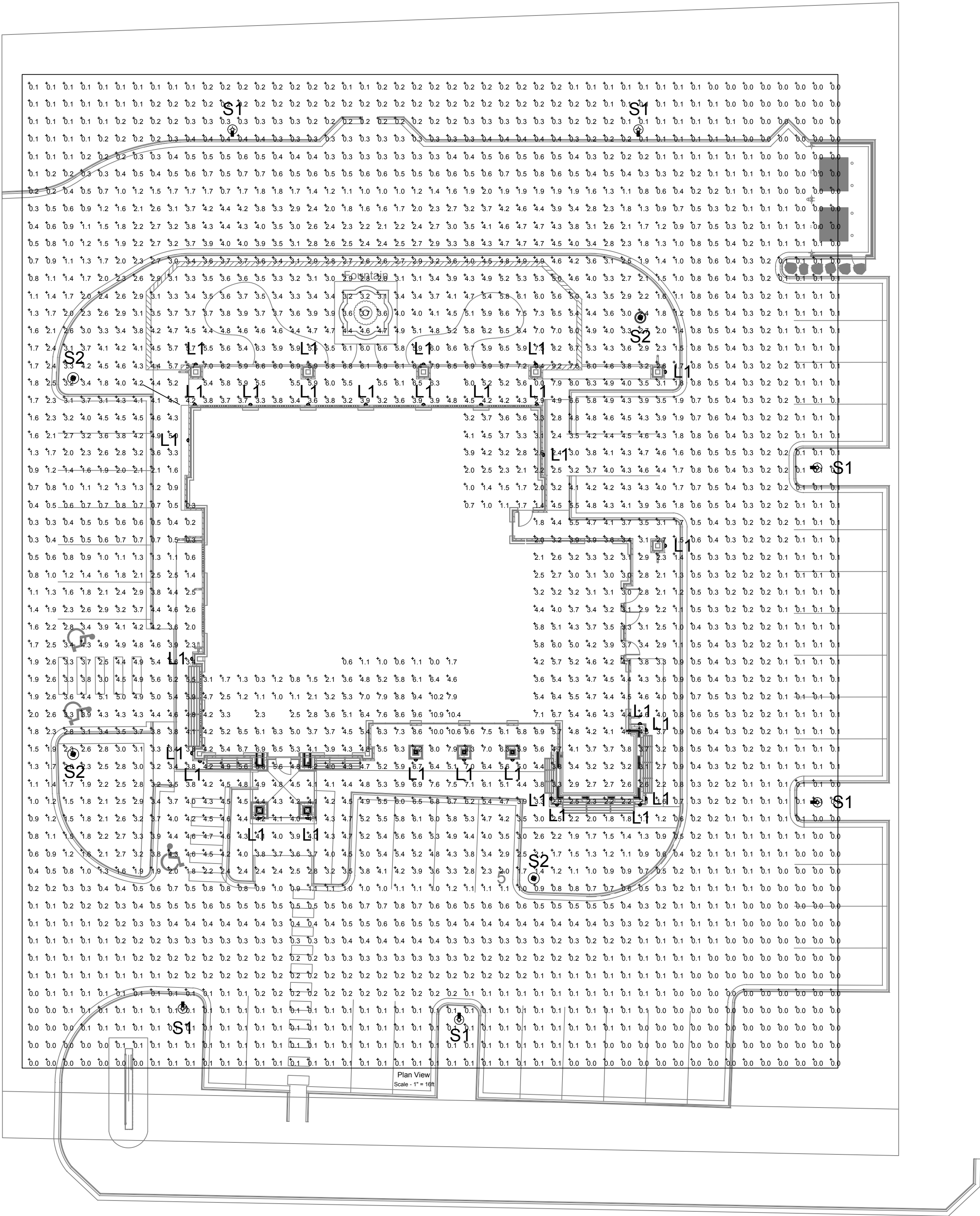
SHEET NUMBER:

L.1



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

Schedule						
Symbol	Label	QTY	Catalog Number	Description	Lamp	
	L1	30	GEO-W40W	CUSTOM WALL SERIES; ALUMINUM HOUSING, WHITE HR ACRYLIC LENS	(4) ALTA PN1108-11" LED BOARDS	
	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	
	S1	6	GL18-4-10SLA-4870-NW-JS	PHILIPS GULLWING LED GL18 WITH INTERNAL SHIELDING	(3) LEDGNE 3.1 LIGHT ARRAYS OF 16 LEDs (LUXEON T) DRIVEN AT 700mA	
Number Lamps	Lumens per Lamp	LLF	Wattage			

