

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
MARCH 25, 2025 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = **RED**

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Architectural Review Board (ARB) on any topic. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Architectural Review Board (ARB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) ACTION AGENDA

(1) **SP2025-011 (HENRY LEE)**

Discuss and consider a request by Drew Donosky of Claymoore Engineering for the approval of a Site Plan for the expansion of an existing Mini-Warehouse Facility on a 5.00-acre tract of land identified as Tract 2-6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) [*Ordinance No. 25-12*] for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2301 SH-276, and take any action necessary.

(2) **SP2025-012 (HENRY LEE)**

Discuss and consider a request by Frank Polma P.E. of R-Delta Engineers, Inc. on behalf of David Naylor of Rayburn Electric Cooperative for the approval of a Site Plan for a Private Indoor Gun Range on a 1.407-acre portion of a larger 48.6670-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) [*Ordinance No. 24-30*] for Heavy Commercial (HC) District land uses, generally located on the northside of Mims Road west of the intersection of S. Goliad Street [*SH-205*] and Mims Road, and take any action necessary.

(IV) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Government Code §551.071 (Consultation with City Attorney).

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on March 21, 2025 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/21/2025

PROJECT NUMBER: SP2025-011
PROJECT NAME: Site Plan for 2301 SH 276
SITE ADDRESS/LOCATIONS: 2301 STATE HIGHWAY 276

CASE CAPTION: Discuss and consider a request by Drew Donosky of Claymoore Engineering for the approval of a Site Plan for the expansion of an existing Mini-Warehouse Facility on a 5.00-acre tract of land identified as Tract 2-6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) [Ordinance No. 25-12] for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2301 SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/21/2025	Needs Review

03/21/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for the expansion of an existing Mini-Warehouse Facility on a 5.00-acre tract of land identified as Tract 2-6 of the J. A. Ramsey Survey, Abstract No. 186, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) [Ordinance No. 25-12] for Commercial (C) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 2301 SH-276.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2025-011) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be plat in order to establish easements and establish the property into Lot and Block.

M.5 A material sample board must be provided by the Architecture Review Board (ARB) meeting on March 25.

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

WITNESS OUR HANDS, this ____ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.7 Site Plan.

- (1) The front building setbacks are 15-feet. (Subsection 03.04.B, of Article 11, UDC)
- (2) All parking spaces shall be 20'x9'. (Engineering Standards of Design and Construction)
- (3) The proposed expansion increases the required parking to 11 spaces. Eight (8) parking spaces for the 704 units and three (3) additional spaces. (Table 5, Article 06, UDC)
- (4) All signage is reviewed and approved through a separate permitting process. Signage may not be located within any easements. (Subsection 06.02.F, of Article 05, UDC)
- (5) All roof mounted equipment must be crosshatched on the building elevations. This equipment must be fully screened. (Subsection 01.05.C, of Article 05, UDC)
- (6) All pad mounted equipment must be shown on the site plan. This equipment must be screened with five (5) gallon evergreen shrubs, which should be shown on the landscape plan. (Subsection 01.05.C, of Article 05, UDC)
- (7) Please provide a note that there shall no above ground storage tanks or outside storage, which includes vehicles. (Subsection 01.05. B, of Article 05, UDC)
- (8) To clarify, are the storage units contained within the building and there shall be no roll up doors? (Subsection 01.05. A, of Article 05, UDC)
- (9) Please clarify if there will be a dumpster. All dumpster enclosures must be 12-feet by 10-feet, and within the overlay district they must be 8-feet in height. If there will be an enclosure, please correct the site plan and provide a dumpster detail to reflect this. In addition, please denote that the brick on the enclosure will match the primary building. (Subsection 01.05.B, of Article 05, UDC)
- (10) No gutters, downspouts, or scuppers shall face a roadway. (Subsection 02.03, of Article 04, UDC)
- (11) Per the Conditional Land Use Standards, the "number of storage units per acre shall not exceed 125, the minimum number of storage units shall be ten (10), and the maximum site area shall be five (5) acres." In this case, you are proposing 704 units. This request will be an Exception that the Planning and Zoning Commission must consider.

M.8 Landscape Plan.

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
- (2) Please delineate and label the landscape buffers along SH-276 and Springer Road. The SH-276 landscape buffer is 15-feet, and the Springer Road landscape buffer is 10-feet. (Subsection 05.01, of Article 08, UDC)
- (3) Please delineate the required berms within the landscape buffers along SH-276 and Springer Road. The berm along SH-276 is required to be a minimum of 30-inches in height. (Subsection 06.02, of Article 05, UDC)
- (4) Identify visibility triangles for all driveway intersections with public streets. (Subsection 01.08, of Article 05, UDC)
- (5) The landscape buffer along SH-276 requires four (4) canopy trees and eight (8) accent trees. (Subsection 06.02, of Article 05, UDC)
- (6) Detention ponds are required to have one (1) canopy tree per 750 SF of detention area, and one (1) accent tree per 1,500 SF of detention area. In this case, you are requesting approval of smartscape plan for the detention system. The Planning and Zoning Commission will review this as part of your site plan request. (Subsection 05.03.D, of Article 08, UDC)
- (7) Please include a note that the irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08, UDC)

M.9 Photometric Plan

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)

M.10 Building Elevations

- (1) Cementitious materials may not exceed more than 50% on a façade. In this case, the south façade utilized greater than 50% cementitious fiber board. This will be a Variance. (Subsection 06.02.C, of Article 05, UDC)
- (2) Natural or quarried stone must be utilized on at least 20% on each façade. In this case, the south façade incorporates less than 20% stone. This will be a Variance. (Subsection 06.02.C, of Article 05, UDC)
- (3) EIFS is not a permitted building material. Please utilized three (3) part stucco. (Subsection 06.02.C, of Article 05, UDC)
- (4) Please provide a note that the back side of the parapet must be finished in the same material as the external facing façade. In addition, all parapet systems must be enclosed. In this case, it appears that there is no parapet on the back of the building. (Subsection 06.02, of Article 05, UDC)
- (5) Please crosshatch the RTUs on the elevations. The RTUs must be fully screened by the parapet. Please pay attention to this due the building being lower than the road. (Subsection 01.05.C, of Article 05, UDC)
- (6) The proposed building does not meet the four (4) sided architecture requirements. This requires the same "materials, detailing, articulation and features" on each façade. In this case the primary articulation requirements must be met on each side, and the same architectural detail and features must be provided on each side. (Subsection 06.02, of Article 05, UDC)
- (7) The proposed building does not meet the primary articulation standards on each side of the building. Please review the articulation diagram within the General Commercial

District Standards within the Unified Development Code (UDC). (Subsection 06.02, of Article 05, UDC)

M.11 At this time, based on the materials submitted, staff has identified the following Exception(s)/Variance(s) for this project:

- (1) Mini-Warehouse Unit Count. A maximum of 625 units may be permitted for a Mini-Warehouse Facility. (Subsection 01.05.C, of Article 05, UDC)
- (2) Cementitious Materials. Cementitious materials may not exceed 50% on a building façade. (Subsection 06.02, of Article 05, UDC)
- (3) Stone. Stone must be utilized on 20% of each building façade. (Subsection 06.02, of Article 05, UDC)
- (4) Articulation. The proposed building does not meet the primary articulation requirements outlined within the General Commercial District Standards. (Subsection 04.01, of Article 05, UDC)
- (5) Four (4) Sided Architecture. The proposed building does not provide the same "materials, detailing, articulation and features" on each façade. (Subsection 04.01, of Article 05, UDC)

M.12 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on April 1, 2025 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Please note the scheduled meetings for this case:

- (1) Planning & Zoning meeting/work session meeting will be held on March 25, 2025.
- (2) Planning & Zoning meeting/public hearing meeting will be held on April 15, 2025.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/20/2025	Approved w/ Comments

- 03/20/2025: 1. Move sidewalk away from back of curb (2' from ROW)
2. 20'x9'
 3. Private
 4. Need to get with the City of Rockwall's Internal Operations and Assistant City Manager regarding this
 5. FH or easement can't be in detention/drainage easement. FH requires min 20' water easement. Detention pond easement will be set at freeboard elevation.
 6. Water line to be centered in 20' water easement...so you may want to center the water line otherwise you'll need additional easements
 7. Must have 5' clearance around all fire hydrants...no fences, shrubs, tree, parking spaces, structures, bollards etc. All fire hydrants to be in a 20' wide water easement.
 8. Where is your proposed parking for this building?
 9. Dedicate a 10 utility easement along SH 276.
 10. All parking to be 20'x9'
 11. All parallel parking to be 22'x9'
 12. Verify that this ROW line is the new/proposed TXDOT for the SH 276 widening project
 13. 5' clear around fire hydrant
 14. No trees within 10' of water line along SH 276 and 5' from the 8" water line loop in the fire lane

General Comments:

General Items:

- Must meet City's 2023 Standards of Design and Construction

- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW. No structures or fences within easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Platting of property is required.
- Additional comments may be provided at time of Engineering.

Drainage Items:

- Detention is required if increasing impervious area. Detention is based on zoning, not specific land area use.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Existing flow patterns must be maintained.
- No water or sewer lines can be in detention easement.
- Detention ponds must be irrigated.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- All dumpster areas shall drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be centered in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is an existing 16" water main on the other side of Springer Road available for use.
- Minimum public sewer is 8".
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 8" sewer main along Springer Road available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Sewer pro-rata of \$979.14/acre to be paid
- Sewer line pro-rata \$21/lf along Springer
- Must extend water and sewer to southern property line to serve the .92 acre tract

Roadway Paving Items:

- All driveways must meet City spacing requirements.
- All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.

- Street pro-rata \$11.74 lf along Springer
- 5' sidewalk to be installed across the property along Springer

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/19/2025	Approved w/ Comments

03/19/2025: Note: Fire Hydrant coverage is extended to 600 feet when the building is equipped with fire sprinklers.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2025	Approved

No Comments

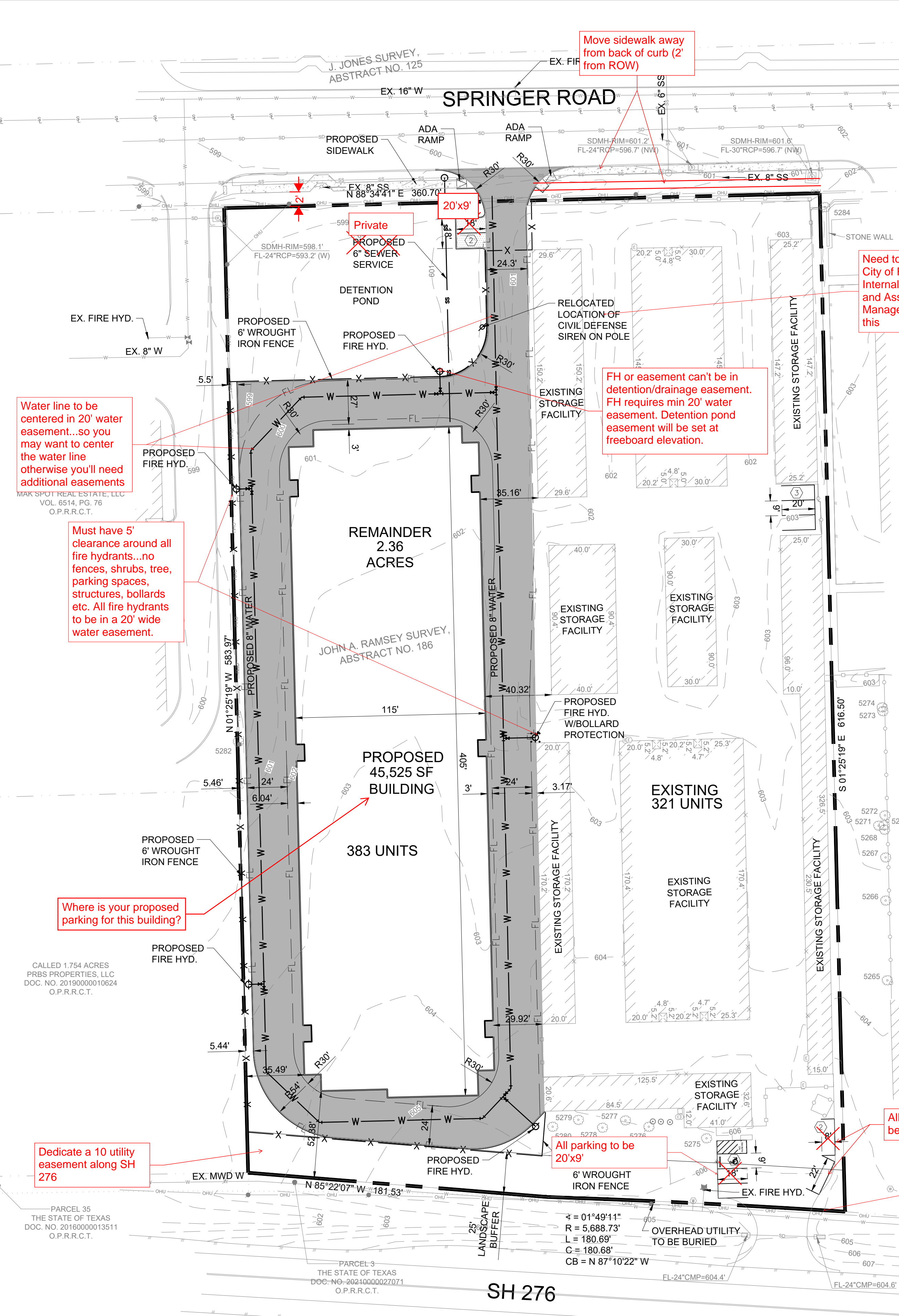
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/17/2025	Approved

03/17/2025: Tree mitigation approved
Landscape plan approved

Z:\PROJECTS\PROJECTS\2024-119 MONTEFORT CAPITAL PARTNERS SELF STORAGE ROCKWALL\CADD\SHEETS\SP-1 SITE PLAN.DWG

DAN CABALLERO

3/11/2025



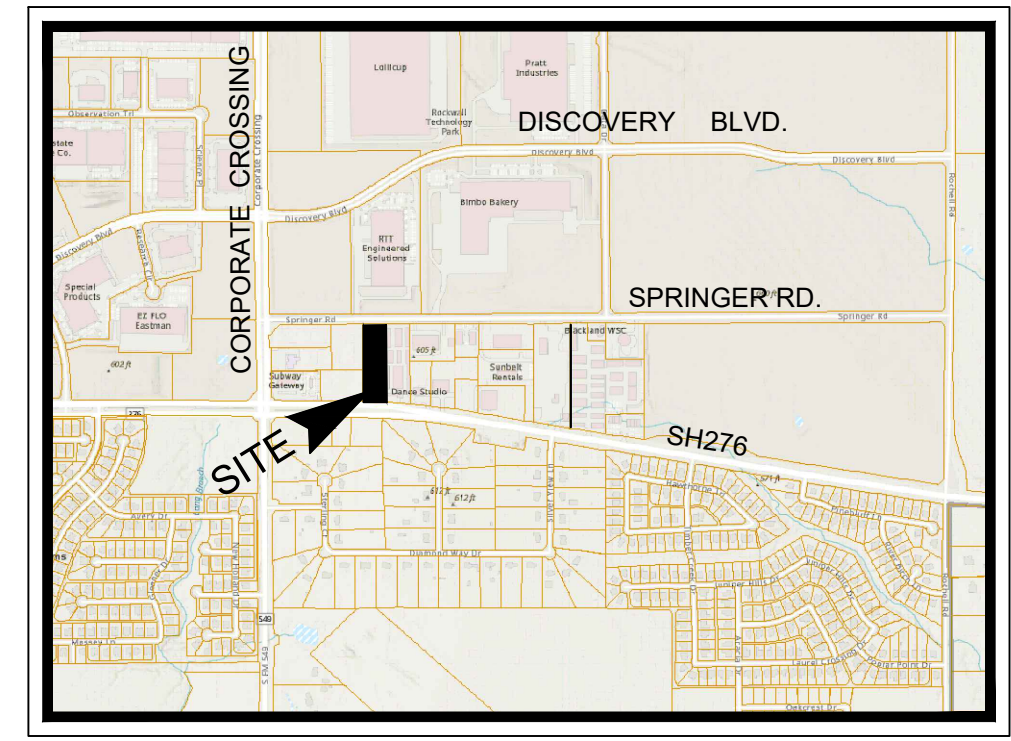
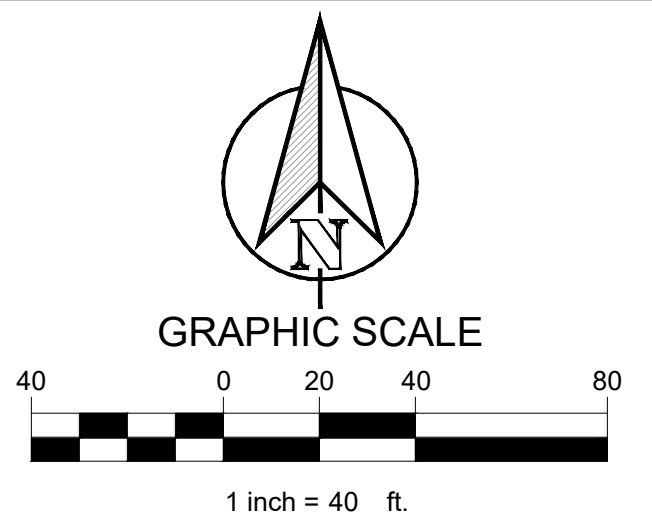
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 - Sewer pro-rata of \$979.14/acre to be paid
 - Sewer line pro-rata \$21/lf along Springer
 - Must extend water and sewer to southern property line to serve the .92 acre tract

- Roadway Paving Items:**
- All driveways must meet City spacing requirements.
 - All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
 - No gravel or asphalt allowed in any area.
 - All Parking to be 20'x9' minimum.
 - No dead-end parking allowed without an City approved turnaround.
 - Drive isles to be 24' wide.
 - Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
 - Fire lane (if needed) to be in a platted easement.
 - Street pro-rata \$11.74 lf along Springer
 - 5' sidewalk to be installed across the property along Springer

- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
 - No landscape berms or tree plantings shall be located on top of City utilities or within easements.



VICINITY MAP N.T.S.

CONSTRUCTION SCHEDULE	
	PROPOSED 5' STANDARD DUTY CONCRETE PAVEMENT
	PROPOSED 6' HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED 4' SIDEWALK CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT
	PROPOSED SAWCUT
	PARKING COUNT

- 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.
 6. DUMPSTER ENCLOSURE TO BE 8' IN HEIGHT WITH SELF LATCHING GATE. MATERIALS TO MATCH BUILDING.

SELF STORAGE ROCKWALL, TX	
LEGAL DESCRIPTION AND/OR ADDRESS: BEING 4.98 ACRES OF LAND OUT OF THE JOHN A. RAMSEY SURVEY, ABSTRACT NO. 186 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
OWNER: PRISM LEASING LTD 625 SUNSET HILL DRIVE ROCKWALL, TX 75087	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 CONTACT: DREW DONOSKY PH: 817.281.0572	
CASE NUMBER SP2025-	
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 _____ DAY OF _____	
WITNESS OUR HANDS THIS _____ DAY OF _____	
DIRECTOR OF PLANNING AND ZONING	

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.

TEXAS REGISTRATION #141199

CLAYMOORE ENGINEERING

1903 CENTRAL DR. SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENGINEERING.COM

STATE OF TEXAS

DREW DONOSKY
125651
PROFESSIONAL ENGINEER

3/11/2025

ROCKWALL STORAGE EXPANSION
2301 TX-276
ROCKWALL, TX 75032

NO.	DATE	REVISION	BY

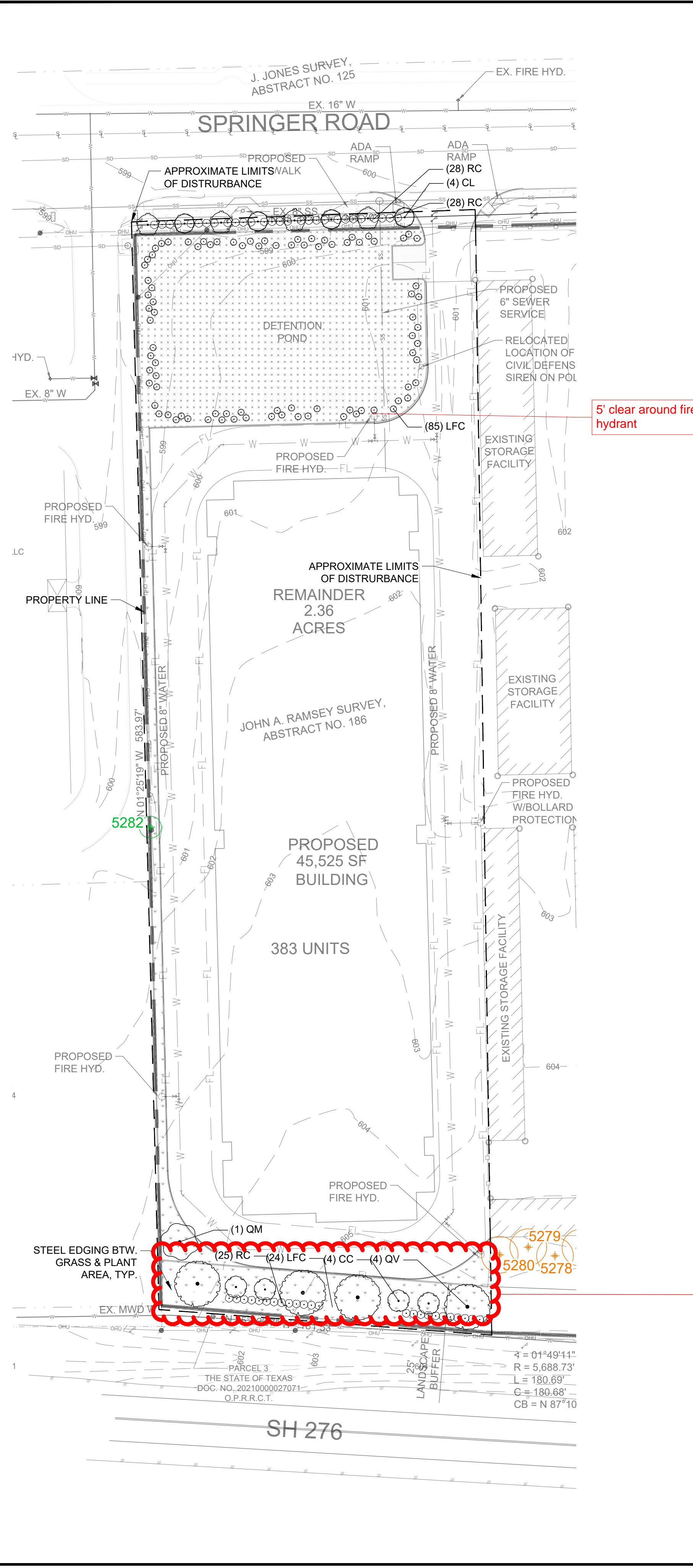
CITY SITE PLAN

DESIGN: ASD
DRAWN: DC
CHECKED: ASD
DATE: 3/11/2025

SHEET
SP-1

File No. 2024-119
CASE # SP2025-

P:\SHARED\PROJECTS\2025\ROCKWALL STORAGE EXPANSION - ROCKWALL TX - TX-276\ROCKWALL STORAGE EXPANSION - ROCKWALL TX - TX-276 TD-LP.DWG
COMPUTER
3/12/2025



5' clear around fire hydrant

No trees within 10' of water line along SH 276 and 5' from the 8" water line loop in the fire lane

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL
REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:
SH 276 - ±181' OF STREET FRONTAGE:
SPRINGER ROAD - ±186' OF STREET FRONTAGE:
* ACCENT TREES USED DUE TO OVERHEAD POWER LINES.

05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT
NEW CONSTRUCTION SITE AREA: 108,527 SF
LANDSCAPE AREA REQUIRED SITE: 21,705.4 SF (20%)
LANDSCAPE PROVIDED: 29,310 SF (27%)

LOCATION OF LANDSCAPING:
MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.

