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 ITEMS

(1) SP2022-025 (HENRY LEE)

Discuss and consider a request by David Gregory of DCG Engineering, Inc. on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a <u>Site Plan</u> for a <u>Restaurant with 2,000 SF or more with Drive-Through or Drive-In (Einstein Bros. Bagels)</u> on a 0.702-acre parcel of land identified as Lot 3, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the west side of Ridge Road [FM-740] south of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

(2) SP2022-026 (HENRY LEE)

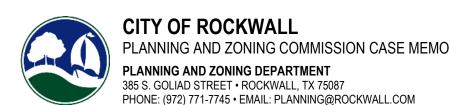
Discuss and consider a request by David Gregory of DCG Engineering, Inc. on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a <u>Site Plan</u> for a <u>Restaurant with 2,000 SF or more with Drive-Through or Drive-In (Qdoba)</u> on a 0.615-acre parcel of land identified as Lot 4, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the west side of Ridge Road [FM-740] south of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], 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, Angelica Gamez, 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 <u>June 10, 2022</u> prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



TO: Planning and Zoning Commission

DATE: June 14, 2022

APPLICANT: David Gregory; DCG Engineering, Inc.

CASE NUMBER: SP2022-025; Site Plan for Einstein Bros Bagel

SUMMARY

Discuss and consider a request by David Gregory of DCG Engineering, Inc. on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Site Plan for a Restaurant with 2,000 SF or more with Drive-Through or Drive-In (Einstein Bros. Bagels) on a 0.702-acre parcel of land identified as Lot 3, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the west side of Ridge Road [FM740] south of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740], and take any action necessary.

BACKGROUND

The subject property was originally annexed into the City of Rockwall on November 7, 1960 by Ordinance No. 60-04. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. On January 20, 2015, the City Council approved a miscellaneous case [Case No. MIS2014-018] to allow an Alternative Tree Mitigation Plan. On August 7, 2017, the City Council approved a final plat case [Case No. P2017-037] that established the subject property as Lot 1, Block A, Sky Ridge Addition. On January 26, 2021, the Planning and Zoning Commission approved a miscellaneous case [Case No. MIS2021-001] to allow for a variable width landscape buffer with alternative tree planting requirements within the landscape buffer. Following this approval, the City Council approved a preliminary plat [Case No. P2021-001] proposing the creation of Lots 1-7, Block A, Sky Ridge Addition on March 1, 2021. On August 2, 2021, the City Council approved a replat [Case No. P2021-038] that established the subject property as Lot 3, Block A, Sky Ridge Addition.

PURPOSE

On May 20, 2022, the applicant -- David Gregory of DCG Engineering-- submitted an application requesting the approval of a site plan for the purpose of constructing a Restaurant with 2,000 SF or More with a Drive-Through or Drive-In (i.e. Einstein Bros Bagels) on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject property is a 1.868-acre parcel of land (i.e. Lot 6, Block A, Sky Ridge Addition), which is zoned Commercial (C) District. Beyond this is a 3.853-acre parcel of land (i.e. Lot 7, Block A, Sky Ridge Addition), which is zoned Commercial (C) District. Beyond this is a 100-foot right-of-way owned by the Union Pacific/Dallas Garland NE Railroad. Beyond this is Phase 2 of the Turtle Cove Subdivision, which consists of 55 single-family residential lots that were established on February 17, 1998. This subdivision is zoned Planned Development District 2 (PD-2) for single-family residential land uses.

Directly south of the subject property is Ridge Road [FM 740], which is identified as a M4D (i.e. major collector. South: four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.2755-acre tract of land developed with a Minor Auto Repair Garage, which is zoned Commercial (C) District. Beyond this is a multi-tenant office building and several commercial businesses (e.g. Big D Auto Care, Wal-Mart, etc.) These areas are zoned Commercial (C) District and are situated within the Scenic Overlay (SOV) District.

<u>East</u>: Directly east of the subject property is a 0.976-acre parcel of land followed by Ridge Road [FM-740], which is identified as a M4D (*i.e. major collector, four* [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a single-family home that has been converted to a business and a strip retail center with several commercial businesses (e.g. Little Caesar's, Everybody Massage, etc.). These areas are zoned Commercial (C) District and are situated within the Scenic Overlay (SOV) District.

<u>West</u>: Directly west of the subject property are three (3) vacant parcels of land (*i.e. Lots 4-6, Block A, Sky Ridge Addition*), which are all zoned Commercial (C) District. Beyond this is a 2.95-acre parcel of land developed with house of worship (*i.e. Great Faith Church*) and zoned Commercial (C) District. Beyond this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Beyond this is Phase 1 of the Turtle Cove Subdivision, which consists of 75 single-family residential lots that were established on June 20, 1985. This subdivision is zoned Planned Development District 2 (PD-2) for single-family residential land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, Land Use Schedule, of Article 04, Permissible Uses, of the Unified Development Code (UDC), a Restaurant with 2,000 SF or More with a Drive-Through or Drive-In is permitted by-right in a Commercial (C) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	10,000 SF	X=0.702-acres; In Conformance
Minimum Lot frontage	60-Feet	X= 174.14-feet; In Conformance
Minimum Lot Depth	100-Feet	X=208.24-feet; In Conformance
Minimum Front Yard Setback	15-Feet	X>15-feet; In Conformance
Minimum Rear Yard Setback	10-Feet	X>10-feet; In Conformance
Minimum Side Yard Setback	10-Feet	X=10-feet; In Conformance
Maximum Building Height	60-Feet	X<60-feet; In Conformance
Max Building/Lot Coverage	60%	X=4.77%; In Conformance
Minimum Number of Parking Spaces	1 Parking Space/100 SF (25 Required)	X=34; In Conformance
Minimum Landscaping Percentage	20%	In Conformance
Maximum Impervious Coverage	85-90%	X<85%; In Conformance

TREESCAPE PLAN

No trees are being removed from the subject property. Based on this no *Treescape Plan* is required.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(F)(27), Restaurant with Drive Through or Drive-In, of Article 13, Definitions, of the Unified Development Code (UDC) a Restaurant with Drive Through or Drive-In is defined as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises." In this case the applicant is requesting a Restaurant with 2,000 SF or More with Drive-Through or Drive-In, which is permitted by right according to Section 01, Land Use Schedule, of Article 04, Permissible Uses, of the Unified Development Code (UDC).

The proposed site plan also generally conforms to the requirements of the *General Overlay District Standards* and the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code

(UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variances:

(1) Architectural Standards.

- (a) <u>Roof Design Standards</u>. According to Subsection 06.02 (C)(2), *Roof Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)II structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof". In this case, the applicant is proposing a flat roof with a parapet to screen the roof mounted utility equipment. This will require a <u>variance</u> from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).
- (b) Four (4) Sided Architecture. According to Subsection 06.02 (C)(5), Four (4) Sided Architecture, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a)II buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case, the applicant is required to meet the building articulation standards for the primary building façade on all sides of the building. Given the proposed building elevations the applicant does not meet the wall projection requirements. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

According to Subsection 09.02, Variances to the General Overlay District Standards, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." This section of the code also includes the same language for variances to the General Overlay District Standards. In addition, the code requires that applicant's provide compensatory measures that directly offset the requested variances. In this case, as compensatory measures the applicant is proposing to provide [1] increased landscaping, [2] four (4) sided architecture, [3] 90% masonry, [4] 20% stone, and [5] compliance with the overlay district standards. In this case, all of the compensatory measures proposed by the applicant are UDC requirements that the subject property is required to meet when developing the site. Based on this, the applicant has not identified any compensatory measures that would meet the requirements of the Unified Development Code (UDC). With this being said, the applicant has exceeded the 20% stone requirement on three (3) sides of the building, and exceeds the 90% masonry material on two (2) side of the building. Requests for variances to the General Overlay District Standards are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the <u>South Lakeshore District</u>. The <u>South Lakeshore District</u> is an established district that is significantly developed with medium-density, suburban housing and many of the subdivisions are not anticipated to change. As a result, the majority of commercial development in the area is anticipated to consist of neighborhood/convenience centers that are compatible in scale with the adjacent residential properties. Strategy #2 in the <u>South Lakeshore District</u> states that "...commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures." In this case, the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on May 31, 2022, and made the following recommendations: [1] provide stone up the tower elements, [2] break-up the drive-through façade with a bump

out, [3] clad the equipment screening on the rear of the building in brick/stone, and [4] provide a similar color palette and materials as the Dutch Bros Coffee. As an example of consistent design, the ARB directed the applicant to review the buildings at the southwest corner of N. Goliad Street and N. Lakeshore Drive. Before action is taken on the building elevations, the ARB will review the applicant's revised building elevations and provide a recommendation to the Planning and Zoning Commission at the <u>June 16</u>, 2022 meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's <u>Site Plan</u> for the Restaurant with 2,000 SF or More with a Drive-Through or Drive-In (i.e. Einstein Bros Bagels) on the subject property, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The applicant must provide staff with a photometric plan that meets the requirements of the Unified Development Code (UDC) before submitting Engineering plans.
- (3) Any construction resulting from the approval of this <u>Site Plan</u> shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY PLANNING & ZONING CASE NO.

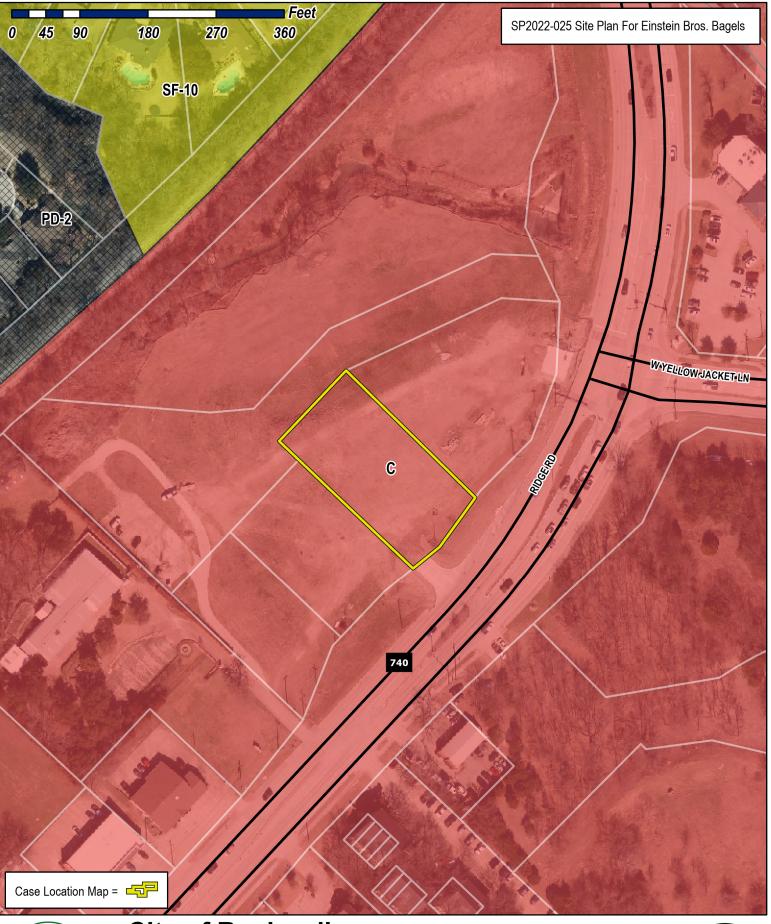
<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

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)	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:
SITE PLAN APPLICATION FEES: SITE PLAN (\$250.00 + \$20.00 ACRE) AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	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. 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	
SUBDIVISION SKY RIDGE ADDITION	LOT 3 BLOCK A
GENERAL LOCATION NW OF YELLOW JACKET 4	- RIDGE ROAD INTERSECTION
ZONING, SITE PLAN AND PLATTING INFORMATION (PLEAS)	
CURRENT ZONING C-Commercial District	
PROPOSED ZONING SAME	PROPOSED USE Restaurant with Drive thru
ACREAGE 0.702 LOTS [CURRENT]	LOTS [PROPOSED]
SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THE REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF RESULT IN THE DENIAL OF YOUR CASE.	HAT DUE TO THE PASSAGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL
OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHI	ECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]
DOWNER 7.1 Ridge LLC	MAPPLICANT DCG ENGINEERING, INC
CONTACT PERSON Michael Swiorcinsky	CONTACT PERSON DAVID GREGORY
ADDRESS 106 E. Rusk, Suite Zoo	ADDRESS 1668 Keller Porkway Stela
CITY, STATE & ZIP ROCKWALL, TX 7508	
PHONE 214-542-2373	PHONE 817 874 - 2941
E-MAIL Joshua@skyrei.co	E-MAIL david @ degengineering . com
NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE	Michael Soveronsky [OWNER] THE UNDERSIGNED, WHO FOLLOWING:
TO COVER THE COST OF THIS APPLICATION, HA	L INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF SEEN PAID TO THE CITY OF ROCKWALL ON THIS THE
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5 DAY OF	DEBORAH BLACKETER
OWNER'S SIGNATURE	My Notary ID # 124963058 Expires June 21, 2024
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS	Blacketty MY COMMISSION EXPIRES 6-21-24

DEVELOPMENT APPLICATION = CITY OF ROCKWALL = 385 SOUTH GOLIAO STREET = ROCKWALL, TX 75987 = [P] (972) 773-7745





City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





June 9, 2022

City of Rockwall Planning & Zoning Commission 385 South Goliad Rockwall, TX 75087

RE: SP2022-025 – Einstein Brothers Bagels

Mr. Chairman,

Pursuant to our correspondence with City Staff and the applicant, regarding the Site Plan Application staff comments, please find below our variance requests:

Variance Request #1

The development is seeking a variance to Subsection 6.02, of Article 5 of the Unified Development Code (UDC), which requires a pitched roof for building smaller than 6,000 SF. The proposed building has a flat roof with parapet wall to screen mechanical equipment.

Reason for Waiver Request

The proposed restaurant brand requires their mechanical equipment to be located on the roof as part of their brand standard. There is also not a location on the site that would be appropriate for the mechanical equipment. The proposed project does meet many of the compensatory measures as outlined in Subsection 9.01, of Article 11 of the UDC. The following is a list of compensatory measures for the project:

- Increased landscaping as previously approved
- 4 sided architecture
- 90% masonry
- 20% stone
- Compliance with general overlay district standards

Variance Request #2

The development is seeking a to Subsection 4.01 (C), of Article 5 of the Unified Development Code (UDC), which requires the minimum wall projection for the primary entryway to be 25% of the wall height. The proposed building does not meet this requirement.

Reason for Waiver Request

The proposed restaurant is 24 feet tall and the required minimum wall projection would be 6 feet per the UDC. Due to the width of the site and the minimum dimensions required of parking space, sidewalks, drive through lanes, and landscape islands, there is not an additional 6' of room to project the primary entrance. The proposed project does meet many of the compensatory measures as outlined in Subsection 9.01, of Article 11 of the UDC. The following is a list of compensatory measures for the project:

- Increased landscaping as previously approved
- 4 sided architecture
- 90% masonry
- 20% stone
- Compliance with general overlay district standards

If you have any additional questions, please do not hesitate to contact me.

Sincerely

DCG Engineering, Inc.

& mucht

Logan McWhorter, P.E.

Enclosures



June 9, 2022

City of Rockwall Planning & Zoning Commission 385 South Goliad Rockwall, TX 75087

RE: SP2022-025 – Einstein Brothers Bagels – Parking Agreement

Mr. Chairman,

Pursuant to our correspondence with City Staff and the applicant, regarding the Site Plan Application staff comments, this site and the adjacent Qdoba (SP2022-026) will be entering into a private share parking agreement. The Einstein Brothers Bagels site requires 25 parking spaces by code and is providing 34 parking spaces, and excess of 9 parking spaces. The Qdoba site requires 30 parking spaces by code but only has 28 parking spaces as shown on the site plan, a shortfall of 2 parking spaces. Combined, the two site have an excess of 7 parking spaces.

If you have any additional questions, please do not hesitate to contact me.

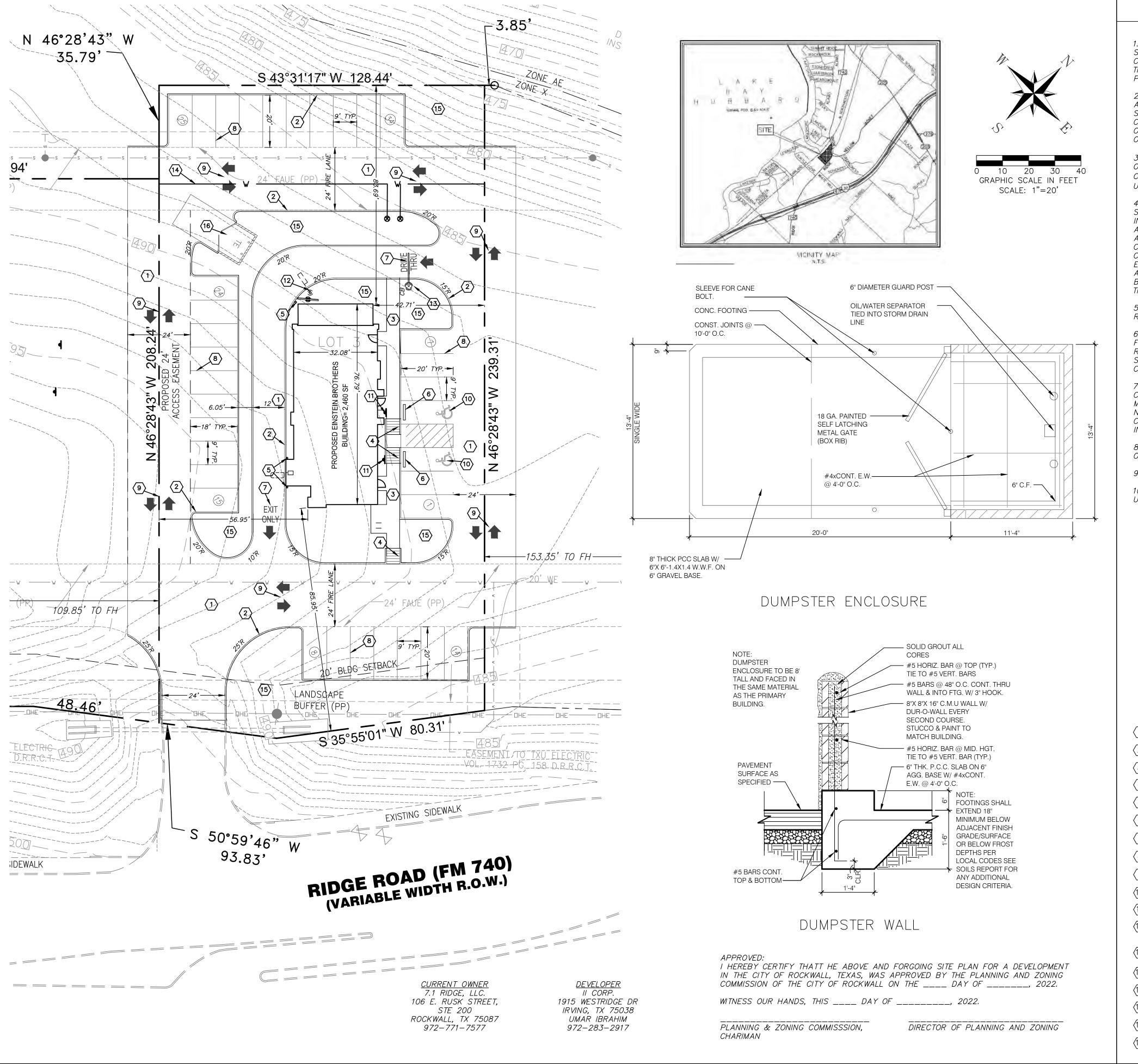
Sincerely

DCG Engineering, Inc.

Logan McWhorter, P.E.

