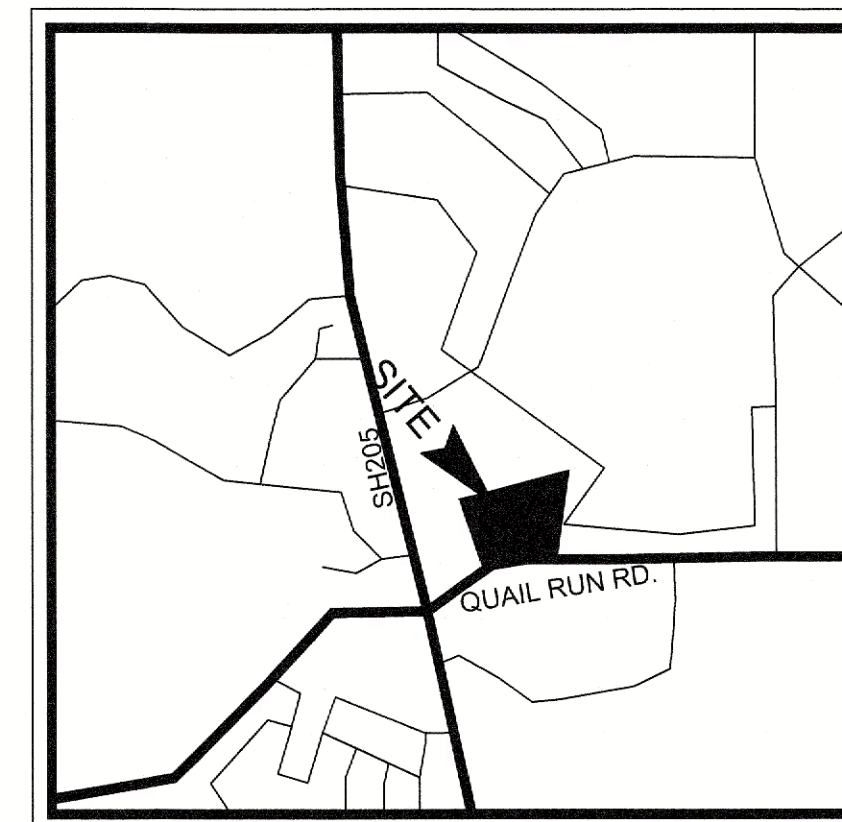


MATCHLINE- SEE PAGE 2

PARKING DATA TABLE	
PARKING REQ.	
RETAIL (12,475 SF) 1/ 250 SF	50 SPACES
DRIVE-THRU RESTAURANT (10,000 SF) 1/ 100 SF	100 SPACES
TOTAL PATIO (1,373 SF) 1/ 100 SF	14 SPACES
TOTAL REQUIRED	164 SPACES
ADA PARKING	6 SPACES
PARKING PROVIDED	179 SPACES (6 ADA)

VICINITY MAP
N.T.S.

SITE DATA TABLE	
SITE AREA	8.684 AC (378,275 SF)
ZONING	PD-70
PROPOSED USE	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	BUILDING B- 12,228 SF
	BUILDING C- 10,247 SF
TOTAL PATIO AREA	1,373 SF
LOT COVERAGE	5.9 %
FLOOR TO AREA RATIO	0.06 : 1
BUILDING HEIGHT	1 STORY
TOTAL IMPERVIOUS	122,404 SF (32.4%)
OPEN SPACE	6.04 AC (69.2%)

P R E L I M I N A R Y
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
DREW DONOSKY
Engineer
P.E. No. 125651 Date 9/6/2023

**DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX**

SITE PLAN (1 OF 2)

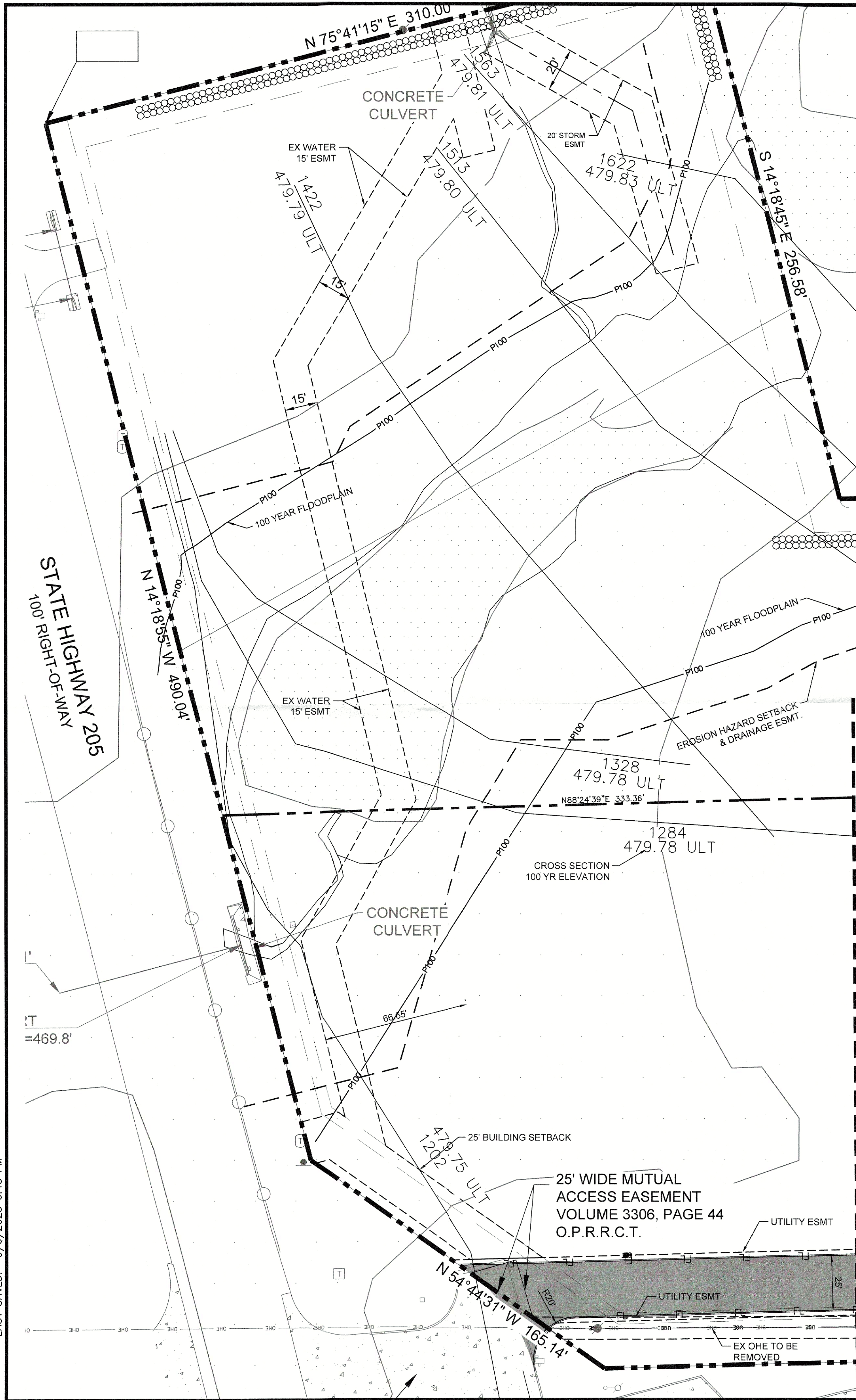
SP-1

File No. 2022-002
CASE # SP2022-012

NOTES:

1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

PLOTTED BY: LYNN ROWLAND
PLOT DATE: 9/6/2023 6:19 PM
LOCATION: Z:\PROJECTS\PROJECTS\2022-002 DUWEST ROCKWALL\CAAD\SHEETS\SP-1 SITE PLAN (1 OF 2).DWG
LAST SAVED: 9/6/2023 6:13 PM



MATCHLINE- SEE PAGE 1

PARKING DATA TABLE	
PARKING REQ.	
RETAIL (11,975 SF) 1/ 250 SF	48 SPACES
DRIVE-THRU RESTAURANT (10,500 SF) 1/ 100 SF	105 SPACES
TOTAL PATIO (1,373 SF) 1/ 100 SF	14 SPACES
TOTAL REQUIRED	167 SPACES
ADA PARKING	6 SPACES
PARKING PROVIDED	168 SPACES (6 ADA)

SITE DATA TABLE	
SITE AREA	8.684 AC (378,275 SF)
ZONING	PD-70
PROPOSED USE	RETAIL/ DRIVE-THRU RESTAURANT
BUILDING SIZE	BUILDING B- 12,228 SF BUILDING C- 10,247 SF
TOTAL PATIO AREA	1,373 SF
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FLOOR TO AREA RATIO	0.06 : 1
BUILDING HEIGHT	1 STORY
TOTAL IMPERVIOUS	122,404 SF (32.4%)
OPEN SPACE	6.04 AC (69.2%)

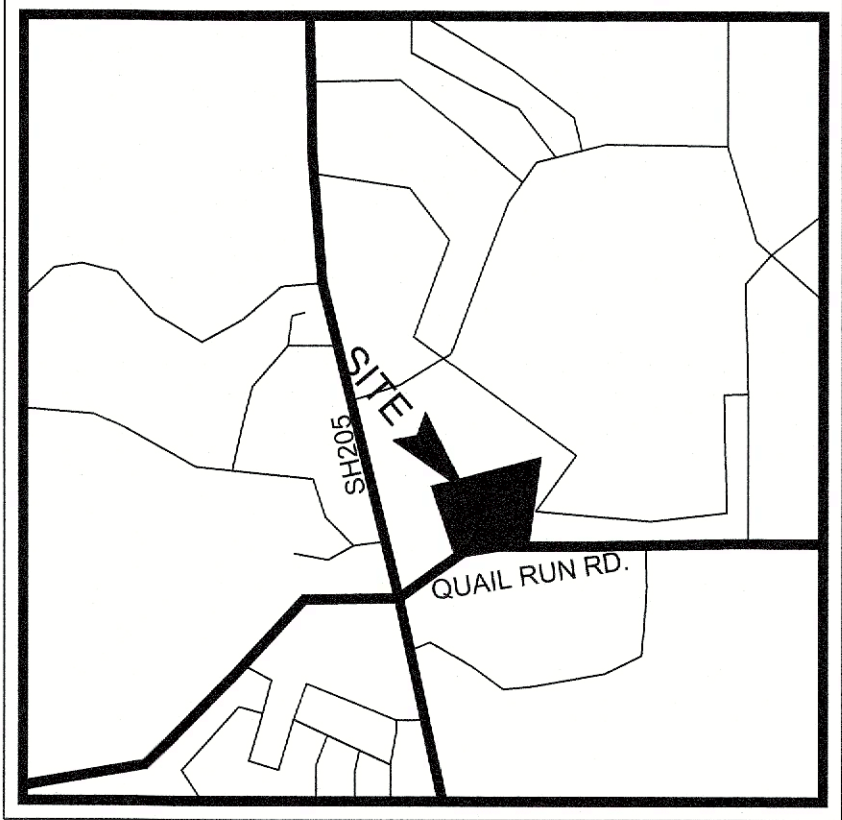
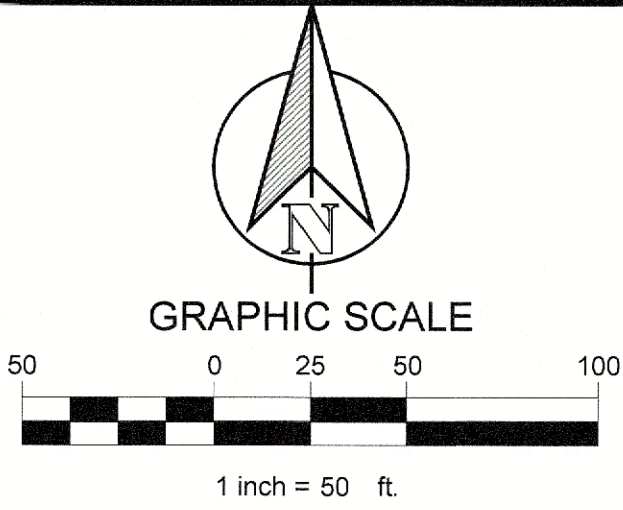
CONSTRUCTION SCHEDULE	
①	PROP. FULL DEPTH SAWCUT
②	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PROP. CURB & GUTTER
④	PROP. PEDESTRIAN RAMP
⑤	PROP. HANDICAP SYMBOL
⑥	PROP. PAVEMENT STRIPING
⑦	PROP. SIDEWALK

TBM #1 - ELEV. 507.40
AN "X" CUT SET APPROXIMATELY 44.2' SOUTH AND 46.9' WEST FROM THE SOUTHEAST PROPERTY CORNER ALONG QUAIL RD.
TBM #2 - ELEV. 489.60
AND "X" CUT SET APPROXIMATELY 16.6' SOUTH AND 18.6' WEST FROM THE SOUTHWEST PROPERTY CORNER ALONG QUAIL RD.
TBM #3 - ELEV. 486.4
AND "X" CUT SET APPROXIMATELY 176.7' SOUTH AND 103.1' EAST FROM THE SOUTHEAST PROPERTY CORNER ALONG QUAIL RD.

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF DESIGN.

NOTES:

1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.



VICINITY MAP
N.T.S.

CONSTRUCTION SCHEDULE	
	PROPOSED STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
	PROPOSED SAWCUT
	PARKING COUNT

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD
ABSTRACT. NO 131
8.684 AC (378,275 SF)

OWNER:
DUWEST REALTY, LLC
4403 N. CENTRAL EXWAY SUITE #200
DALLAS, TX 75025
CONTACT: BOWEN HENDRIX
PH: 214.918.1804

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CONTACT: DREW DONOSKY
PH: 817.281.0572

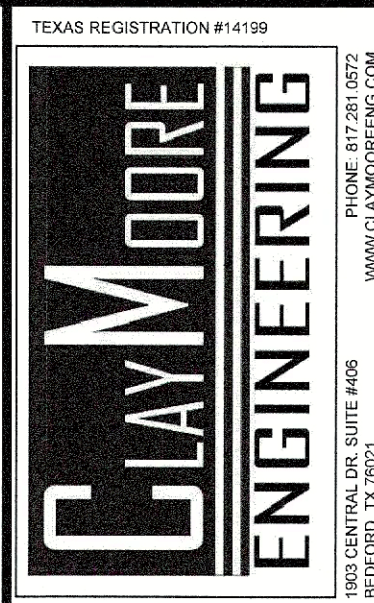
CASE NUMBER
SP2023-029

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 2 DAY OF October, 2023.