MIN. SIZE OF AREAS WIDE AND A MIN. OF 25 SF IN AREA

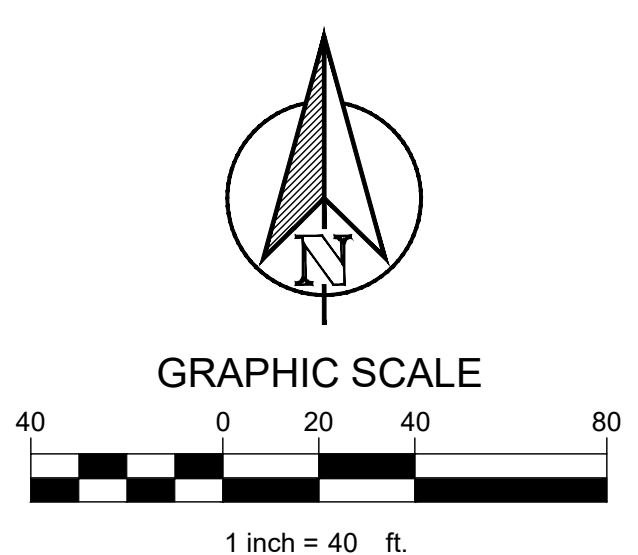
DETENTION BASIN SITE AREA:
DETENTION BASINS PLANTING REQUIRED: 16,013 SF
DETENTION BASING PLANTING PROVIDED: 16,013 / 750 = 21.35; 21.35 x 4 = 85 SHRUBS & NATIVE GRASS
XERISCAPE OPTION

ARTICLE 09: TREE PRESERVATION
05: TREE MITIGATION REQUIREMENTS
MITIGATION REQUIRED: YES
MITIGATION PROVIDED: 1 - 4" CALIPER TREE

06.01: REPLACEMENT TREES
ALL REPLACEMENT TREES SHALL BE A MIN. 4" CALIPER 1 REQUIRED

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
LARGE TREES					
	QM	Quercus muehlenbergii / Chinkapin Oak	4" Cal.	Cont. or B&B	1
	QV	Quercus virginiana / Southern Live Oak	4" Cal.	Cont. or B&B	4
SMALL TREES					
	CC	Cercis canadensis texensis / Texas Redbud	4" Ht.	Cont. or B&B	4
	CL	Chilopsis linearis / Desert Willow	4" Ht.	Cont. or B&B	4
	RC2	Rhus copallinum 'Flameleaf' / Flameleaf Sumac	4" Ht.	Cont. or B&B	4
SHRUBS					
	LFC	Leucophyllum frutescens 'Compacta' / Compact Texas Sage	5 gal.	Cont.	85
	RC	Rhaphiolepis indica 'Pinkie' / Indian Hawthorn	5 gal.	Cont.	53
SOD/SEED					
	SM	Blackland Prairie Seed Mix / Native American Seed (Seedsources.com)			16,013 sf
	TRF	Cynodon dactylon x transvaalensis 'DT-1' / Tiftuf™ Bermudagrass solid sod, staggered joints, thick and green, no gaps between sod pieces			6,992 sf



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.
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 - 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/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOB SITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
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IRRIGATION CONCEPT

- 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.
- 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.
- 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.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- 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.

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THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. 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.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC 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).

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

LANDSCAPE PLANTING PLAN

National Presence. Local Expertise.

EVERGREEN DESIGN GROUP
800.860.8830
www.evergreendesigngroup.com
LANDSCAPE ARCHITECTURE
LAND PLANNING, IRRIGATION DESIGN

TEXAS REGISTRATION #14199

CLAY MOORE ENGINEERING
100 CENTRAL DR. SUITE #400
ROCKWALL, TX 75087
WWW.CLAYMOORE.COM

ROCKWALL STORAGE EXPANSION
2398 TX-276
ROCKWALL, TX 75032

NO.	DATE	REVISION	BY

DESIGN: JML
DRAWN: JML
CHECKED: SS
DATE: 3-12-25

SHEET
LP-1

File No. 2024-119



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST (SELECT ONLY ONE BOX):

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹ & ²
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS	2301 TX-276 Rockwall, TX 75032		
SUBDIVISION	A0186	LOT	BLOCK
GENERAL LOCATION			

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING	PD-46	CURRENT USE	Storage Facility	
PROPOSED ZONING	PD-46	PROPOSED USE	Storage Facility	
ACREAGE	4.98	LOTS [CURRENT]	1	LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3187 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

<input type="checkbox"/> OWNER	Prism Leasing LTD	<input checked="" type="checkbox"/> APPLICANT	Claymoore Engineering
CONTACT PERSON		CONTACT PERSON	Drew Donosky
ADDRESS	625 Sunset Hill Dr	ADDRESS	1903 Central Dr # 406
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Bedford, TX 76021
PHONE		PHONE	817-281-0572
E-MAIL		E-MAIL	drew@claymooreeng.com

NOTARY VERIFICATION (REQUIRED)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROLAND COBB [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

¹ I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.²

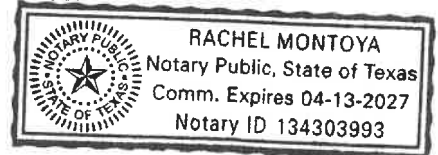
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF March, 2025

OWNER'S SIGNATURE Roland Cobb

Rachel Montoya

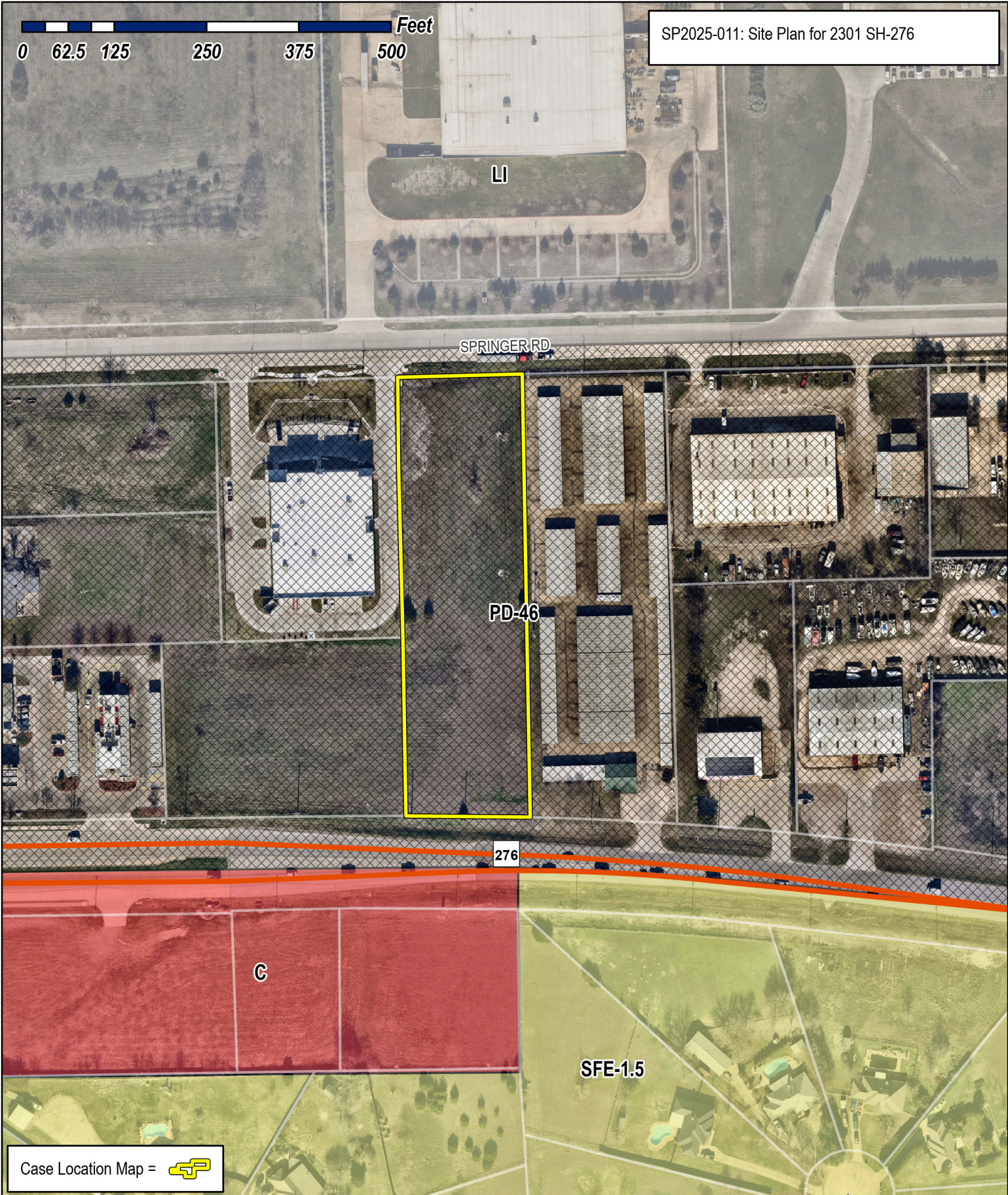
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____


MY COMMISSION EXPIRES 4-13-27





SP2025-011: Site Plan for 2301 SH-276



Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



NO.	DESCRIPTION	REVISIONS	
		DATE	

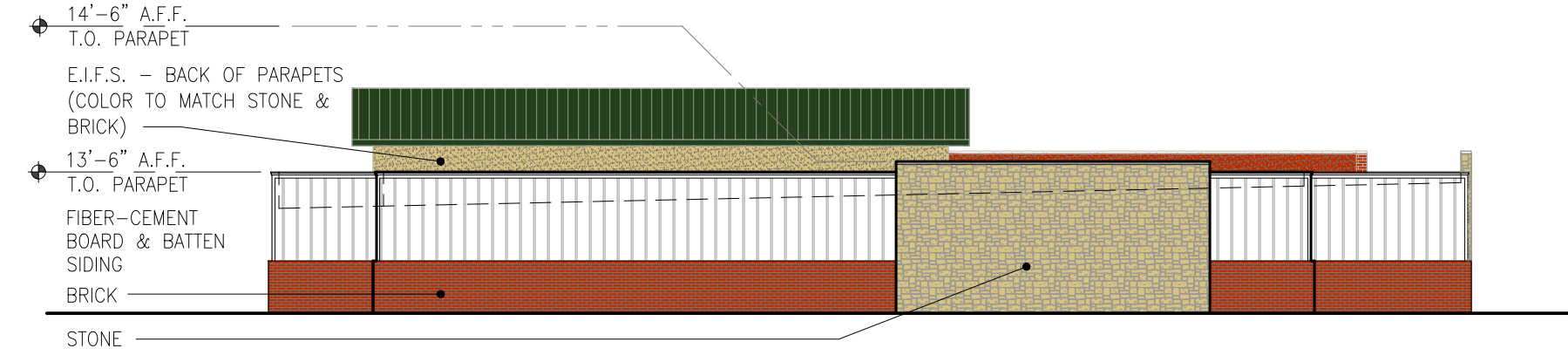
exterior elevations



EXTERIOR WALL FINISH MATERIALS

BRICK	1,657 SF	23%
SIDING	2,792 SF	49%
STONE	1,283 SF	22%
TOTAL	5,732 SF	100%

4 WEST ELEVATION
SCALE: 1/16" = 1'-0"



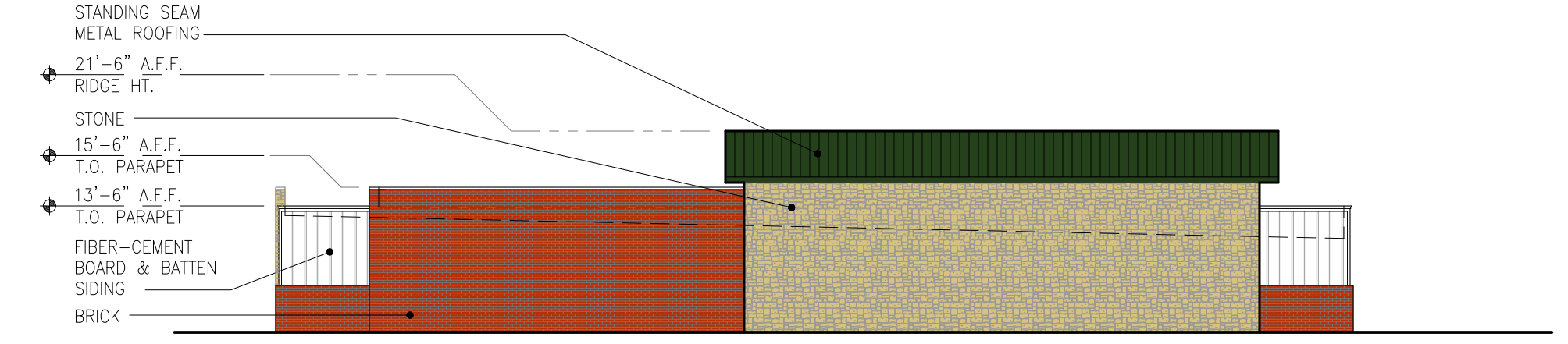
EXTERIOR WALL FINISH MATERIALS

BRICK	425 SF	24%
SIDING	730 SF	40%
STONE	435 SF	25%
E.I.F.S.	175 SF	10%
TOTAL	1,765 SF	100%

3 NORTH (SPRINGER LN) ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING TOTALS

BRICK	4,292 SF	29%
SIDING	7,031 SF	47%
STONE	3,496 SF	23%
E.I.F.S.	175 SF	1%
TOTAL	14,994 SF	100%



EXTERIOR WALL FINISH MATERIALS

BRICK	710 SF	40%
SIDING	175 SF	10%
STONE	880 SF	50%
TOTAL	1,765 SF	100%

2 SOUTH (HWY 276) ELEVATION
SCALE: 1/16" = 1'-0"



EXTERIOR WALL FINISH MATERIALS

BRICK	1,500 SF	26%
SIDING	3,334 SF	58%
STONE	898 SF	16%
TOTAL	5,732 SF	100%

1 EAST (INTERNAL) ELEVATION
SCALE: 1/16" = 1'-0"



BRICK - TO MATCH EXISTING



STONE - CHOPPED SANDSTONE



PAINT - ICE CUBE; SW6252 or equal



METAL ROOFING - DARK GREEN or equal



EXISTING HIGHWAY 276 FACADE

APPLICANT
 APPLICANT: CLAYMOORE ENGINEERING
 CONTACT PERSON: DREW DONOSKY
 ADDRESS: 1903 CENTRAL DRIVE #406 BEDFORD, TX 76021
 EMAIL: drew@claymooreeng.com
 PHONE: 817.281.0572

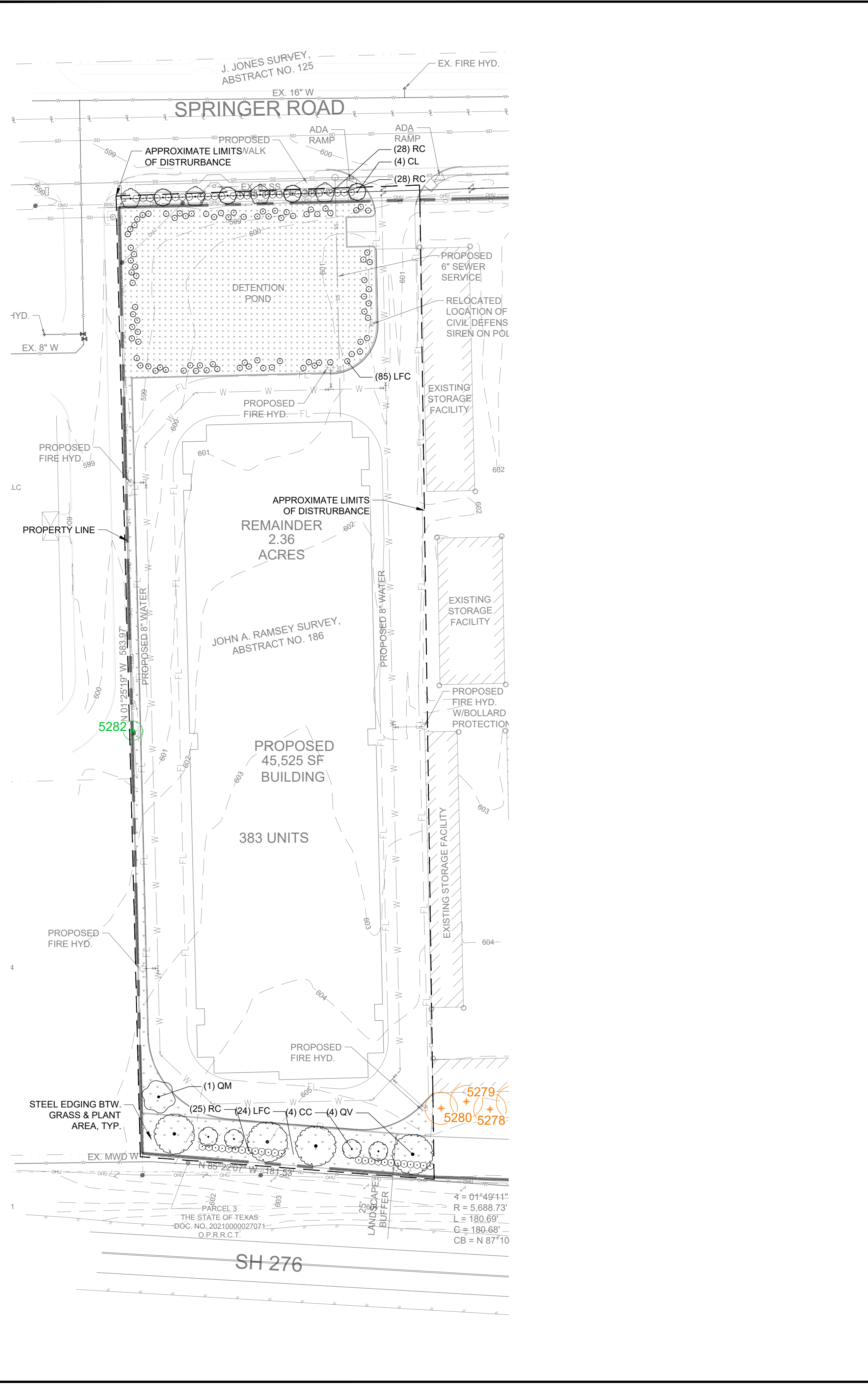
DEVELOPER
 DEVELOPER: MONTFORT CAPITAL PARTNERS, LLC
 CONTACT PERSON: SHRENK SHAH
 ADDRESS: 5151 BELTLINE RD, #725 DALLAS, TX 75254
 EMAIL: shrenik.shah@montfortcp.com
 PHONE: 469.368.2035

OWNER
 OWNER: PRISM LEASING, LTD
 CONTACT PERSON:
 ADDRESS: 625 SUNSET HILL DR. ROCKWALL, TX 75087
 EMAIL:
 PHONE:

PROJECT
 NAME: ROCKWALL STORAGE EXPANSION
 ADDRESS: 2301 HIGHWAY 276 ROCKWALL, TX 75032

CASE#: _____

P:\SHARED\PROJECTS\2025\ROCKWALL STORAGE EXPANSION - ROCKWALL TX - TX-276\ROCKWALL STORAGE EXPANSION - ROCKWALL TX - TX-276 TD-LP.DWG
COMPUTER
3/12/2025



LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL
 REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:
 SH 276 - ±181' OF STREET FRONTAGE:
 SPRINGER ROAD - ±186' OF STREET FRONTAGE:
 * ACCENT TREES USED DUE TO OVERHEAD POWER LINES.

05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT
 NEW CONSTRUCTION SITE AREA: 108,527 SF
 LANDSCAPE AREA REQUIRED SITE: 21,705.4 SF (20%)
 LANDSCAPE PROVIDED: 29,310 SF (27%)

LOCATION OF LANDSCAPING:
 MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.

MIN. SIZE OF AREAS
 WIDE AND A MIN. OF 25 SF IN AREA

DETENTION BASIN SITE AREA:
 DETENTION BASINS PLANTING REQUIRED: 16,013 SF
 DETENTION BASING PLANTING PROVIDED: 16,013 / 750 = 21.35; 21.35 x 4 = 85 SHRUBS & NATIVE GRASS
 XERISCAPE OPTION

ARTICLE 09: TREE PRESERVATION
 05: TREE MITIGATION REQUIREMENTS
 MITIGATION REQUIRED: YES
 MITIGATION PROVIDED: 1 - 4" CALIPER TREE

06.01: REPLACEMENT TREES
 ALL REPLACEMENT TREES SHALL BE A MIN. 4" CALIPER 1 REQUIRED

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
LARGE TREES					
	QM	Quercus muehlenbergii / Chinkapin Oak	4" Cal.	Cont. or B&B	1
	QV	Quercus virginiana / Southern Live Oak	4" Cal.	Cont. or B&B	4
SMALL TREES					
	CC	Cercis canadensis texensis / Texas Redbud	4" Ht.	Cont. or B&B	4
	CL	Chilopsis linearis / Desert Willow	4" Ht.	Cont. or B&B	4
	RC2	Rhus copallinum 'Flameleaf' / Flameleaf Sumac	4" Ht.	Cont. or B&B	4
SHRUBS					
	LFC	Leucophyllum frutescens 'Compacta' / Compact Texas Sage	5 gal.	Cont.	85
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THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. 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.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC 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).

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

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03/12/2025

ROCKWALL STORAGE EXPANSION
 2398 TX-276
 ROCKWALL, TX 75032

NO.	DATE	REVISION	BY

DESIGN: JML
 DRAWN: JML
 CHECKED: SS
 DATE: 3-12-25

SHEET
LP-1

File No. 2024-119

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.

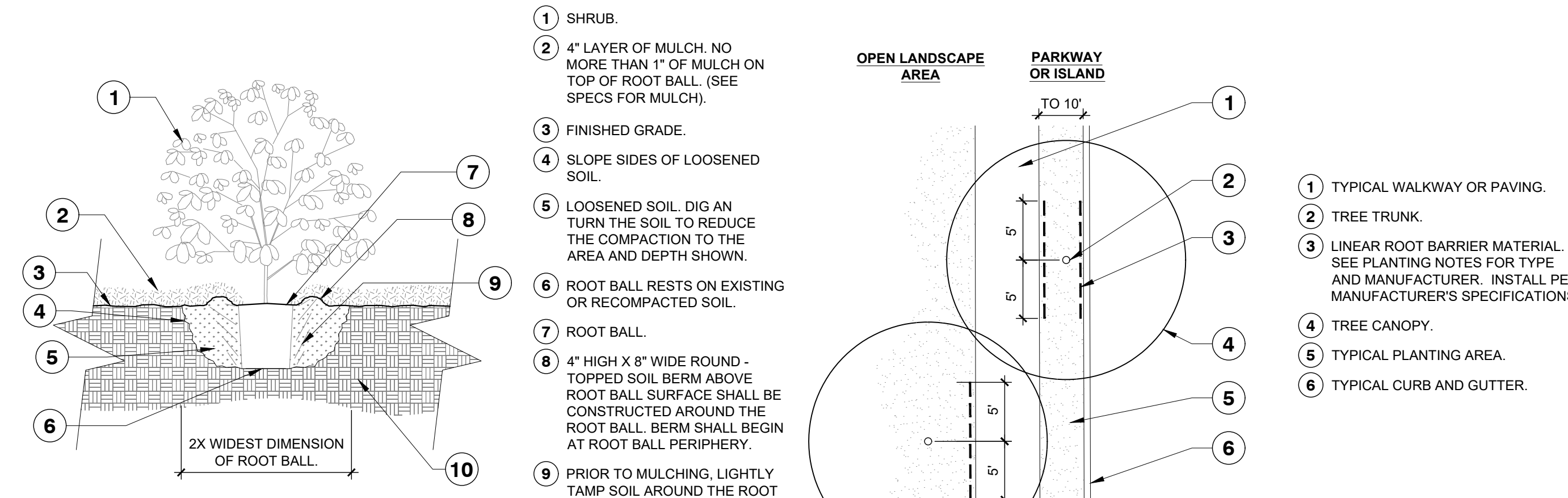
PRODUCTS

- 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 (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 A LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE 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 FIVE 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 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
 - COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 6, MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/L, 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 THE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 - STRAP CHAINING 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.
 - 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.