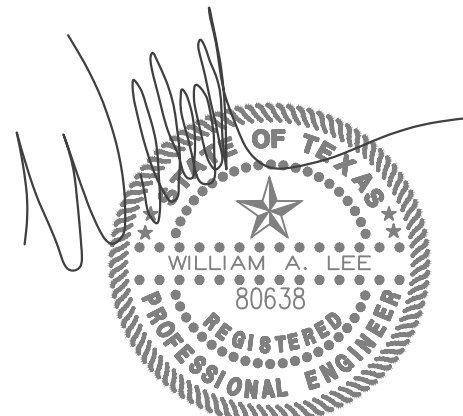


## Site Photometric Plan

1/16"=1'-0"

URBAN ENGINEERING, INC.  
2700 Harover St.  
Dallas, Texas 75225  
Ph: 214-632-7766  
Texas Eng. Firm F-7486

Dallas, Texas 75225  
info@uei-tx.com  
Project: 17007.000



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM A. LEE, P.E. 80638 ON 7/13/17

## 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

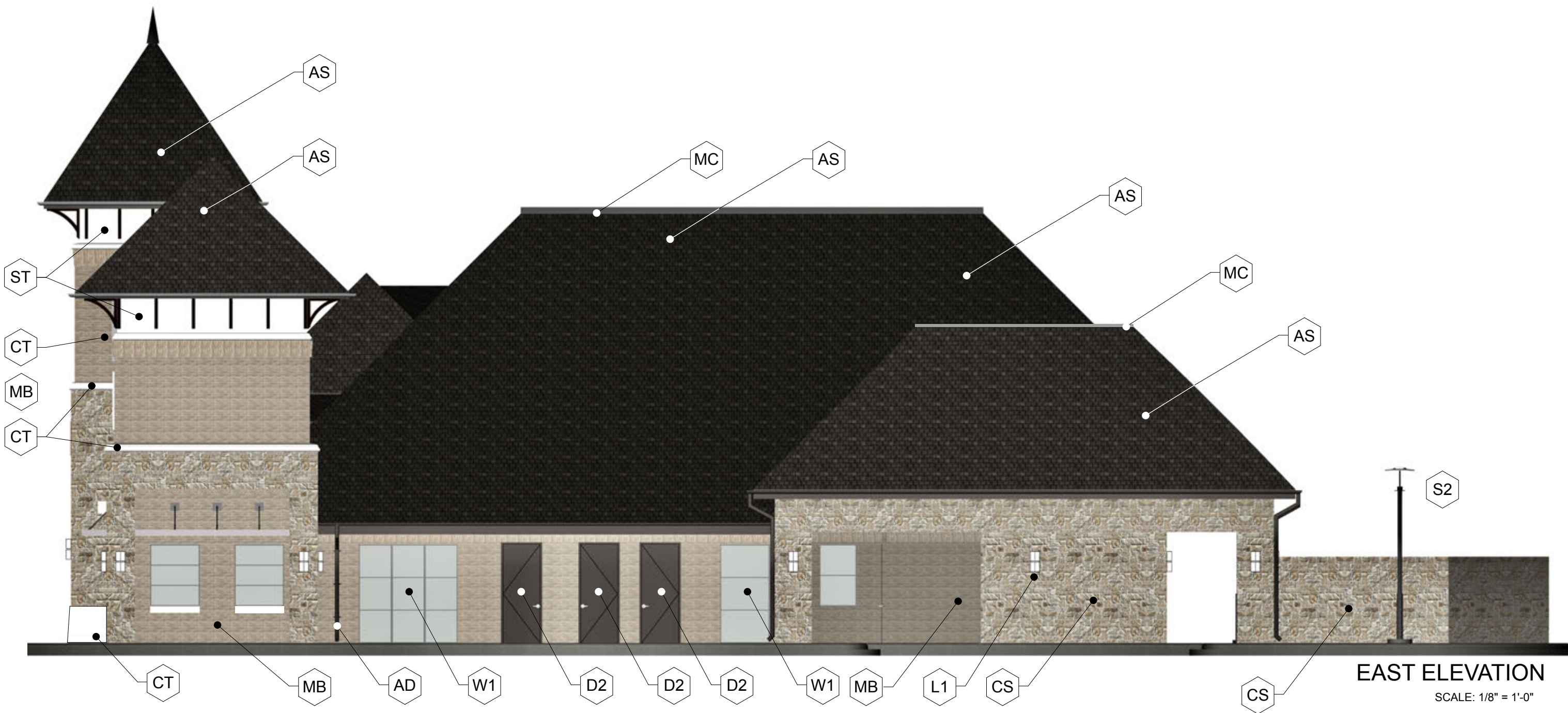
1320 SUMMER LEE DRIVE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS



\\Users\robertstensland\Documents\The Stensland Group\Projects 2017\Architecture\F&Z CD's\FZ Plans 3000\_21\_7\_07 CD\_Roof.pln



