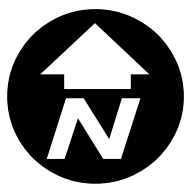


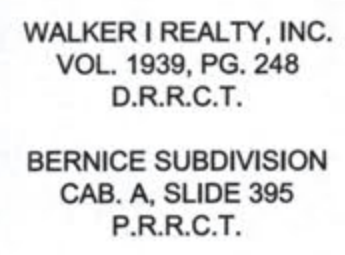


City of Rockwall

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

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1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPACT ON THE PLANT. REPAIR, REPLACE, PLAN OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDED HARDWOOD MULCH.
9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOF FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES NECESSARY TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE OR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SOODED, SHALL BE REESTABLISHED WITH BERMUDA SOF.
13. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "READY TO PLANT BEDDING MIX" BY SOIL BUILDING SOLUTIONS (OR APPROVED ALIKE). INSTALL TO DEPTHS, PER FINISHED DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW PLANTING GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
14. ALL SOF AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. ALL PLANTING AREAS TO RECEIVE 24" DEPTH (MIN) OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

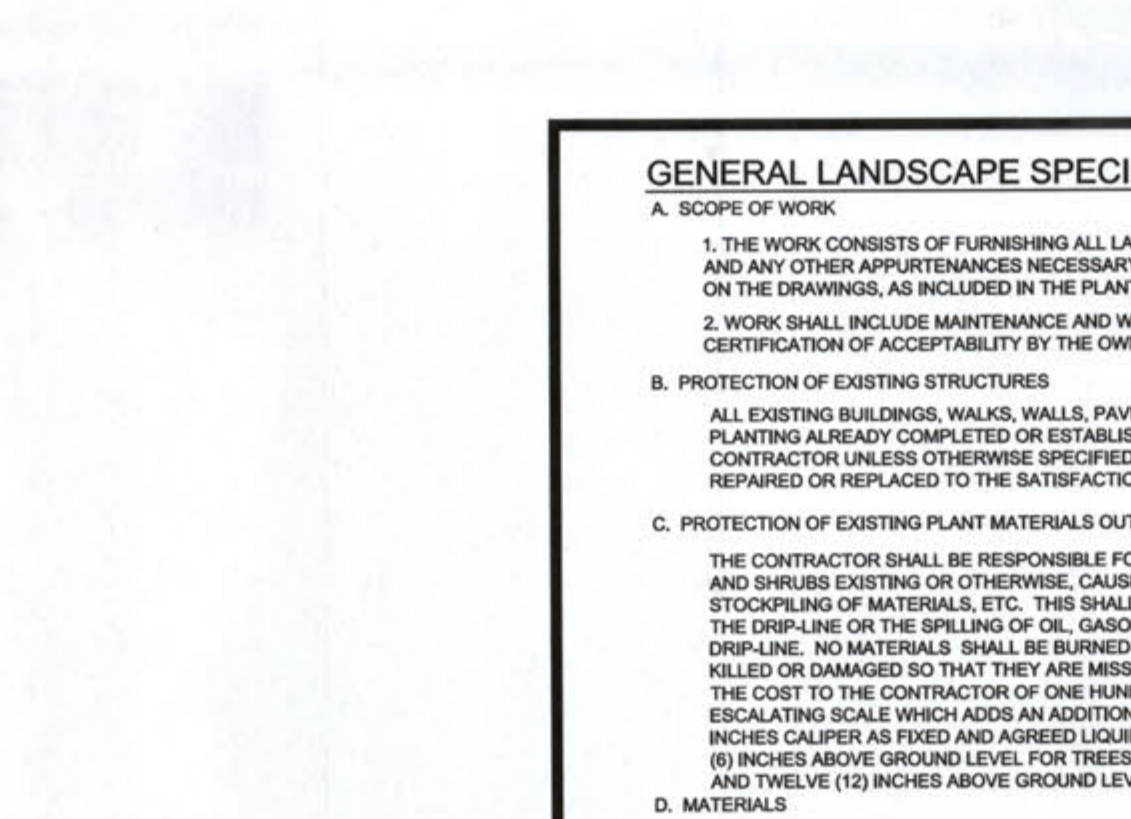
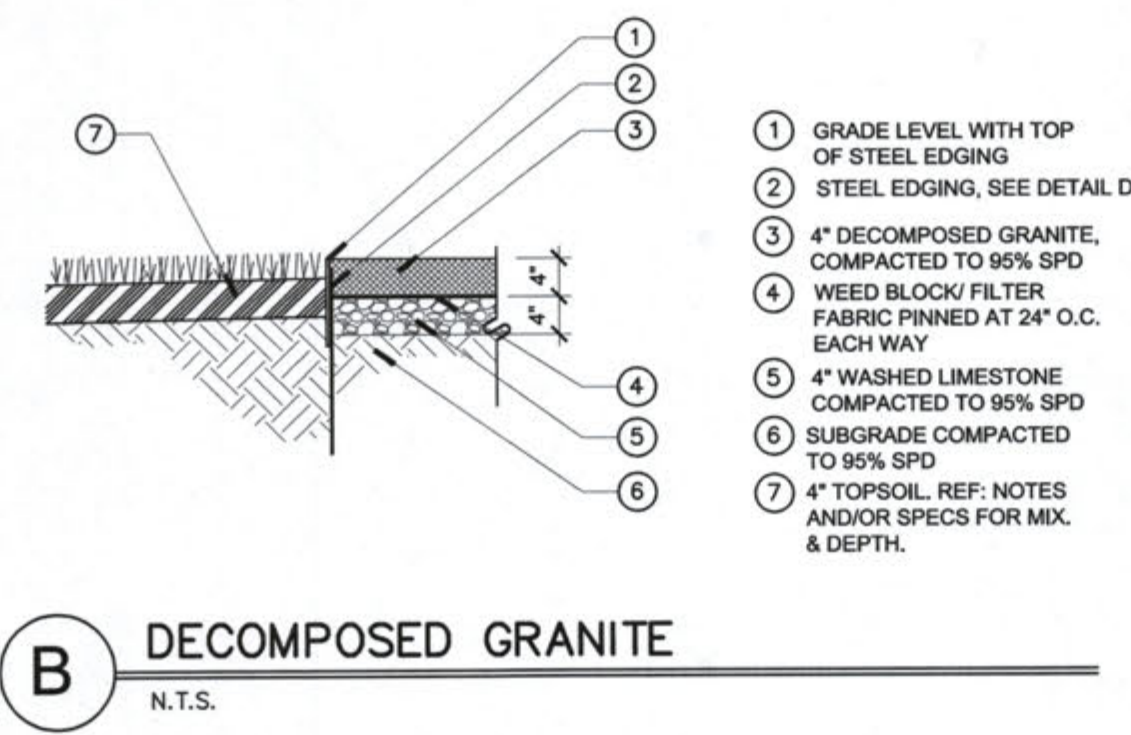
AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS AND MEET THE REQUIREMENTS OF THE UDC. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

*HANDICAP IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS
**INCLUDES HANDICAP SPACES

PLANTING PLAN

RETAIL
ROCKWALL MARKET CENTER EAST
E INTERATE 30
CITY OF ROCKWALL, TX



1. SCOPE OF WORK

A. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, NORMAL PRODUCTION, AND ANY OTHER ANNECCESSORIES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS BEEN SPECIFIED.

B. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY CREATED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS OPERATION OF EQUIPMENT. STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTING BY DRIVING OR PARKING INSIDE OR ON THE TRUNKS OR OF THE BRANCHES OF ANY TREE OR SHRUB WITHIN THE WORK AREA. FIRE DRAINAGE LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPED AND/OR UNSIGHTLY SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. IF THE CONTRACTOR IS REQUIRED TO REMOVE A TREE (8" DBH) OR AN ESCALATING SCALE WHICH ADDED AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED TO IN WRITING. THERE SHALL BE ONE (1) INCH IN CALIPER ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND THIRTY TWO (32) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