& mush

Enclosures



SITE PLAN

SITE PLAN NOTES

- 1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS ETC ...
- 3. DEMOLITION/SITE CLEARING: SEE CIVIL DWG'S AND GEOTECHICNAL REPORT FOR EXTENT OF SITE DEMOLÍTION. THIS WORK SHALL INCLUDE REMOVAL OF ALL EXISTING PAVEMENTS, CURBS (U.O.N.), LIGHT POLES (INCLUDING FTG'S.), VEGETATION (INCLUDING STUMPS), UTILITIES (NOT OTHERWISE REUSED), ETC. AS REQUIRED FOR NEW CONSTRUCTION.
- 4. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING & REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AND MOISTURE CONDITIONED AS SPECIFIED IN THE SOILS REPORT. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS, AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- 5. THE A.L.T.A. SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS.
- 6. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANY. NO COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- 7. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- 8. SEE CIVIL PLANS FOR ALL WORK IN STREET RIGHT OF WAY. CITY PERMITS TO BE OBTAINED AND PAID FOR BY THE GENERAL CONTRACTOR.
- 9. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS NOTED OTHERWISE.
- 10. ALL UTILITY EQUIPMENT TO BE ROOF MOUNTED AND SCREENED PER CITY OF ROCKWALL

SITE DATA FOR TACO BELL

LOT AREA	30,583 SF; 0.702 AC
BUILDING HEIGHT	1 STORIES; 21'-0"
BUILDING AREA	2,460 SF
FLOOR AREA RATIO	0.049
TOTAL IMPERVIOUS AREA	23,606 SF (77.2% COVERAGE)
LANDSCAPED AREA	6,977 SF (22.8% COVERAGE)
EXISTING ZONING	C - COMMERCIAL DISTRICT
PROPOSED USAGE	RESTAURANT WITH DRIVE THRU
REQUIRED PARKING	25 SPACES (1/100 SF)
PROVIDED PARKING	34 SPACES
EXTERIOR MATERIALS:	STUCCO, BRICK, AND METAL

<u>KEYNOTES</u>

- (1) INSTALL PORTLAND CEMENT CONCRETE PAVING PLAN & GEOTECHNICAL SPECIFICATIONS
- (2) CONSTRUCT MONOLITHIC CONCRETE CURB
- (3) CONSTRUCT 4" P.C.C. CURBED EDGE SIDEWALK
- (4) CONSTRUCT P.C.C. DEPRESSED RAMP
- $\langle 5 \rangle$ INSTALL GUARD POST
- (6) INSTALL PRECAST CONCRETE WHEELSTOPS
- $\langle 7 \rangle$ PAINT 24" HIGH LETTERS WHITE
- (8) PAINT 4" WIDE SOLID STRIPE WHITE (9) PAINT TRAFFIC ARROWS - WHITE
- (10) PAINT HANDICAP SYMBOL WHITE ON BLUE BACKGROUND PER
- (11) INSTALL HANDICAP SIGN
- $\langle \overline{12} \rangle$ menu board, speaker pedestal & sensor loop per detail by sign supplier. FOUNDATIONS BY SIGN COMPANY
- (13) CLEARANCE BAR BY SIGN SUPPLIER AND FOUNDATION
- (14) 8" WATER MAIN EXTENSION
- (15) LANDSCAPE AREA
- (16) CONSTRUCT 8' TRASH ENCLOSURE W/OIL/WATER SEPARATOR CONNECTED TO STORM
- (17) SITE LIGHTS (SEE PHOTOMETRICS PLAN)
- (18) 1" WATER SERVICES AND METERS (1-IRR, 1-DOM)

PRELIMINARY FOR REVIEW ONLY

CONTRACT DATE **BUILDING TYPE:** PLAN VERSION: SITE NUMBER:

STORE NUMBER:

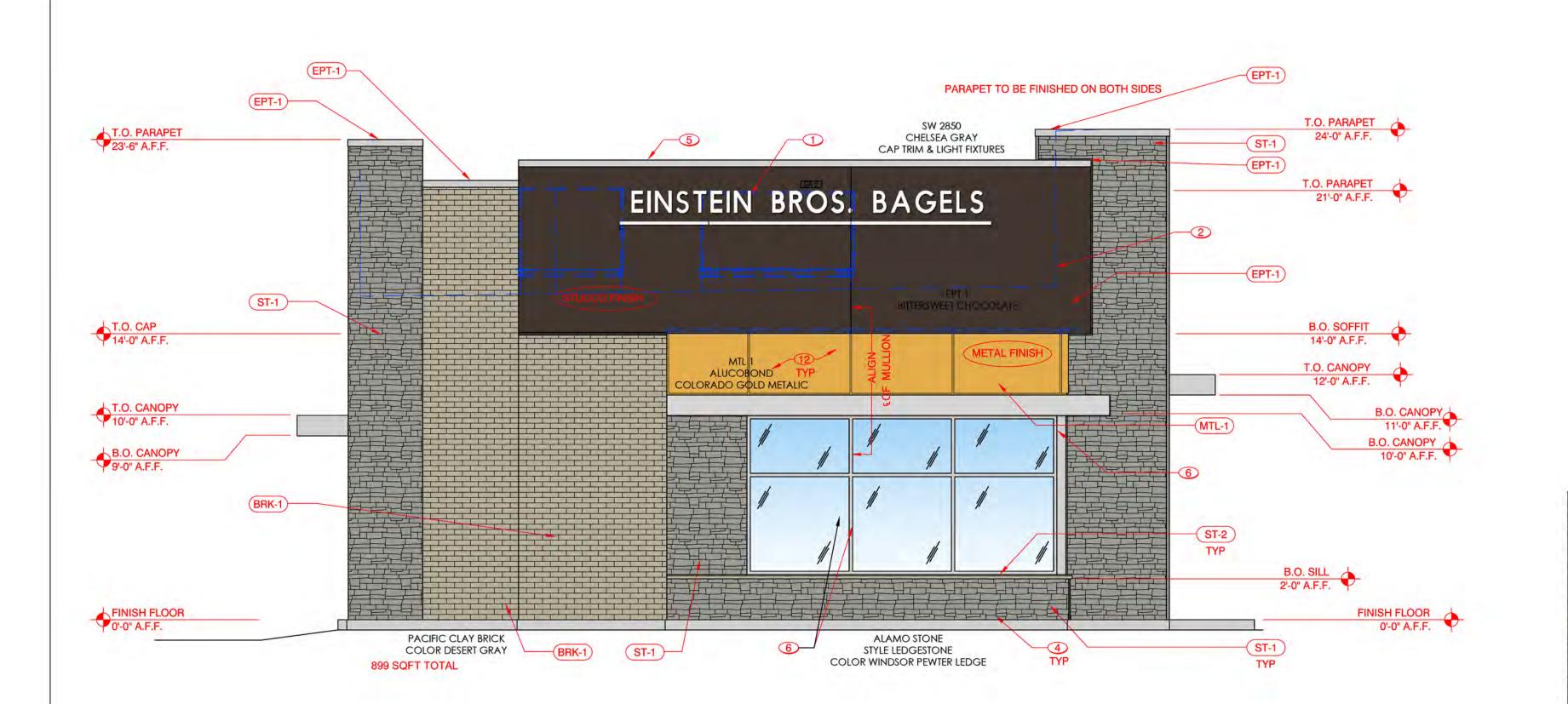
EINSTEIN BROTHERS BAGELS

LOT 3, BLOCK A, SKY RIDGE ADDITION ROCKWALL, TX

EINSTEIN **BROTHERS** BAGELS

SITE PLAN

SP2022-025 JUNE 7, 2022



	1459115	MATERIAL PERC	ENTAGES	
TOTAL FAÇ	ADE AREA	899	FAÇADE	FRONT END
WINDOWS		122	- 2 3 -	
DOORS				
AREA BALA	NCE	777		
MATERIAL	AREA	PERCENTAGE	1	MASONRY
BRICK	200	26%		90%
STUCCO	228	29%		
STONE	269	35%		
METAL	80	10%		
		0%		
		0%	,	
TOTAL	777	100%	1,000	

GENERAL NOTES

- SIGNAGE AND AWNINGS ARE SHOWN FOR CONCEPTUAL VISUALIZATION ONLY; ARE NOT PART OF THIS SCOPE OF WORK EXCEPT FOR PROVIDING POWER & BLOCKING AS NEEDED; AND SHALL BE PERMITTED SEPARATELY AS A DEFERRED PLAN REVIEW SUBMITTAL.
- SIZES, STYLES, AND COLORS OF SIGNAGE AND AWNINGS SHALL BE FINALIZED BY OWNER. CONTRACTOR SHALL PROVIDE AND COORDINATE EXACT POWER & BLOCKING REQUIREMENTS AND LOCATIONS WITH OWNER.

X KEYNOTES

1	OWNER PROVIDED & INSTALLED ILLUMINATED CARIBOU-EINSTEIN SIGNAGE. SEE RESPONSIBILITY MATRIX ON SHEET GO.2 FOR ADDITIONAL INFORMATION.
2	LINE OF ROOF BEYOND.
3	DOWN SPOUT AND COLLECTOR HEAD SHALL BE COLOR EPT-2 GRAY
4	MANUF. STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS.

- ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING COMPLYING WITH APPLICABLE ENERGY CODE.
- ANODIZED ALUMINUM STOREFRONT SYSTEM DOOR AND GLAZING.
- 8 INTERIOR WIC WITH ENCASED IN WOOD FRAMED WALL DUAL PANE 3/4" CLEAR INSULATED SOLARBAN 70XL LOW-E TEMPERED GLAZING
- IN ANODIZED ALUMINUM FRAME; MANUAL OPEN / ELECTRONIC RELEASE (READY ACCESS 600 SERIES) PASS THRU WINDOW.
- 10 EXTERIOR LIGHTING. REF. SHEET A2.3

5 METAL COPING TO BE PAINTED EPT-2 GRAY

- 11 BREAK METAL TO MATCH STOREFRONT SYSTEM
- ALUCABOND PANELS INSTALL PER MANUFACTURES SPECIFICATION. REF. 12 SHEET 13/A4.4

SIGNAGE SCHEDLILE

	QTY	MFR	VMOE	SIZE
SA-1	2	SIGN MFR	CIRCULAR LOGOS (SELF-ILLUMINATED)	5'-3"
SA-2	2	SIGN MFR	COFFEE & BAGELS	TBD

O1 Elevations (East)

I HEREBY CERTIFY THATT HE ABOVE AND FORGOING 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 _____, 2022.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2022.

PLANNING & ZONING COMMISSSION, CHARIMAN

SP2022-025

DIRECTOR OF PLANNING AND ZONING



TOTAL FAÇA	ADE AREA	1625	FAÇADE	DOOR SIDE
WINDOWS		312		
DOORS		27		
AREA BALA	NCE	1286		
BRICK	585	45%		90%
	585 269		4	90%
STUCCO		21%		90%
STUCCO STONE	269	21%		90%
STUCCO STONE	269 308	21% 24%		90%
BRICK STUCCO STONE METAL	269 308	21% 24% 10%		90%

02 Elevations (North)

SCALE: 1/4" = 1'-0"

ARCHITECT/ DESIGN CONSULTANT

ARCHITECTURAL PROJECT NO.: 2022_01_26

STORE #

CHECKED BY:



ROCKWALL TX

REVISIONS:	DATE:
	REVISIONS:

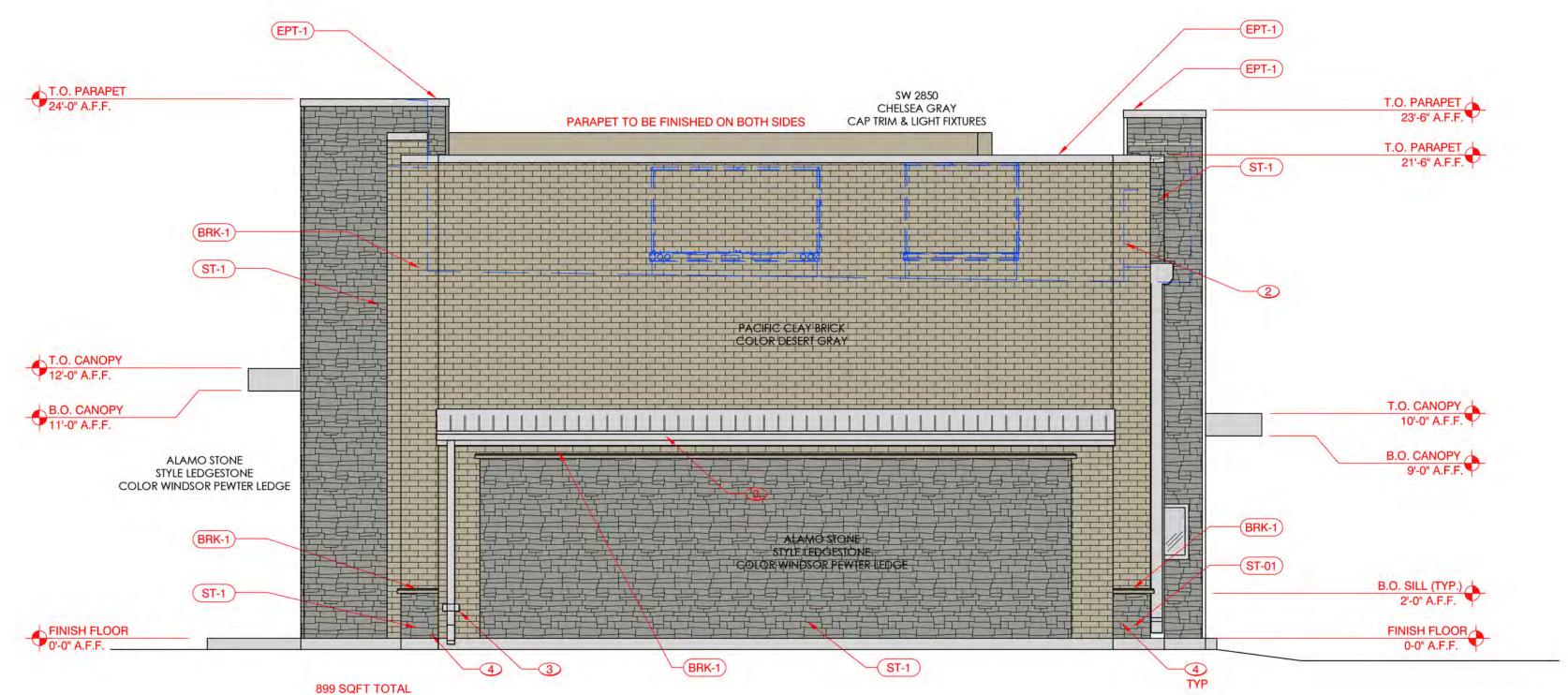
BRAND REVIEW ISSUE DATE: BID ISSUE DATE: BUILDING REVIEW ISSUE DATE: HEALTH DEPT. REVIEW ISSUE DATE: TAS REVIEW ISSUE DATE: CONSTRUCTION ISSUE DATE:

> DRAWING TITLE: **EXTERIOR ELEVATIONS**

06-11-2020

DRAWING NUMBER:

A3.0



GENERAL NOTES

- SIGNAGE AND AWNINGS ARE SHOWN FOR CONCEPTUAL VISUALIZATION ONLY; ARE NOT PART OF THIS SCOPE OF WORK EXCEPT FOR PROVIDING POWER & BLOCKING AS NEEDED; AND SHALL BE PERMITTED SEPARATELY AS A DEFERRED PLAN REVIEW SUBMITTAL.
- SIZES, STYLES, AND COLORS OF SIGNAGE AND AWNINGS SHALL BE FINALIZED BY OWNER. CONTRACTOR SHALL PROVIDE AND COORDINATE EXACT POWER & BLOCKING REQUIREMENTS AND LOCATIONS WITH OWNER.

X KEYNOTES

- OWNER PROVIDED & INSTALLED ILLUMINATED CARIBOU-EINSTEIN SIGNAGE. SEE RESPONSIBILITY MATRIX ON SHEET G0.2 FOR ADDITIONAL INFORMATION. 2 LINE OF ROOF BEYOND. 3 DOWN SPOUT AND COLLECTOR HEAD SHALL BE COLOR EPT-2 GRAY 4 MANUF. STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS. 5 METAL COPING TO BE PAINTED EPT-2 GRAY
- ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING COMPLYING WITH APPLICABLE ENERGY CODE.
- 7 ANODIZED ALUMINUM STOREFRONT SYSTEM DOOR AND GLAZING. 8 INTERIOR WIC WITH ENCASED IN WOOD FRAMED WALL
- DUAL PANE 3/4" CLEAR INSULATED SOLARBAN 70XL LOW-E TEMPERED GLAZING IN ANODIZED ALUMINUM FRAME; MANUAL OPEN / ELECTRONIC RELEASE (READY ACCESS 600 SERIES) PASS THRU WINDOW.
- 10 EXTERIOR LIGHTING. REF. SHEET A2.3
- 11 BREAK METAL TO MATCH STOREFRONT SYSTEM
- ALUCABOND PANELS INSTALL PER MANUFACTURES SPECIFICATION. REF.

SIGNAGE SCHEDULE

	QTY	MFR	VMOE	SIZE
SA-1	2	SIGN MFR	CIRCULAR LOGOS (SELF-ILLUMINATED)	5'-3"
SA-2	2	SIGN MFR	COFFEE & BAGELS	TBD

MATERIAL AREA PERCENTAGE MASONRY 100% 496 399 895

TOTAL FAÇADE AREA

WINDOWS

AREA BALANCE

MATERIAL PERCENTAGES

899

4

891

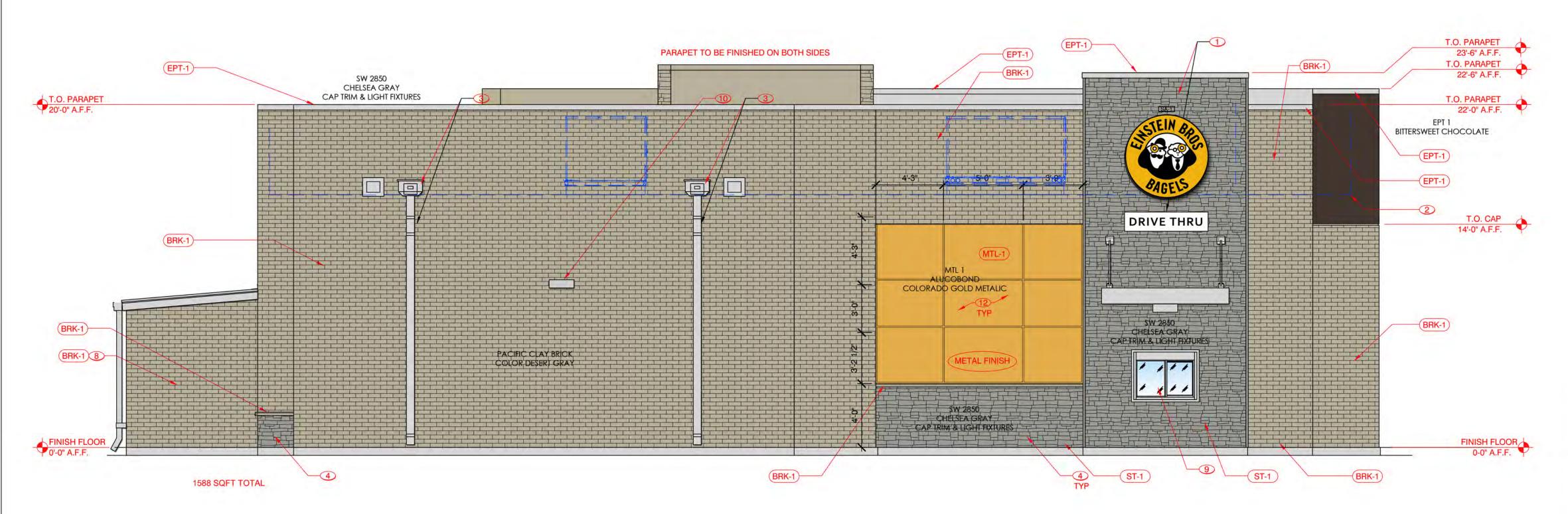
FAÇADE BACK END

APPROVED: I HEREBY CERTIFY THATT HE ABOVE AND FORGOING 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 _____, 2022.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2022.