Exterior Material Legend		
Masonry		
CS	Chop Stone - Custom blend Lueders - 6" 8" & 10" Mix	
MB	Modular Brick - 105128 ACME - 030 - Velour Dove Gray -	
CT	Caststone 75 White / 25 Brown	
ST	Stucco Finish Color to Match P-2 3068 Birch	
Roofing		
AS	Asphalt Shingles - Weathered Wood Elk - Camelot 30 Designer	
MC	Metal Cap - Pre-finished Aluminum Dark Gray	
AG	Aluminum Gutters - Pre-finished Dark Gray	
AD	Aluminum Downspouts - Pre-finished Dark Gray	
HB	Hardie Board Painted Trim Paint P-1	
Doors and Windows		
D1	Aluminum Door - Dark Bronze w/ Divided Lite Glass Insert	
D2	Hollow Metal Door Painted Finish P-2	
W1	Aluminum Clad Wood Windows - Dark Bronze Tinted Solar Gray Glass -Low e	
Decorative Elements		
CF	Clock Face Dark Bronze	
L	Building Logo / Street Address Painted Metal or Anodized Letters Color: Black or Dark Bronze	
SS	Steel Strut Painted Metal Color: P3	
SP	Aluminum Spire Anodized Dark Bronze	
SU	Steel Sunscreens Painted Metal Color: P4	
Lighting		
S2	Decorative Pole Lighting Selux - Saturn	
L1	Decorative Wall Sconce Evergreen Lighting - Georgetown Series	



FACADE MATERIAL
ALL FACADE SURFACES OVER 98% MASONRY (INCLUDING STUCCO) EXCLUDING GLASS.
ALL FACADE SURFACES OVER 80% STONE, BRICK OR CASTSTONE



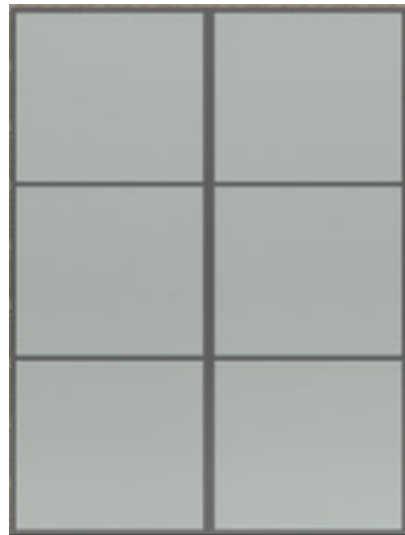
DATE: 7/13/2017

# 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**

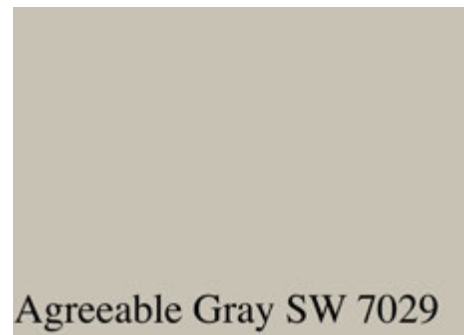




W1 - KOLBE  
Alum Clad Wood  
Windows  
Color: Bronze



CF - Clock Face  
Background - Dark Bronze



ST - Stucco  
(Medium Texture)  
Match SW 7029

Paint P-1, P-2, P4



HB - Hardie Board  
Fascia Trim  
SW 6073 Perfect Greige

Paint P-1, P-2, P4



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

Paint P-3



SS - Steel Struits  
SW 7041 Van Dyke Brown



AS - Asphalt Shingles  
GAF - 30 - Weathered Wood



Rustic

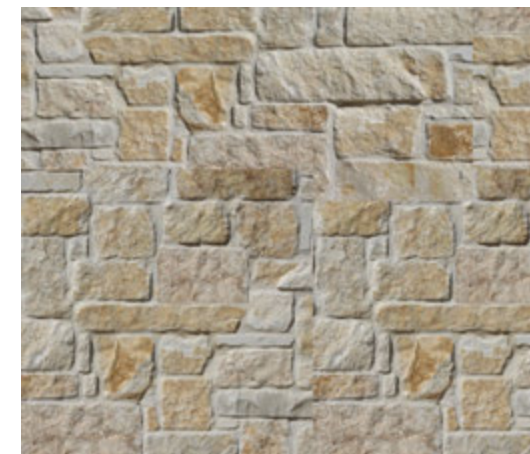
AG - Aluminum Gutters  
AD - Aluminum Downspout  
MC - Metal Parapet Cap  
Color: Match Rustic Kolbe  
Metal Finish



CT - Caststone  
Light Gray



MB - Modular Brick  
ACME Brick - Dove Gray



CS - Chopped Stone  
Lueders Custom Blend



S-2 Finish Match  
Textured Bronze



L-1 Finish Textured Bronze  
Lens - Frosted Acrylic



Tex. Bronze

DATE: 7/13/2017



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