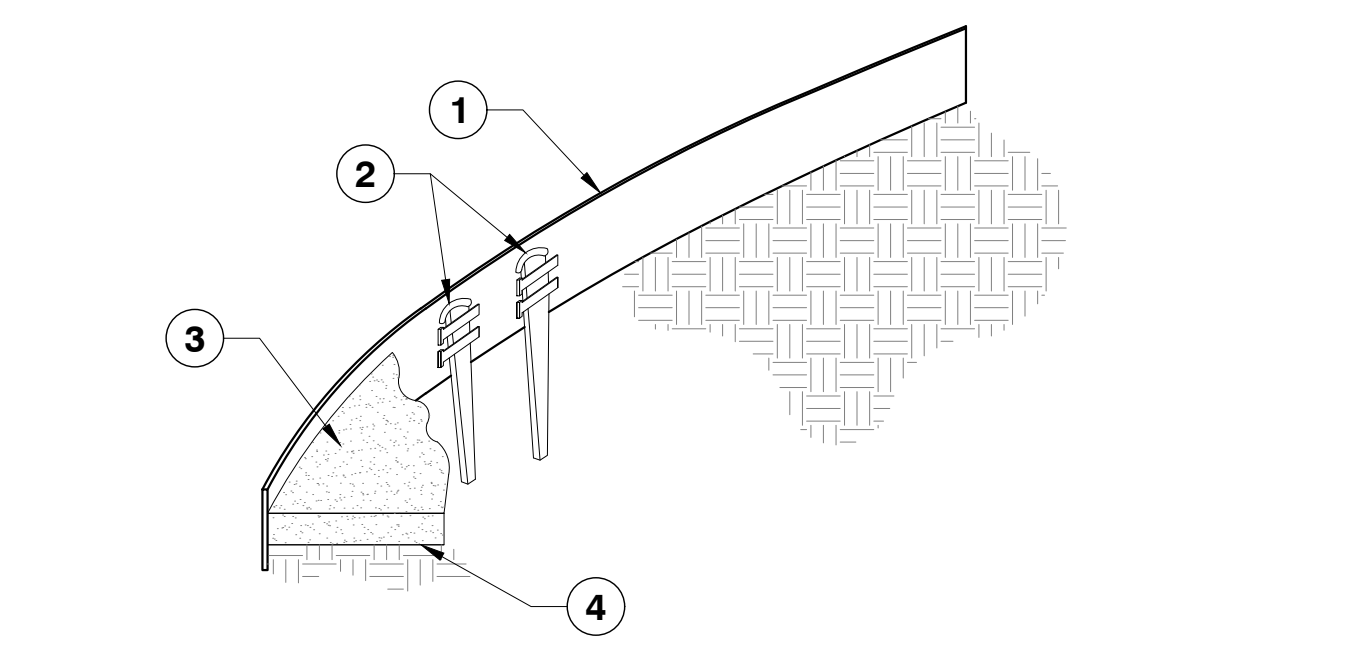
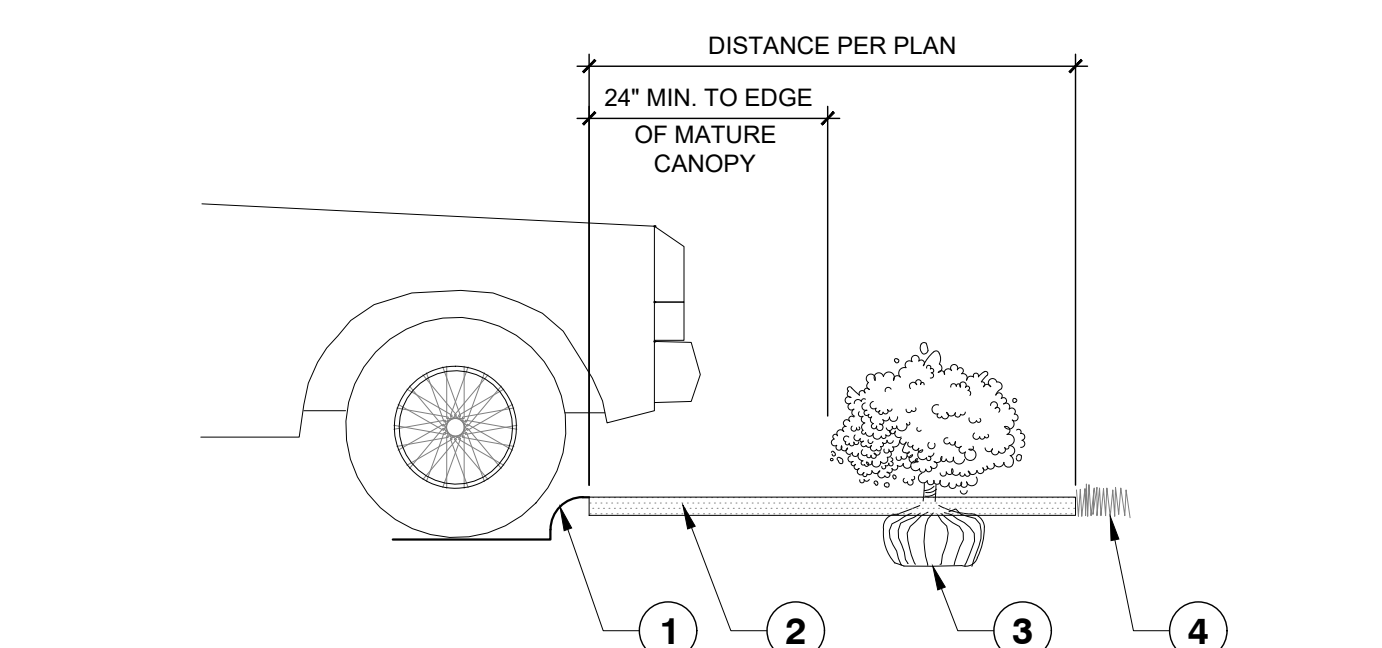
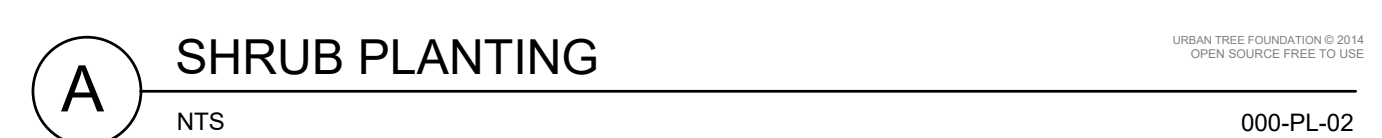
METHODS

- A. SOIL PREPARATION**
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/- 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 PROJECTS 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, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS 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, XERIS 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 6" 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 6" 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 +/- 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 OF 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 PLANTS, 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.

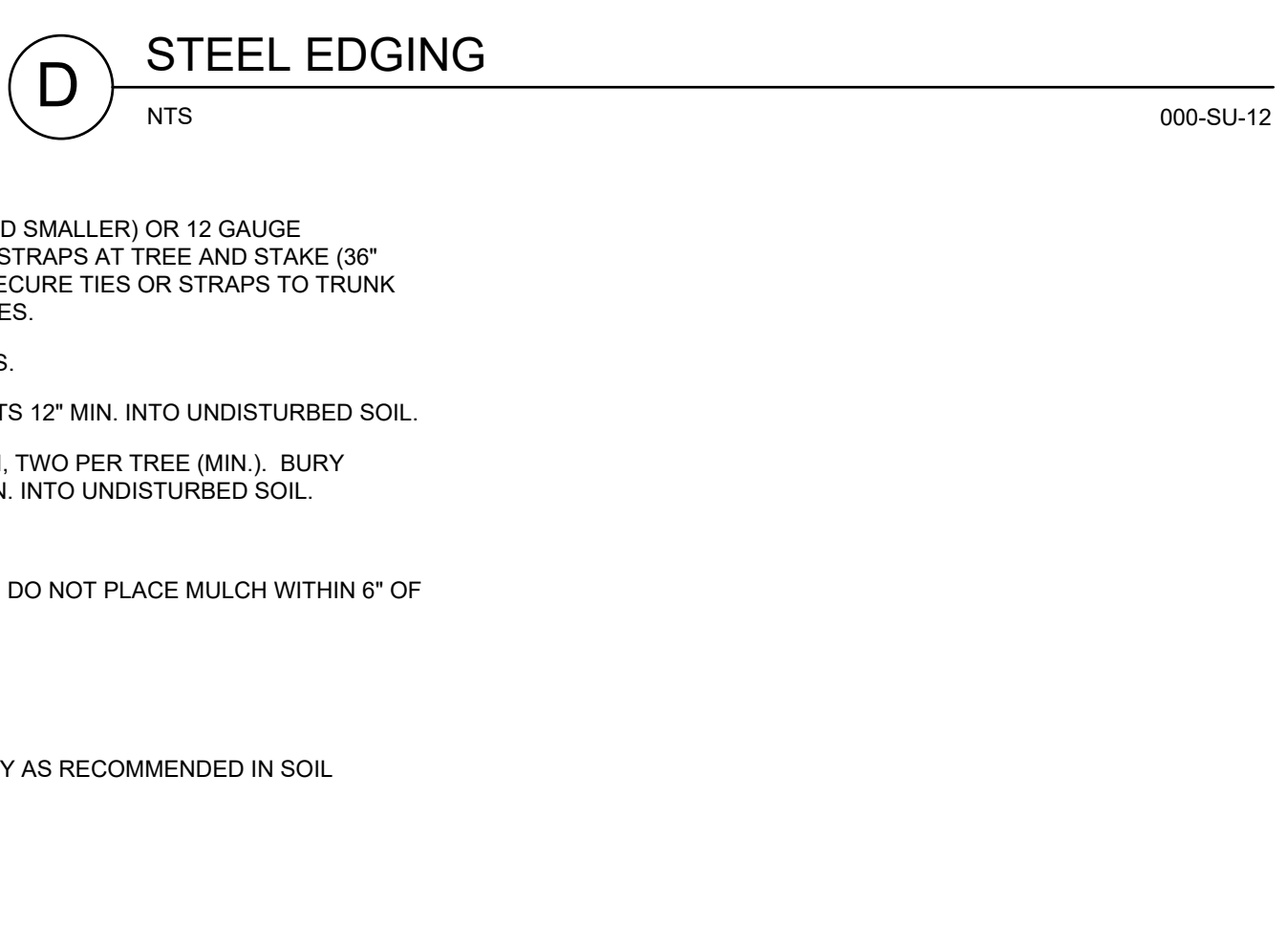
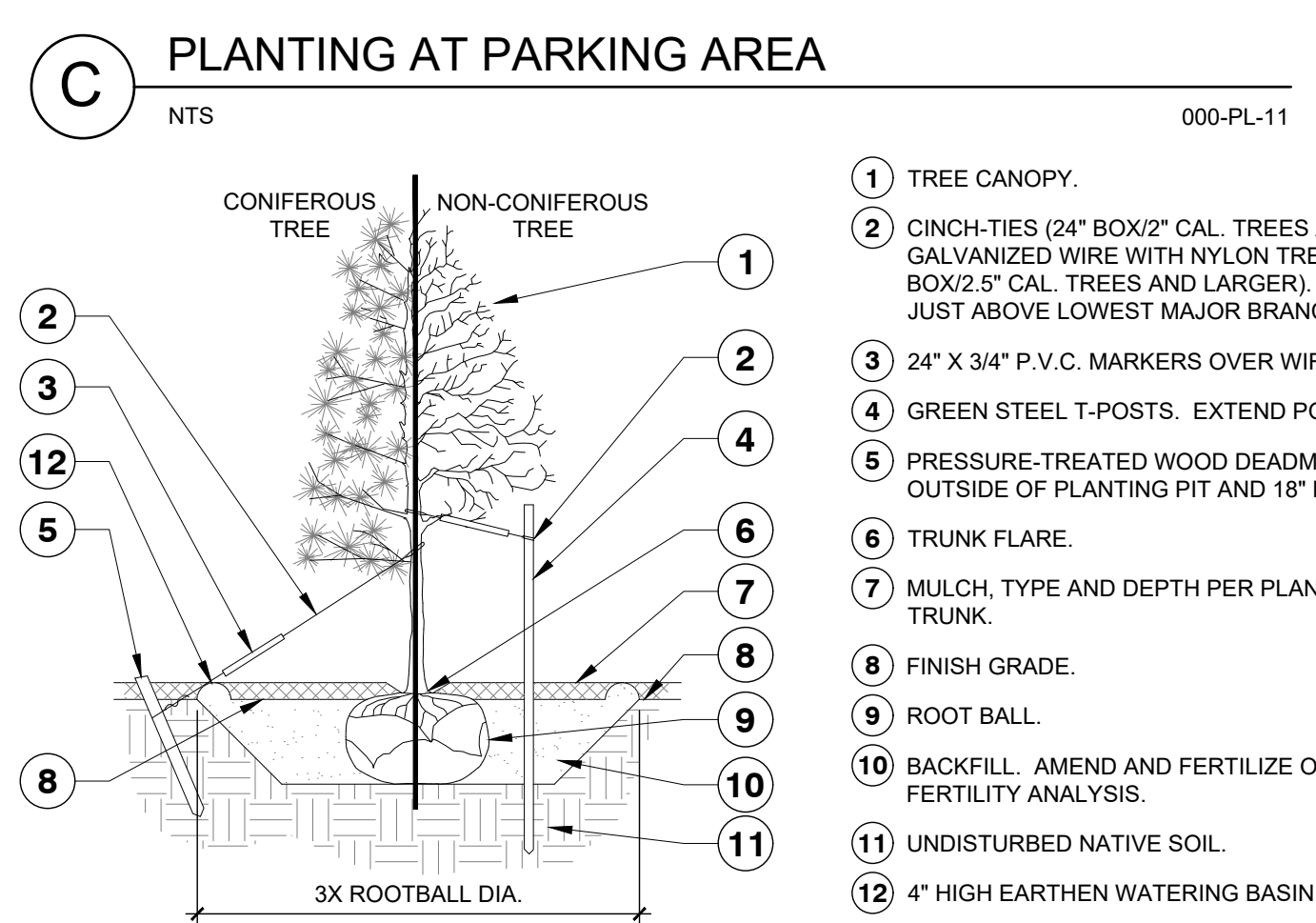
- B. SUBMITTALS**
- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 - SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE. PHOTOS OR SAMPLES OF ANY REQUIRED MULCH TYPES 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.
- C. 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.
- D. 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 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 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 MINIMUM 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 REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 1"-2" TREES: TWO STAKES PER TREE
 - 2-1/2"-4" TREES: THREE STAKES PER TREE
 - 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 AMENDMENTS 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 AS ADVISED ON THE PLANS.
 - 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.
- G. 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.
- H. 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.
- I. 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.
- J. 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, RESITTING OF PLANTS THAT HAVE SETTLED, MOWING 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 SEEDED 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 1/2" INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- K. 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.
- L. RECORD DRAWINGS**
- 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 ARE DOCUMENTED THROUGH REVISES, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



- NOTES:**
- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
 - SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.
- 1** TYPICAL WALKWAY OR PAVING.
2 TREE TRUNK.
3 LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4 TREE CANOPY.
5 TYPICAL PLANTING AREA.
6 TYPICAL CURB AND GUTTER.



- NOTES:**
- INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 - BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 - TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.
 - STEEL EDGING SHOULD BE SMOOTH & CONSISTENT AT CURVES & SHOULD JOIN AT 90 DEGREE ANGLES UNLESS OTHERWISE NOTED.



- NOTES:**
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 - REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
 - FOR B&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 - REMOVE ALL NURSERY STAKES AFTER PLANTING.
 - TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS REQUIRE STAKES TO KEEP TREES UPRIGHT. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.
 - FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.

LANDSCAPE DETAILS AND SPECIFICATIONS

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 WWW.CLAYMOOREENGINEERING.COM

REGULATED LANDSCAPE ARCHITECT
 STATE OF TEXAS
 3470

03/12/2025

ROCKWALL STORAGE EXPANSION
 2398 TX-276
 ROCKWALL, TX 75032

NO.	DATE	REVISION	BY

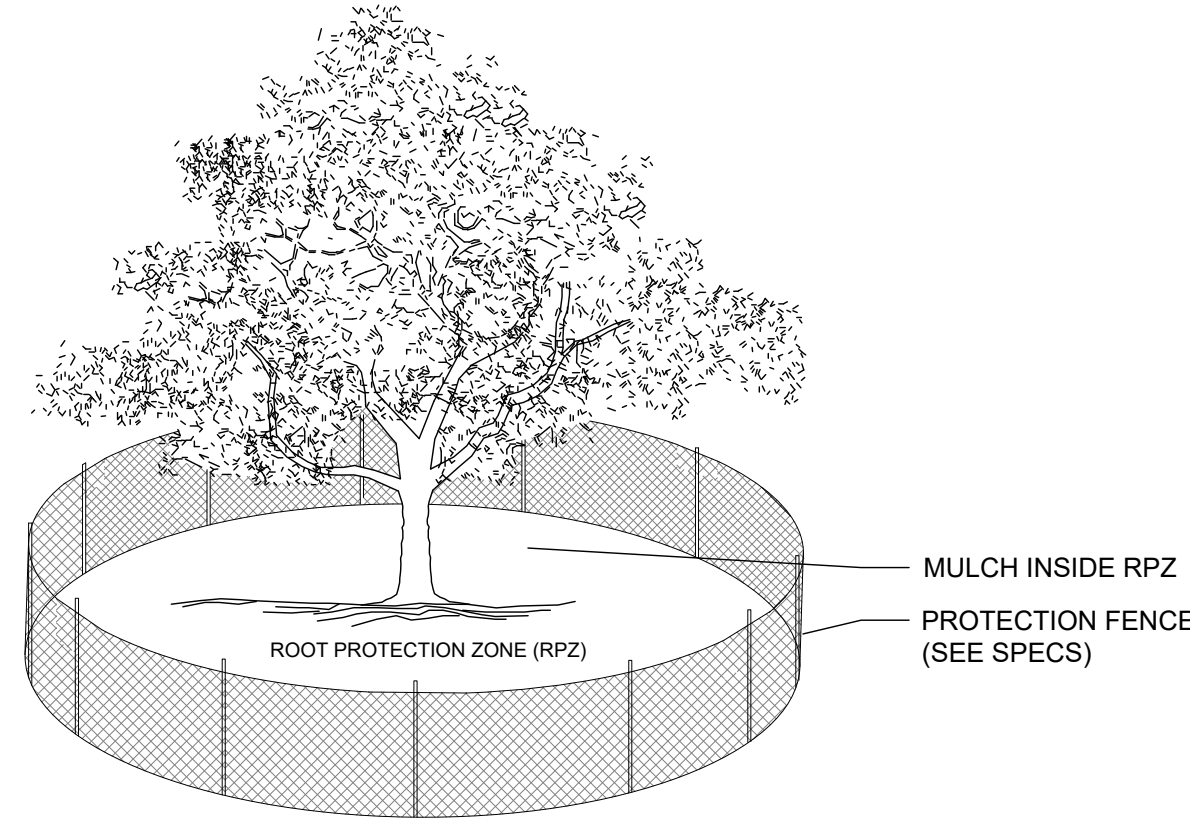
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 CHECKED: SS
 DATE: 3-12-23

SHEET
LP-2

File No. 2024-119

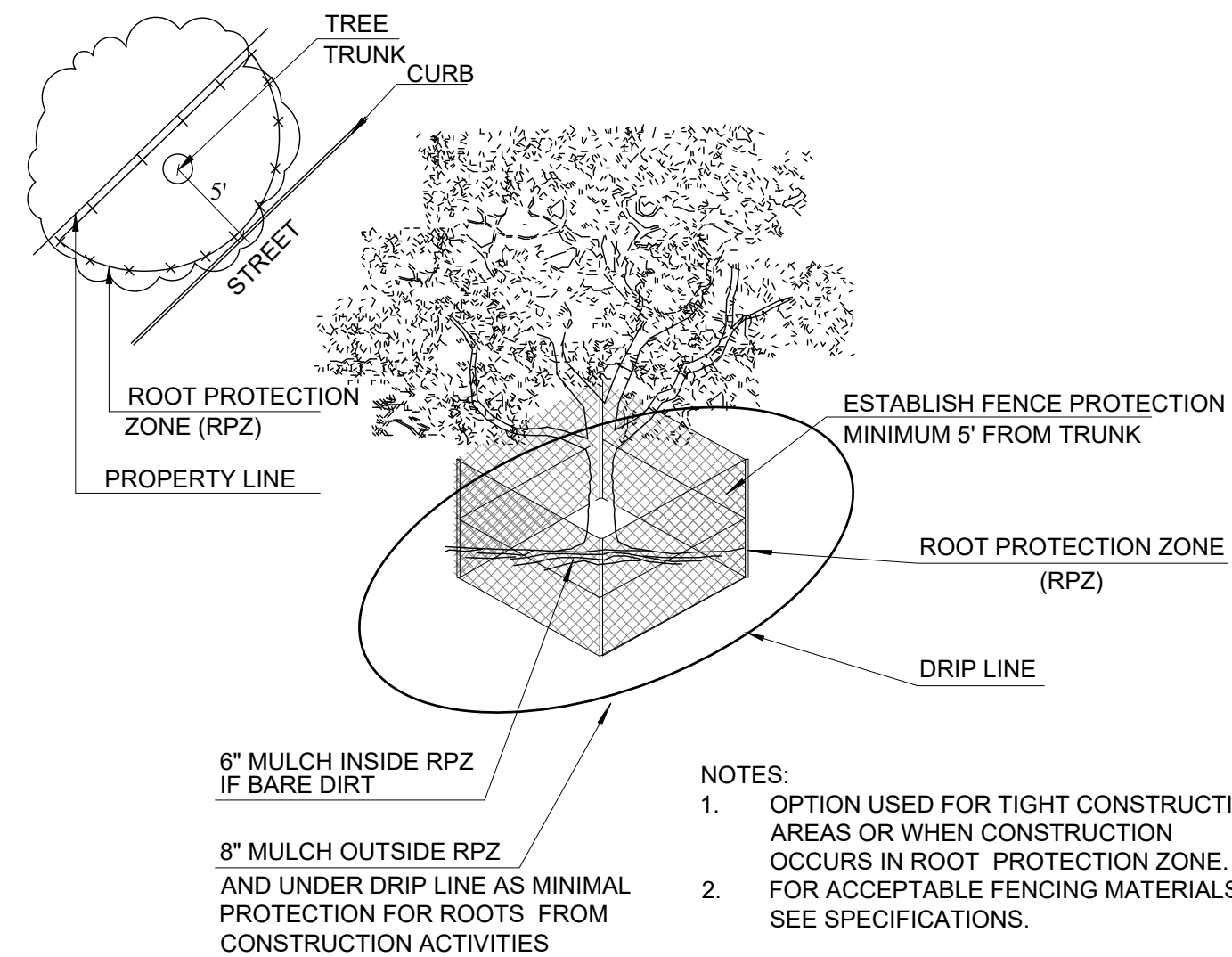
3/12/2025 JEFFREY LUERS P:\SHARED\PROJECTS\2025\ROCKWALL STORAGE EXPANSION - ROCKWALL TX - TX-276\ROCKWALL STORAGE EXPANSION - ROCKWALL TX - TX-276 TD-1P.DWG

3/12/2025 JEFFREY LUERS P:\SHARED\PROJECTS\2025\ROCKWALL STORAGE EXPANSION - ROCKWALL TX - TX-276 TD-LP.DWG



- NOTES:**
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMMATIC 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.

