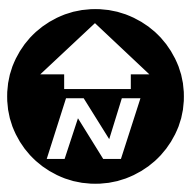
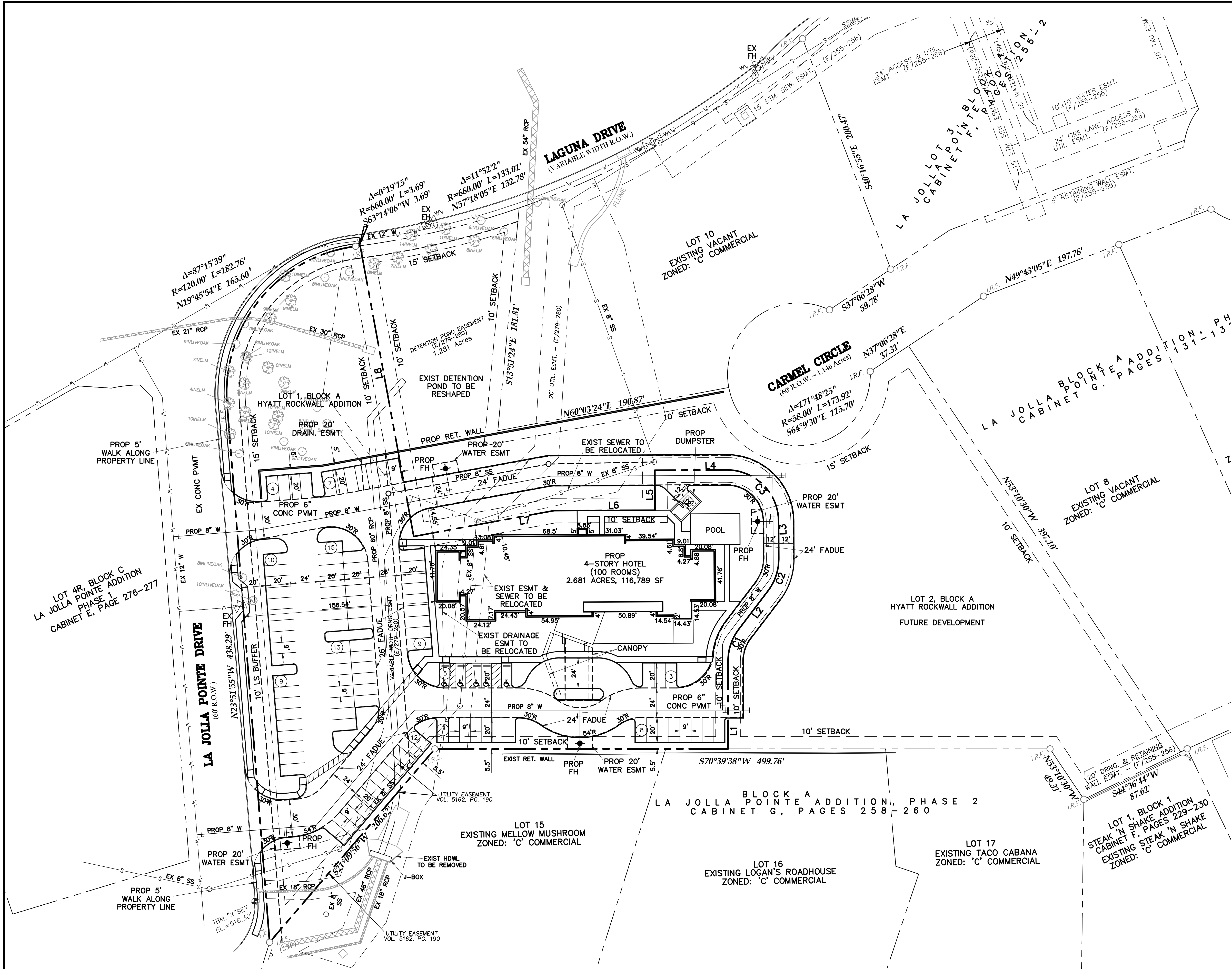


City of Rockwall

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

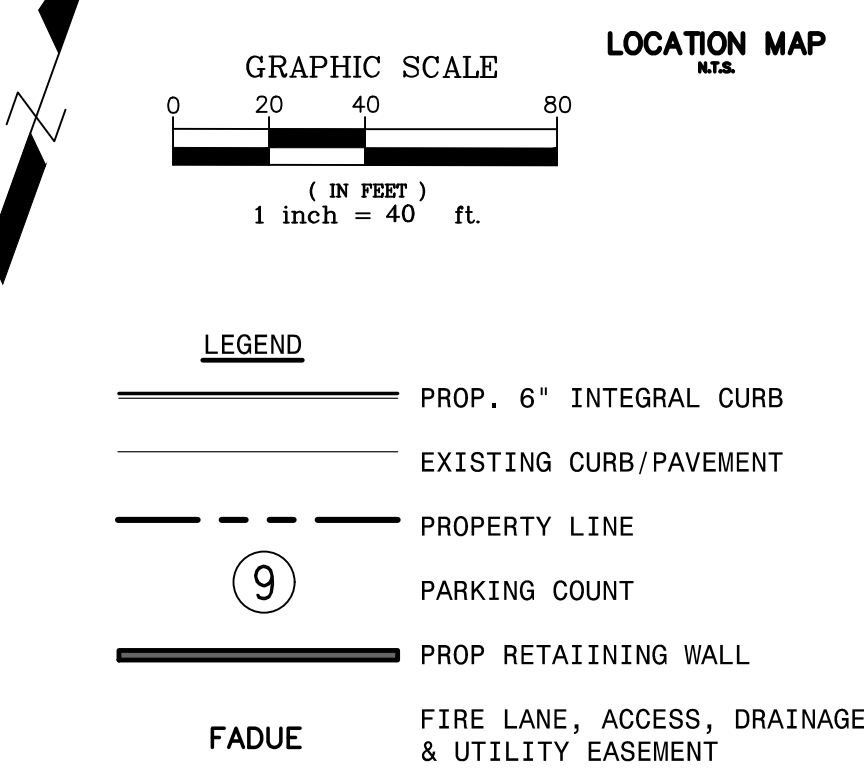
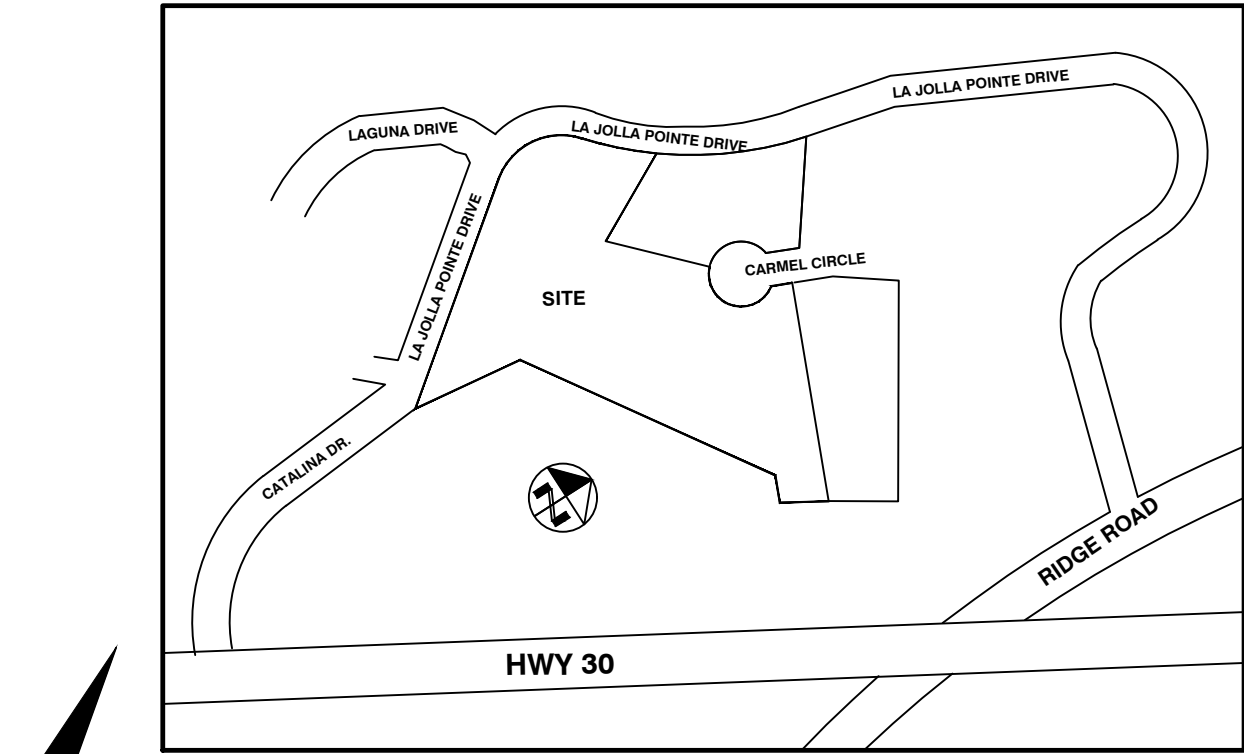
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





LINE TABLE		
NO.	BEARING	DISTANCE
L1	N19°20'22"W	71.61'
L2	N17°57'44"E	39.61'
L3	N19°34'27"W	30.65'
L4	S70°25'33"W	58.34'
L5	S19°34'27"E	32.50'
L6	S70°25'33"W	82.04'
L7	S60°13'11"W	115.87'
L8	N29°46'49"W	240.17'

CURVE TABLE						
NO.	RADIUS	LENGTH	DELTA	TANGENT	CH. BEARING	CH. LENGTH
C1	42.00'	27.34'	37°18'06"	14.18'	N0°41'19"W	26.86'
C2	42.00'	27.52'	37°32'10"	14.27'	N0°48'21"W	27.03'
C3	42.00'	65.97'	90°00'00"	42.00'	S64°34'27"E	59.40'



- NOTES:
- TOPOGRAPHIC SURVEY PROVIDED BY PROPERTY SELLER.
 - SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
 - SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
 - REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
 - ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
 - ALL CURB RADII NOT LISTED ARE 3' FACE OF CURB.
 - MECHANICAL EQUIPMENT TO BE LOCATED ON ROOF.