PLANNING & ZONING COMMISSSION, CHARIMAN

DIRECTOR OF PLANNING AND ZONING



		MATERIAL PERC	E-08 - Carrier E	
TOTAL FAÇA	ADE AREA	1588	FAÇADE	DT SIDE
WINDOWS		13		
DOORS		0		
AREA BALA	NCE	1575	1	
MATERIAL	AREA	PERCENTAGE	I	MASONRY
MATERIAL	AREA	PERCENTAGE	1	MASONRY
MATERIAL BRICK	AREA 1103	A CALCULATION IN COLUMN		MASONRY 100%
BRICK	0.8.4.04	70%	-1	
BRICK STUCCO	1103	70% 10%		
A STATE OF THE OWNER.	1103 163	70% 10% 20%		
BRICK STUCCO STONE	1103 163 309	70% 10% 20%		
BRICK STUCCO STONE	1103 163 309	70% 10% 20% 0%		

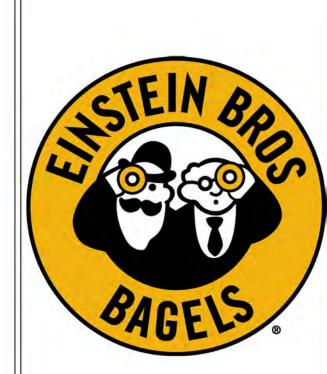
SP2022-025

ARCHITECT/ DESIGN CONSULTANT

ARCHITECTURAL PROJECT NO.: 2022_01_26

STORE #

DRAWN BY: CHECKED BY:



ROCKWALL TX

NO.	REVISIONS:	DATE
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BRAND REVIEW ISSUE DATE: BID ISSUE DATE: BUILDING REVIEW ISSUE DATE: HEALTH DEPT. REVIEW ISSUE DATE: TAS REVIEW ISSUE DATE: CONSTRUCTION ISSUE DATE:

> DRAWING TITLE: **EXTERIOR ELEVATIONS**

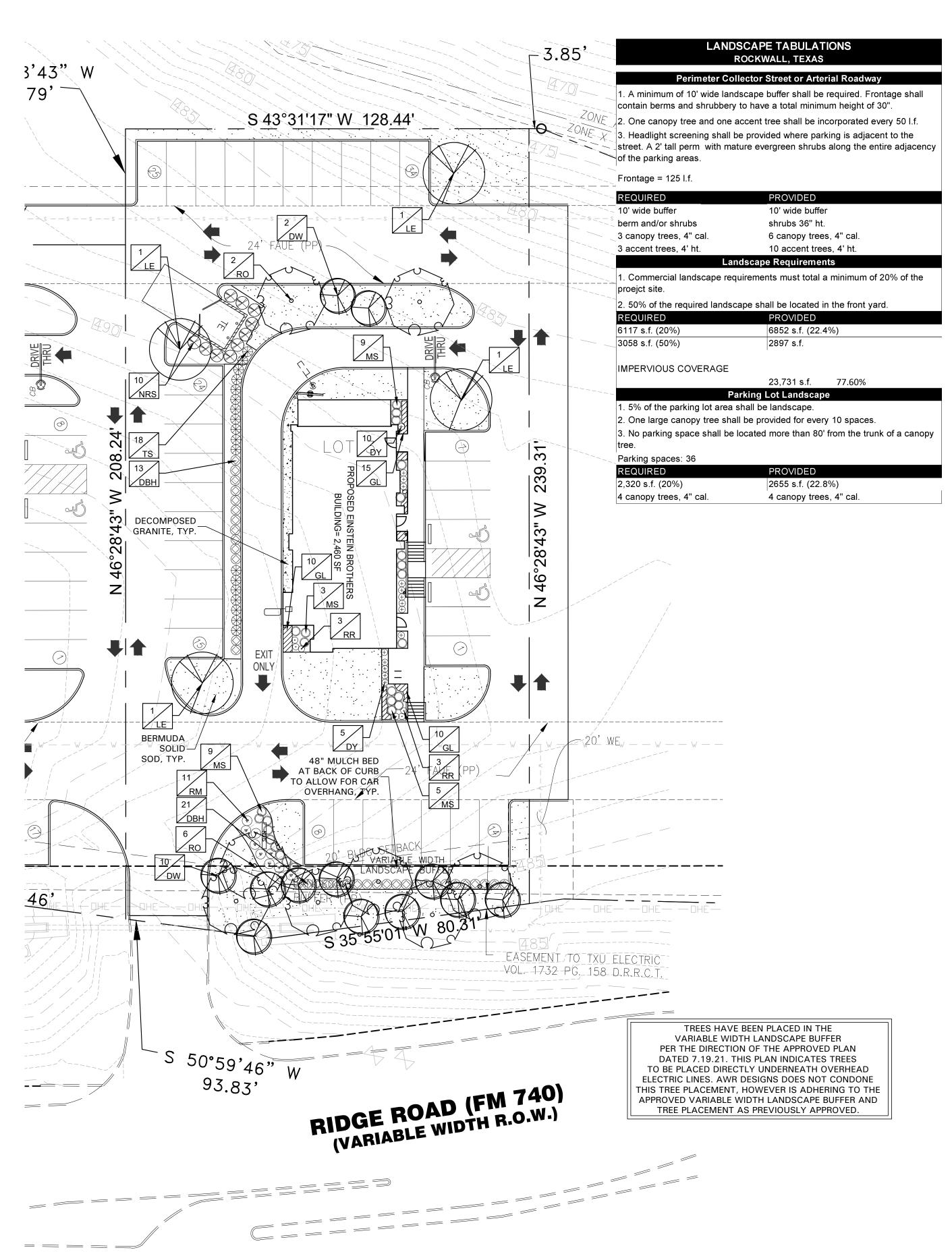
06-11-2020

DRAWING NUMBER:

A3.1

O1 Elevations (West)

SCALE: 1/4" = 1'-0"



GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR
- TO TOPSOIL INSTALLATION. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
- ALL LAWN AREAS SHALL BE FINE GRADED IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- 5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE

CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL

- TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.
- SOLID SOD:

 1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS
- COMPLETELY AS INDICATED BY PLAN. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
- 3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
- TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD
- SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS
- SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

- 1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALL ATION
- BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW
- REQUIREMENTS. FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB' OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
- 5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS PFR 1000 S F
- 6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER 7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS
- NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND
- RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER
- INSTALLATION TO SATURATION. 10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO

LANDSCAPE NOTES

- 1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- 3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- 4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT 6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO
- STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE. 7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS. 8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS
- AND CURBING. 9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED.
- ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS. 10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- 11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE
- HYDRANTS. 12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS
- 13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL. 14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER
- APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS: 1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE

STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS 2. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

PLA	NT SCH	IEDULE			
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
		SHADE TREES			
4	LE	Lacebark Elm	Ulmus parvifolia 'Sempervirens'	3" cal.	12' ht., 4' spread
8	RO	Texas Red Oak	Quercus buckleyi	3" cal.	12' ht., 5' spread
		ORNAMENTAL TREES			
12	DW	Desert Willow	Chilopsis linearis	30 gal.	8' ht., 4' spread, multi trunk, 3 cane min.
		SHRUBS			
34	DBH	Dwarf Burford Holly	llex cornuta ' Burford Nana'	5 gal.	full, 20" spread, 36" o.c.
15	DY	Dwarf Yaupon Holly	llex vomitoria 'Condeaux'	5 gal.	full, 24" sprd, 24" o.c.
26	MS	Morning Light Miscanthus	Miscanthus sinensis 'Morning Light'	5 gal.	full, 20" spread, 36" o.c.
10	NRS	Nellie R Stevens Holly	Illex x 'Nellie R. Stevens'	7 gal.	full, 40" o.c.
11	RM	Tuscan Blue Rosemary	Rosmarinus officinalis 'Tuscan Blue'	5 gal.	full, 24" sprd, 36" o.c.
6	RR	Rock Rose	Pavonia lasiopetala	5 gal.	full, 24" sprd, 24" o.c.
18	TS	Texas Sage 'Green Cloud'	Leucophyllum frutescens 'Green Cloud'	5 gal.	full, 24" sprd, 36" o.c.
		GROUNDCOVER/VINES/G	GRASS		
25	GL	Giant Lirope	Liriope gigantea	1 gal.	full, 18" o.c.
		Bermuda Solid Sod Decomposed Granite	Cynodon dactylon	J	

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

> APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FORGOING 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 _____, 2022.

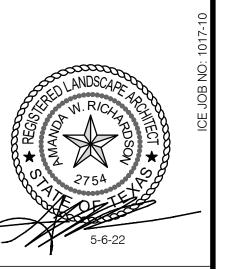
WITNESS OUR HANDS, THIS ____ DAY OF ____, 2022.

PLANNING & ZONING COMMISSSION,

DIRECTOR OF PLANNING AND ZONING

SP2022-025





CONTRACT DATE: BUILDING TYPE: LAN VERSION: SITE NUMBER: STORE NUMBER:

EINSTEIN BROTHERS **BAGELS**

> RIDGE ROAD ROCKWALL, TX

EINSTEIN BROTHERS BAGELS LANDSCAPE **PLAN**

SECTION 32 9300 - LANDSCAPE

- 1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR. A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING
- 1.2 REFERENCE DOCUMENTS A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS
- 1.3 SCOPE OF WORK / DESCRIPTION OF WORK A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS LABOR MATERIALS SERVICES EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN
 - CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
 - 1. PLANTING (TREES, SHRUBS, GRASSES)
 - BED PREP AND FERTILIZATION NOTIFICATION OF SOURCES 4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN
- SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS. C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDFRGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK
- 1.4 REFERENCES
- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTUTUTE (Z60.1) - PLANT MATERIAL
- B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES. C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

- A PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL MUICH BED MIX GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA. C. BEFORE INSTALLATION. SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT
- AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION. 1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING
- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS, ALL AREAS TO RECEIVE SOLID

SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVES

AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO

LANDSCAPE CONTRACTOR BEGINNING WORK C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD. B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS,
- THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

TREE ROOT BALL TREE TRUNK

---- U-BRACKE

1.8 MAINTENANCE AND GUARANTEE

- A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.
- B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS
- CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR

- D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE. E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD. F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY
- G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS
- AND DEBRIS FROM SITE PROMPTLY. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED. . COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS
- IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION. REAPPLY MULCH TO BARE AND THIN AREAS. M. 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 GRASS AT NO ADDITIONAL COST TO THE OWNER. N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
- a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE. b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL
- c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEÁTLY MOWED.

- A. TREES, SHRUBS, GROUNDCVOER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF
- B. PLANTS INCLUDING TREES. WHICH HAVE PARTIALLY DIED SO THAT SHAPE SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJEC TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE
- C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND AS THOSE ORIGINALLY PLANTED OR SPECIFIED. ALL WORK INCLUDING MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED.
- D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF THIS SECTION.
- E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD. VANDALISM.
- INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE, UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE
- 1.9 QUALITY ASSURANCE

ACCEPTED WORK.

TIGHTENING STRA

--- DRIVE ROD

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED

OT ANCHOR ITEM# ROOT BALL & CONTAINER SIZE ANCHOR INSTALLATION DEPTH

WORK AND SUPERVISION BY A FOREMAN

USED IN LIEU OF THE SPECIFIED PLANT.

- C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS. D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR
- EXCEED PROJECT SPECIFICATIONS. E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE
- F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS G. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND

RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE

AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO

REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OF DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING

- 1. BALLED AND BURLAPPED B&B PLANTS): DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE 2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.
- B. DELIVERY 1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE 2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE

3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER

- APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY. 4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES.
- 5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING 6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE. 7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE. 8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO

PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

- A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTER WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS. PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY. ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO
- BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN. C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY. WELL SHAPED. FULL BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH O
- ARE UNHEALTHY. BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS E. TREES SHALL BE HEALTHY, FULL BRANCHED, WELL SHAPED AND SHALL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT
- MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER,
- PRIOR TO FINAL ACCEPTANCE. G PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200

- H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF
- I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED
- J. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS
- AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND. L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS, SUNSCALD, DISFIGURING KNOTS, OR\INSECT DAMAGE WILL BE REJECTED. M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE
- INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL

O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF

THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED. P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A

CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD. 2.2 SOIL PREPARATION MATERIALS

- A. SANDY LOAM: 1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED
- 2. PHYSICAL PROPERTIES AS FOLLOWS a. CLAY – BETWEEN 7-27% b. SILT – BETWEEN 15-25%
- c. SAND LESS THAN 52%
- 3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY
- 4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT
- SANDY LOAM MEETS THE ABOVE REQUIREMENTS. B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80%
- EGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL. C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES,
- GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GRO MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.
- D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY
- DECOMPOSED, DARK BROWN. F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED
- STATEMENT OF ANALYSIS. G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN (SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
- H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC MATERIAL.

2.3 MISCELLANEOUS MATERIALS

- A. STEEL EDGING SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL. B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE;
- REFER TO DETAILS. C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE.
- AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444)
- D. SAND UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND. E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"
- F. DECOMPOSED GRANITE BASE MATERIAL OF NATURAL MATERIAL MIX OF

- GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE.
- G. RIVER ROCK LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN DIAMETER. H. 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.

PART 3 - EXECUTION

- A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.
- B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS: 1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED THICKNESS).
- 2. BACKFILL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY. C. GRASS AREAS:
- 1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPED OPEN, THEN WATERED THOROUGHLY.

3.2 INSTALLATION

- A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY
- ACCOMPLISHED. B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALI SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY ECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT C
- WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE. C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS PER PLAN.
- D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS. E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM.
- REE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT, WHEN PLANTED AND SETTLED, THE CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF
- GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED. F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24") INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN IT'S VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER
- THREE-QUARTER (3/4") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE REMOVING CONTAINERS. G. PERCOLATION TEST: FILL THE HOLE WITH WATER, IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL
- A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS. H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK. TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THI BURLAP FROM THE TOP $\frac{1}{3}$ OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY BI ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF
- 'ROOT SCORING'. DO NOT WRAP TREES
- J. DO NOT OVER PRUNE K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS L. REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE

- M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.
- N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE. O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF
- P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR

THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED

- Q. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE JNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN REE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUN OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE
- R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS. S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE
- WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION. 1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES. 2. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.

3. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED,

MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC

ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC

- MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT. Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION.
- 1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT 2. TOP OF EDGING SHALL BE $\frac{1}{2}$ " MAXIMUM HEIGHT ABOVE FINAL 3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE. 4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR

5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING

3.3 CLEANUP AND ACCEPTANCE

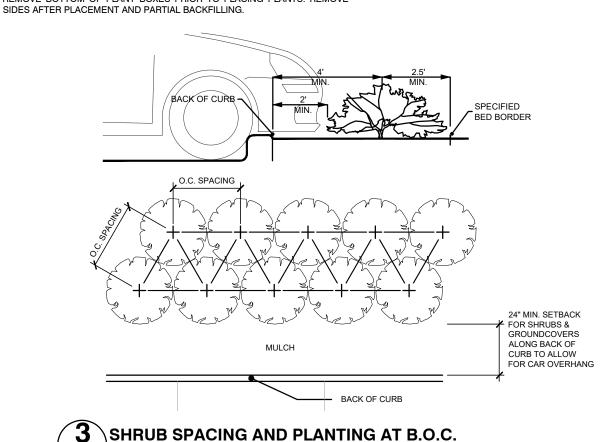
MEETS SIDEWALKS OR CURBS.

CONTRACTOR.

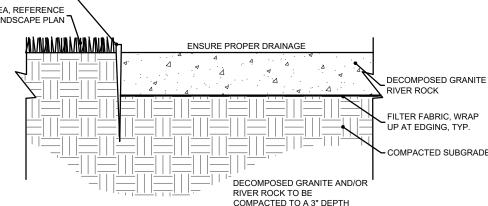
- A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY.
- B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES. C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN
- VIGOROUS AND HEALTHY GROWING CONDITION. D. 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
- N INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY. E. WHEN/IF 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. F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL

ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND

GUARANTEE PERIODS WILL COMMENCE. END OF SECTION



STEEL EDGING PLANTING AREA, REFERENCE LANDSCAPE PLAN



DECOMPOSED GRANITE / RIVER ROCK

I HEREBY CERTIFY THAT THE ABOVE AND FORGOING 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 ____, 2022.

WITNESS OUR HANDS, THIS ____ DAY OF ____, 2022.

PLANNING & ZONING COMMISSSION, CHARIMAN

DIRECTOR OF PLANNING AND ZONING

SP2022-025

CONTRACT DATE: BUILDING TYPE: LAN VERSION:

ITE NUMBER:

STORE NUMBER:

EINSTEIN BROTHERS **BAGELS**

RIDGE ROAD

ROCKWALL, TX

EINSTEIN BROTHERS BAGELS LANDSCAPE SPECS/ **DETAILS**

ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF

9973 FM 521 Road

TREE STAKE SOLUTIONS, LLC.

DRIVE ANCHOR STRAIGHT DOWN INTO

SEE CHART FOR RECOMMENDED DEPTHS

UNDISTURBED SUBBASE SOIL

Phone: 281-778-1400 Mobile: 903-676-6143

REMOVE DRIVE ROD

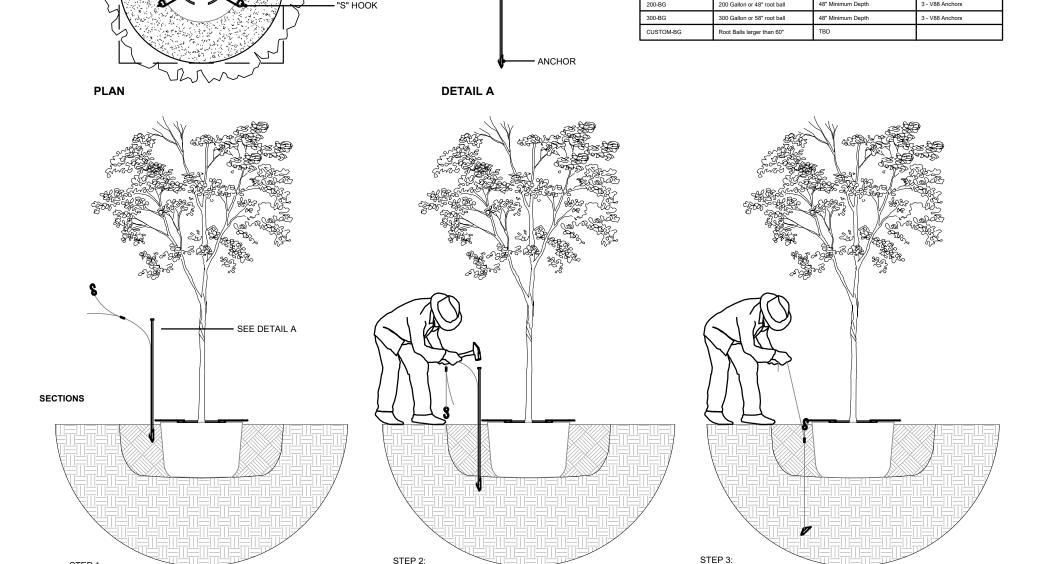
 PLACE "S" HOOK OVER THE END OF THE U-BRACKET PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF • TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING STRAP TO ADJUST TREE, IF NECESSARY

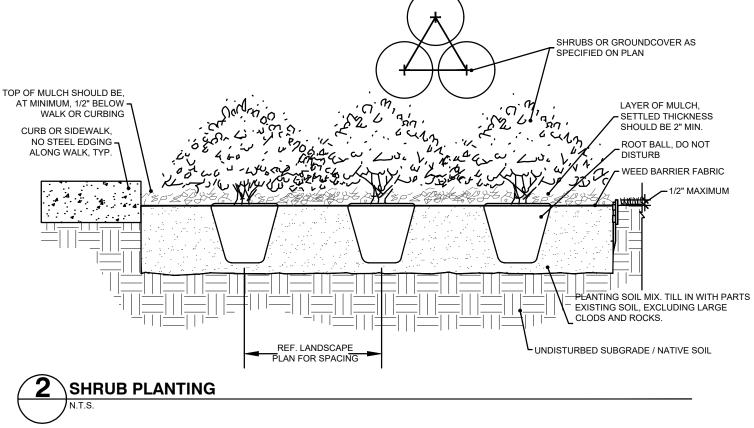
REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS

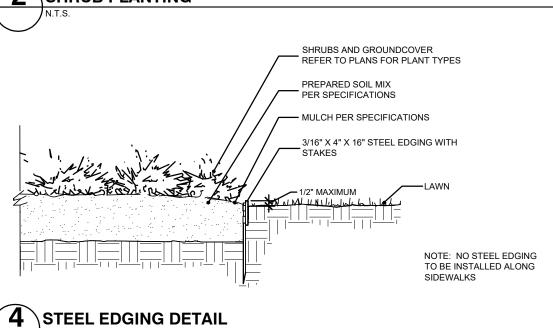
PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO

7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE

4 STEEL EDGING DETAIL







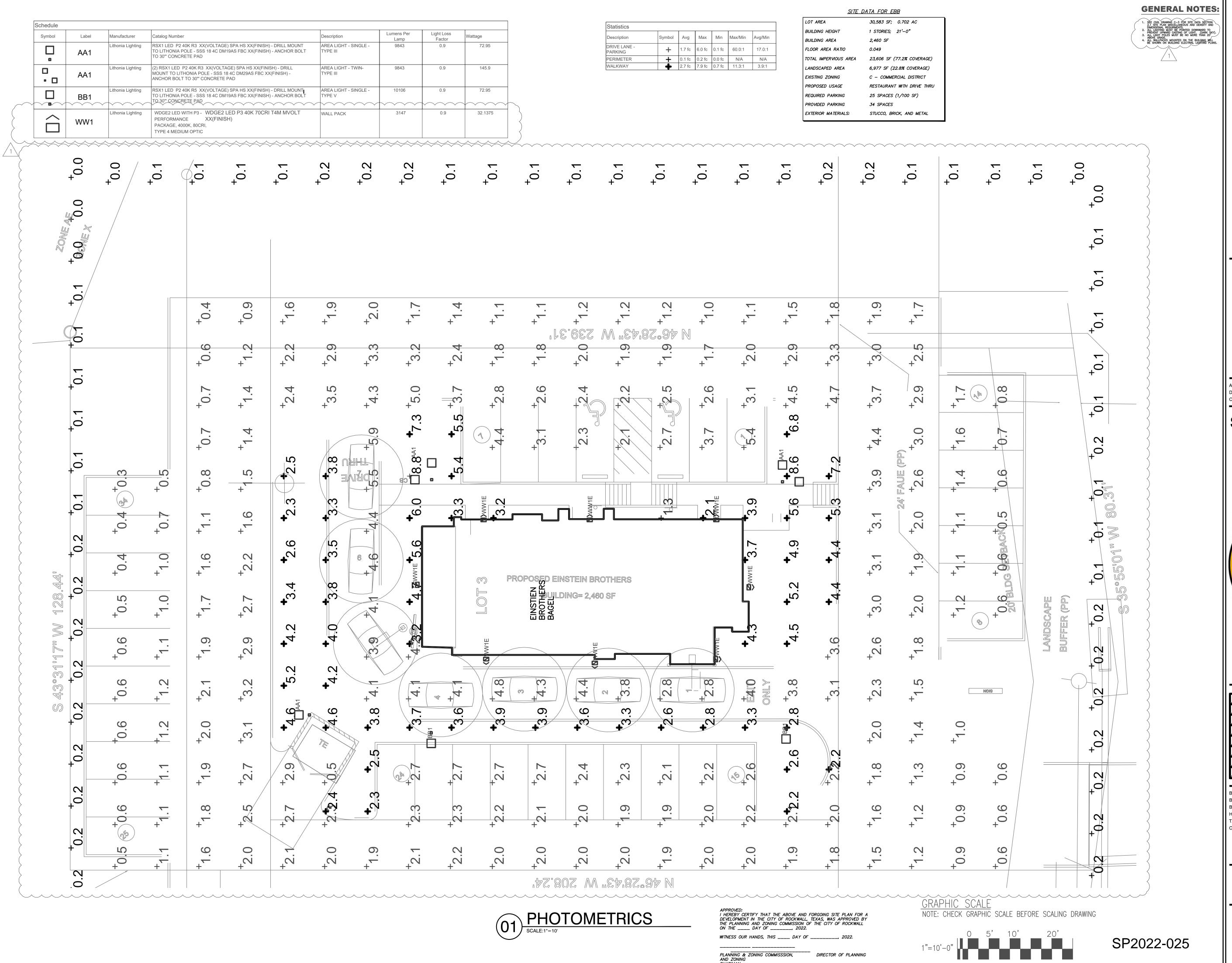
Rosharon, Texas 77583

1 TREE PLANTING

PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT

CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE

SET TREE IN PLANTING PIT



ARCHITECT/ DESIGN CONSULTANT

Keller Parkway, Suite 100Keller, Tx 76248317) 874-2941 or (817) 201-4477ww.dcgengineering.comFirm Registration Number F-21947

C. Joy Maskel

PROJECT NO.:

2021_07_02

ARCHITECTURAL PROJECT NO.: DRAWN BY: CHECKED BY:

STORE #



RIDGE ROAD ROCKWALL, TX.

	NO.	REVISIONS:	DATE:
	1	PERMIT REVISIONS 06/06/22	06/06/22
l			

BRAND REVIEW ISSUE DATE:
BID ISSUE DATE:
BUILDING REVIEW ISSUE DATE:
HEALTH DEPT. REVIEW ISSUE DATE:
TAS REVIEW ISSUE DATE:
CONSTRUCTION ISSUE DATE:

PHOTOMETRICS SITE PLAN

06-11-2020

DRAWING NUMBER:

PH-1

INTENDED USE — These specifications are for USA standards only. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — **Pole Shaft:** The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal highfrequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A flush non-metalic black top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option.

Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5". Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with

each pole assembly. Additional base cover options are available upon request.

Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75-95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153.

HARDWARE – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors, Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions NOTE: Actual performance may differ as a result of end-user environment and application.

Specifications subject to change without notice.

OUTDOOR

Specifications

(ft²@0°):

(SPA mount):

LITHONIA LIGHTING.

COMMERCIAL OUTDOOR

0.57 ft² (0.05 m²)

21.8" (55.4 cm)

13.3" (33.8 cm)

3.0" (7.6 cm) Main Body

7.2" (18.4 cm) Arm

22.0 lbs (10.0 kg)

(SPA mount)

SSS Square Straight Steel Poles

Anchor Base Poles

SQUARE STRAIGHT STEEL

See footnotes next page.

POLE-SSS

SSS						
Series		al shaft base all thickness¹ N	Mounting ²		Options	Finish ¹⁰
SSS	(for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 5G 5' 20ft 6in.) 5G 6' See technical See tech	4" 7g (.1793") 5" 11g (.1196") 5" 7g (.1793") 5" 7g (.1793") 5" 7g (.1793") 5: hnical atton table nplete 199 atton.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" 0.D. (2" NPS) T25 2-7/8" 0.D. (2-1/2" NPS) T30 3-1/2" 0.D. (3" NPS) T35 4" 0.D. (3-1/2" NPS) KAC/KAD/KSE/KSF/KVR/KVF DM19 1 at 90° DM28 2 at 180° DM28 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/RSX/AERIS™/OMERO™/HLA/KAX DTIII mounting³ DM19AS 1 at 90° DM29AS 2 at 180° DM39AS 3 at 90° DM49AS 4 at 90° RAD drill mounting³ DM19RAD DM19RAD 1 at 90° DM29RAD 2 at 180° DM29RAD 2 at 180° DM39RAD 3 at 120° DM49RAD 4 at 90° ESX Drill mounting³ 2 at 180° DM49RSX 2 at 180° DM49RAD 3 at 120° DM3PESX	AERIS™ Suspend drill mounting ^{3,4} DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 3 at 90° DM39AST_ 4 at 90° OMERO™ Suspend drill mounting ^{3,4} DM19MRT_ 1 at 90° DM29MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	L/AB Less anchor bolts (Include when anchor bolts are not needed) VD Vibration damper TP Tamper resistant handhole cover fasteners HAxy Horizontal arm bracket (1 fixture) ^{5,6} FDLxy Festoon outlet less electrical ⁵ CPL12/xy 1/2" coupling ⁵ CPL34/xy 3/4" coupling ⁵ CPL1/xy 1" coupling ⁵ NPL12/xy 1/2" threaded nipple ⁵ NPL34/xy 3/4" threaded nipple ⁵ NPL13/xy 1" threaded nipple ⁵ EHHxy Extra handhole ^{5,7} MAEX Match existing ⁸ USPOM United States point of manufacture ⁹ IC Interior coating ¹⁰ UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) Shipped separately (replacement kit available) (blank) FBC Full base cover (plastic) (blank) TC Top cap (blank) HHC Handhole cover	Standard colors DDBXD Dark bronze DWHXD White DBLXD Black DMBXD Medium bronze DNAXD Natural aluminum Classic colors DSS Sandstone DGC Charcoal gr. DTG Tennis gree DBR Bright red DSB Steel blue Architectural Colors an Special Finishes ¹¹ Galvanized, RAL Color Custom Colors and Extended Warranty Finishes available.

1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.1196" | "G" -

2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this

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- example: DM28/T20. The combination includes a required extra handhole.
- 3. Refer to the fixture spec sheet for the correct drilling template pattern
- 4. Insert "1" or "2" to designate fixture size; e.g. DM19AST2. 5. Specify location and orientation when ordering option. For "x": Specify the height above the base of pole in feet or feet
- and inches; separate feet and inches with a "-Example: 5ft = 5 and 20ft 3in = 20-3For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below. Example: 1/2" coupling at 5' 8", orientation C = CPL12/5-8C
- 6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" 0.D. If ordering two horizontal arm at the same height, specify with HAxyy. Example:
- Must add original order number of existing pole(s). Use when mill certifications are required. 10. Provides enhanced corrosion resistance.
- 11. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Available by formal

Combination of tenon-top and drill mount includes extra handhole.

quote only, consult factory for details.

VA LITHONIA LIGHTING®

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VA LITHONIA LIGHTING*

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BASE DETAIL

SSS Square Straight Steel Poles

Nominal Shaft Size (Base in. x Top) Wall thick

* EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.

Length (ft.)* in. x ft.)

TECHNICAL INFORMATION — EPA (ft2) with 1.3 gust

SSS 10 4C 10 4.0 x 10.0 0.1196 11 30.6 765 23.8 595 18.9 473 8-9 3/4 x 18 x 3 75

12 | 4.0 x 12.0 | 0.1196 | 11 | 24.4 | 610 | 18.8 | 470 | 14.8 | 370 | 8-9 | 3/4 x 18 x 3

 14
 4.0 x 14.0
 0.1196
 11
 19.9
 498
 15.1
 378
 11.7
 293
 8-9
 3/4 x 18 x 3

 16
 4.0 x 16.0
 0.1196
 11
 15.9
 398
 11.8
 295
 8.9
 223
 8-9
 3/4 x 18 x 3

 18
 4.0 x 18.0
 0.1196
 11
 12.6
 315
 9.2
 230
 6.7
 168
 8-9
 3/4 x 18 x 3

 20
 4.0 x 20.0
 0.1196
 11
 9.6
 240
 6.7
 167
 4.5
 150
 8--9
 3/4 x 18 x 3

 20
 4.0 x 20.0
 0.1793
 7
 14
 350
 11
 275
 8
 200
 8--9
 3/4 x 30 x 3

 SSS 20 5C
 20
 5.0 x 20.0
 0.1196
 11
 17.7
 443
 12.7
 343
 9.4
 235
 10--12
 1 x 36 x 4

 SSS 20 5G
 20
 5.0 x 20.0
 0.1793
 7
 28.1
 703
 21.4
 535
 16.2
 405
 10--12
 1 x 36 x 4

 SSS 25 4C
 25
 4.0 x 25.0
 0.1196
 11
 4.8
 150
 2.6
 100
 1
 50
 8-9
 3/4 x 18 x 3
 170

 SSS 25 4G
 25
 4.0 x 25.0
 0.1793
 7
 10.8
 270
 7.7
 188
 5.4
 135
 8-9
 3/4 x 30 x 3
 245

 SSS 30 5C
 30
 5.0 x 30.0
 0.1196
 11
 4.7
 150
 2
 50
 - - 10-12
 1 x 36 x 4
 265

 SSS 30 5G
 30
 5.0 x 30.0
 0.1793
 7
 10.7
 267
 6.7
 167
 3.9
 100
 10--12
 1 x 36 x 4
 380

 SSS 30 6G
 30
 6.0 x 30.0
 0.1793
 7
 19
 475
 13.2
 330
 9
 225
 11-13
 1 x 36 x 4
 520

 SSS 35 5G
 35
 5.0 x 35.0
 0.1793
 7
 5.9
 150
 2.5
 100
 10-12
 1 x 36 x 4
 440

 SSS 35 6G
 35
 6.0 x 35.0
 0.1793
 7
 12.4
 310
 7.6
 190
 4.2
 105
 11-13
 1 x 36 x 4
 540

 SSS 39 6G
 39
 6.0 x 39.0
 0.1793
 7
 7.2
 180
 3
 75
 11-13
 1 x 36 x 4
 605

4"C 8" – 9" 3.25"- 3.75" 8"- 8.25" 0.75" ABTEMPLATE PJ50004 4"G 8" – 9" 3.38"- 3.75" 8"- 8.25" 0.875" ABTEMPLATE PJ50004

5" | 10" – 12" | 3.5"- 4" | 11" | 1" | ABTEMPLATE PJ50010

6" | 11" – 13" | 4"- 4.50" | 12.5" | 1" | ABTEMPLATE PJ50011 |

25 5.0 x 25.0 0.1196 11 9.8 245 6.3 157 3.7 150 10-12 1 x 36 x 4

30 4.0 x 30.0 0.1793 7 6.7 168 4.4 110 2.6 65 8--9 3/4 x 30 x 3

90 MPH Max. weight 100 MPH Max. circle (in)

Gauge 80 MPH Max. weight

Default DM19 If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. Lithonia Lighting is not responsible for the foundation design.

ARCHITECTURAL PROJECT NO.: DRAWN BY: CHECKED BY:

GENERAL NOTES

SEE CIVIL DRAWING C-3 FOR SITE DATA SECTION 2.1 SITE PLAN MISCELLANGUS AND DENSITY AND DIMENSIONAL REQUIRMENTS.
 ALL LIGHTING MUST BE POINTED DOWNWARD TO PREVENT IPPWARD CASTING OF LIGHT. (DARK SKY).
 ALL LIGHT INC. SEES MUST BE NO MORE THAN 20'
 ALL WALLPACKS MOUNTED ON THE BUILDING WILL BE SHOWN ON BUILDING ELECTRIAL LIGHTING PLANS.

Bolt size

(in. x in. x in.)

Anchor bolt | Anchor bolt and | Anchor bolt

ABSSS-4G

ABSSS-5

N/A

IMPORTANT INSTALLATION NOTES:

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• Do not erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.

AB36-0

AB36-0

3/4"x30"x3"

1"x36"x4"

1"x36"x4"

STORE #

CLIFFORD TONY MARSHALL

2021_07_02

DCG

ARCHITECT/ DESIGN CONSULTANT



RIDGE ROAD ROCKWALL, TX.

NO.	REVISIONS:	DATE:
1	PERMIT REVISIONS 06/06/22	06/06/22

BRAND REVIEW ISSUE DATE: BID ISSUE DATE: BUILDING REVIEW ISSUE DATE: HEALTH DEPT. REVIEW ISSUE DATE: TAS REVIEW ISSUE DATE:

CONSTRUCTION ISSUE DATE:

DRAWING TITLE: SITE LIGHTING CUT

SHEETS

DRAWING NUMBER:

WDGE2 LED Architectural Wall Sconce Precision Refractive Optic Introduction The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen **Specifications** packages ranging from 1,200 to 25,000 lumens,

1.5" 11.5" (without options)

providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance. WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Depth (D1):

Depth (D2):

Height:

Width:

Lacota Associa		6- 1-1511-026	C 1154 2006	2			Approxim	ate Lumens (4	000K, 80CRI)		
Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	P0	P1	P2	P3		P5	
WDGE1 LED	Visual Comfort	4W			750	1,200	2,000				
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight		1,200	2,000	3,000	4,500	6,000	
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200		
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight		7,500	8,500	10,000	12,000		
WDGE4 LED	Precision Refractive			Standalone / nLight		12,000	16,000	18,000	20,000	22,000	25,000

rdering	Inform	nation		EXA	MPLE: \	WDGE2 LED P3 40K 80	OCRI VF MVOLT SRM DDB)
es	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	
GE2 LED	P0 ¹ P1 ² P2 ² P3 ² P4 ²	27K 2700K 30K 3000K 40K 4000K 50K 5000K AMB³ Amber	70CRI ⁴ 80CRI LW ³ Limited Wavelength	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 347 ⁵ 480 ⁵	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/ damp locations only)6	AWS 3/8inch Architectural wall spacer PBBW S urface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.

	P4 ²	AMB³ Amber	TFT	M Forward Throw Medium	damp locations only).	is no jui	nction box available.
Options						Finish	
E10WH E20WC PE7 DMG8 BCE	(10W, 5°C min) Emergency battery bac (18W, -20°C min) Photocell, Button Type 0–10V dimming wires an external control, ord Bottom conduit entry 1 points.	oulled outside fixture (for u dered separately) or back box (PBBW). Total	MAEDBS PIR PIRH se with PIR1FC3V pf 4 entry PIRH1FC3V	switched circuits with external dusk Bi-level (100/35%) motion sensor for switched circuits with external dusk Bi-level (100/35%) motion sensor for programmed for dusk to dawn operat Bi-level (100/35%) motion sensor for programmed for dusk to dawn operate	or 15–30' mounting heights. Intended for use on to dawn switching r 8–15' mounting heights with photocell pre- cion. r 15–30' mounting heights with photocell pre-	DDBXD DBLXD DNAXD DWHXD DSSXD DDBTXD DBLBXD DNATXD	Dark bronze Black Natural aluminum White Sandstone Textured dark bronze Textured black Textured natural aluminum
BAA	Buy America(n) Act Coi	npliant	NLTAIR2 PI NLTAIR2 PI	3	notion/ambient sensor for 8–15' mounting heights. notion/ambient sensor for 15–30' mounting heights	DWHGXD DSSTXD	Textured white Textured sandstone

I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A
DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY
THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2022.

PLANNING & ZONING COMMISSSION, AND ZONING

WDGE2 LED

LITHONIA
LIGHTING.

COMMERCIAL OUTDOOR

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SP2022-025

compartment. A mast arm adaptor, adjustable integral slipfitter and other mounting configurations are available. Ordering Information **EXAMPLE:** RSX1 LED P4 40K R3 MVOLT SPA DDBXD RSX1 LED **30K** 3000K **R2** Type 2 Wide MVOLT (120V-277V) 2 SPA Square pole mounting (3.0" min. SQ pole for 1 at 90°, 3.5" min. SQ pole for 2, 3, 4 at 90°) **40K** 4000K **R3** Type 3 Wide HVOLT (347V-480V)³ Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) XVOLT (277V-480V)4 50K 5000K R3S Type 3 Short MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) Type 4 Wide (use specific voltage for Adjustable slipfitter (fits 2–3/8" OD tenon) 6 options as noted) Type 4 Short WBA Wall bracket 1 Type 5 Wide 1 WBASC Wall bracket with surface conduit box Type 5 Short 1 AASP Adjustable tilt arm square pole mounting 6 Automotive Front Row AARP Adjustable tilt arm round pole mounting 6 AFRR90 Automotive Front Row AAWB Adjustable tilt arm with wall bracket 6 Right Rotated AFRL90 Automotive Front Row AAWSC Adjustable tilt arm wall bracket and surface conduit box 6 Left Rotated Shipped Installed DBLXD *Standalone and Networked Sensors/Controls (factory default settings, see table page 9) Black House-side shield 7 NLTAIR2 nLight AIR generation 2 13,14,15 DNAXD Natural Aluminum Photocontrol, button style 8,9 Photocontrol external threaded, adjustable 9,10 PIRHN Networked, Bi-Level motion/ambient sensor (for use with NLTAIR2) 13,15,16 DWHXD White DDBTXD Textured Dark Bronze Seven-wire twist-lock receptacle only (no controls) 9,1 Conduit entry 3/4" NPT (Qty 2) Note: PIRHN with nLight Air can be used as a standalone or networked solution. Sensor coverage DBLBXD Textured Black

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RSX1 LED

Introduction

luminaires.

