

Notary Public in and for the State of Texas

DEVELOPMENT APPLICATION

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

STA	CC	HEE	ONLY	
JIM	FF	UJE	UIVLY	

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

	Hockwall, Texas 75007	City	ENGINEEK:	
Please check the a	ppropriate box below to indicate the type of de	evelopment request [5	SELECT ONLY ONE BO)X]:
[] Preliminary Pl [] Final Plat (\$300.0 [] Replat (\$300.0 [] Amending or [] Plat Reinstate Site Plan Applicate [x] Site Plan (\$25	\$100.00 + \$15.00 Acre) 1 \$1 (\$200.00 + \$15.00 Acre) 1 \$0.00 + \$20.00 Acre) 1 \$00 + \$20.00 Acre) 1 Minor Plat (\$150.00) ment Request (\$100.00)	[] Specific Us [] PD Develo Other Applica [] Tree Remo [] Variance R Notes: 1: In determining	ange (\$200.00 + \$15.00 se Permit (\$200.00 + \$1 pment Plans (\$200.00 - tion Fees: oval (\$75.00) sequest (\$100.00)	.5.00 Acre) 1
PROPERTY INFO	DRMATION [PLEASE PRINT]			
Address	Justin Road			
Subdivision			Lot	Block
General Location	Southwest corner of Justi	in Rd and Inc	dustrial Blv	ď
ZONING, SITE P	LAN AND PLATTING INFORMATION [PL	EASE PRINT		
Current Zoning		Current Use	Vacant	
Proposed Zoning	LI	Proposed Use	Distributi	on Center
Acreage	68 Lots [Curren	t] 1	Lots [Prop	
[x] SITE PLANS AND	PLATS: By checking this box you acknowledge that due ire to address any of staff's comments by the date provide	to the passage of <u>HB316</u>	Z the City no longer has	flexibility with regard to its approv
	CANT/AGENT INFORMATION [PLEASE PRIN			
[] Owner	Smartt Lofland & J Bond Ptns			ustrial Properties
Contact Person	Bill Lofland	Contact Person	Jonathan St	
Address	1 Carmartchen Ct	Address	3030 LBJ Fr	eeway, Suite 165
City, State & Zip	Dallas, TX 75225	City, State & Zip	Dallas, TX	75234
Phone	972-771-5212	Phone	214-393-606	
E-Mail	bill_lofland@juno.com			edproperties.com
Before me, the undersig this application to be tru "I hereby certify that I ar cover the cost of this app that the City of Rockwal permitted to reproduce (CATION [REQUIRED]	nathan Stites otion submitted herein is to a submitted herein is	Owner's Reprint of the autory 20 21 this application to the pure of the autory 20 21 this application to the pure of the autory 20 21 this application to the pure of the autory 20 21 this application to the pure of the autory 20 21 this application to the pure of the autory 20 21 this application to the pure of the autory 20 21 this application to the pure of the autory 20 21 this application to the pure of the autory 20 21 this application to the pure of the autory 20 21 this application to the pure of the autory 20 21 this application to the pure of the autory 20 21 this application to the pure of the autory 20 21 this application to the pure of the autory 20 21 this application to the pure of the autory 20 21 this application to the autory 20 21 this application the autory 20 21 this application to the autory 20 21 this application the autory 20 21 this application the autory 20 21 this application to the autory 20 21 t	resentative ed, who stated the information o pplication fee of \$, t By signing this application, I agree table. The City is also authorized an
nformation."	d seal of office on this the 13th day of January		*	BRANDY LAWSON Notary Public, State of Texas Comm. Expires 07-31-2023

DEVELOPMENT APPLICATION . CITY OF ROCKWALL . 385 SOUTH GOLIAD STREET . ROCKWALL, TX 75087 . [P] (972) 771-7745 . [F] (972) 771-7727

Letter of Authorization

Property Name:

Approximately 90 acres, SW Corner of Justin Road and Industrial Blvd

Rockwall, TX

To whom it may concern,

I hereby authorize Jonathan Stites of Seefried Industrial Properties, Inc., or RLP III Rockwall, LLC, to sign the Development Application and related site plan approval documents for the proposed distribution center contemplated on the site referenced above.

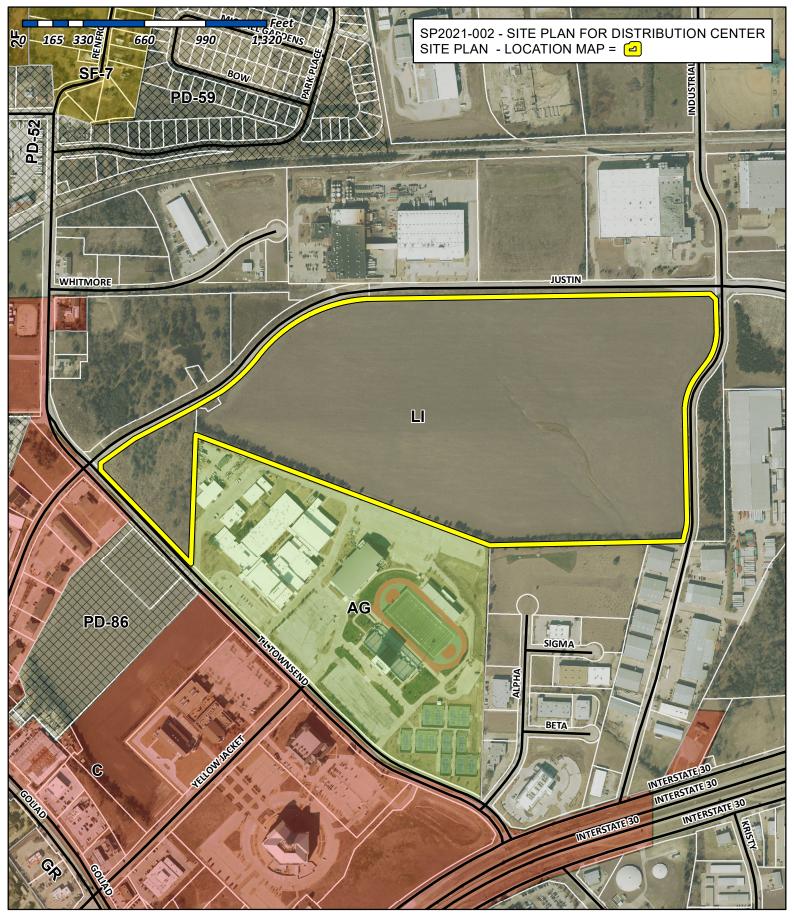
SELLER:

William B. Lofland

Ву:

Name: William B. Lofland

Date Signed: _

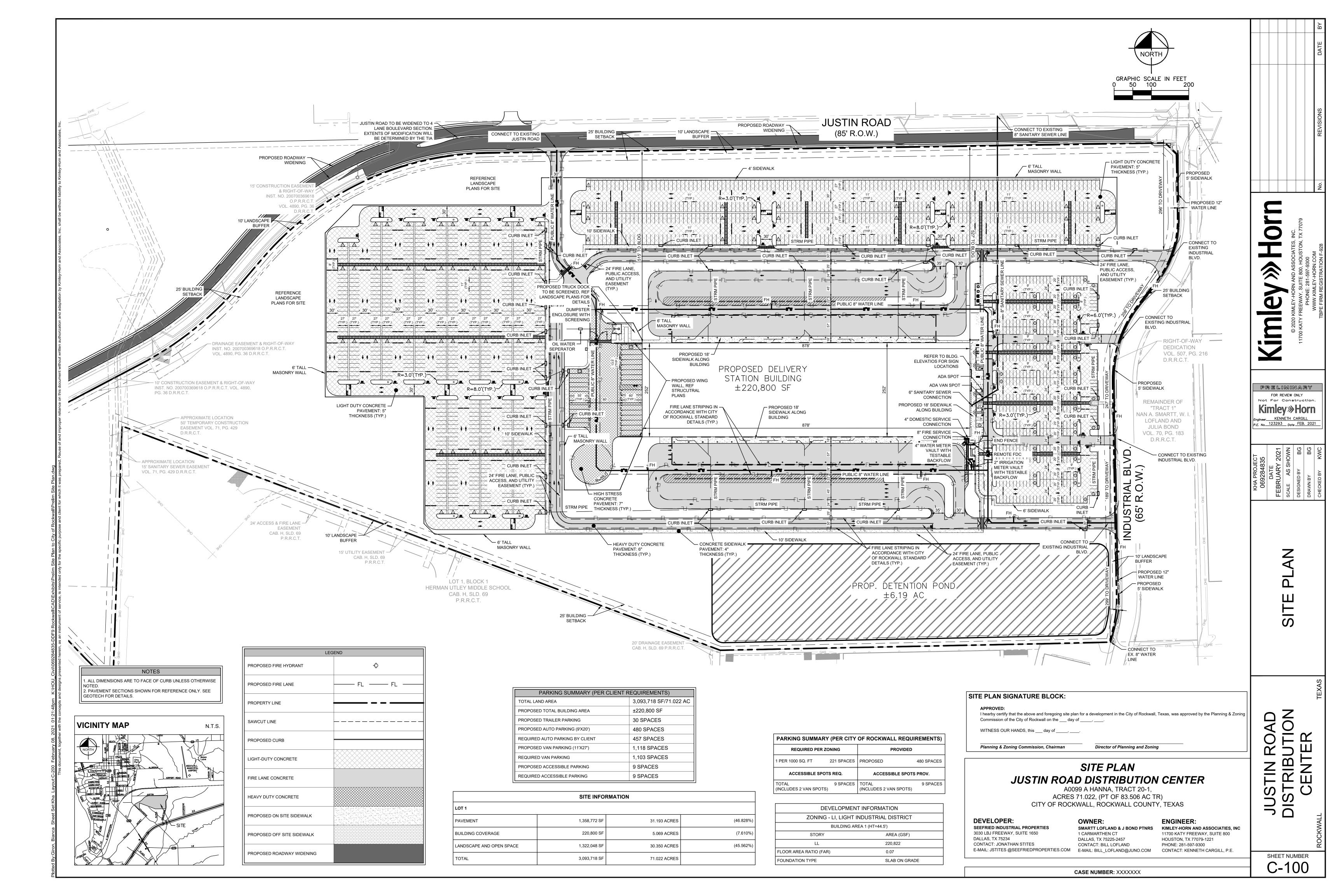


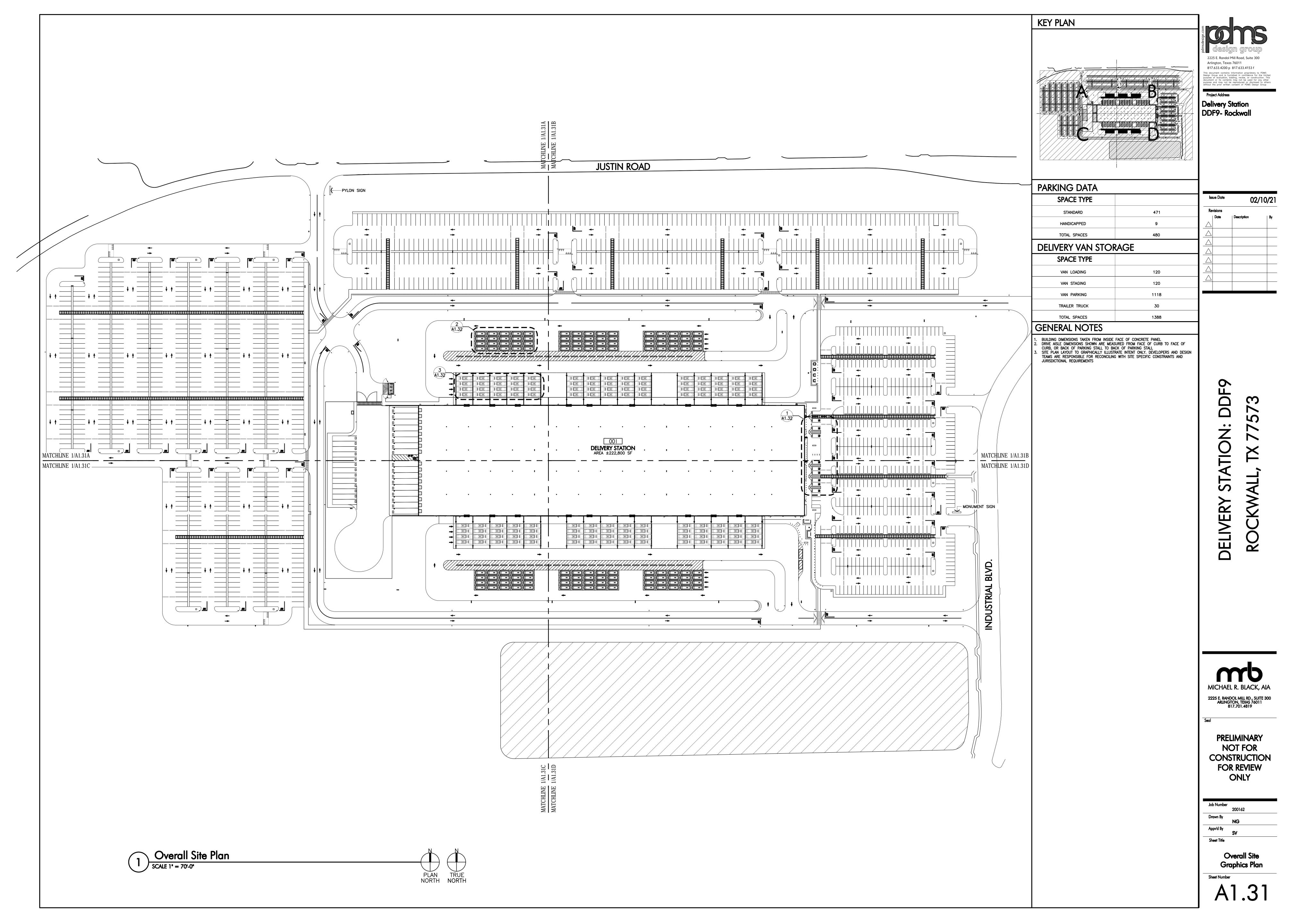


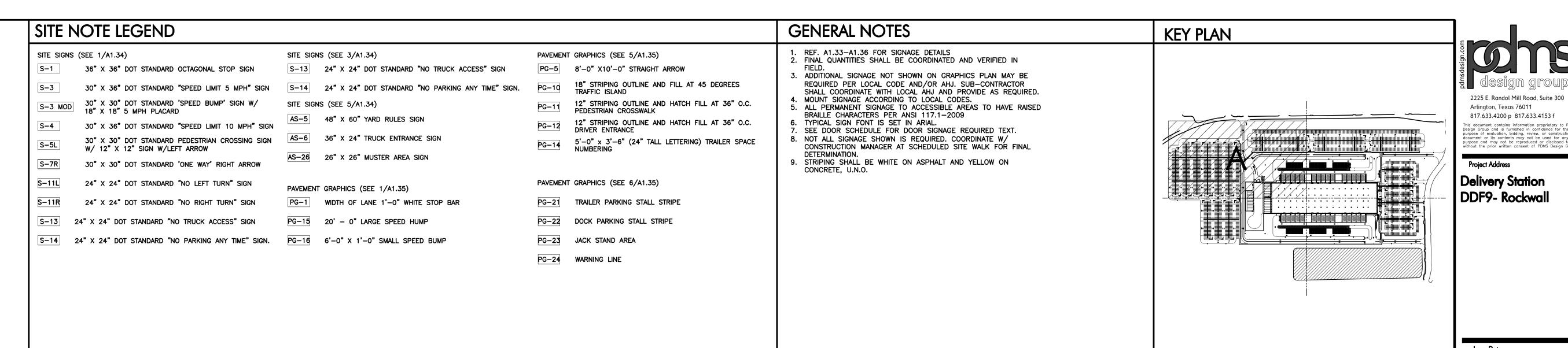
City of Rockwall

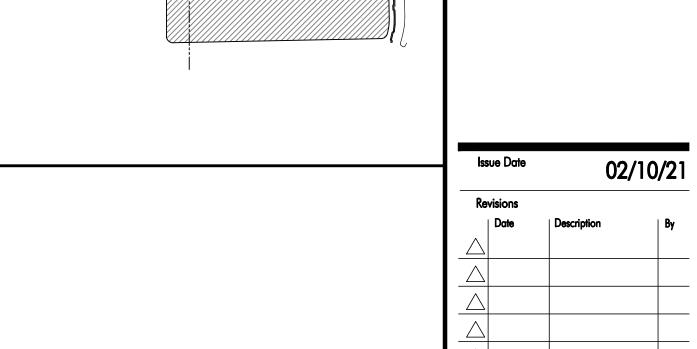
Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. 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.











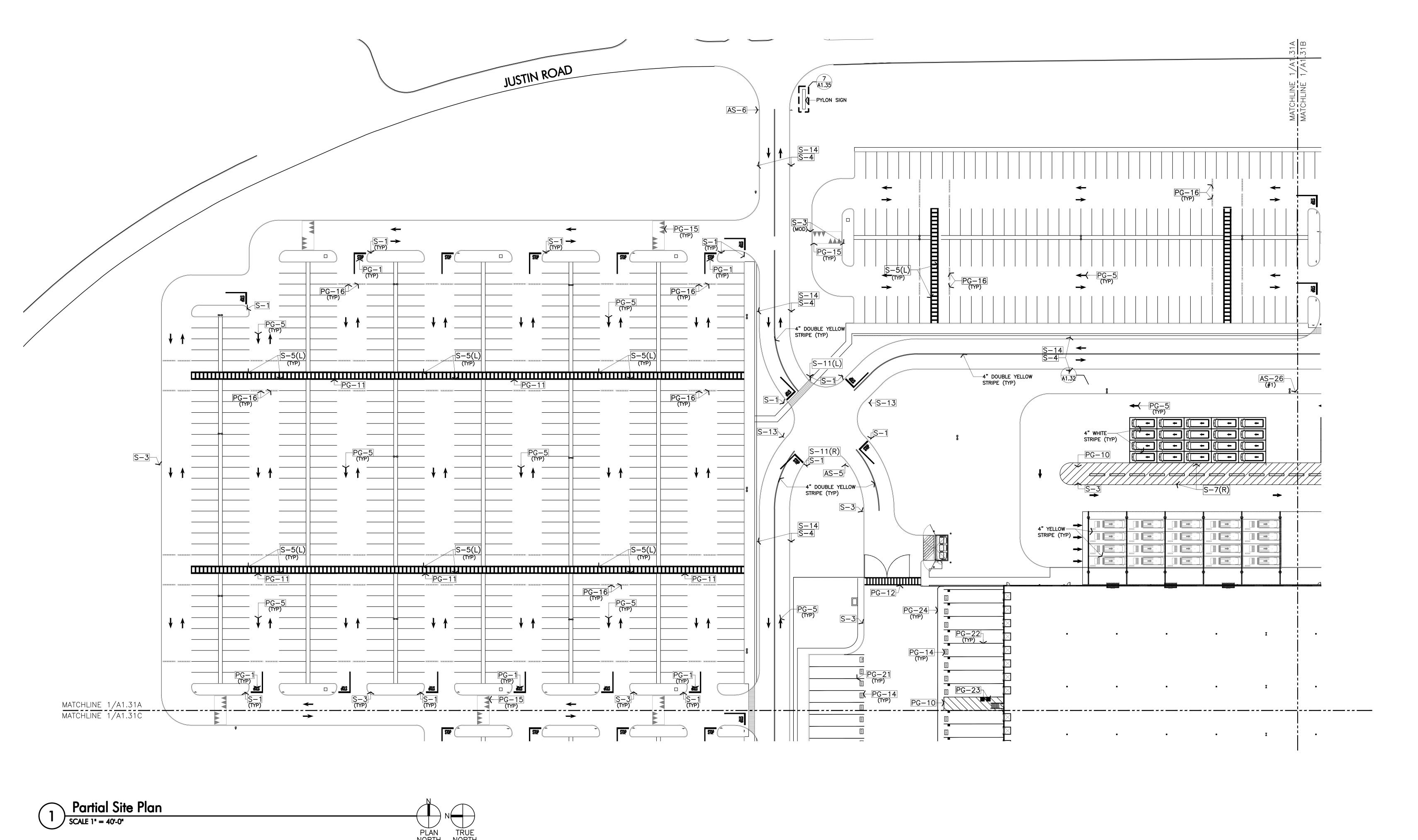


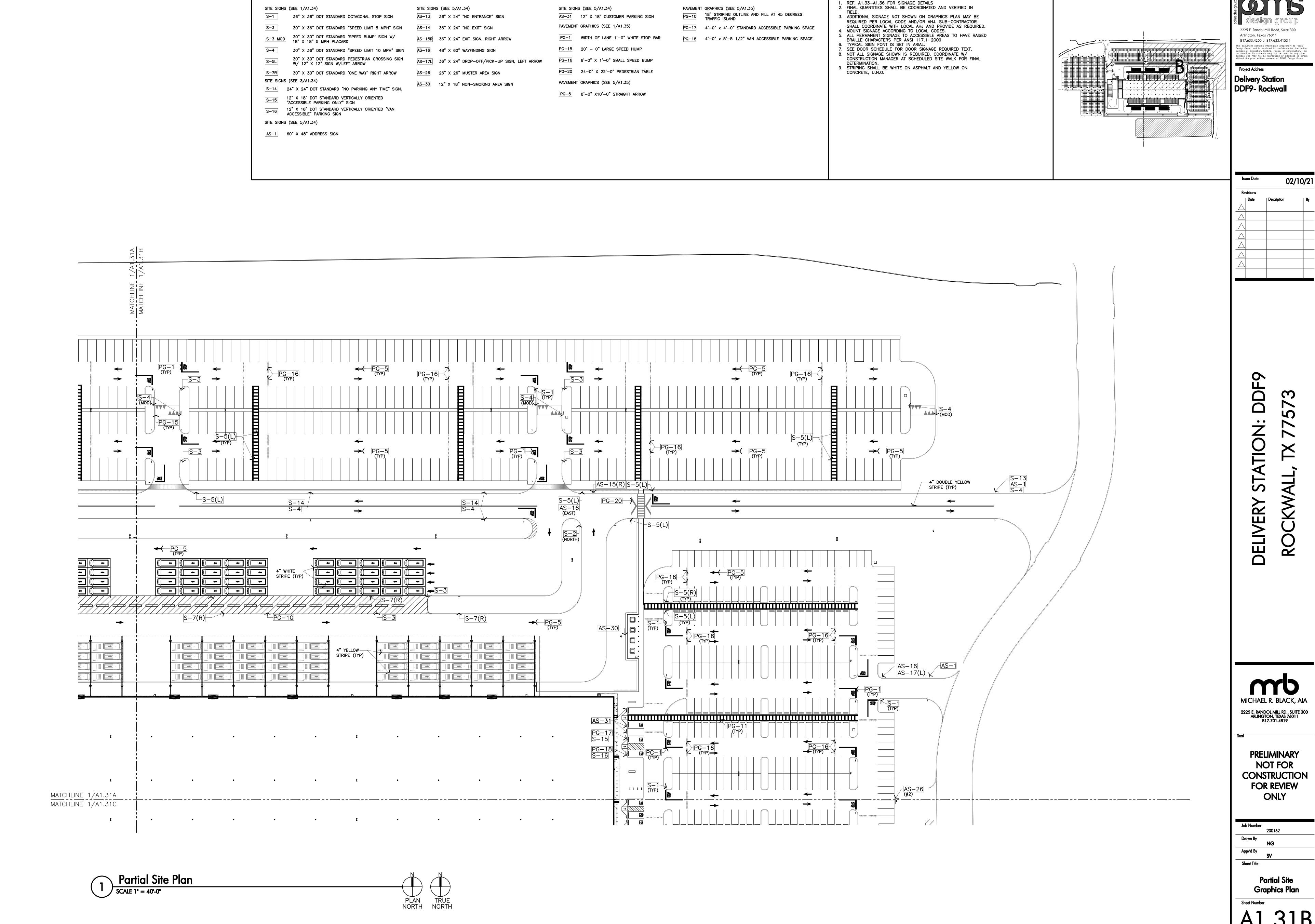
2225 E. RANDOL MILL RD., SUITE 300 ARLINGTON, TEXAS 76011 817.701.4819