WITNESS OUR HANDS THIS 2 DAY OF October, 2023.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING



PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
DREW DONOSKY
P.E. No. 12565 L
9/6/2023

DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX

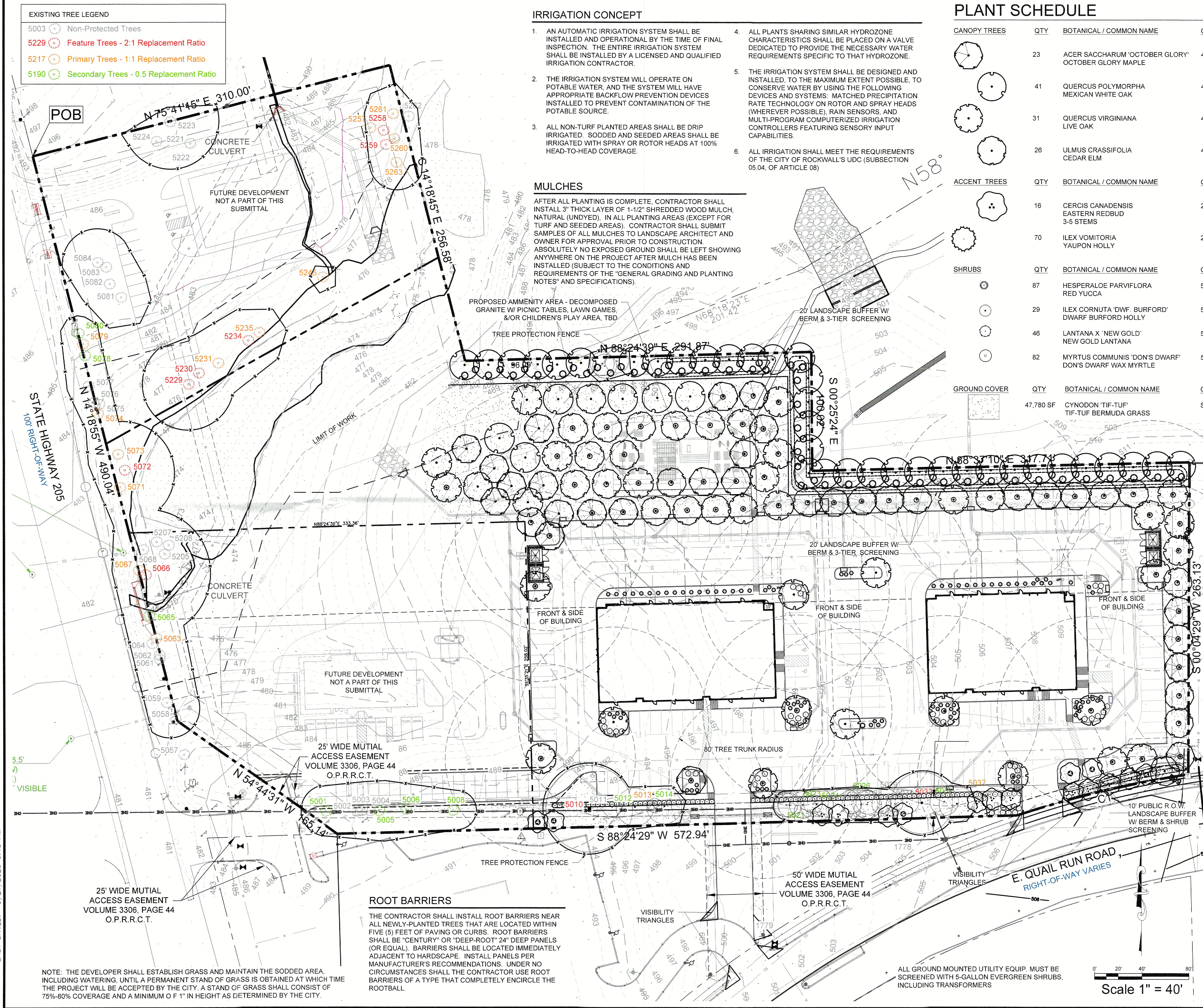
SITE PLAN (2 OF 2)

DESIGN: LRR
DRAWN: LRR
CHECKED: CLC
DATE: 9/6/2023

SHEET
SP-2

File No. 2022-002
CASE # SP2022-012

PLOTTED BY: DARCY BRANDON
PLOT DATE: 9/21/2023 6:18 PM
LOCATION: C:\USERS\DARCY\PROJECTS\2022\EDC\DUWEST - ROCKWALL, TX\DUWEST-ROCKWALL_LP_2023-09-21.DWG
LAST SAVED: 9/21/2023 6:18 PM



EXISTING TREE LEGEND	
5003	Non-Protected Trees
5229	Feature Trees - 2:1 Replacement Ratio
5217	Primary Trees - 1:1 Replacement Ratio
5190	Secondary Trees - 0.5 Replacement Ratio

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08)

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS EXCEPT FOR TURF AND SEEDED AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PROPOSED AMENITY AREA - DECOMPOSED GRANITE W/ PICNIC TABLES, LAWN GAMES, &/OR CHILDREN'S PLAY AREA, TBD

TREE PROTECTION FENCE

FRONT & SIDE OF BUILDING

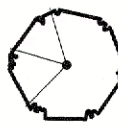
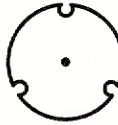
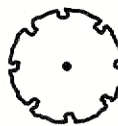
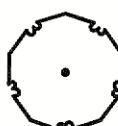

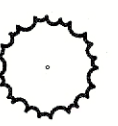




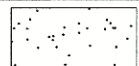
FRONT & SIDE OF BUILDING

FRONT & SIDE OF BUILDING

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	23	ACER SACCHARUM 'OCTOBER GLORY' OCTOBER GLORY MAPLE	4" CAL.	16'-18' HT
	41	QUERCUS POLYMORPHA MEXICAN WHITE OAK	4" CAL MIN	14'-16' HT
	31	QUERCUS VIRGINIANA LIVE OAK	4" CAL MIN	14'-16' HT
	26	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL.	16'-18' HT
ACCENT TREES	QTY	BOTANICAL / COMMON NAME	CAL	SIZE
	16	CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS	2" CAL MIN	8' -10' HT
	70	ILEX VOMITORIA YAUPON HOLLY	2" CAL MIN	8' -10' HT
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	<div>TREE MITIGATION TOTAL MITIGATION MITIGATION PER 4" CALIPER TREE MITIGATION PER 4" CALIPER TREE CREDITS (20% REMAINING MITIGATION ALTERNATIVE REQUEST (373) TOTAL MITIGATION</div>
	87	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	
	29	ILEX CORNUTA 'DWF. BURFORD' DWARF BURFORD HOLLY	5 GAL	
	46	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL	
	82	MYRTUS COMMUNIS 'DON'S DWARF' DON'S DWARF WAX MYRTLE	5 GAL	
GROUND COVER	QTY	BOTANICAL / COMMON NAME	CONT	
	47,780 SF	CYNODON 'TIF-TUF' TIF-TUF BERMUDA GRASS	SOD	

TREE MITIGATION SUMMARY

TOTAL MITIGATION REQUIRED:	1,447"
MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (121) TO BE PLANTED ONSITE:	484"
4" CALIPER TREES (80) PLANTED ON CHIPOTLE SITE:	320"
MITIGATION PROVIDED WITH PRESERVATION CREDITS (20% OF TOTAL):	270"
REMAINING MITIGATION: ALTERNATIVE TREE MITIGATION SETTLEMENT REQUEST (373" x \$100 / IN = \$37,300)	373"
TOTAL MITIGATION PROVIDED:	1,447"

SITE DATA TABLE

SITE AREA	8.684 AC / 378,275 SF
ZONING	PD-70 (Planned Development) GR (General Retail Dist.)
PROPOSED USE	RETAIL/DRIVE-THRU RESTAURANT
BUILDING SIZE	BLDG B - 10,000 SF BLDG C - 10,000 SF
PATIO AREA	2,777 SF
LOT COVERAGE	5.2%
FLOOR AREA RATIO	0.05:1
BUILDING HEIGHT	1-STORY
IMPERVIOUS AREA	116,406 SF (30.8%)
OPEN SPACE	6.04 AC (69.2%)

PARKING DATA TABLE

PARKING REQUIRED	
RETAIL (10,000 SF)	40 SPACES
1 SPACE / 250 SF	
DRIVE-THRU RESTAURANT (10,000 SF)	100 SPACES
1 SPACE / 100 SF	
PATIO (2,777 SF)	28 SPACES
1 SPACE / 100 SF	
TOTAL PARKING	168 SPACES
ADA PARKING	6 SPACES
PARKING PROVIDED	
TOTAL PARKING	168 SPACES
ADA PARKING	6 SPACES

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS

STONE CREEK BALANCE LTD
ABSTRACT. NO 131
8.684 AC (378,275 SF)

OWNER:

DuWEST REALTY, LLC
4403 N CENTRAL EXWAY SUITE #200
DALLAS, TX 75025
CONTACT: BOWEN HENDRIX
PH: 214.918.1804

APPLICANT:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CONTACT: DREW DONOSKY
PH: 817.281.0572

CASE NUMBER

SP2023-029

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 2 DAY OF October, 2023.

WITNESS OUR HANDS THIS 2 DAY OF October, 2023

PLANNING AND ZONING COMMISSION-CHAIRMAN

Director of Planning and Zoning

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
DREW DONOSKY
Engineer - No. 12565
Date: 9/21/2023

DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX

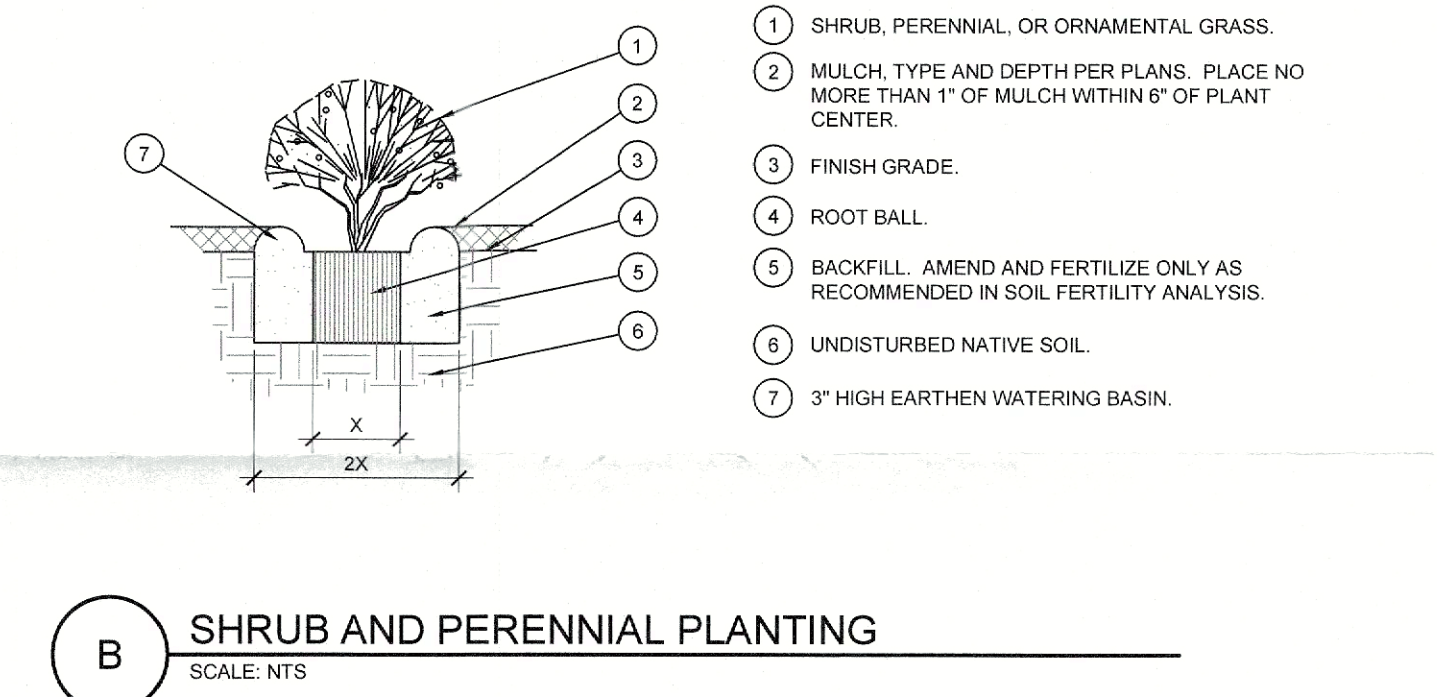
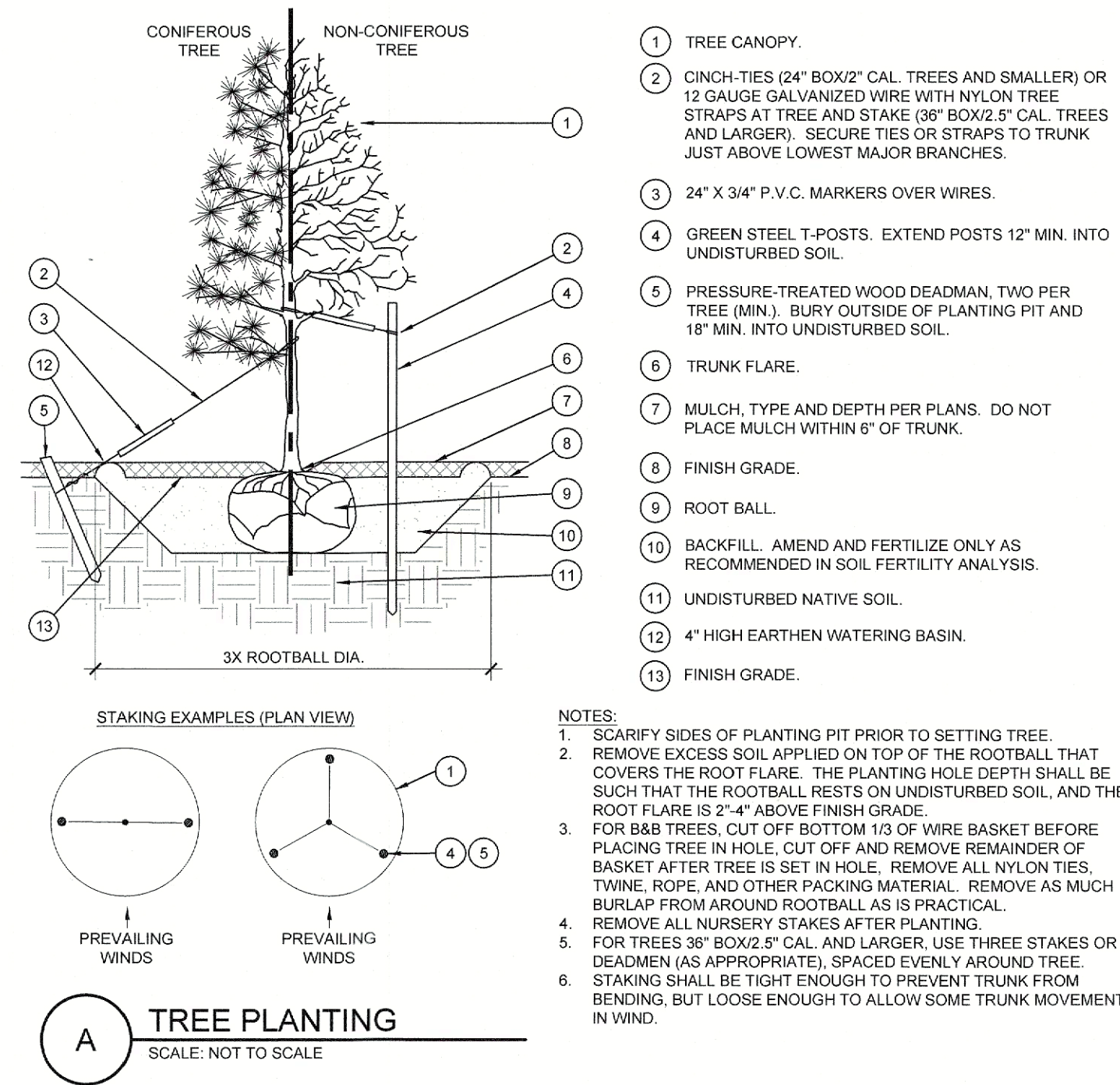
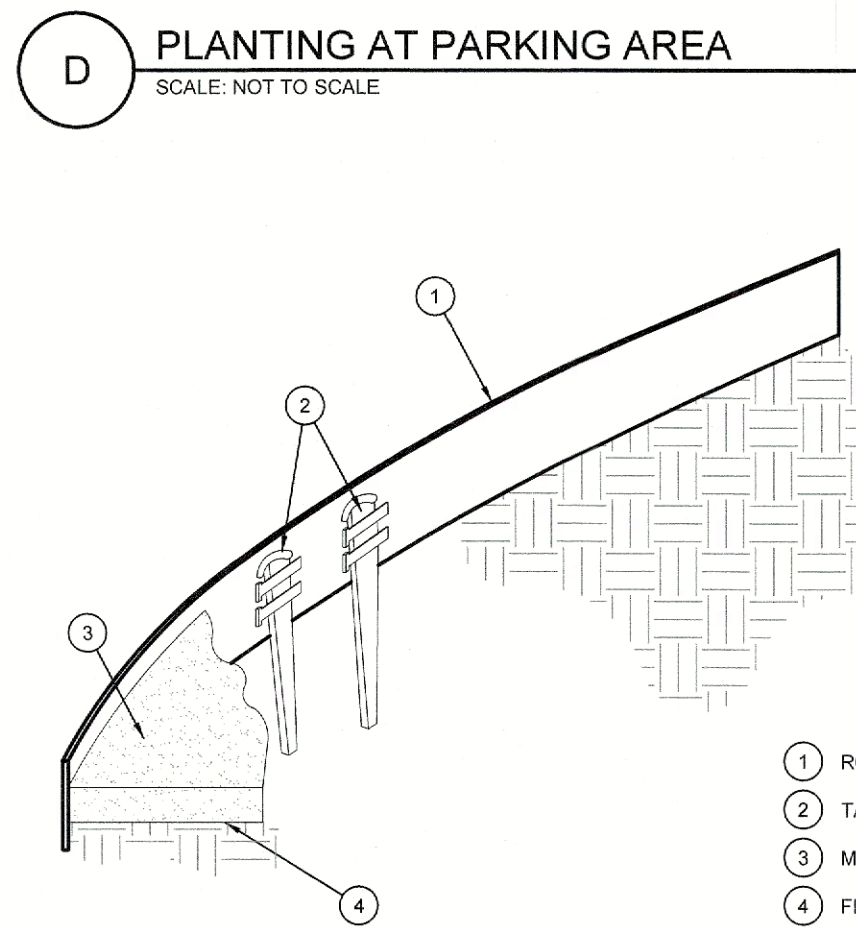
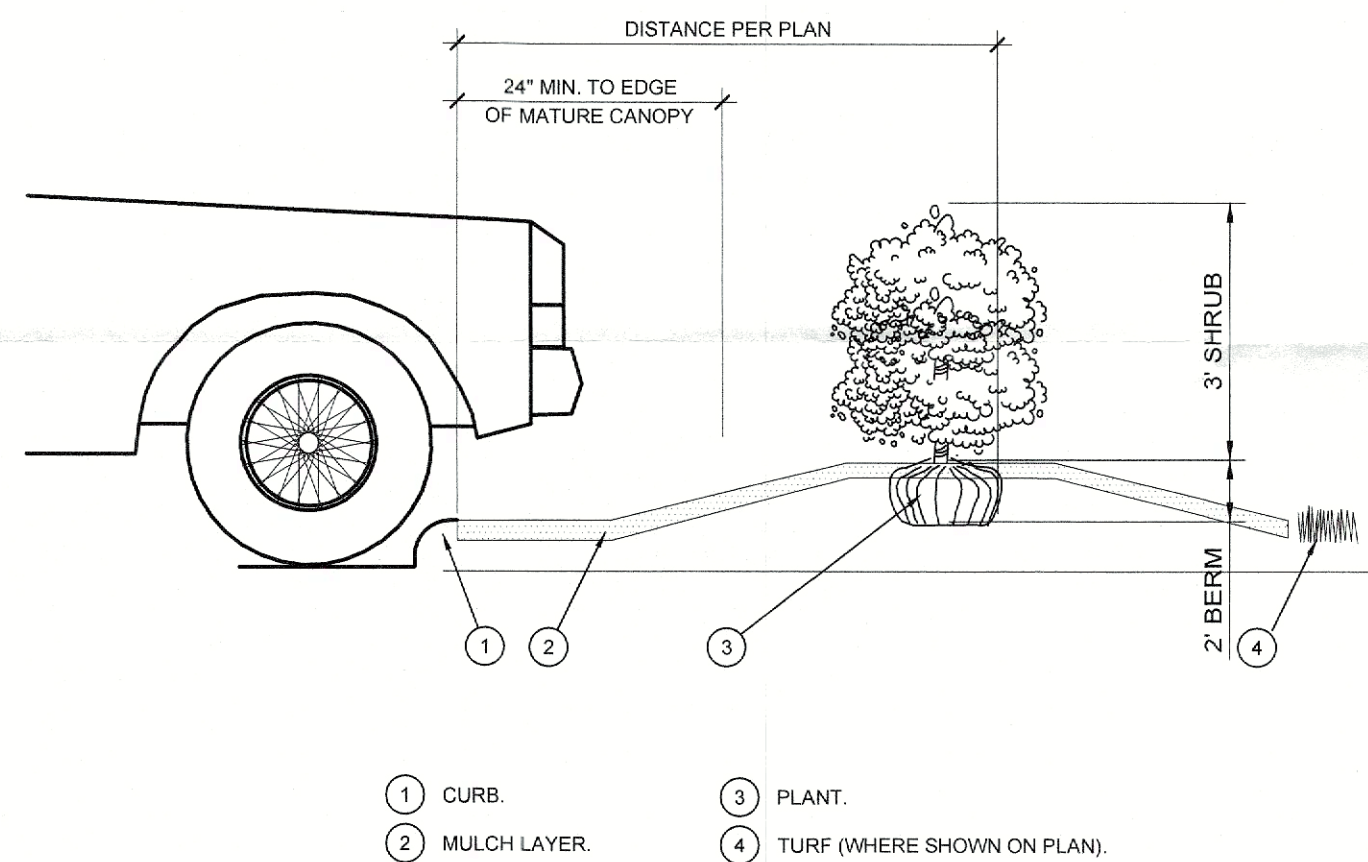
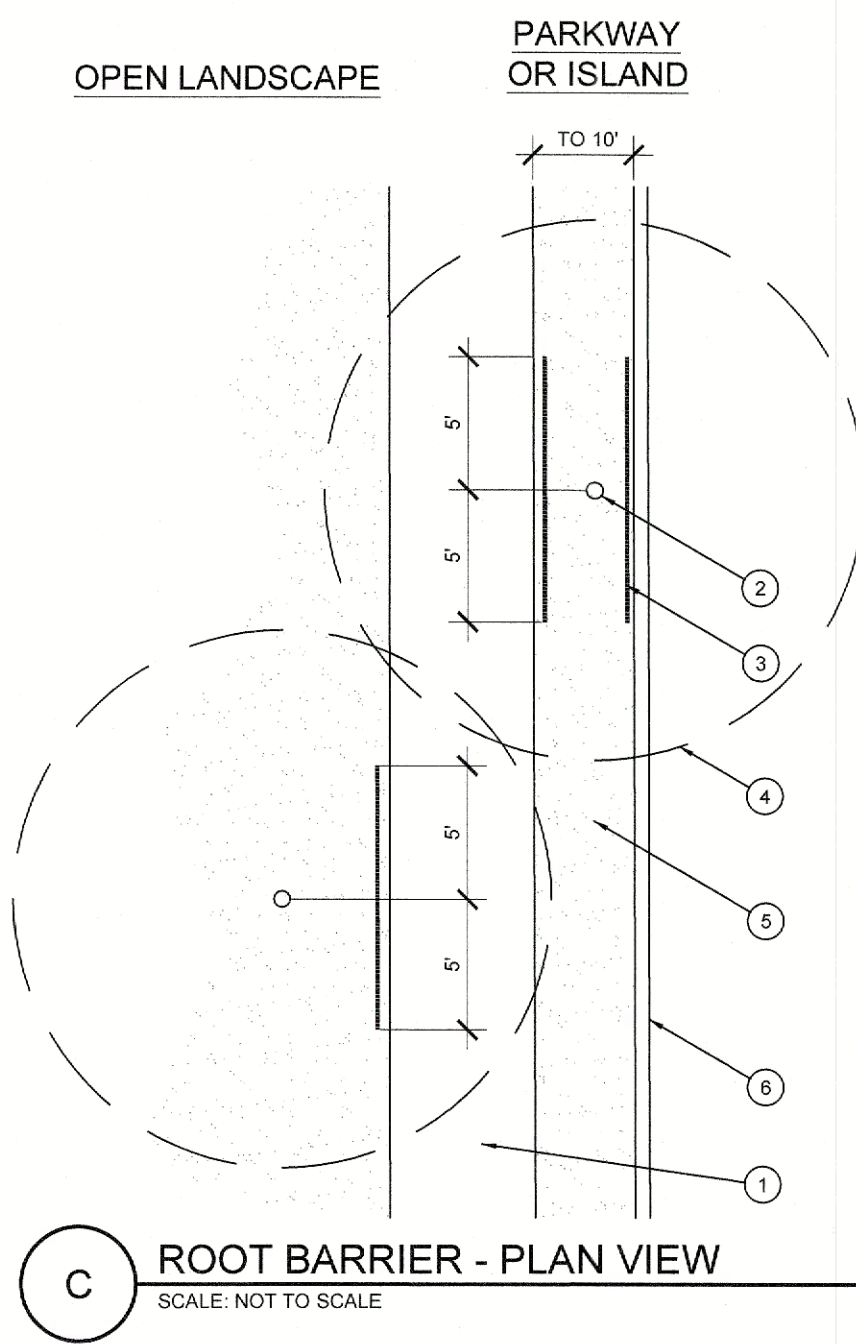
LANDSCAPE PLANTING
PLAN - PHASE 1