1. GENERAL
SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.

MATERIALS SAMPLES
MULCH ONE (1) CUBIC YARD
TPOPSOL ONE (1) CUBIC YARD
ONE (1) CUBIC YARD WATER

2. PLANT MATERIALS

A. PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED PLANT NAMES, 1942 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRADES AND STANDARDS AS STATED IN THE LATEST EDITION OF THE STANDARD NURSERY STOCK by the AMERICAN ASSOCIATION OF NURSERMEN. ALL PLANTS SHALL BE FREELY DUG, SOUND, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND DEFECTIVE INSECT DAMAGE AND LARGE ROOTS. ALL PLANTS SHALL BE PLANTED WITH THE USE OF PLANTING IN ROWS SHALL BE UNIFORM IN SIZE AND SHAPE. ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER, WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS SHALL BE SUBJECT TO APPROVAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.

B. MEASUREMENTS. THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ABOVE THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED AT THE DISCRETION OF THE OWNER. THE USE OF THE FOLLOWING MEASUREMENTS SHALL BE APPROVED. THE BALL OF IMMEDIATE OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.

C. INSPECTION. PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF ORIGIN, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER. FOR QUALITY, SIZE, VARIETY. SUCH INSPECTION SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE. THE PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS, AND LATENCY SHOULD APPROX. REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE REQUESTING INSPECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.

E. TPOPSOL

1. ASTM D5028, NATURAL, FRAGILE, FERTILE, FINE LOAMY SOIL POSSESSING CHARACTERISTICS OF RESIDENTIAL TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TPOPSOL SHALL HAVE A PH RANGE OF 5.5 TO 7.4. IT SHALL BE FREE FROM SUBSOL, OBJECTIONABLE WEEDS, LITTER, SOBS, STIFF CLAY STONES LARGER THAN 1-INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL, WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TPOPSOL SHALL CONTAIN MINIMUM ORGANIC MATTER.

2. SALVAGED OR EXISTING TPOPSOL. REUSE SUITABLE TPOPSOL STOCKPILED ON-SITE OR EXISTING TPOPSOL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TPOPSOL, OR ROOTS, PLANTS, SOCS, OR CLAY LUMPERS SHALL BE REMOVED FROM THE TPOPSOL AND MUST BE DEPOSITED IN AN APPROPRIATE LOCATION.

3. VERY AMOUNT OF SUITABLE TPOPSOL, STOCKPILED IF ANY, AND SUPPLY-ADDITIONAL IMPORTED TPOPSOL AS NEEDED. FOUR (4) INCHES OF TPOPSOL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TPOPSOL TO BE PROVIDED FOR ALL PLANTING BEDS.

4. IMPORTED TPOPSOL. TPOPSOL SHALL BE IMPORTED FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.

5. OBTAIN TPOPSOL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TPOPSOL OCCURS AT LEAST 6 INCHES DEEP; DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.

6. VERY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN PERMISSION FROM THE STATE AND LOCAL GOVERNMENT.

7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TPOPSOL. PERMITS SHALL BE CURRENT AND ACTIVE.

8. AMEND EXISTING AND IMPORTED TPOPSOL, AS INDICATED BELOW.

WATER

PLANT NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO PROVIDE AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL, OR MAN-MADE ELEMENTS WHICH COULD INFLUENCE WATER-SEEKING. THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

J. COMMERCIAL FERTILIZER

A. GENERAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINER, INCLUDING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORIGIN SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURERS SPECIFICATIONS:

1. SHRUBS AND TREES - MURGANTO, OR APPROVED EQUIV.
2. ANNUALS AND GROUNDCOVERS - GOMCO/OTC/FERTIL 14-14-14
3. 50% - 84% FERTILIZER

IN ADDITION TO STANDARD APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGRIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUIV. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

K. MULCH

MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.

L. DIGGING AND HANDLING

1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE AND DROUGHT DURING TRAVEL. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTGUARD" OR EQUIV.) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIRBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS WHICH ARE NOT B&B SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDED BY STEMS.
3. PLANTS MARKED "BIR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED TO PREVENT THE ROOTS FROM DRYING OUT PRIOR TO PLANTING.
4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PRIOR TO PLANTING.
5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDCAPE ELEMENTS, FORTEN AND PREPARED SUB-BASES.