PRELIMINARY NOT FOR CONSTRUCTION **FOR REVIEW** ONLY

Appv'd By

Partial Site Graphics Plan





GENERAL NOTES

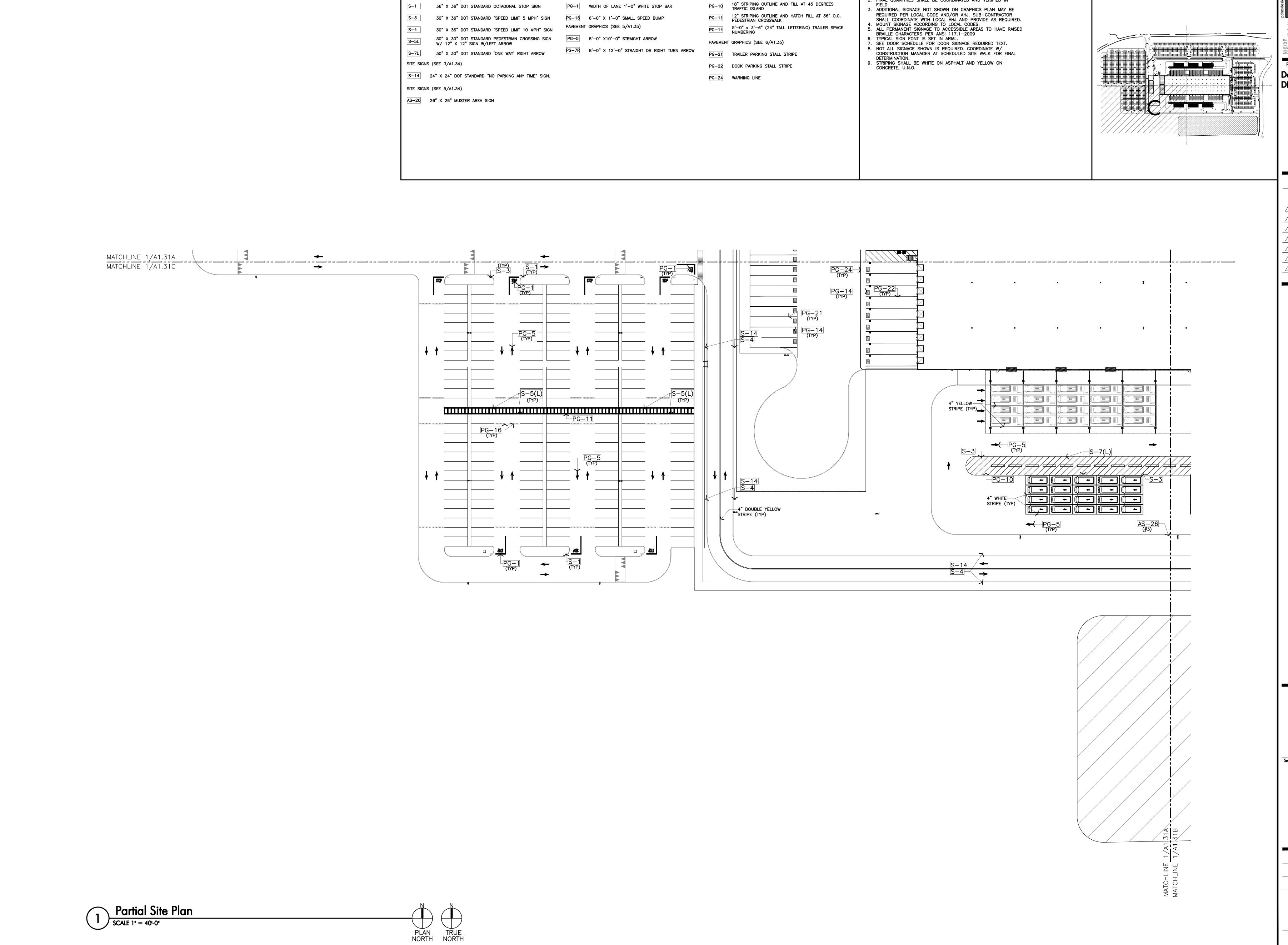
SITE NOTE LEGEND

2225 E. Randol Mill Road, Suite 300 817.633.4200 p 817.633.4153 f

KEY PLAN

PRELIMINARY NOT FOR CONSTRUCTION **FOR REVIEW** ONLY

Graphics Plan



PAVEMENT GRAPHICS (SEE 1/A1.35)

PG-1 WIDTH OF LANE 1'-0" WHITE STOP BAR

PAVEMENT GRAPHICS (SEE 5/A1.35)

GENERAL NOTES

REF. A1.33-A1.36 FOR SIGNAGE DETAILS
 FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN

SITE NOTE LEGEND

S-1 36" X 36" DOT STANDARD OCTAGONAL STOP SIGN

SITE SIGNS (SEE 1/A1.34)

2225 E. Randol Mill Road, Suite 300 Arlington, Texas 76011 817.633.4200 p 817.633.4153 f

KEY PLAN

Project Address Delivery Station DDF9- Rockwall

02/10/21

DELIVERY

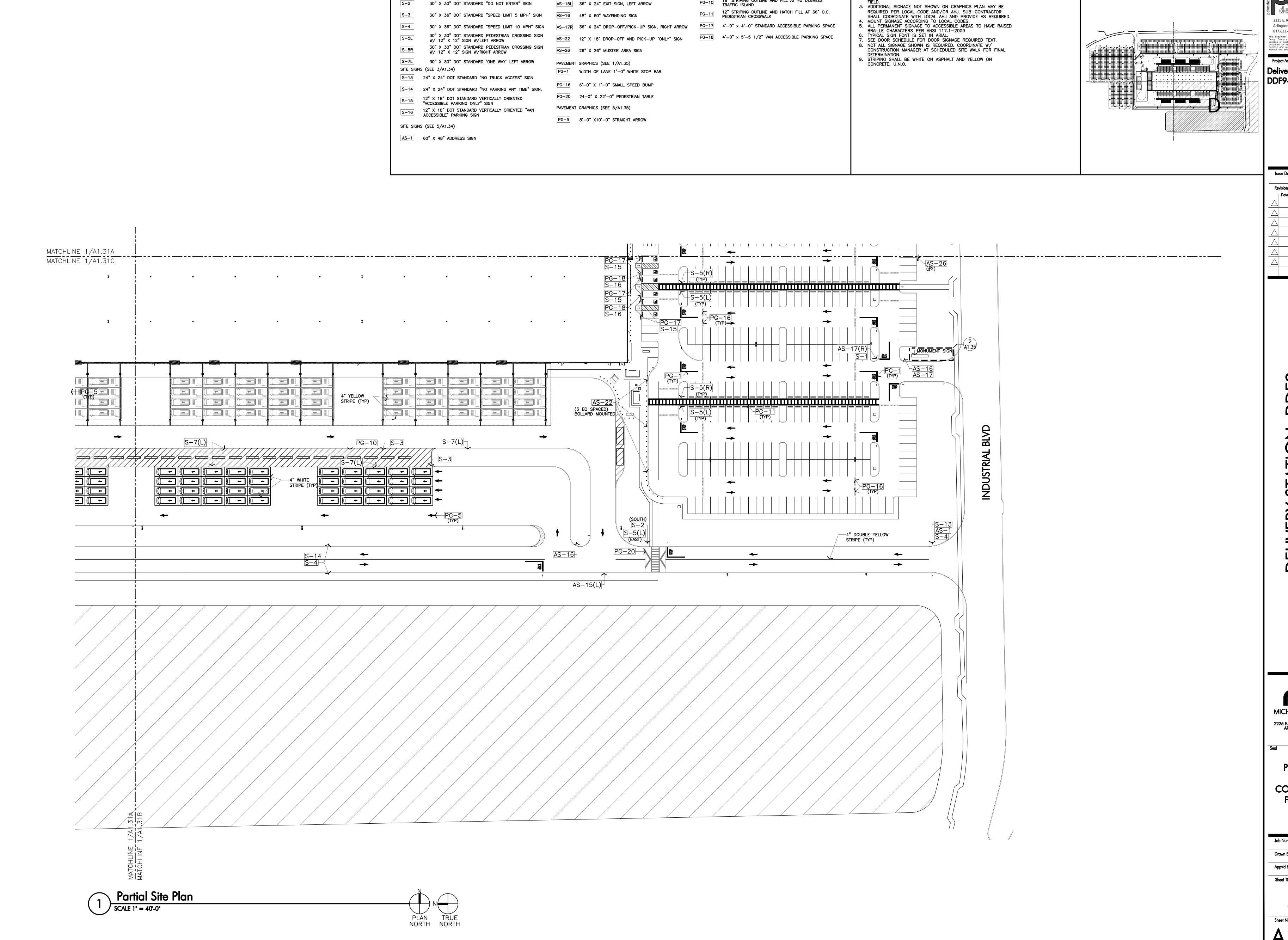
MICHAEL R. BLACK, AIA 2225 E. RANDOL MILL RD., SUITE 300 ARLINGTON, TEXAS 76011 817.701.4819

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Appv'd By

Partial Site Graphics Plan

A1.31C



GENERAL NOTES

PAVEMENT GRAPHICS (SEE 5/A1.35)

18" STRIPING OUTLINE AND FILL AT 45 DEGREES

REF. A1.33-A1.36 FOR SIGNAGE DETAILS

2. FINAL QUANTITIES SHALL BE COORDINATED AND VERIFIED IN

SITE NOTE LEGEND

SITE SIGNS (SEE 1/A1.34)

SITE SIGNS (SEE 5/A1.34)

2225 E. Randol Mill Road, Suite 300 Arlington, Texas 76011 817.633.4200 p 817.633.4153 f

KEY PLAN

Project Address Delivery Station DDF9- Rockwall

DELIVER

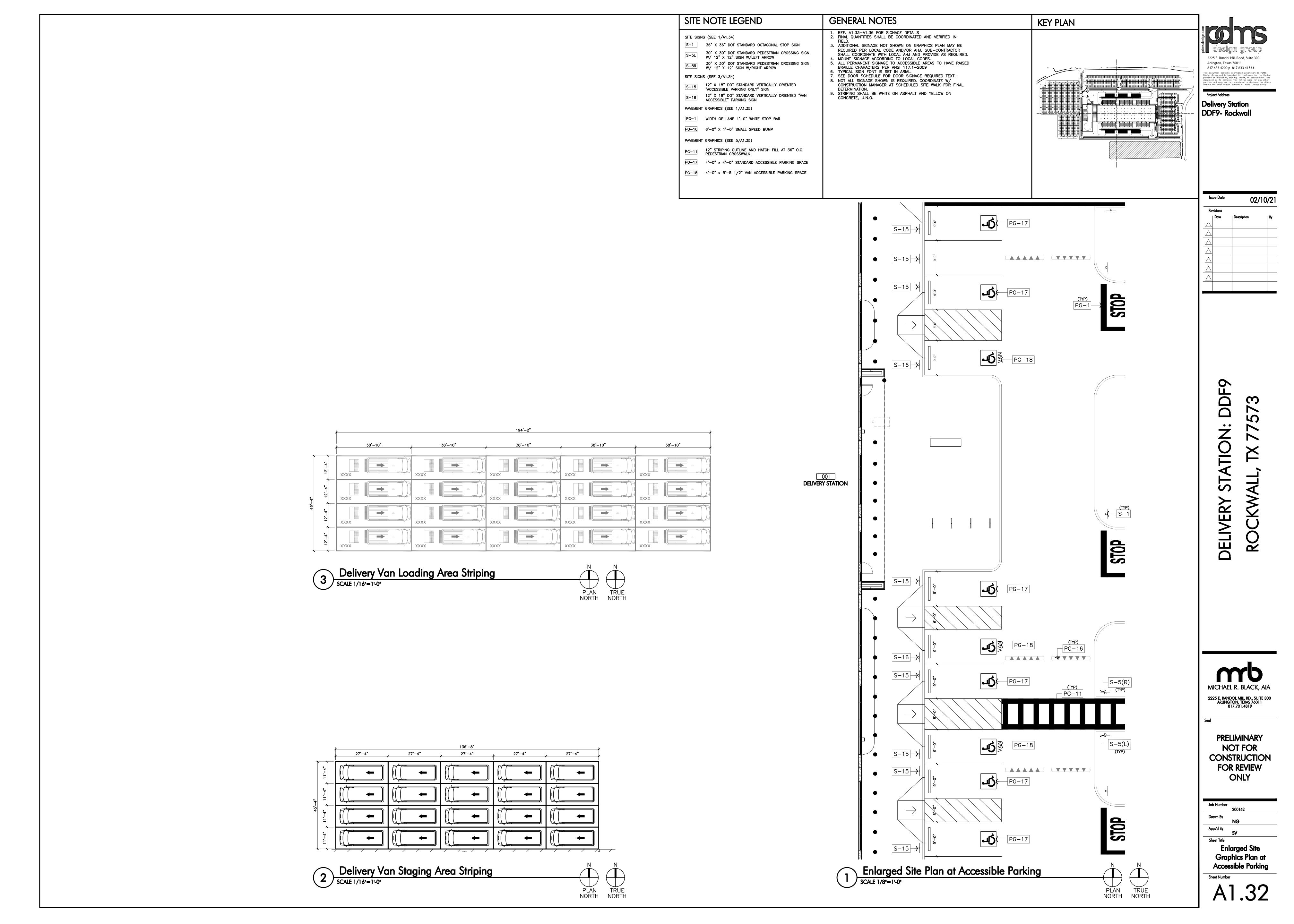
MICHAEL R. BLACK, AIA 2225 E. RANDOL MILL RD., SUITE 300 ARLINGTON, TEXAS 76011 817.701.4819

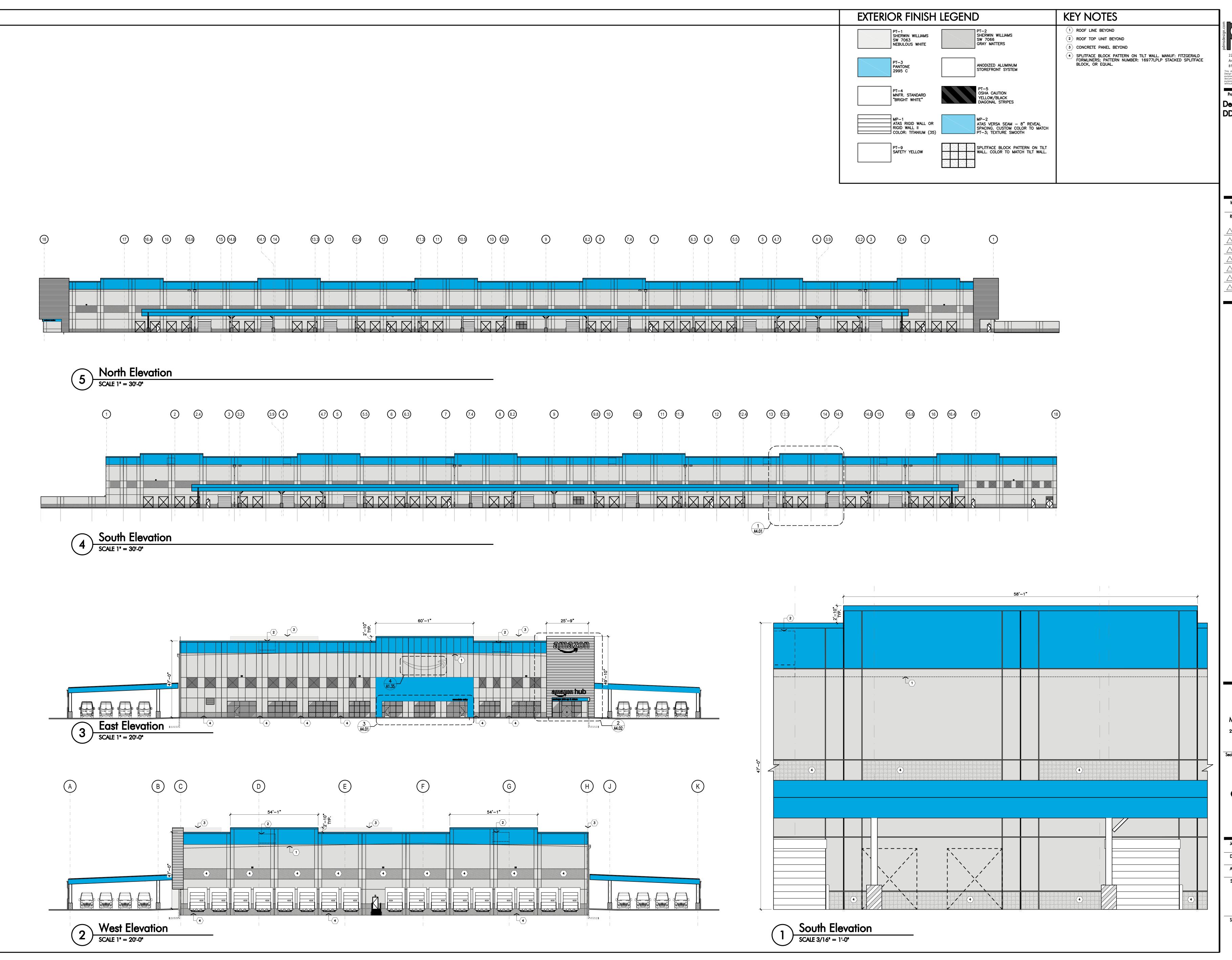
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Appv'd By Sheet Title