SITE SUMMARY TABLE			
County	ROCKWALL		
Project Name	HYATT PLACE		
Zoning District	'C' W/ SUP		
Proposed use	HOTEL		
Site Area:	2.681 Acres	116,789 S.F.	
Building Area	62,870 S.F. (TOTAL)		
Building Height:	60' - 4 STORY		
Lot Coverage:	17,760/116,789 = 15.2%		
Floor Area Ratio:	62,870/116,789 = 0.54		
Parking Required:	1 SPC/ROOM (100 ROOMS)	= 100 SPACES	
	Total	= 100 SPACES	
Parking Provided:	Regular	= 97 SPACES	
	Handicap	= 5 SPACES	
	Total	= 102 SPACES	
Impervious Area:	71,721 / 116,789 SF	= 61.4%	
Pervious Area:	45,068 / 116,789 SF	= 38.6%	

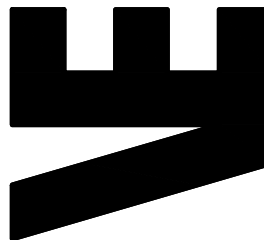
BLDG AREA TABLE:	
1st FLOOR	17,760 SF
2ND FLOOR	15,126 SF
3RD FLOOR	14,992 SF
4TH FLOOR	14,992 SF
TOTAL	62,870 SF

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
TELE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TEXAS 75603
TELE: 214-455-5254
CONTACT: DEEPAK GANDHI

SITE PLAN
HYATT ROCKWALL ADDITION
LOT 1, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 13, 2017
CASE #SP2017-XXX

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-272-2948
TX Registration # F-12286



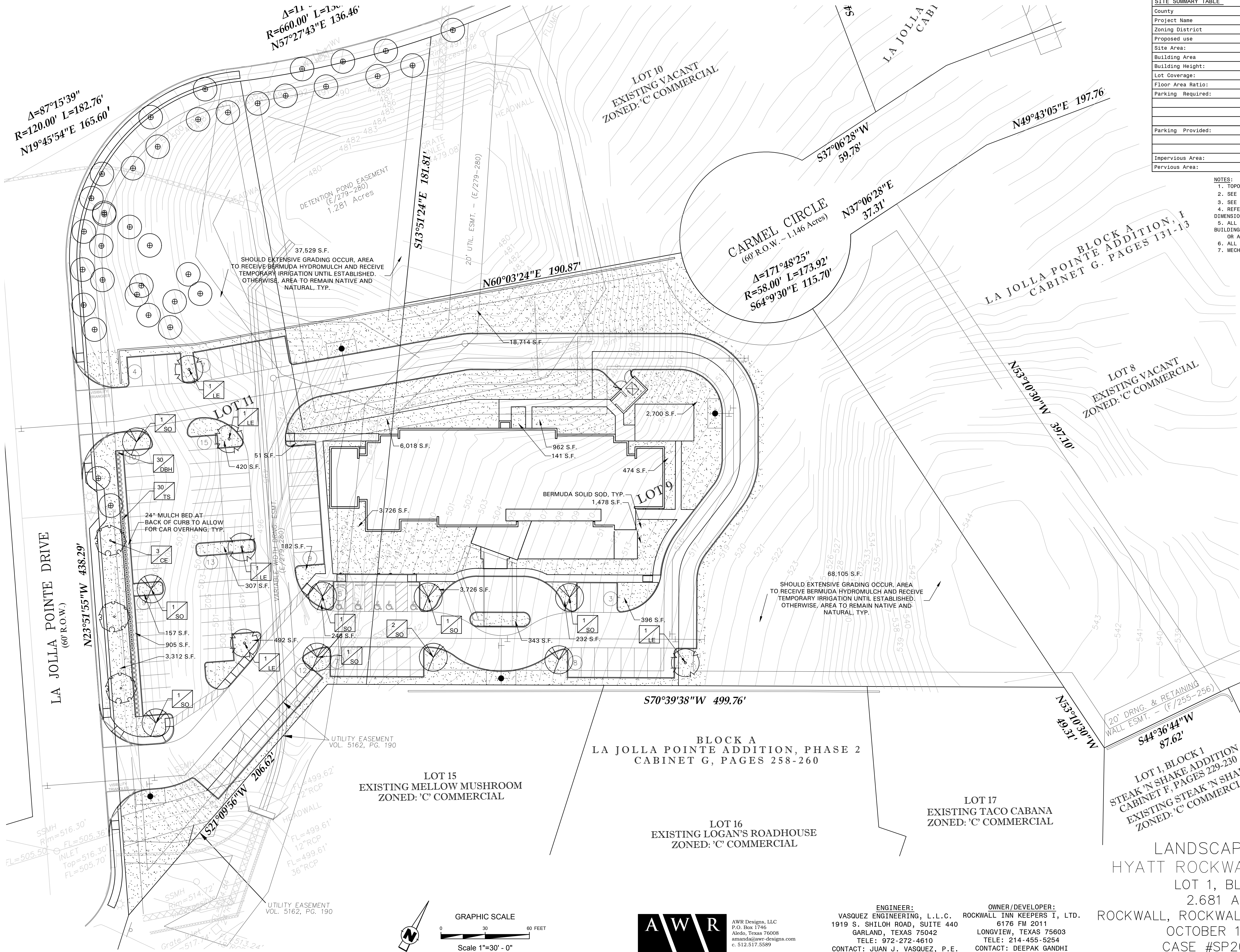
THIS DOCUMENT IS FOR
INTERM REVIEW AND IS
NOT TO BE USED FOR
OR BIDDING PURPOSES
WITHOUT THE WRITTEN
CONSENT OF VASQUEZ
ENGINEERING, L.L.C.
DATED 10/14/2017
TX REG. F-12286

DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

SITE PLAN PLAN
LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

Scale: 1" = 40'
Designed by: JJV
Drawn by: JJV
Checked by: JJV
838-014mgSP1-SITE PLAN.dwg
Date: 10/14/2017

SHEET
SP1



SITE SUMMARY TABLE		
County	ROCKWALL	
Project Name	HYATT PLACE	
Zoning District	'C' W/ SUP	
Proposed use	HOTEL	
Site Area:	2.681 Acres	116,789 S.F.
Building Area	62,870 S.F. (TOTAL)	
Building Height:	60' - 4 STORY	
Lot Coverage:	17,760/116,789 = 15.2%	
Floor Area Ratio:	62,870/116,789 = 0.54	
Parking Required:	1 SPC/ROOM (100 ROOMS)	= 100 SPACES
	Total	= 100 SPACES
Parking Provided:	Regular	= 97 SPACES
	Handicap	= 5 SPACES
	Total	= 102 SPACES
Impervious Area:	71,721 / 116,789 SF	= 61.4%
Pervious Area:	45,068 / 116,789 SF	= 38.6%

- NOTES:
1. TOPOGRAPHIC SURVEY PROVIDED BY PROPERTY SELLER.
 2. SEE CIVIL SHEETS FOR CIVIL SITE DESIGN.
 3. SEE LANDSCAPE PLANS FOR SITE LANDSCAPE.
 4. REFERENCE ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS.
 5. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
 6. ALL CURB RADII NOT LISTED ARE 3' FACE OF CURB.
 7. MECHANICAL EQUIPMENT TO BE LOCATED ON ROOF.

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12286

10/10/2017

DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

LANDSCAPE PLAN
LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

Scale:	1" = 30'
Designed by:	AWR
Drawn by:	AWR
Checked by:	AWR
	831-014mgSP SITE PLAN.dwg
Date:	10/10/2017

SHEET
L1.3

LANDSCAPE TABULATIONS ROCKWALL, TEXAS	
SITE LANDSCAPE REQUIREMENTS	
1. A minimum of 15% of the site shall be landscaped. 2. No more than 50% of the total requirement shall be located in the front of and along side buildings with street frontage. Site: 116,789 s.f.	
REQUIRED	PROVIDED
17,518 s.f. (15%)	45,068 s.f. (38.6%)
STREET LANDSCAPING	
1. A 10' wide landscape buffer shall be provided along the perimeter of the property abutting ROW. 2. One tree shall be provided for every 50 l.f. of frontage. La Jolla Pointe Drive and Laguna Drive - 758 l.f.	
REQUIRED	PROVIDED
10 landscape buffer	10' landscape buffer
15 trees, 3" cal.	13 existing trees, 3"+; 3 proposed trees, 3" cal.
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. No parking space shall be located more than 80' from the trunk of a large canopy tree Parking spaces: 102	
REQUIRED	PROVIDED
36" screen	36" screen
10 canopy trees, 4" cal.	14 canopy trees, 4" cal.
MITIGATION	
REQUIRED	PROVIDED
1469 caliper inches	owner to pay 12\$\$ per caliper inch

PLANT SCHEDULE					
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
3	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	12' ht., 4' spread, matching
5	LE	Lacebark Elm	<i>Ulmus parvifolia 'Sempervirens'</i>	4" cal.	14' ht., 4' spread
9	SO	Shumard Oak	<i>Quercus shumardii</i>	4" cal.	14' ht., 5' spread
SHRUBS					
30	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	5 gal.	full, 20" spread, 36" o.c.
30	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal.	full, 24" sprd, 36" o.c.
GROUND COVER/VINES/GRASS					
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		
		Bermuda Hydromulch	<i>Cynodon dactylon</i>		

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: IRRIGATION WILL MEET REQUIREMENTS OF UDC.
TREES: TREES SHALL BE AT LEAST 5' FROM WATER, SEWER AND STORM LINES.

LANDSCAPE NOTES
HYATT ROCKWALL ADDITION
LOT 1, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 10, 2017
CASE #SP2017-XXX

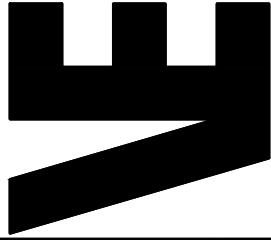
AWR

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

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
TELE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

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Garland, Texas 75042
Ph: 972-272-2948
TX Registration # F-12286



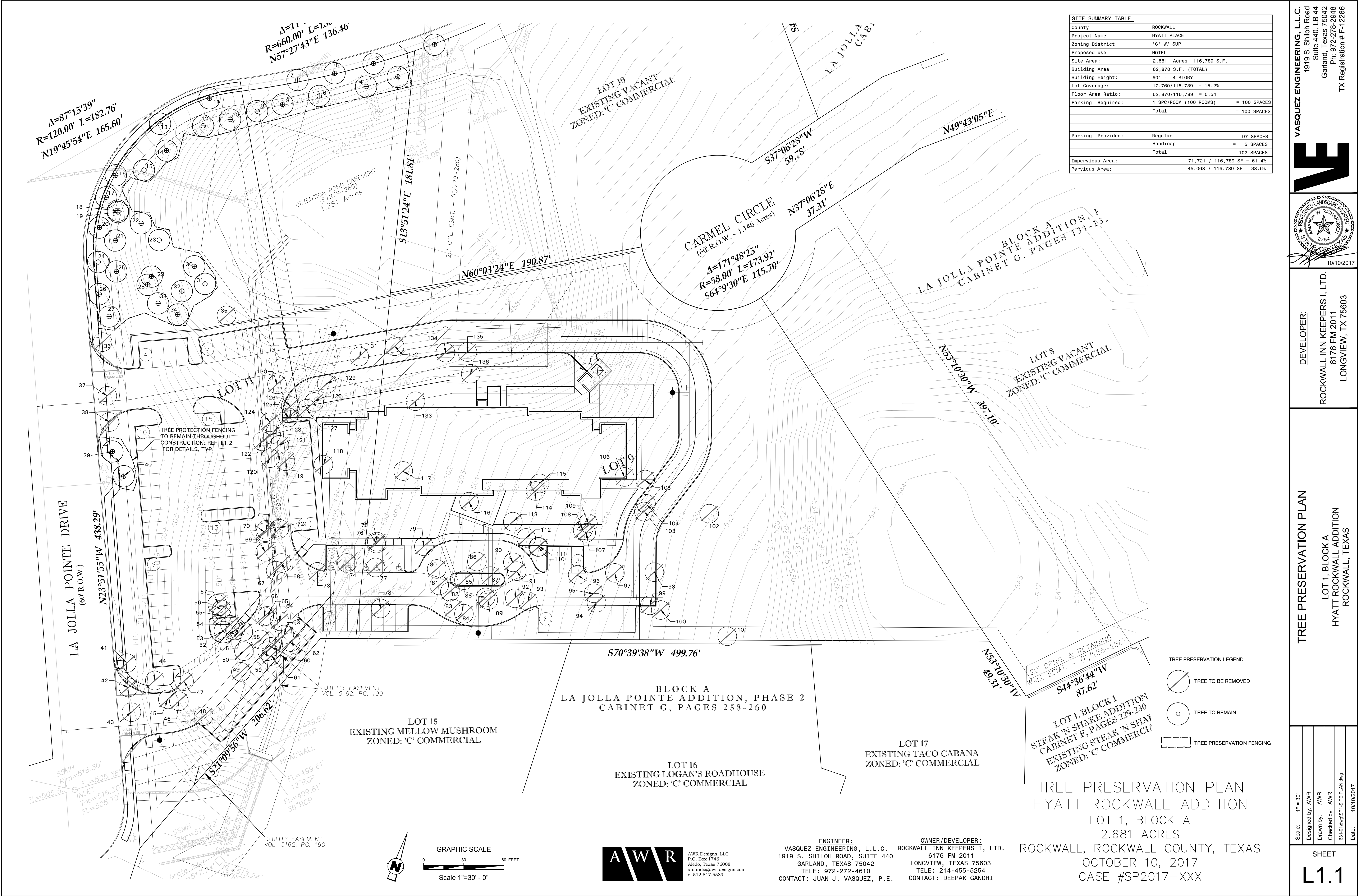
DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