The new RSX LED Area family delivers maximum

value by providing significant energy savings, long

affordable price. The RSX1 delivers 7,000 to 17,000

lumens allowing it to replace 70W to 400W HID

The RSX features an integral universal mounting

on most existing drill hole patterns. This "no-drill"

easy-access door on the bottom of mounting arm

solution provides significant labor savings. An

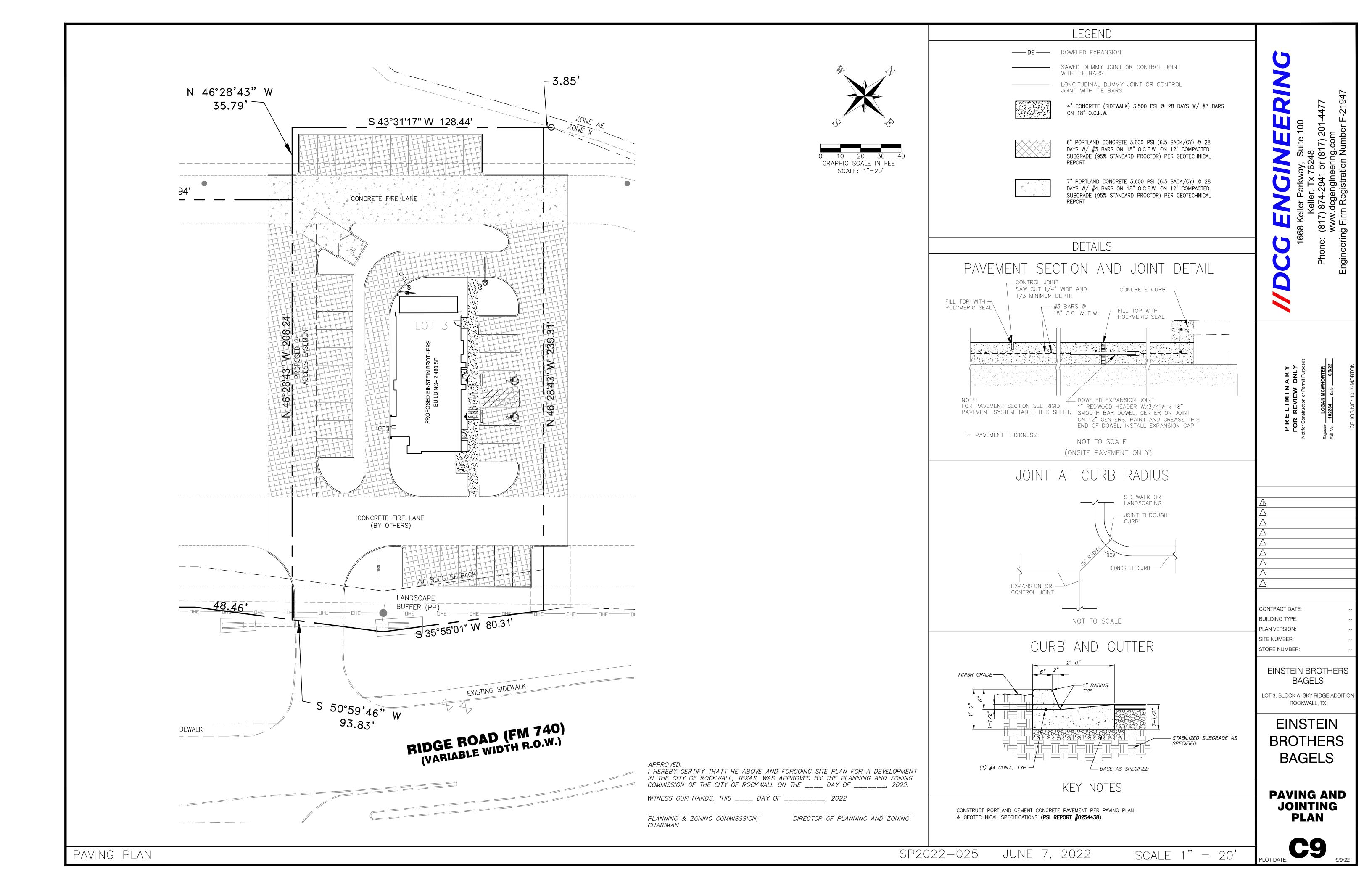
allows for wiring without opening the electrical

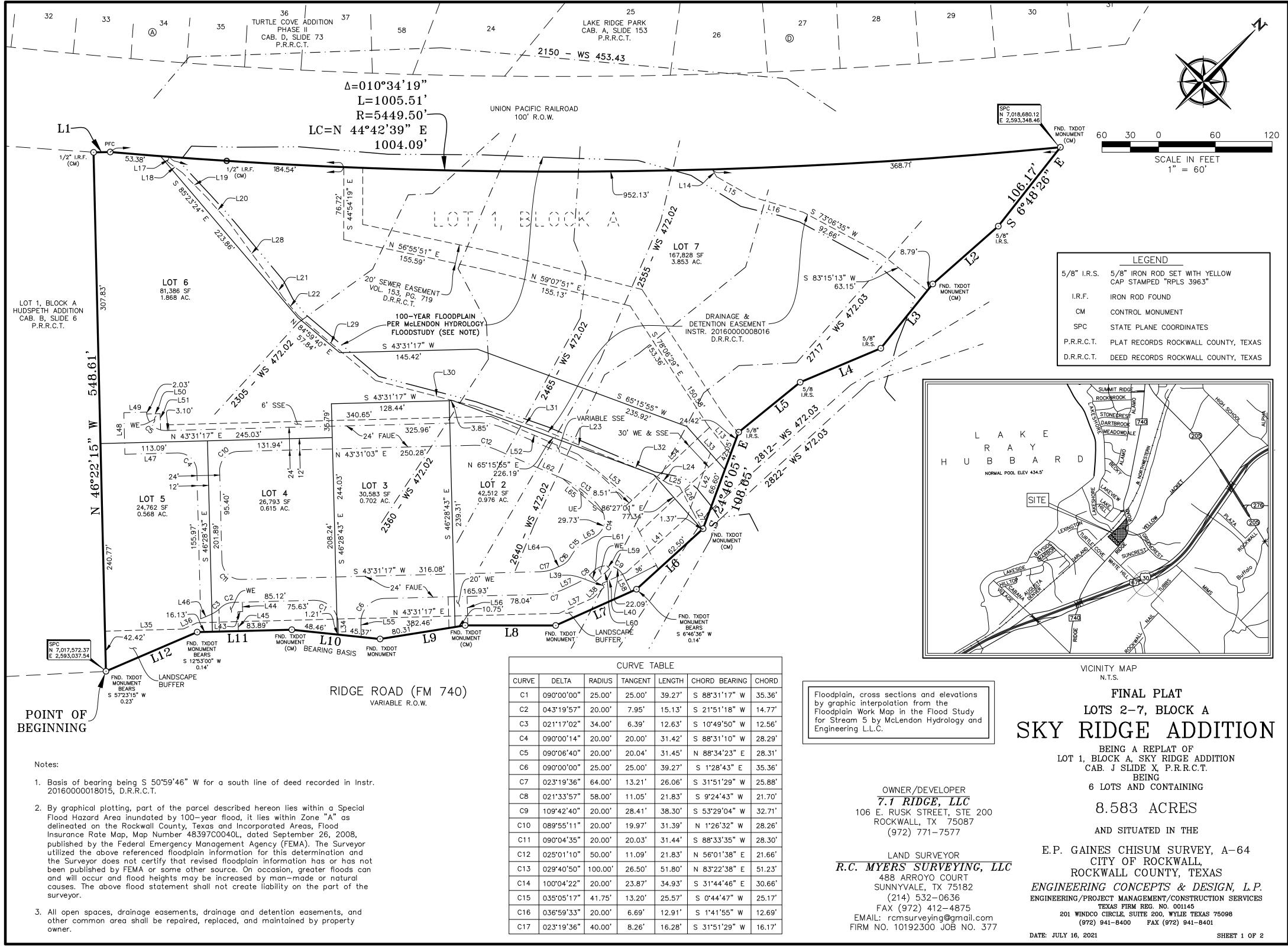
mechanism that allows the luminaire to be mounted

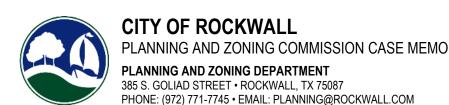
life and outstanding photometric performance at an

pattern is affected when luminaire is tilted. Single fuse (120, 277, 347) 5 DNATXD Textured Natural Aluminum Double fuse (208, 240, 480) 5 DWHGXD Textured White Shipped Separately (requires some field assembly) 20KV Surge pack (10KV standard) EGS External glare shield 7 Field adjustable output 9,13 EGFV External glare full visor (360° around light aperture) 7 0-10V dimming extend out back of housing for external Bird spikes 17

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TO: Planning and Zoning Commission

DATE: June 14, 2022

APPLICANT: David Gregory; DCG Engineering, Inc.

CASE NUMBER: SP2022-026; Site Plan for Qdoba

SUMMARY

Discuss and consider a request by David Gregory of DCG Engineering, Inc. on behalf of Michael Swiercinsky of 7.1 Ridge, LLC for the approval of a Site Plan for a Restaurant with 2,000 SF or more with Drive-Through or Drive-In (Qdoba) on a 0.615-acre parcel of land identified as Lot 4, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the west side of Ridge Road [FM-740] south of the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740].

BACKGROUND

The subject property was originally annexed into the City of Rockwall on November 7, 1960 by *Ordinance No. 60-04*. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. On January 20, 2015, the City Council approved a miscellaneous case [Case No. MIS2014-018] to allow an Alternative Tree Mitigation Plan. On August 7, 2017, the City Council approved a final plat case [Case No. P2017-037] that established the subject property as Lot 1, Block A, Sky Ridge Addition. On January 26, 2021, the Planning and Zoning Commission approved a miscellaneous case [Case No. MIS2021-001] to allow for a variable width landscape buffer with alternative tree planting requirements within the landscape buffer. Following this approval, the City Council approved a preliminary plat [Case No. P2021-001] proposing the creation of Lots 1-7, Block A, Sky Ridge Addition on March 1, 2021. On August 2, 2021, the City Council approved a replat [Case No. P2021-038] that established the subject property as Lot 4, Block A, Sky Ridge Addition.

PURPOSE

On May 20, 2022, the applicant – *David Gregory of DCG Engineering*-- submitted an application requesting the approval of a site plan for the purpose of constructing a *Restaurant with 2,000 SF or More with a Drive-Through or Drive-In (i.e. Qdoba)* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located southeast of the intersection of Ridge Road [FM-740] and W. Yellow Jacket Lane. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject property is a 1.868-acre parcel of land (*i.e.* Lot 6, Block A, Sky Ridge Addition), which is zoned Commercial (C) District. Beyond this is a 3.853-acre parcel of land (*i.e.* Lot 7, Block A, Sky Ridge Addition), which is zoned Commercial (C) District. Beyond this is a 100-foot right-of-way owned by the Union Pacific/Dallas Garland NE Railroad. Beyond this is Phase 2 of the Turtle Cove Subdivision, which consists of 55 single-family residential lots that were established on February 17, 1998. This subdivision is zoned Planned Development District 2 (PD-2) for single-family residential land uses.

South:

Directly south of the subject property is Ridge Road [FM 740], which is identified as a M4D (i.e. major collector, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.2755-acre tract of land developed with a Minor Auto Repair Garage, which is zoned Commercial (C) District. Beyond this is a multi-tenant office building and several

commercial businesses (e.g. Big D Auto Care, Wal-Mart, etc.) These areas are zoned Commercial (C) District and are situated within the Scenic Overlay (SOV) District.

<u>East</u>: Directly east of the subject property is a 0.702-acre parcel of land followed by Ridge Road [FM-740], which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.47-acre parcel of land zoned Commercial (C) District. Beyond this is a 1.1988-acre parcel of land developed with a *Medical Office* (*i.e.*

Rockwall Surgery Center) zoned Commercial (C) District.

West: Directly west of the subject property are two (2) vacant parcels of land (i.e. Lots 5 & 6, Block A, Sky Ridge Addition), which are all zoned Commercial (C) District. Beyond this is a 2.95-acre parcel of land developed with house of worship (i.e. Great Faith Church) and zoned Commercial (C) District. Beyond this is a 100-foot right-of-way owned by the Union Pacific/Dallas Garland NE Railroad. Beyond this is Phase 1 of the Turtle Cove Subdivision, which consists of 75 single-family residential lots that were established on June 20, 1985. This subdivision is zoned Planned Development District 2 (PD-2) for single-family residential land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, Land Use Schedule, of Article 04, Permissible Uses, of the Unified Development Code (UDC), a Restaurant with 2,000 SF or More with a Drive-Through or Drive-In is permitted by-right in a Commercial (C) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	10,000 SF	X=0.615-acres; In Conformance
Minimum Lot frontage	60-Feet	X= 132.35-feet; In Conformance
Minimum Lot Depth	100-Feet	X=201.89-feet; In Conformance
Minimum Front Yard Setback	15-Feet	X>15-feet; In Conformance
Minimum Rear Yard Setback	10-Feet	X>10-feet; In Conformance
Minimum Side Yard Setback	10-Feet	X=10-feet; In Conformance
Maximum Building Height	60-Feet	X<60-feet; In Conformance
Max Building/Lot Coverage	60%	X=11.12%; In Conformance
Minimum Number of Parking Spaces	1 Parking Space/100 SF (30 Required)	X=28; Non-Conforming
Minimum Landscaping Percentage	20%	In Conformance
Maximum Impervious Coverage	85-90%	X<85%; In Conformance

TREESCAPE PLAN

No trees are being removed from the subject property. Based on this, no *Treescape Plan* is required.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(F)(27), Restaurant with Drive Through or Drive-In, of Article 13, Definitions, of the Unified Development Code (UDC) a Restaurant with Drive Through or Drive-In is defined as "(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on-premise or off-premises and/or in a personal vehicle or where facilities are provided on the premises that encourages the serving and consumption of food in a personal vehicle on or near the restaurant premises." In this case the applicant is requesting a Restaurant with 2,000 SF or More with Drive-Through or Drive-In, which is permitted by right according to Section 01, Land Use Schedule, of Article 04, Permissible Uses, of the Unified Development Code (UDC).

The proposed site plan also generally conforms to the requirements of the *General Overlay District Standards* and the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variances:

(1) Architectural Standards.

- a. <u>Roof Design Standards</u>. According to Subsection 06.02 (C)(2), Roof Design Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a)II structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof". In this case the applicant is proposing a flat roof with a parapet to screen the roof mounted utility equipment. This will require a <u>variance</u> from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).
- b. Four (4) Sided Architecture. According to Subsection 06.02 (C)(5), Four (4) Sided Architecture, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case the applicant is required to meet the building articulation standards for the primary building façade on all sides of the building. Given the proposed building elevations the applicant does not meet the wall projection requirements. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

According to Subsection 09.02, Variances to the General Overlay District Standards, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." This section of the code also includes the same language for variances to the General Overlay District Standards. In addition, the code requires that applicant's provide compensatory measures that directly offset the requested variances. In this case, as compensatory measures the applicant is proposing to provide [1] increased landscaping, [2] four (4) sided architecture, [3] 90% masonry, [4] 20% stone, and [5] compliance with the overlay district standards. In this case, all of the compensatory measures proposed by the applicant are UDC requirements that the subject property is required to meet when developing the site. Based on this, the applicant has not identified any compensatory measures that would meet the requirements of the Unified Development Code (UDC). With this being said, the applicant has exceeded the 20% stone requirement on all sides of the building and exceeded the 90% masonry material on all sides of the building. Requests for variances to the General Overlay District Standards are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the <u>South Lakeshore District</u>. The <u>South Lakeshore District</u> is an established district that is significantly developed with medium-density, suburban housing and many of the subdivisions are not anticipated to change. As a result, the majority of commercial development in the area is anticipated to consist of neighborhood/convenience centers that are compatible in scale with the adjacent residential properties. Strategy #2 in the <u>South Lakeshore District</u> states that "...commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures." In this case, the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on May 31, 2022, and made the following recommendations: [1] provide stone up the tower elements, [2] break-up the drive-through façade with a bump out, and [3] provide a similar color palette and materials as the Dutch Bros Coffee. As an example of consistent design, the

ARB directed the applicant to review the buildings at the southwest corner of N. Goliad Street and N. Lakeshore Drive. Before action is taken on the building elevations, the ARB will review the applicant's revised building elevations and provide a recommendation to the Planning and Zoning Commission at the *June 16, 2022* meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's <u>Site Plan</u> for the Restaurant with 2,000 SF or More with a Drive-Through or Drive-In (i.e. Qdoba) on the subject property, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) At the time of final plat, a parking agreement must be filed with Rockwall County. A copy of the parking agreement must be provided to the City of Rockwall Planning Department otherwise a Certificate of Occupancy (CO) will not be issued.
- (3) The applicant must provide staff with a photometric plan that meets the requirements of the Unified Development Code (UDC) before submitting Engineering plans.
- (4) Any construction resulting from the approval of this <u>Site Plan</u> shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

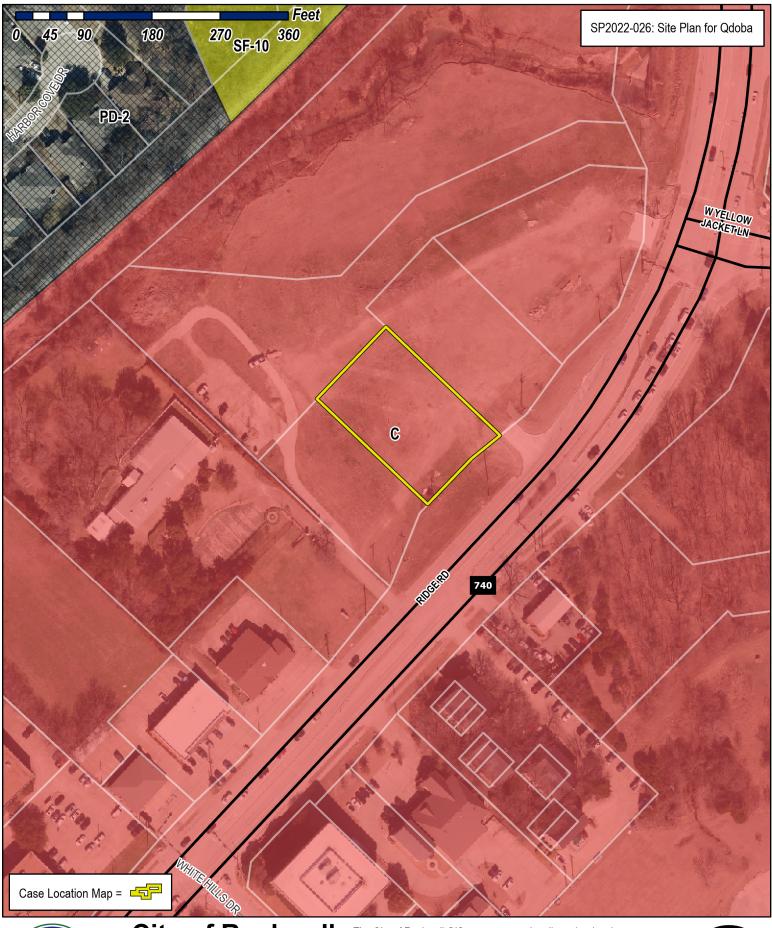
STAFF USE UNLI	
PLANNING & ZON	ING CASE NO

<u>NOTE:</u> 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 AP	PROPRIATE BOX BELOW TO INDI	CATE THE TYPE OF DE	VELOPMENT REC	UEST (SELECT ON	ILY ONE BO	XJ:	
☐ PRELIMINARY PL ☐ FINAL PLAT (\$300 ☐ REPLAT (\$300.00 ☐ AMENDING OR MI	100.00 + \$15.00 ACRE) ¹ AT (\$200.00 + \$15.00 ACRE) ¹ 1.00 + \$20.00 ACRE) ¹ + \$20.00 ACRE) ¹		☐ SPECIFIC US ☐ PD DEVELOP OTHER APPLICA ☐ TREE REMON	NGE (\$200.00 + \$1: E PERMIT (\$200.00 MENT PLANS (\$20 A <i>TION FEES:</i>) + \$15.00 AC 0.00 + \$15.0	CRE) ^{1 & 2} 0 ACRE) ¹	
SITE PLAN APPLICA SITE PLAN (\$250.		PLAN (\$100.00)	PER ACRE AMOUNT.	HE FEE, PLEASE USE THE FOR REQUESTS ON LESS WILL BE ADDED TO THE CTION WITHOUT OR NO	THAN ONE ACE	RE, ROUND UP TO ON FEE FOR ANY REQ	IE (1) ACRE.
PROPERTY INFOR	RMATION [PLEASE PRINT]						
ADDRESS							
	SKY RIDGE A			LOT	4	BLOCK	A
GENERAL LOCATION	NW OF YELLOW	JACKET 4	RIDGE	ROAD IN	STERS	ECTION	17.1
ZONING, SITE PLA	AN AND PLATTING INFOR	MATION [PLEASE P	RINT]				
CURRENT ZONING	C-Connercial	District	CURRENT USE	VACANT			
PROPOSED ZONING				RESTAUR		/ DRIVE	THRU
ACREAGE	0.615	LOTS [CURRENT]	1	LOTS	PROPOSED) /	
REGARD TO ITS AI	<u>PLATS</u> : BY CHECKING THIS BOX YO PPROVAL PROCESS, AND FAILURE TO NIAL OF YOUR CASE.	U ACKNOWLEDGE THAT O ADDRESS ANY OF STA	DUE TO THE PASS FF'S COMMENTS BY	AGE OF <u>HB3167</u> TH THE DATE PROVIDI	E CITY NO L ED ON THE D	ONGER HAS FLE EVELOPMENT CA	XIBILITY WITH ALENDAR WILL
OWNER/APPLICA	NT/AGENT INFORMATION	PLEASE PRINT/CHECK	THE PRIMARY CON	TACT/ORIGINAL SIG	NATURES AR	RE REQUIRED]	
□ OWNER T	7.1 Ridge L Michael Swierce	-LC	APPLICANT	DCG ENG	INEER	ING, IN	10
CONTACT PERSON	Michael Swierce	nsky co	NTACT PERSON	DAVID GI	REGOR	4	
ADDRESS	106 E Rusk,	suite 200	ADDRESS	1668 Ke	Mer Pa	rkway	Ste 100
CITY, STATE & ZIP	Rockvall, TX	750870	ITY, STATE & ZIP	Keller :	灰	76248	
PHONE '	214-542-2	-373	PHONE	817 879	294	4	
E-MAIL	214-542-2 Joshua@ski	rei. cor	E-MAIL	david @	degeng	ineerin	ig. com
NOTARY VERIFIC BEFORE ME, THE UNDER STATED THE INFORMATION	CATION [REQUIRED] SIGNED AUTHORITY, ON THIS DAY PE ON ON THIS APPLICATION TO BE TRUE	RSONALLY APPEARED LEAND CERTIFIED THE FO	Michael DLLOWING:	Sweam	SKY [OWNE	R] THE UNDER	SIGNED, WHO
S	AM THE OWNER FOR THE PURPOSE OF TO COVER THE COST OF 2022 BY SIGNING THIS D WITHIN THIS APPLICATION TO THE ION WITH THIS APPLICATION, IF SUCH RI	THIS APPLICATION, HAS B S APPLICATION, I AGREE T DUBLIC THE CITY IS AL	EEN PAID TO THE CIT THAT THE CITY OF RO SO AUTHORIZED AN	Y OF ROCKWALL ON OCKWALL (I.E. "CITY") ID PERMITTED TO RI	IS AUTHORIZ EPRODUCE A	ED AND PERMITTI	ED TO PROVIDE
	AND SEAL OF OFFICE ON THIS THE	5 DAY OF Mas	, 20	2	A CO	DEBORAH BL My Notary ID #	124963058
	OWNER'S SIGNATURE		21		OF THE	Expires June	21, 2024
NOTARY PURLIC IN AND	FOR THE STATE OF TEXAS	110601111	1600816	MY COM	MISSION EXPI	KES / 3	(-XT





City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





June 9, 2022

City of Rockwall Planning & Zoning Commission 385 South Goliad Rockwall, TX 75087

RE: SP2022-026 – Qdoba

Mr. Chairman,

Pursuant to our correspondence with City Staff and the applicant, regarding the Site Plan Application staff comments, please find below our variance requests:

Variance Request #1

The development is seeking a variance to Subsection 6.02, of Article 5 of the Unified Development Code (UDC), which requires a pitched roof for building smaller than 6,000 SF. The proposed building has a flat roof with parapet wall to screen mechanical equipment.