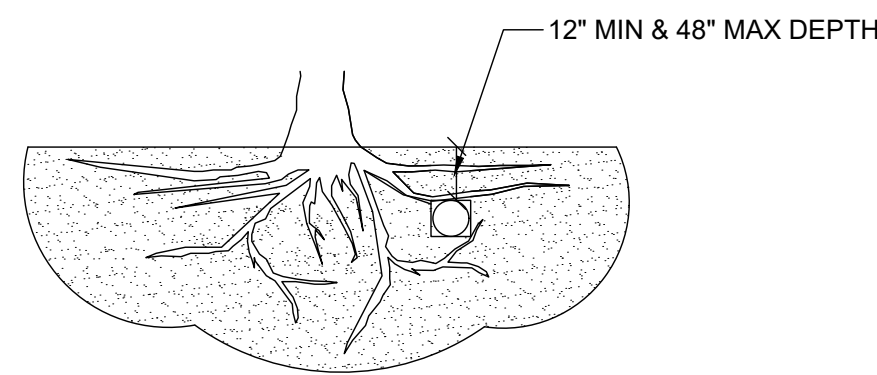
A TREE PROTECTION FENCE
SCALE: NOT TO SCALE



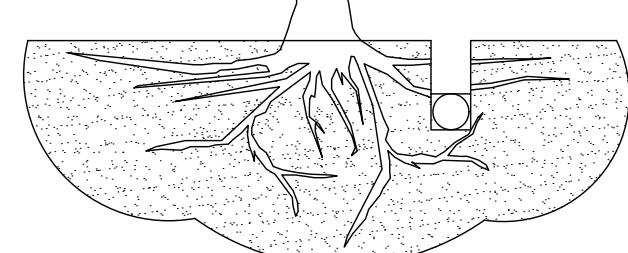
B TREE PROTECTION FENCE - TIGHT CONSTRUCTION
SCALE: NOT TO SCALE

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.



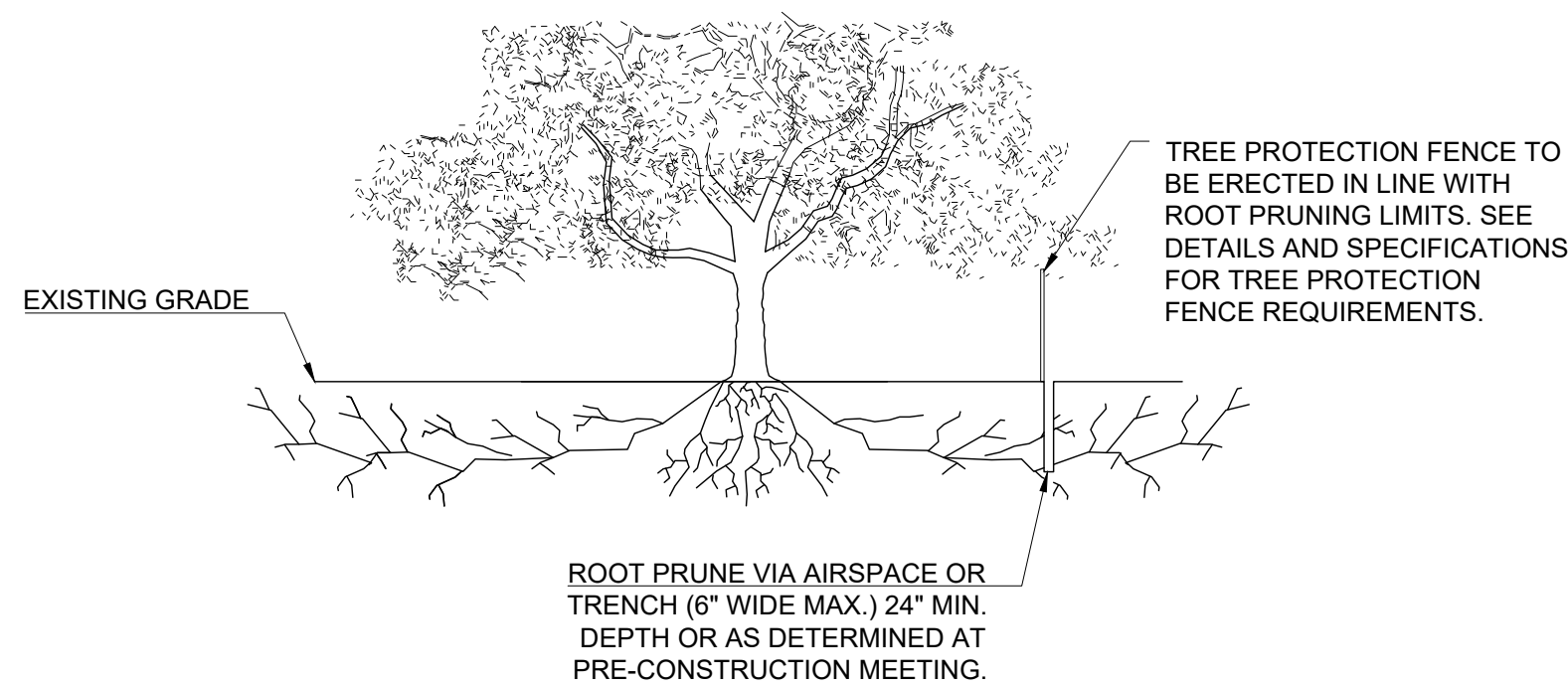
TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



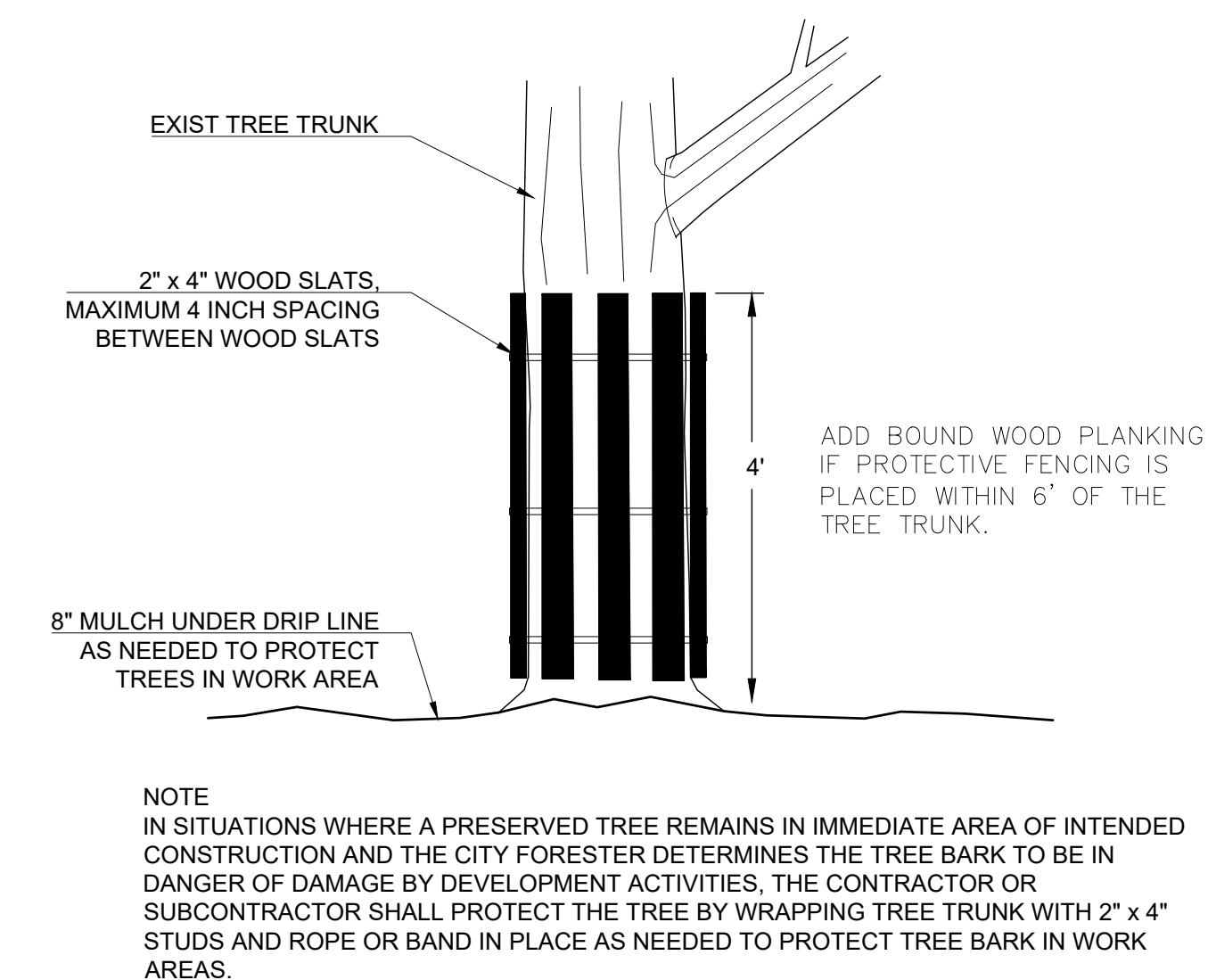
OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

C BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE

- 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



E TREE BARK PROTECTION
SCALE: NOT TO SCALE

NOTE
IN SITUATIONS WHERE A PRESERVED TREE REMAINS IN IMMEDIATE AREA OF INTENDED CONSTRUCTION AND THE CITY FORESTER DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY DEVELOPMENT ACTIVITIES, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY WRAPPING TREE TRUNK WITH 2" x 4" STUDS AND ROPE OR BAND IN PLACE AS NEEDED TO PROTECT TREE BARK IN WORK AREAS.

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 13 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 6 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.

TREE RELOCATION GUIDELINES

1. TREES SHALL NOT BE UNNECESSARILY DAMAGED DURING REMOVAL, TRANSPORT OR REPLANTING OF THE TREE.
2. IF THE TREE HAS A DORMANT PERIOD, THEY SHOULD BE TRANSPLANTED DURING THAT TIME. TREES SHOULD NOT BE TRANSPLANTED DURING PERIODS OF STRONG WINDS, DRY WINTER WINDS OR DURING DROUGHT.
3. ADEQUATE SPACES FOR ROOT AND CROWN DEVELOPMENT SHALL BE PROVIDED.
4. TREES SHALL BE ROOT AND CROWN PRUNED IN ACCORDANCE WITH SOUND ARBORICULTURAL STANDARDS PRIOR TO TRANSPLANTING.
5. DURING AND FOLLOWING TRANSPLANTING, THE ROOT BALL AND TRUNK SHALL BE PROTECTED. THE ROOT BALL MUST BE KEPT MOIST AT ALL TIMES.
6. TRANSPLANTED TREES SHALL BE BRACED FOR A MINIMUM OF ONE (1) YEAR.
7. TRANSPLANTED TREES SHALL NOT BE FERTILIZED AT PLANTING TIME, BUT SHALL BE WATERED SUFFICIENTLY UNTIL THE TREE GROWTH IS REESTABLISHED.
8. ALL CROWN PRUNING SHALL BE DONE IN ACCORDANCE WITH "THE AMERICAN NATIONAL STANDARDS INSTITUTE A-300, TREE SHRUB AND OTHER WOODY PLANT MAINTENANCE-STANDARD PRACTICES", AND "Z-133.1 PRUNING, REPAIRING, MAINTAINING AND REMOVING TREES, AND CUTTING BRUSH-SAFETY REQUIREMENTS" OR PALM PRUNING IN ACCORDANCE WITH THE STANDARDS IN RICHARD HARRIS, "ARBORICULTURE INTEGRATED MANAGEMENT OF LANDSCAPE TREES, SHRUBS AND VINES", AS AMENDED.
9. CONTRACTOR IS RESPONSIBLE FOR REGULAR WATERING AND MAINTENANCE OF TRANSPLANTED TREES DURING STORAGE PERIOD.

1. 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.

TREE DISPOSITION DETAILS AND SPECIFICATIONS

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100 CENTRAL DR. SUITE 4000
ROCKWALL, TX 75087

REGISTERED LANDSCAPE ARCHITECT

STEPHEN W. SALES

STATE OF TEXAS

3470

03/12/2025

ROCKWALL STORAGE EXPANSION
2398 TX-276
ROCKWALL, TX 75032

NO.	DATE	REVISION	BY

DESIGN: JML
DRAWN: JML
CHECKED: SS
DATE: 3-12-25

SHEET
TD-2

File No. 2024-119

NO.	REVISIONS	DESCRIPTION	DATE

Rockwall Storage Expansion
An Expansion for The Storage Locker
2301 Hwy 276, Rockwall, Texas

PROJECT NUMBER
2506
DATE
03.12.25
SHEET NUMBER

PM1.0

photometrics site plan

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	✕	0.1 fc	0.1 fc	0.0 fc	N/A	N/A
SITE	+	2.5 fc	20.4 fc	0.0 fc	N/A	N/A

SCHEDULE - NOT FOR USE IN CONSTRUCTION DOCUMENTS

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage	Distribution
○	CE	6	Lithonia Lighting	LDN6 40/25 LO6AR LD	6IN LDN, 4000K, 2500LM, CLEAR, MATTE DIFFUSE REFLECTOR, CR180		1	LDN6_40_25_LO6AR_LD.ies	2244	0.95	28.25	DIRECT, SC-0=1.02, SC-90=1.03
□	D	20	Lithonia Lighting	WPX2 LED 40K Mvolt	WPX2 LED wallpack 6000lm 4000K color temperature 120-277 Volt		1	WPX2_LED_40K_Mvolt.ies	5896	0.95	47.77	TYPE III, VERY SHORT, BUG RATING: B1 - U0 - G1

Contractor Select™
WPX LED
Wall packs

The WPX LED wall packs are energy efficient, cost effective, and aesthetically appealing full cut off solution for both new construction and HID wall pack replacement/renovation opportunities. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life.



APPLICANT
APPLICANT: CLAYMOORE ENGINEERING
CONTACT PERSON: DREW DONOSKY
ADDRESS: 1903 CENTRAL DRIVE #406 BEDFORD, TX 76021
EMAIL: drew@claymooreeng.com
PHONE: 817.281.0572

DEVELOPER
DEVELOPER: MONTFORT CAPITAL PARTNERS, LLC
CONTACT PERSON: SHRENİK SHAH
ADDRESS: 5151 BELTLINE RD, #725 DALLAS, TX 75254
EMAIL: shrenik.shah@montfortcp.com
PHONE: 469.368.2035

OWNER
OWNER: PRISM LEASING, LTD
CONTACT PERSON: _____
ADDRESS: 625 SUNSET HILL DR. ROCKWALL, TX 75087
EMAIL: _____
PHONE: _____

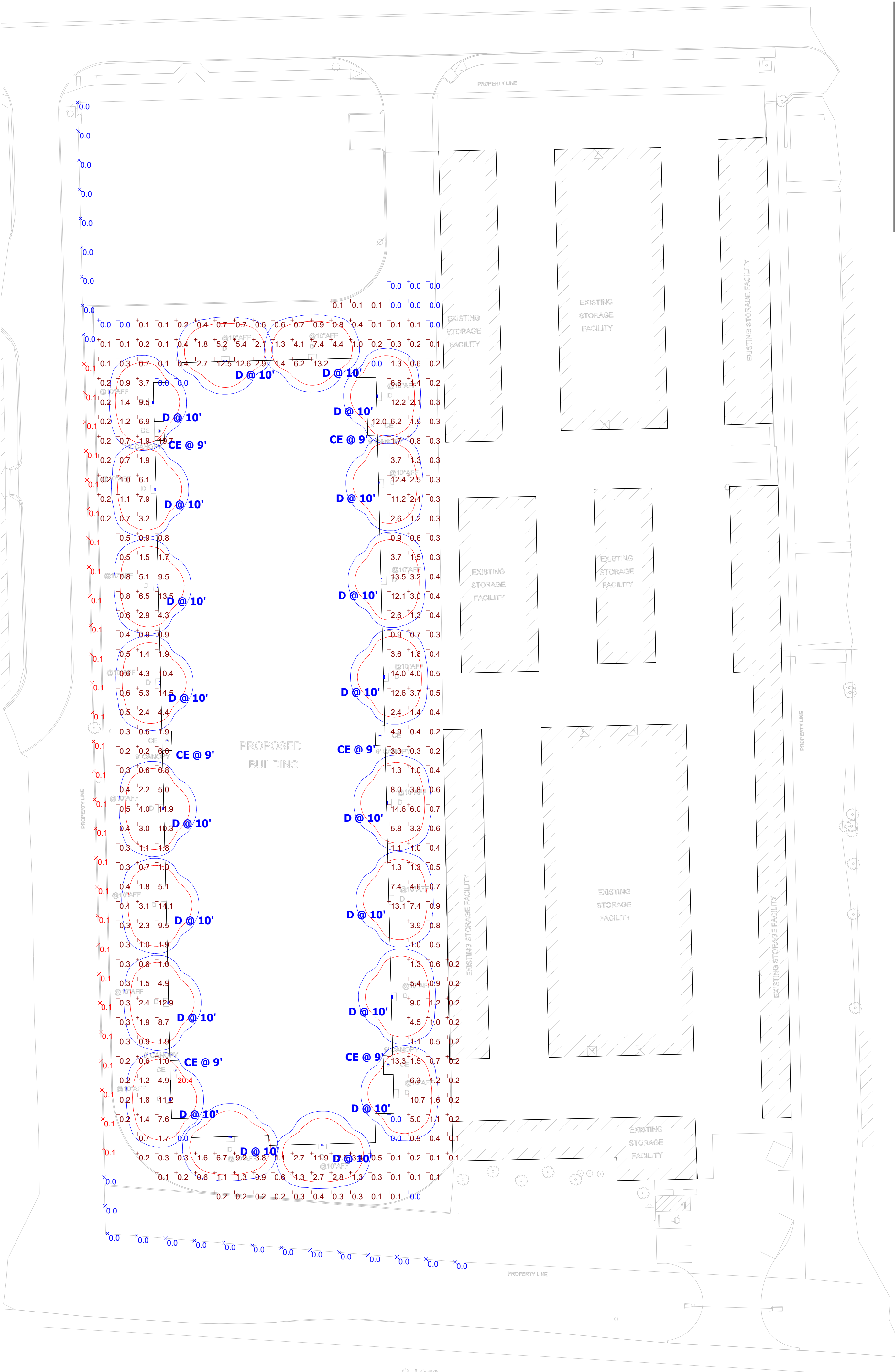
PROJECT
NAME: ROCKWALL STORAGE EXPANSION
ADDRESS: 2301 HIGHWAY 276 ROCKWALL, TX 75032
CASE#: _____

Note
1. ALL EXTERIOR CALCULATIONS ARE ASSUMED ON EVEN OR FLAT TERRAIN.
2. ALL EXTERIOR CALCULATIONS ARE TAKEN AT 0'-0" AFG.
3. VALUE NEXT TO LUMINAIRE LABEL DRAWING REPRESENTS OVERALL MOUNTING HEIGHT.

This document was prepared to convey a concept and not a detail working system. Spectrum Lighting San Antonio LLC makes no representation, express or implied, with respect to the use of the information conveyed in this document, regardless of its format or the means of its distribution. Any specific information regarding the installation must be provided by the manufacturer of the equipment. There is no guarantee or representation to the user as to the accuracy, currency, suitability, or reliability of this document for any purpose.

The fixture schedule above does not contain the complete fixture nomenclature required for construction or bidding purposes. The fixture nomenclature listed is the photometric file of the base fixture.

Please contact Spectrum Lighting San Antonio for a complete fixture schedule.



SH 276
Plan View
Scale - 1" = 32'

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 3/21/2025

PROJECT NUMBER: SP2025-012
PROJECT NAME: Site Plan for 1500 Mims Road
SITE ADDRESS/LOCATIONS: 1500 MIMS RD, ROCKWALL, TX 75032

CASE CAPTION: Discuss and consider a request by Frank Polma P.E. of R-Delta Engineers, Inc. on behalf of David Naylor of Rayburn Electric Cooperative for the approval of a Site Plan for a Private Indoor Gun Range on a 1.407-acre portion of a larger 48.6670-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) [Ordinance No. 24-30] for Heavy Commercial (HC) District land uses, generally located on the northside of Mims Road west of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/21/2025	Needs Review

03/21/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Private Indoor Gun Range on a 1.407-acre portion of a larger 48.6670-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) [Ordinance No. 24-30] for Heavy Commercial (HC) District land uses, generally located on the northside of Mims Road west of the intersection of S. Goliad Street [SH-205] and Mims Road.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2025-012) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be plat in order to establish the new easements.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

WITNESS OUR HANDS, this ____ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.6 Site Plan.

(1) Please indicate the delineated front yard setback as 25-feet. (Subsection 03.04.B, of Article 11, UDC)

(2) Please indicate any ground mounted equipment. On the landscape plan provide the necessary five (5) gallon evergreen shrubs for screening. (Subsection 01.05. C, of Article

05, UDC)

M.7 Landscape Plan.

(1) Please delineate and label the berms within the landscape buffer. (Subsection 05.01, of Article 08, UDC)

M.8 Photometric Plan

(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)

(2) The light levels may not exceed 0.2 FC at any property line. In this case, the light levels exceed 0.2 FC along Mims Road. (Subsection 03.03.G, of Article 07, UDC)

M.9 Building Elevations

(1) The proposed building does not meet the primary and secondary articulation standards. Given the intended purposed of the building, the articulation options are limited. This will be an Exception. (Subsection 04.01, of Article 05, UDC)

(2) Please indicate the height of the parapet. Buildings with a flat roof are required a parapet that continues around the entire building. (Subsection 04.01, of Article 05, UDC)

M.10 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.11 Revised and corrected plans are due by 3:00 PM on April 1, 2025.

I.12 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting/work session meeting will be held on March 25, 2025.

(2) Planning & Zoning meeting/public hearing meeting will be held on April 15, 2025.

I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/20/2025	Approved w/ Comments

- 03/20/2025: 1. Show detention area
2. Where is this and who does it belong to?
3. Water line to be centered in 20' easement
4. Install 5' sidewalk
5. Where is this?

General Comments:

General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- The site will need to be platted.
- No signage is allowed within easements or ROW. No structures or fences within easements.

- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan and Engineering.
- Dumpsters may not directly face a roadway.

Drainage Items:

- Detention is required if increasing impervious area. Detention is based on zoning, not specific land area use.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Existing flow patterns must be maintained.
- No water or sewer lines can be in detention easement.
- Detention ponds must be irrigated.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- All dumpster areas shall drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is an existing 12" water main along Mims Road available for use.
- Minimum public sewer is 8". Minimum private sewer service is 6".
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 18" sewer main along the back floodplain area available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.