Partial Site Graphics Plan

A1.31D





2225 E. Randol Mill Road, Suite 300
Arlington, Texas 76011
817.633.4200 p 817.633.4153 f

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Project Address

Delivery Station

DDF9- Rockwall

CIVERY STATION: DDFY OCKWALL, TX 77573

MICHAEL R. BLACK, AIA

2225 E. RANDOL MILL RD., SUITE 300
ARLINGTON, TEXAS 76011
817.701.4819

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FOR REVIEW
ONLY

Job Number 200162

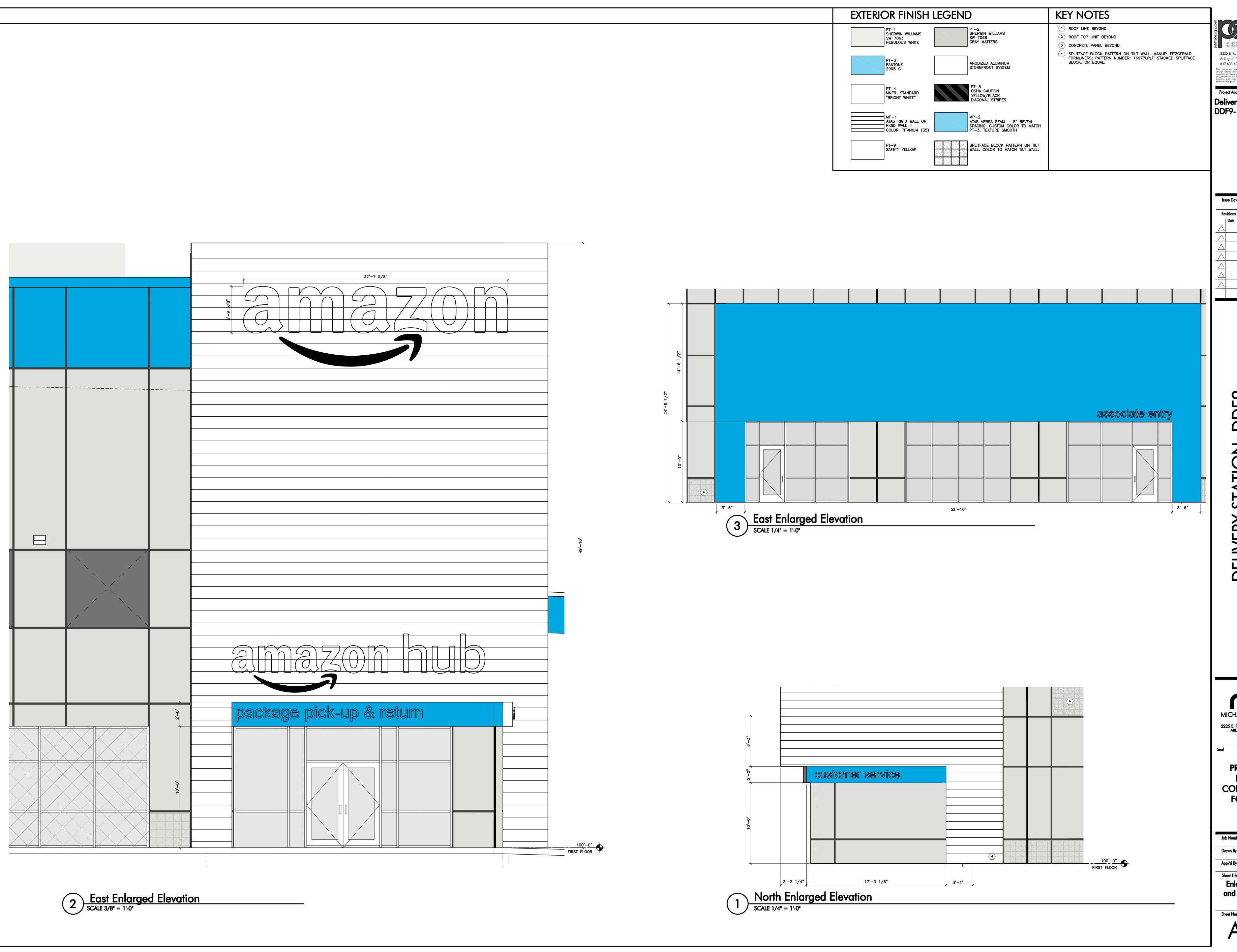
Drawn By NG

Appv'd By SV

Sheet Title

Exterior
Elevations

A4.01



2225 E. Randol Mill Road, Suite 300 Arlington, Texas 76011 817.633.4200 p 817.633.4153 f

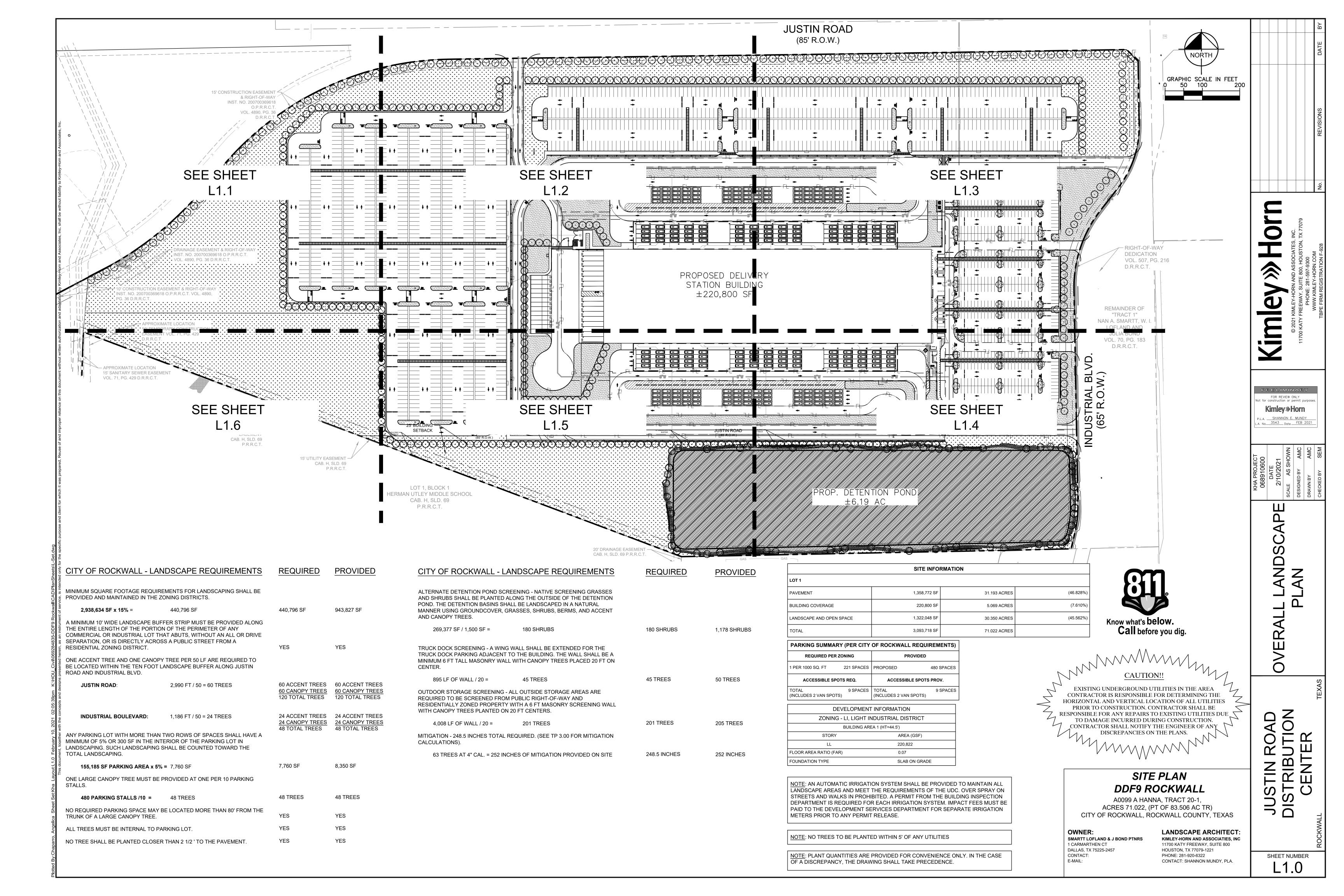
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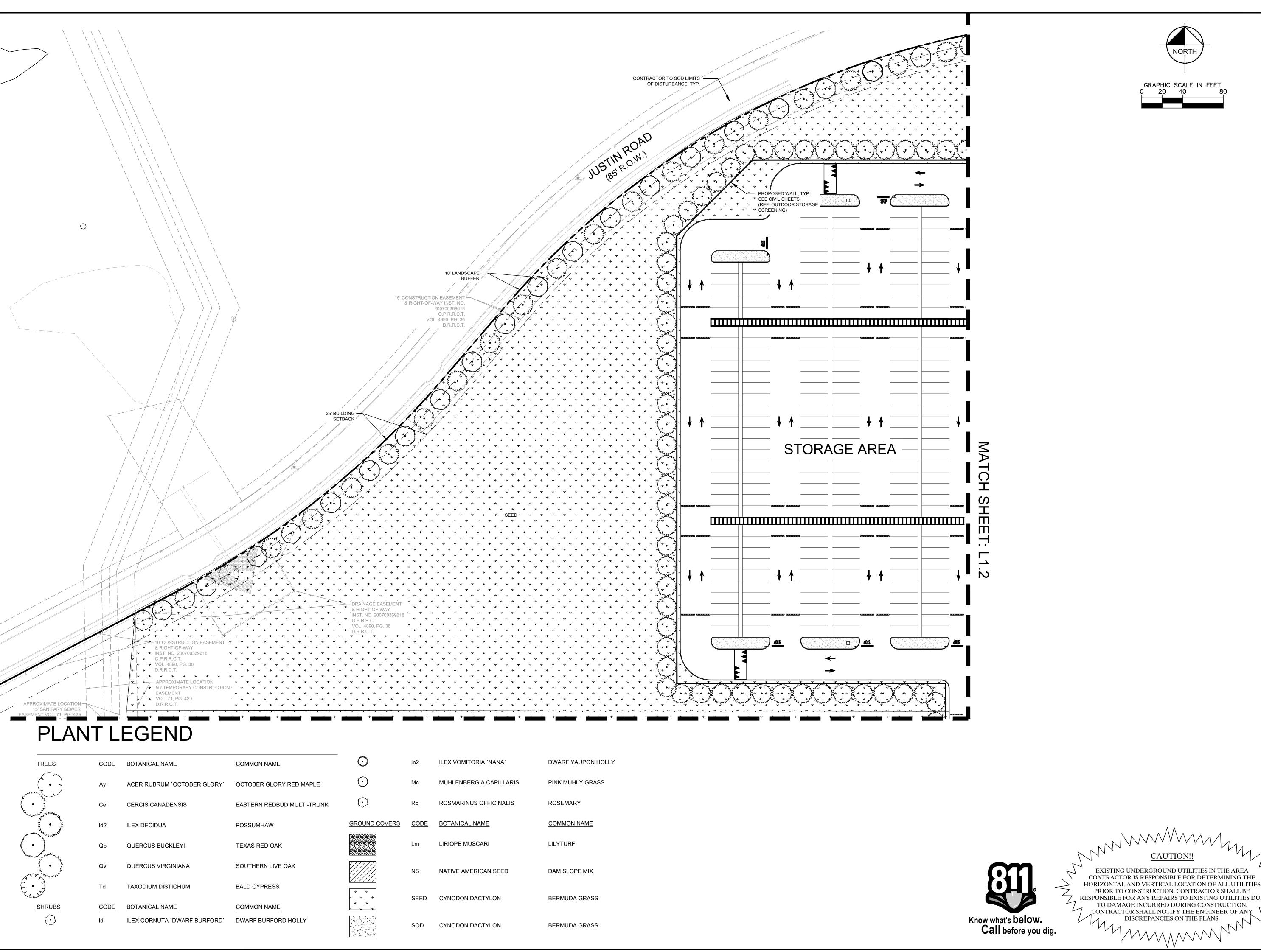
2225 E. RANDOL MILL RD., SUITE 300 ARLINGTON, TEXAS 76011 817.701.4819

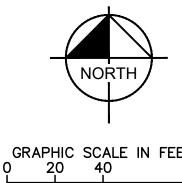
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Sheet Title
Enlarged Elevations
and Canopy Sections