Reason for Waiver Request

The proposed restaurant brand requires their mechanical equipment to be located on the roof as part of their brand standard. There is also not a location on the site that would be appropriate for the mechanical equipment. The proposed project does meet many of the compensatory measures as outlined in Subsection 9.01, of Article 11 of the UDC. The following is a list of compensatory measures for the project:

- Increased landscaping as previously approved
- 4 sided architecture
- 90% masonry
- 20% stone
- Compliance with general overlay district standards

Variance Request #2

The development is seeking a to Subsection 4.01 (C), of Article 5 of the Unified Development Code (UDC), which requires the minimum wall projection for the primary entryway to be 25% of the wall height. The proposed building does not meet this requirement.

Reason for Waiver Request

The proposed restaurant is 24 feet tall and the required minimum wall projection would be 6 feet per the UDC. Due to the width of the site and the minimum dimensions required of parking space, sidewalks, drive through lanes, and landscape islands, there is not an additional 6' of room to project the primary entrance. The proposed project does meet many of the compensatory measures as outlined in Subsection 9.01, of Article 11 of the UDC. The following is a list of compensatory measures for the project:

- Increased landscaping as previously approved
- 4 sided architecture
- 90% masonry
- 20% stone
- Compliance with general overlay district standards

If you have any additional questions, please do not hesitate to contact me.

Sincerely

DCG Engineering, Inc.

& mucht

Logan McWhorter, P.E.

Enclosures



June 9, 2022

City of Rockwall Planning & Zoning Commission 385 South Goliad Rockwall, TX 75087

RE: SP2022-026 – Qdoba – Parking Agreement

Mr. Chairman,

Pursuant to our correspondence with City Staff and the applicant, regarding the Site Plan Application staff comments, this site and the adjacent Einstein Brothers Bagels (SP2022-025) will be entering into a private share parking agreement. The Qdoba site requires 30 parking spaces by code but only has 28 sparking spaces as shown on the site plan, a shortfall of 2 parking spaces. The Einstein Brothers Bagels site requires 25 parking spaces by code and is providing 34 parking spaces, and excess of 9 parking spaces. Combined, the two site have an excess of 7 parking spaces.

If you have any additional questions, please do not hesitate to contact me.

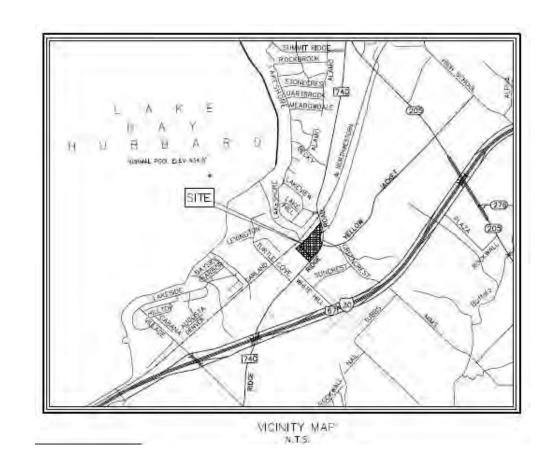
Sincerely

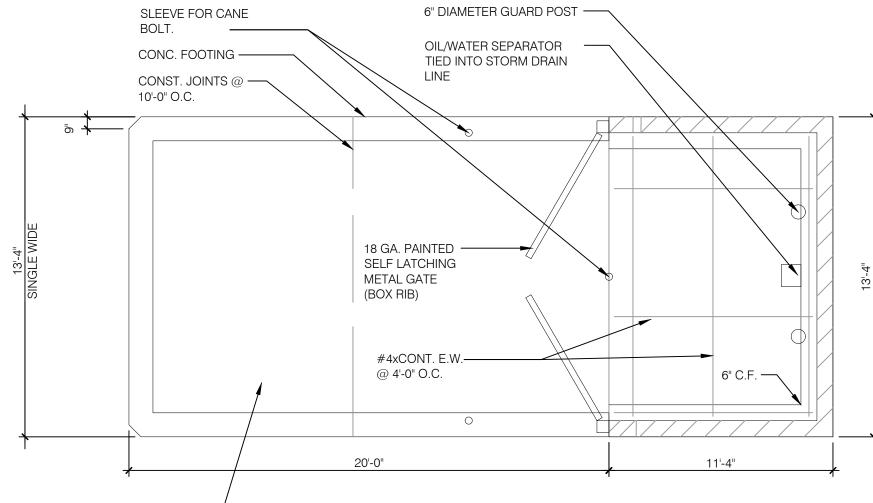
DCG Engineering, Inc.

Logan McWhorter, P.E.

& wish

Enclosures

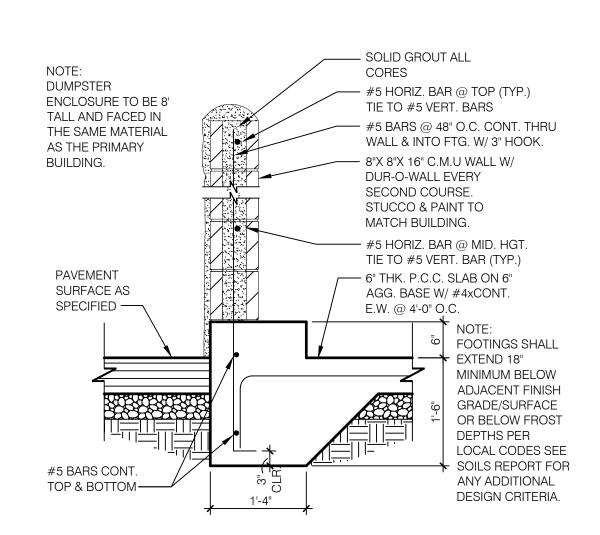




DUMPSTER ENCLOSURE

8" THICK PCC SLAB W/ — 6"X 6"-1.4X1.4 W.W.F. ON

6" GRAVEL BASE.



DUMPSTER WALL

APPROVED:
I HEREBY CERTIFY THATT HE ABOVE AND FORGOING 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 _____, 2022.

WITNESS OUR HANDS, THIS _____ DAY OF _____, 2022.

PLANNING & ZONING COMMISSSION, CHARIMAN DIRECTOR OF PLANNING AND ZONING

GRAPHIC SCALE IN FEET

SCALE: 1"=20'

SITE PLAN NOTES

- 1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
- 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS, SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS ETC...
- 3. DEMOLITION/SITE CLEARING: SEE CIVIL DWG'S AND GEOTECHICNAL REPORT FOR EXTENT OF SITE DEMOLITION. THIS WORK SHALL INCLUDE REMOVAL OF ALL EXISTING PAVEMENTS, CURBS (U.O.N.), LIGHT POLES (INCLUDING FTG'S.), VEGETATION (INCLUDING STUMPS), UTILITIES (NOT OTHERWISE REUSED), ETC. AS REQUIRED FOR NEW CONSTRUCTION.
- 4. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS & SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING & REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED AND MOISTURE CONDITIONED AS SPECIFIED IN THE SOILS REPORT. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS, AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
- 5. THE A.L.T.A. SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS. THE G.C. IS RESPONSIBLE FOR LOCATING IMPROVEMENTS PER THESE PLANS.
- 6. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANY. NO COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
- 7. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- 8. SEE CIVIL PLANS FOR ALL WORK IN STREET RIGHT OF WAY. CITY PERMITS TO BE OBTAINED AND PAID FOR BY THE GENERAL CONTRACTOR.
- 9. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS NOTED OTHERWISE.
- 10. ALL UTILITY EQUIPMENT TO BE ROOF MOUNTED AND SCREENED PER CITY OF ROCKWALL

SITE DATA FOR QDOBA

<u> </u>	71 7 311 QD 0D71
LOT AREA	26,793 SF; 0.615 AC
BUILDING HEIGHT	1 STORIES; 21'-0"
BUILDING AREA	2,980 SF
FLOOR AREA RATIO	0.113
TOTAL IMPERVIOUS AREA	19,472 SF (72.7% COVERAGE)
LANDSCAPED AREA	7,321 SF (27.3% COVERAGE)
EXISTING ZONING	C - COMMERCIAL DISTRICT
PROPOSED USAGE	RESTAURANT WITH DRIVE THRU
REQUIRED PARKING	30 SPACES (1/100 SF)
PROVIDED PARKING	28 SPACES (PARKING AGREEMENT W/EINSTEIN)
EXTERIOR MATERIALS:	STUCCO, BRICK, AND METAL

<u>KEYNOTES</u>

- (1) INSTALL PORTLAND CEMENT CONCRETE PAVING PLAN & GEOTECHNICAL SPECIFICATIONS
- (2) CONSTRUCT MONOLITHIC CONCRETE CURB
- (3) CONSTRUCT 4" P.C.C. CURBED EDGE SIDEWALK
- 4 CONSTRUCT P.C.C. DEPRESSED RAMP
- 5 INSTALL GUARD POST
- (6) INSTALL PRECAST CONCRETE WHEELSTOPS
- 7 PAINT 24" HIGH LETTERS WHITE
- (8) PAINT 4" WIDE SOLID STRIPE WHITE
 (9) PAINT TRAFFIC ARROWS WHITE
- (10) PAINT HANDICAP SYMBOL WHITE ON BLUE BACKGROUND PER
- (11) INSTALL HANDICAP SIGN
- (12) MENU BOARD, SPEAKER PEDESTAL & SENSOR LOOP PER DETAIL BY SIGN SUPPLIER. FOUNDATIONS BY SIGN COMPANY
- (13) CLEARANCE BAR BY SIGN SUPPLIER AND FOUNDATION
- (14) 8" WATER MAIN EXTENSION
- (15) LANDSCAPE AREA
- (16) CONSTRUCT 8' TALL TRASH ENCLOSURE W/OIL/WATER SEPARATOR TIED TO STORM
- (17) SITE LIGHTS (SEE PHOTOMETRICS PLAN)
- (18) FIRE HYDRANT
- (19) 1" WATER SERVICES AND METER (1-IRR, 1- DOM)

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purpos

Engineer LOGAN MCWHORTER

P.E. No. 102254 Date 6/9/22

△

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△

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△

CONTRACT DATE:

BUILDING TYPE:

PLAN VERSION:

SITE NUMBER:

STORE NUMBER:

QDOBA

LOT 4, BLOCK A, SKY RIDGE ADDITION ROCKWALL, TX

QDOBA

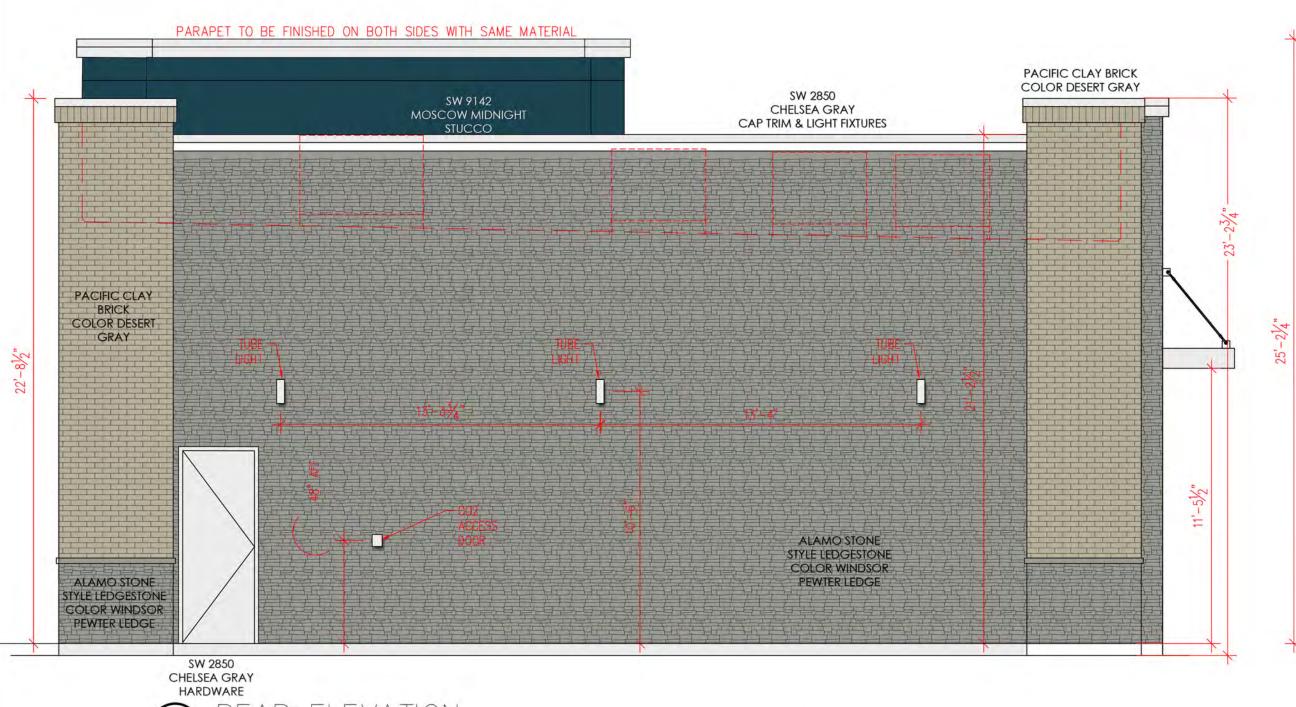
SITE PLAN

C3

SP2022-026 JUNE 7, 2022

OT DATE:

SITE PLAN



SCALE: 1/4"=1'-0"



TOTAL FAÇADE AREA 934 FAÇADE BACK END MASONRY 934 SQFT 102.98%

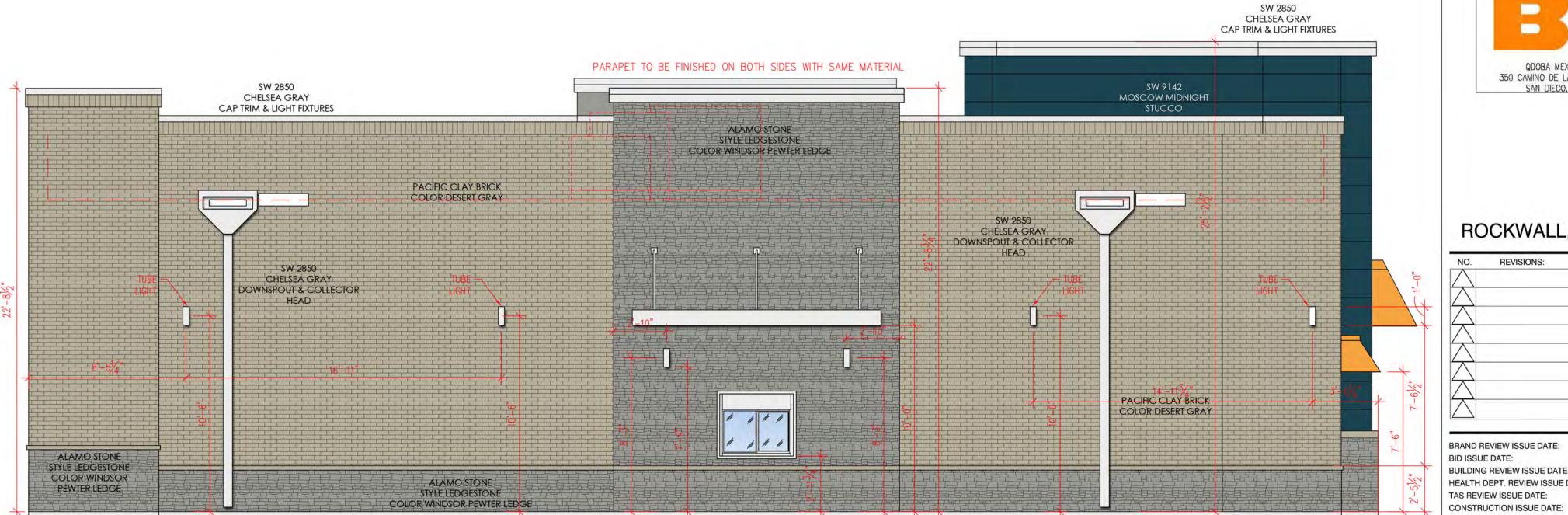
SIDE MAIN ENTRY ELEVATION

SCALE: 1/4"=1'-0"

TOTAL FAÇA	ADE AREA	1593	FAÇADE	DOOR S	DE
WINDOWS	ADE AILEA	83	INÇADL	DOOKS	DL
DOORS		124			
AREA BALA	NCE	1386	İ		
MATERIAL	AREA	PERCENTAGE	ĭ	MASONRY	
BRICK	626	45%		1386	SQFT
STUCCO	350	25%		100.00%	
STONE	410	30%			
METAL	11	1%			
		00/	1		
		0%			
		0%			



MATERIAL PERCENTAGES TAL FAÇADE AREA 1058 FAÇADE FRONT END 86 103 EA BALANCE 869 MASONRY 869 SQFT 100.00%



DRIVE THRU ELEVATION

SCALE: 1/4"=1'-0"

I HEREBY CERTIFY THATT HE ABOVE AND FORGOING 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 _____, 2022.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2022.