LAWN SEEDING

1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SEEDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.

2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODED SHALL BE CLEARED OF ANY EXISTING TREES AND SHRUBS, AND THE GROUND SURFACE SHALL BE REGRADED. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE-HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE IMMEDIATELY FILLED WITH FINE SAND OR FINE GRADE SAND. THE ROLLING SHALL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.

3. SOIL PREPARATION: PREPARE LOOSE BENEATH FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWO (2) POUNDS PER SQUARE YARD OF AREA TO BE SODED. DISSEMINATE FERTILIZER USING APPROPRIATE MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HARK RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

4. SEEDING

A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.

B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY FREE FROM DISEASE, TYPE, AND AGE, AND BE OF THE BEST QUALITY AVAILABLE.

C. SOD PANELS SHALL BE Laid TIGHTLY TOGETHER SO AS TO MAKE A SOUND SODDED LAWN AREA. SOD SHALL BE Laid UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS AND BE TIGHTLY BUTTED TOGETHER TO BUILD UP AN EVEN SURFACE. THE JOINTS BETWEEN THE SOD PANELS, IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRIGATED. IF, IN THE OPINION OF THE CONTRACTOR, IT IS NECESSARY TO BUILD UP THE JOINTS TO FILL THE JOINTS BETWEEN THE SOD PANELS AND TO EVENTU OUT INCONSISTENCIES IN THE SOD, CLEAN SAND AS APPROVED BY THE ARCHITECT SHALL BE USED TO BUILD UP THE JOINTS. THE SAND SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO AIR. THE SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

5. SEEDING

A. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE, FURNISH TO OWNER DEALERS, GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.

B. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND

[illegible]

Kimley»»Horn
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13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TEXAS 75240
PHONE: 972-770-1300 FAX: 972-628-9890
TELEFAX: 972-628-9892