A4.01





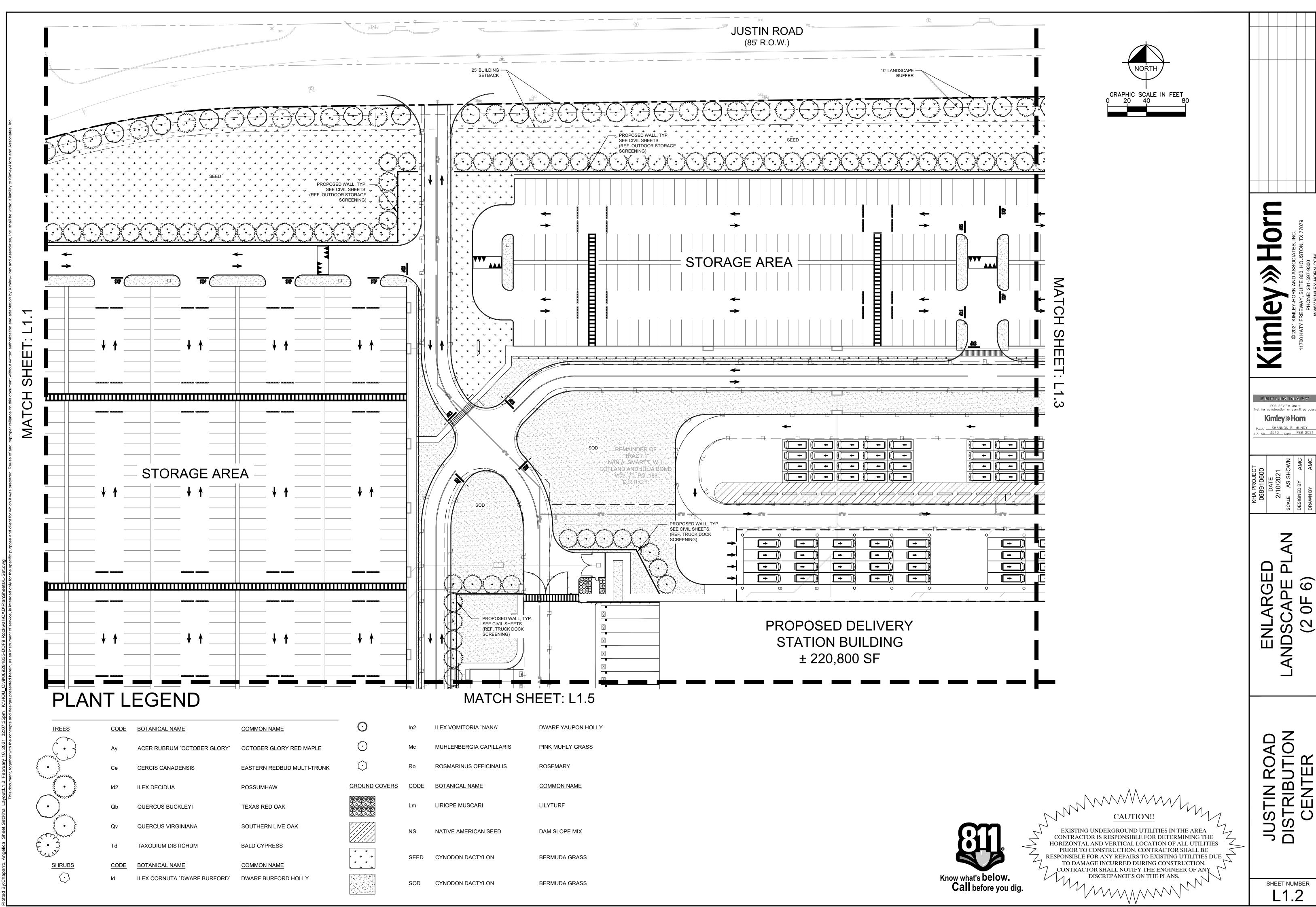


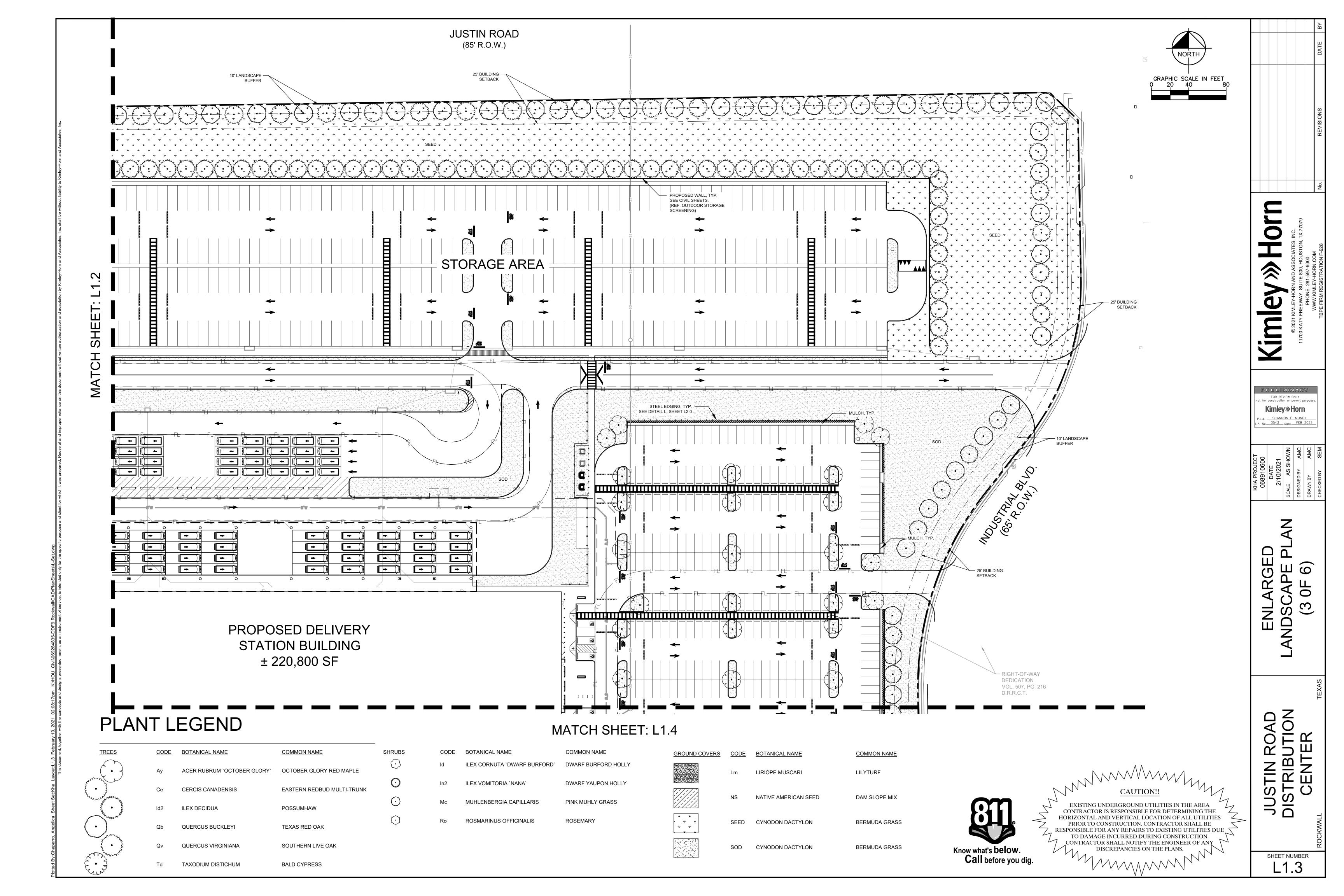
Kimley »Horn

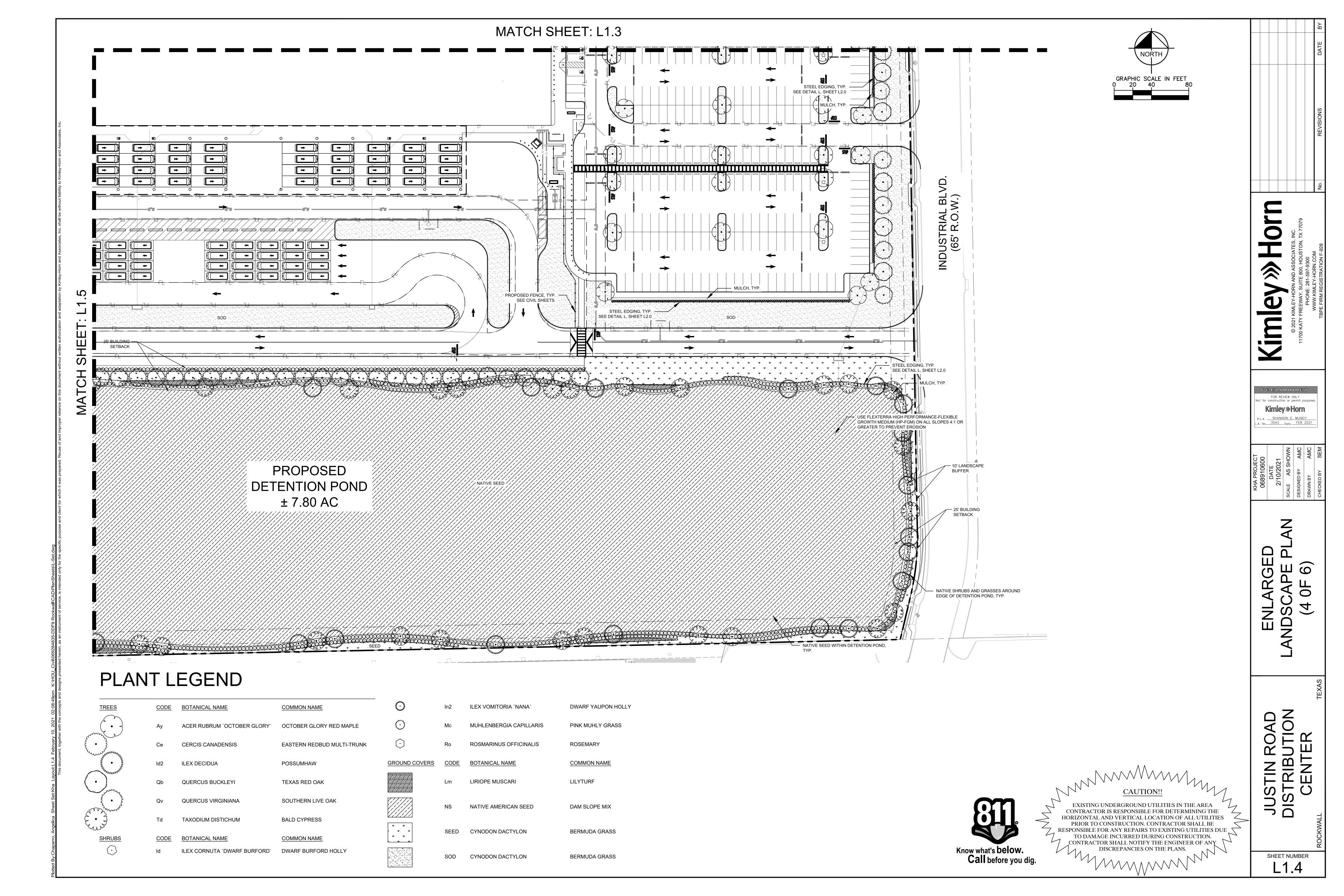
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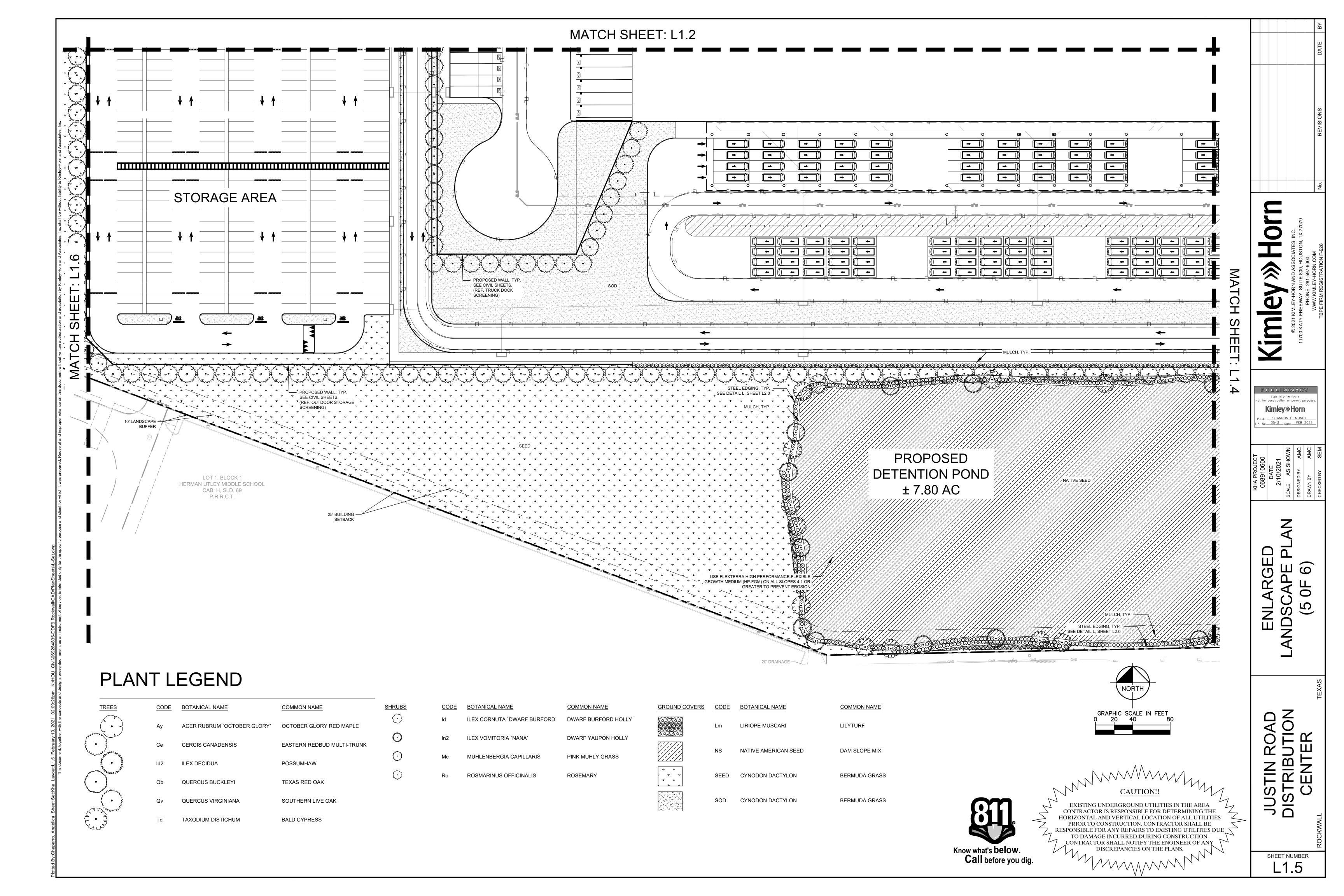
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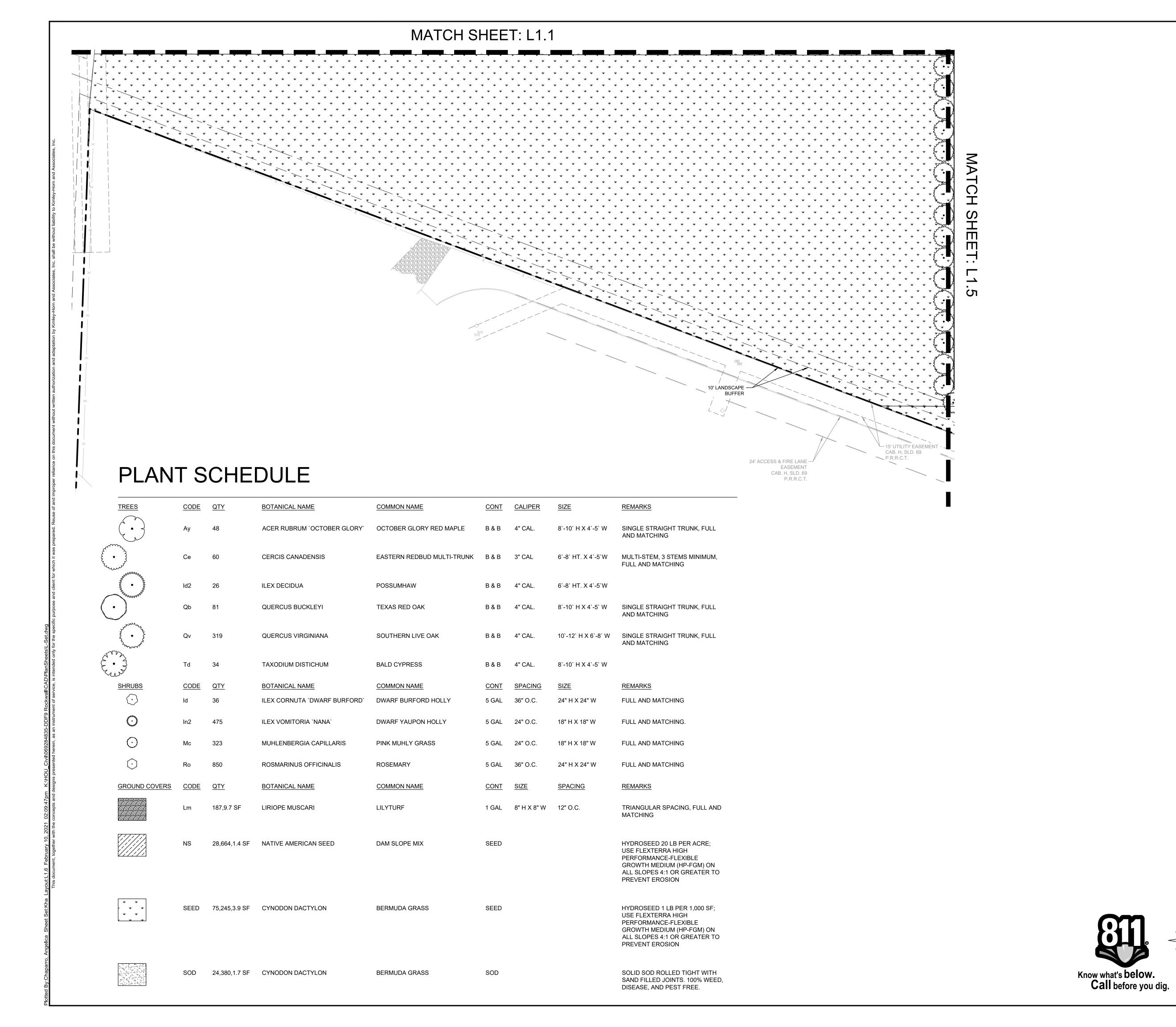
SHEET NUMBER

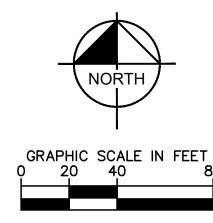












Kimley » Horn

ARGED
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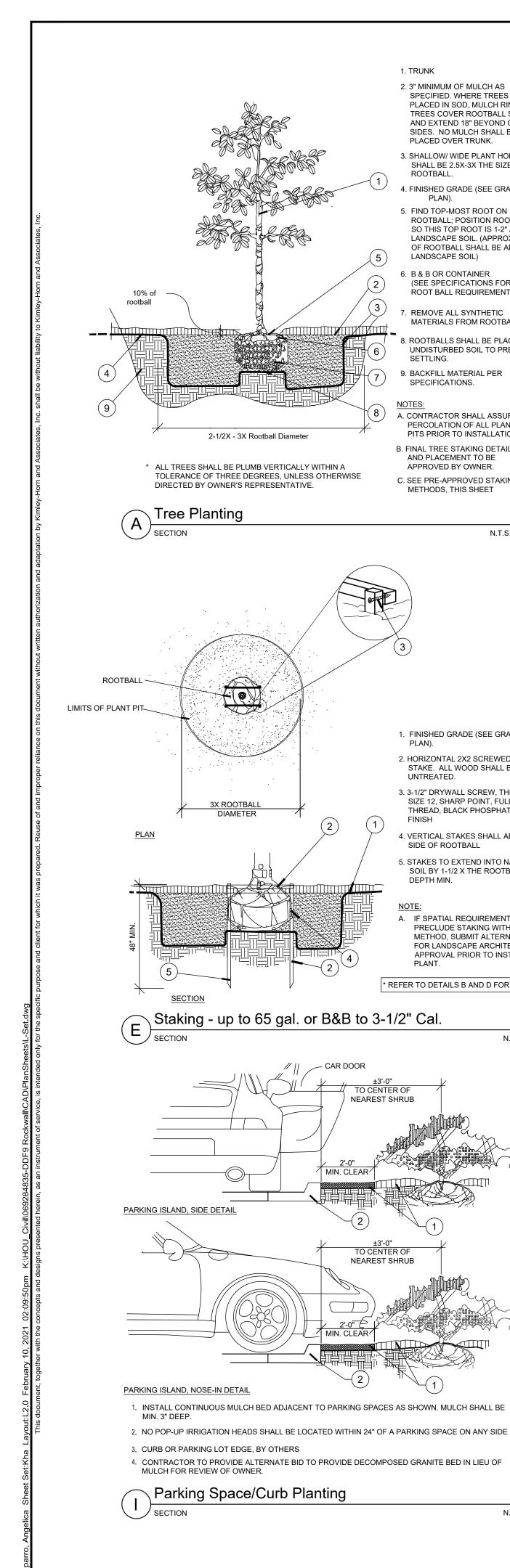
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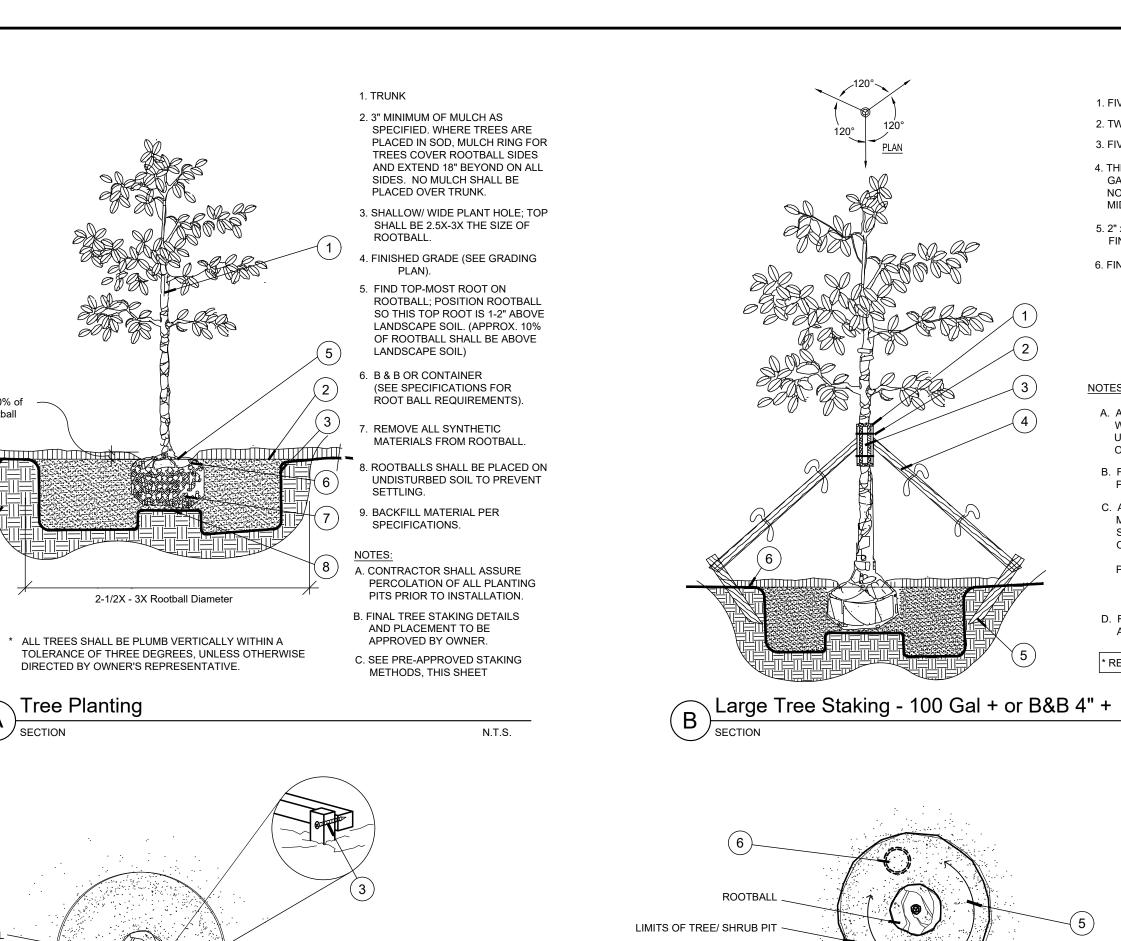
EXISTING UNDERGROUNDERGROUND CONTRACTOR IS RESPONSIBLE FOR LAND VERTICAL LOCATION OF ALL UNDERGROUND PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION.

TO DAMAGE INCURRED DURING CONSTRUCTION.

TO DEPANCIES ON THE PLANS.

SHEET NUMBER L1.6





1. FINISHED GRADE (SEE GRADING

2. HORIZONTAL 2X2 SCREWED TO 2X2

STAKE. ALL WOOD SHALL BE #2

3. 3-1/2" DRYWALL SCREW, THREAD

THREAD, BLACK PHOSPHATE

SIZE 12, SHARP POINT, FULL

4. VERTICAL STAKES SHALL ABUT

5. STAKES TO EXTEND INTO NATIVE

SOIL BY 1-1/2 X THE ROOTBALL

A. IF SPATIAL REQUIREMENTS

PRECLUDE STAKING WITH THIS

METHOD, SUBMIT ALTERNATE

FOR LANDSCAPE ARCHITECT'S

* REFER TO DETAILS B AND D FOR PLANTING

APPROVAL PRIOR TO INSTALLING

N.T.S.

N.T.S.

SIDE OF ROOTBALL

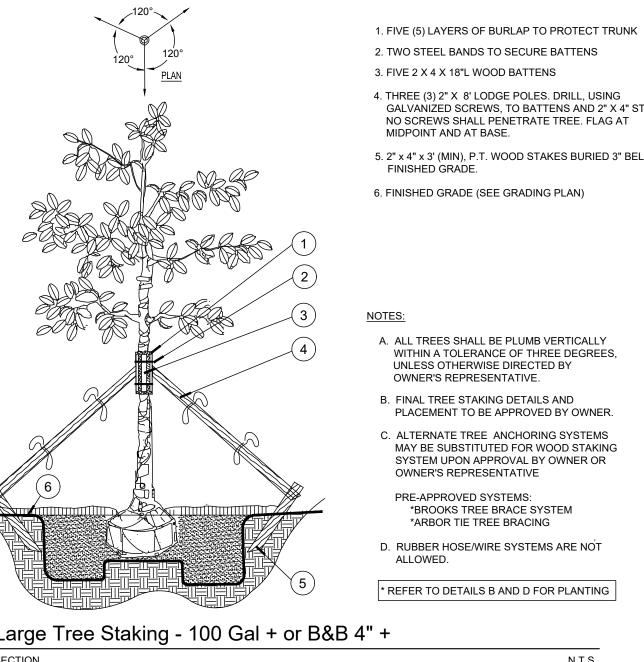
DEPTH MIN.

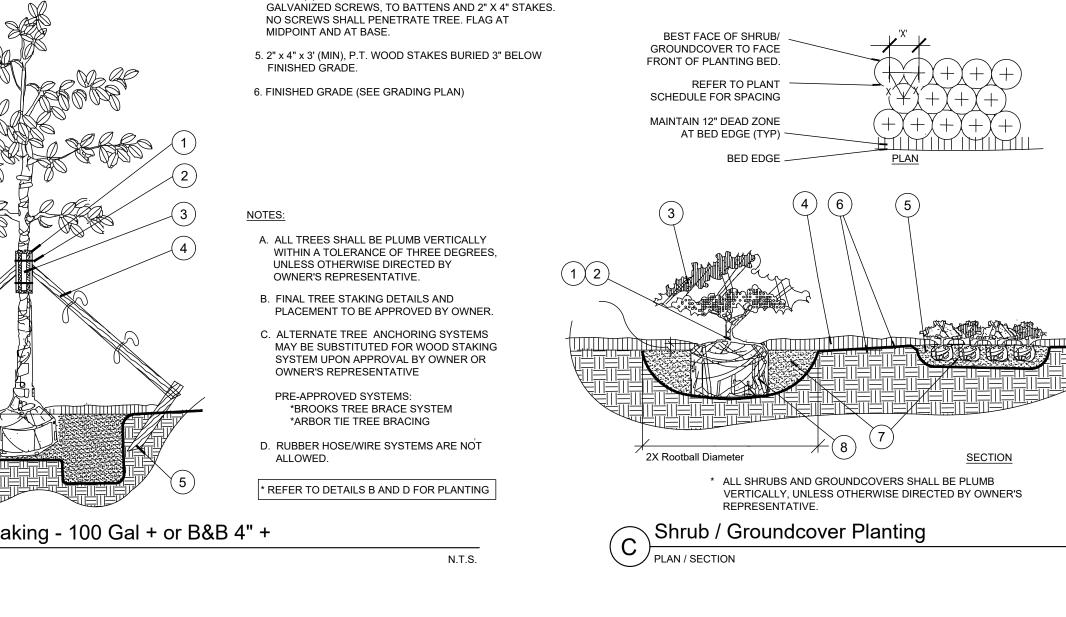
NEAREST SHRUB

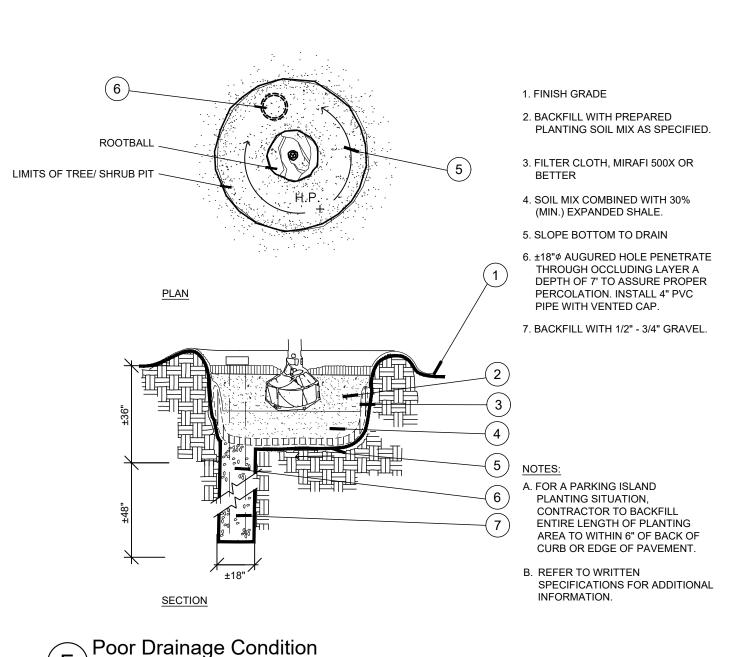
TO CENTER OF

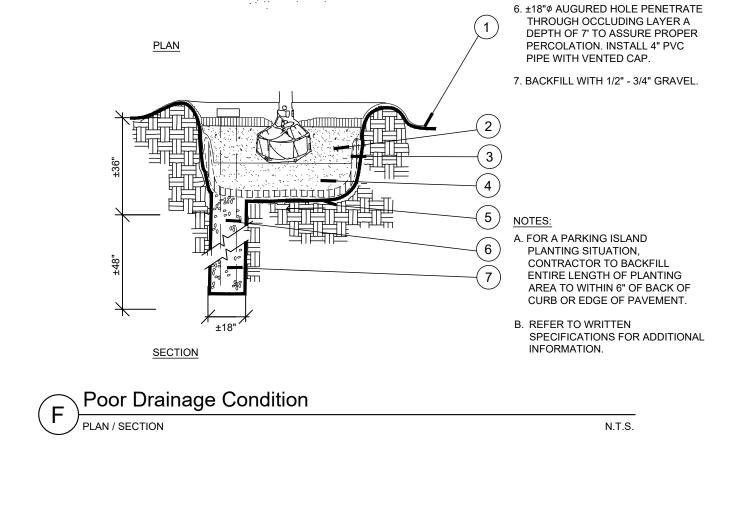
NEAREST SHRUB

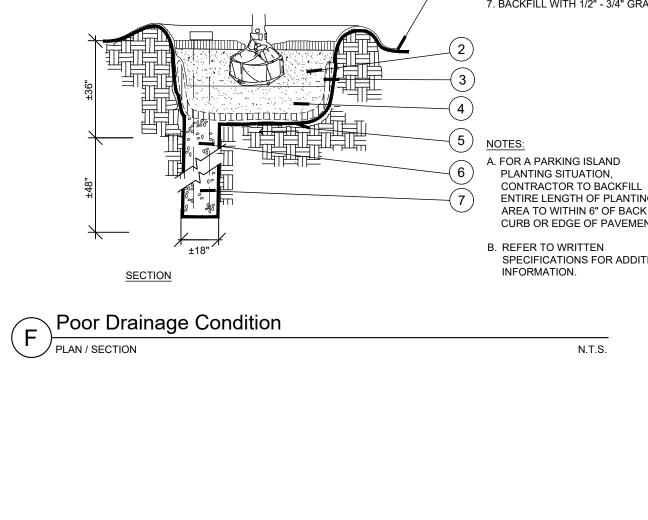
UNTREATED.