DESIGN: LRR
DRAWN: LRR
CHECKED: CLC
DATE: 04/05/2022

SHEET
LP-1

File No: 2022-002
CASE # SP2023-029

PLOTTED BY: DARCY BRANDON
 PLOT DATE: 9/21/2023 6:19 PM
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 LAST SAVED: 9/21/2023 6:18 PM



LANDSCAPE STANDARDS	
05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL	
REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
E. QUAIL RUN RD.: ±149' STREET FRONTAGE	10' WIDE BUFFER REQ. W/ 1 CANOPY + 1 ACCENT TREE PER 50 LIN. FT. OF FRONTAGE; GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE
REQUIRED PLANTING: PROVIDED 10' BUFFER:	3 CANOPY TREES, 3 ACCENT TREES, BERM W/ SHRUBS 2 EXIST. CANOPY TREES + 1 NEW CANOPY TREE (CEDAR ELM); 3 ACCENT TREES (REDBUD) W/ BERM AND SHRUBS 3-TIERED BUFFER REQ.
SOUTH PROPERTY LINE BUFFER:	10 REDBUDS
05.02 LANDSCAPE SCREENING	
REQ. HEADLIGHT SCREENING	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS. TEXAS SAGE SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGES
PROVIDED SCREENING	WROUGHT IRON FENCE W/ 3-TIERED SCREEN OF CANOPY TREES & 2 ROWS OF EVERGREEN ACCENT TREES
SCREENING FROM RESIDENTIAL	
05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT	
TOTAL SITE AREA: ±311,062 SF	
LANDSCAPE AREA REQUIRED TOTAL SITE: 62,212.4 SF (20%)	
LANDSCAPE PROVIDED, TOTAL SITE: ± 186,529 SF (60%)	
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:	61,293 SF (98.5%)
MIN. SIZE OF AREAS	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASINS	NONE PROPOSED
PARKING LOT LANDSCAPING	
PROPOSED PARKING AREA: ±5,011 SF	
PROPOSED PARKING LOT LANDSCAPING: ±9,968 SF (9.9%)	
REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK	

- GENERAL GRADING AND PLANTING NOTES
- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
 - IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS:
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 - ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.):
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNERS REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
 - THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
 - SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

DUWEST ROCKWALL, TX	
LEGAL DESCRIPTION AND OR ADDRESS:	
STONE CREEK BALANCE LTD ABSTRACT. NO 131 8.684 AC (378,275 SF)	
DuWEST REALTY, LLC 4403 N CENTRAL EXWAY SUITE #200 DALLAS, TX 75025 CONTACT: BOWEN HENDRIX PH: 214.918.1804	OWNER:
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #408 BEDFORD, TX 76021 CONTACT: DREW DONOSKY PH: 817.281.0572	APPLICANT:
CASE NUMBER SP2023-029	
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 2 DAY OF October, 2023.	
WITNESS OUR HANDS THIS 21 DAY OF October, 2023.	
PLANNING AND ZONING COMMISSION, CHAIRMAN	
DIRECTOR OF PLANNING AND ZONING	

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

15455 Dallas Pkwy., Ste 600
Addicks, TX 75001
www.EvergreenDesignGroup.com

(800) 680-6630

REGISTERED LANDSCAPE ARCHITECT
R. BRANDON
3423
STATE OF TEXAS

09/21/2023

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
DREW DONOSKY
P.E. No. 12565 Date 9/21/2023

**DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX**

**LANDSCAPE STANDARDS
PLANTING
DETAILS & NOTES**

DESIGN: LRR
DRAWN: LRR
CHECKED: CLC
DATE: 04/05/2022

SHEET
LP-2

File No. 2022-002
CASE # SP2023-029

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
 - SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
 - TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/4 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
 - COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8, MOISTURE CONTENT 15 TO 20 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
 - FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL TESTING AGENCY (SEE BELOW).
 - MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
 - TREE STAKING AND GUYING
 - STAKES: 6' LONG GREEN METAL T-POSTS.
 - GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 - STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
 - STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1 OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERO-PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - IRON SULPHATE - 2 LBS. PER CU. YD.
 - IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1 OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

SUBMITTALS

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
- SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
- SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
- WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

GENERAL PLANTING

- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
- EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- TRENCHING NEAR EXISTING TREES:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT BREAST HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

TREE PLANTING

- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL, LESS TWO TO FOUR INCHES.
 - SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 - FOR CONTAINER AND BOX TREES: TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 - BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 - TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR RE-PLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 1"-2" TREES: TWO STAKES PER TREE
 - 2"-4" TREES: THREE STAKES PER TREE
 - C TREES OVER 4" CALIPER: GUY AS NEEDED
 - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE, COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 - INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- F. SODDING
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 - LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 - LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 - ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 - WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

MULCH

- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
- DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

CLEAN UP

- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

INSPECTION AND ACCEPTANCE

- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
- WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
- THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

LANDSCAPE MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.

- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING, AND MUST REACH A MINIMUM HEIGHT OF 1" 12 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.

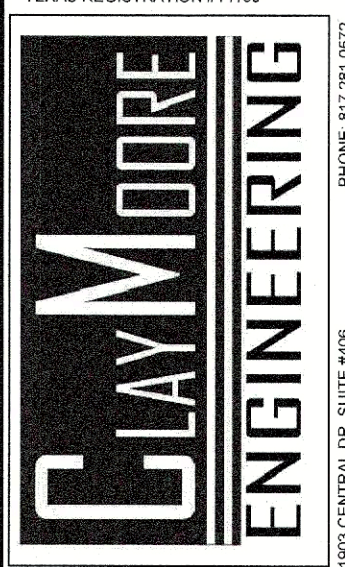
WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS

- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
- AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.

- PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



TEXAS REGISTRATION #14199



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SH 205 & QUAIL RUN RD
ROCKWALL, TX

LANDSCAPE PLANTING
SPECIFICATIONS

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD
ABSTRACT. NO 131
8.684 AC (378,275 SF)

OWNER:

DuWEST REALTY, LLC
4403 N CENTRAL EXWAY SUITE #200
DALLAS, TX 75025
CONTACT: BOWEN HENDRIX
PH: 214.918.1804

APPLICANT:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CONTACT: DREW DONOSKY
PH: 817.281.0572

CASE NUMBER

SP2023-029

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 2 DAY OF October, 2023

WITNESS OUR HANDS THIS 2 DAY OF October, 2023

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

DESIGN: LRR
DRAWN: LRR
CHECKED: CLC
DATE: 04/05/2022

SHEET

LP-3

File No. 2022-002
CASE # SP2023-029

EXISTING TREE LEGEND	
5003	Non-Protected Trees
5229	Feature Trees - 2:1 Replacement Ratio
5217	Primary Trees - 1:1 Replacement Ratio
5190	Secondary Trees - 0.5 Replacement Ratio
5007	Dead or Poor Condition Trees - Remove

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

TREE PROTECTION GENERAL NOTES

- PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
 - AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
 - AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
 - AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES
- NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.