PRELIMINARY

FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley»Horn

P.L.A. KENZIE L. PORTER
L.A. No. 3128 Date 10/13/2017

PROJECT No.	064500160
DATE:	10/04/2017
SCALE:	AS SHOWN
DESIGNED BY:	SM
DRAWN BY:	SM
CHECKED BY:	KIP

OSCAPE DETAILS AND SPECIFICATIONS

LAND

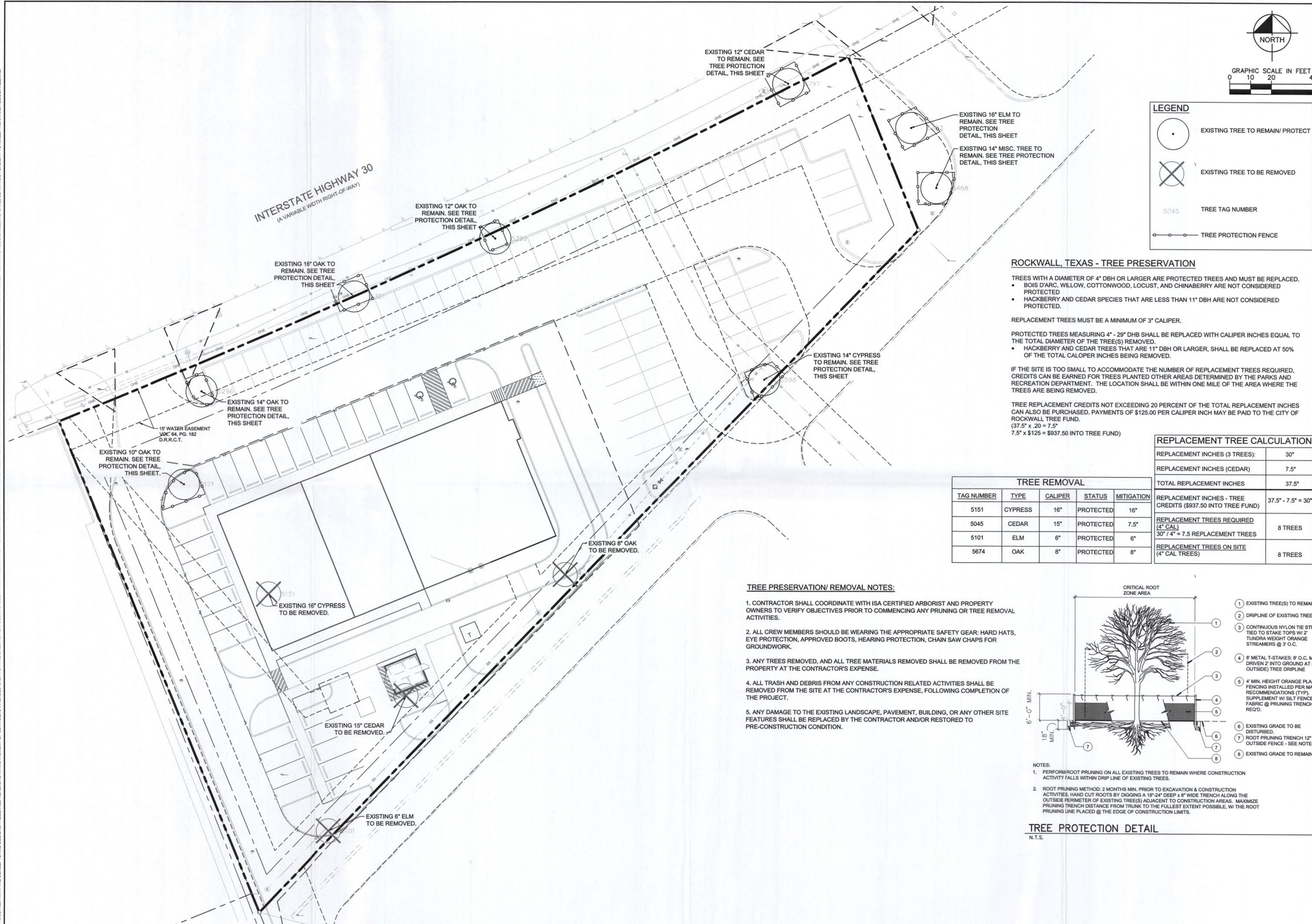
RETAIL

ROCKWALL MARKET CENTER EAST
E INTERATE 30
CITY OF ROCKWALL, TX

SHEET NUMBER
LP 2.01

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THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND

ROCKWALL, TEXAS - TREE PRESERVATION

- TREES WITH A DIAMETER OF 4" DBH OR LARGER ARE PROTECTED TREES AND MUST BE REPLACED
- BOIS D'ARC, WILLOW, COTTONWOOD, LOCUST, AND CHINABERRY ARE NOT CONSIDERED PROTECTED
 - HACKBERRY AND CEDAR SPECIES THAT ARE LESS THAN 11" DBH ARE NOT CONSIDERED PROTECTED.

REPLACEMENT TREES MUST BE A MINIMUM OF 3" CALIPER.

PROTECTED TREES MEASURING 4" - 29" DHB SHALL BE REPLACED WITH CALIPER INCHES EQUAL TO THE TOTAL DIAMETER OF THE TREE(S) REMOVED.

- HACKBERRY AND CEDAR TREES THAT ARE 11" DBH OR LARGER, SHALL BE REPLACED AT 50% OF THE TOTAL CALIPER INCHES BEING REMOVED.

IF THE SITE IS TOO SMALL TO ACCOMMODATE THE NUMBER OF REPLACEMENT TREES REQUIRED, CREDITS CAN BE EARNED FOR TREES PLANTED OTHER AREAS DETERMINED BY THE PARKS AND RECREATION DEPARTMENT. THE LOCATION SHALL BE WITHIN ONE MILE OF THE AREA WHERE THE TREES ARE BEING REMOVED.