PLANNING & ZONING COMMISSSION, CHARIMAN DIRECTOR OF PLANNING AND ZONING

TAL FAÇA	ADE AREA	1580	FAÇADE	DT SID	E
NDOWS		0			
ORS		15			
EA BALA	NCE	1565			
ATERIAL	AREA	PERCENTAGE		MASONRY	
ICK	1015	65%		1554	SQFT
UCCO	50	3%		99.30%	
ONE	489	31%			
TAL	11	1%			
		0%			
		0%			
TAL	1565	100%			

SP2022-026

ARCHITECT/ DESIGN CONSULTANT

ARCHITECTURAL PROJECT NO.: 2021_09_09 DRAWN BY: CHECKED BY:



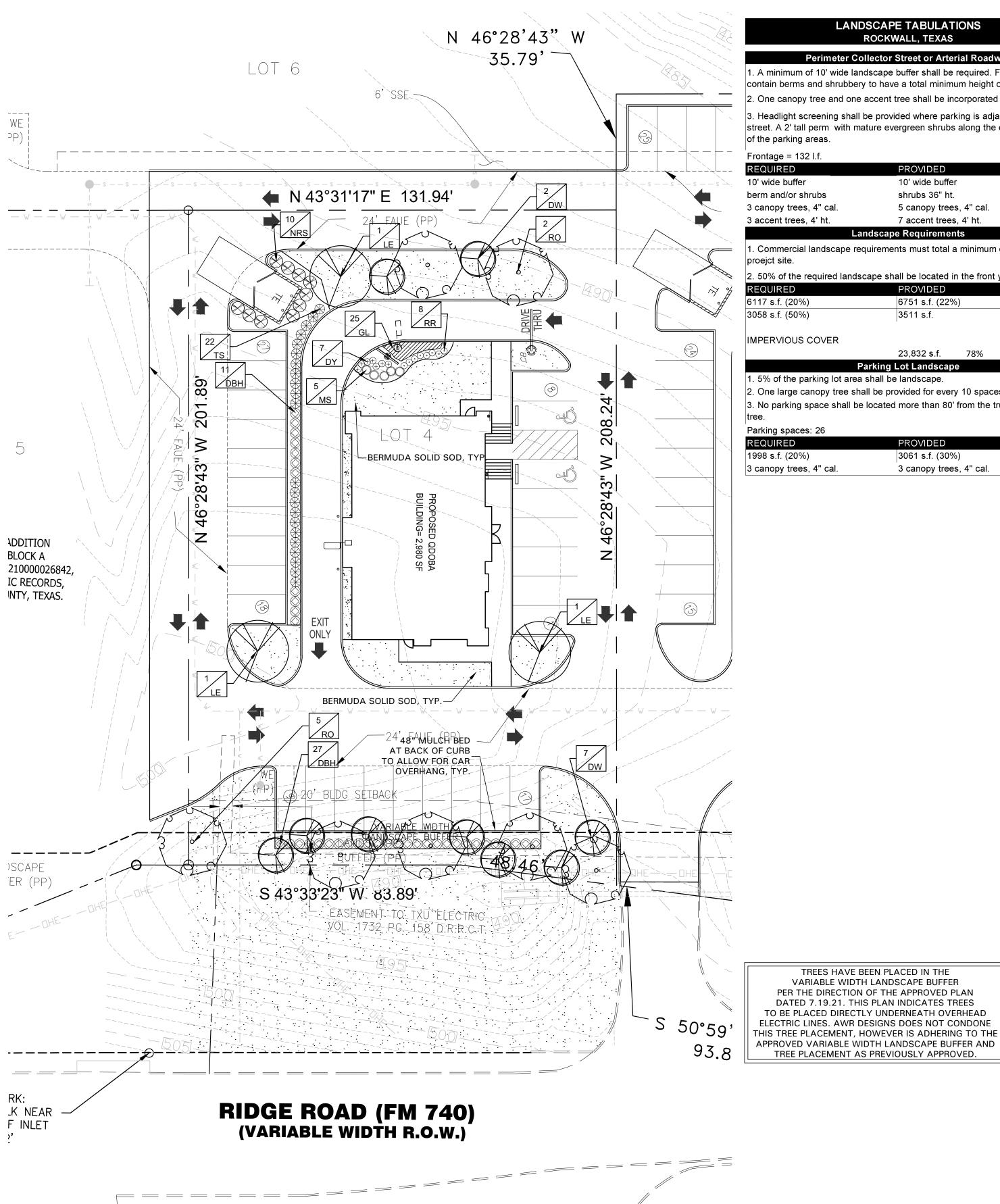
ROCKWALL, TX

10.	REVISIONS:	DATE:
1		
7	-	
7		
7		
7		

BRAND REVIEW ISSUE DATE: BID ISSUE DATE: BUILDING REVIEW ISSUE DATE: HEALTH DEPT. REVIEW ISSUE DATE: TAS REVIEW ISSUE DATE:

DRAWING TITLE: DRAWING NUMBER:

EXTERIOR ELEVATIONS



LANDSCAPE TABULATIONS

ROCKWALL, TEXAS

Perimeter Collector Street or Arterial Roadway

1. A minimum of 10' wide landscape buffer shall be required. Frontage shall contain berms and shrubbery to have a total minimum height of 30".

2. One canopy tree and one accent tree shall be incorporated every 50 l.f. 3. Headlight screening shall be provided where parking is adjacent to the street. A 2' tall perm with mature evergreen shrubs along the entire adjacency of the parking areas.

Frontage = 132 l.f.

	Landscape Requirements
3 accent trees, 4' ht.	7 accent trees, 4' ht.
3 canopy trees, 4" cal.	5 canopy trees, 4" cal.
berm and/or shrubs	shrubs 36" ht.
10' wide buffer	10' wide buffer
REQUIRED	PROVIDED

1. Commercial landscape requirements must total a minimum of 20% of the

2. 50% of the required landscape shall be located in the front yard.

REQUIRED	PROVIDED
6117 s.f. (20%)	6751 s.f. (22%)
3058 s.f. (50%)	3511 s.f.

IMPERVIOUS COVER

23,832 s.f. 78% Parking Lot Landscape

1. 5% of the parking lot area shall be landscape.

2. One large canopy tree shall be provided for every 10 spaces. 3. No parking space shall be located more than 80' from the trunk of a canopy

Parking	spaces:	26
DEOLUI	- E- E-	

1998 s.f. (20%)	3061 s.f. (30%)
3 canopy trees, 4" cal.	3 canopy trees, 4" cal.

TREES HAVE BEEN PLACED IN THE VARIABLE WIDTH LANDSCAPE BUFFER

GENERAL LAWN NOTES

- . CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR
- TO TOPSOIL INSTALLATION. 3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN
- GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR. 4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- 5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
- 6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
- 7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD: 1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS

- COMPLETELY AS INDICATED BY PLAN. 2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"),
- EXCLUDING TOP GROWTH AND THATCH. 3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO
- OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS. 4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF
- SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS. 6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH

RATE OF 4 POUNDS PER 1000 S.F.

- BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW
- FIBER SHALL BE 100% WOOD CELLULOSE FIVER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB' OR EQUAL.
- 4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED
- BY GROWERS. INC OR APPROVED EQUAL 5. HYDROMULCH WITH BERMUDA GRASS SEET AT A RATE OF 2 POUNDS
- PER 1000 S.F. 6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER
- 7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION. 8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDORMULCH AREAS SHALL BE OVER-SEEDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET, CONTRACTOR SHALL BE REQUIRED TO
- GROWING SEASON AS PART OF THIS CONTRACT. 9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER

RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING

INSTALLATION TO SATURATION. 10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

Decomposed Granite

GRAPHIC SCALE

LANDSCAPE NOTES

- 1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS, NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND
- 3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL
- STRUCTURES. 4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED
- GRADE IN LAWN AREAS. 5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT
- 6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS
- OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- 8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING. 9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING
- OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- 10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- 11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE
- 12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL, PINE STRAW MULCH IS
- 13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
- 14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS: 1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF

- DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE. 2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
- UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE. 3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS: 1. STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON

PLANS/DETAILS. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG

SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

PLANT SCHEDULE QTY LABEL COMMON NAME SCIENTIFIC NAME SIZE NOTES **SHADE TREES** 3" cal. 12' ht., 4' spread 3 LE Lacebark Elm Ulmus parvifolia 'Sempervirens' 7 RO Texas Red Oak 3" cal. 12' ht., 5' spread Quercus buckleyi ORNAMENTAL TREES 9 DW Desert Willow Chilopsis linearis 30 gal. 8' ht., 4' spread, multi trunk, 3 cane min. SHRUBS Dwarf Burford Holly Ilex cornuta ' Burford Nana' full, 20" spread, 36" o.c. Dwarf Yaupon Holly full, 24" sprd, 24" o.c. *Ilex vomitoria 'Condeaux'* Morning Light Miscanthus Miscanthus sinensis 'Morning Light' full, 20" spread, 36" o.c. Nellie R Stevens Holly Illex x 'Nellie R. Stevens' full, 40" o.c. Rock Rose Pavonia lasiopetala full, 24" sprd, 24" o.c. Texas Sage 'Green Cloud' Leucophyllum frutescens 'Green Cloud' full, 24" sprd, 36" o.c. **GROUNDCOVER/VINES/GRASS** 25 GL Giant Lirope full, 18" o.c. Liriope gigantea 1 gal. Bermuda Solid Sod Cynodon dactylon

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

> APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FORGOING 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 ____, 2022. WITNESS OUR HANDS, THIS ____ DAY OF _____, 2022.

PLANNING & ZONING COMMISSSION,

DIRECTOR OF PLANNING AND ZONING

SP2022-026





CONTRACT DATE: BUILDING TYPE: PLAN VERSION: SITE NUMBER:

STORE NUMBER:

QDOBA

RIDGE ROAD

QDOBA

ROCKWALL, TX

LANDSCAPE PLAN

PLOT DATE:

SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR.

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

- A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING 1.2 REFERENCE DOCUMENTS
- A. REFER TO LANDSCAPE PLANS, NOTES, SCHEDULES AND DETAILS FOR ADDITIONAL REQUIREMENTS
- A. WORK COVERED BY THESE SECTIONS INCLUDES: FURNISH ALL SUPERVISIONS, LABOR, MATERIALS, SERVICES, EQUIPMENT AND APPLIANCES REQUIRED TO COMPLETE THE WORK COVERED IN CONJUNCTION WITH THE LANDSCAPING COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
- PLANTING (TREES, SHRUBS, GRASSES)
- BED PREP AND FERTILIZATION 3. NOTIFICATION OF SOURCES
- 4. WATER AND MAINTENANCE UNTIL ACCEPTANCE GUARANTEE B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK. INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL. STATE AND LOCAL AUTHORITIES IN
- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL DERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

- A. AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICAN ASSOCIATION OF NURSERYMEN; 27 OCTOBER 1980, EDITION; BY AMERICAN NATIONAL STANDARDS INSTUTUTE (Z60.1) - PLANT MATERIAL
- B. AMERICAN JOINT COMMITTEE ON HORTICULTURE NOMENCLATURE; 1942 EDITION OF STANDARDIZED PLANT NAMES. C. TEXAS ASSOCIATION OF NURSERYMEN, GRADES AND STANDARDS

- A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNER'S REPRESENTATIVE BEFORE USE.
- B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA. C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS
- ARE AVAILABLE AND HAVE BEEN RESERVED. FOR ANY PLANT MATERIAL NOT AVAILABLE, SUBMIT REQUEST FOR SUBSTITUTION. 1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING
- A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE.
- B. ALL PLANTING BED AREAS SHALL BE LEFT THREE INCHES BELOW FINAL GRADE OF SIDEWALKS, DRIVES AND CURBS. ALL AREAS TO RECEIVE SOLID SOD SHALL BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS. DRIVES AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO
- LANDSCAPE CONTRACTOR BEGINNING WORK C. STORAGE OF MATERIALS AND EQUIPMENT AT THE JOB SITE WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. THE OWNER CANNOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.
- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOD.
- B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS THE TURF SHALL BE CHEMICALLY ERADICATED TO MINIMIZE RE-GROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED

ORGANIC MATTER. 1.8 MAINTENANCE AND GUARANTEE

- A. THE LANDSCAPE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING UNTIL FINAL ACCEPTANCE BY OWNER.
- B. NO TREES, GRASS, GROUNDCOVER OR GRASS WILL BE ACCEPTED UNLESS THEY SHOW HEALTHY GROWTH AND SATISFACTORY FOLIAGE CONDITIONS
- MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOWING OF GRASS, CLEANING UP AND ALL OTHER WORK NECESSARY FOR MAINTENANCE.

- D. A WRITTEN NOTICE REQUESTING FINAL INSPECTION AND ACCEPTANCE SHOULD BE SUBMITTED TO THE OWNER AT LEAST 7 DAYS PRIOR TO COMPLETION. AN ON SITE INSPECTION BY THE OWNER'S AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE. E. NOTIFY OWNER OR OWNER'S REPRESENTATIVE SEVEN DAYS PRIOR TO THE
- EXPIRATION OF THE WARRANTY PERIOD. F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY
- G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOWED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY. REMOVE TRASH, DEBRIS, AND LITTER. WATER, PRUNE, RESTAKE TREES, FERTILIZE, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.
- J. COORDINATE THE OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAND WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM. K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SERVICE TO ENSURE THE SYSTEM IS IN PROPER WORKING ORDER WITH SCHEDULING ADJUSTMENTS BY SEASON
- TO MAXIMIZE WATER CONSERVATION. L. REAPPLY MULCH TO BARE AND THIN AREAS. M. 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 GRASS AT NO ADDITIONAL COST TO THE OWNER. N. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR: a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT
- MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE. b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL
- ACCEPTANCE. c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE

RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED. GUARANTEE

- A. TREES, SHRUBS, GROUNDCVOER SHALL BE GUARANTEED (IN WRITING) FOR A 12 MONTH PERIOD (90 DAYS FOR ANNUAL PLANTING OR AT THE END OF THE SEASONAL COLOR GROWING SEASON, WHICHEVER COMES SOONER) AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF
- B. PLANTS INCLUDING TREES, WHICH HAVE PARTIALLY DIED SO THAT SHAPE, SIZE OR SYMMETRY HAVE BEEN DAMAGED SHALL BE CONSIDERED SUBJECT TO REPLACEMENT. IN SUCH CASES, THE OPINION OF THE OWNER SHALL BE
- C. PLANTS USED FOR REPLACEMENT SHALL BE OF THE SAME SIZE AND KIND MATERIALS, LABOR AND EQUIPMENT USED IN REPLACEMENTS SHALL CARRY A 12 MONTH GUARANTEE. ANY DAMAGE INCLUDING RUTS IN LAWN OR BED
- AREAS INCURRED AS A RESULT OF MAKING REPLACEMENTS SHALL BE IMMEDIATELY REPAIRED. D. WHEN PLANT REPLACEMENTS ARE MADE, PLANTS, SOIL MIX, FERTILIZER AND MULCH ARE TO BE UTILIZED AS ORIGINALLY SPECIFIED AND RE-INSPECTED FOR FULL COMPLIANCE WITH THE CONTRACT
- REQUIREMENTS. ALL REPLACEMENTS ARE INCLUDED UNDER "WORK" OF E. THE OWNER AGREES THAT FOR THE ONE YEAR WARRANTY PERIOD TO BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER
- INSECTS, DISEASE, INJURY BY HUMANS, MACHINES, THEFT OR NEGLIGENCE BY OWNER. G. ACCEPTANCE FOR ALL LANDSCAPE WORK SHALL BE GIVEN AFTER FINAL INSPECTION BY THE OWNER PROVIDED THE JOB IS IN A COMPLETE. UNDAMAGED CONDITION AND THERE IS A STAND OF GRASS IN ALL LAWN AREAS. AT THAT TIME, THE OWNER WILL ASSUME MAINTENANCE ON THE

ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, VANDALISM,

1.9 QUALITY ASSURANCE

ACCEPTED WORK.

TIGHTENING STRAP

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED

- WORK AND SUPERVISION BY A FOREMAN
- C. MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON OBTAINING NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS. D. DEVELOP A PROGRAM OF MAINTENANCE (PRUNING AND FERTILIZATION) WHICH WILL ENSURE THE PURCHASED MATERIALS WILL MEET AND/OR EXCEED PROJECT SPECIFICATIONS
- E. DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE. SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT. F. AT THE TIME BIDS ARE SUBMITTED. THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS
- G. OWNER'S REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNER'S REPRESENTATIVE MAY ALSO REJECT ANY MATERIALS HE/SHE FEELS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

1.10 PRODUCT DELIVERY, STORAGE AND HANDLING A. PREPARATION

- 1. BALLED AND BURLAPPED B&B PLANTS): DIG AND PREPARE SHIPMENT IN A MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE AND FUTURE DEVELOPMENT. 2. CONTAINER GROWN PLANTS: DELIVER PLANTS IN RIGID CONTAINER TO HOLD BALL SHAPE AND PROTECT ROOT MASS.
 - 1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DETERIORATION DURING DELIVERY AND WHILE STORED ON SITE. 2. DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY JNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE
 - 3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
 - 4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DESICCATION OF LEAVES. 5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING
 - 6. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY 72 HOURS PRIOR TO DELIVERY OF PLANT MATERIAL AT JOB SITE. 7. REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM JOB SITE. 8. TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

PART 2 - PRODUCTS

- 2.1 PLANT MATERIALS A. GENERAL: WELL FORMED NO. 1 GRADE OR BETTER NURSERY GROWN STOCK. LISTED PLANT HEIGHTS ARE FROM TOPS OF FOOT BALLS TO NOMINAL TOPS OF PLANTS. PLANT SPREAD REFERS TO NOMINAL OUTE WIDTH OF THE PLANT NOT THE OUTER LEAF TIPS PLANTS SHALL BE INDIVIDUALLY APPROVED BY THE OWNERS REPRESENTATIVE AND THEIR
- DECISION AS TO THEIR ACCEPTABILITY SHALL BE FINAL. B. QUANTITIES: THE DRAWINGS AND SPECIFICATIONS ARE COMPLIMENTARY ANYTHING CALLED FOR ON ONE AND NOT THE OTHER IS AS BINDING AS IF SHOWN AND CALLED FOR ON BOTH. THE PLANT SCHEDULE IS AN AID TO BIDDERS ONLY. CONFIRM ALL QUANTITIES ON PLAN.
- C. QUANTITIES AND SIZE: PLANT MATERIALS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN AND SHALL BE HEALTHY, WELL SHAPED, FU BRANCHED AND WELL ROOTED. SYMMETRY IS ALSO IMPERATIVE. PLANTS SHALL BE FREE FROM INSECTS, INJURY, DISEASE, BROKEN BRANCHES, DISFIGUREMENTS, INSECT EGGS AND ARE TO BE OF SPECIMEN QUALITY. D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OF
- ARE UNHEALTHY, BADLY SHAPED OR UNDERSIZED WILL BE REJECTED BY THE OWNERS REPRESENTATIVE EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE SPECIMENS. TREES SHALL BE HEALTHY. FULL BRANCHED. WELL SHAPED AND SHAL MEET THE MINIMUM REQUIREMENTS AS SPECIFIED ON THE PLANT
- MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMACTIC CONDITIONS F. PRUNING: ALL PRUNING OF TREES AND SHRUBS SHALL BE EXECUTED BY THE LANDSCAPE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER, PRIOR TO FINAL ACCEPTANCE.
- G. PLANTS SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THI PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

TOP OF MULCH SHOULD BE AT MINIMUM, 1/2" BELOW

CURB OR SIDEWALK

WALK OR CURBING

SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200

H. WHERE MATERIALS ARE PLANTED IN MASSES, PROVIDE PLANTS OF UNIFORM SIZE.

J. ALL TREES SHALL BE STANDARD IN FORM. UNLESS OTHERWISE SPECIFIED.

- I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED
- TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING K. TREE TRUNKS TO BE STURDY, EXHIBIT HARDENED SYSTEMS AND VIGOROUS AND FIBROUS ROOT SYSTEMS, NOT ROOT OR POT BOUND. L. TREES WITH DAMAGED OR CROOKED LEADERS, BARK ABRASIONS,
- SUNSCALD, DISFIGURING KNOTS, OR\INSECT DAMAGE WILL BE REJECTED. M. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND NCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER
- N. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. O. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY
- COVERED, SHALL BE REJECTED. P. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.