SITE DATA TABLE

SITE AREA	8.684 AC / 378,275 SF
ZONING	PD-70 (Planned Development) GR (General Retail Dist.)
PROPOSED USE	RETAIL/DRIVE-THRU RESTAURANT
BUILDING SIZE	BLDG. B - 10,000 SF BLDG. C - 10,000 SF
PATIO AREA	2,777 SF
LOT COVERAGE	5.2%
FLOOR AREA RATIO	0.05:1
BUILDING HEIGHT	1-STORY
IMPERVIOUS AREA	116,406 SF (30.8%)
OPEN SPACE	6.04 AC (69.2%)

PARKING DATA TABLE

PARKING REQUIRED	
RETAIL (10,000 SF) 1 SPACE / 250 SF	40 SPACES
DRIVE-THRU RESTAURANT (10,000 SF) 1 SPACE / 100 SF	100 SPACES
PATIO (2,777 SF) 1 SPACE / 100 SF	28 SPACES
TOTAL PARKING	168 SPACES
ADA PARKING	6 SPACES
PARKING PROVIDED	
TOTAL PARKING	168 SPACES
ADA PARKING	6 SPACES

TREE MITIGATION SUMMARY

TOTAL MITIGATION REQUIRED:	1,447"
MITIGATION PROVIDED BY PLANTING:	
4" CALIPER TREES (121) TO BE PLANTED ONSITE:	484"
4" CALIPER TREES (80) PLANTED ON CHIPOTLE SITE:	320"
MITIGATION PROVIDED WITH PRESERVATION CREDITS (20% OF TOTAL):	270"
REMAINING MITIGATION:	373"
ALTERNATIVE TREE MITIGATION SETTLEMENT REQUEST (373" x \$100 / IN = \$37,300)	
TOTAL MITIGATION PROVIDED:	1,447"

DUWEST ROCKWALL, TX

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APPLICANT:
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PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

TREESCAPE PLAN

DESIGN: LRR
DRAWN: LRR
CHECKED: CLC
DATE: 04/05/2022

SHEET
TD-1

File No. 2022-002
CASE # SP2023-029

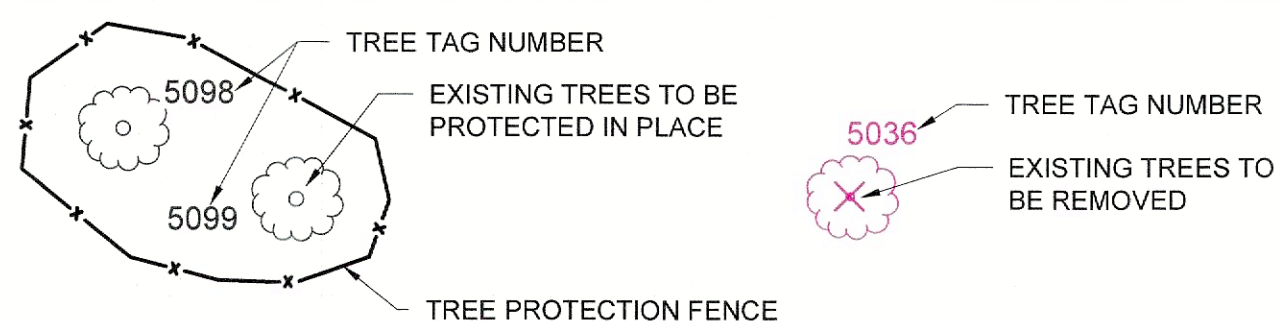
PLOTTED BY: DARCY BRANDON
 PLOT DATE: 9/21/2023 6:13 PM
 LOCATION: C:\USERS\BARC\DOCUMENTS\DBLA_PROJECTS\2022\EDG\DUWEST - ROCKWALL, TX\DUWEST-ROCKWALL.TD-2023-09-21.DWG
 LAST SAVED: 9/21/2023 6:12 PM

SEE SHEET TD-2 FOR EXISTING TREE SURVEY TABLES & TREE MITIGATION CALCULATION TABLE
 SEE SHEET LP-1 FOR PROPOSED REPLACEMENT TREES FOR MITIGATION.

ONE STORY BRICK BUILDING
 FINISHED FLOOR ELEV. = 492.1'
 BUILDING HEIGHT = 35.1'
 FROM FINISHED FLOOR ELEV.

LOT 1R
 BLOCK B
 QUAIL RUN RETAIL
 CAB. E. PG. 373
 P.R.R.C.T.

LEGEND



PLOTTED BY: DARC Y BRANDON
 PLOT DATE: 9/21/2023 6:13 PM
 LOCATION: C:\USERS\DA R C Y\DOCUMENTS\DBLA _PROJECTS\2022\EDG\DUWEST - ROCKWALL, TX\DUWEST-ROCKWALL_ID-2023-09-21.DWG
 LAST SAVED: 9/21/2023 6:12 PM

EXISTING TREE SURVEY

TREE TAG #	SPECIES	DBH IN	DISPOSITION	TREE HEALTH	DISEASE	INSECTS	STRUCTURAL	MIT REQ	COMMENT
5001	CEDAR ELM	15.5	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5002	CEDAR ELM	10	REMOVE	3	N	N	Y	10	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5003	CEDAR ELM	10	REMOVE	3	N	N	Y	10	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5004	CEDAR ELM	10	REMOVE	3	N	N	Y	10	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5005	HACKBERRY	24	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5006	CEDAR ELM	14	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5007	HACKBERRY	12	REMOVE	1	N	N	Y	0	DEAD
5008	HACKBERRY	15	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5009	HACKBERRY	14	REMOVE	1	N	N	Y	0	DEAD
5010	CEDAR ELM	36	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5011	HACKBERRY	8	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5012	HACKBERRY	16	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5013	AMERICAN ELM	6	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5014	HACKBERRY	15	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5015	BOIS D'ARC	22	REMOVE	2	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5016	BOIS D'ARC	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5017	HACKBERRY	16	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5018	HACKBERRY	34	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY, OVERHEAD ELECTRIC
5019	HACKBERRY	10	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5020	HACKBERRY	10	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5021	HACKBERRY	11	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5022	HACKBERRY	8	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5023	HACKBERRY	14	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5024	HACKBERRY	14	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5025	HACKBERRY	8	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5026	HACKBERRY	14	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5027	HACKBERRY	10	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5028	BOIS D'ARC	12	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5029	HACKBERRY	8	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5030	HACKBERRY	7	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5031	HACKBERRY	10	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5032	HERCULES CLUB	10	REMOVE	2	N	N	Y	0	BROKEN TOP
5033	HACKBERRY	26	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5034	HACKBERRY	12	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5035	HACKBERRY	15	REMOVE	2	Y	Y	Y	0	BLOWN OVER
5036	BOIS D'ARC	14	REMOVE	2	N	N	Y	0	CANOPY DECLINE
5037	CEDAR ELM	8	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5038	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5039	BOIS D'ARC	14	REMOVE	2	N	N	Y	0	TOPPED
5040	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5041	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5042	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5043	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5044	HACKBERRY	12	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5045	CEDAR ELM	36	REMOVE	3	Y	N	Y	72	MISTLETOE, POISONOUS VINES
5046	CEDAR ELM	36	REMOVE	3	Y	N	Y	72	MISTLETOE, POISONOUS VINES
5047	HACKBERRY	16	REMOVE	2	Y	Y	Y	0	INSECTS, TRUNK DECAY
5048	HACKBERRY	26	REMOVE	2	Y	Y	Y	0	DISEASED
5049	HACKBERRY	12	REMOVE	2	N	N	Y	0	IRREGULAR CANOPY
5050	CEDAR ELM	14	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5051	CEDAR ELM	30	REMOVE	3	N	N	Y	60	IRREGULAR CANOPY
5052	HACKBERRY	24	REMOVE	2	Y	Y	Y	0	DISEASED
5053	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5054	HACKBERRY	12	REMOVE	2	Y	Y	Y	0	DECLINING
5055	HACKBERRY	38	REMOVE	2	Y	Y	Y	0	DECLINING
5056	HACKBERRY	18	REMOVE	2	Y	Y	Y	0	DECLINING
5057	EASTERN RED CEDAR	10' tall	PRESERVE	3	N	N	Y	0	VINES
5058	HACKBERRY	10	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5059	HACKBERRY	24	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5060	AMERICAN ELM	30	REMOVE	2	N	N	Y	0	TRUNK DECAY
5061	AMERICAN ELM	23	PRESERVE	4	N	N	N	0	
5062	HACKBERRY	8	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5063	AMERICAN ELM	7	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5064	AMERICAN ELM	25	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5065	HACKBERRY	13	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5066	PECAN	50	PRESERVE	3	N	N	Y	0	POISONOUS VINES
5067	PECAN	20	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5068	BLACK WILLOW	13	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5069	CHINESE YALLOO	13	REMOVE	2	Y	Y	Y	0	TOPPED
5071	AMERICAN ELM	15	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5072	PECAN	39	PRESERVE	3	N	N	Y	0	VINES
5073	PECAN	23	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5074	AMERICAN ELM	14	PRESERVE	4	N	N	N	0	
5075	HACKBERRY	6	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5076	HACKBERRY	12	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5077	HACKBERRY	17	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5078	HACKBERRY	12	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5079	HERCULES CLUB	8	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5080	HACKBERRY	13	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5081	BOIS D'ARC	22	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5082	BOIS D'ARC	23	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5083	BOIS D'ARC	19	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5084	BOIS D'ARC	26	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5085	BOIS D'ARC	38	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5086	BOIS D'ARC	22	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5087	BOIS D'ARC	12	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5088	BOIS D'ARC	20	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5089	BOIS D'ARC	23	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5090	BOIS D'ARC	30	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5091	PECAN	12	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5092	AMERICAN ELM	10	REMOVE	3	N	N	Y	10	IRREGULAR CANOPY
5093	AMERICAN ELM	7	REMOVE	3	N	N	Y	7	IRREGULAR CANOPY
5094	HACKBERRY	8	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5095	HACKBERRY	9	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5096	AMERICAN ELM	6	REMOVE	3	N	N	Y	6	IRREGULAR CANOPY
5097	AMERICAN ELM	12	REMOVE	3	N	N	Y	12	IRREGULAR CANOPY
5098	HACKBERRY	11	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5099	BOIS D'ARC	26	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5100	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5101	BLACK WILLOW	13	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5102	HACKBERRY	13	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5103	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5104	HACKBERRY	6	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5105	HACKBERRY	12	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5106	HACKBERRY	9	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5107	BOIS D'ARC	30	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5108	HACKBERRY	19	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5109	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5110	AMERICAN ELM	8	REMOVE	3	N	N	Y	8	IRREGULAR CANOPY
5111	AMERICAN ELM	7	REMOVE	3	N	N	Y	7	IRREGULAR CANOPY
5112	HACKBERRY	13	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5113	HACKBERRY	6	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5114	HACKBERRY	9	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5115	HERCULES CLUB	6	REMOVE	3	N	N	Y	6	IRREGULAR CANOPY
5116	HACKBERRY	8	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5117	BOIS D'ARC	36	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5118	BLACK LOCUST	12	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5119	HACKBERRY	12	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5120	BOIS D'ARC	18	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5121	HACKBERRY	14	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5122	HACKBERRY	8	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5123	HACKBERRY	6	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5124	BOIS D'ARC	18	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5125	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5126	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5127	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5128	HACKBERRY	6	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5129	HACKBERRY	12	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5130	HACKBERRY	6	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5131	HACKBERRY	14	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY

TREE TAG #	SPECIES	DBH IN	DISPOSITION	TREE HEALTH	DISEASE	INSECTS	STRUCTURAL	MIT REQ	COMMENT
5132	HACKBERRY	12	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5133	HACKBERRY	8	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5134	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5135	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5136	HACKBERRY	17	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5137	BOIS D'ARC	26	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5138	HACKBERRY	14	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5139	BOIS D'ARC	20	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5140	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5141	BOIS D'ARC	38	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5142	HACKBERRY	18	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5143	BOIS D'ARC	14	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5144	HACKBERRY	19	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5145	BOIS D'ARC	12	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5146	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5147	BOIS D'ARC	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5148	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5149	BOIS D'ARC	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5150	HACKBERRY	7	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5151	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5152	HACKBERRY	7	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5153	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5154	BOIS D'ARC	34	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5155	BOIS D'ARC	35	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5156	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5157	HACKBERRY	20	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5158	BOIS D'ARC	8	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5159	HACKBERRY	13	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5160	HACKBERRY	16	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5161	HACKBERRY	12	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5162	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5163	HERCULES CLUB	8	REMOVE	3	N	N	Y	8	IRREGULAR CANOPY
5164	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	BROKEN THIN
5165	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5166	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5167	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5168	BOIS D'ARC	19	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5169	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5170	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5171	BOIS D'ARC	40	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5172	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5173	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5174	BOIS D'ARC	31	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5175	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5176	HACKBERRY	8	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5177	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5178	BOIS D'ARC	21	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5179	HACKBERRY	8	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5180	HACKBERRY	8	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5181	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5182	BOIS D'ARC	14	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5183	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5184	BOIS D'ARC	26	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5185	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5186	BOIS D'ARC	8	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5187	HACKBERRY	9	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5188	BOIS D'ARC	8	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5189	BOIS D'ARC	14	REMOVE	2	N	N	Y	0	TRUNK DECAY
5190	HACKBERRY	16	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5191	AMERICAN ELM	10	REMOVE	3	N	N	Y	10	IRREGULAR CANOPY
5192	AMERICAN ELM	8	REMOVE	3	N	N	Y	8	IRREGULAR CANOPY
5193	AMERICAN ELM	6	REMOVE	3	N	N	Y	6	IRREGULAR CANOPY
5194	BOIS D'ARC	20	REMOVE	3	N	N	Y	0	VINES
5195	BOIS D'ARC	11	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5196	HERCULES CLUB	13	REMOVE	3	N	N	Y	13	IRREGULAR CANOPY
5197	BOIS D'ARC	33	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5198	HACKBERRY	8	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5199	HACKBERRY	5	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5200	AMERICAN ELM	28	REMOVE	3	N	N	Y	56	IRREGULAR CANOPY
5201	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5202	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5203	AMERICAN ELM	25	REMOVE	3	N	N	Y	50	IRREGULAR CANOPY
5204	BLACK WILLOW	10	REMOVE	3	N	N	Y	0	CANOPY DECLINE
5205	BLACK WILLOW	13	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5207	BLACK WILLOW	12	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5208	BLACK WILLOW	16	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5209	BOIS D'ARC	25	REMOVE	1	N	N	Y	0	DEAD
5211	HERCULES CLUB	8	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5212	HACKBERRY	10	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5213	BOIS D'ARC	28	REMOVE	1	REMOVE	N	Y	0	DEAD
5214	HACKBERRY	8	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5215	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5216	HACKBERRY	10	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5217	HERCULES CLUB	8	REMOVE	3	N	N	Y	8	IRREGULAR CANOPY
5218	HERCULES CLUB	8	REMOVE	3	N	N	Y	8	IRREGULAR CANOPY
5219	HACKBERRY	12	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5220	HACKBERRY	14	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5221	BOIS D'ARC	24	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5222	BOIS D'ARC	30	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5223	BOIS D'ARC	38	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5224	BOIS D'ARC	39	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5225	BOIS D'ARC	26	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5226	HACKBERRY	6	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5227	BOIS D'ARC	5	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5228	BOIS D'ARC	36	REMOVE	3	N	N	Y	0	IRREGULAR CANOPY
5229	PECAN	35	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5230	PECAN	30	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5231	PECAN	18	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5232	PECAN	21	REMOVE	3	N	N	Y	0	CANOPY DECLINING
5233	PECAN	22	REMOVE	2	Y	Y	Y	0	CANOPY DECLINING
5234	PECAN	25	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5235	PECAN	20	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5236	PECAN	25	REMOVE	2	Y	Y	Y	0	CANOPY DECLINING
5237	PECAN	19	REMOVE	3	N	N	Y	19	IRREGULAR CANOPY
5238	PECAN	31	REMOVE	3	N	N	Y	62	IRREGULAR CANOPY
5239	PECAN	29	REMOVE	3	N	N	Y	58	IRREGULAR CANOPY
5240	PECAN	33	REMOVE	3	N	N	Y	66	IRREGULAR CANOPY
5241	PECAN	34	REMOVE	3	N	N	Y	68	IRREGULAR CANOPY
5242	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5243	PECAN	21	REMOVE	3	N	N	Y	21	IRREGULAR CANOPY
5244	PECAN	23	REMOVE	3	N	N	Y	23	IRREGULAR CANOPY
5245	AMERICAN ELM	9	PRESERVE	4	N	N	Y	0	IRREGULAR CANOPY
5246	PECAN	35	REMOVE	3	N	N	Y	110	IRREGULAR CANOPY
5247	PECAN	21	REMOVE	3	N	N	Y	21	IRREGULAR CANOPY
5248	PECAN	18	REMOVE	3	N	N	Y	18	IRREGULAR CANOPY
5249	PECAN	18	REMOVE	3	N	N	Y	18	IRREGULAR CANOPY
5250	PECAN	33	REMOVE	3	N	N	Y	66	IRREGULAR CANOPY
5251	PECAN	22	REMOVE	3	N	N	Y	22	IRREGULAR CANOPY
5252	PECAN	19	REMOVE	3	N	N	Y	19	IRREGULAR CANOPY
5253	PECAN	34	REMOVE	3	N	N	Y	68	IRREGULAR CANOPY
5254	PECAN	28	REMOVE	3	N	N	Y	56	IRREGULAR CANOPY
5255	EASTERN RED CEDAR	10' tall	REMOVE	3	N	N	Y	4	IRREGULAR CANOPY
5256	PECAN	11	REMOVE	3	N	N	Y	11	IRREGULAR CANOPY
5257	PECAN	20	REMOVE	3	N	N	Y	20	IRREGULAR CANOPY
5258	PECAN	30	REMOVE	3	N	N	Y	60	IRREGULAR CANOPY
5259	PECAN	25	REMOVE	3	N	N	Y	50	IRREGULAR CANOPY
5260	PECAN	15	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5261	PECAN	22	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5262	PECAN	30	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY
5263	PECAN	20	PRESERVE	3	N	N	Y	0	IRREGULAR CANOPY