LANDSCAPE NOTES
LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

Scale: 1" = 30'
Designed by: AWR
Drawn by: AWR
Checked by: AWR
831-014mgSP1 SITE PLAN.dwg
Date: 10/10/2017

SHEET

L1.4



SITE SUMMARY TABLE	
County	ROCKWALL
Project Name	HYATT PLACE
Zoning District	'C' W/ SUP
Proposed use	HOTEL
Site Area:	2.681 Acres 116,789 S.F.
Building Area	62,870 S.F. (TOTAL)
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Lot Coverage:	17,760/116,789 = 15.2%
Floor Area Ratio:	62,870/116,789 = 0.54
Parking Required:	1 SPC/ROOM (100 ROOMS) = 100 SPACES
	Total = 100 SPACES
Parking Provided:	Regular = 97 SPACES
	Handicap = 5 SPACES
	Total = 102 SPACES
Impervious Area:	71,721 / 116,789 SF = 61.4%
Pervious Area:	45,068 / 116,789 SF = 38.6%

VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12286

DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

TREE PRESERVATION PLAN
LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

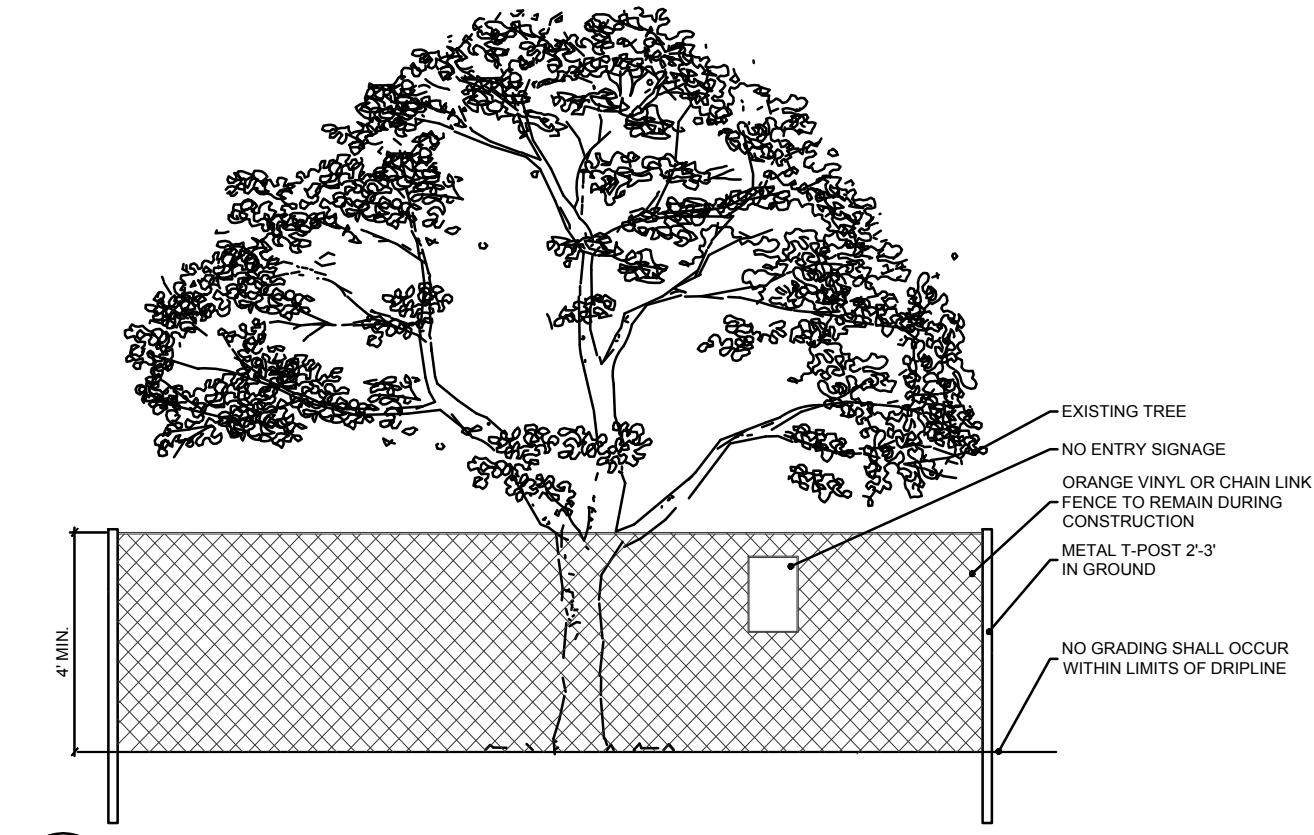
Scale:	1" = 30'
Designed by:	AWR
Drawn by:	AWR
Checked by:	AWR
831-0174ngSP1 SITE PLAN.dwg	
Date:	10/10/2017

SHEET
L1.1

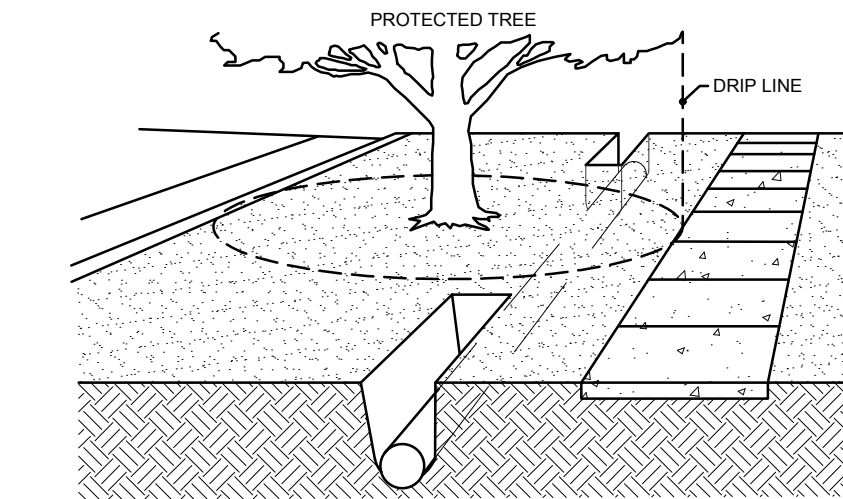
EXISTING TREE				
NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	NOTES
1	8	LIVE OAK	REMAIN	NOT ON PROPERTY
2	6	LIVE OAK	REMAIN	
3	9	LIVE OAK	REMAIN	
4	8	ELM	REMAIN	
5	10	ELM	REMAIN	
6	12	ELM	REMAIN	
7	14	ELM	REMAIN	
8	7	ELM	REMAIN	
9	8	ELM	REMAIN	
10	7	LIVE OAK	REMAIN	
11	8	LIVE OAK	REMAIN	
12	8	LIVE OAK	REMAIN	
13	10	ELM	REMAIN	
14	9	ELM	REMAIN	
15	9	ELM	REMAIN	
16	7	LIVE OAK	REMAIN	
17	9	LIVE OAK	REMAIN	
18	8	LIVE OAK	REMAIN	
19	12	ELM	REMAIN	
20	7	ELM	REMAIN	
21	7	ELM	REMAIN	
22	8	ELM	REMAIN	
23	9	ELM	REMAIN	
24	4	ELM	REMAIN	
25	8	ELM	REMAIN	
26	10	ELM	REMAIN	
27	6	LIVE OAK	REMAIN	
28	10	ELM	REMAIN	
29	10	ELM	REMAIN	
30	8	LIVE OAK	REMAIN	
31	5	LIVE OAK	REMAIN	
32	5	ELM	REMAIN	
33	6	LIVE OAK	REMAIN	
34	9	LIVE OAK	REMAIN	
35	7	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
36	8	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
37	5	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
38	8	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
39	8	LIVE OAK	REMAIN	
40	10	LIVE OAK	REMAIN	
41	8	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
42	11	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
43	8	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
44	9	TREE UNKNOWN	TO BE REMOVED	MITIGATION 1:1
45	8	ELM	TO BE REMOVED	MITIGATION 1:1
46	5	ELM	TO BE REMOVED	MITIGATION 1:1
47	28	ELM	TO BE REMOVED	MITIGATION 1:1
48	30	LIVE OAK	TO BE REMOVED	MITIGATION 2:1
49	11	ELM	TO BE REMOVED	MITIGATION 1:1
50	11	ELM	TO BE REMOVED	MITIGATION 1:1
51	11	HACKBERRY	TO BE REMOVED	MITIGATION AT 50%
52	5	ELM	TO BE REMOVED	MITIGATION 1:1
53	6	ELM	TO BE REMOVED	MITIGATION 1:1
54	12	HACKBERRY	TO BE REMOVED	MITIGATION AT 50%
55	8	ELM	TO BE REMOVED	MITIGATION 1:1
56	9	ELM	TO BE REMOVED	MITIGATION 1:1
57	14	ELM	TO BE REMOVED	MITIGATION 1:1
58	13	ELM	TO BE REMOVED	MITIGATION 1:1
59	6	ELM	TO BE REMOVED	MITIGATION 1:1
60	8	ELM	TO BE REMOVED	MITIGATION 1:1
61	7	ELM	TO BE REMOVED	MITIGATION 1:1
62	7	ELM	TO BE REMOVED	MITIGATION 1:1
63	6	ELM	TO BE REMOVED	MITIGATION 1:1
64	9	ELM	TO BE REMOVED	MITIGATION 1:1
65	7	ELM	TO BE REMOVED	MITIGATION 1:1
66	13	ELM	TO BE REMOVED	MITIGATION 1:1
67	24	ELM	TO BE REMOVED	MITIGATION 1:1
68	10	ELM	TO BE REMOVED	MITIGATION 1:1
69	8	ELM	TO BE REMOVED	MITIGATION 1:1
70	11	ELM	TO BE REMOVED	MITIGATION 1:1
71	7	ELM	TO BE REMOVED	MITIGATION 1:1
72	15	PECAN	TO BE REMOVED	MITIGATION 1:1
73	6	ELM	TO BE REMOVED	MITIGATION 1:1
74	6	ELM	TO BE REMOVED	MITIGATION 1:1
75	16	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
76	17	LIVE OAK	TO BE REMOVED	MITIGATION 1:1
77	14	PECAN	TO BE REMOVED	MITIGATION 1:1
78	30	PECAN	TO BE REMOVED	MITIGATION 2:1
79	13	OAK	TO BE REMOVED	MITIGATION 1:1
80	12	OAK	TO BE REMOVED	MITIGATION 1:1
81	6	ELM	TO BE REMOVED	MITIGATION 1:1
82	14	OAK	TO BE REMOVED	MITIGATION 1:1
83	14	OAK	TO BE REMOVED	MITIGATION 1:1
84	14	OAK	TO BE REMOVED	MITIGATION 1:1
85	12	OAK	TO BE REMOVED	MITIGATION 1:1
86	7	OAK	TO BE REMOVED	MITIGATION 1:1
87	14	ELM	TO BE REMOVED	MITIGATION 1:1
88	10	OAK	TO BE REMOVED	MITIGATION 1:1
89	10	OAK	TO BE REMOVED	MITIGATION 1:1
90	7	ELM	TO BE REMOVED	MITIGATION 1:1

NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	NOTES
91	6	ELM	TO BE REMOVED	MITIGATION 1:1
92	15	ELM	TO BE REMOVED	MITIGATION 1:1
93	14	ELM	TO BE REMOVED	MITIGATION 1:1
94	10	ELM	TO BE REMOVED	MITIGATION 1:1
95	13	ELM	TO BE REMOVED	MITIGATION 1:1
96	14	ELM	TO BE REMOVED	MITIGATION 1:1
97	11	ELM	TO BE REMOVED	MITIGATION 1:1
98	24	ELM	TO BE REMOVED	MITIGATION 1:1
99	12	ELM	TO BE REMOVED	MITIGATION 1:1
100	32	ELM	TO BE REMOVED	MITIGATION 2:1
101	28	ELM	TO BE REMOVED	MITIGATION 1:1
102	34	ELM	TO BE REMOVED	MITIGATION 2:1
103	15	ELM	TO BE REMOVED	MITIGATION 1:1
104	18	CEDAR	TO BE REMOVED	MITIGATION AT 50%
105	15	ELM	TO BE REMOVED	MITIGATION 1:1
106	15	ELM	TO BE REMOVED	MITIGATION 1:1
107	27	ELM	TO BE REMOVED	MITIGATION 1:1
108	18	ELM	TO BE REMOVED	MITIGATION 1:1
109	15	ELM	TO BE REMOVED	MITIGATION 1:1
110	10	ELM	TO BE REMOVED	MITIGATION 1:1
111	18	ELM	TO BE REMOVED	MITIGATION 1:1
112	9	ELM	TO BE REMOVED	MITIGATION 1:1
113	9	ELM	TO BE REMOVED	MITIGATION 1:1
114	5	ELM	TO BE REMOVED	MITIGATION 1:1
115	12	ELM	TO BE REMOVED	MITIGATION 1:1
116	20	OAK	TO BE REMOVED	MITIGATION 1:1
117	36	OAK	TO BE REMOVED	MITIGATION 2:1
118	28	PECAN	TO BE REMOVED	MITIGATION 1:1
119	14	ELM	TO BE REMOVED	MITIGATION 1:1
120	11	ELM	TO BE REMOVED	MITIGATION 1:1
121	6	ELM	TO BE REMOVED	MITIGATION 1:1
122	6	ELM	TO BE REMOVED	MITIGATION 1:1
123	11	CEDAR	TO BE REMOVED	MITIGATION AT 50%
124	14	ELM	TO BE REMOVED	MITIGATION 1:1
125	7	ELM	TO BE REMOVED	MITIGATION 1:1
126	16	ELM	TO BE REMOVED	MITIGATION 1:1
127	7	ELM	TO BE REMOVED	MITIGATION 1:1
128	11	ELM	TO BE REMOVED	MITIGATION 1:1
129	6	ELM	TO BE REMOVED	MITIGATION 1:1
130	12	OAK	TO BE REMOVED	MITIGATION 1:1
131	36	OAK	TO BE REMOVED	MITIGATION 2:1
132	11	ELM	TO BE REMOVED	MITIGATION 1:1
133	28	OAK	TO BE REMOVED	MITIGATION 1:1
134	7	ELM	TO BE REMOVED	MITIGATION 1:1
135	7	ELM	TO BE REMOVED	MITIGATION 1:1
136	9	ELM	TO BE REMOVED	MITIGATION 1:1

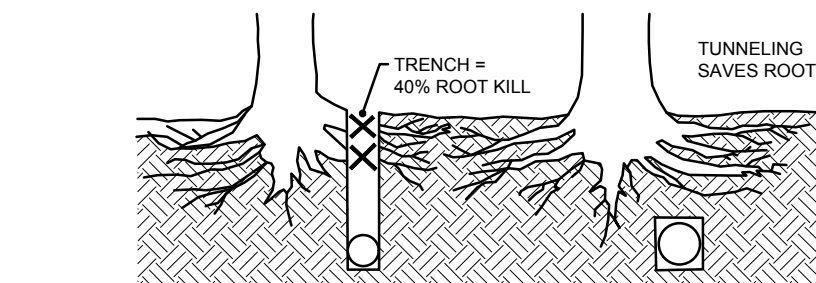
TOTAL ON SITE	1588
TOTAL TO REMAIN	291
TOTAL TO BE REMOVED	1297
CALIPER INCHES TO BE MITIGATED	1469
**no credits were given since no trees larger than 24" were kept	



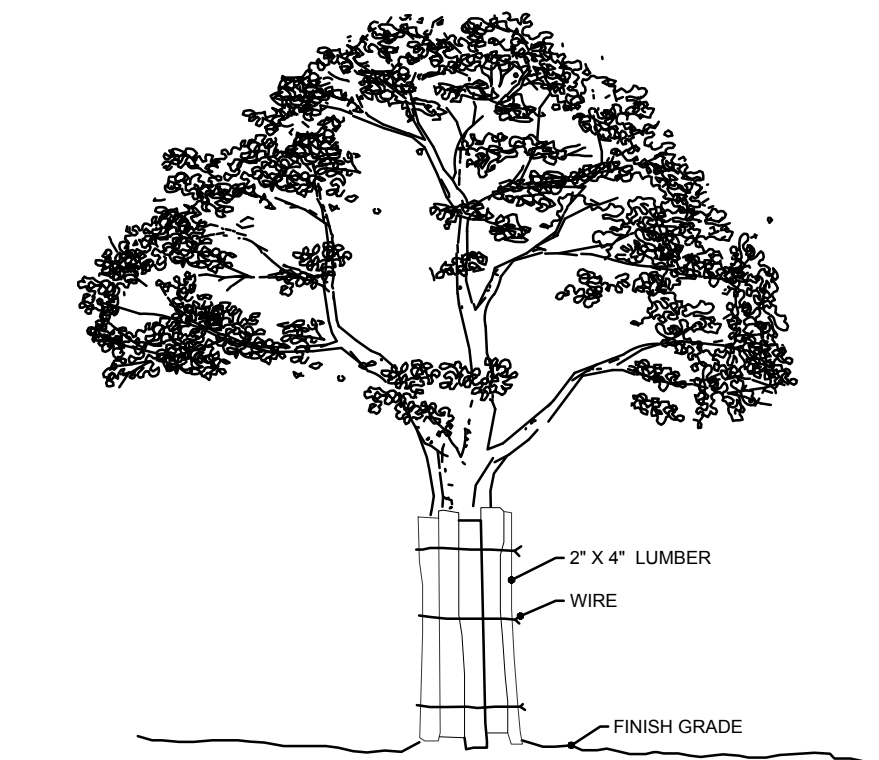
1 TREE PROTECTION FENCING
N.T.S.



2 BORING AND TUNNELING
N.T.S.



3 BARK PROTECTION
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 ENCLOSED 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.

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

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 (40) 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 TREES' DRIPLINE. 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 DRIPLINE 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 DRIPLINE 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 FENCINGS 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 ENCLOSED THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2'X4" LUMBER ENCLOSED 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 NOTES
HYATT ROCKWALL ADDITION
LOT 1, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 10, 2017
CASE #SP2017-XXX

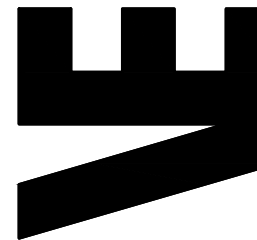


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GARLAND, TEXAS 75042
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CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TEXAS 75603
TELE: 214-455-5254
CONTACT: DEEPAK GANDHI

VASQUEZ ENGINEERING, L.L.C.
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TX Registration # F-12286



DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TX 75603

TREE PRESERVATION NOTES
LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

Scale: 1" = 30'	Designed by: AWR	Drawn by: AWR	Checked by: AWR	Date: 10/10/2017
			831-014mgSP SITE PLAN.dwg	

SHEET
L1.2

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, AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

- A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.

- 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

- D. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK, COMPLETE IN PLACE AS SHOWN AND SPECIFIED. WORK SHOULD INCLUDE:

- E. PLANTING OF TREES, SHRUBS AND GRASSES
A. SEEDING
B. BED PREPARATION AND FERTILIZATION
C. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
D. WORK GUARANTEE

1.4 REFERENCES

- A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) Z60.1 - NURSERY STOCK
B. TEXAS STATE DEPARTMENT OF AGRICULTURE
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 OWNERS 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. 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.
B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETERIORATION IN TRANSIT AND WHILE STORED ON SITE.
C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHOULD BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A HEALTHY, VIGOROUS CONDITION.

- D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND DRYING.
E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM DAMAGE TO ROOT BALLS, TRUNKS AND BRANCHES.
F. PROTECT ROOT BALLS BY HEILING WITH SAWDUST OR OTHER MOISTURE RETAINING MATERIAL. IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
G. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE.
H. FOR BALLED AND BURLAPPED PLANTS - DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.
I. CONTAINER GROWN PLANTS - DELIVER PLANTS IN CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.
J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 SEQUENCING

- A. INSTALL TREES, SHRUBS, AND LINGER 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 REGROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 WARRANTIES PERIOD, PLANT GUARANTEE, REPLACEMENTS

- A. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.
B. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DAMAGE DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNERS IS EXCLUDED.
C. REPLACE DEAD, UNHEALTHY, AND UNSIGHTLY PLANT MATERIAL WITHIN WARRANTY PERIOD UPON NOTIFICATION BY OWNER OR OWNERS REPRESENTATIVE. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED.
D. 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.
E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.
A. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS
B. REMOVE GUYING AND STAKING MATERIALS.

1.9 MAINTENANCE

- A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE.
B. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER.
C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.
D. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
E. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.
F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.
G. 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.
H. RESET SETTLED PLANTS
I. REAPPLY MULCH TO BARE AND THIN AREAS.
J. SHOULD SEEDING 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.