Roadway Paving Items:

- All driveways must meet City spacing requirements.
- All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround. 15'x64' striped no parking.
- Drive isles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/20/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2025	Approved w/ Comments

03/17/2025: Assigned address will be 1500 MIMS RD, ROCKWALL, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/17/2025	Approved w/ Comments

03/17/2025: 1. Landscape approved
2. tree mitigation approved

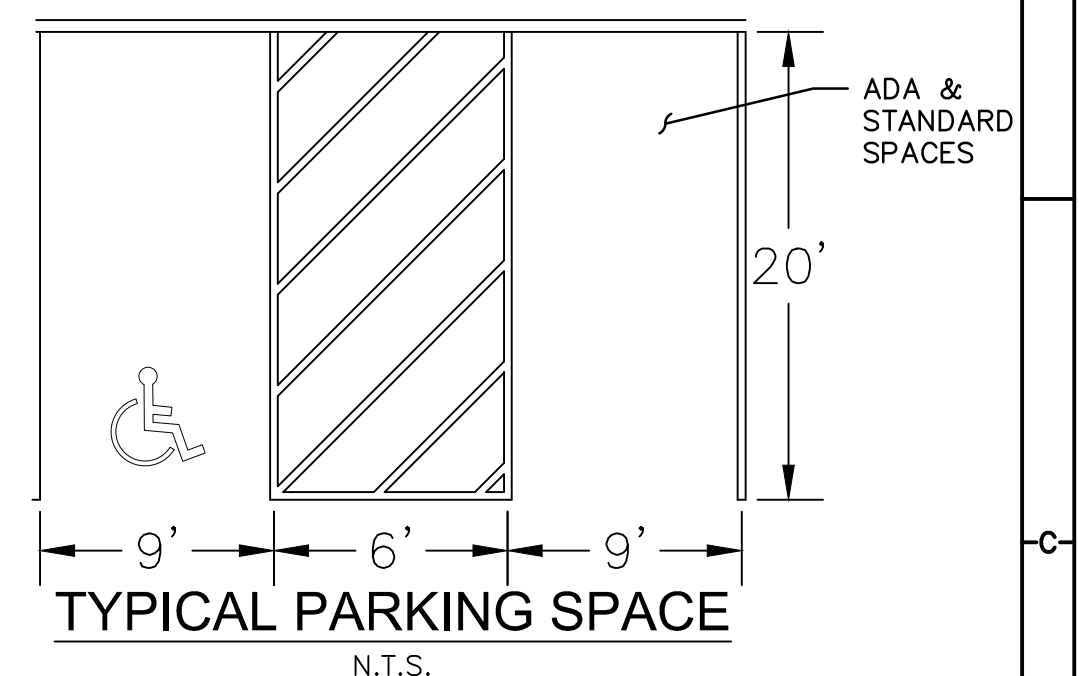
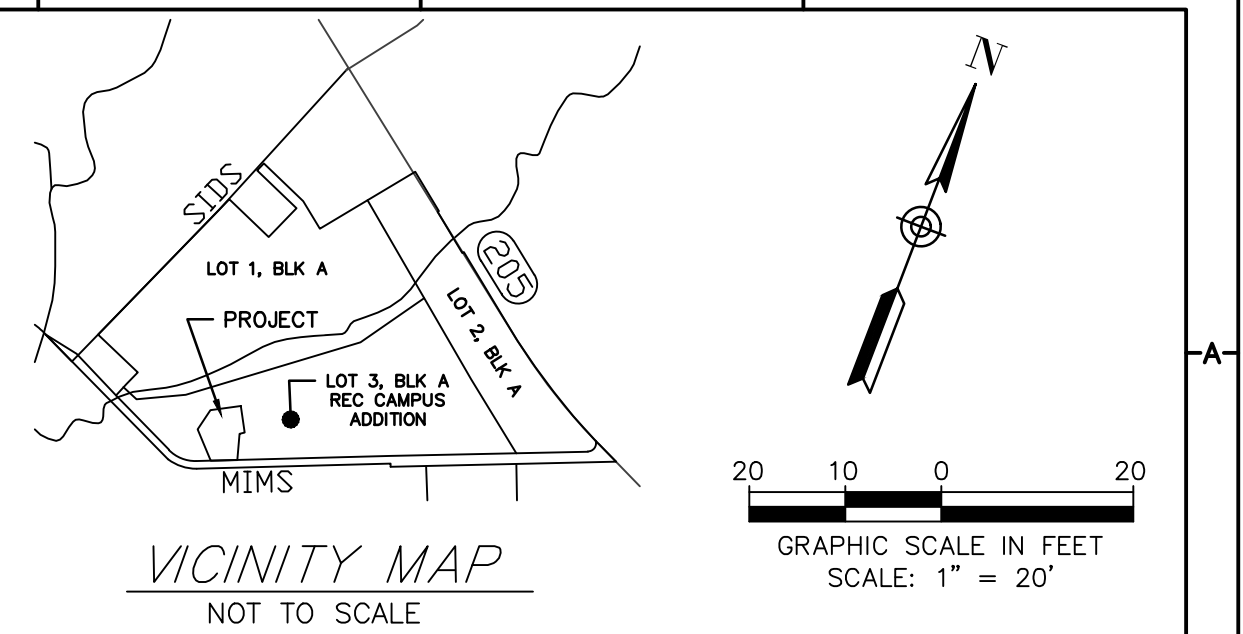
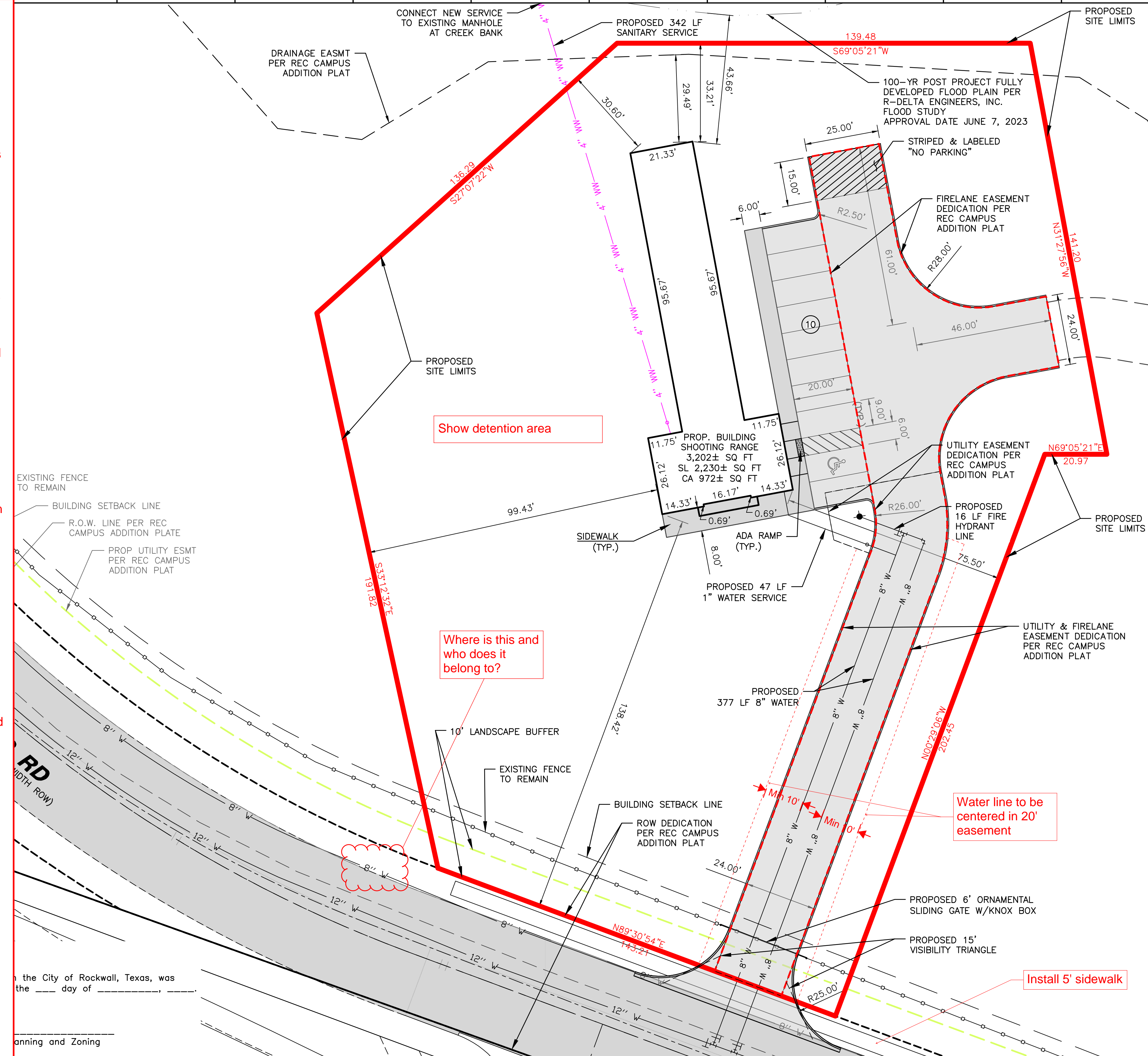
- General Items:**
- Must meet City's 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Wastewater & Roadway)
 - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
 - The site will need to be platted.
 - No signage is allowed within easements or ROW. No structures or fences within easements.
 - Tree mitigation will be required for the removal of any existing trees on site.
 - All utilities must be underground.
 - Additional comments may be provided at time of Site Plan and Engineering.
 - Dumpsters may not directly face a roadway.

- Drainage Items:**
- Detention is required if increasing impervious area. Detention is based on zoning, not specific land area use.
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ARCHITECT
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX 75040

LANDSCAPE ARCHITECT
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
ROWLETT, TX 75088

OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

LEGEND

EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" RCP	EXISTING CONCRETE PIPE & SIZE
—○—○—	EXISTING WROUGHT IRON FENCE
—○—○—	EXISTING CHAIN LINK FENCE
—○—○—	EXISTING POWER POLE
—OHE—	EXISTING OVERHEAD ELECTRIC
—	EXISTING GUY WIRE
—/—/—	EDGE OF ASPHALT
—○—○—	PROPOSED ORNAMENTAL FENCE
[Hatched Box]	BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
[Diagonal Lines]	ACCESSIBLE AISLE STRIPING
[Grey Box]	PROPOSED CONCRETE SIDEWALK
[Light Grey Box]	PROPOSED CONCRETE PAVEMENT

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

REC
Rayburn Electric
COOPERATIVE

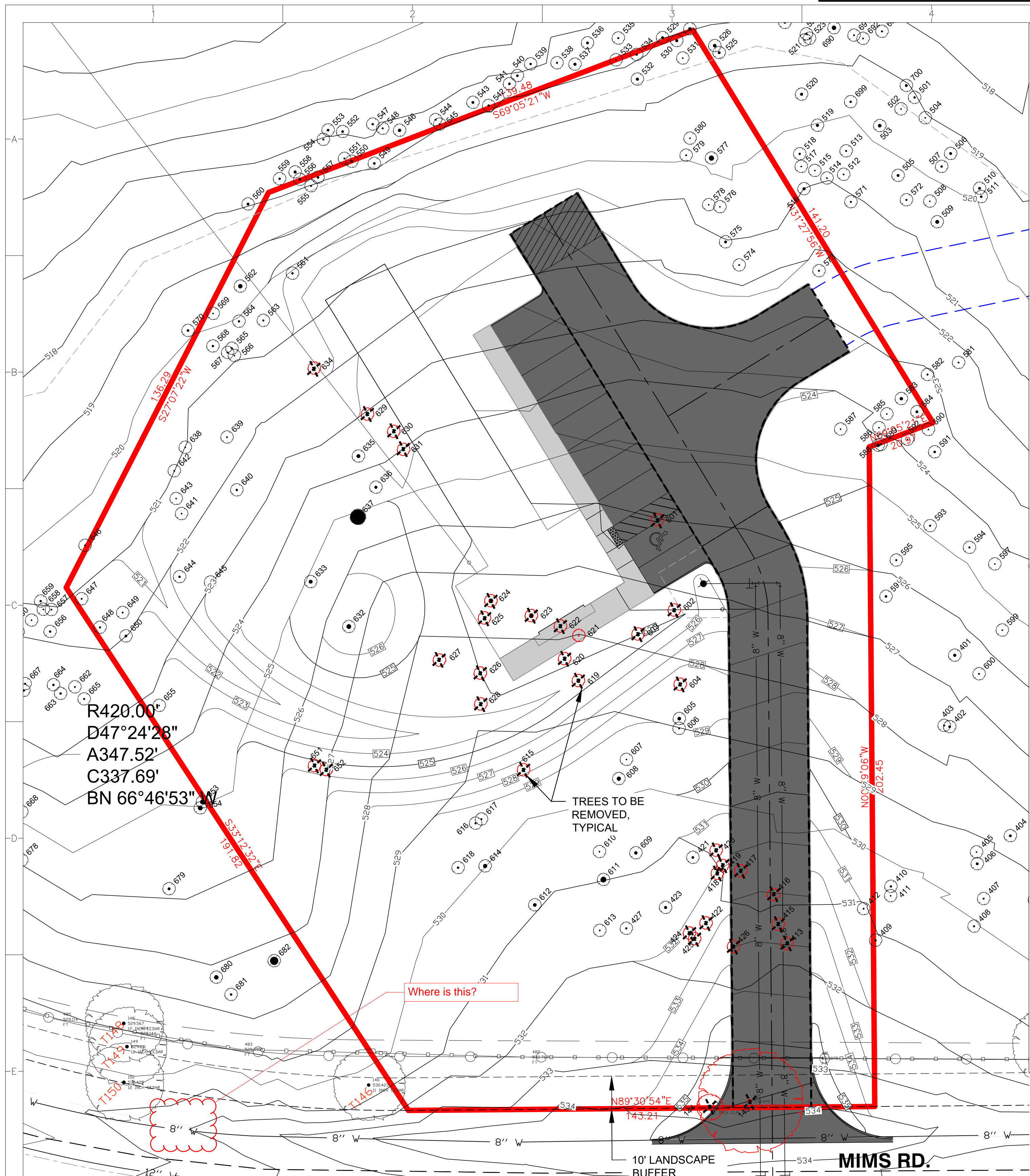
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

rdelta
ENGINEERS

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: March 14, 2025
NOT FOR CONSTRUCTION, BIDDING
OR PERMITTING PURPOSES

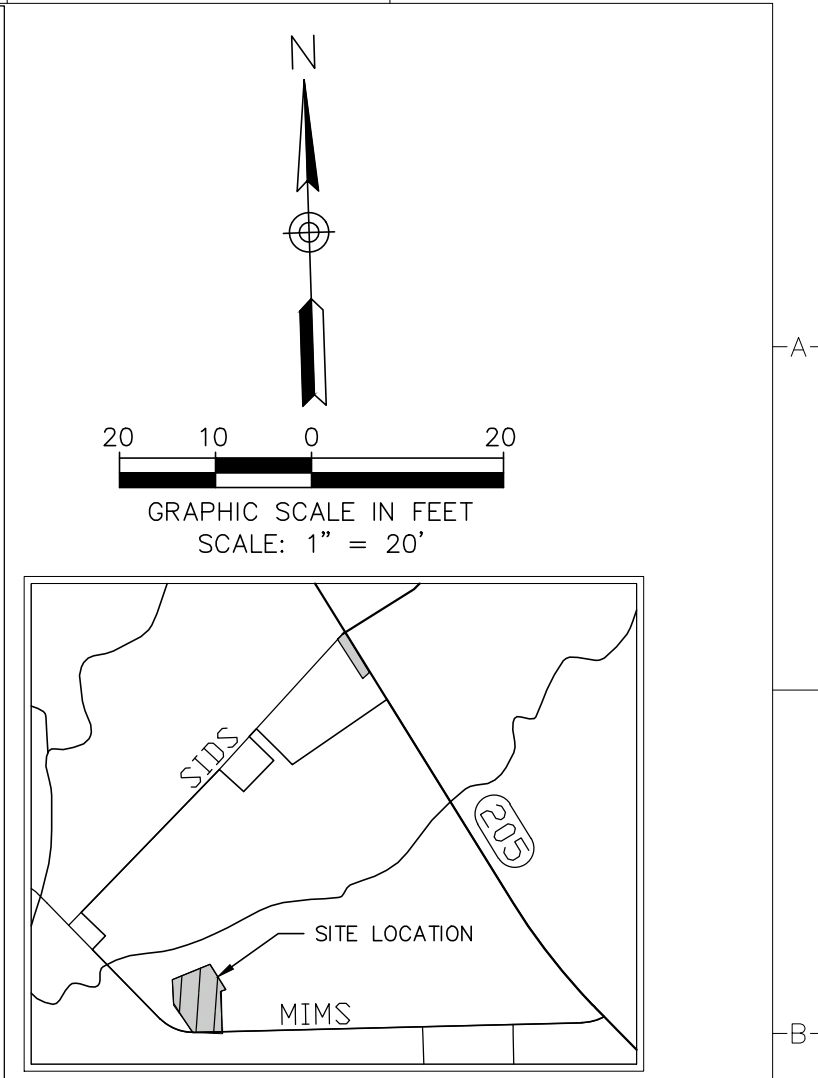
JOB NO. 3036-21	DESIGN BY JMJ
CREATED	CODE
PLOTTED 3/14/2025	CHECKED BY RDE
LAST UPDATE BY	
DRAWN: RDE	SCALE: AS NOTED
CHECKED:	DRAWING NO.: SP-1
APPROVED:	ISSUE: 1
FILENAME:	

REC CAMPUS EXPANSION
INDOOR SHOOTING RANGE
MIMS RD
ROCKWALL, TX 75032
CASE# -
CITY SITE PLAN SUBMITTAL



Site Tree Listing Rayburn Electric Cooperative - Indoor Shooting Range March 14, 2025									
Location Key	Size DBH (Inches)	Description	Common Name	Comments	Tree Designation	Removal Status	Replacement Caliper Inches		
					Primary	Secondary			
144	4		ELM		x	Remove	4		
145	16		CEDAR		x	Remove	6		
146	11		CEDAR		x	To Retain			
401	10		CEDAR		x	To Retain			
409	7		CEDAR		x	To Retain			
412	5		CEDAR		x	To Retain			
413	6		CEDAR		x	Remove	0		
414	4		CEDAR		x	To Retain			
415	5		CEDAR		x	Remove	0		
416	14		CEDAR		x	Remove	7		
417	7		CEDAR		x	Remove	0		
418	12		CEDAR		x	Remove	6		
419	7		CEDAR		x	Remove	0		
420	7		CEDAR		x	Remove	0		
421	8		CEDAR		x	To Retain			
422	10		CEDAR		x	Remove	0		
423	10		CEDAR		x	To Retain			
424	6		CEDAR		x	Remove	0		
425	6		CEDAR		x	Remove	0		
426	10		CEDAR		x	Remove	0		
427	6.5		CEDAR		x	To Retain			
530	10		CEDAR		x	To Retain			
531	4		QMK		x	To Retain			
532	10		CEDAR		x	To Retain			
533	4		CEDAR		x	To Retain			
534	7		CEDAR		x	To Retain			
549	8		CEDAR		x	To Retain			
550	8		CEDAR		x	To Retain			
555	6		CEDAR		x	To Retain			
556	8		CEDAR		x	To Retain			
557	8		CEDAR		x	To Retain			
559	9		CEDAR		x	To Retain			
561	7		CEDAR		x	To Retain			
562	15		CEDAR		x	To Retain			
563	7		CEDAR		x	To Retain			
564	7		CEDAR		x	To Retain			
565	6		CEDAR		x	To Retain			
566	4		CEDAR		x	To Retain			
567	6		CEDAR		x	To Retain			
568	7		CEDAR		x	To Retain			
569	4		CEDAR		x	To Retain			
570	8		CEDAR		x	To Retain			
573	6		CEDAR		x	To Retain			
574	5		CEDAR		x	To Retain			
575	9		CEDAR		x	To Retain			
576	4		CEDAR		x	To Retain			
577	18		CEDAR		x	To Retain			
578	4		CEDAR		x	To Retain			
579	5		CEDAR		x	To Retain			
580	4		CEDAR		x	To Retain			
583	11		CEDAR		x	To Retain			
584	9		CEDAR		x	To Retain			
585	4		CEDAR		x	To Retain			
586	4		CEDAR		x	To Retain			
587	4		CEDAR		x	To Retain			
588	11		CEDAR		x	To Retain			
589	6		CEDAR		x	To Retain			
601	7		CEDAR		x	Remove	0		
602	7.5		CEDAR		x	Remove	0		
603	5		CEDAR		x	Remove	0		
604	6.5		CEDAR		x	Remove	0		
604	6.5		CEDAR		x	Remove	0		
605	5		CEDAR		x	Remove	0		
604	6.5		CEDAR		x	Remove	0		
606	12		CEDAR		x	To Retain			
608	5		CEDAR		x	To Retain			
607	4		CEDAR		x	To Retain			
608	14		CEDAR		x	To Retain			
609	11		CEDAR		x	To Retain			
610	4		CEDAR		x	To Retain			
611	20		CEDAR		x	To Retain			
612	14		CEDAR		x	To Retain			
613	5		CEDAR		x	To Retain			
614	14		CEDAR		x	To Retain			
615	11		CEDAR		x	Remove	5.5		
616	6		CEDAR		x	To Retain			
617	5		CEDAR		x	To Retain			
618	7		CEDAR		x	To Retain			
619	12		CEDAR		x	Remove	6		
620	5		CEDAR		x	Remove	0		
621	5		CEDAR		x	Remove	0		
622	5		CEDAR		x	Remove	0		
623	16		CEDAR		x	Remove	8		
624	16		CEDAR		x	Remove	8		
625	5		CEDAR		x	Remove	0		
626	9		CEDAR		x	Remove	0		
626	9		CEDAR		x	Remove	0		
627	7		CEDAR		x	Remove	0		
628	7		CEDAR		x	Remove	0		
629	4		CEDAR		x	Remove	0		
629	4		CEDAR		x	Remove	0		
630	5		CEDAR		x	Remove	0		
631	7		CEDAR		x	Remove	0		
634	11		CEDAR		x	Remove	5.5		
651	4		CEDAR		x	Remove	0		
652	4		CEDAR		x	Remove	0		
655	4		ELM		x	To Retain			
TOTAL	991						58.0		

Proposed Tree Removal Listing Rayburn Electric Cooperative - Indoor Shooting Range March 14, 2025									
Location Key	Size DBH (Inches)	Description	Common Name	Comments	Tree Designation	Removal Status	Replacement Caliper Inches		
					Primary	Secondary			
144	4		ELM		x	Remove	4		
145	16		CEDAR		x	Remove	6		
413	6		CEDAR		x	Remove	0		
415	5		CEDAR		x	Remove	0		
416	14		CEDAR		x	Remove	7		
417	7		CEDAR		x	Remove	0		
418	12		CEDAR		x	Remove	6		
419	7		CEDAR		x	Remove	0		
420	7		CEDAR		x	Remove	0		
422	8		CEDAR		x	Remove	0		
424	6		CEDAR		x	Remove	0		
425	6		CEDAR		x	Remove	0		
426	10		CEDAR		x	Remove	0		
601	7		CEDAR		x	Remove	0		
602	7.5		CEDAR		x	Remove	0		
603	5		CEDAR		x	Remove	0		
604	6.5		CEDAR		x	Remove	0		
615	11		CEDAR		x	Remove	5.5		
619	12		CEDAR		x	Remove	6		
620	5		CEDAR		x	Remove	0		
621	5		CEDAR		x	Remove	0		
622	5		CEDAR		x	Remove	0		
623	16		CEDAR		x	Remove	8		
624	16		CEDAR		x	Remove	8		
625	5		CEDAR		x	Remove	0		
625	5		CEDAR		x	Remove	0		
626	9		CEDAR		x	Remove	0		
627	7		CEDAR		x	Remove	0		
628	7		CEDAR		x	Remove	0		
629	4		CEDAR		x	Remove	0		
630	5		CEDAR		x	Remove	0		
631	7		CEDAR		x	Remove	0		
634	11		CEDAR		x	Remove	5.5		
651	4		CEDAR		x	Remove	0		
652	4		CEDAR		x	Remove	0		
TOTAL	219						58.0		



LEGEND
 EXISTING TREES TO REMAIN
 EXISTING TREES TO BE REMOVED

TREE MITIGATION REQUIREMENTS
 Site Trees Existing- See Tree Listing
 Site Trees Removed- See Proposed Tree Removal Listing
 58 Total Caliper inches to be removed that require mitigation
 Tree Designation-
 Non-Protected- 0 Caliper Inch required to replace
 Secondary- 1/2" Caliper Inch per 1" Caliper removed required to be replaced
 Primary- 1" Caliper Inch per 1" Caliper removed required to be replaced
 Feature- 2" Caliper Inch per 1" Caliper removed required to be replaced
 Calculation-
 Replacement Inches needed 58, Replace with 4" Caliper Trees
 58/4 = 15 Trees Required

15 CANOPY TREES REQUIRED
 15 CANOPY TREES PROVIDED

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____.
 WITNESS OUR HANDS, this ___ day of _____.
 Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____

0	03/13/2025	BS	BS	BS	ISSUED FOR REVIEW
REV	DATE	REV. BY	P.M.	ENG.	REVISION/RELEASE

REC
 Rayburn Electric COOPERATIVE
 618 Main Street
 Garland, TX 75040
 Ph. (972) 494-5031
 Fax (972) 487-2270
 www.rdelta.com
 TBPE No. F-1515

rdelta
 ENGINEERS

DUNKIN SIMS STOFFELS INC.
 PRELIMINARY
 SUBMITTED FOR REVIEW
 BY: ___ Bob Stoffels ___
 Dunkin Sims Stoffels, Inc.
 Date: March 14, 2025
 NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	3/13/2025	CHECKED BY	BS
LAST UPDATE BY _____			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	
APPROVED:		ISSUE:	
FILENAME:			

REC CAMPUS - INDOOR SHOOTING LANDSCAPE PLANS

TREESCAPE PLAN

LP-1 0



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 950 Sids Road, Rockwall TX 75032

SUBDIVISION REC Campus Addition LOT 3 BLOCK A

GENERAL LOCATION 1,200+/- feet southeast along Mims Rd from the intersection of Sids Rd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-44

CURRENT USE Commercial - vacant

PROPOSED ZONING PD-44

PROPOSED USE Commercial-Indoor Shooting Range

ACREAGE 1.407

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Rayburn Electric Cooperative

APPLICANT R-Delta Engineers, Inc.