TREE REPLACEMENT CREDITS NOT EXCEEDING 20 PERCENT OF THE TOTAL REPLACEMENT INCHES CAN ALSO BE PURCHASED. PAYMENTS OF \$125.00 PER CALIPER INCH MAY BE PAID TO THE CITY OF ROCKWALL TREE FUND.

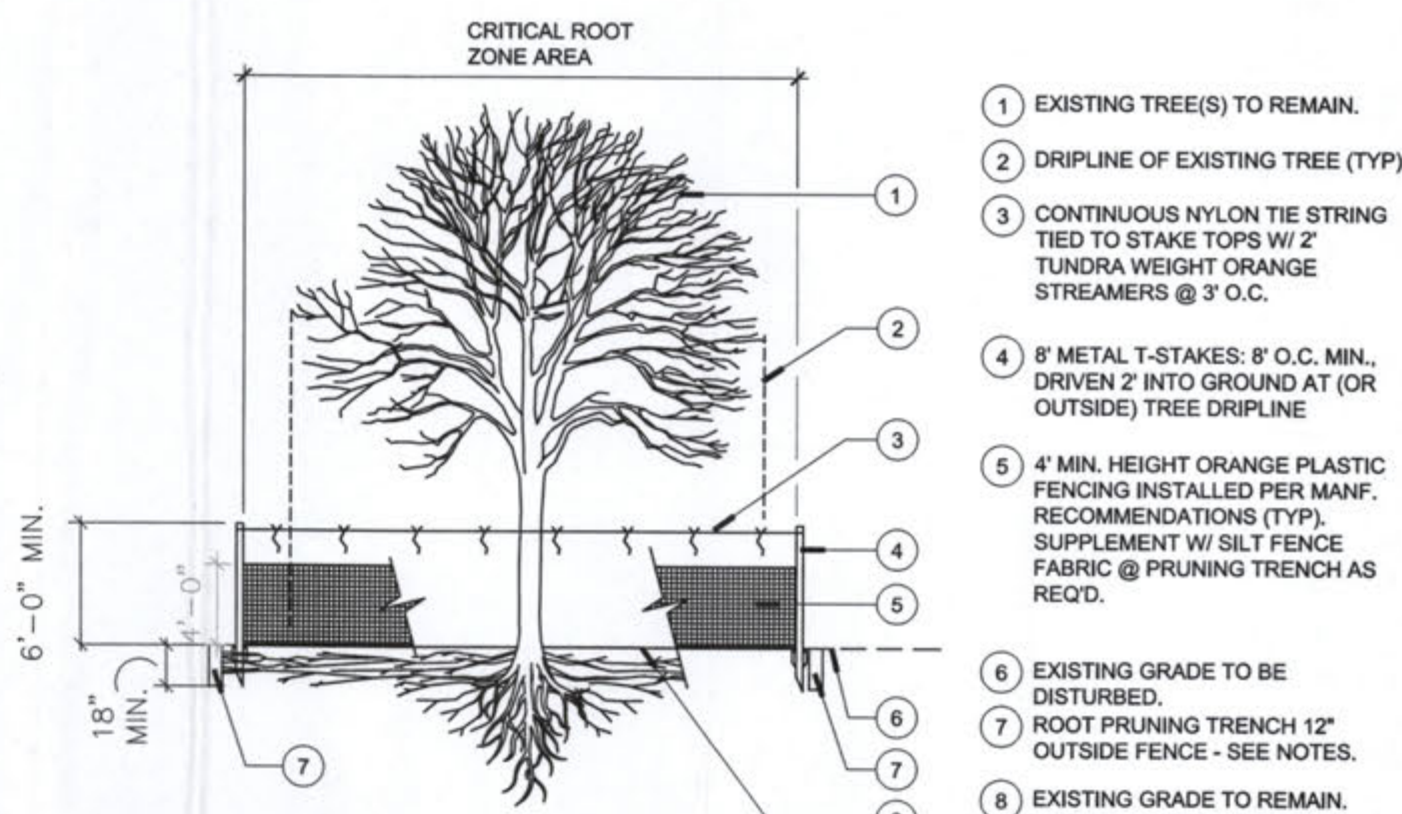
7.5" x \$125 = \$937.50 INTO TREE FUND)