- K. 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). 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 RESEDED OR RESEEDING (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

1.10 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. 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.
D. 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.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

- A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE TO THE AMERICAN STANDARD FOR NURSERY STOCK
B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS
C. 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.
D. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.
E. PLANT SCHEDULE ON DRAWING IS FOR CONTRACTORS INFORMATION ONLY AND NO GUARANTEE IS EXPRESSED OR IMPLIED THAT QUANTITIES THEREIN ARE CORRECT. THE CONTRACTOR SHALL ENSURE THAT ALL PLANT MATERIALS SHOWN ON THE DRAWINGS ARE INCLUDED IN HIS OR HER BID.
F. SHALL BE FREE OF DISEASE, INSECT INFESTATION, DEFECTS INCLUDING WEAK OR BROKEN LIMBS, CROTCHES, AND DAMAGED TRUNKS, ROOTS OR LEAVES, SUN SCALD, FRESH BARK ABRASIONS, EXCESSIVE ABRASIONS, OBJECTIONABLE DISFIGUREMENT, INSECT EGGS AND LARVAE.
G. ALL PLANTS SHALL EXHIBIT NORMAL GROWTH HABITS, VIGOROUS, HEALTHY, FULL, WELL BRANCHED, WELL ROOTED, PROPORTIONATE AND SYMMETRICAL.
H. 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).
I. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTORS OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNERS REPRESENTATIVE SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.

- 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 ACCESSORIES/MISCELLANEOUS MATERIALS

- A. MULCH - DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, BY LIVING EARTH TECHNOLOGIES OR APPROVED SUBSTITUTE. MULCH SHOULD BE FREE OF STICKS, STONES, CLAY, GROWTH AND GERMINATION INHIBITING INGREDIENTS.
B. FERTILIZER - COMMERCIAL FERTILIZER CONTAINING 10-20-10 OR SIMILAR ANALYSIS.
C. SOIL PREPARATION - SHALL BE FERTILE, LOAMY SOIL. ORGANIC MATTER SHALL ENCOMPASS BETWEEN 3% AND 10% OF THE TOTAL DRY WEIGHT. SOIL SHALL BE FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 1", NOXIOUS WEEDS, STICKS, BRUSH, LITTER AND OTHER SUBSTANCES. IT SHOULD BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHOULD BE BETWEEN 4 AND 7.
APPROXIMATE PARTICLE DISTRIBUTION FOR TOPSOIL
CLAY BETWEEN 15% AND 25%
SILT BETWEEN 15% AND 25%
SAND LESS THAN 50%
GRAVEL LESS THAN 10%

- D. EXISTING TOPSOIL - MAY BE USED IF IT MEETS THE REQUIREMENTS FOR THE IMPORTED TOPSOIL, OR IF APPROVED BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. TOPSOIL SHALL NOT BE STRIPPED, TRANSPORTED OR GRADED IF MOISTURE CONTENT EXCEEDS FIELD CAPACITY. TOPSOIL STOCKPILES SHALL BE PROTECTED FROM EROSION OR CONTAMINATION.
E. ALL NEW TURF AREAS LOCATED ON THE FRONT, SIDES, REAR, AND INSIDE THE FIRE LANE SHALL BE SODDED AND SHALL BE AMENDED WITH QUALITY TOPSOIL AT A MINIMUM DEPTH OF FOUR INCHES.
F. STEEL EDGING - SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING.
G. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE; REFER TO DETAILS.
H. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE.
I. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
J. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER.
K. RIVER ROCK - LOCALLY ARIZONA RIVER ROCK BETWEEN 2"-4" IN DIAMETER.
L. 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. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
B. SOIL TESTING:
A. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
B. CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
C. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
D. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
E. IF WEEDS ARE GROWING IN PLANTING AREAS, APPLY HERBICIDE RECOMMENDED BY MANUFACTURER AND APPLIED BY AN APPROVED LICENSED APPLICATOR, ALLOW WEEDS TO DIE, AND THEN GRUB OUT ROOTS TO A MINIMUM OF 12 INCH DEPTH.
F. POSITION TREES AND SHRUBS AS DESIGNED ON PLAN, OBTAIN OWNERS REPRESENTATIVES APPROVAL PRIOR TO PROCEEDING.
G. ALL PLANTING AREAS SHALL RECEIVE A MINIMUM OF 2 INCH LAYER OF MULCH (SETTLED THICKNESS).

3.2 EXCAVATING

- A. EXCAVATE PITS FOR PLANTING. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT THE HANDLING OF THE ROOT BALL WITHOUT DAMAGE TO THE ROOTS. TREES SHALL BE PLANTED AT A DEPTH THAT WHEN SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO THE SOIL SURFACE IN ORIGINAL PLACE OF GROWTH.
B. TREE PITS PERCOLATION TEST: FILL PIT WITH WATER AND ALLOW TO STAND FOR 24 HOURS. IF PIT DOES NOT DRAIN, THE TREE NEEDS TO BE MOVED TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED.
C. SHRUB AND TREE PITS SHALL BE NO LESS THAN 24" WIDER THAN THE ROOT BALL AND 6" DEEPER THAN ITS VERTICAL DIMENSION. HOLES SHOULD BE ROUGH, NOT SMOOTH OR GLAZED.

3.3 PLANTING

- A. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS
B. REMOVE CONTAINERS WITHOUT DAMAGE TO ROOTS.
C. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND BACKFILL.
D. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.
E. PLACE PLANT UPRIGHT AND PLUMES IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE.
F. SET PLANTS WITH TOP OF ROOT BALLS FLUSH WITH ADJACENT GRADE AFTER COMPACTION. ADJUST PLANT HEIGHT IF SETTLEMENT OCCURS AFTER BACKFILLING.
G. BACKFILL HOLES IMMEDIATELY AFTER PLANT IS PLACED USING BACKFILL MIX. BACKFILL TO ONE HALF DEPTH, FILL HOLE WITH WATER AND LIGHTLY TAMP SOIL TO REMOVE VOIDS AND AIR POCKETS.

- H. TRIM PLANTS TO REMOVE DEAD AND INJURED BRANCHES ONLY. BRACE PLANTS OVER 65 GALLONS IN SIZE.
I. MULCH TO THE TOP OF THE ROOT BALL. DO NOT PLANT GRASS ALL THE WAY TO TRUNK OF THE TREE. MULCH WITH AT LEAST 2" OF SPECIFIED MULCH.
J. DO NOT WRAP TREES.
K. DO NOT OVER PRUNE.
L. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN BLOCKS SHOULD BE FILLED WITH TOPSOIL AND THEN WATERED THOROUGHLY.

3.4 STEEL EDGING

- A. STEEL EDGING SHALL BE INSTALLED AND ALIGNED AS INDICATED ON PLANS. OWNERS REPRESENTATIVE TO APPROVE THE STAKED OR PAINTED LOCATION OF STEEL EDGE PRIOR TO INSTALLATION.
B. ALL STEEL EDGING SHALL BE FREE OF BENDS OR KINKS.
C. TOP OF EDGING SHALL BE 1/2" MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE.
D. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE EDGING, NOT THE GRASS SIDE.
E. STEEL EDGING SHALL NOT BE INSTALLED ALONG SIDEWALKS OR CURBS.
F. EDGING SHOULD BE CUT AT A 45 DEGREE ANGLE WHERE IT MEETS SIDEWALKS OR CURBS.