CONTACT PERSON David Naylor

CONTACT PERSON Frank A. Polma, P.E.

ADDRESS 950 Sids Rd

ADDRESS 618 Main Street

CITY, STATE & ZIP Rockwall Tx 75032

CITY, STATE & ZIP Garland, Texas 75040

PHONE 469 402 2100

PHONE 972-494-5031

E-MAIL dnaylor@rayburndelectric.com

E-MAIL fapolma@rdelta.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Naylor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

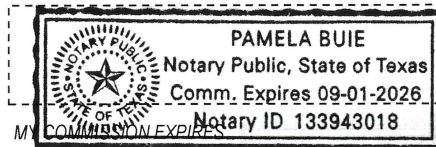
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \$278.14 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF March, 2025 BY SIGNING THIS APPLICATION. I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF March, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


[Handwritten Signature]
[Handwritten Signature]





SP2025-012: Site Plan for an Indoor Commercial Amusement/Recreation Facility



Case Location Map = 



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(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.



SITE INFORMATION:

EXISTING ZONING: PD-44

PROPOSED ZONING: NO CHANGE

PROPOSED USE: INDOOR SHOOTING RANGE
TOTAL AREA: 61,278 SQ FT 1.407 AC

"PD-44" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 25'-3"
PROPOSED LOT COVERAGE: 14,889/61,278 = 24.30%
PROPOSED FLOOR AREA RATIO: 3,202/61,278 = 5.23%
PROPOSED IMPERVIOUS PARKING: 11,687/61,278 = 19.07%

REQUIRED PARKING:
PROPOSED BUILDING 3,202 SQ FT
(COMMON AREA-CA=972± SQ FT)
(SHOOTING LANES-SL=2,230± SQ FT)
(COMMON AREA) 1 PER 200 SQ FT = 5
(SHOOTING LANES) 1 PER LANE = 4
TOTAL REQUIRED PARKING = 9 SPACES
TOTAL PROVIDED PARKING = 10 SPACES

NOTES:

- ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
- ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
- ALL RADIUS ARE 2' UNLESS OTHERWISE STATED.
- CAMPUS DUMPSTER TO BE UTILIZED FOR REFUSE. LOCAL PLASTIC CARTS TO BE USED FOR COLLECTION INSIDE THE BUILDING. NO OUTDOOR TRASH CANS PROVIDED.
- THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
- PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

EXISTING SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
0	0	0

PROPOSED SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
9	1	10

PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY)	
			MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____,

WITNESS OUR HANDS, this ___ day of _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

REV	DATE	REV. BY	P.M.	ENG.	REVISION/RELEASE
0	1/02/2025	RDE	FAP	RDE	ISSUED FOR REVIEW

REC
Rayburn Electric
COOPERATIVE

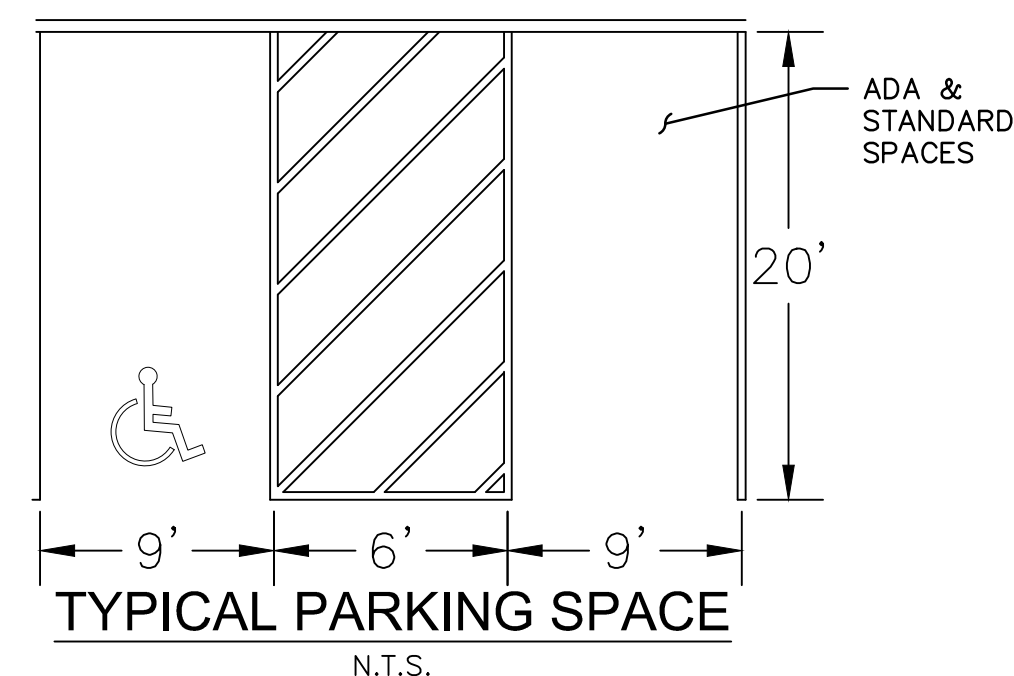
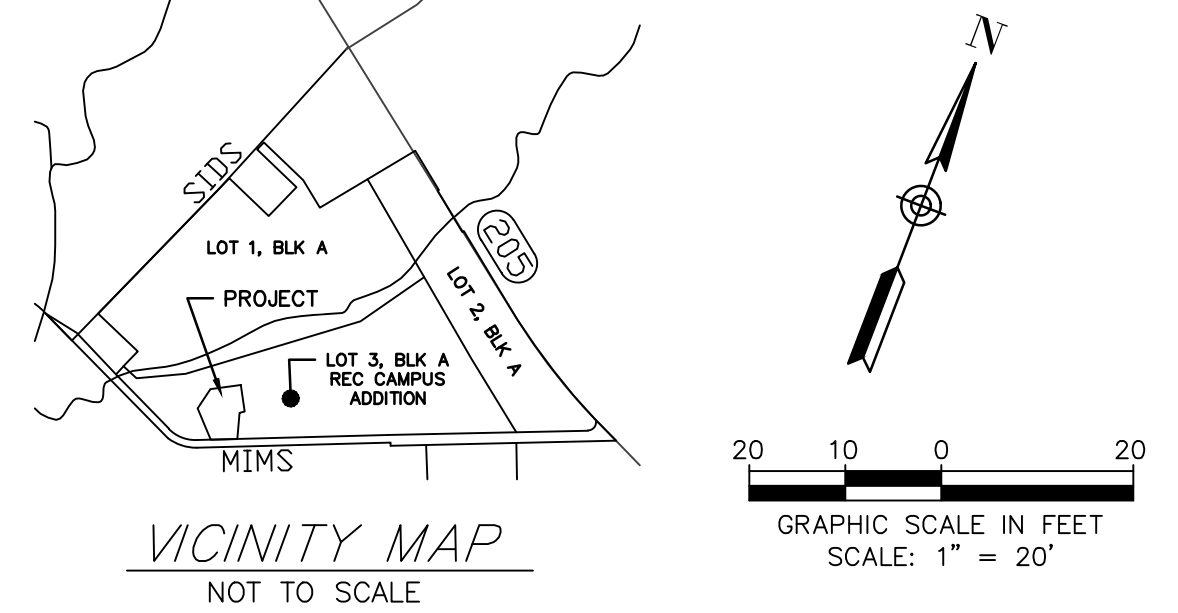
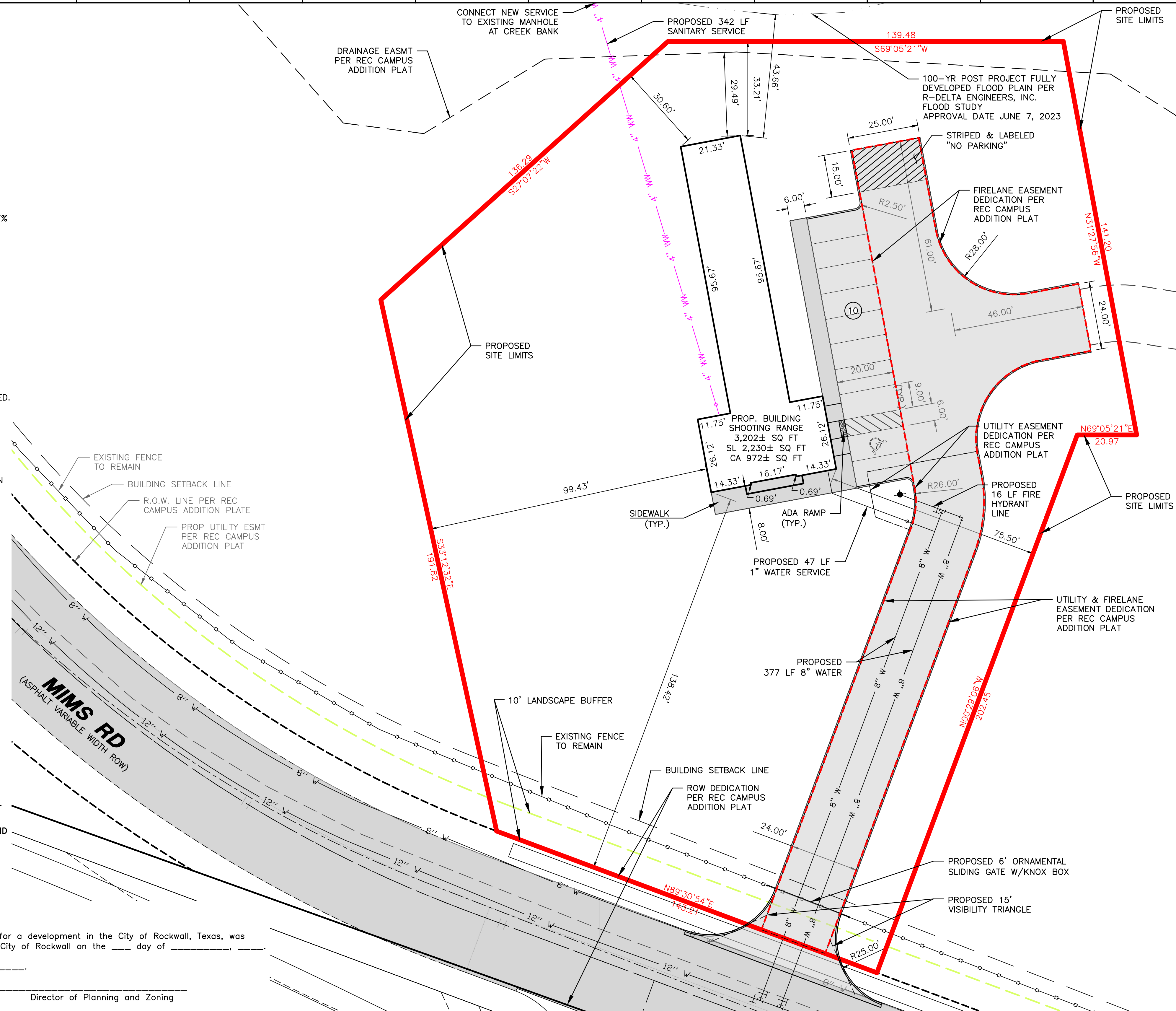
618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

rdelta
ENGINEERS

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: March 14, 2025
NOT FOR CONSTRUCTION, BIDDING
OR PERMITTING PURPOSES

JOB NO. 3036-21	DESIGN BY JMJ
CREATED	CODE
PLOTTED 3/14/2025	CHECKED BY RDE
LAST UPDATE BY	
DRAWN: RDE	SCALE: AS NOTED
CHECKED:	DRAWING NO.: SP-1
APPROVED:	ISSUE: 1
FILENAME:	

**REC CAMPUS EXPANSION
INDOOR SHOOTING RANGE
MIMS RD
ROCKWALL, TX 75032
CASE# -
CITY SITE PLAN SUBMITTAL**



ARCHITECT
MCCARTHY ARCHITECTURE
1000 N. FIRST ST.
GARLAND, TX 75040

LANDSCAPE ARCHITECT
DUNKIN SIMS STOFFELS, INC.
4305 PECAN GROVE LANE
ROWLETT, TX 75088

OWNER/ APPLICANT
RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

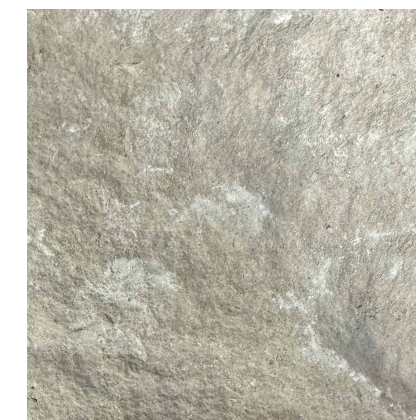
CIVIL ENGINEER
R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

LEGEND

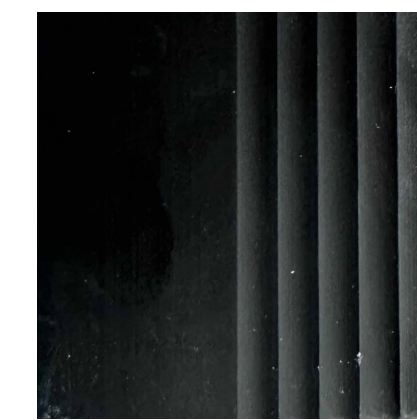
- EM EX. ELECTRIC METER
- ICV EX. IRRIGATION CONTROL VALVE
- B EX. BOLLARD
- WM EX. WATER METER
- SSMH EX. SANITARY SEWER MANHOLE
- EB EX. ELECTRIC BOX
- FH EX. FIRE HYDRANT
- X" W EX. WATER MAIN PIPE
- X" WW EX. WASTE WATER MAIN PIPE
- XX" RCP EXISTING CONCRETE PIPE & SIZE
- EXISTING WROUGHT IRON FENCE
- EXISTING CHAIN LINK FENCE
- OPP EXISTING POWER POLE
- OHE EXISTING OVERHEAD ELECTRIC
- EXISTING GUY WIRE
- EDGE OF ASPHALT
- PROPOSED ORNAMENTAL FENCE
- BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
- ACCESSIBLE AISLE STRIPING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE PAVEMENT



STUCCO -
SW9111 VELVET
ANTLER



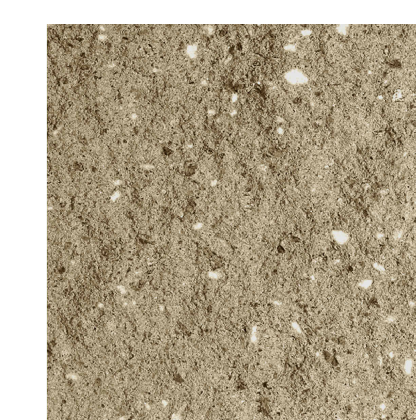
STONE - BUFF
LUEDERS
LIMESTONE



DARK BRONZE
ALUM. FRAME



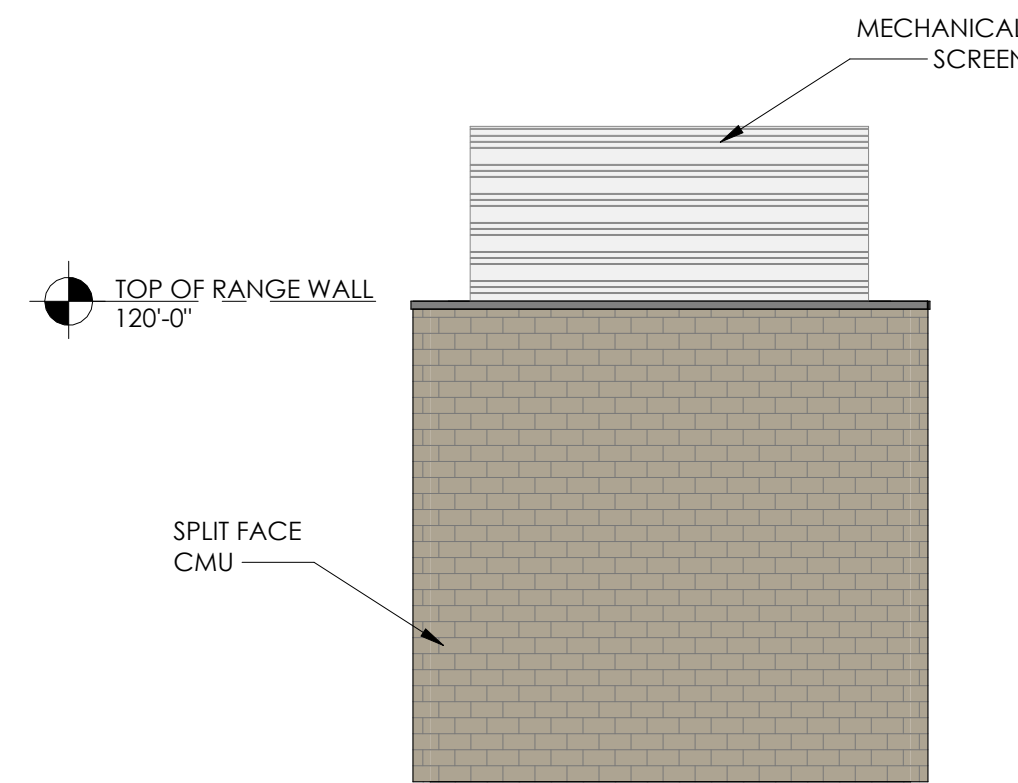
GALVALUME



SPLIT FACE
CMU - SW9111
VELVET ANTLER

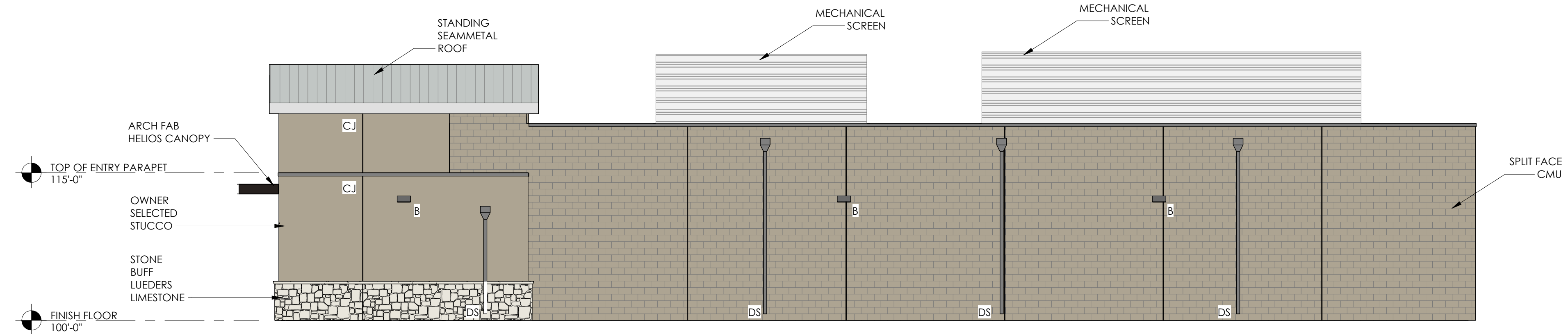
BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	WEST	PERCENT
TOTAL SQ. FT. - EXCLUDING WINDOWS, DOORS AND ROOF	420 S.F.	100%
Split face CMU - Velvet antler SW 9111	420 S.F.	100%

GENERAL NOTE: ROOF AND MECHANICAL NOT PART OF ELEVATION CALCULATIONS



4 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	WEST	PERCENT
TOTAL SQ. FT. - EXCLUDING WINDOWS, DOORS AND ROOF	2416 S.F.	100%
Stucco - Velvet antler SW 9111	375 S.F.	16%
Stone - Buff Lueders limestone	105 S.F.	4%
Split face CMU - Velvet antler SW 9111	1936 S.F.	80%



3 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

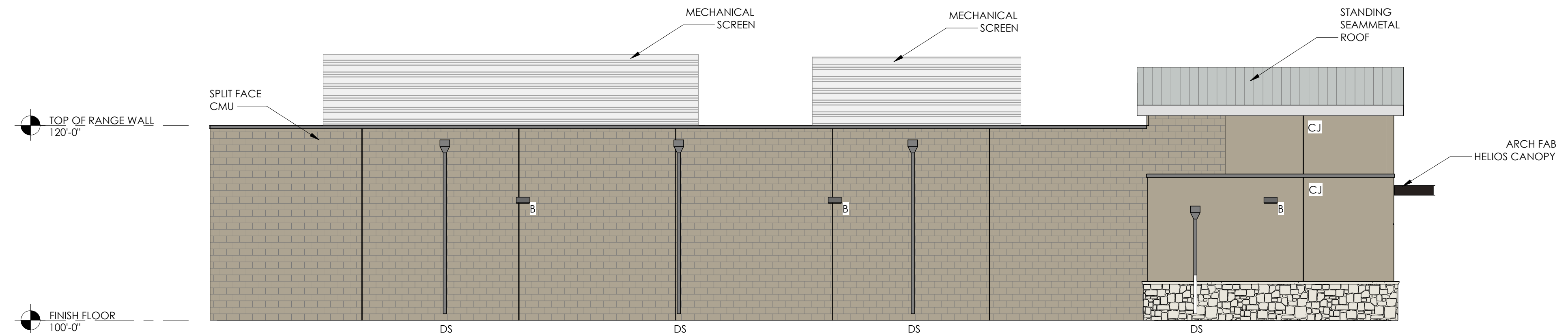
BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	WEST	PERCENT
TOTAL SQ. FT. - EXCLUDING WINDOWS, DOORS AND ROOF	670 S.F.	100%
Stucco - Velvet antler SW 9111	555 S.F.	83%
Stone - Buff Lueders limestone	115 S.F.	17%



2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

SHOOTING RANGE

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	WEST	PERCENT
TOTAL SQ. FT. - EXCLUDING WINDOWS, DOORS AND ROOF	2416 S.F.	100%
Stucco - Velvet antler SW 9111	375 S.F.	16%
Stone - Buff Lueders limestone	105 S.F.	4%
Split face CMU - Velvet antler SW 9111	1936 S.F.	80%



1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

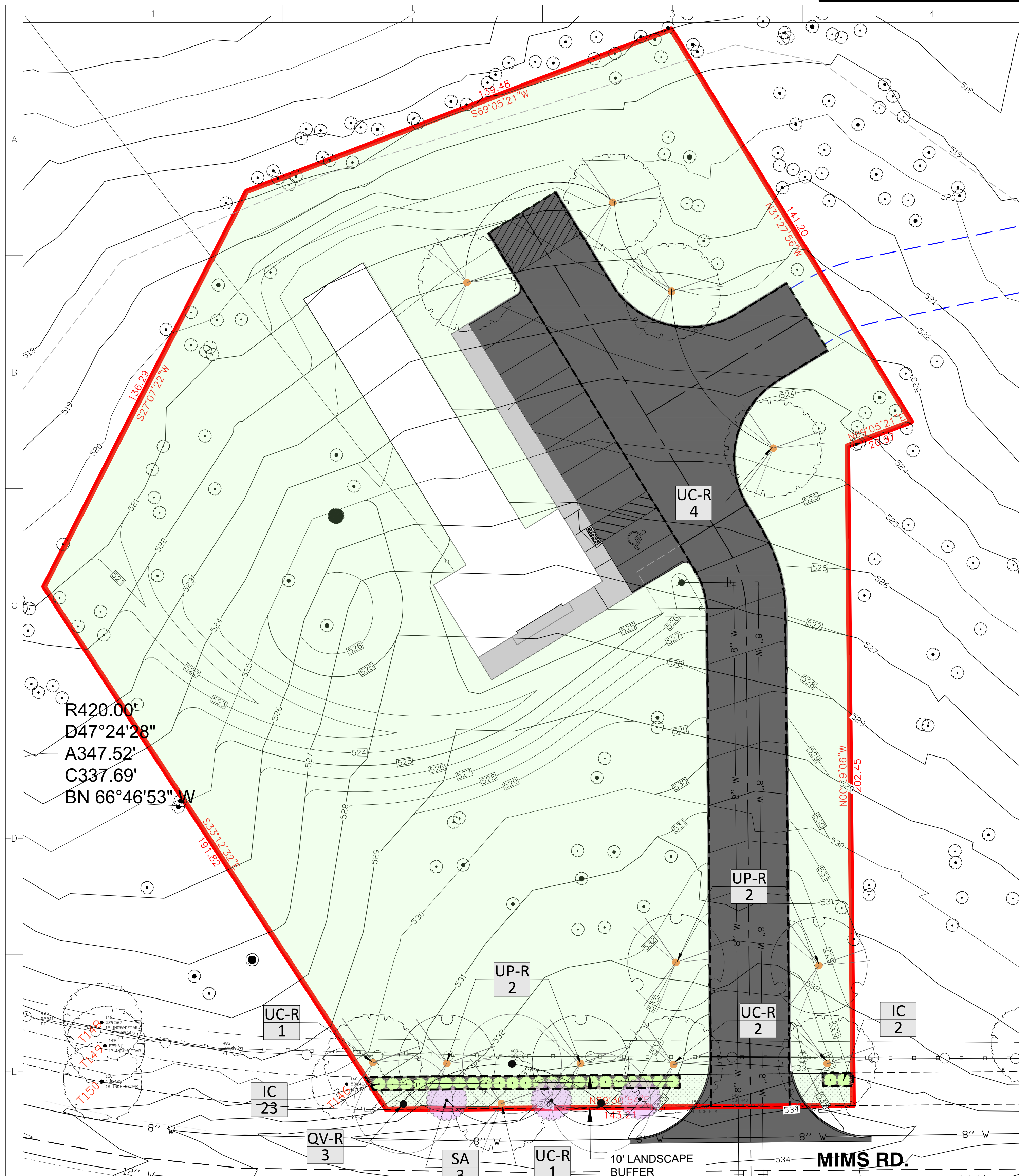
APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, ____.