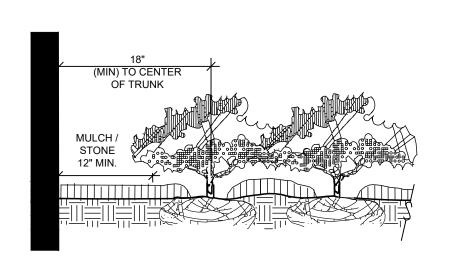








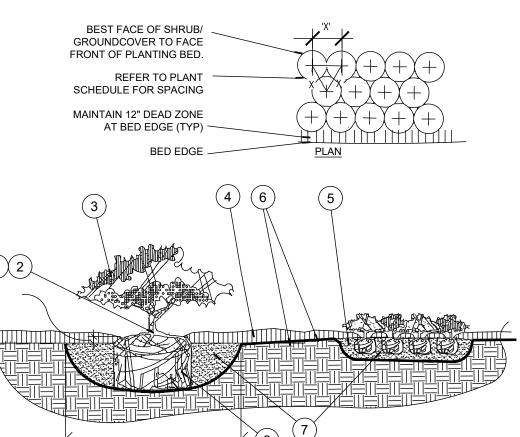




- A. <u>CLEAR ZONE:</u> 18" MIN. FROM BUILDING TO CENTER OF NEAREST SHRUB.
- B. MULCH / STONE TO BE AS INDICATED ON THE PLANS. STONE TO BE PEA GRAVEL, 4" DEPTH WITH WEED BARRIER AND STEEL EDGING.

Plantings Adjacent to Buildings/Walls N.T.S.





GROUNDCOVER ROOTBALLS TO BE PLANTED ABOVE THE LANDSCAPE GRADE. DO NOT COVER EXPOSED 3. PRUNE ALL LIKE SHRUBS WITHIN A 4. 3" MINIMUM MULCH AS SPECIFIED rootball 5. EXCAVATE ENTIRE BED SPECIFIED 6. FINISHED GRADE (SEE GRADING '. 12" DEPTH PREPARED PLANTING EXISTING GRADE SOIL AS SPECIFIED. NOTE: WHEN (DASHED) GROUND- COVERS AND SHRUBS 3X Rootball Diameter USED IN MASSES. ENTIRE BED TO BE AMENDED WITH PLANTING SOIL

> * ALL TREES SHALL BE PLUMB VERTICALLY WITHIN A TOLERANCE OF THREE DEGREES, UNLESS OTHERWISE DIRECTED BY

OWNER'S REPRESENTATIVE. Planting on a Slope

1. TREES, PALMS, AND LARGE SHRUBS (15 GAL OR GREATER) SHALL BE PLANTED IN SIMILAR MANNER 2. 3" MINIMUM OF MULCH AS SPECIFIED. WHERE TREES ARE PLACED IN SOD, MULCH RING FOR TREES COVER ROOTBALL SIDES AND EXTEND 18" BEYOND ON ALL SIDES. NO MULCH SHALL BE PLACED OVER TRUNK.

3. SHALLOW/ WIDE PLANT HOLE; TOP

SHALL BE 3X THE SIZE OF ROOTBALL. 4. FINISHED GRADE (SEE GRADING PLAN).

ROOT IS 1-2" ABOVE LANDSCAPE SOIL. (APPROX. 10% OF ROOTBALL SHALL BE ABOVE LANDSCAPE SOIL) 6. BERM SOIL SO THAT TOP OF BERM IS JUST BELOW THE TOP 10% OF THE TOP OF THE ROOTBALL. SLOPE

5. FIND TOP-MOST ROOT ON ROOTBALL

POSITION ROOTBALL SO THIS TOP

DOWNHILL PORTION OF BERM AS REQUIRED TO MEET EXISTING GRADE. SLOPE SHALL NOT EXCEED 3:1 SLOPE. 7. B & B OR CONTAINER REMOVE ALL SYNTHETIC MATERIALS FROM

ROOTBALL. (SEE SPECIFICATIONS FOR

OTHER ROOT BALL REQUIREMENTS) 8. ROOTBALLS SHALL BE PLACED ON UNDISTURBED SOIL TO PREVENT

SETTLING.

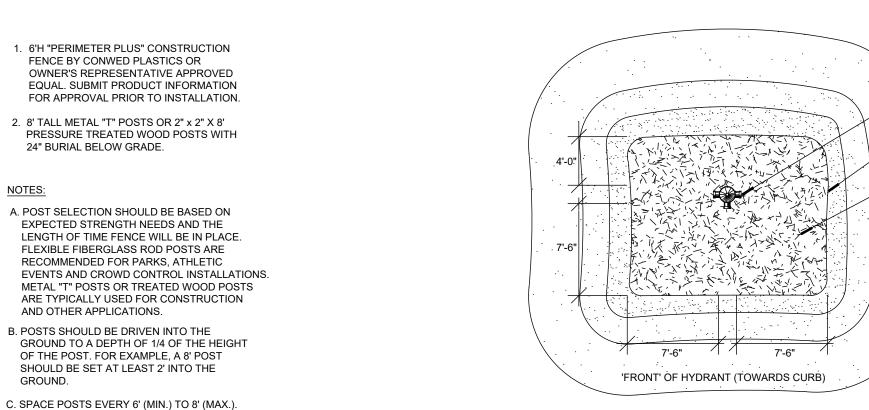
PLACEMENT TO BE APPROVED BY

A. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION. B. FINAL TREE STAKING DETAILS AND

C. SEE PRE-APPROVED STAKING

METHODS, THIS SHEET

/ PLAN / SECTION N.T.S.



1. FIND POINT WHERE TOPMOST

ROOT EMERGES FROM TRUNK

EXCESS SOIL IF NECESSARY.

2. TOP 10% OF SHRUB AND

10% ON SIDES WITH SOIL.

UNIFORM MASS/HEIGHT.

ROOTBALL WITH MULCH

FOR GROUNDCOVER BED.

MIX AS SPECIFIED.

воттом.

8. SCARIFY ROOTBALL SIDES AND

N.T.S.

PLANTED MASS TO ACHIEVE A

DO NOT COVER ENTIRE SHRUB

ROOTBALL OR CREATE 'WATER

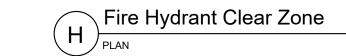
RINGS' ONLY COVER SIDES OF

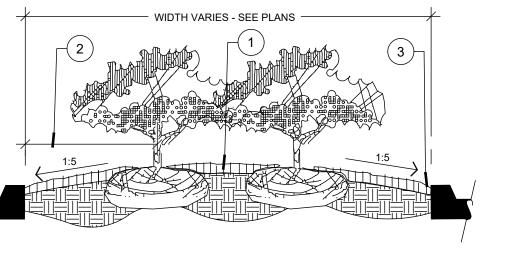
WITHIN 2" OF SURFACE. CLEAR

FIRE HYDRANT

2. NO PLANT MATERIAL SHALL BE PLACED WITHIN SHOWN LIMITS OF ALL PROPOSED OR EXISTING FIRE HYDRANTS. CONTRACTOR SHALL ADJUST PLANT MATERIAL SO THAT NO CONFLICTS WITH FIRE HYDRANTS OCCUR ON SITE.

3. PROVIDE A MULCH, 3" DEPTH MIN., SURROUNDING AREA INDICATED.





D. SECURE FENCING TO POST WITH NYLON

CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE

USED TO PROVIDE ADDITIONAL SUPPORT

AND PROTECTION BETWEEN TIES AND POSTS.

WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT

PLANTER ISLAND NOTES:

ELEVATION

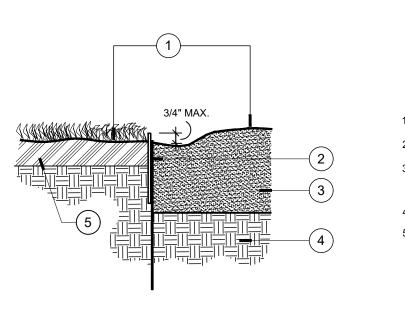
Tree/Shrub Protector

- 1. CROWN ISLANDS @ 5:1 SLOPES (OR AS SPECIFIED ON THE LANDSCAPE PLANS). CLEAR ZONE: 36" MIN. FROM BACK OF CURB TO CENTER OF NEAREST SHRUB. CLEAR ZONE SHALL CONTAIN 3" CONTINUOUS MULCH OR TURF, SEE PLANS. SEE DETAIL 'I' FOR PLANTER
- MEDIANS ADJACENT TO PARKING SPACES. 3. 1" MIN VERTICAL CLEARANCE, TOP OF CURB TO TOP OF MULCH.
- WHEN LIME STABILIZED SOIL IS ENCOUNTERED, EXCAVATE CONTINUOUS 36" DEEP (FROM TOP OF CURB) FOR ENTIRE LENGTH AND WIDTH OF ISLAND & BACKFILL WITH APPROVED PLANTING MIX.
- PROTECT AND RETAIN ALL CURBS AND BASE. COMPACTED SUBGRADE TO REMAIN FOR STRUCTURAL
- SUPPORT OF CURB SYSTEM (TYP).
- ALL ISLANDS SHALL UTILIZE POOR DRAINAGE DETAIL WHEN PERCOLATION RATES ARE 2" PER HOUR OR

Planted Parking Lot Islands / Medians

N.T.S.

N.T.S.



1. DIFFERENT PLANTING TREATMENTS. 2. METAL EDGING

3. BED SOIL. 12" MINIMUM DEPTH. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH. 4. NATIVE SOIL

5. 4" TOPSOIL. REF: NOTES AND/OR SPECS FOR MIX. & DEPTH.

Steel Edging ∠ SECTION

N.T.S.

S

PRELIMINARY

FOR REVIEW ONLY

t for construction or permit purpose

Kimley » Horn

A. No.<u>3543</u> Date <u>FEB 2021</u>

Ω

P.L.A. SHANNON E. MUNDY

SIN

SHEET NUMBER L2.0

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

A. SCOPE OF WORK

- 1. THE WORK CONSISTS OF: FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
- 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL CONTRACT PLANTING AREAS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.

B. PROTECTION OF EXISTING STRUCTURES

ALL EXISTING BUILDINGS, WALKS, WALLS, PAVING, PIPING, OTHER SITE CONSTRUCTION ITEMS, AND PLANTING ALREADY COMPLETED 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, AT NO COST TO 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 EQUIPMENT OPERATION, MATERIAL STOCKPILING, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE AND SPILLING OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE HEAT WILL DAMAGE ANY PLANT. EXISTING TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PERCENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

D. MATERIALS

GENERAL

MATERIALS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL. UPON SUBMITTALS' APPROVAL, DELIVERY OF MATERIALS MAY COMMENCE.

MATERIAL SUBMITTAL

MULCH PRODUCT DATA

TOPSOIL MIX AMENDMENT MIX/ PRODUCT DATA/ TEST RESULTS

PLANTS PHOTOGRAPHS OF ONE (1) OF EACH SPECIES (OR TAGGED IN NURSERY)

FERTILIZER PRODUCT DATA INNOCULANT PRODUCT DATA

HERBICIDE PRODUCT DATA

STAKING/GUYINGFOR ALTERNATE TO DETAILS: SEND PRODUCT DATA, DETAIL CLIENT-REQUESTED TAGGING MAY SUBSTITUTE PHOTOS.

2. PLANT MATERIALS INDICATE SIZES (HEIGHT/WIDTH) AND QUALITY PER SPEC.

- 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 FOR NURSERY PLANTS, LATEST EDITION, PUBLISHED BY THE AMERICAN STANDARD NURSERY STOCK. ALL PLANTS SHALL BE HEALTHY, VIGOROUS, SOUND, WELL-BRANCHED, AND FREE OF DISEASE AND INSECTS, INSECT EGGS AND LARVAE AND SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR 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 FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY WITH APPROVAL FROM OWNER OR OWNER'S REPRESENTATIVE. NO SUBSTITUTIONS SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM THE OWNER'S REPRESENTATIVE.
- B. MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE TERMINAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH 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 GROWTH, OR UPON DELIVERY TO THE SITE, AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY; SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF ROOT BALLS OR ROOTS, LATENT DEFECTS OR INJURIES. 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. SOIL MIXTURE (PLANTING MEDIUM, PLANTING MIX, TOPSOIL MIX)

- 1. ALL PLANTING BED PIT BACKFILL AREAS TO BE PREPARED USING COMPOST, SHARP SCREENED SAND AND EXPANDED SHALE BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISHED GRADE OF ADJACENT CONCRETE MOW STRIP OR AS SHOWN ON GRADING PLAN. PLANTING BED PIT SOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 35% COMPOST, 10% EXPANDED SHALE, AND 5% SCREENED SHARP SAND. 98.5% OF THE PLANTING BED PIT SOIL PARTICLES WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. COLOR TO BE A MEDIUM BROWN WITH A WEIGHT OF 1900-2250 LBS. PER CUBIC YARD (DEPENDING ON THE MOISTURE CONTENT).
- 2. ALL SOD AND SEED AREAS TO BE PREPARED USING COMPOST AND SHARP SCREENED SAND, BY SOIL BUILDING SOLUTIONS, LIVING EARTH, OR APPROVED EQUAL. TILL SOIL AMENDMENTS INTO EXISTING SOIL TO DEPTHS PER PLANTING DETAILS (4" DEPTH MIN.). TOPSOIL SHALL BE A MIXTURE OF APPROXIMATELY 50% WEED-FREE EXISTING SOIL, 40% COMPOST, AND 10% SHARP SCREENED SAND. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6.0-6.5 WITH 25% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 98.5% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN AND 99% OR MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED/APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL. (MIN) CONTAINER.
- 3. THE CONTRACTOR SHALL REESTABLISH ANY ADDITIONAL DISTURBED AREAS NOT SHOWN ON THE PLANS WITH A FULL COVERING OF SOD OR SEED. THE CONTRACTOR SHALL PROVIDE 4" DEPTH (MIN) PREPARED TOPSOIL IN ALL AREAS TO RECEIVE SEED OR SOD AT NO ADDITIONAL COST.
- 4. TREE PLANTING PITS SHALL BE BACKFILLED WITH COMPOST BY SOIL BUILDING SOLUTIONS, LIVING EARTH OR APPROVED EQUAL AND NATIVE SOIL. THE TOP 1/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 80% WEED FREE NATIVE SOIL AND 20% COMPOST. THE BOTTOM 2/3 OF EACH TREE PIT SHALL RECEIVE BACKFILL MATERIAL OF 100% WEED FREE NATIVE SOIL.
- 5. EXISTING SOIL USED IN PLANT BACKFILL AND TOPSOIL PREP SHALL BE REASONABLY FREE OF STONES, LIME, LUMPS OF CLAY, ROOTS AND OTHER FOREIGN MATTER. EXISTING SOIL SHALL HAVE A MINIMUM ORGANIC COMPOSITION OF 25% AND THE ACIDITY SHALL BE BETWEEN 5.0 AND 7.0 pH. CONTRACTOR SHALL SUBMIT A 1 GAL. MINIMUM SAMPLE OF THE EXISTING SOIL TO AN APPROVED TESTING FACILITY TO VERIFY COMPOSITION, ACIDITY AND ORGANIC CONTENT.

- 5. IF SOIL FAILS TO ACHIEVE THE AFOREMENTIONED pH AND ORGANIC COMPOSITION QUANTITIES, THE CONTRACTOR SHALL TILL AN ADEQUATE AMOUNT OF COMPOST IN TO THE EXISTING SOIL UNTIL IT MEETS THE REQUIREMENTS PRIOR TO COMBINING WITH OTHER SPECIFIED SOIL AMENDMENTS.
- 6. CONTRACTOR TO SUBMIT SAMPLES OF SOIL MIXTURE AND AMENDMENTS FOR OWNER'S REPRESENTATIVE APPROVAL PRIOR TO PLANT INSTALLATION OPERATIONS COMMENCE.
- 7. WHERE LIME STABILIZED SOIL IS ENCOUNTERED, LAWN AREAS SHALL BE EXCAVATED TO A DEPTH OF 12", PLANT BEDS SHALL BE EXCAVATED TO A DEPTH OF 24", AND TREE PITS SHALL BE EXCAVATED TO A DEPTH OF 36", AND BACKFILLED WITH CLEAN NATIVE SOIL (E.5) AND APPROVED PLANTING SOIL (E.1-4).

E WATER

WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE PLANT GROWTH AND SHALL NOT CONTAIN HARMFUL, NATURAL OR MAN-MADE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING 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 SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.

*WATERING/IRRIGATION RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

G. FERTILIZER

CONTRACTOR SHALL PROVIDE FERTILIZER APPLICATION SCHEDULE TO OWNER, AS APPLICABLE TO SOIL TYPE, PLANT INSTALLATION TYPE, AND SITE'S PROPOSED USE. SUGGESTED FERTILIZER TYPES SHALL BE ORGANIC OR OTHERWISE NATURALLY-DERIVED.

*FERTILIZER RESTRICTIONS MAY APPLY - REFER TO PROPERTY'S JURISDICTIONAL AUTHORITY.

H. MULCH

ALL PLANTING BED TO BE TOP DRESSED WITH A MINIMUM OF 3" "RUSTIC CUT HARDWOOD MULCH" BY SOIL BUILDING SOLUTIONS OR LIVING EARTH (OR APPROVED EQUAL) WITH A pH RANGE OF 6.5-8.5 AND SHALL BE FREE OF MAN-MADE FOREIGN MATTER, LUMBER, TREATED MATERIALS, PALLETS, GRASS AND LEAVES. NO PARTICLE SIZE SHOULD EXCEED 3.5" IN LENGTH.

I. DIGGING AND HANDLING

- 1. PROTECT ROOTS OR ROOT BALLS OF PLANTS AT ALL TIMES FROM SUN, DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT DAMAGE DURING TRANSIT. 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 ANTITRANSPIRANT PRODUCT ("WILTPRUF" OR EQUAL) 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 FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A ROOT BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
- 3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS, COMPLYING WITH AMERICAN STANDARD FOR NURSERY PLANTS, CURRENT EDITION. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT DURING TRANSPORTATION AND PRIOR TO PLANTING.
- 4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MIN. 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 MIN. OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER PALM PLANTING DETAIL.
- 5. EXCAVATION OF TREE PITS SHALL BE PERFORMED USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES, HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB BASES.

J. CONTAINER GROWN STOCK

- 1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
- 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
- 3. PLANT ROOTS BOUND IN CONTAINERS ARE NOT ACCEPTABLE.
- 4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED WITHOUT WRITTEN APPROVAL IS OBTAINED FROM THE OWNER OR OWNER'S REPRESENTATIVE.

K. COLLECTED STOCK

WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED BY THE OWNER OR OWNER'S REPRESENTATIVE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

L. NATIVE STOCK

PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY RE-ESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.

M. MATERIALS LIST

QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO BIDDING OR INSTALLATION. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE

N. FINE GRADING

- FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADING OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS. BERMING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS OTHERWISE NOTED.
- 2. THE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
- 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED FOR POSITIVE DRAINAGE TO SURFACE/SUBSURFACE STORM DRAIN SYSTEMS. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS. REFER TO CIVIL ENGINEER'S PLANS FOR FINAL GRADES.