1447TOTAL MITIGATION

TREE PROTECTION SPECIFICATIONS

MATERIALS

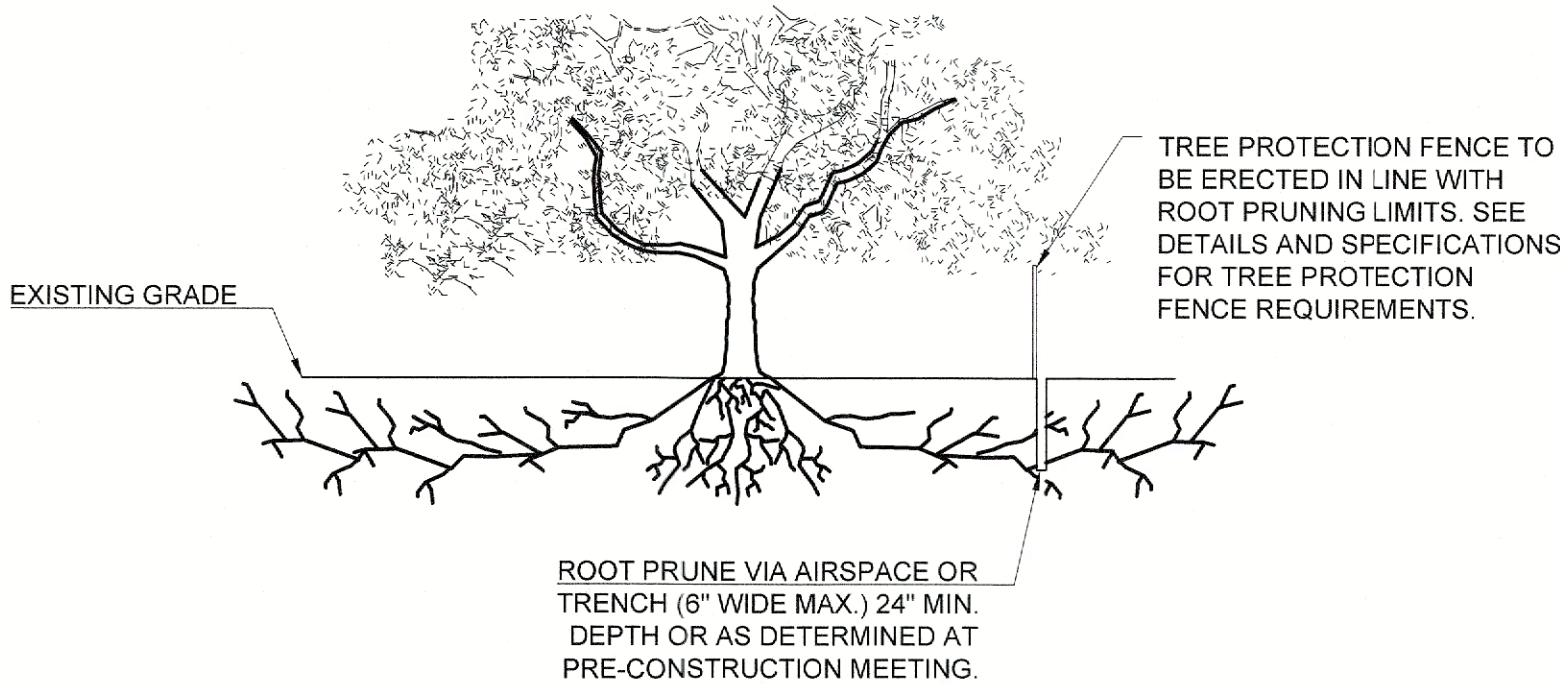
1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "T" SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

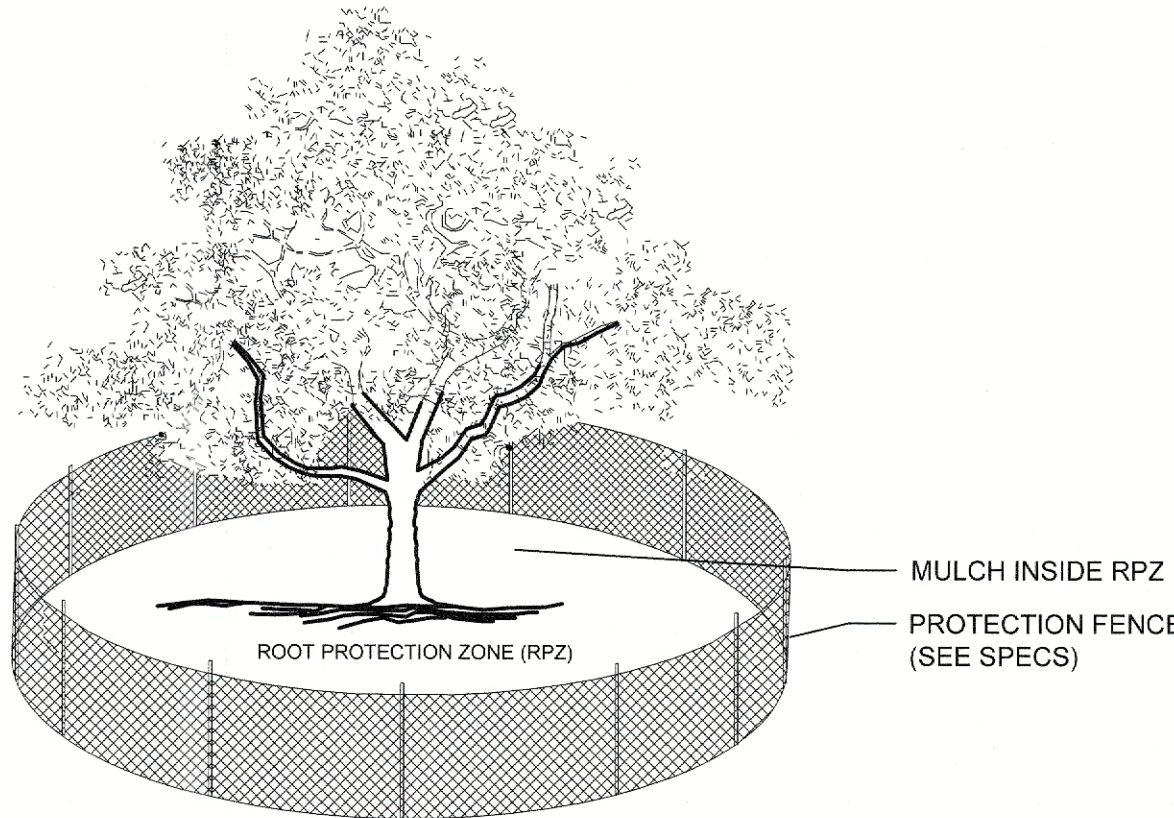
1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST. AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 8 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:
- a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
- b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
- c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
- d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
- e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
- f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF. SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE. INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL. AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

- NOTES
1. RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
2. BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
3. EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
4. TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
5. ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROOT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
6. ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
7. SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.

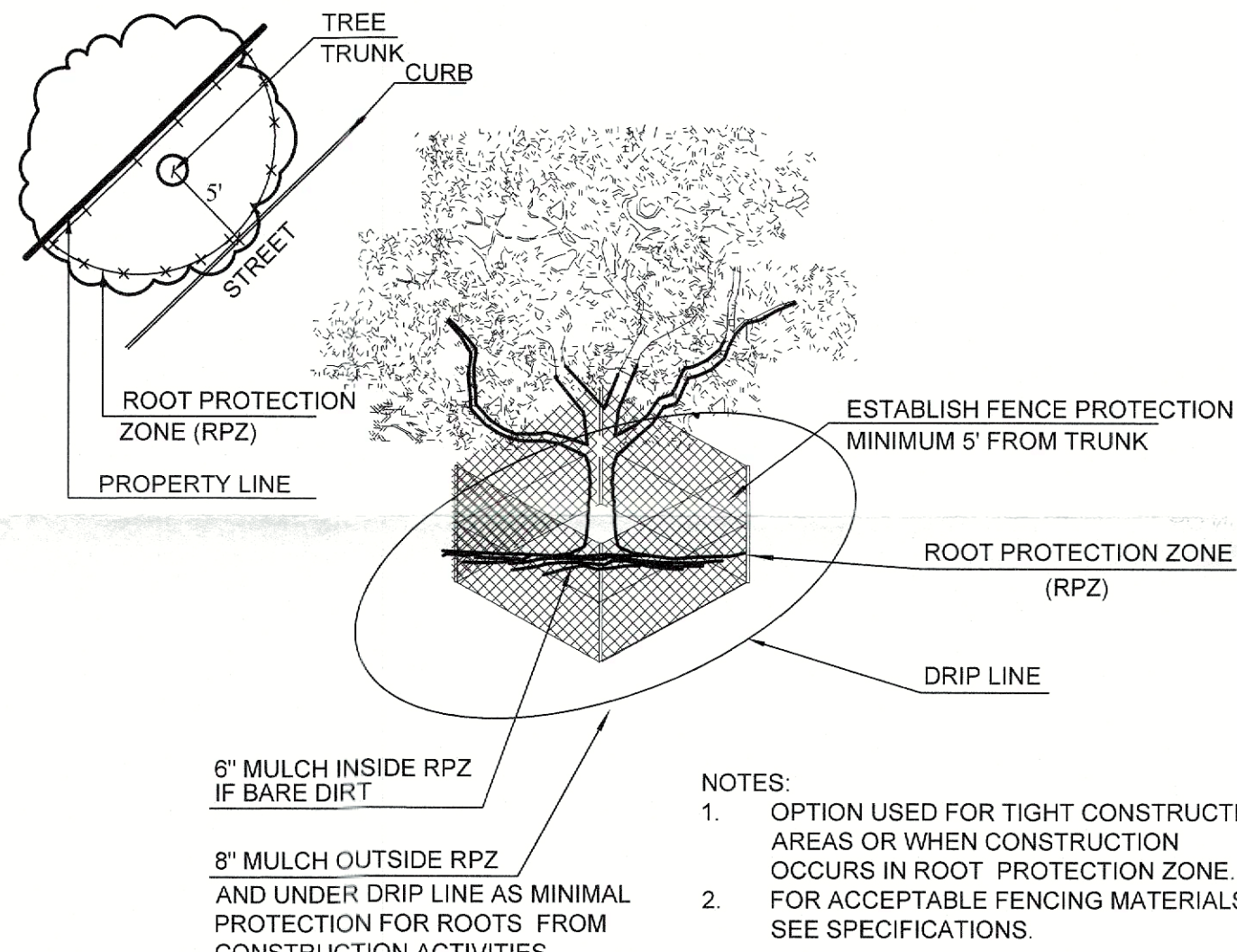


D ROOT PRUNING DETAIL
SCALE: NOT TO SCALE



- NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

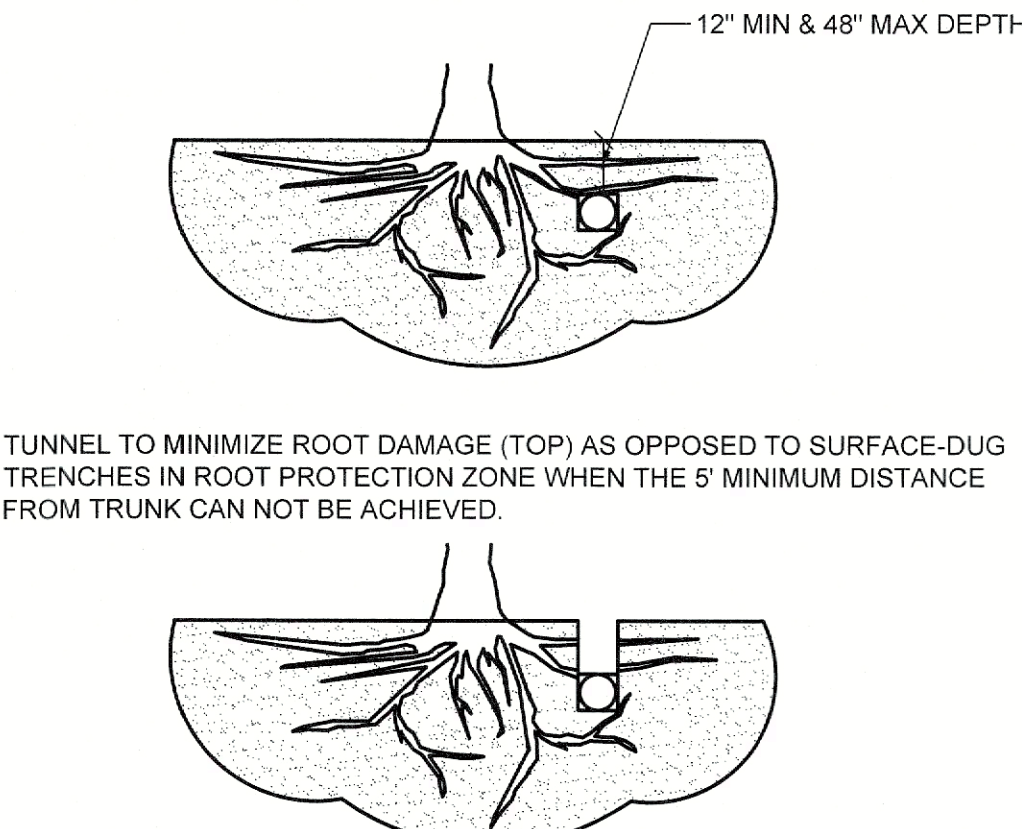
A TREE PROTECTION FENCE
SCALE: NOT TO SCALE



B TREE PROTECTION FENCE - TIGHT CONSTRUCTION
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE

TREE PROTECTION GENERAL NOTES

- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
- (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
- (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
- (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND. THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- (F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (G) THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (H) IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:

STONE CREEK BALANCE LTD
ABSTRACT: NO 131
8.684 AC (378,275 SF)

DuWEST REALTY, LLC
4403 N.CENTRAL EXWAY SUITE #200
DALLAS, TX 75025
CONTACT: BOWEN HENDRIX
PH: 214.918.1804

OWNER:

CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #408
BEDFORD, TX 76021
CONTACT: DREW DONOSKY
PH: 817.281.0572

APPLICANT:

CASE NUMBER
SP2023-029

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 2 DAY OF October, 2023.