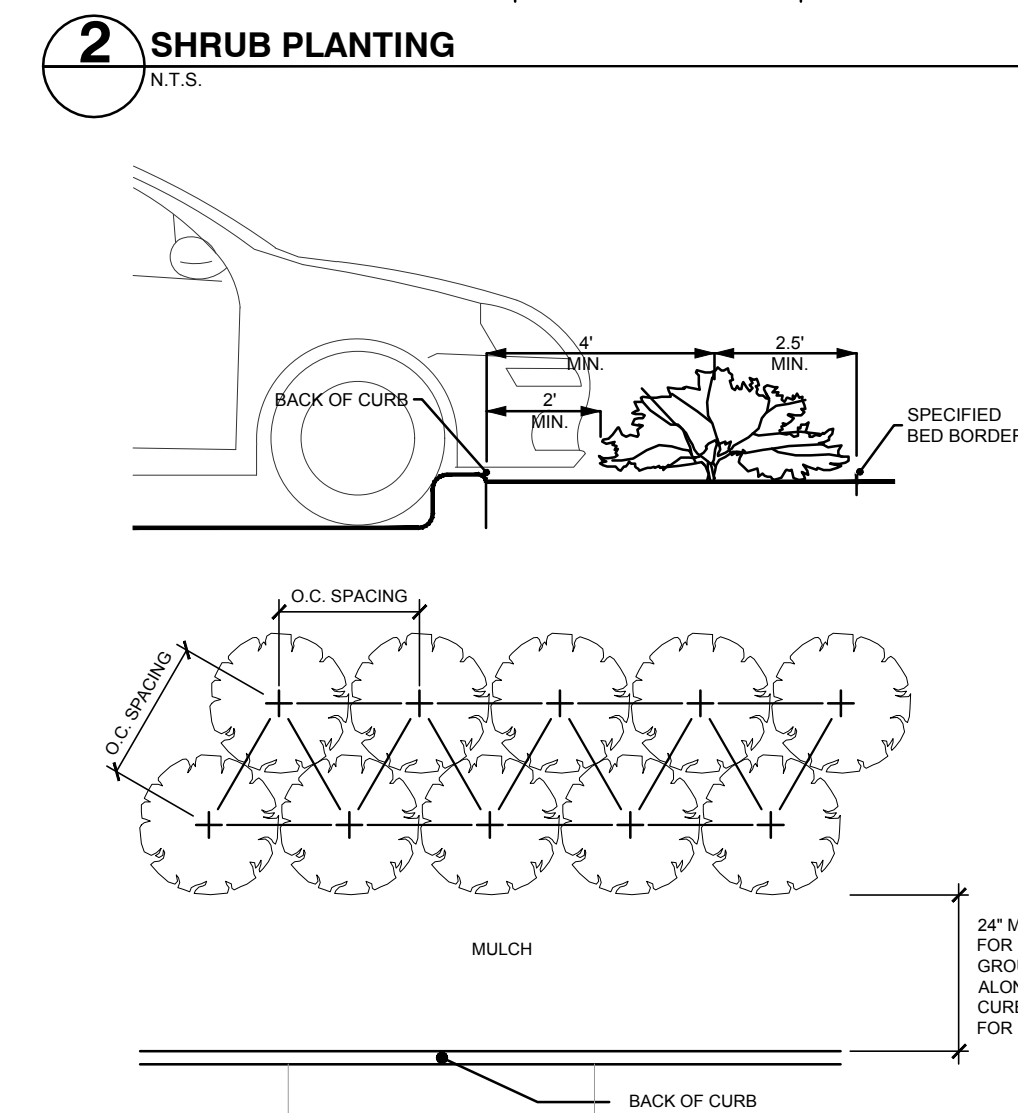
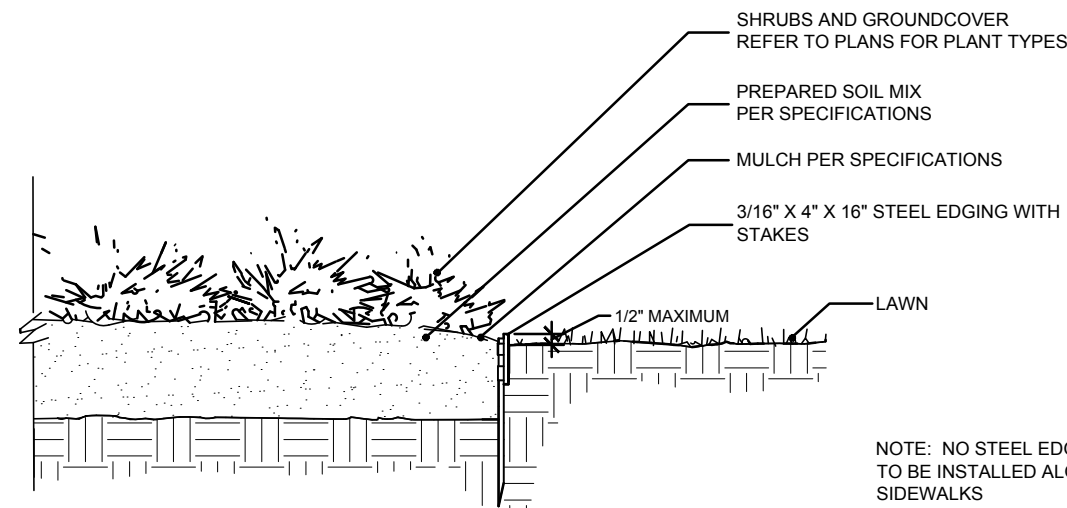
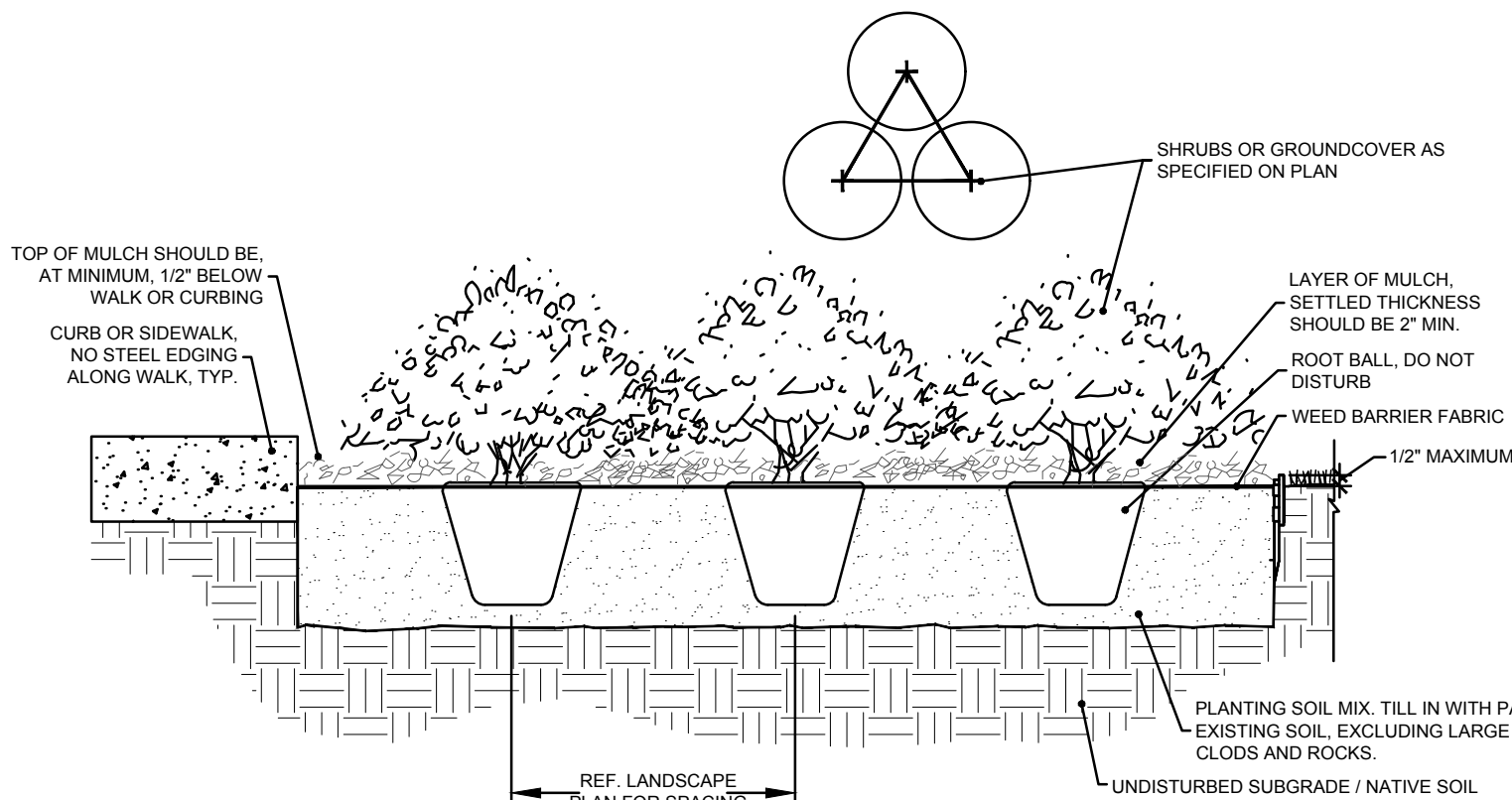
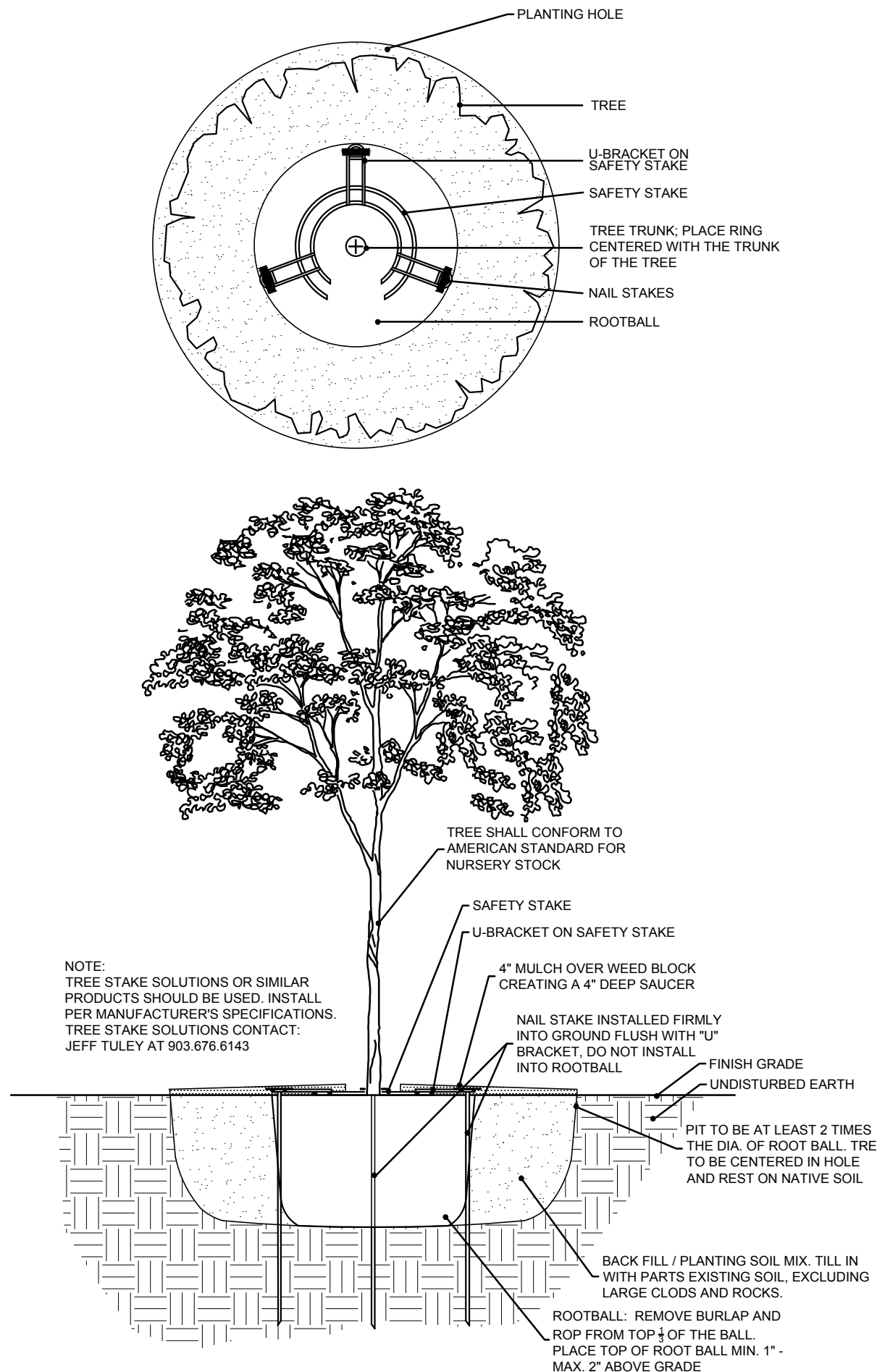
3.5 CLEANUP

- A. REMOVE CONTAINERS, TRASH, RUBBISH AND EXCESS SOILS FROM SITE AS WORK PROGRESSES.
B. REPAIR CRISPS, HOLES AND SCARS IN GROUND SURFACES.
C. PREMISES SHALL BE KEPT NEAT AT ALL TIMES AND ORGANIZED.
D. ALL PAVED AREAS SHOULD BE CLEANED AT THE END OF EACH WORK DAY.

3.6 ACCEPTANCE

- A. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.
B. 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.
C. WHENEVER 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.
D. 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 PLANTING
N.T.S.

3 SHRUB SPACING AND PLANTING AT B.O.C.
N.T.S.

ENGINEER:
VASQUEZ ENGINEERING, L.L.C.
1919 S. SHILOH ROAD, SUITE 440
GARLAND, TEXAS 75042
TELE: 972-272-4610
CONTACT: JUAN J. VASQUEZ, P.E.