O. PLANTING PROCEDURES

- 1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
- 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS (LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER SYSTEMS, CABLE, AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES. CALL NATIONAL ONE CALL 811 TO LOCATE UTILITIES.
- 3. SUBGRADE EXCAVATION: CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED ROCK AND ROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF ROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY THE CONTRACTOR, AND ADEQUATE PERCOLATION CAN NOT BE ACHIEVED, CONTRACTOR SHALL UTILIZE PLANTING DETAIL THAT ADDRESSES POOR DRAINAGE.
- 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY/GROWING SITE.
- GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. UPON ARRIVAL AT THE SITE, PLANTS SHALL BE THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS STORED ON-SITE SHALL NOT REMAIN UNPLANTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES, METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
- 6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS.
 COORDINATE PLANTING WITH IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION APPURTENANCES AND PLANTS.
- 7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL MIXTURE AS SPECIFIED IN SECTION E. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER PERCOLATION. IF POOR PERCOLATION EXISTS, UTILIZE "POOR DRAINAGE CONDITION" PLANTING DETAIL. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURES AND UNDER THE SUPERVISION OF A QUALIFIED LANDSCAPE FOREMAN.
- 8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
- 9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION E OF THESE SPECIFICATIONS.
- 10. TREES SHALL BE SET WITH ROOT BALL CENTERED IN PLANTING PIT WITH ROOT FLARE 2"
 ABOVE ADJACENT SOIL ELEVATION. SHRUBS SHALL BE SET STRAIGHT AT AN ELEVATION
 THAT, AFTER SETTLEMENT, THE TOP OF ROOT BALL SHALL BE EVEN WITH TOP OF
 PLANTING BED. PLANTING SOIL MIXTURE SHALL BE BACKFILLED, THOROUGHLY TAMPED
 AROUND THE BALL, AND SETTLED BY WATER (AFTER TAMPING).
- 11. AMEND PINE AND OAK PLANT PITS WITH ECTOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. ALL OTHER PLANT PITS SHALL BE AMENDED WITH ENDOMYCORRHIZAL SOIL APPLICATION PER MANUFACTURER'S RECOMMENDATION. PROVIDE PRODUCT INFORMATION SUBMITTAL FOR SOILNOC SRT ADVANCED MYCORRHIZAL INOCULUM (OR EQUAL) PRIOR TO INOCULATION.
- 12. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, BASKETS, ETC., SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
- 13. PRUNING: TREES SHALL BE PRUNED, AT THE DIRECTION OF THE OWNER OR OWNER'S REPRESENTATIVE, TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT. ALL PRUNING TO BE PERFORMED BY LICENSED ARBORIST, IN ACCORDANCE WITH ANSI A-300.
- 14. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 12", REMOVE AND DISPOSE ALL DEBRIS AND MIX TO ACHIEVE SOIL MIXTURE AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
- 15. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING AND AGREE TO INDEMNIFY AND HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT UNSUPPORTED TREES PLANTED UNDER THIS CONTRACT FALL AND DAMAGE PERSON OR PROPERTY.
- 16. MULCHING: PROVIDE A THREE INCH (MINIMUM) LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER, VINE BED, AND TREE PIT PLANTED UNDER THIS CONTRACT.
- 17. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, "ROUND-UP" SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER. (AS ALLOWED BY JURISDICTIONAL AUTHORITY)

P. LAWN SODDING/ SEEDING

- 1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A TURF GRASS LAWN ACCEPTABLE TO THE OWNER.
- 2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, DEBRIS, HAVE SOIL PREPARED PER SECTION E, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE ENTIRE 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 SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH TO THE REQUIRED GRADE.
- 3. SOIL PREPARATION: ALL SOIL TO BE PREPARED PER SECTION E

4. SODDING:

- 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 AMERICAN STANDARD FOR NURSERY STOCK SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETAL TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
- C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A 24 INCH STONE / MULCH STRIP SHALL BE PROVIDED REFER TO DETAILS. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP-DRESSING IS NECESSARY AFTER ROLLING TO FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOD, CLEAN SAND, AS APPROVED BY THE OWNER'S REPRESENTATIVE, SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN. FERTILIZE INSTALLED SOD AS ALLOWED BY PROPERTY'S JURISDICTIONAL AUTHORITY.
- D. CONTRACTOR SHALL REFERENCE PLANTING SCHEDULE FOR SEEDING VARIETY AND RATES.
- E. IF SEED INSTALLATION FALLS BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL INSTALL EITHER SOD OR A COLD SEASON VARIETY SEED MIX, SUCH AS WINTER RYE. IF A COOL SEASON VARIETY MIX IS INSTALLED BETWEEN SEPTEMBER 16TH AND MARCH 14TH, THE CONTRACTOR SHALL RESEED THE AREA WITH THE ORIGINAL SPECIFIED SEED MIX PER THE PLANS AND SPECIFICATIONS BETWEEN MARCH 15TH AND SEPTEMBER 15TH.
- 1. 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 THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.

2 LAWN MAINTENANCE:

- A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS (LARGER THAN 12"X12") UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
- 3. CONTRACTOR RESPONSIBLE FOR ESTABLISHING AND MAINTAINING SOD/LAWN UNTIL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE. PRIOR TO AND UPON ACCEPTANCE, CONTRACTOR TO PROVIDE WATERING/IRRIGATION SCHEDULE TO OWNER. OBSERVE ALL APPLICABLE WATERING RESTRICTIONS AS SET FORTH BY THE PROPERTY'S JURISDICTIONAL AUTHORITY.
- C. CONTRACTOR SHALL REESTABLISH 95% (MIN) COVERAGE FOR ALL DISTURBED AREAS OF VEGETATION WITHIN 60 DAYS OF SUBSTANTIAL COMPLETION. CONTRACTOR SHALL PROVIDE SEED AND/OR SOD THAT MATCHES THE ADJACENT LAWN AREA.

Q. CLEANUP

UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM-CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

R. PLANT MATERIAL MAINTENANCE

ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY PLANT CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.

S. MAINTENANCE (ALTERNATE BID ITEM)

CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST-PER-MONTH BASIS.

T. FINAL INSPECTION AND ACCEPTANCE OF WORK

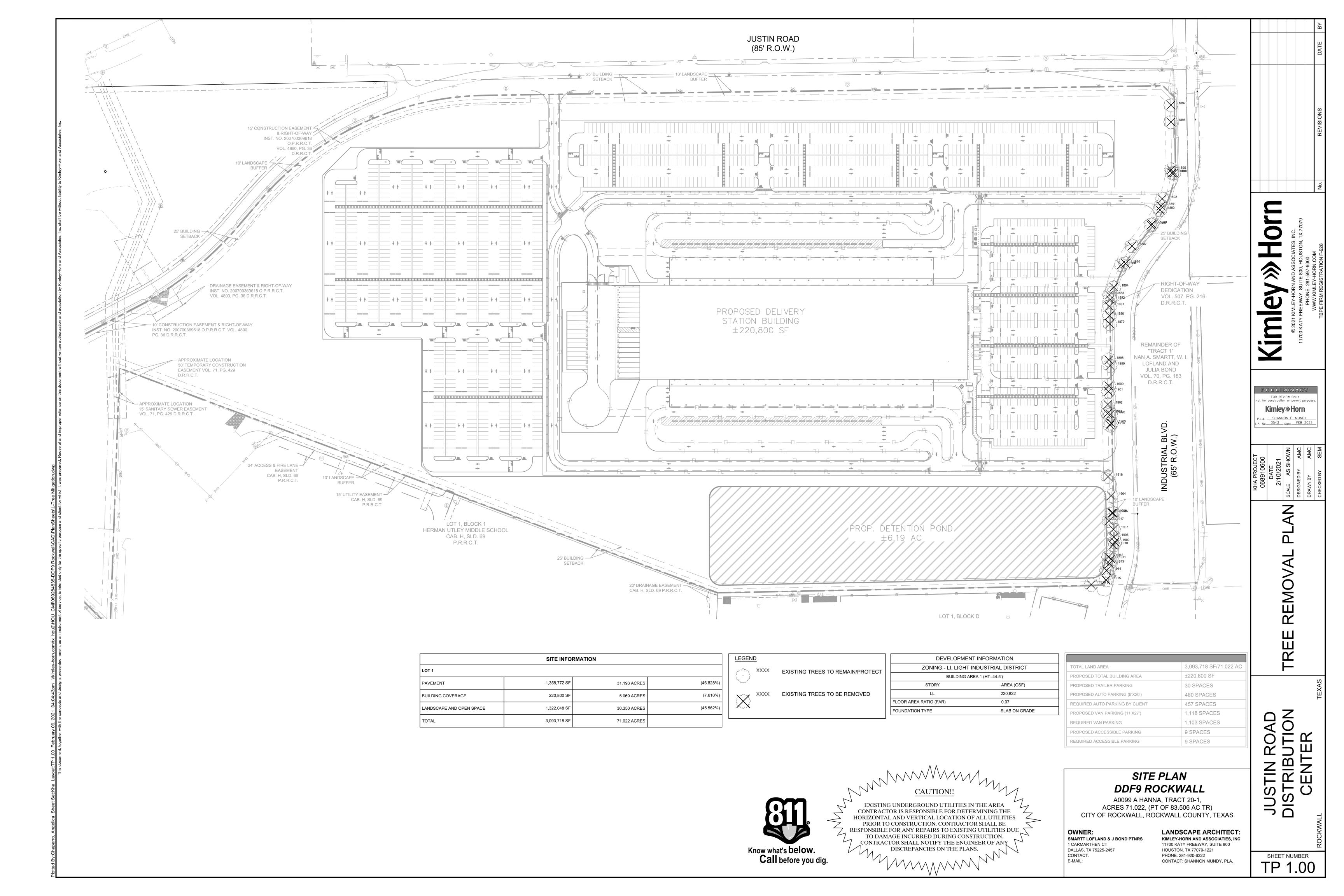
FINAL INSPECTION AT THE END OF THE WARRANTY PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR WARRANTY (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

U. WARRANTY

- 1. THE LIFE AND SATISFACTORY CONDITION OF ALL 1 GALLON AND LARGER PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
- 2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL (INCLUDING SOD) INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE WARRANTED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE OWNER'S REPRESENTATIVE.
- 3. REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING", AT NO ADDITIONAL COST TO THE OWNER.
- 4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

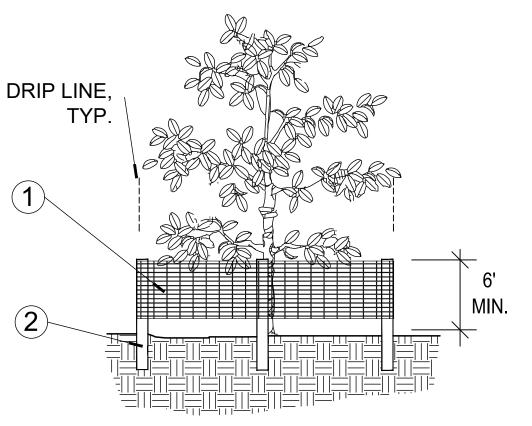
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SHEET NUMBER

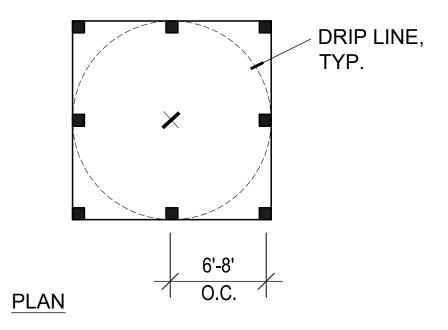


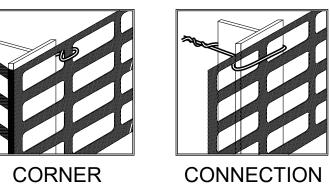
		SWC Justin Rd	and Indu	strial - Ro	ckwall	, Rockwall Cou	nty, TX
TAG#	DBH	COMMON NAME	CONDITION	CLASS	STATUS	MITIGATION RATIO	MITIGATION INCHES
1879	5.5	Hercules-club	Healthy	Primary	Remove	1	5.5
1880	5.2	Gum Bumelia	Healthy	Primary	Remove	1	5.2
1881	17.0	Hackberry	Healthy	Secondary	Remove	0.5	8.5
1882	4.7	Hercules-club	Declining	Primary	Remove	0	0
1883	5.2	Hercules-club	Healthy	Primary	Remove	1	5.2
1884	12.8	Eastern Redcedar	Healthy	Secondary	Remove	0.5	6.4
1885	11.0	Hackberry	Healthy	Secondary	Remove	0.5	5.5
1886	13.4	Hackberry	Declining	Secondary	Remove	0	0
1887	11.0	Hackberry	Healthy	Secondary	Remove	0.5	5.5
1888	14.9	Hackberry	Healthy	Secondary	Remove	0.5	7.45
1889	11.3	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.65
1890	5.8	Hercules-club	Healthy	Primary	Remove	1	5.8
1891	12.0	Hackberry	Healthy	Secondary	Remove	0.5	6
1892	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1893	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1894	11.2	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.6
1895	5.3	Persimmon	Healthy	Primary	Remove	1	5.3
1896	11.5	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.75
1897	11.5	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.75
1898	11.8	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.9
1899	11.6	Hackberry	Healthy	Secondary	Remove	0.5	5.8
1900	11.3	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.65
1901	15.9	Hackberry	Healthy	Secondary	Remove	0.5	7.95
1902	20.6	Hackberry	Declining	Secondary	Remove	0	0
1903	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1904	13.8	Eastern Redcedar	Healthy	Secondary	Remove	0.5	6.9
1905	15.5	Hackberry	Healthy	Secondary	Remove	0.5	7.75
1906	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
1907	11.2	Eastern Redcedar	Declining	Secondary	Remove	0	0
1908	12.3	Hackberry	Healthy	Secondary	Remove	0.5	6.15
1909	11.9	Hackberry	Healthy	Secondary	Remove	0.5	5.95
1910	4.6	Hercules-club	Healthy	Primary	Remove	1	4.6
1911	4.3	Persimmon	Healthy	Primary	Remove	1	4.3
1912	4.0	Gum Bumelia	Healthy	Primary	Remove	1	4
1913	4.8	Gum Bumelia	Healthy	Primary	Remove	1	4.8
1914	4.0	Gum Bumelia	Healthy	Primary	Remove	1	4
1915	7.3	Tree of Heaven	Healthy	Primary	Remove	1	7.3
1916	15.0	Hackberry	Declining	Secondary	Remove	0	0
1917	12.1	Hackberry	Healthy	Secondary	Remove	0.5	6.05
1918	11.4	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.7
1919	11.8	Hackberry	Healthy	Secondary	Remove	0.5	5.9
1920	11.4	Eastern Redcedar	Healthy	Secondary	Remove	0.5	5.7
1921	11.0	Eastern Redcedar	Healthy	Primary	Remove	1	11
					TOTA	L MITIGATION	248.5

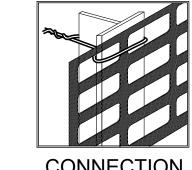
	Inches
Primary	111
Secondary	137.5
Featured	0
Unprotected Trees	0
Total Mitigation Inches	248.5











CONNECTION

Tree/Shrub Protector SECTION

1. 6'H "PERIMETER PLUS" CONSTRUCTION FENCE BY CONWED PLASTICS OR OWNER'S REPRESENTATIVE APPROVED **EQUAL. SUBMIT PRODUCT INFORMATION** FOR APPROVAL PRIOR TO INSTALLATION.

2. 8' TALL METAL "T" POSTS OR 2" x 2" X 8' PRESSURE TREATED WOOD POSTS WITH 24" BURIAL BELOW GRADE.

NOTES:

- A. POST SELECTION SHOULD BE BASED ON EXPECTED STRENGTH NEEDS AND THE LENGTH OF TIME FENCE WILL BE IN PLACE. FLEXIBLE FIBERGLASS ROD POSTS ARE RECOMMENDED FOR PARKS, ATHLETIC EVENTS AND CROWD CONTROL INSTALLATIONS. METAL "T" POSTS OR TREATED WOOD POSTS ARE TYPICALLY USED FOR CONSTRUCTION AND OTHER APPLICATIONS.
- B. POSTS SHOULD BE DRIVEN INTO THE GROUND TO A DEPTH OF 1/4 OF THE HEIGHT OF THE POST. FOR EXAMPLE, A 8' POST SHOULD BE SET AT LEAST 2' INTO THE GROUND.
- C. SPACE POSTS EVERY 6' (MIN.) TO 8' (MAX.).
- D. SECURE FENCING TO POST WITH NYLON CABLE TIES (AVAILABLE FROM CONWED PLASTICS). WOOD STRIPS MAY BE ALSO BE USED TO PROVIDE ADDITIONAL SUPPORT AND PROTECTION BETWEEN TIES AND POSTS.

NOTE: IF WIRE TIES ARE USED, AVOID DIRECT CONTACT WITH FENCE. WIRE MAY DAMAGE FENCE OVER TIME.

N.T.S.

SITE PLAN DDF9 ROCKWALL

A0099 A HANNA, TRACT 20-1, ACRES 71.022, (PT OF 83.506 AC TR) CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:

SMARTT LOFLAND & J BOND PTNRS 1 CARMARTHEN CT DALLAS, TX 75225-2457 CONTACT: E-MAIL:

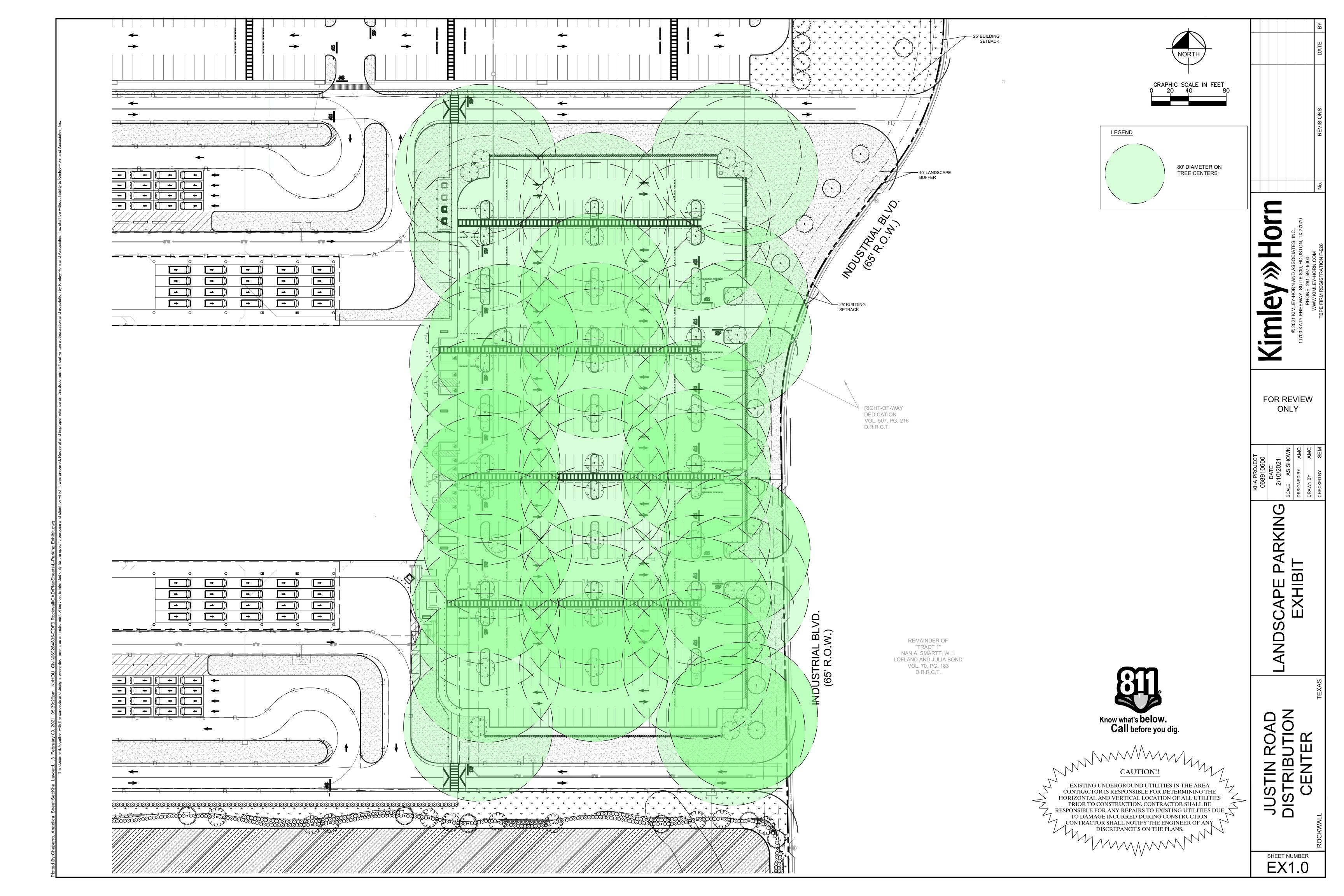
LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATIES, INC 11700 KATY FREEWAY, SUITE 800 HOUSTON, TX 77079-1221 PHONE: 281-920-6322 CONTACT: SHANNON MUNDY, PLA.