WITNESS OUR HANDS, this ____ day of _____, ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



Plant Schedule

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	UC	8	Ulmus crassifolia	Cedar Elm	65 gal.	4" Caliper, Min 12' Ht., 7' Spread
	UP	4	Ulmus parvifolia	Lacebark Elm	65 gal.	4" Caliper, Min 12' Ht., 7' Spread
	QV	3	Quercus virginiana	Live Oak	65 gal.	4" Caliper, Min 12' Ht., 7' Spread
	SA	3	Sophora affinis	Eve's Necklace	45 gal.	3" Caliper, Min 6' Ht., 4' Spread

SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	IC	25	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	10 gal.	Cont.	4" O.C., Min. 3' Ht.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
	Ber c11	45,975 s.f.	Tif Tuf Bermuda	Tif Tuf Bermuda Grass	Solid Sod
	Shd mul	425 s.f.		Shredded Hardwood Mulch	--

NOTES

- "The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and such activities common to the maintenance of landscaping"
- "Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping"
- "No substitutions for plant materials without approval by the Director"
- "The right-of-way adjacent to required landscape areas shall be maintained by the property owner in the same manner as the required landscape area. All driveways shall maintain site visibility. All plantings intended for erosion control will be maintained. The City may require revegetation to prevent erosion or slippage"
- "All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size"
- "When overhead or underground utilities are present, landscape plan alterations may be considered by the Director"
- "All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and/or evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator"
- "All trees are to be equipped with a bubbler irrigation system"
- "Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material"
- "All streetscape furniture (benches, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" or comparable in color"
- "Excessive pruning of plant materials is prohibited. (e.g. topping crape myrtles, pruning "up" creating a carrot top)"
- "All transformers and mechanical equipment to be screened with evergreen shrubs, to be 2' at time of planting."
- No Tree Planting within 5 feet of water/storm sewer lines.

LANDSCAPE REQUIREMENTS

Total Site Area - 61,277 SF = 1.41 Acres
 Site Landscape Area - 46,400 SF = 76% of Site
45,975 SF TURF PROVIDED
425 SF LANDSCAPE PLANTING BED PROVIDED

Landscape Buffer Components Street Frontage- Mims Rd.
 Total (10' Wide) Required Landscape Buffer Area - 1,169 SF
 Total (10' Wide) Provided Landscape Buffer Area - 1,169 SF

425 SF OF LANDSCAPE BED
744 SF OF TURF PROVIDED

Landscape Buffer Trees Street Frontage- Mims Rd.
 Street Frontage Length - 143 LF
 1 Canopy Tree per 50 LF of Street Frontage (Min. 4" Cal.)
 1 Accent Tree per 50 LF of Street Frontage (6" Ht. Min.)

3 CANOPY / 3 ACCENT TREES REQUIRED
3 CANOPY / 3 ACCENT TREES PROVIDED

Landscape Parking Trees
 1 Canopy Tree/10 parking spaces
 1 Tree within 80' of each parking space

TREE MITIGATION REQUIREMENTS

Site Trees Existing- See Tree Listing- Sheet LP-1
 Site Trees Removed- See Proposed Tree Removal Listing- Sheet LP-1
 58 Total Caliper inches to be removed that require mitigation

Tree Designation-
 Non-Protected- 0 Caliper Inch required to replace
 Secondary- 1/2" Caliper Inch per 1" Caliper removed required to replace
 Primary- 1" Caliper Inch per 1" Caliper removed required to replace
 Feature- 2" Caliper Inch per 1" Caliper removed required to replace

Calculation-
 Replacement Inches needed 58, Replace with 4" Caliper Trees
 58/4= 15 Trees Required

15 CANOPY TREES REQUIRED
15 CANOPY TREES PROVIDED

IRRIGATION:

An automatic irrigation system will be installed by the Owner, to water the required landscape improvements. Irrigation plans to be provided.

NOTE:

Landscape Plans shall meet requirements in the Unified Development Code-Article 8 with exceptions granted to Owner.
 Trees that are existing within the landscape buffer or limbs that enter into the landscape buffer shall be pruned by a certified arborist. It shall be pruned to allow for sunlight to filter through the existing tree to facilitate success of newly planted trees.

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of _____

WITNESS OUR HANDS, this ___ day of _____

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

0	03/13/2025	BS	BS	BS	ISSUED FOR REVIEW
REV	DATE	REV. BY	P.M.	ENG.	REVISION/RELEASE

REC
Rayburn Electric
 COOPERATIVE

618 Main Street
 Garland, TX 75040
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rdelta
 ENGINEERS

DUNKIN
SIMS
STOFFELS
INC.

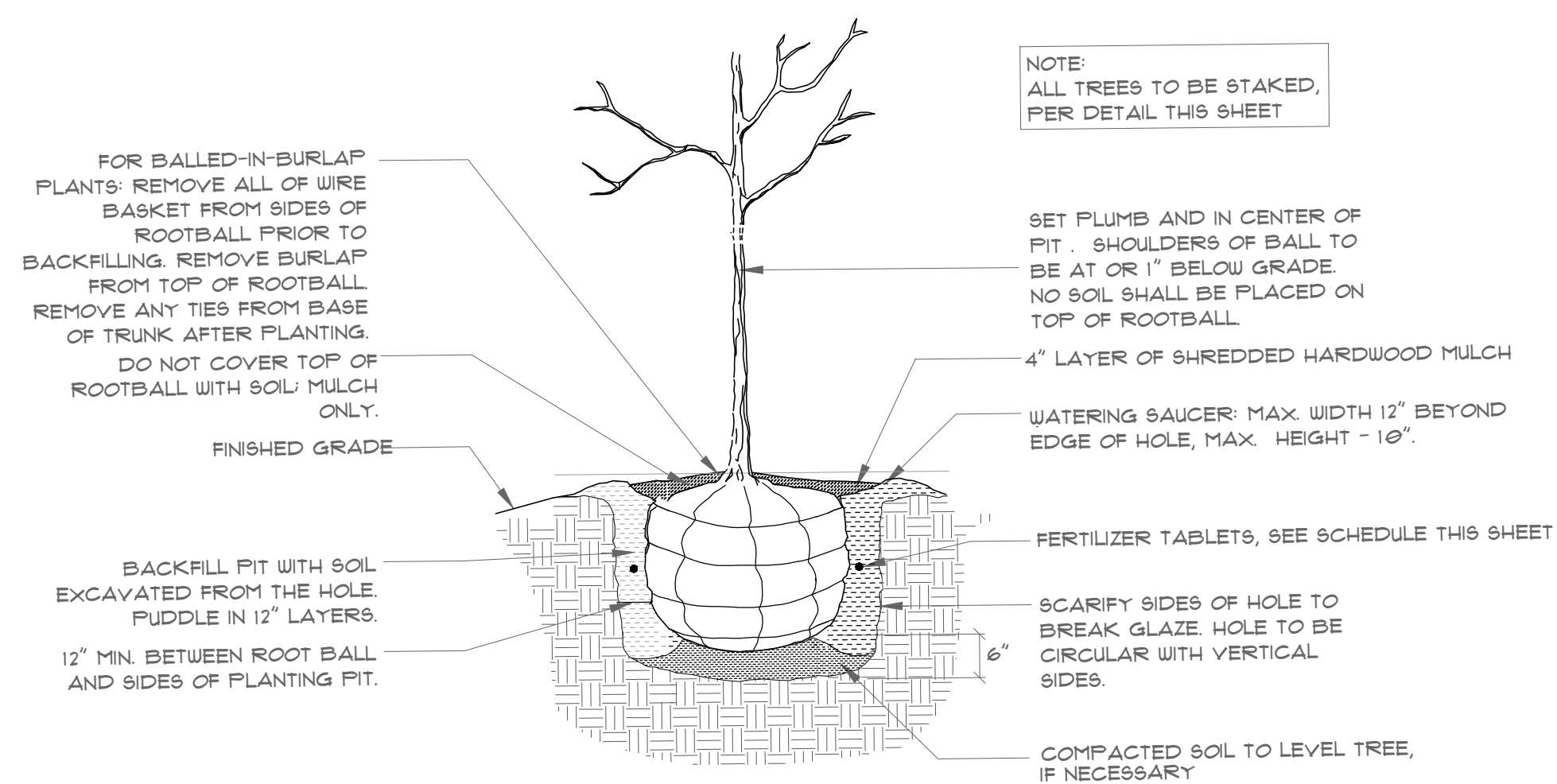
PRELIMINARY
 SUBMITTED FOR REVIEW
 BY: Bob Stoffels

Dunkin Sims Stoffels, Inc.
 Date: March 14, 2025
 NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

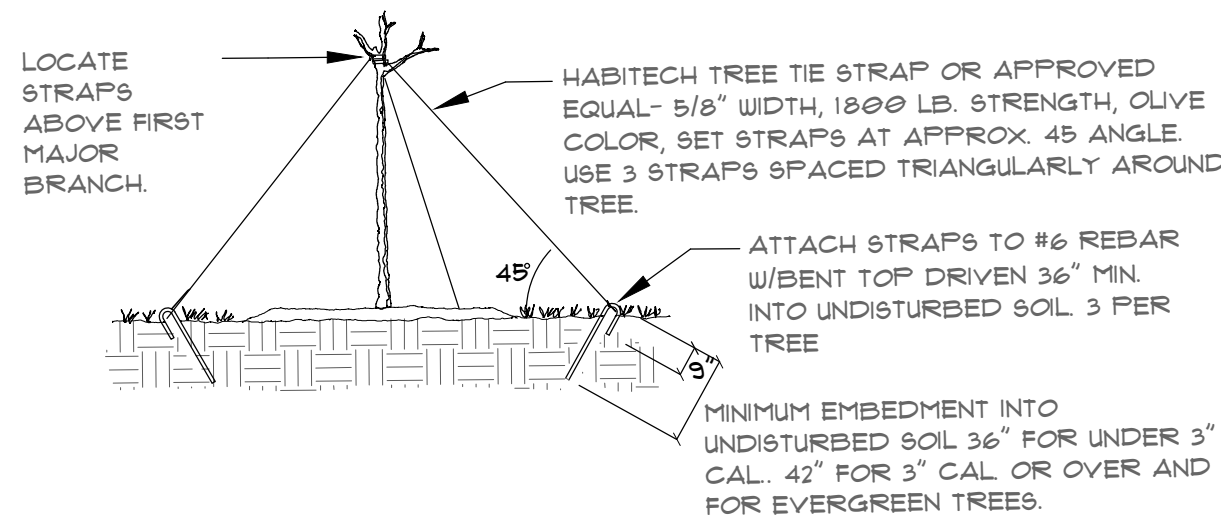
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CREATED		CODE	
PLOTTED	3/13/2025	CHECKED BY	BS
		LAST UPDATE BY	
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	ISSUE:
APPROVED:		LP-2	0
FILENAME:			

**REC CAMPUS -
 INDOOR SHOOTING
 LANDSCAPE PLANS**

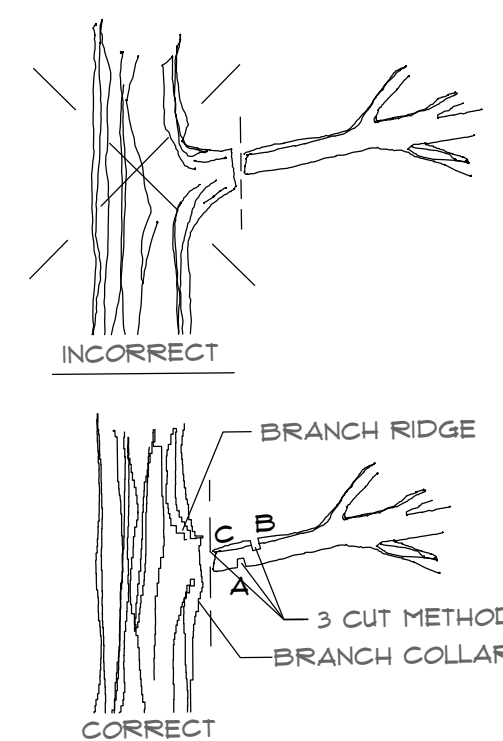
LANDSCAPE PLAN



A SECTION: TREE PLANTING - B&B, BOX, CONT. NTS

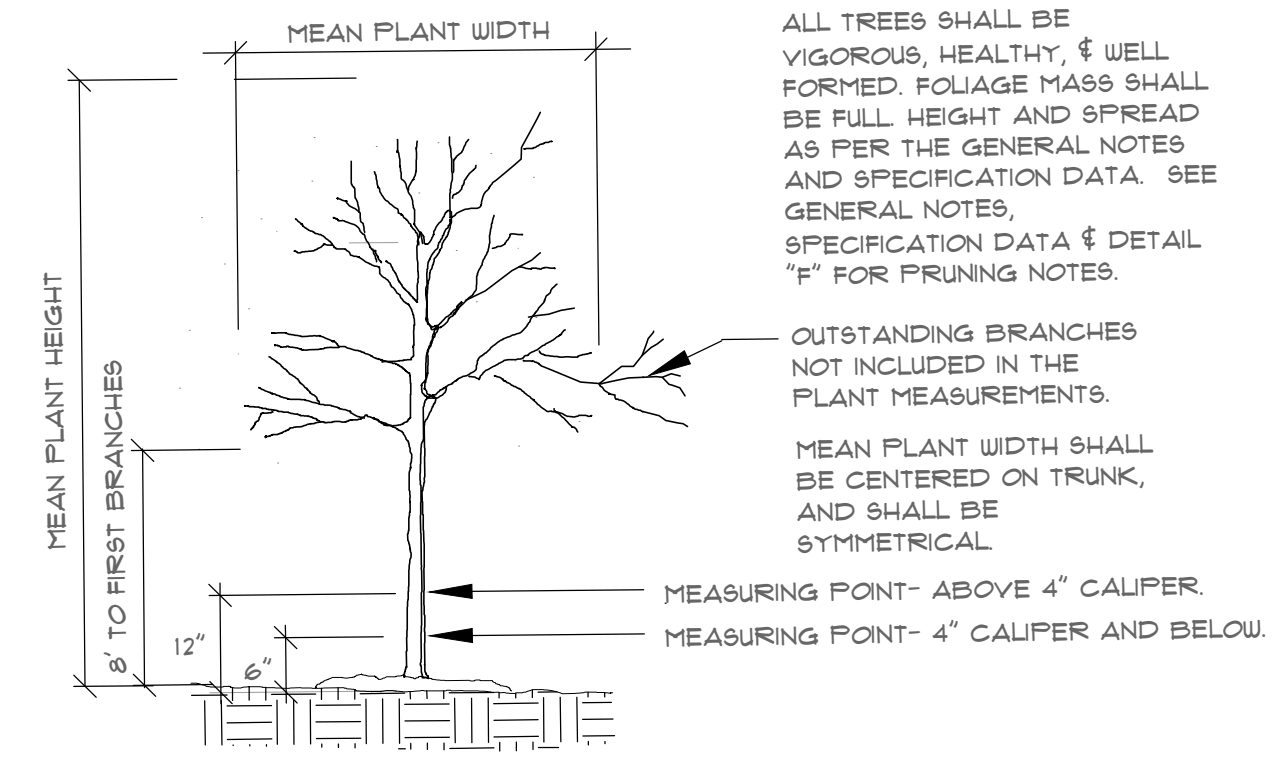


B SECTION: TREE GUYING NTS



- PRUNING NOTES:**
1. REMOVE ALL BROKEN, DISEASED, OR WEAK BRANCHES.
 2. MAKE ALL CUTS AS CLOSE TO THE BRANCH AS POSSIBLE-LEAVE THE BRANCH COLLAR DO NOT CUT A LEADER.
 3. PRUNE 90 AS TO RETAIN THE NATURAL FORM OF THE TREE.
 4. REMOVE APPROXIMATELY 1/3 OF INTERIOR BRANCHING.
 5. DO NOT TIP PRUNE.
 6. CONTACT LANDSCAPE ARCHITECT PRIOR TO PRUNING FOR FURTHER INSTRUCTIONS.
 7. CUTS OVER 1/2" DIAMETER MADE TO TREES OF THE OAK FAMILY (IE RED OAK, LIVE OAK, BUR OAK, ETC.) FROM FEBRUARY 15 - DECEMBER 15 SHALL BE PAINTED WITH TREE PRUNING PAINT IMMEDIATELY FOLLOWING PRUNING (ONE HOUR MAX.) APPLY SUFFICIENT COATS TO ENSURE SEALING OF THE CUT.
 8. REMOVE LARGE LIMBS BY PERFORMING THE 3-CUT METHOD.

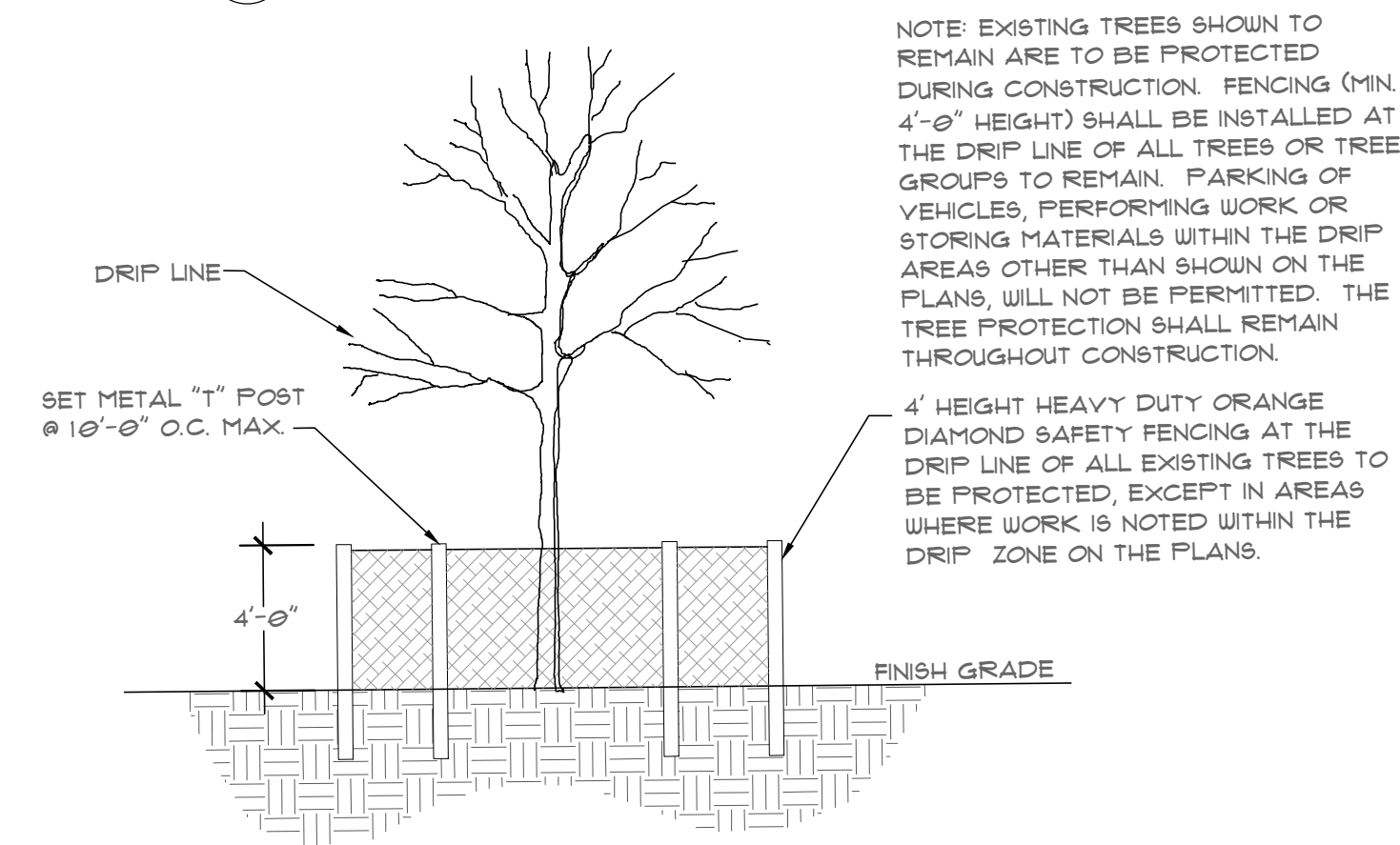
C SECTION: TREE PRUNING NTS



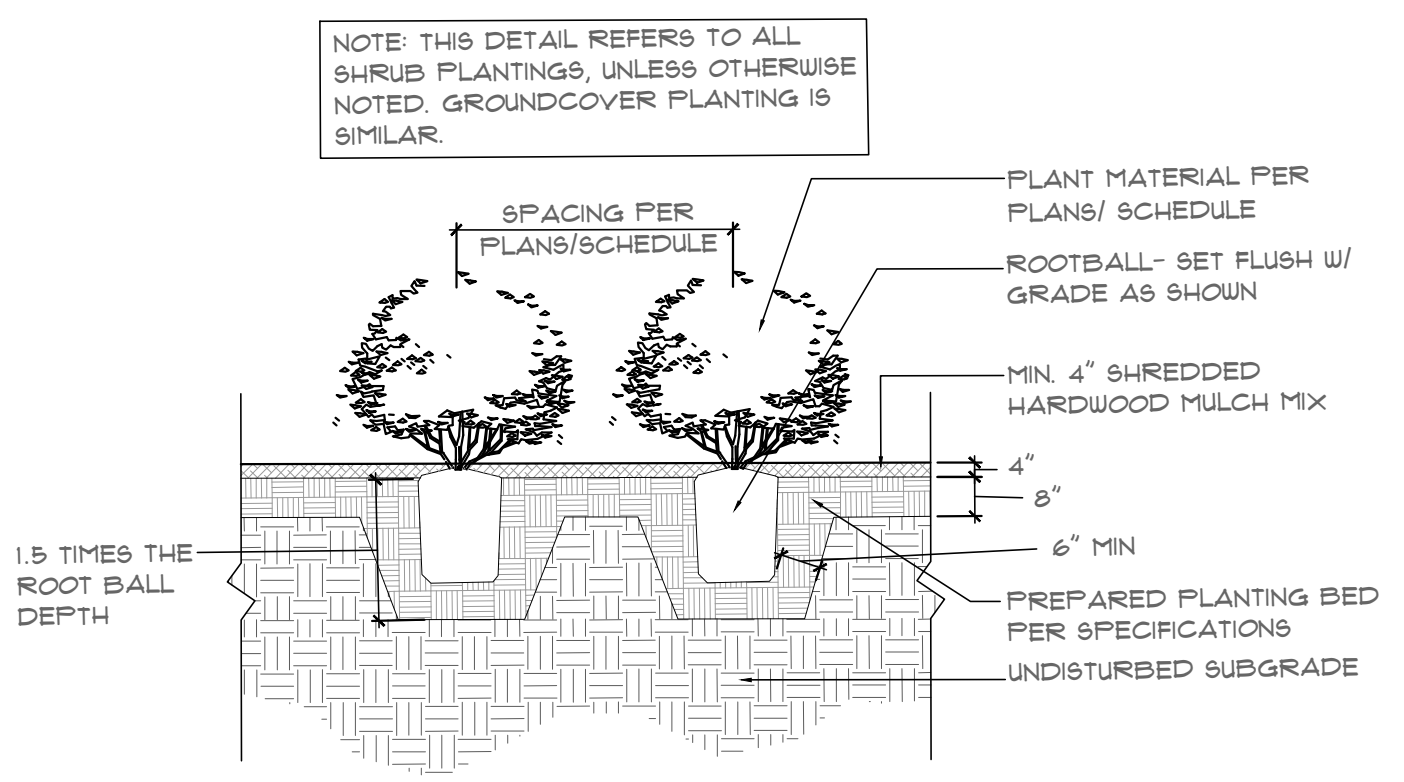
D SECTION: TREE MEASURING NTS

TREES		SHRUBS AND PERENNIALS:
5-GALLON TREES 2 AGRIFORM*	21 GRAM TABLETS	1-GALLON AND SMALLER 1 AGRIFORM* 21 GRAM TABLET
15-GALLON TREES 3 AGRIFORM*	21 GRAM TABLETS	3 TO 5-GALLON AND B&B MATERIAL WITH SPREADS TO THREE (3) FT. 2 AGRIFORM* 21 GRAM TABLETS
30-GALLON AND ALL B&B MATERIAL 1 AGRIFORM*	21 GRAM TABLET PER CALIPER EACH ONE-HALF (1/2) INCH OF CALIPER	15-GALLON AND B&B MATERIAL WITH SPREADS GREATER THAN THREE (3) FT. 3 AGRIFORM* 21 GRAM TABLETS
SPACE TABLETS EVENLY AROUND ROOT BALL APPROX. 8" BELOW GRADE. PLACE NEXT TO BALL		PLACE TABLETS AT A DEPTH APPROX 1/3 BALL DEPTH AND NEXT TO BALL
* OR APPROVED EQUAL		* OR APPROVED EQUAL