WITNESS OUR HANDS THIS 2 DAY OF October, 2023.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #11199

EVERGREEN
DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com



CLAYMOORE
ENGINEERING
1903 CENTRAL DRIVE, SUITE #408
BEDFORD, TEXAS 76021
WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
DREW DONOSKY
Engineer No. 12565, Exp. 9/21/2023

DUWEST ROCKWALL
SH 205 & QUAIL RUN RD
ROCKWALL, TX

TREESCAPE PLAN
DETAILS & SPECIFICATIONS

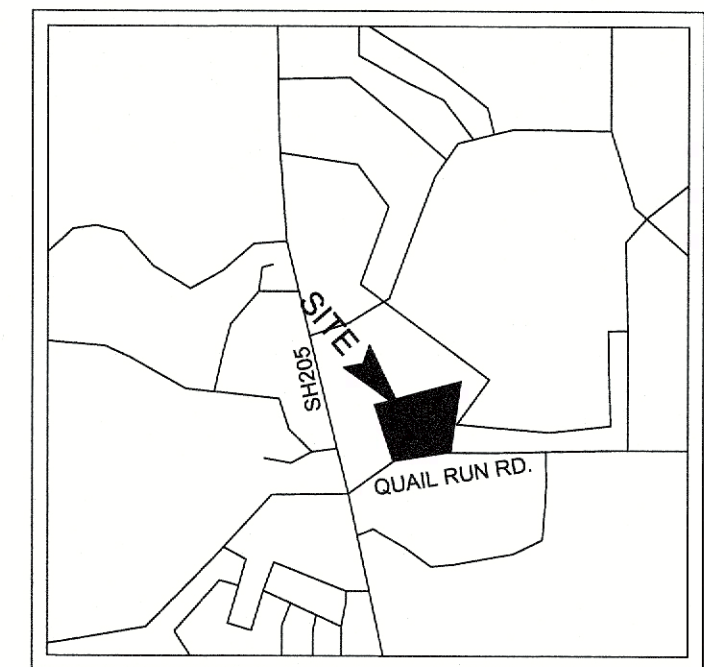
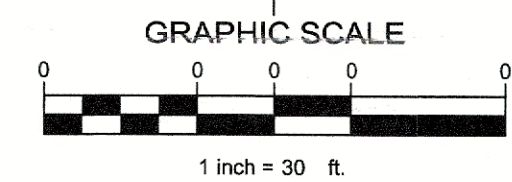
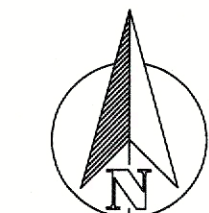
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DRAWN: LRR
CHECKED: CLC
DATE: 04/05/2022

SHEET

TD-3

File No: 2022-002
CASE # SP2023-029

DUWEST ROCKWALL - RETAIL SHELL
199 E. QUAIL RUN RD.
ROCKWALL, TX 75089



VICINITY MAP

DUWEST ROCKWALL, TX

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ABSTRACT, NO 131
8.684 AC (378,275 SF)

OWNER:
DUWEST REALTY, LLC
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1903 CENTRAL DRIVE, SUITE #406
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SP2023-029

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR
A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF
ROCKWALL ON THE 2 DAY OF October, 2023

WITNESS OUR HANDS THIS 12 DAY OF October, 2023

PLANNING AND ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING AND ZONING

ISSUE DATE: 08/04/2023
MODUS JOB #: 210409

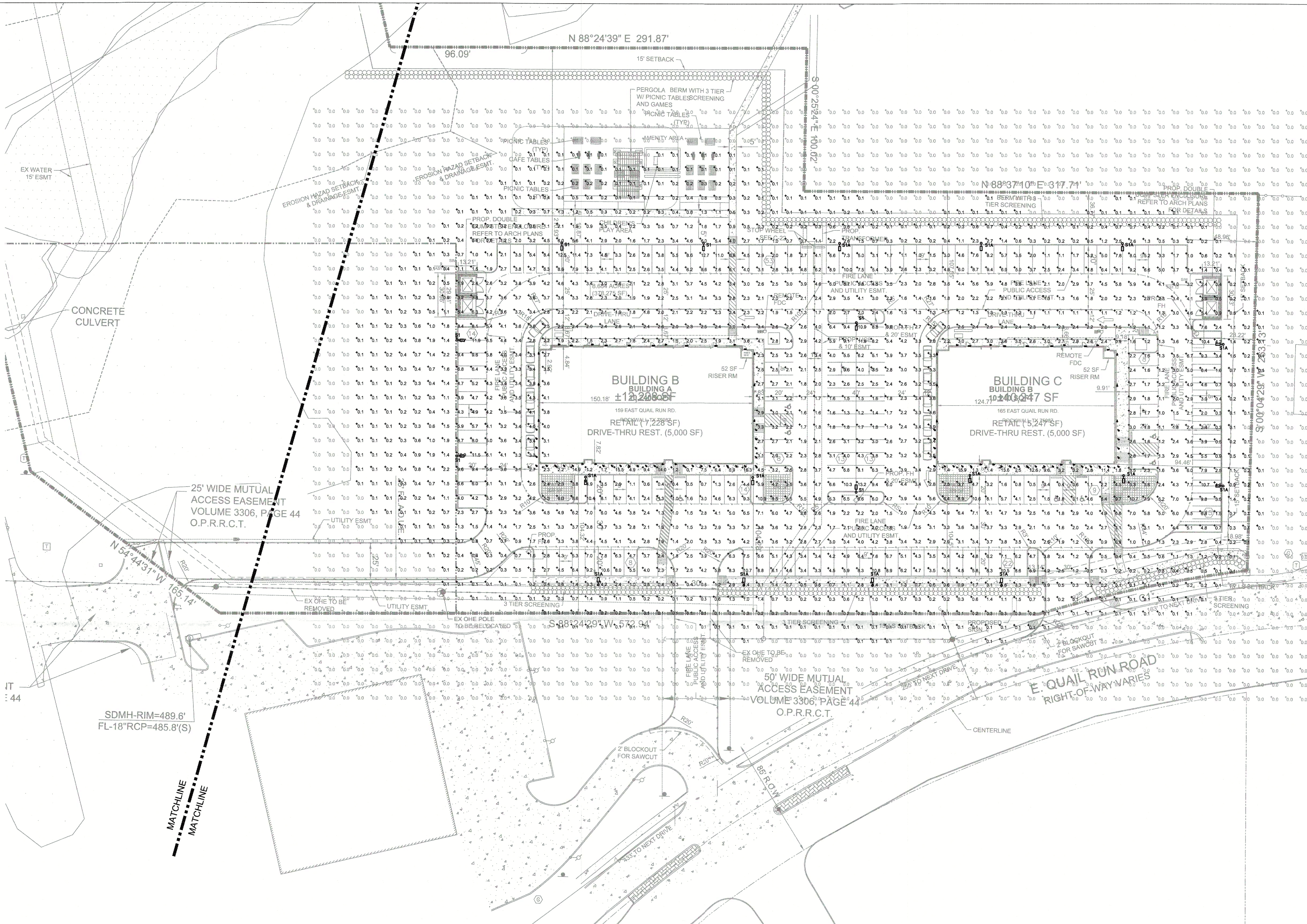
REVISION DATES:



SHEET NUMBER

PH1.01

SHEET NAME
SITE PLAN
PHOTOMETRICS



1 SITE PLAN - PHOTOMETRICS
SCALE: 1"=20'-0"

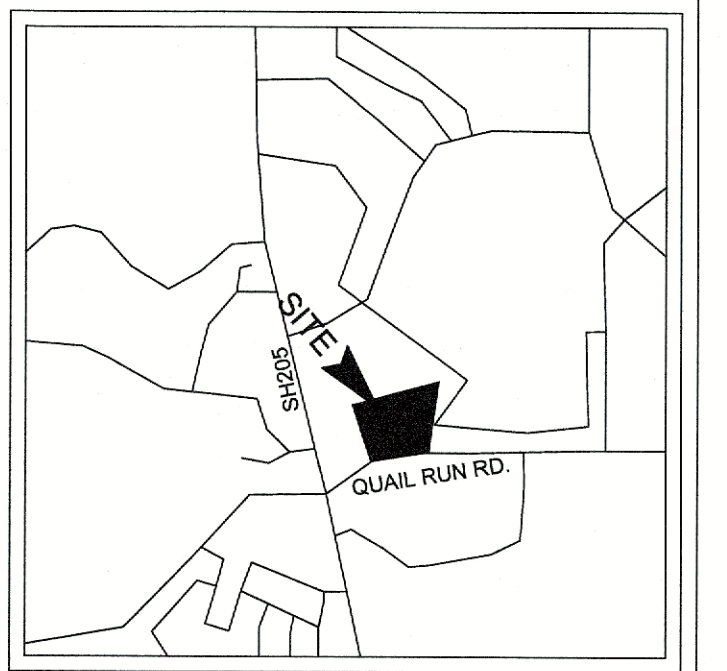
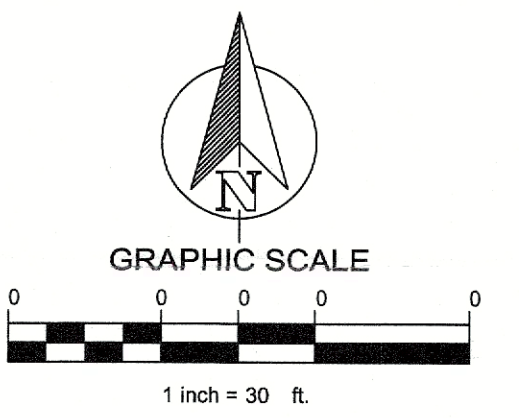
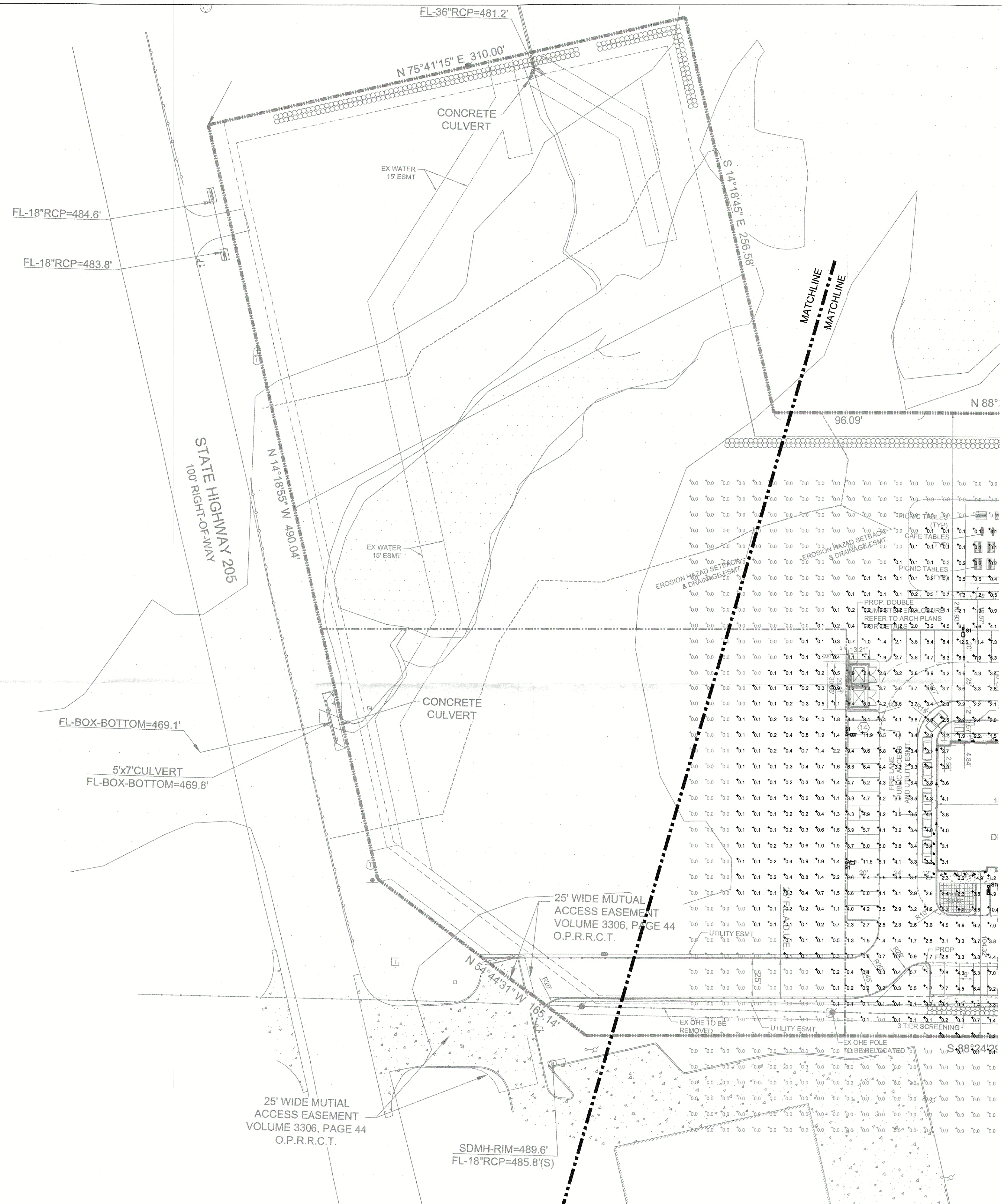
LIGHTING SCHEDULE						
TYPE	DESCRIPTION	VOLTAGE	LAMP		FIXTURE	
			NO.	TYPE	MOUNTING	MANUFACTURER/ CAT. #
A	LED STRIP LIGHT	120V	1	31W	SURFACE/	DAY-BRITE
	WITH EMERGENCY PER PLAN			LED	CHAIN	FSSEZ440L840-UNV-EMLED / FKR-126
B	WALL MOUNTED LED SCONCE	120V	1	20W	SURFACE	ADVANCED LIGHTING SOLUTIONS
	WITH EMERGENCY PER PLAN			LED		WS-D30K-BK-U
C	LED WALL PACK	120V	1	25W	SURFACE	ADVANCED LIGHTING SOLUTIONS
	WITH EMERGENCY PER PLAN			LED		WP25-40-FC-DB-U-EMB-SW
D	LED CANOPY LIGHT	120V	1	15W	RECESSED	LIGHTOLIER
	WITH EMERGENCY PER PLAN			LED		4RN / ZAROL15840WOCDD10U
E1	EXIT SIGN WITH DUAL HEAD	120V	2	1W	SURFACE	CHLORIDE
	EMERGENCY LIGHT			LED		VLLCR
SITE LIGHTING						
S1	LED SITE POLE LIGHT	120V	1	150W	SURFACE	ADVANCED LIGHTING SOLUTIONS
				LED	18AGF	ALV-150-49-T4-SR-DB-U-D
S1A	LED SITE POLE LIGHT	120V	1	150W	POLE	ADVANCED LIGHTING SOLUTIONS
				LED	18AGF	ALV-150-49-T2-SR-DB-U-D



PERMIT SET

DUWEST ROCKWALL - RETAIL SHELL

199 E. QUAIL RUN RD.
ROCKWALL, TX 75089



VICINITY MAP

DUWEST ROCKWALL, TX

LEGAL DESCRIPTION AND OR ADDRESS:
STONE CREEK BALANCE LTD
ABSTRACT. NO 131
8.684 AC (378,275 SF)

DuWEST REALTY, LLC
4403 N.CENTRAL EXWAY SUITE #200
DALLAS, TX 75025
CONTACT: BOWEN HENDRIX
PH: 214.918.1804

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
CONTACT: DREW DONOSKY
PH: 817.281.0572

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 2 DAY OF October, 2023.

WITNESS OUR HANDS THIS 21 DAY OF October, 2023.