TREE REMOVAL				
TAG NUMBER	TYPE	CALIPER	STATUS	MITIGATION
5151	CYPRESS	16"	PROTECTED	16"
5045	CEDAR	15"	PROTECTED	7.5"
5101	ELM	6"	PROTECTED	6"
5674	OAK	8"	PROTECTED	8"

REPLACEMENT TREE CALCULATION	
REPLACEMENT INCHES (3 TREES):	30"
REPLACEMENT INCHES (CEDAR)	7.5"
TOTAL REPLACEMENT INCHES	37.5"
REPLACEMENT INCHES - TREE CREDITS (\$937.50 INTO TREE FUND)	37.5" - 7.5" = 30"
<u>REPLACEMENT TREES REQUIRED</u> (4" CAL) 30" / 4" = 7.5 REPLACEMENT TREES	8 TREES
<u>REPLACEMENT TREES ON SITE</u> (4" CAL TREES)	8 TREES

TREE PRESERVATION/ REMOVAL NOTES:

1. CONTRACTOR SHALL COORDINATE WITH ISA CERTIFIED ARBORIST AND PROPERTY OWNERS TO VERIFY OBJECTIVES PRIOR TO COMMENCING ANY PRUNING OR TREE REMOVAL ACTIVITIES.
2. ALL CREW MEMBERS SHOULD BE WEARING THE APPROPRIATE SAFETY GEAR: HARD HATS, EYE PROTECTION, APPROVED BOOTS, HEARING PROTECTION, CHAIN SAW CHAPS FOR GROUNDWORK.
3. ANY TREES REMOVED, AND ALL TREE MATERIALS REMOVED SHALL BE REMOVED FROM THE PROPERTY AT THE CONTRACTOR'S EXPENSE.
4. ALL TRASH AND DEBRIS FROM ANY CONSTRUCTION RELATED ACTIVITIES SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE, FOLLOWING COMPLETION OF THE PROJECT.
5. ANY DAMAGE TO THE EXISTING LANDSCAPE, PAVEMENT, BUILDING, OR ANY OTHER SITE FEATURES SHALL BE REPLACED BY THE CONTRACTOR AND/OR RESTORED TO PRE-CONSTRUCTION CONDITION.



NOTES:

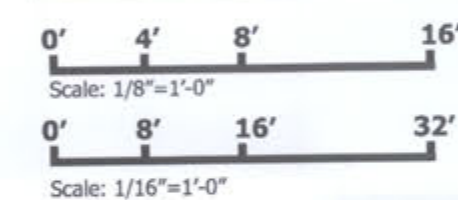
1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.
2. ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A 18"-24" DEEP & 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE, W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.

TREE PROTECTION DETAIL

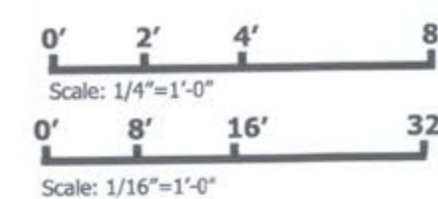
N.T.S.