SHEET NUMBER TP 3.00

FOR REVIEW ONLY t for construction or permit purpose **Kimley** »Horn P.L.A. SHANNON E. MUNDY L.A. No. 3543 Date FEB 2021

MITIGATION RENCE DATA D DETAILS TREE MITICALE REFERENCE AND DET

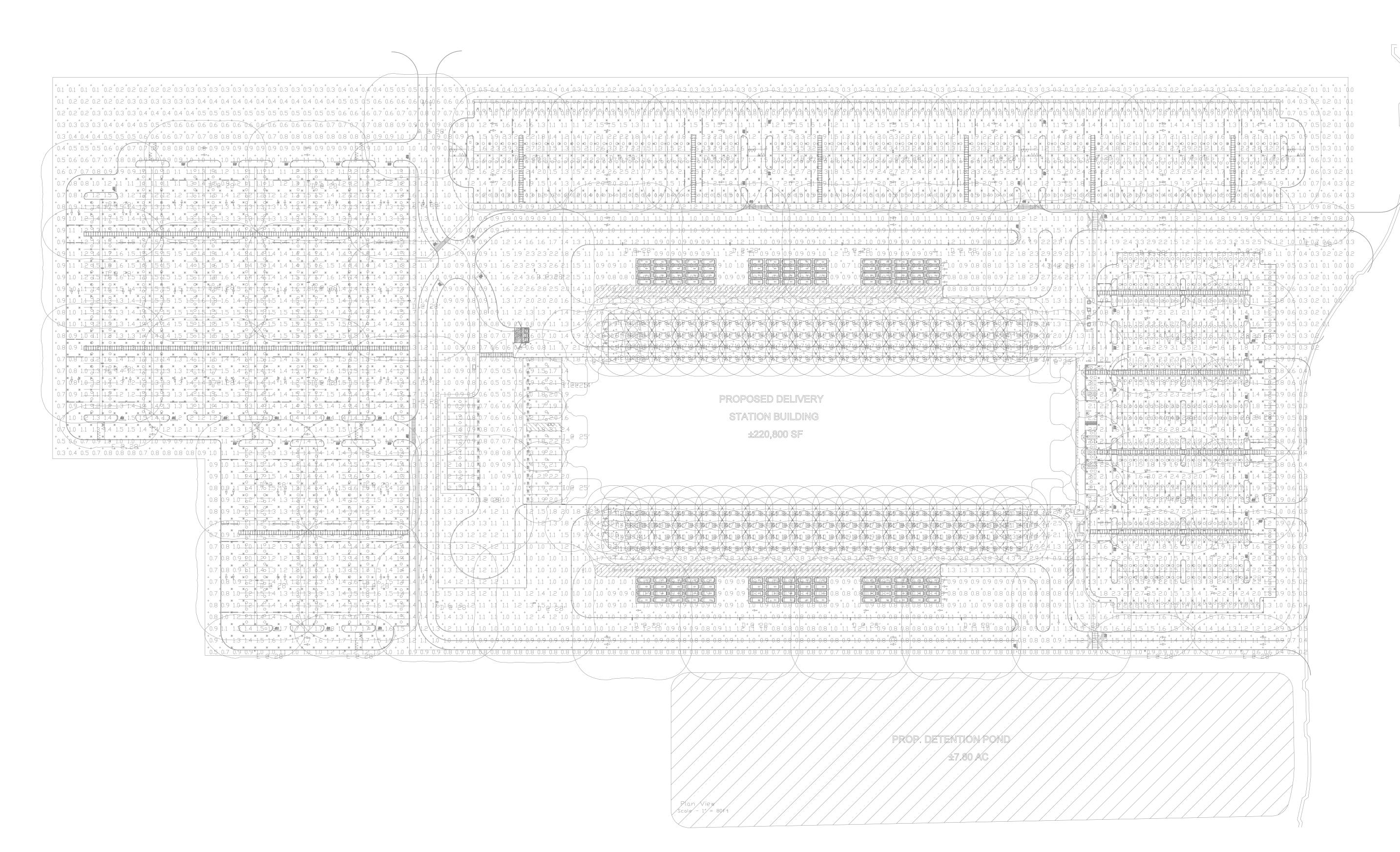
JUSTIN ROAD DISTRIBUTION CENTER



Schedule													
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	Lumen Multiplier	LLF	Wattage	Efficiency	/ Distributio
	Α	4	Lithonia Lighting	DSX2 LED P3 40K T5W	DSX2 LED P3 40K T5W MVOLT	LED	1	29142	1	0.9	217	100%	TYPE VS,BU RATING: B5 U0 - G4
_ _	D	46	Lithonia Lighting	DSX2 LED P2 40K T5W	DSX2 LED P2 40K T5W MVDLT	LED	1	24808	1	0.9	370	100%	TYPE VS,BU RATING: B5 U0 - G4
	E	6	Lithonia Lighting	DSX2 LED P1 40K BLC	DSX2 LED P1 40K BLC MVDLT	LED	1	15538	1	0.9	140	100%	TYPE III, SHORT, BUG RATING B2 U0 - G3
\bigcirc	F1	152	Lithonia Lighting	VCPG LED P5 40K T5R MVOLT PM NLTAIR2 PIR DNAXD	VCPG LED WITH P5 - PERFORMANCE PACKAGE, 4000K, T5R OPTIC TYPE	LED	1	10497	1	0.9	82.14	100%	TYPE III, SHORT, BUG RATING B3 U0 - G3
	I	11	Lithonia Lighting	DSX1 LED P4 40K TFTM WBA DSXW2BBW	DSX1 LED P4 40K TFTM MVDLT	LED	1	14487	1	0.9	125	100%	TYPE IV, SHORT, BUG RATING: B2 U0 - G3

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
CANDPY	+	10.0 f	14.9 f	c8.5 f	c 1.8:1	1.2:1
CANDPY	+	10.0 f	14.9 f	=8.5 f	c 1.8:1	1.2:1
LOADING DOCK		1.8 f	3.0 fc	0.9 fc	3.3:1	2.0:1
PARKING LOT	Ж	1.8 f	4.5 fc	0.7 f	6.4:1	2.6:1
PARKING LOT	Ж	1.6 f	4.0 fc	0.7 f	5.7:1	2.3:1
PARKING LOT	Ж	1.4 f	1.9 fc	0.7 fc	2.7:1	2.0:1
SITE	+	1.3 f	10.8 fc	0.0 fc	N/A	N/A

No	ote
GC	GHTING VENDOR INFORMATION: C TO CONTACT CITY LIGHTING PRODUCTS FOR ALL LIGHTING FIXTUR ND LIGHTING CONTROLS INQUIRIES.
23	ANAGER/PJM: GARY MAGRENI, GMAGRENI@CITYLIGHTING.COM, 704- 35- 34
P	JM: DANA BECKHAM, DBECKHAM@CITYLIGHTING.COM, 704-235-3136





DDF9- Rockwall

Issue Date	02,	/10/21
Revisions		
Date	Description	Ву
\triangle		



PRELIMINARY NOT FOR

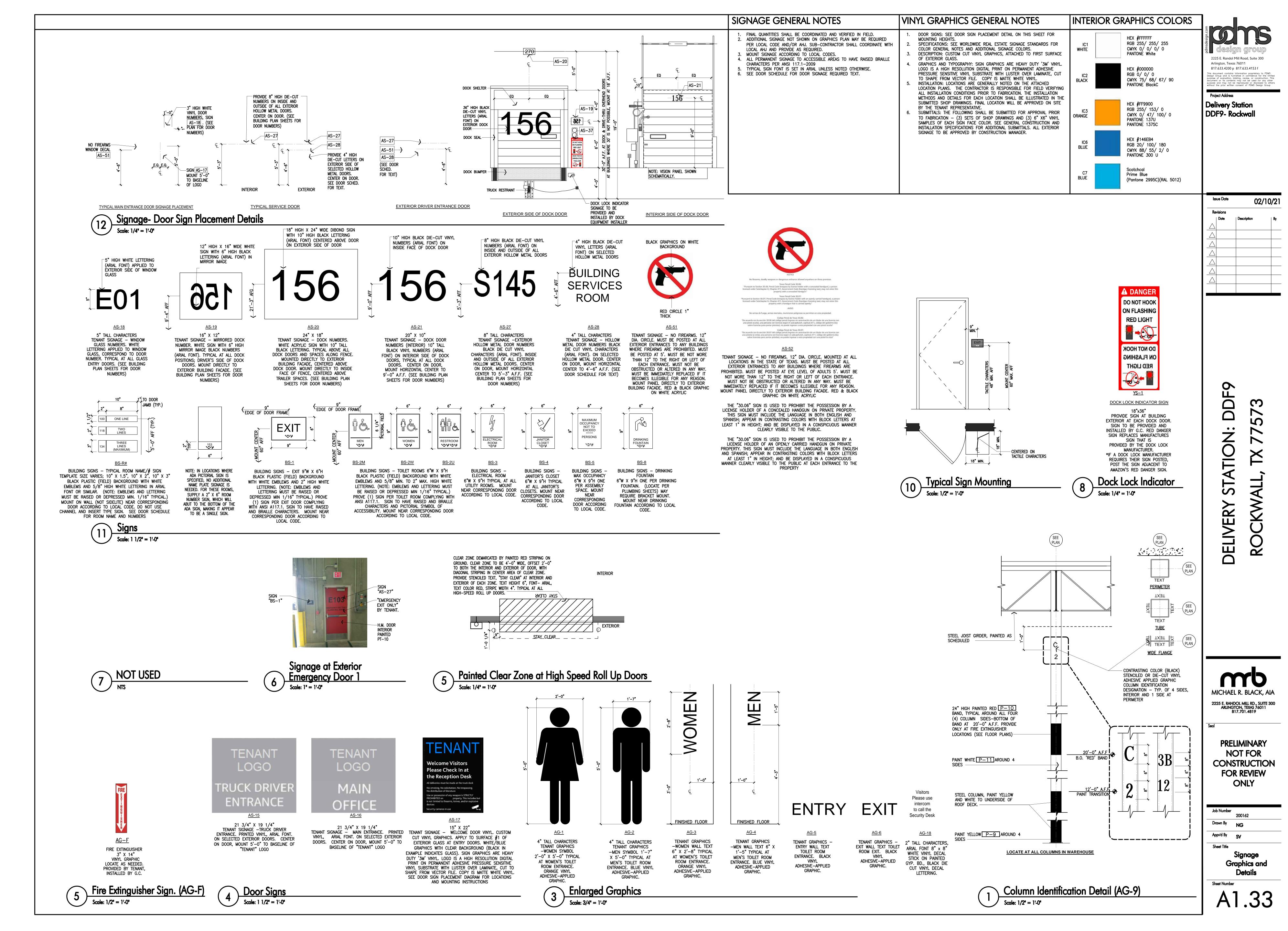
CONSTRUCTION FOR REVIEW **ONLY**

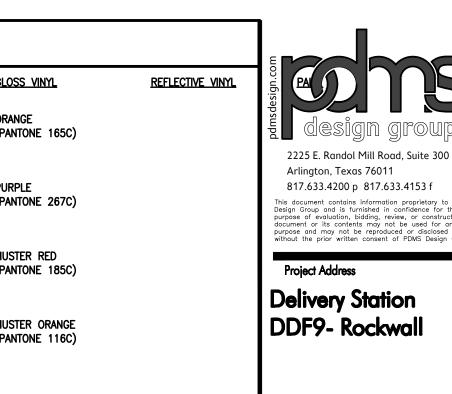
(817)701-4808 DREEVES@PDMSDESIGN.COM

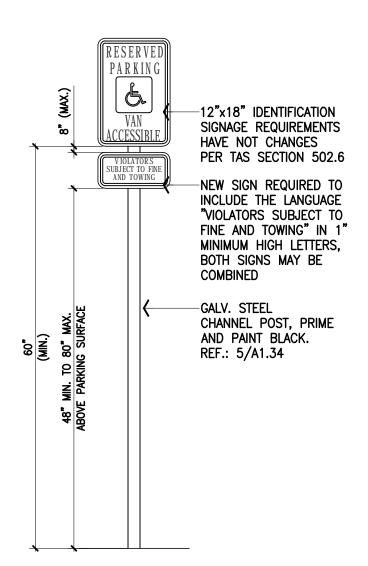
Job Number	•
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Drawn By	TQ
Appv'd By	DAR
Sheet Title	
	Site Plan

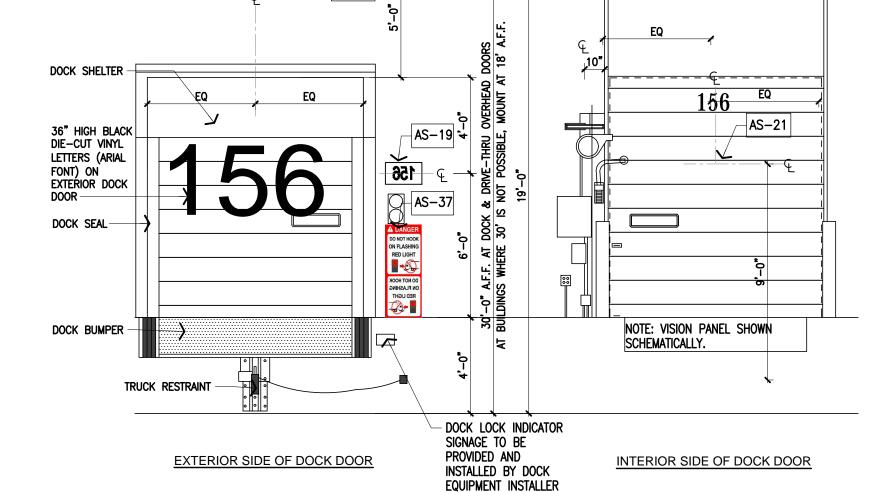
E0.11

Photometrics









AS-20

TENANT TENANT DSC MUNICIPALITY, STATE -- VERIFY YOUR ADDRESS There may be multiple Tenant locations in the area

60" X 48"

TENANT SIGNAGE - BUILDING ADDRESS

USE AT ALL ENTRANCES TO PUBLIC

ROADWAY THAT DO NOT HAVE A

MODIFY 'DCS' FOR PROJECT SPECIFIC

MONUMENT SIGN. BLACK TEXT (ARIAL)

ON WHITE BACKGROUND.

BUILDING CODE ADDRESS AND FACULTY

NAME PER LOCATION. POST (x2) AND

PANEL MOUNT 2/A1.34

TENANT

PICK-UP ONLY

24" X 36"

TENANT SIGNAGE

STANDING ONLY. USE TO

IDENTIFY DROP OFF/PICK UP

ZONES. BLACK TEXT (ARIAL)

ON WHITE BACKGROUND.

WHITE "NO PARKING" TEXT ON

RED BACKGROUND. POST AND

PANEL MOUNT. 2/A1.34

TENANT **VISITORS & ASSOCIATES ALL TRUCKS**

<u>AS-2</u>

36" X 24"

TENANT SIGNAGE -

TRUCKS/VISITOR USHER

USE AT ENTRANCE

INTERSECTION TO DIRECT

TRAFFIC. BLACK TEXT (ARIAL)

ON WHITE BACKGROUND.

MODIFY ARROWS PER

LOCATION. POST (x2) AND

PANEL MOUNT 2/A1.34

TENANT

ASSOCIATE

OF THE MONTH

12" X 18"

TENANT SIGNAGE

"ASSOCIATE OF THE MONTH".

ONE SIGN PER PARKING

SPACE. BLACK TEXT (ARIAL)

ON WHITE BACKGROUND.

POST AND PANEL MOUNT

2/A1.34

TENANT

VISITOR

PARKING

12" X 18"

TENANT SIGNAGE

"VISITOR PARKING".

PROVIDE MINIMUM 4

VISITOR PARKING SPACES.

SPACE. BLACK TEXT

(ARIAL) ON WHITE

BACKGROUND.

POST AND PANEL MOUNT

2/A1.34

ONE SIGN PER PARKING

Trailer inspections will be conducted on all trailers moving within the yard. . Drivers may only wait on property in area 48" X 60" TENANT SIGNAGE - "YARD RULES". USE AT THE GUARD SHACK WHERE IT CAN BE READ WHILE WAITING. NOTE 7 SHALL BE OMITTED IF NO GUARD SHACK IS PROVIDED ON SITE.

BLACK TEXT (ARIAL) ON WHITE

BACKGROUND.

POST (x2) AND PANEL MOUNT

2/A1.34

TENANT

VENDOR

PARKING

12" X 18"

TENANT SIGNAGE

"VENDOR PARKING".

PROVIDE YELLOW CROSS

HATCH OVER 3 PARKING

STALLS NEAR MAIN ENTRY

FOR VENDORS. ONE SIGN

PER PARKING SPACE.

YARD RULES

Tandems must be in rear position upon

Driver is responsible for opening/closing

ailer with a red dock light. Drivers should onl ok up to a trailer where directed

. No idling on Tenant property.

. Speed limit 5 mph.

enant personnel.

36" X 24" TENANT SIGNAGE - "TRUCK ENTRANCE". USE TO DEMARCATE TRUCK ENTRANCE. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST (x2) AND PANEL MOUNT 2/A1.34

TENANT

ENTRANCE

TENANT SIGNAGE - "NO ENTRANCE". USE TO PROHIBIT ENTRY AT ACCESS DRIVES. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. MOUNT TO OUTWARD FACING SIDE OF GATE OR FENCE

TENANT

ENTRANCE

36" X 24" TENANT SIGNAGE - "NO EXIT". USE TO PROHIBIT EXITING AT ACCESS DRIVES. BLACK TEXT (ARIAL) ON WHITE BACKGROUND. MOUNT TO INSIDE FACING SIDE OF GATE OR FENCE.

TENANT

MOTORCYCLE

PARKING

12" X 18"

TENANT SIGNAGE

TENANT

NO EXIT

/ AS-15 (S) 36" X 24" TENANT SIGNAGE - "EXIT" BLACK TEXT (ARIAL) ON WHITE BACKGROUND. ADJUST ARROWS PER LOCATION. POST (x2) AND PANEL MOUNT 2/A1.34

TENANT

SMOKING

AREA

12" X 18"

TENANT SIGNAGE -

TENANT

AS-15 (L) / AS-15 (R)

TENANT SIGNAGE - DOCK NUMBERS. TENANT SIGNAGE -WAYFINDING. USE TO DIRECT TRAFFIC AT INTERSECTIONS. BLACK TEXT (ARIAL) ON WHITE LOADING DOCK SIGNAGE ELEVATIONS. BACKGROUND. ADJUST DIRECTIONAL ARROWS AT PERIMETER FENCE AREAS, MOUNT AND TITLES PER SITE LOCATION. POST (x2) AND PANEL MOUNT 2/A1.34

TENANT

Prop-Off/Pick-Up

North Entrance

South Entrance

Recruiting Entrance

Staffing Entrance

WHITE ACRYLIC SIGN WITH 10" TALL BLACK LETTERING. TYPICAL ABOVE ALL DOCK DOORS, REFERENCE THE TYPICAL AT TRAILER PARKING STALLS CENTERED ON STALL AT 8" ABOVE GRADE, MOUNTED DIRECTLY TO EXTERIOR BUILDING FACADE. CENTERED ABOVE DOCK DOOR.

Handicapped Pole Mounted Sign Detail

-FASTEN TO LIGHT POLE OR CHANNEL

LOCKWASHER ON FACE OF SIGN,

-SIGN AS

SCHEDULED

-GALV. STEEL

PRIME AND

CONC. BASE

(3,000 PSI)

LONG EACH

WAY THRU

PROVIDE 1 1/2" STEEL

ANGLE CROSS BRACES

GALV. STEEL CHANNEL

POST, PRIME AND PAINT BLACK ———

CHANNEL POST.

PAINT BLACK-

POST, WITH 3/8" S/S HEX HEAD BOLT

LOCTITE ON THREADS, DRILL AND TAP

TO STEEL POLE. (TWO FASTENERS PER

NOTE: USE AT ALL HANDICAPPED

PARKING SPACES UNLESS LOCAL

ORDINANCES REQUIRE OTHERWISE

GALV. STEEL-

PRIME AND

BASE

PAINT BLACK

CHANNEL POST,

SPRING LOADED

-6" DIA. STEEL

CONCRETE

YELLOW

PRIME AND

PAINT 'SAFETY

PIPE, FILL WITH

Signage- Door Sign Placement Details

MOUNTING U-P DESCRIPTION: . PANEL SIGNS WITH CUSTOM SIGN FACES MATERIALS AND CONSTRUCTION

PANEL AND LIGHT POLE ARE DRILLED AND TAPPED. PANEL ATTACHES WITH TWO 3/8" HEX HEAD BOLTS, ASSISTED WITH LOCK WASHERS AND AN APPLICATION OF "LOCTITE" ADHESIVE. 4. THE SIGN SHALL COMPLY WITH ALL LOCAL CODES. SUPPORTS SHALL BE SUFFICIENT FOR SECURE MOUNTING OF THE SIGN. 5. ALL HARDWARE IS TO BE NON-CORROSIVE. IF ADDITIONAL THICKNESS OF MATERIAL OR ADDITIONAL INTERNAL BRACING IS REQUIRED FOR SECURE INSTALLATION OF THE SIGNS OR TO PROVIDE WIND LOADING AND DURABILITY SHALL BE TAKEN INTO ACCOUNT IN ENGINEERING THIS SIGN. GRAPHICS AND TYPOGRAPHY SIGN GRAPHICS ARE HEAVY DUTY 3M VINYL.

8. COLORS ARE INDICATED ON THE DESIGN INTENT DRAWINGS. ADDITIONAL COLOR AND FINISH SPECIFICATIONS ARE FOUND IN THE GENERAL SPECIFICATIONS. LOCATIONS ARE GENERALLY NOTED ON THE ATTACHED LOCATION PLANS, THE CONTRACTOR IS

BOTTOM OF SIGN PANEL INSTALLS VARIES. HIS REPRESENTATIVE.

VERIFY POST SIZE WITH SIGN MOUNTING HEIGHTS.

SIGN IN LANDSCAPED ISLAND
SIGN POST MOUNTED AT PAVED AREAS POST AND PANEL SIGNS
MOUNTING U-1E, U-1C, U-2, LIGHT POLE SIGNS

THE BELOW REPRESENTS THE MINIMUM STANDARDS FOR THIS PROJECT. MATERIALS SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH THE MORE STRICT REQUIREMENTS OF THOSE SET FORTH BELOW AND LOCAL DOT REGULATIONS.