PLANNING AND ZONING COMMISSION, CHAIRMAN

Ryler

DIRECTOR OF PLANNING AND ZONING

1 SITE PLAN - PHOTOMETRICS



V3 CONSULTING ENGINEERS
VIGILANT - VIABLE - VIRTUOUS
 TEXAS REGISTRATION # F-20374
 V3 PROJECT #: 22020

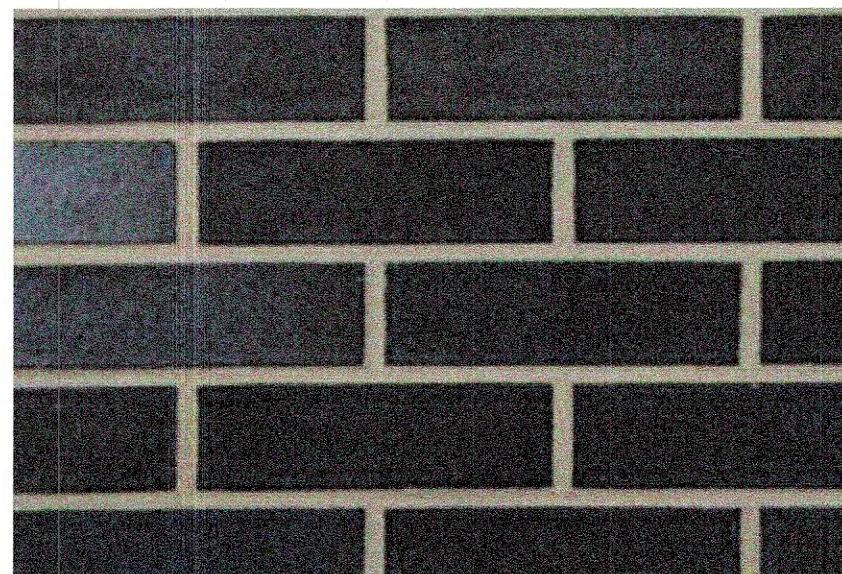
ET NUMBER

PH1.02

SHEET NAME

SITE PLAN PHOTOMETRICS

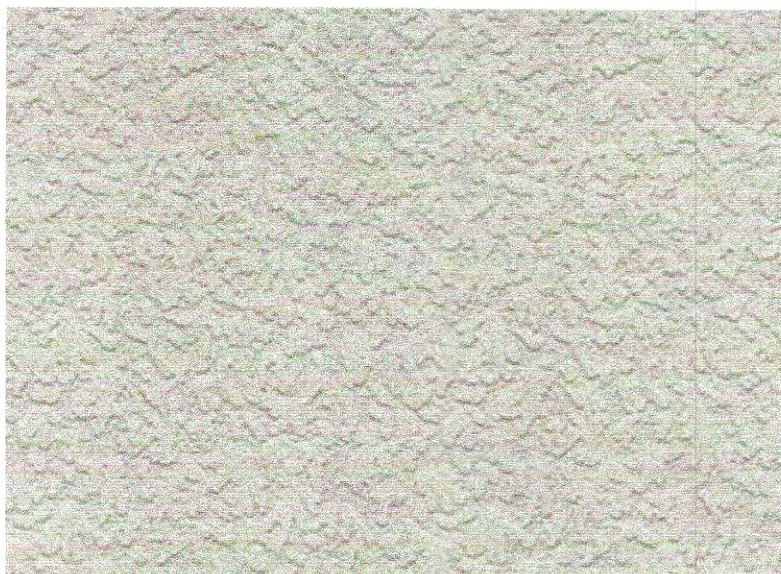
MATERIALS



ENDICOTT THINSET BRICK - MANGANESE IRONSPOT

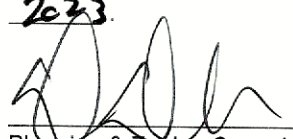
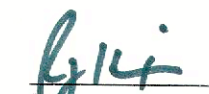


SMOOTH DIMENSIONALLY CUT 12", 8", 6" TALL BANDS OF BBDO THINSET LIMESTONE VENEER - NORTHWOOD LIGHT



STUCCO - SW #6063 NICE WHITE



APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 2 day of October, 2023
 
Planning & Zoning Commission, Chairman Director of Planning & Zoning

DUWEST ROCKWALL - DESIGN SIGN-OFF

ROCKWALL, TX

modus architecture

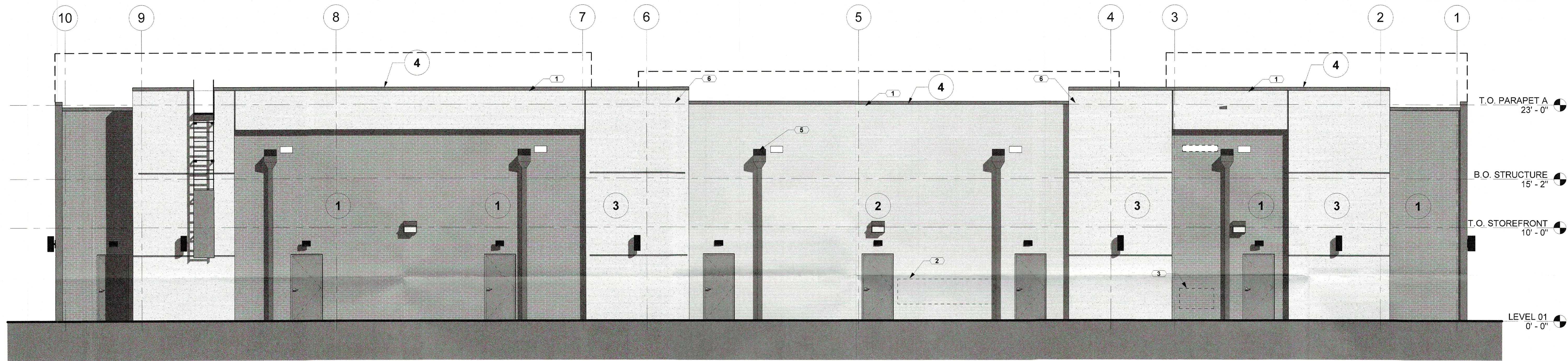
THIS DRAWING IS CONCEPTUAL AND SHOULD ONLY BE USED AS AN INFORMATIVE REFERENCE. ALL DIMENSIONS, UTILITY EASEMENTS, SETBACKS, LOT PROPERTY LINES, GRADING, AND SITE REQUIREMENTS SHOULD BE VERIFIED FOR ACCURACY BY OWNER AND/OR OWNER'S SURVEYOR AND CIVIL ENGINEER. PARTICULAR CONSIDERATION SHOULD BE GIVEN TO OPEN SPACE REQUIREMENTS, PAVEMENT TYPES, DRIVE ENTRIES, ETC.

DATE:04/19/2022

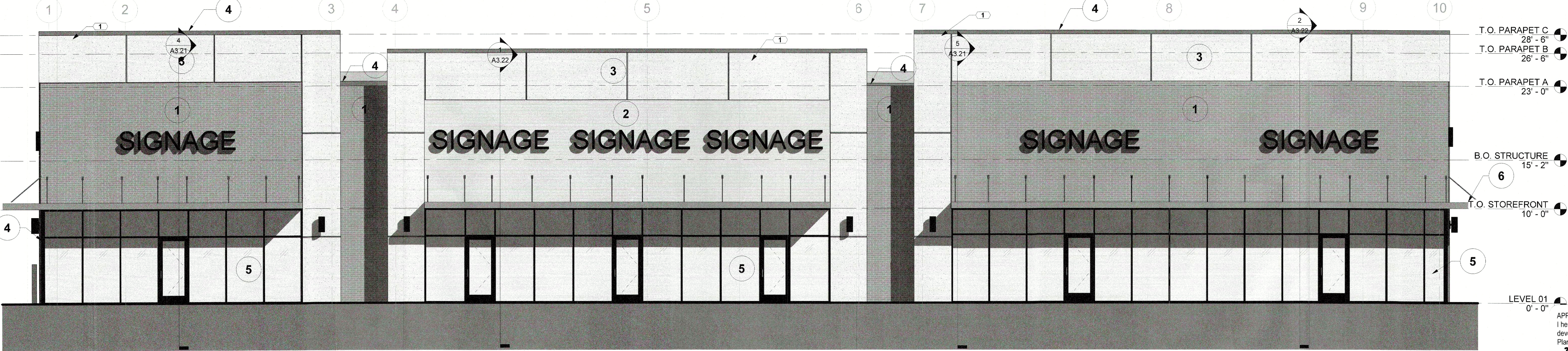
- NOTES BY NUMBER - MATERIAL ELEVATIONS
- 1 PARAPET WILL BE FINISHED ON BOTH SIDES
 - 2 ELECTRICAL WIREWAY, PAINT TO MATCH ADJACENT FINISH
 - 3 GAS MANIFOLD, PAINT TO MATCH ADJACENT FINISH
 - 4 FUTURE DRIVE-THRU WINDOW BY TENANT
 - 5 PREFINISHED METAL DOWNSPOUT, COLOR BLACK
 - 6 STUCCO PLANE 8" PROUD OF STONE AND BRICK STUD

EXTERIOR ELEVATION MATERIAL CALCULATIONS - A				
ELEVATION	STONE	BRICK	STUCCO	TOTAL
NORTH	932 SF	1361 SF	1248 SF	3541 SF
SOUTH	497 SF	1323 SF	1064 SF	2884 SF
EAST	610 SF	342 SF	882 SF	1834 SF
WEST	610 SF	342 SF	882 SF	1834 SF
TOTAL	2649 SF	3368 SF	4076 SF	10,093 SF

- FINISH LEGEND
- 1. ENDICOTT THINSET BRICK - MANGANESE IRONSPOT
 - 2. SMOOTH DIMENSIONALLY CUT 12", 8", 6" TALL BANDS OF BBDO TINSET LIMESTONE VENEER - NORTHWOOD LIGHT
 - 3. 3 COAT PORTLAND CEMENT PLASTER BOD: CREAM
 - 4. PREFINISHED COPING CAPS
 - 5. STOREFRONT SYSTEM, BLACK ANODIZED
 - 6. PREFINISHED METAL CANOPY



3 DESIGN SIGN OFF - NORTH ELEVATION - BUILDING A
3/16" = 1'-0"



1 DESIGN SIGN OFF - SOUTH ELEVATION - BUILDING A
3/16" = 1'-0"

APPROVED:
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[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning & Zoning

DUWEST ROCKWALL - RETAIL SHELL

ELEVATIONS - BUILDING A

modus architecture

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DATE: 09/05/23

01 - DESIGN SIGNOFF

FINISH LEGEND

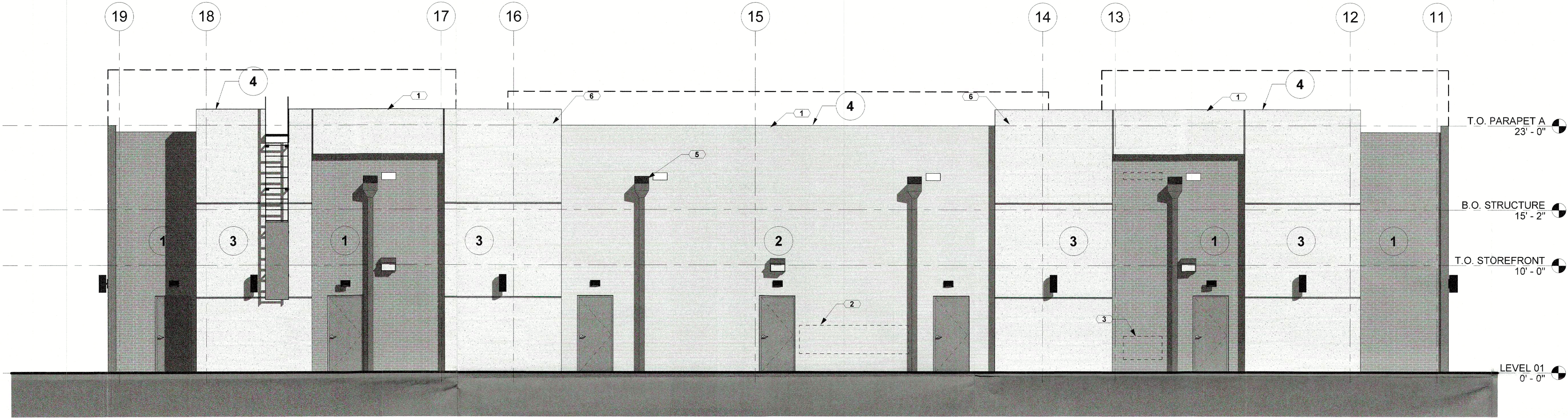
- 1. ENDICOTT THINSET BRICK - MANGANESE IRONSPOT
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- 3. 3 COAT PORTLAND CEMENT PLASTER BOD: CREAM
- 4. PREFINISHED COPING CAPS
- 5. STOREFRONT SYSTEM, BLACK ANODIZED
- 6. PREFINISHED METAL CANOPY

EXTERIOR ELEVATION MATERIAL CALCULATIONS - B

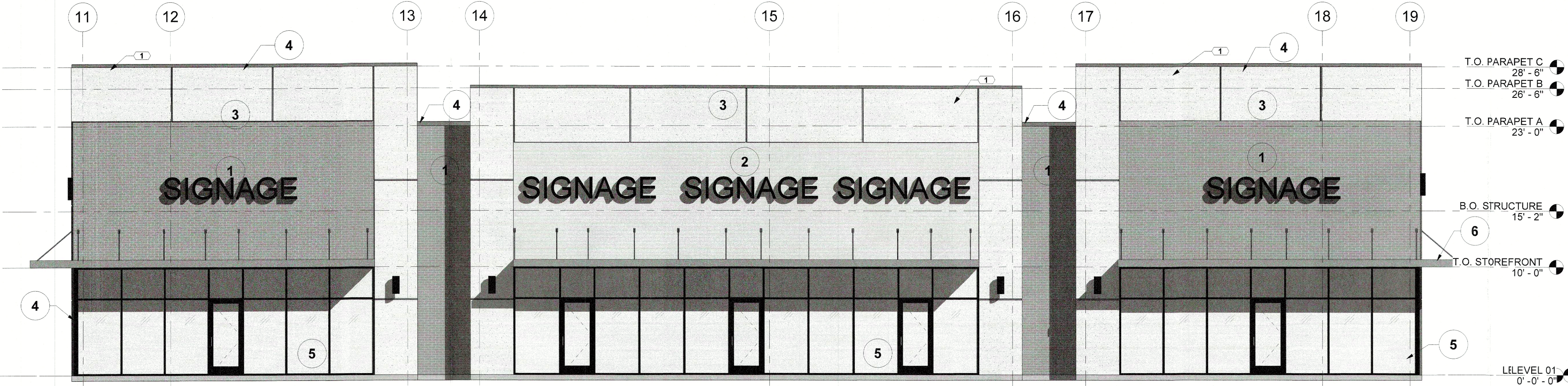
ELEVATION	STONE	BRICK	STUCCO	TOTAL
NORTH	932 SF	836 SF	1163 SF	2931 SF
SOUTH	497 SF	988 SF	939 SF	2424 SF
EAST	610 SF	342 SF	882 SF	1834 SF
WEST	610 SF	342 SF	882 SF	1834 SF
TOTAL	2655 SF	2508 SF	3866 SF	9023 SF

NOTES BY NUMBER - MATERIAL ELEVATIONS

- 1. PARAPET WILL BE FINISHED ON BOTH SIDES
- 2. ELECTRICAL WIREWAY, PAINT TO MATCH ADJACENT FINISH
- 3. GAS MANIFOLD, PAINT TO MATCH ADJACENT FINISH
- 4. FUTURE DRIVE-THRU WINDOW BY TENANT
- 5. PREFINISHED METAL DOWNSPOUT, COLOR BLACK
- 6. STUCCO PLANE 8" PROUD OF STONE AND BRICK STUD



2 DESIGN SIGN OFF - NORTH ELEVATION - BUILDING B
3/16" = 1'-0"



1 DESIGN SIGN OFF - SOUTH ELEVATION - BUILDING B
3/16" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 2nd day of October, 2023.