Elevation A - South Elevation, Rear Elevation



Elevation B - East Elevation, Drive Thru Elevation

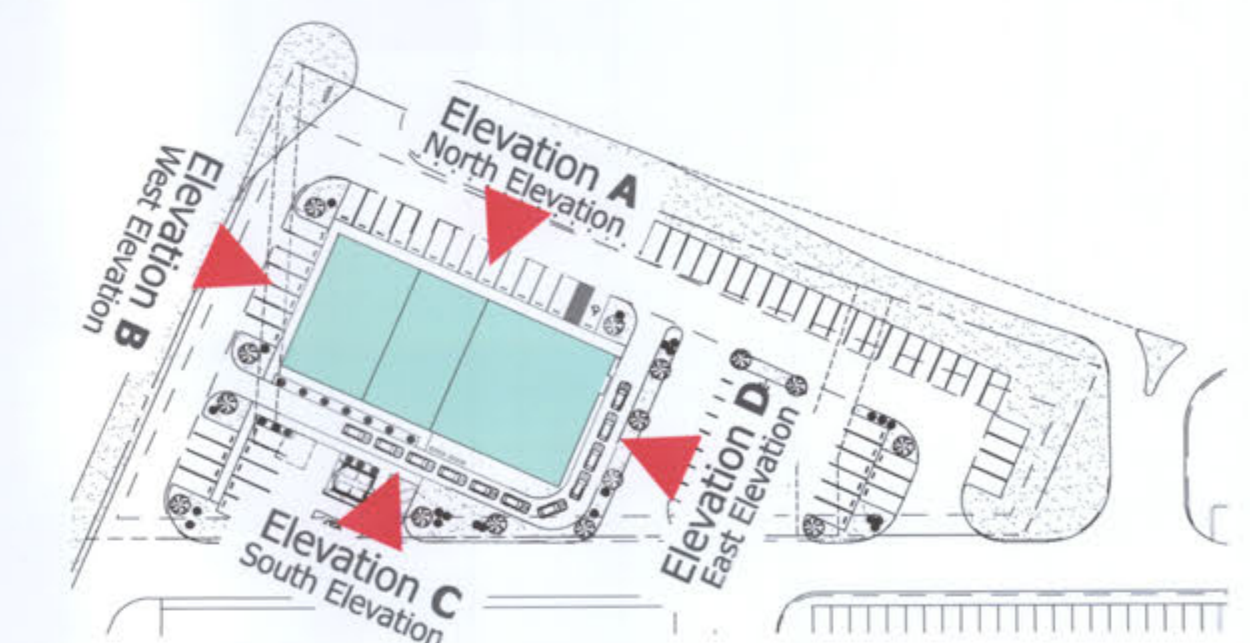


Building Components and Materials Legend

- ① Brick
- ② Stucco
- ③ White Architectural Accent band
- ④ Architectural Accent - Pilaster
- ⑤ Decorative Coping
- ⑥ Black, Anodized Storefront System
- ⑦ Black, Anodized Storefront Entry Doors
- ⑧ Black Drive Thru Window
- ⑨ Painted Hollow Metal BoH Door/ Rear Exit
- ⑩ Painted Steel Canopy
- ⑪ Fabric Awning, Sage (color subject to revisions)
- ⑫ Exterior Lighting/ Wall Scone (shown for reference, see notes)
- ⑬ Painted Scupper and Downspout System
- ⑭ Tenant Signage (shown for reference, see notes)

Notes:

1. Materials and proposed architectural design is conceptual only and subject to tenant review and approval.
2. All Signage shown for reference ONLY. Signage under separate permit.
3. Landscaping and tree locations shown for reference ONLY. Site Landscaping is subject to landscape architects design and specifications, code compliance and requirements.
4. All decorative elements such as, but not limited to, exterior light fixture is shown for reference ONLY. Subject to owner and tenant approval and photometric requirements. Final type, if any, and location to be selected and determined during the building permit process.



Key Plan
Scale: Not to Scale



Brick - 1
Thin Cut Brick, Old Texas Brick - Chevy Chase (or similar)
Reference: ①



Reference Images*



Fabric-1
Fabric Awning, Sunbrella - Basil 4688-0000 (or similar)
Reference: ⑪



Stucco-1
Omega 237 Rock Green (or similar)
Reference: ②



Storefront, Anodized, Black
Arcadia #85 Black Ab-8 (or similar)
Reference: ⑥



PT-1 White
Sherwin Williams SW 7004 Snowbound 256-C2
Reference: ③



PT-2 Black-Brown
Sherwin Williams SW 7069 Iron Ore 251-C7
Reference: ⑩



PT-3 Gray-Brown
Sherwin Williams SW 6005 Folkstone 240-C6
Reference: ⑬



PT-4 Gray
Sherwin Williams SW 9167 Polished Concrete 240-C4
Reference: ⑨

*Note: Images are shown for reference ONLY, to better understand material scale, pattern and appearance. Please note the images are not representative of the proposed building, refer to elevations for proposed composition and details.