SOLID ALUMINUM PANEL, 0.125" THICK FOR DOUBLE POST MOUNTING. COMPOSITE MATERIALS ARE NOT c. POST ARE TO BE 2" SQUARE GALVANIZED STEEL, 12 GA, 7/16" PERFORATIONS ON 1" CENTERS. FOUR SIDES TO BE APPROXIMATELY 12' LONG

POST AND PANEL SIGNS WITH STANDARD SIZED "MUTCD" AND CUSTOM SIGN FACES

d. SUPPORTS ARE TO BE SUFFICIENT FOR SECURE MOUNTING OF SIGN e. ALL HARDWARE SHALL BE STAINLESS STEEL. IF ADDITIONAL THICKNESS OF MATERIAL OR ADDITIONAL INTERNAL BRACING IS REQUIRED FOR SECURE INSTALLATION OR TO PROVIDE STABILITY, ALTERATIONS SHALL BE REFLECTED IN SHOP DRAWINGS. WIND LOADING AND DURABILITY SHALL BE TAKEN INTO ACCOUNT IN THE ENGINEERING OF THE f. GRAPHICS AND TYPOGRAPHY SIGN GRAPHICS ARE TO BE HEAVY DUTY '3M' REFLECTIVE VINYL

FROM THE FEDERAL HIGHWAY ADMINISTRATION INSTALLATION: LOCATIONS ARE GENERALLY NOTED ON THE ATTACHED LOCATION PLANS. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION SINGLE POST MOUNTING SHALL BE USED FOR SIGNS WITH A WIDTH OF 30 INCHES OR LESS. MOUNTING U-1e SHALL BE USED FOR SIGNS IN COMPACTED EARTH/GRAVEL OR SIDEWALK. MOUNTING U-1C SHALL BE USED FOR SIGNS IN CONCRETE OR ASPHALT PAVING a. TYPICAL SIGN PANEL INSTALLS 7'0" ABOVE GRADE. THE POST EXTENDS TO WITHIN 2" OF THE TOP OF THE SIGN PANEL. INSTALLATION SHALL BE PLUMB, LEVEL AND STRAIGHT b. MOUNTING U-1E PROVIDES A 36" MOUNTING TUBE (2 1/4" SQUARE STEEL POST EMBEDDED IN CONCRETE TO 1"

WITH STAINLESS STEEL ANGLE BOLT AND NUT DOUBLE POST MOUNTING TO BE USED FOR SIGNS WITH A WIDTH OF GREATER THAN 30 INCHES. MOUNTING U-2 REQUIRES CROSS BRACING OF STRUCTURAL ANGLE ON THE BACK OF THE SIGN FACE, ALL EXTERIOR SIGNAGE SHALL BE MOUNTED WITH A LOCK WASHER/NUT ASSEMBLY. AND STRAIGHT b. MOUNTING U-2 PROVIDES A 36" MOUNTING TUBE (2 1/4" SQUARE STEEL POST EMBEDDED IN CONCRETE WITH

4. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATIONS WILL BE APPROVED ON SITE BY THE OWNER OR HIS REPRESENTATIVE. 5. SIGN POSTS INSTALLED IN COMPACTED EARTH OR SIDEWALK SHALL BE 18" MIN. FROM FACE OF CURB

THE SIGN CONSISTS OF AN ALUMINUM SIGN PANEL DIRECTLY ATTACHED TO AN LIGHT POLE. G.C. TO VERIFY W/LIGHT POLE MANUFACTURER THAT POLE WILL STRUCTURALLY SUPPORT SIGN. SOLID ALUMINUM PANEL, 0.125" THICK. COMPOSITE MATERIALS ARE NOT ACCEPTABLE

STABILITY TO PREVENT WARPING SUCH ALTERATIONS SHALL BE REFLECTED IN THE SHOP DRAWINGS CUSTOM GRAPHICS AND SIGN FACE LAYOUTS ARE AVAILABLE FROM THE OWNER AS ELECTRONIC

RESPONSIBLE FOR FIELD VERIFYING ALL INSTALLATION CONDITIONS PRIOR TO FABRICATION. THE INSTALLATION METHODS AND DETAILS FOR EACH LOCATION SHALL BE ILLUSTRATED IN THE SUBMITTED SHOP DRAWINGS. FINAL LOCATIONS WILL BE APPROVED ON SITE BY THE TENANT OF

THE FOLLOWING SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION: ELECTRONIC SHOP DRAWINGS ARE ACCEPTABLE COLOR SAMPLES TO BE SUBMITTED.

THESE DETAILS PROVIDE INTENT ONLY. FINAL POST & CONNECTIONS SHALL BE SIZED MEETING LOCAL DOT STANDARDS.

SPECIFICATIONS:

2. MATERIALS AND CONSTRUCTION: a. SIGNS TO CONSIST OF ALUMINUM SIGN PANEL ON A 2" SQUARE STEEL POST b. PANEL CONFORMS TO "MUTCD" SPECIFICATIONS. SOLID ALUMINUM, 0.080" THICK FOR SINGLE POST MOUNTING.

q. CUSTOM GRAPHICS AND TOPOGRAPHY SIGNS ARE AVAILABLE FROM THE OWNER AS ELECTRONIC FILES. COLORS ARE INDICATED ON THE DESIGN INTENT DRAWINGS. ADDITIONAL COLOR AND FINISH SPECIFICATIONS ARE FOUND IN THE THE GENERAL SPECIFICATIONS 3. ALL SIGNS INDICATED "DOT" SHALL CONFORM TO THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

TO 2" ABOVE GRADE). THE SIGN POST SHALL BE INSERTED 6-8 INCHES INTO THE MOUNTED TUBE AND ATTACHED

a. TOP OF THE U-2 MOUNTED SIGN INSTALLS 8'-0" ABOVE FINISHED GRADE. INSTALLATION SHALL BE PLUMB, LEVEL MUTCD: R1-1. NO SIGNS SHALL BE 1-2 INCHES ABOVE GRADE). THE SIGN POST SHALL BE INSERTED 6-8 INCHES INTO THE MOUNTING TUBE AND ATTACHED WITH A STAINLESS STEEL ANGLE BOLT AND NUT. MOUNTING U-2 IN CONCRETE OR ASPHALT PAVING IS MOUNTED TO THE BACK OF A STOP ROADS. MUTCD: R5-1. DO

> AND PANEL MOUNT 2/A1.34. Site Signs SCALE: 3/4" = 1'-0"

RED BACKGROUND 7

30" X 30" (SINGLE LANE)

36" X 36" (MULTIPLE LANES)

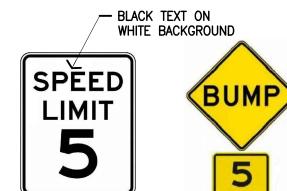
DOT STANDARD OCTAGONAL "STOP"

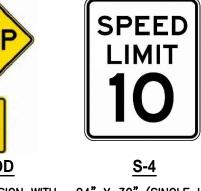
PARKING LOT AND DRIVE AISLES.

SIGN THAT EXTENDS BEYOND THE NOT MOUNT ON THE BACK

SHIM AS REQUIRED FOR PLUMB INSTALLATION -SIGN AS SCHEDULED --LIGHT POLE-FRONT/REAR ELEVATION SIDE ELEVATION

4 Light Pole Mounted Sign Detail
SCALE: 1/4' = 1'-0'



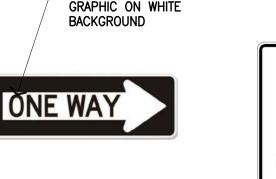








S-7 (R) / S-7(L) DOT STANDARD VERTICALLY ACCEPTABLE 2/A1.34 DEPICTION OF ONE WAY SIGNS



ANY

TIME

<u>S-14</u>

12" X 18"

PARKING ANY TIME" SIGN.

USE TO PROHIBIT PARKING.

MUTCD: R7-1. COORDINATE

WITH AHJ FOR SITE SPECIFIC

CODE REQUIREMENTS FOR

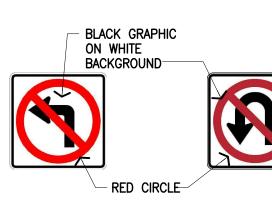
USE OF THIS GRAPHIC. POST

AND PANEL MOUNT 2/A1.34

BLACK TEXT AND

S-9 (L) / S-9 (R) 30" X 36" DOT STANDARD LEFT/RIGHT TURN "ONLY" SIGN. USE AT INTERSECTIONS WHERE MOVEMENT IS RESTRICTED BY THAT LANE, NOT ALONG ONE WAY DRIVE AISLES. AZMUTCD: R3-5L / R3-5R. THE MANDATORY MOVEMENT LANE CONTROL (R3-5) SIGN SHALL INDICATE ONLY THE SINGLE VEHICLE MOVEMENT THAT IS REQUIRED FROM THE LANE. POST AND

PANEL MOUNT 2/A1.34



24" X 24" DOT STANDARD "NO U TURN" SIGN. USE TO PROHIBIT TURNING TRAFFIC. MUTCD: R3-4. POST AND PANEL

02/10/21

0

TENANT PICK-UP/ DROP-OFF \leftarrow

AS-17 (L) / AS-17 (R) / AS-17 (S) 36" X 24" TENANT SIGNAGE - "PICK

EMERGENCY IN AN INSTALLATION, BUILDING, OR MOUNTED ON BUILDING 2/A1.34 PUBLIC PLACE. IT IS ALSO KNOWN AS AN EMERGENCY ASSEMBLY POINT (EAP) OR, ASSEMBLY POINT. REF: 4/A1.34

"NON-SMOKING AREA". "MOTORCYCLE PARKING". LOCATE OUTSIDE BUILDING PROVIDE MINIMUM 8 MOTORCYCLE PARKING ENTRANCES AT NON-COVERED SPACES. ONE SIGN PER PICNIC TABLES. PROVIDE x2 AT SORT AND x1 AT MOTORCYCLE PARKING NON-SORT AND SORTATION. AREA. BLACK TEXT (ARIAL) BLACK TEXT (ARIAL) ON ON WHITE BACKGROUND. WHITE BACKGROUND.

12" X 18" TENANT SIGNAGE -"CUSTOMER PARKING". BLACK TEXT (ARIAL) ON WHITE BACKGROUND. POST AND PANEL MOUNT 2/A1.34

TENANT

USTOMER

PARKING

UP/DROP OFF". BLACK TEXT (ARIAL) ON WHITE BACKGROUND ADJUST ARROW PER LOCATION. MOUNT AT 6" A.F.G. TO BOTTOM.

BLACK TEXT (ARIAL) ON LARGE CROWS ASSEMBLE IN CASE OF AN WHITE BACKGROUND POST AND PANEL MOUNT POST AND PANEL MOUNT 2/A1.34

36" X 36"

TENANT SIGNAGE - MUSTER AREA. REPLACE "#" WITH

CORRESPONDING AREA NUMBER; SEE PLAN. POLE

MOUNT AT 15'-0" A.F.G. IN CAR PARKING. POLE

MOUNT AT 20'-0" A.F.G. IN TRAILER YARD. WHITE

GRAPHICS ON C9 GREEN (PANTONE 348C)

BACKGROUND. A MUSTER POINT IS A DESIGNATED

PLACE OR AN AREA WHERE ALL EMPLOYEES OR A

-FASTEN TO LIGHT POLE OR CHANNEL POST, WITH 3/8" S/S HEX HEAD BOLT, LOCKWASHER ON FACE OF SIGN, LOCTITE ON THREADS, DRILL AND TAP TO STEEL POLE. (TWO FASTENERS PER

-BLACK GRAPHIC ON WHITE **BACKGROUND** -red circle-<u>S-13</u> 24" X 24" DOT STANDARD "NO DOT STANDARD "NO

TRUCK ACCESS"

SIGN. USE TO

PROHIBIT TRUCK

TRAFFIC.

MUTCD: R5-2

POST AND PANEL

MOUNT 2/A1.34

- BLUE GRAPHIC ON WHITE BACKGROUND -

ORIENTED ACCESSIBLE

PARKING SIGN. USE TO

DEMARCATE ACCESSIBLE

PARKING SPACES. ONE

SIGN PER SPACE OR AS

REQUIRED BY LOCAL

AUTHORITY. MUTCD: R7-8.

POST AND PANEL MOUNT

- BLACK TEXT AND

GRAPHIC ON WHITE

- GREEN TEXT ON WHITE BACKGROUND-DOT STANDARD VERTICALLY DOT STANDARD VERTICALLY ORIENTED

<u>S-17</u> 18" X 12" DOT STANDARD "NO TRESPASSING" SIGN. USE "VAN ACCESSIBLE" PARKING SIGN. TO PROHIBIT ACCESS. USE TO DEMARCATE VAN ACCESSIBLE PARKING SPACES. ONE SIGN PER SIDE OF PERIMETER SPACE OR AS REQUIRED BY LOCAL FENCING AT 200 FEET MAX AUTHORITY, MUTCD: R7-8P. GATES. POST AND PANEL SPECIFIC CODE REQUIREMENTS FOR MOUNT WHERE USE OF THIS GRAPHIC. POST AND APPROPRIATE 2/A1.34 PANEL MOUNT 2/A1.34

ON WHITE

BACKGROUND -

PRELIMINARY NOT FOR CONSTRUCTION

MICHAEL R. BLACK, AIA

2225 E. RANDOL MILL RD., SUITE 300 ARLINGTON, TEXAS 76011 817.701.4819

Job Number 200162 Drawn By Appv'd By

Sheet Title Signage Graphics and Details

Post and Panel Mounted Signs SCALE: 1/4" = 1'-0"

ENTER

MOUNT 2/A1.34.

WHITE TEXT W/ RED

30" X 30"

ENTER" SIGN. USE TO

WRONG DIRECTION.

AND PANEL MOUNT

2/A1.34.

TYPICAL AT ONE-WAY

GRAPHIC ON WHITE

BACKGROUND

S-3 MOD SIGN. USE AT INTERSECTIONS IN PROHIBIT TRAVEL IN THE DOT STANDARD "SPEED DRIVE AISLES WITH

DOT STANDARD "DO NOT 30" X 36" (MULTIPLE 18" X 18" PLACARD 30" X 36" (MULTIPLE DOT STANDARD "BUMP" ADJACENT PARKING SPOTS W13-1P (5MPH). POST ADJACENT PARKING SPOTS. EDGES OF THE STOP SIGN. POST OF A STOP SIGN. POST AND TRUCK COURT. MUTCD: AND PANEL MOUNT MUTCD: R2-1. POLE R2-1. POST AND PANEL 2/A1.34.

24" X 30" (SINGLE LANE) 30" X 30" SIGN WITH 24" X 30" (SINGLE LANE) 30" X 30" SIGN WITH 18" X 18" PLACARD DOT STANDARD "SPEED SIGN WITH "5MPH" DOT STANDARD "SPEED HUMP" SIGN WITH "10MPH" LIMIT 5 MPH" SIGN. USE TO SUPPLEMENTAL PLACARD. LIMIT 10 MPH" SIGN. USE PLACARD. USE AT SPEED CONTROL SPEED ALONG USE AT SPEED BUMPS. TO CONTROL SPEED ALONG HUMPS. MUTCD: W17-1 & MUTCD: W8-1 & DRIVE AISLES WITHOUT W13-1P (10MPH). POST MOUNT 5/A1.34.

S-5 (L) / S-5 (R) 30" X 30" WITH 12" X 24" PLACARD. DOT STANDARD PEDESTRIAN CROSSING SIGN WITH ARROW. USE AT MID-BLOCK PEDESTRIAN CROSSINGS. MUTCD: W11-2 AND W16-7pL / (W16-7pR PLACARD OPPOSITE). POST AND PANEL MOUNT 2/A1.34

ORIENTED "ONE WAY" LEFT ARROW SIGN. USE ALONG ONE WAY DRIVE AISLES. MUTCD: R6-1 SINGLE POST AND PANEL MOUNT IS REFER TO S-2 FOR GRAPHICAL

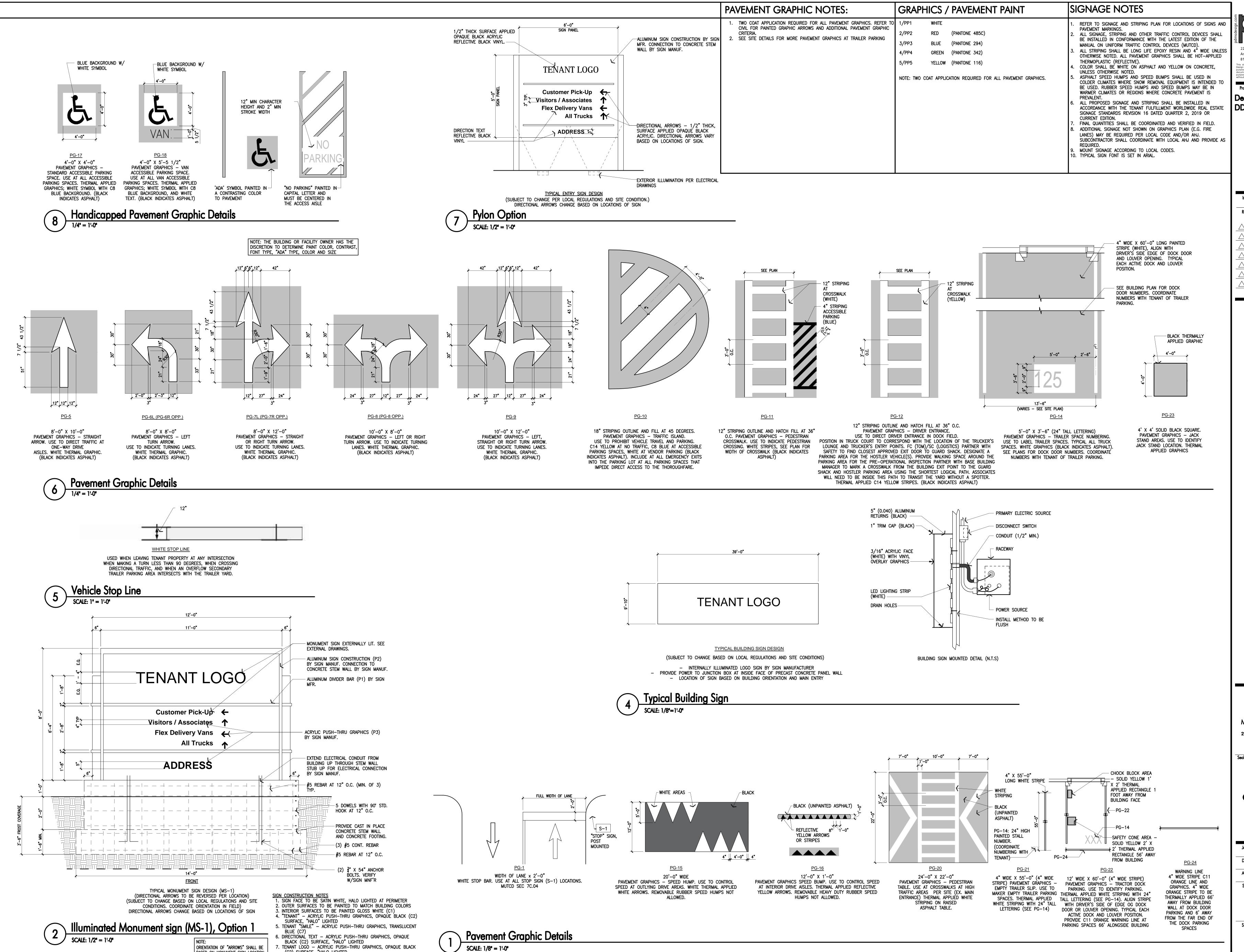
BACKGROUND —

S-11 (L) / S-11 (R) 24" X 24" DOT STANDARD "NO LEFT/RIGHT TURN" SIGN. USE TO PROHIBIT TURNING TRAFFIC. MUTCD: R3-2 (R3-1 WHERE ON ONE WAY SIGNS ARE USED. NO LEFT TURN NO RIGHT TURN SIGNS

MOUNT 2/A1.34

MAY BE OMITTED. IN MOST CASES, MOUNT 2/A1.34 THIS SIGN IS NOT NECESSARY, SINCE ONE WAY SIGNS ARE USED TO DEPICT FLOW OF TRAFFIC. POST AND PANEL

Sheet Number



(C2) SURFACE, "HALO LIGHTED

BASED ON MONUMENT SIGN LOCATION.

2225 E. Randol Mill Road, Suite 300 Arlington, Texas 76011 817.633.4200 p 817.633.4153 f

> **Project Address** Delivery Station DDF9- Rockwall

02/10/21

MICHAEL R. BLACK, AIA 2225 E. RANDOL MILL RD., SUITE 300 ARLINGTON, TEXAS 76011 817.701.4819

PRELIMINARY NOT FOR CONSTRUCTION FOR REVIEW ONLY

Job Number 200162 Appv'd By Sheet Title

Signage Graphics and

Details Sheet Number



February 11, 2021

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

RE: Delivery Station DDF9

Justin Rd & Industrial Blvd.

Rockwall, TX

To whom it may concern,

We request the following variances for the proposed Delivery Station project located at the corner of Industrial Blvd. and Justin Rd. This project falls under the requirements of Section 05 Industrial District. Please see below for the variance and proposed compensatory measures.

 Section 05.01 - A Construction Standards under Primary Materials, we request the exception for the use of concrete tilt-up walls listed under section (2) Cementitious Materials.

We propose the use of form liners to create an 8" x 8" CMU block patter on all (4) sides of the building to meet the Stone requirement. The CMU brick pattern will be painted per the finish schedule. For secondary materials, we are proposing the use of corrugated metal panel (MP-1) and flat metal panel (MP-2) at the primary and secondary entryway elements that face Industrial Blvd. Please see building elevations for locations.

We are also proposing additional canopy trees along the van queuing area that runs parallel to Justin Rd. to provide additional "Green Breaks". Please see landscape plans

If you have any additional comments or questions, do not hesitate to contact our office.

Sincerely,

Michael R. Black, AIA, NCARB Texas State Reg. No. 13467