OWNER/DEVELOPER:
ROCKWALL INN KEEPERS I, LTD.
6176 FM 2011
LONGVIEW, TEXAS 75603
TELE: 214-455-5254
CONTACT: DEEPAK GANDHI

LANDSCAPE SPECIFICATIONS
AND DETAILS

HYATT ROCKWALL ADDITION
LOT 1, BLOCK A
2.681 ACRES
ROCKWALL, ROCKWALL COUNTY, TEXAS
OCTOBER 10, 2017
CASE #SP2017-XXX

LANDSCAPE SPECIFICATIONS AND DETAILS

DEVELOPER:

LOT 1, BLOCK A
HYATT ROCKWALL ADDITION
ROCKWALL, TEXAS

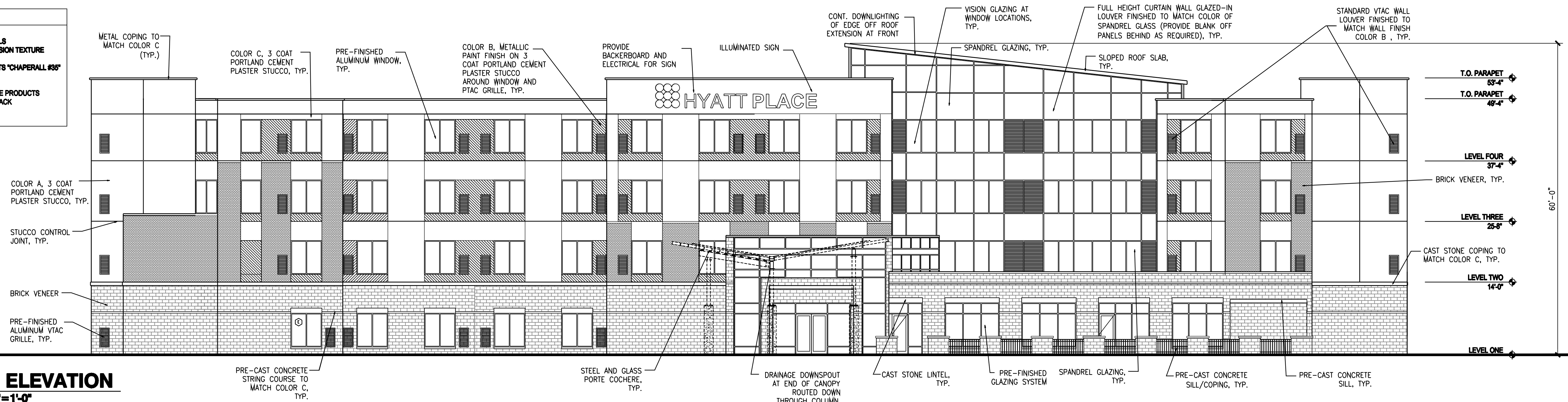
VASQUEZ ENGINEERING, L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-272-2948
TX Registration # F-12286



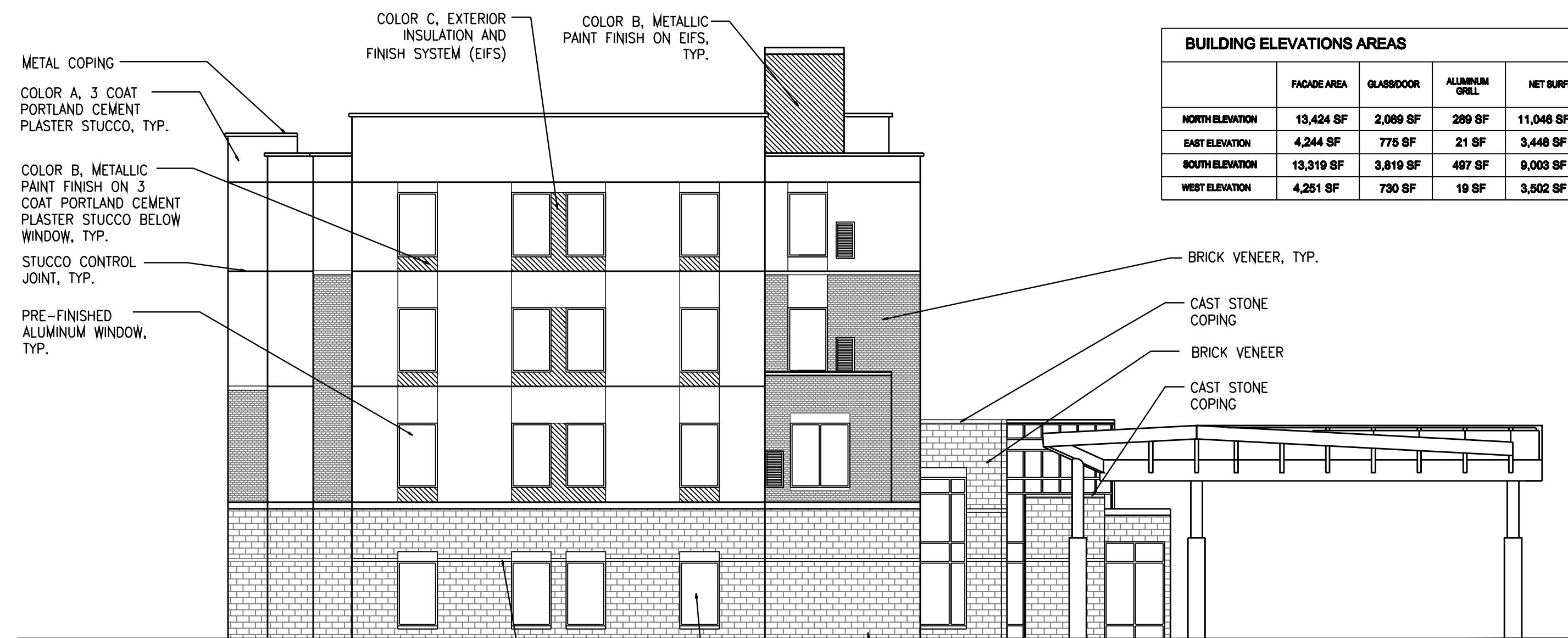
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Designed by: AWR
Drawn by: AWR
Checked by: AWR
831-01wagSP1 SITE PLAN.dwg
Date: 10/10/2017

SHEET
L1.5

STUCCO
COLOR A: MANUFACTURER: DRYVIT TEXTURE: SMOOTH COLOR: #449 BUCKSKIN
COLOR B: MANUFACTURER: DRYVIT TEXTURE: PEARLESCENT SMOOTH COLOR: #255 TIN MAN
COLOR C: MANUFACTURER: DRYVIT TEXTURE: SMOOTH COLOR: CAPTAIN

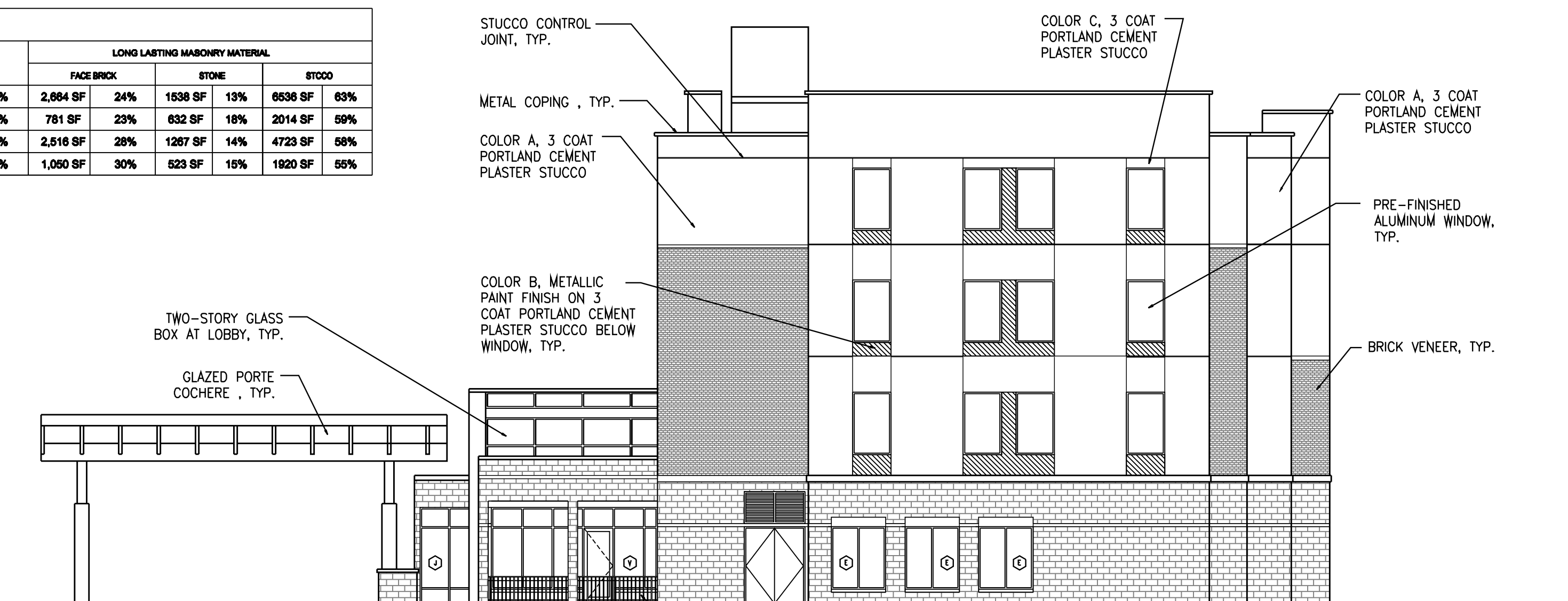


C1 SOUTH ELEVATION
SCALE 3/32"=1'-0"

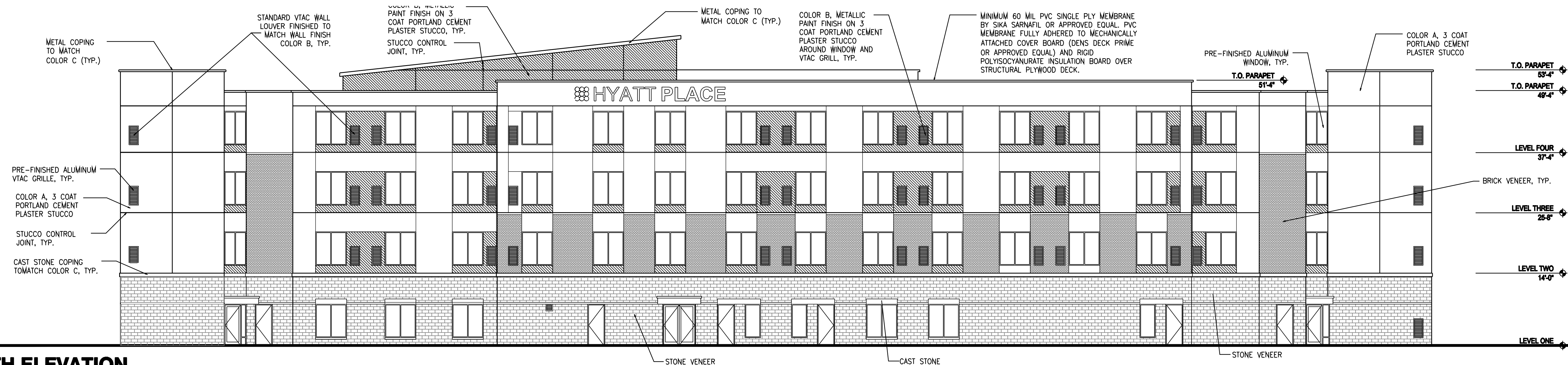


C1 WEST ELEVATION
ADJACENT TO PUBLIC RIGHT-OF-WAY
SCALE 3/32"=1'-0"