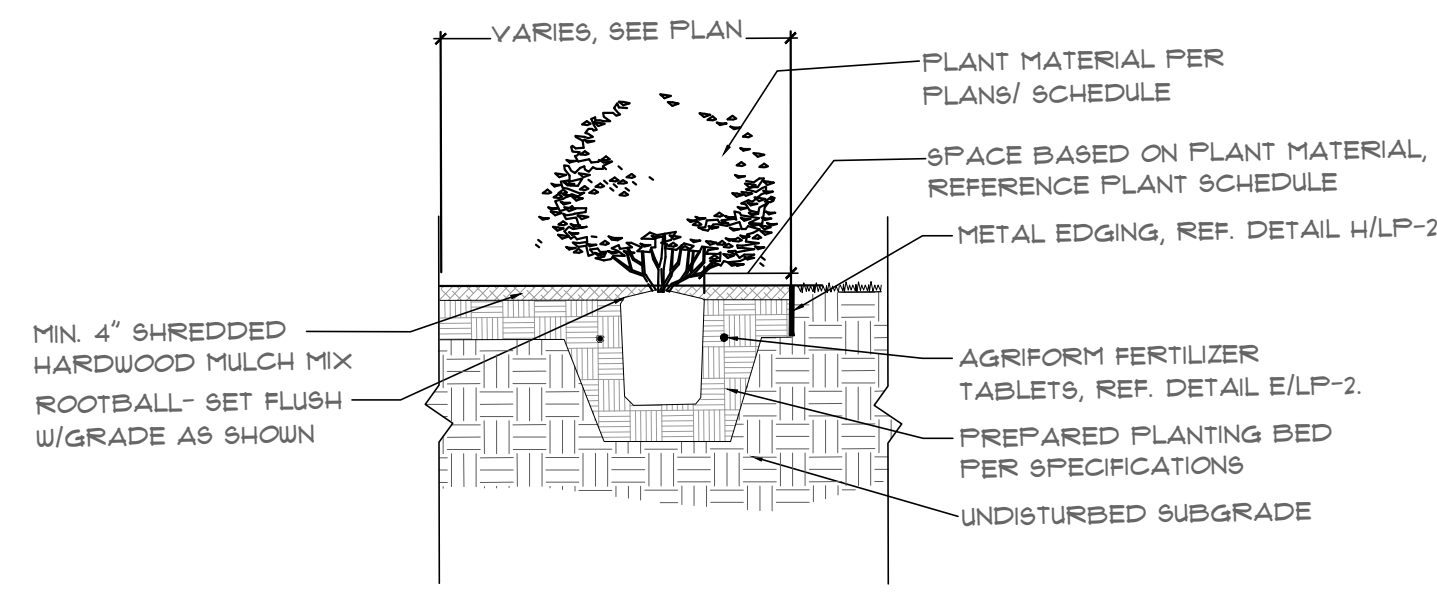
E CHART: FERTILIZER SCHEDULE



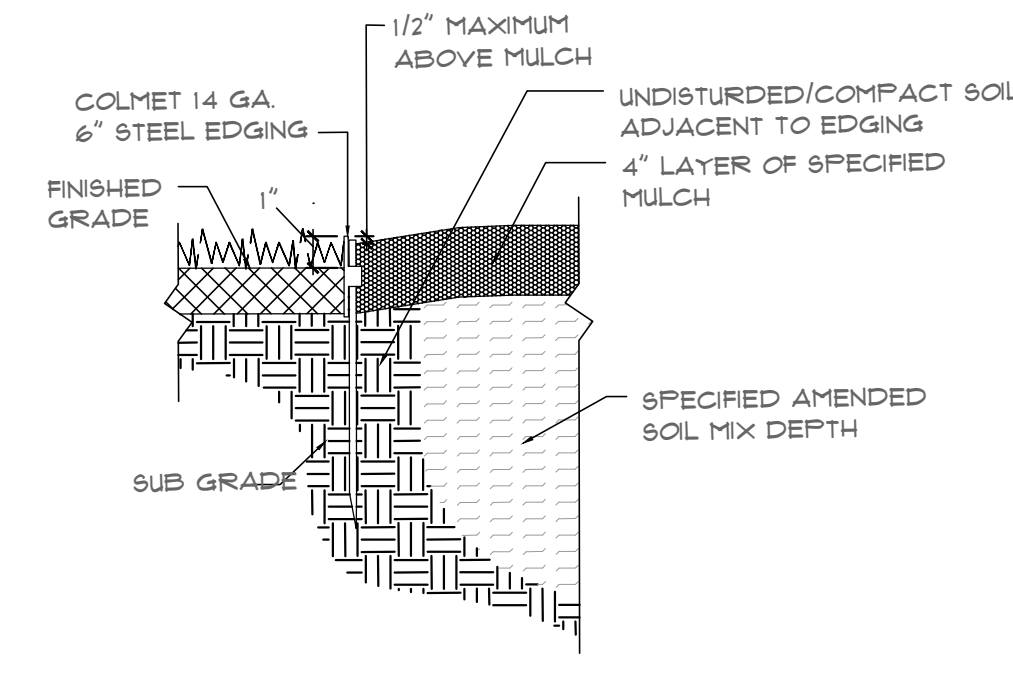
C SECTION: TREE PROTECTION NTS



F DETAIL: LANDSCAPE BED W/ MULCH NOT TO SCALE



G SECTION: LANDSCAPE BED W/ MULCH AND METAL EDGING NOT TO SCALE



H SECTION: METAL EDGING NOT TO SCALE

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

WITNESS OUR HANDS, this ___ day of _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

0	03/12/2025	BS	BS	BS	ISSUED FOR REVIEW
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

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ENGINEERS

DUNKIN
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PRELIMINARY
SUBMITTED FOR REVIEW
BY: ___Bob Stoffels___

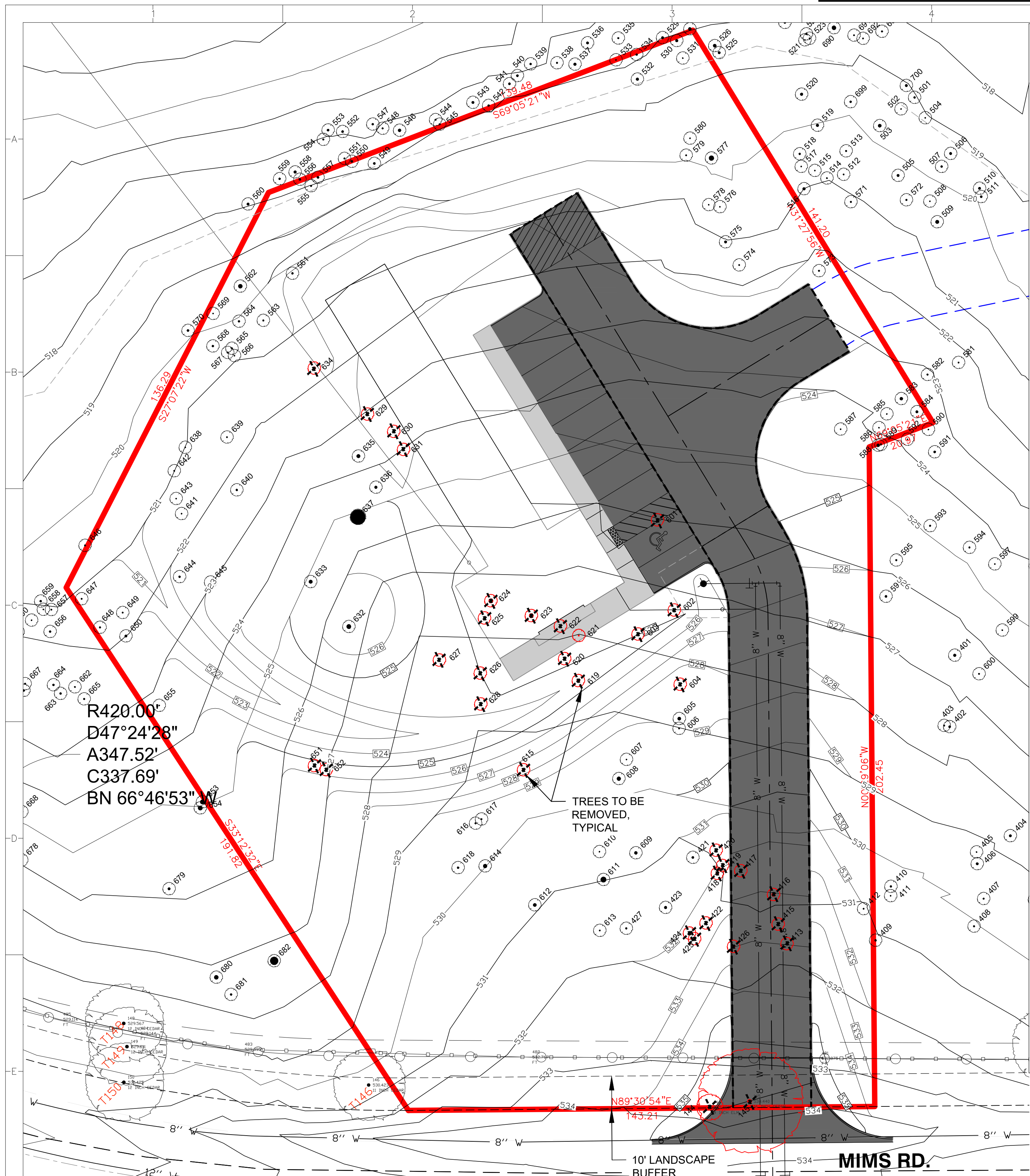
Dunkin Sims Stoffels, Inc.
Date: March 14, 2025

NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

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CREATED		CODE	
PLOTTED	3/12/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	LP-3
APPROVED:		ISSUE:	0
FILENAME:			

REC CAMPUS-INDOOR SHOOTING LANDSCAPE PLANS

LANDSCAPE DETAILS

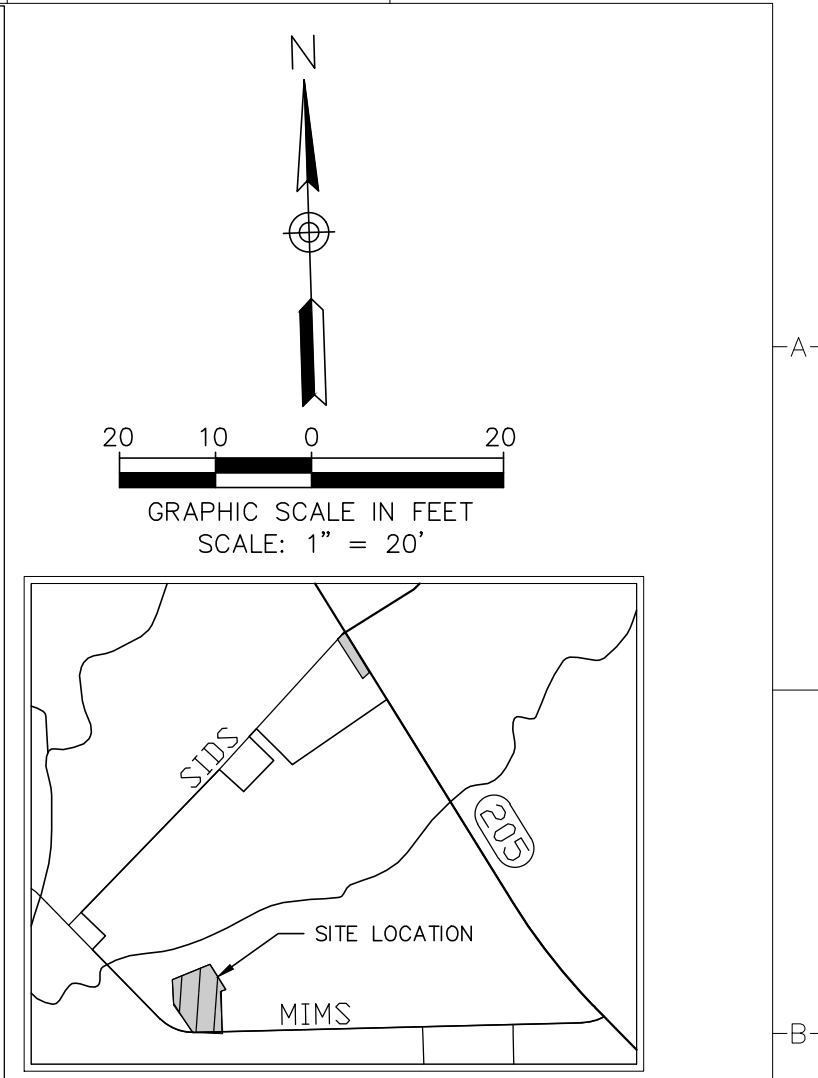


Site Tree Listing
Rayburn Electric Cooperative- Indoor Shooting Range
March 14, 2025

Location Key	Size DBH (Inches)	Description	Common Name	Comments	Tree Designation			Removal Status	Replacement Caliper Inches
					Primary	Secondary	Non-Protected		
144	4		ELM			x		Remove	4
145	16		CEDAR				x	Remove	8
146	11		CEDAR				x	To Retain	0
401	10		CEDAR				x	To Retain	0
409	7		CEDAR				x	To Retain	0
412	5		CEDAR				x	To Retain	0
413	6		CEDAR				x	Remove	0
414	4		CEDAR				x	To Retain	0
415	5		CEDAR				x	Remove	0
416	14		CEDAR				x	Remove	7
417	7		CEDAR				x	Remove	0
418	12		CEDAR				x	Remove	6
419	7		CEDAR				x	Remove	0
420	7		CEDAR				x	Remove	0
421	8		CEDAR				x	To Retain	0
422	10		CEDAR				x	Remove	0
423	10		CEDAR				x	To Retain	0
424	6		CEDAR				x	Remove	0
425	6		CEDAR				x	Remove	0
426	10		CEDAR				x	Remove	0
427	6.5		CEDAR				x	To Retain	0
530	10		CEDAR				x	To Retain	0
531	4		QMK			x		To Retain	0
532	10		CEDAR				x	To Retain	0
533	4		CEDAR				x	To Retain	0
534	7		CEDAR				x	To Retain	0
549	8		CEDAR				x	To Retain	0
550	8		CEDAR				x	To Retain	0
555	6		CEDAR				x	To Retain	0
556	8		CEDAR				x	To Retain	0
557	8		CEDAR				x	To Retain	0
560	9		CEDAR				x	To Retain	0
561	7		CEDAR				x	To Retain	0
562	15		CEDAR				x	To Retain	0
563	6		CEDAR				x	To Retain	0
564	7		CEDAR				x	To Retain	0
565	6		CEDAR				x	To Retain	0
566	4		CEDAR				x	To Retain	0
567	6		CEDAR				x	To Retain	0
568	7		CEDAR				x	To Retain	0
569	4		CEDAR				x	To Retain	0
570	8		CEDAR				x	To Retain	0
573	6		CEDAR				x	To Retain	0
574	5		CEDAR				x	To Retain	0
575	9		CEDAR				x	To Retain	0
576	4		CEDAR				x	To Retain	0
577	18		CEDAR				x	To Retain	0
578	4		CEDAR				x	To Retain	0
579	5		CEDAR				x	To Retain	0
580	4		CEDAR				x	To Retain	0
583	11		CEDAR				x	To Retain	0
584	9		CEDAR				x	To Retain	0
585	4		CEDAR				x	To Retain	0
586	4		CEDAR				x	To Retain	0
587	4		CEDAR				x	To Retain	0
588	11		CEDAR				x	To Retain	0
589	6		CEDAR				x	To Retain	0
601	7		CEDAR				x	Remove	0
602	7.5		CEDAR				x	Remove	0
603	5		CEDAR				x	Remove	0
604	6.5		CEDAR				x	Remove	0
604	6.5		CEDAR				x	Remove	0
607	4		CEDAR				x	To Retain	0
608	14		CEDAR				x	To Retain	0
609	11		CEDAR				x	To Retain	0
610	4		CEDAR				x	To Retain	0
611	20		CEDAR				x	To Retain	0
612	14		CEDAR				x	To Retain	0
613	5		CEDAR				x	To Retain	0
614	14		CEDAR				x	To Retain	0
615	11		CEDAR				x	Remove	5.5
616	6		CEDAR				x	To Retain	0
617	5		CEDAR				x	To Retain	0
618	7		CEDAR				x	To Retain	0
619	12		CEDAR				x	Remove	6
620	5		CEDAR				x	Remove	0
621	5		CEDAR				x	Remove	0
622	5		CEDAR				x	Remove	0
623	16		CEDAR				x	Remove	8
624	16		CEDAR				x	Remove	8
625	5		CEDAR				x	Remove	0
626	9		CEDAR				x	Remove	0
627	7		CEDAR				x	Remove	0
628	7		CEDAR				x	Remove	0
629	4		CEDAR				x	Remove	0
629	4		CEDAR				x	Remove	0
630	5		CEDAR				x	Remove	0
631	7		CEDAR				x	Remove	0
634	11		CEDAR				x	Remove	5.5
651	4		CEDAR				x	Remove	0
652	4		CEDAR				x	Remove	0
TOTAL	991								58.0

Proposed Tree Removal Listing
Rayburn Electric Cooperative- Indoor Shooting Range
March 14, 2025

Location Key	Size DBH (Inches)	Description	Common Name	Comments	Tree Designation			Removal Status	Replacement Caliper Inches
					Primary	Secondary	Non-Protected		
144	4		ELM			x		Remove	4
145	16		CEDAR				x	Remove	8
413	6		CEDAR				x	Remove	0
415	5		CEDAR				x	Remove	0
416	14		CEDAR				x	Remove	7
417	7		CEDAR				x	Remove	0
418	12		CEDAR				x	Remove	6
419	7		CEDAR				x	Remove	0
420	7		CEDAR				x	Remove	0
422	8		CEDAR				x	Remove	0
424	6		CEDAR				x	Remove	0
425	6		CEDAR				x	Remove	0
426	10		CEDAR				x	Remove	0
601	7		CEDAR				x	Remove	0
602	7.5		CEDAR				x	Remove	0
603	5		CEDAR				x	Remove	0
604	6.5		CEDAR				x	Remove	0
615	11		CEDAR				x	Remove	5.5
619	12		CEDAR				x	Remove	6
620	5		CEDAR				x	Remove	0
621	5		CEDAR				x	Remove	0
622	5		CEDAR				x	Remove	0
623	16		CEDAR				x	Remove	8
624	16		CEDAR				x	Remove	8
625	5		CEDAR				x	Remove	0
626	9		CEDAR				x	Remove	0
627	7		CEDAR				x	Remove	0
628	7		CEDAR				x	Remove	0
629	4		CEDAR				x	Remove	0
630	5		CEDAR				x	Remove	0
631	7		CEDAR				x	Remove	0
634	11		CEDAR				x	Remove	5.5
651	4		CEDAR				x	Remove	0
652	4		CEDAR				x	Remove	0
TOTAL	270								58.0



LEGEND

- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED

TREE MITIGATION REQUIREMENTS
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing
58 Total Caliper inches to be removed that require mitigation

Tree Designation-
Non-Protected- 0 Caliper Inch required to replace
Secondary- 1/2" Caliper Inch per 1" Caliper removed required to be replaced
Primary- 1" Caliper Inch per 1" Caliper removed required to be replaced
Feature- 2" Caliper Inch per 1" Caliper removed required to be replaced

Calculation-
Replacement Inches needed 58 , Replace with 4" Caliper Trees
58/4= 15 Trees Required

15 CANOPY TREES REQUIRED
15 CANOPY TREES PROVIDED

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

WITNESS OUR HANDS, this ___ day of _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

0	03/13/2025	BS	BS	BS	ISSUED FOR REVIEW
REV	DATE	REV. BY	P.M.	ENG.	REVISION/RELEASE

REC
Rayburn Electric COOPERATIVE

618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

rdelta
ENGINEERS

DUNKIN SIMS STOFFELS INC.

PRELIMINARY
SUBMITTED FOR REVIEW
BY: ___ Bob Stoffels ___

Dunkin Sims Stoffels, Inc.
Date: March 14, 2025

NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	3/13/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	
APPROVED:		ISSUE:	
FILENAME:			

REC CAMPUS - INDOOR SHOOTING LANDSCAPE PLANS

TREESCAPE PLAN

LP-1 0



1 Photometric Plan

Luminaire Schedule		Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
Symbol	Type							
□	P1	4	LITHONIA RSX1 LED P3 40K R3 MVOLT [MOUNT] DDBXD DM19AS @ 25' MH	14022	109.44	1.000	0.850	1.000