[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning & Zoning

DUWEST ROCKWALL - RETAIL SHELL

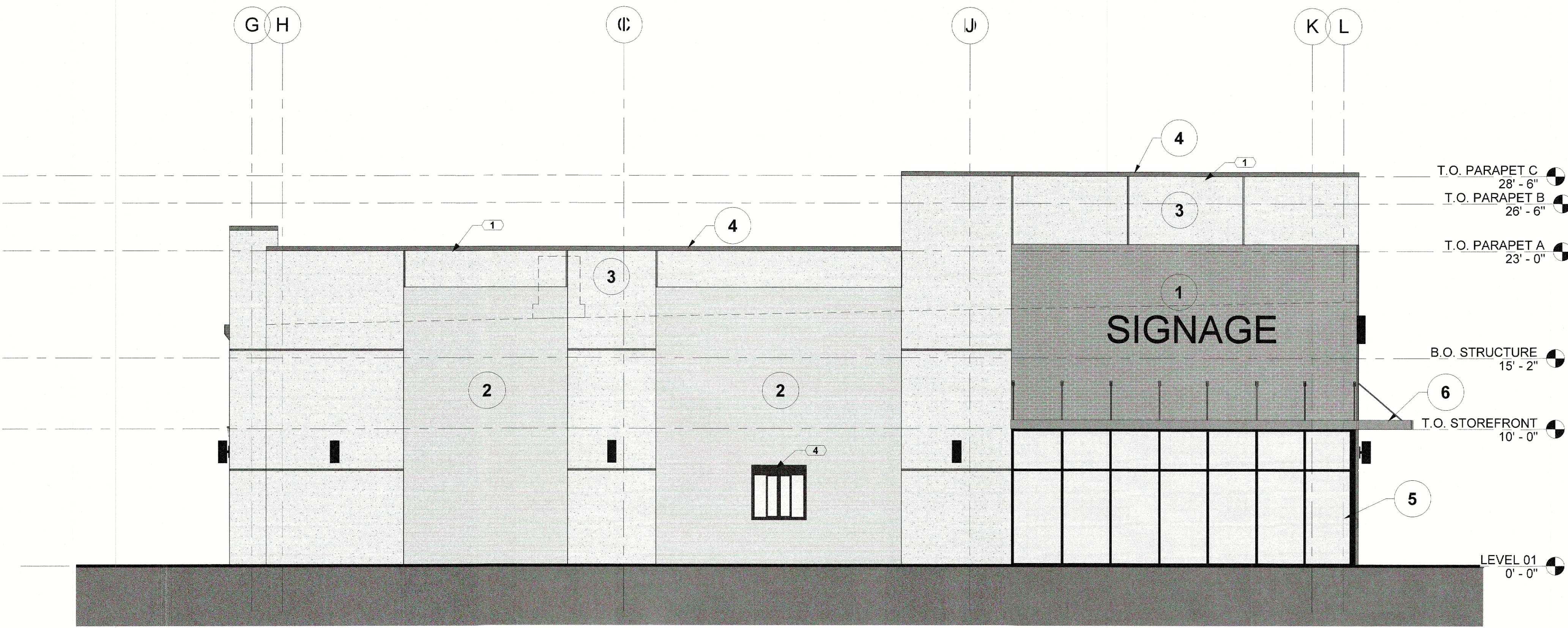
ELEVATIONS - BUILDING B

modus architecture

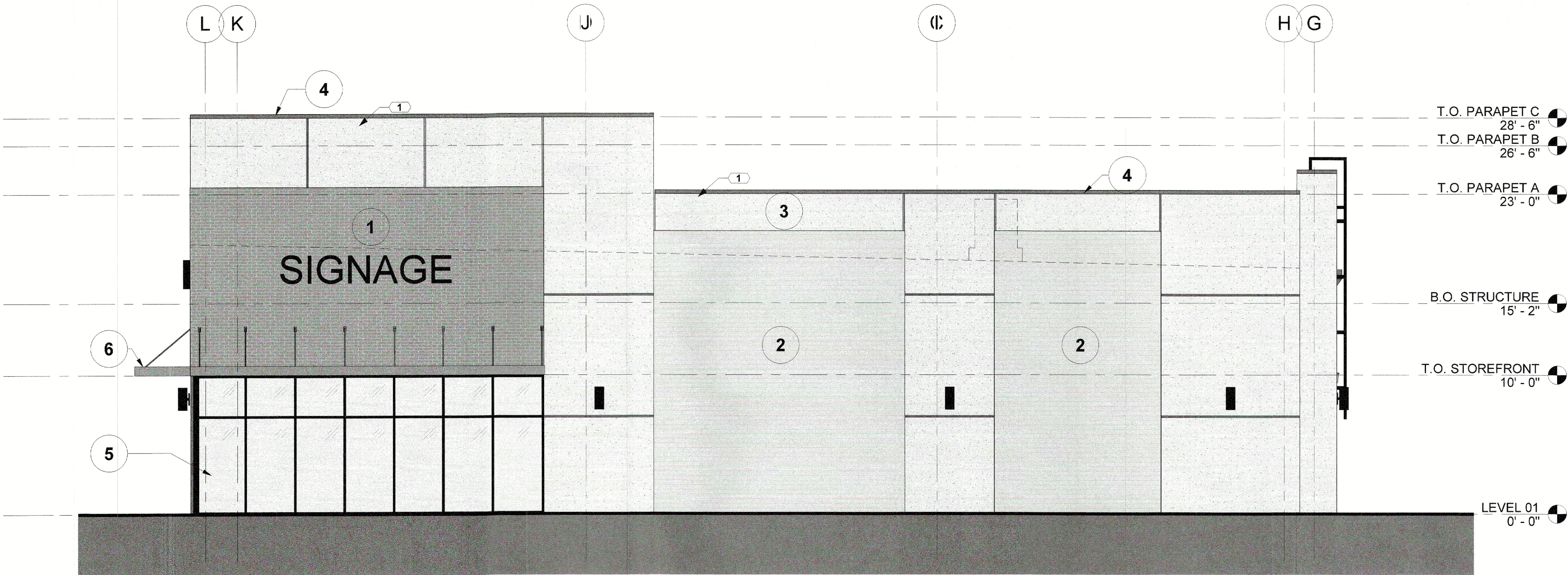
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DATE: 09/05/23

02 - DESIGN SIGNOFF



2 DESIGN SIGN OFF - WEST ELEVATION
3/16" = 1'-0"



1 DESIGN SIGN OFF - EAST ELEVATION
3/16" = 1'-0"

FINISH LEGEND	
1.	ENDICOTT THINSET BRICK - MANGANESE IRONSPOT
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3.	3 COAT PORTLAND CEMENT PLASTER BOD: CREAM
4.	PREFINISHED COPING CAPS
5.	STOREFRONT SYSTEM, BLACK ANODIZED
6.	PREFINISHED METAL CANOPY



EXTERIOR ELEVATION MATERIAL CALCULATIONS - A				
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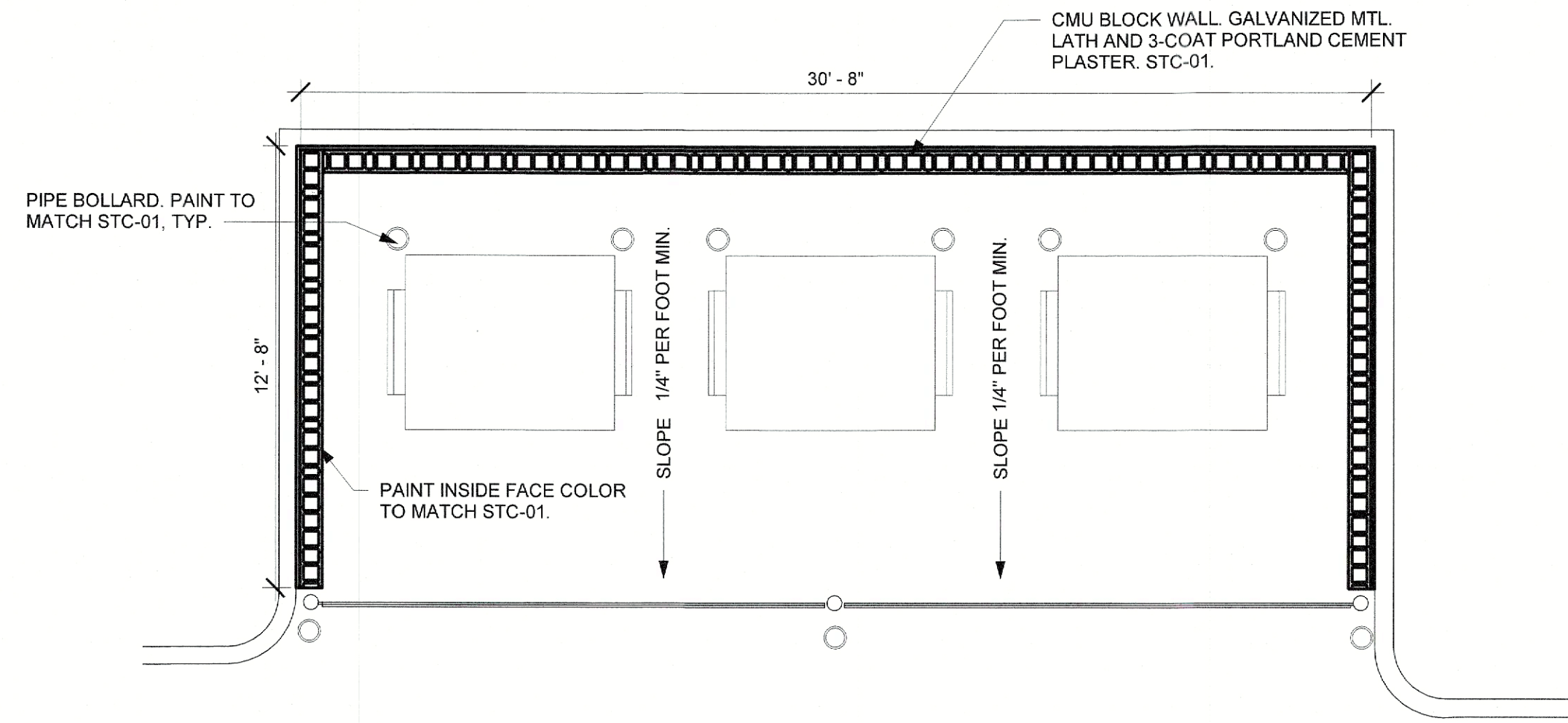
EXTERIOR ELEVATION MATERIAL CALCULATIONS - B				
ELEVATION	STONE	BRICK	STUCCO	TOTAL
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NOTES BY NUMBER - MATERIAL ELEVATIONS

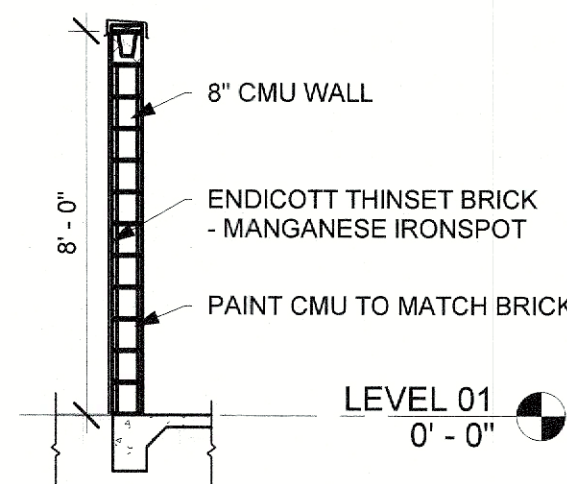
- 1
- PARAPET WILL BE FINISHED ON BOTH SIDES
- 2
- ELECTRICAL WIREWAY, PAINT TO MATCH ADJACENT FINISH
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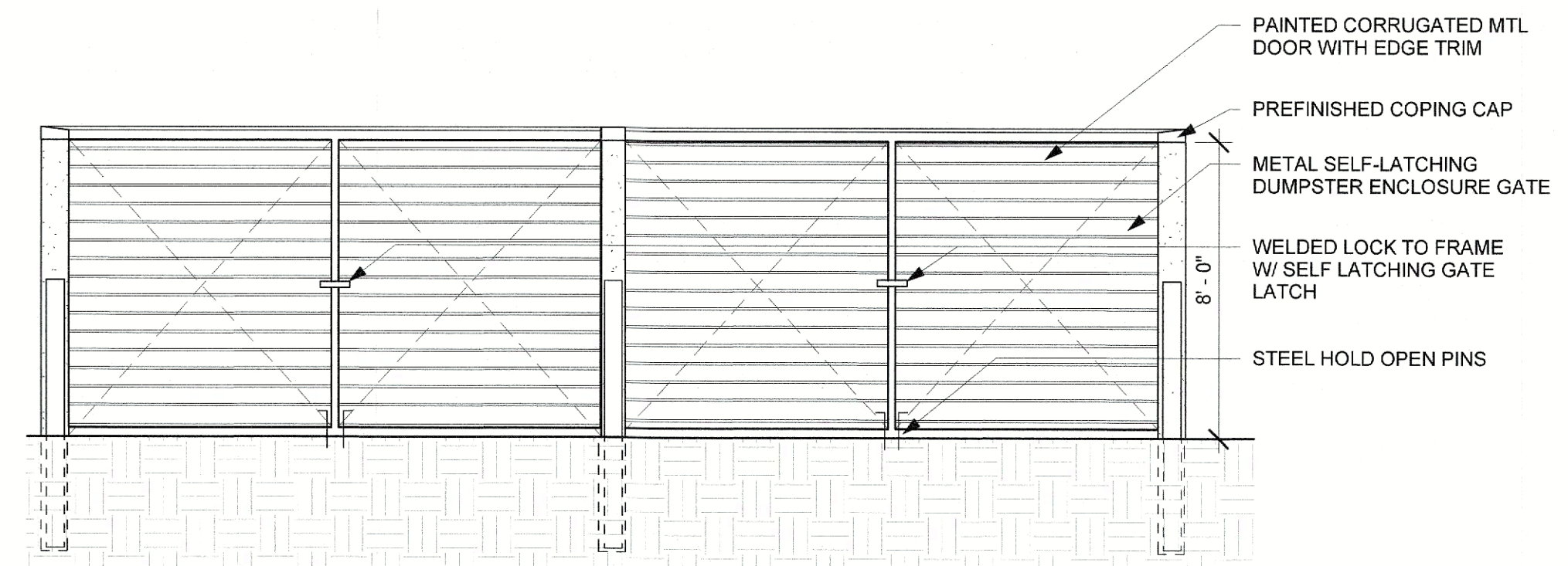
 
Planning & Zoning Commission, Chairman Director of Planning & Zoning



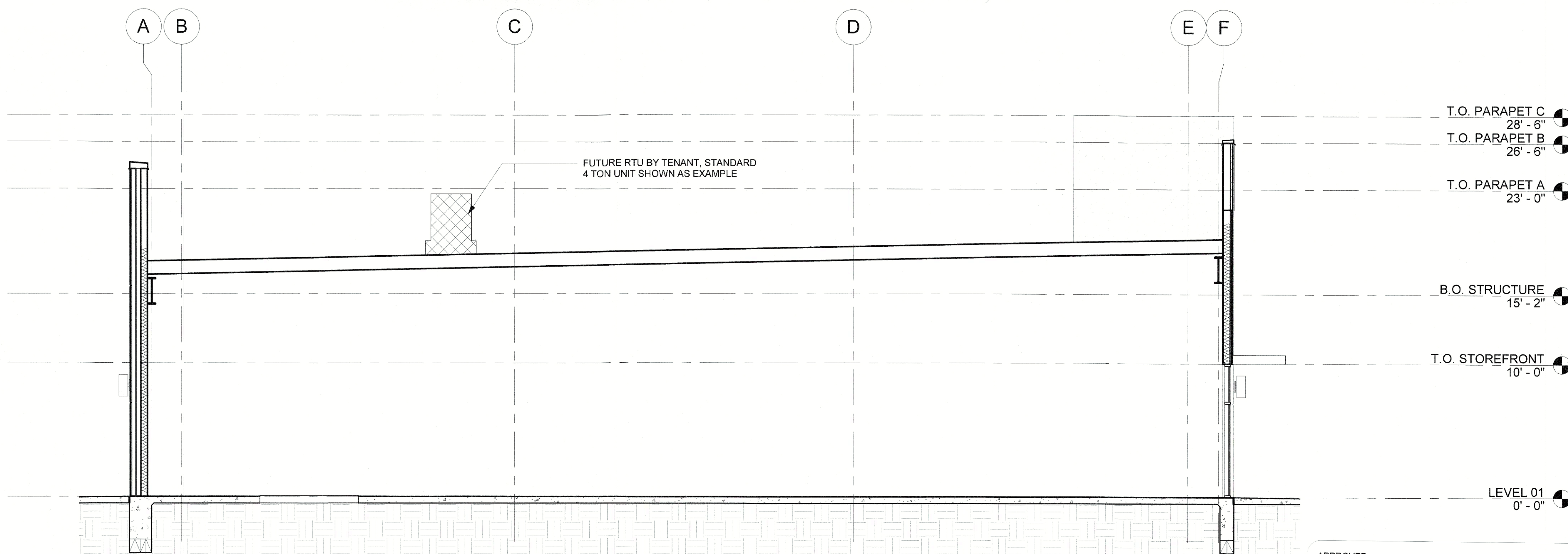
④ DUMPSTER ENCLOSURE DETAIL
1/4" = 1'-0"



② SECTION - DUMPSTER ENCLOSURE
1/4" = 1'-0"



③ ELEVATION - DUMPSTER ENCLOSURE
1/4" = 1'-0"



① BUILDING SECTION - DESIGN SIGNOFF
3/16" = 1'-0"

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[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning & Zoning

DUWEST ROCKWALL - RETAIL SHELL

BUILDING SECTION

modus architecture

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DATE: 09/05/22

06 - DESIGN SIGNOFF