BUILDING ELEVATIONS AREAS											
	FACADE AREA	GLASS/DOOR	ALUMINUM GRILL	NET SURFACE AREA	LONG LASTING MASONRY MATERIAL						
					FACE BRICK		STONE		STUCCO		
NORTH ELEVATION	13,424 SF	2,089 SF	289 SF	11,046 SF	100%	2,684 SF	24%	1,538 SF	13%	6636 SF	63%
EAST ELEVATION	4,244 SF	779 SF	21 SF	3,444 SF	100%	781 SF	23%	632 SF	18%	2014 SF	59%
SOUTH ELEVATION	13,319 SF	3,819 SF	467 SF	9,003 SF	100%	2,516 SF	28%	1,267 SF	14%	4,723 SF	58%
WEST ELEVATION	4,251 SF	730 SF	19 SF	3,502 SF	100%	1,050 SF	30%	523 SF	15%	1,920 SF	55%



C1 EAST ELEVATION
SCALE 3/32"=1'-0"




A1 NORTH ELEVATION
SCALE 3/32"=1'-0"



**ARCHITECT
+
ASSOCIATES, INC.**

ARCHITECTURE—PLANNING—ENGINEERING

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ROCKWALL INNKEEPERS I, LTD

CONTACT: DEEPAK GHANDI
TEL: 214 465 5254
EMAIL: DEEPAK@BREITONHOSPITALITY.COM
6176 FM 2011 LONGVIEW, TX 74603

PROJECT: **HYATT PLACE**

SEAL: 

B

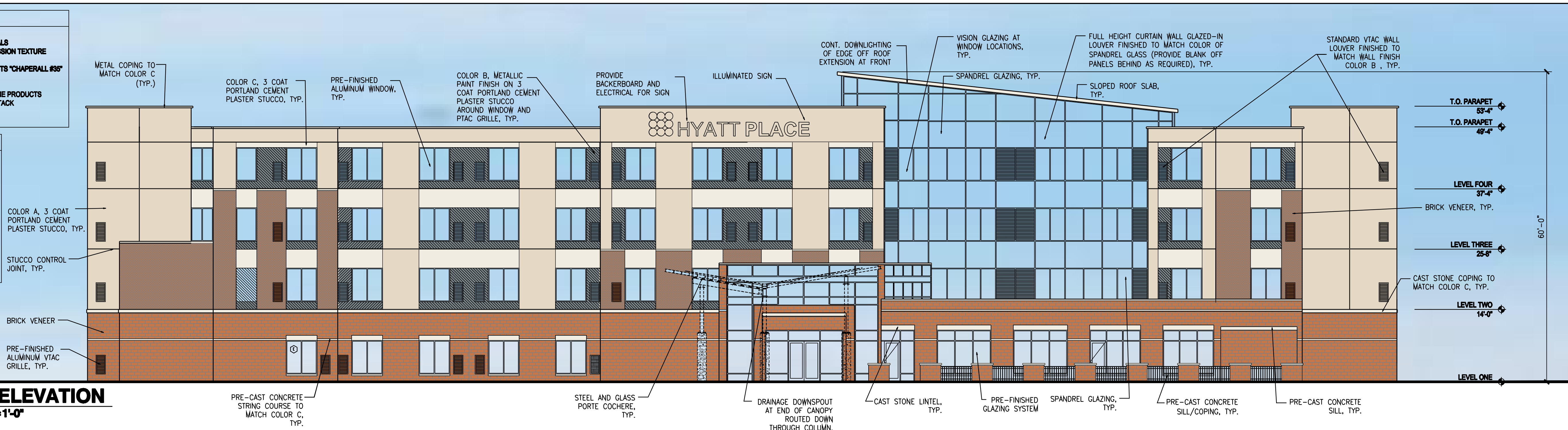
October 13, 2017

REVISIONS:	DATE:
_____	_____
_____	_____
_____	_____
_____	_____

<h1 style="margin: 0;">EXTERIOR ELEVATIONS</h1>	
TITLE:	
DATE: 05/30/2017 DRAWN: QY PROJECT #	SCALE: AS NOTED CHECKED: MD <div style="text-align: center; font-weight: bold; font-size: 1.2em;">05C-2017</div>
SHEET NO:	

MASONRY
BRICK VNEER
MANUFACTURER: MUTUAL MATERIALS
COLOR/TEXTURE: AMBER ROSE/MISSION TEXTURE
SIZE: MODULAR
MORTAR COLOR: CUSTOM PRODUCTS "CHAPERALL #35"
SIMULATED STONE VENEER
MANUFACTURER: CORONADO STONE PRODUCTS
SELECTION: CORONADO QUICK STACK
SIZE: COLUMBIA FOUR RIVERS
MORTAR COLOR: TO BE DECIDED

STUCCO
COLOR A:
MANUFACTURER: DRYVIT
TEXTURE: SMOOTH
COLOR: #449 BUCKSKIN
COLOR B:
MANUFACTURER: DRYVIT
TEXTURE: PEARLESCENT SMOOTH
COLOR: #255 TIN MAN
COLOR C:
MANUFACTURER: DRYVIT
TEXTURE: SMOOTH
COLOR: CAPTAIN

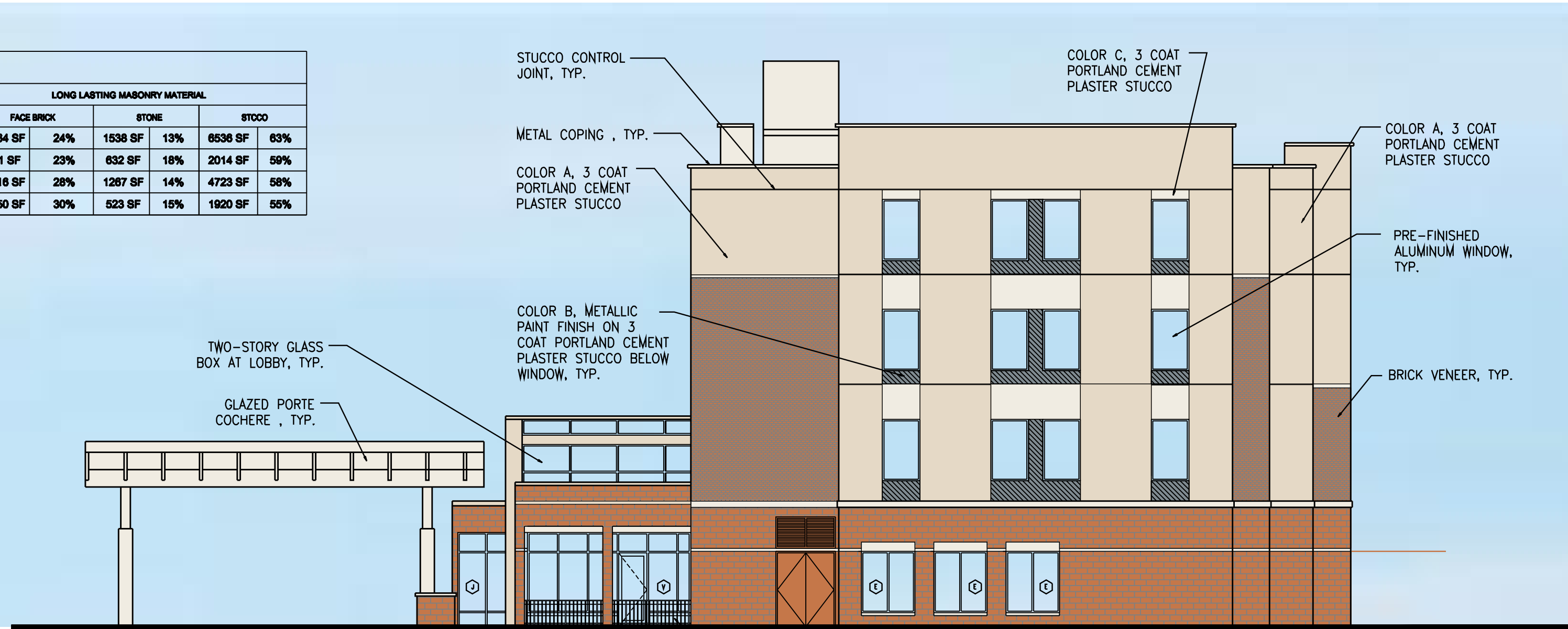


C1 SOUTH ELEVATION
SCALE 3/32"=1'-0"

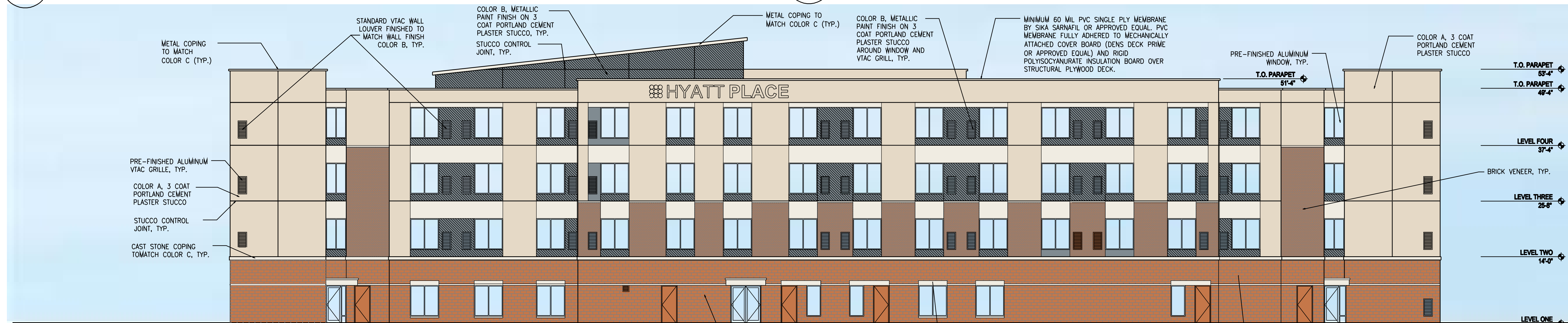
BUILDING ELEVATIONS AREAS					LONG LASTING MASONRY MATERIAL				
	FAÇADE AREA	GLASS/DOOR	ALUMINUM GRILL	NET SURFACE AREA	FACE BRICK	STONE	STUCCO		
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SOUTH ELEVATION	13,319 SF	3,819 SF	497 SF	9,003 SF	100%	2,518 SF	28%	1,287 SF	14%
WEST ELEVATION	4,251 SF	730 SF	19 SF	3,502 SF	100%	1,050 SF	30%	523 SF	15%



C1 WEST ELEVATION
ADJACENT TO PUBLIC RIGHT-OF-WAY
SCALE 3/32"=1'-0"



C1 EAST ELEVATION
SCALE 3/32"=1'-0"



A1 NORTH ELEVATION
SCALE 3/32"=1'-0"

1
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OWNER:
CONTACT: DEEPAK GHANDI
TEL: 214 455 5254
EMAIL: DEEPAK@BREITONHOSPITALITY.COM
6176 FM 2011 LONGVIEW, TX 74603

HYATT PLACE
PROJECT:
SEAL:
REGISTERED ARCHITECT
MAHBUB H. DEWAN
No. 27882
STATE OF TEXAS
October 19, 2017

REVISIONS: DATE:

EXTERIOR ELEVATIONS
TITLE:

DATE: 05/30/2017 SCALE: AS NOTED
DRAWN: QY CHECKED: MD
PROJECT # **05C-2017**
SHEET NO: **A-3.01**