2.2 SOIL PREPARATION MATERIALS A. SANDY LOAM:

- 1. FRIABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLASGRASS OR NUTGRASS SHALL BE REJECTED.
- 2. PHYSICAL PROPERTIES AS FOLLOWS a. CLAY – BETWEEN 7-27%
- b. SILT BETWEEN 15-25% c. SAND – LESS THAN 52%
- 3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY 4. IF REQUESTED, LANDSCAPE CONTRACTOR SHALL PROVIDE
- A CERTIFIED SOIL ANALYSIS CONDUCTED BY AN APPROVED SOIL TESTING LABORATORY VERIFYING THAT SANDY LOAM MEETS THE ABOVE REQUIREMENTS.
- B. ORGANIC MATERIAL: COMPOST WITH A MIXTURE OF 80% VEGETATIVE MATTER AND 20% ANIMAL WASTE. INGREDIENTS SHOULD BE A MIX OF COURSE AND FINE TEXTURED MATERIAL.
- C. PREMIXED BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES GLADEWATER, TEXAS; PROFESSIONAL BEDDING SOIL AS SUPPLIED BY LIVING EARTH TECHNOLOGY, DALLAS, TEXAS OR ACID GR MUNICIPAL MIX AS SUPPLIED BY SOIL BUILDING SYSTEMS, DALLAS, TEXAS OR APPROVED EQUAL.
- D. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS. E. MULCH: DOUBLE SHREDDED HARDWOOD MULCH, PARTIALLY
- DECOMPOSED, DARK BROWN. F. ORGANIC FERTILIZER: FERTILAID, SUSTANE, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED ONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED
- STATEMENT OF ANALYSIS. G. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SLOW RELEASE ORGANIC NITROGEN SCU OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS
- MICRONUTRIENTS. H. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDDED PINE BARK OR OTHER APPROVED ORGANIC

2.3 MISCELLANEOUS MATERIALS

- A. STEEL EDGING SHALL BE 3/16" X 4" X 16" DARK GREEN LANDSCAPE EDGING. DURAEDGE STEEL OR APPROVED EQUAL. B. TREE STAKING - TREE STAKING SOLUTIONS OR APPROVED SUBSTITUTE;
- REFER TO DETAILS. C. FILTER FABRIC - MIRAFI 1405 BY MIRAFI INC. OR APPROVED SUBSTITUTE.
- AVAILABLE AT LONE STAR PRODUCTS, INC. (469-523-0444) D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
- E. GRAVEL: WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1.5"

- F. DECOMPOSED GRANITE BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF
- VARIOUS STAGES OF DECOMPOSED EARTH BASE. G. RIVER ROCK - LOCALLY AVAILABLE NATIVE RIVER ROCK BETWEEN 2"-4" IN
- H. 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-EMERGEN HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

PART 3 - EXECUTION

- A. LANDSCAPE CONTRACTOR TO INSPECT ALL EXISTING CONDITIONS AND REPORT ANY DEFICIENCIES TO THE OWNER.
- B. ALL PLANTING AREAS SHALL BE CONDITIONED AS FOLLOWS: 1. PREPARE NEW PLANTING BEDS BY SCRAPING AWAY EXISTING GRASS AND WEEDS AS NECESSARY. TILL EXISTING SOIL TO A DEPTH OF SIX (6") INCHES PRIOR TO PLACING COMPOST AND FERTILIZER. APPLY FERTILIZER AS PER MANUFACTURER'S RECOMMENDATIONS. ADD SIX (6") INCHES OF COMPOST AND TILL INTO A DEPTH OF SIX (6") INCHES OF SPECIFIED MULCH (SETTLED 2. BACKELL FOR TREE PITS SHALL BE AS FOLLOWS: USE EXISTING
- TOP SOIL ON SITE (USE IMPORTED TOPSOIL AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, CALICHE, SUBSOILS, ETC., PLACED IN NINE (9") INCH LAYERS AND WATERED IN THOROUGHLY C. GRASS AREAS: 1. BLOCKS OF SOD SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. BOLL GRASS

AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS

BETWEEN THE BLOCKS OF SOD SHOULD BE FILLED WITH TOPSOI

WHERE THEY ARE GAPED OPEN, THEN WATERED THOROUGHLY. 3.2 INSTALLATION A. MAINTENANCE OF PLANT MATERIALS SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS DELIVERED TO THE SITE AND SHALL CONTINUE

- UNTIL ALL CONSTRUCTION HAS BEEN SATISFACTORILY ACCOMPLISHED. B. PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING. ALL SHIPMENTS OF NURSERY MATERIALS SHALL BE THOROUGHLY PROTECTED FROM THE WINDS DURING TRANSIT. ALL PLANTS WHICH CANNOT BE PLANTED AT ONCE, AFTER DELIVERY TO THE SITE, SHALL BE WELL PROTECTED AGAINST THE POSSIBILITY OF DRYING BY WIND AND BALLS OF EARTH OF B & B PLANTS SHALL BE KEPT COVERED
- THE PROPERTY OF THE CONTRACTOR UNTIL FINAL ACCEPTANCE. C. POSITION THE TREES AND SHRUBS IN THEIR INTENDED LOCATION AS D. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE FOR INSPECTION

WITH SOIL OR OTHER ACCEPTABLE MATERIAL. ALL PLANTS REMAIN

- AND APPROVAL OF ALL POSITIONING OF PLANT MATERIALS. E. EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO BALLS OF EARTH OR ROOTS AND SHALL BE OF SUCH DEPTH THAT, WHEN PLANTED AND SETTLED, TH
- CROWN OF THE PLANT SHALL BEAR THE SAME RELATIONSHIP TO THE FINISH GRADE AS IT DID TO SOIL SURFACE IN ORIGINAL PLACE OF GROWTH. THE SIDES OF THE HOLE SHOULD BE ROUGH AND JAGGED, NEVER SLICK OR GLAZED. F. SHRUB AND TREE PITS SHALL BE NO LESS THAN TWENTY-FOUR (24")
- INCHES WIDER THAN THE LATERAL DIMENSION OF THE EARTH BALL AND SIX (6") INCHES DEEPER THAN IT'S VERTICAL DIMENSION. REMOVE AND HAUL FROM SITE ALL ROCKS AND STONES OVER THOROUGHLY MOIST BEFORE REMOVING CONTAINERS
- G. PERCOLATION TEST: FILL THE HOLE WITH WATER. IF THE WATER LEVEL DOES NOT PERCOLATE WITHIN 24 HOURS, THE TREE NEEDS TO MOVE TO ANOTHER LOCATION OR HAVE DRAINAGE ADDED. INSTALL A PVC STAND PIPE PER TREE IF THE PERCOLATION TEST FAILS. H. BACKFILL ONLY WITH 5 PARTS EXISTING SOIL OR SANDY LOAM AND 1
- PART BED PREPARATION. WHEN THE HOLE IS DUG IN SOLID ROCK, TOPSOIL FROM THE SAME AREA SHOULD NOT BE USED. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP FROM THE TOP 1/2 OF THE BALL, AS WELL AS ALL NYLON. PLASTIC STRING AND WIRE. CONTAINER TREES WILL USUALLY B ROOT BOUND, IF SO FOLLOW STANDARD NURSERY PRACTICE OF 'ROOT SCORING'.
- I. DO NOT WRAP TREES. J. DO NOT OVER PRUNE
- K. REMOVE NURSERY TAGS AND STAKES FROM ALL PLANTS

- REMOVE BOTTOM OF PLANT BOXES PRIOR TO PLACING PLANTS. REMOVE SIDES AFTER PLACEMENT AND PARTIAL BACKFILLING.
- M. REMOVE UPPER THIRD OF BURLAP FROM BALLED AND BURLAPPED TREES AFTER PLACEMENT.
- N. PLACE PLANT UPRIGHT AND PLUMB IN CENTER OF HOLE. ORIENT PLANTS FOR BEST APPEARANCE. O. MULCH THE TOP OF THE BALL. DO NOT PLANT GRASS ALL THE WAY TO THE TRUNK OF THE TREE. LEAVE THE AREA ABOVE THE TOP OF
- THE BALL AND MULCH WITH AT LEAST TWO (2") INCHES OF SPECIFIED P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR
- O. OBSTRUCTION BELOW GROUND: IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT PIT EXCAVATION WORK TO BE DONE UNDER THIS SECTION, ALTERNATE LOCATIONS MAY BE SELECTED BY THE OWNER. WHERE LOCATIONS CANNOT BE CHANGED, THE OBSTRUCTIONS SHALL BE REMOVED TO A DEPTH OF NOT LESS THAN THREE (3') FEET BELOW GRADE AND NO LESS THAN SIX (6") INCHES BELOW THE BOTTOM OF BALL WHEN PLANT IS PROPERLY SET AT THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE
- R. TREES AND LARGE SHRUBS SHALL BE STAKED AS SITE CONDITIONS REQUIRE. POSITION STAKES TO SECURE TREES AGAINST SEASONAL PREVAILING WINDS.
- S. PRUNING AND MULCHING: PRUNING SHALL BE DIRECTED BY THE LANDSCAPE ARCHITECT AND SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE FOLLOWING FINE PRUNING, CLASS I PRUNING STANDARDS PROVIDED BY THE NATIONAL ARBORIST ASSOCIATION
- 1. DEAD WOOD, SUCKERS, BROKEN AND BADLY BRUISED BRANCHES SHALL BE REMOVED. GENERAL TIPPING OF THE BRANCHES IS NOT PERMITTED. DO NOT CUT TERMINAL BRANCHES. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS. IMMEDIATELY AFTER PLANTING OPERATIONS ARE COMPLETED, ALL TREE PITS SHALL BE COVERED WITH A LAYER OF ORGANIC MATERIAL TWO (2") INCHES IN DEPTH. THIS LIMIT OF THE ORGANIC MATERIAL FOR TREES SHALL BE THE DIAMETER OF THE PLANT PIT.
- Q. STEEL EDGE INSTALLATION: EDGE SHALL BE ALIGNED AS INDICATED ON PLANS. STAKE OUT LIMITS OF STEEL CURBING AND OBTAIN OWNERS APPROVAL PRIOR TO INSTALLATION. 1. ALL STEEL CURBING SHALL BE FREE OF KINKS AND ABRUPT
- 2. TOP OF EDGING SHALL BE $\frac{1}{2}$ " MAXIMUM HEIGHT ABOVE FINAL FINISHED GRADE. 3. STAKES ARE TO BE INSTALLED ON THE PLANTING BED SIDE OF THE CURBING, AS OPPOSED TO THE GRASS SIDE. 4. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR
- 3.3 CLEANUP AND ACCEPTANCE A. CLEANUP: DURING THE WORK, THE PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. STORAGE AREAS FOR ALL MATERIALS SHALL BE SO ORGANIZED SO THAT THEY, TOO, ARE NEAT AND ORDERLY. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM TH

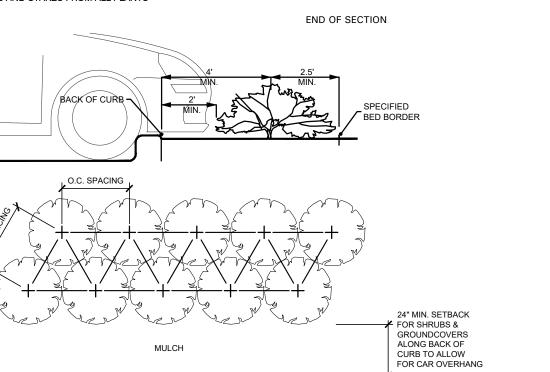
MEETS SIDEWALKS OR CURBS.

GUARANTEE PERIODS WILL COMMENCE.

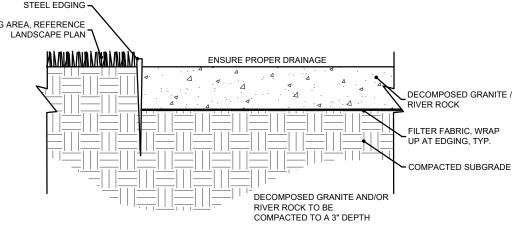
5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING

- SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSING THEM AT END OF EACH WORK DAY B. REPAIR RUTS, HOLES AND SCARES IN GROUND SURFACES. C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN
- VIGOROUS AND HEALTHY GROWING CONDITION. D. 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. E. WHEN/IF THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE
- AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS. F. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND O BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND

CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE



ackslashSHRUB SPACING AND PLANTING AT B.O.C.



\DECOMPOSED GRANITE / RIVER ROCK

I HEREBY CERTIFY THAT THE ABOVE AND FORGOING 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 ____, 2022.

WITNESS OUR HANDS, THIS ____ DAY OF ____, 2022.

PLANNING & ZONING COMMISSSION, CHARIMAN

DIRECTOR OF PLANNING AND ZONING

SP2022-026

CONTRACT DATE: BUILDING TYPE: PLAN VERSION:

SITE NUMBER: STORE NUMBER:

QDOBA

ROCKWALL, TX **QDOBA**

RIDGE ROAD

LANDSCAPE SPECS/ DETAILS



9973 FM 521 Road

TREE ROOT BALI ROOT ANCHOR TREE TRUNK

- "S" HOOK

REPEAT STEPS 1 & 2 FOR ALL THREE (3) ANCHOR LOCATIONS PULL BACK ON STRAP APPROXIMATELY 3" FOR THE V-68 ANCHOR, OR 6" TO 7" FOR THE V-88 ANCHOR TO SET ANCHOR INTO A HORIZONTAL OR LOCKED POSITION. A FULCRUM MAY BE REQUIRED TO ASSIST IN SETTING THE

4 \STEEL EDGING DETAIL

 REMOVE DRIVE ROD DRIVE ANCHOR STRAIGHT DOWN INTO SEE CHART FOR RECOMMENDED DEPTHS CENTER ROOT ANCHOR'S INNER RING(S) AROUND TRUNK OF TREE ALIGN DRIVE ROD AS CLOSE AS POSSIBLE TO OUTSIDE EDGE OF PLACE "S" HOOK OVER THE END OF THE U-BRACKET TREE STAKE SOLUTIONS, LLC. Phone: 281-778-1400 Mobile: 903-676-6143 Rosharon, Texas 77583 STRAP TO ADJUST TREE, IF NECESSARY Fax: 281-778-1425

NO STEEL EDGING ALONG WALK, TY REF. LANDSCAPE
PLAN FOR SPACING **\SHRUB PLANTING** SHRUBS AND GROUNDCOVER REFER TO PLANS FOR PLANT TYPES PREPARED SOIL MIX PER SPECIFICATIONS MULCH PER SPECIFICATIONS 3/16" X 4" X 16" STEEL EDGING WITH NOTE: NO STEEL EDGING TO BE INSTALLED ALONG

ANCHOR **DETAIL A** SECTIONS

 SET TREE IN PLANTING PIT PLACE ANCHOR WITH RING SIDE DOWN AGAINST TOP OF ROOT

> PULL STRAP UP VERTICALLY UNTIL ROOT ANCHOR RINGS BITE INTO THE TOP OF THE ROOT BALL AND U-BRACKETS ARE SETTING FLUSH ON TOP OF

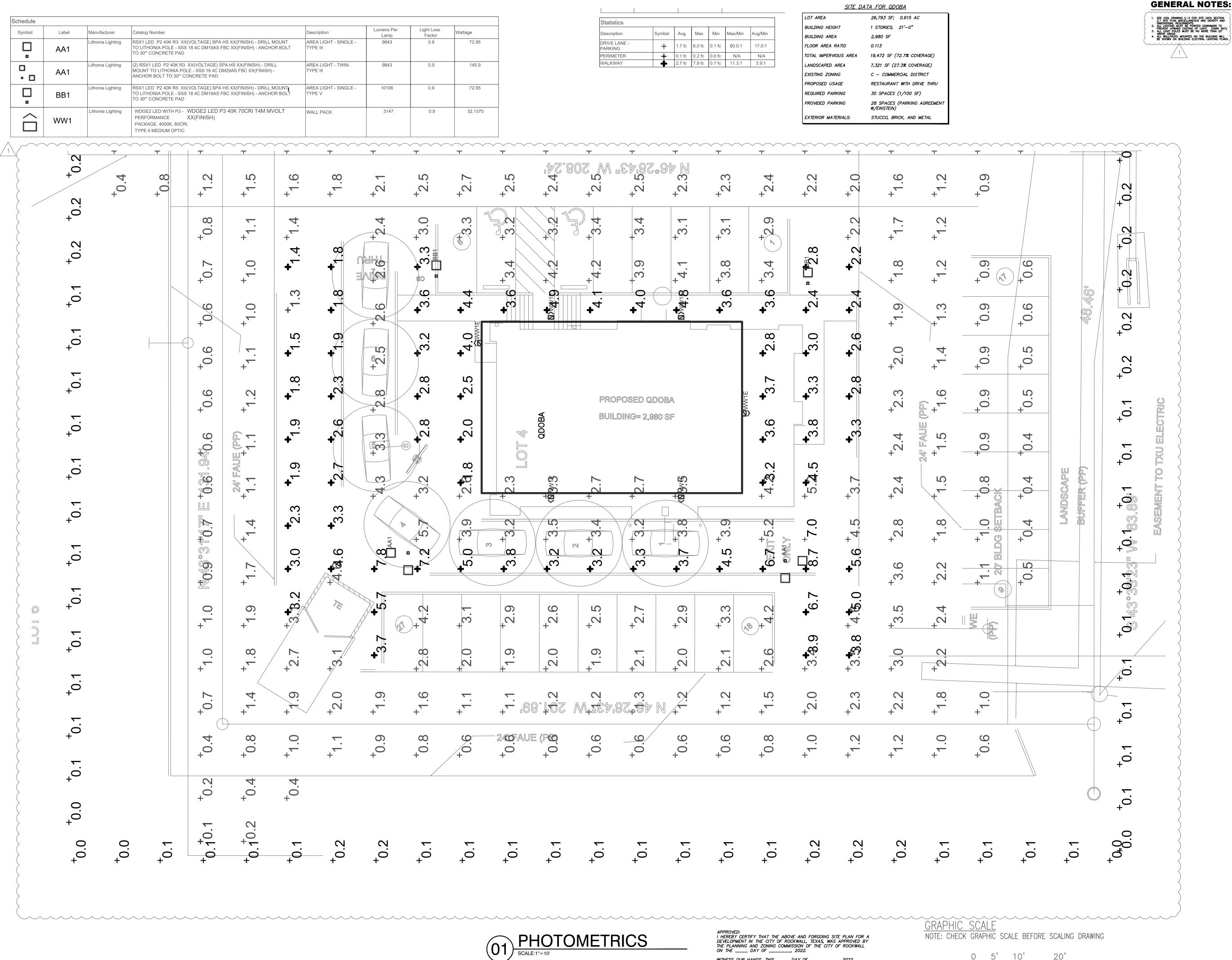
TIE EXCESS STRAP OFF TO THE U-BRACKET ALLOWING ENOUGH REMAINING

SIDEWALKS

SHRUBS OR GROUNDCOVER AS SPECIFIED ON PLAN LAYER OF MULCH, SHOULD BE 2" MIN. ROOT BALL, DO NOT ✓ WEED BARRIER FABRI PLANTING SOIL MIX. TILL IN WITH PARTS EXISTING SOIL, EXCLUDING LARGE CLODS AND ROCKS. UNDISTURBED SUBGRADE / NATIVE SOIL

PLANTING AREA. REFERENCE

PLOT DATE:



WITNESS OUR HANDS, THIS ____ DAY OF ____, 2022.

PLANNING & ZONING COMMISSSION, AND ZONING CHARIMAN

SP2022-026

ARCHITECT/ DESIGN CONSULTANT

ARCHITECTURAL PROJECT NO.: 2021_09_09 DRAWN BY: CHECKED BY:

QDOBA MEXICAN EATS 350 CAMINO DE LA REINA, STE 400 SAN DIEGO, CA 92108

RIDGE ROAD ROCKWALL, TX

NO.	REVISIONS:	DATE:
1	RTU REVISIONS	02/05/2
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BRAND REVIEW ISSUE DATE: BID ISSUE DATE: BUILDING REVIEW ISSUE DATE: HEALTH DEPT. REVIEW ISSUE DATE: AS REVIEW ISSUE DATE:

CONSTRUCTION ISSUE DATE:

DRAWING TITLE: DRAWING NUMBER:

PHOTOMETRICS SITE PLAN MEP

FEATURES & SPECIFICATIONS

INTENDED USE — These specifications are for USA standards only. Square Straight Steel is a general purpose light pole for up to 39-foot mounting heights. This pole provides a robust yet cost effective option for mounting area lights and floodlights.

CONSTRUCTION — Pole Shaft: The pole shaft is of uniform dimension and wall thickness and is made of a weldable-grade, hot-rolled, commercial-quality steel tubing with a minimum yield of 55 KSI (11-gauge, .1196"), or 50 KSI (7-gauge, .1793"). Shaft is one-piece with a full-length longitudinal highfrequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4", 5" and 6".

Pole Top: A flush non-metalic black top cap is provided for all poles that will receive drilling patterns for side-mount luminaire arm assemblies or when ordered with PT option. Handhole: A reinforced handhole with grounding provision is provided at 18" from the base on side

A. Positioning the handhole lower may not be possible and requires engineering review; consult Tech Support-Outdoor for further information. Every handhole includes a cover and cover attachment hardware. The handhole has a nominal dimension of 2.5" x 5". Base Cover: A durable ABS plastic two-piece full base cover, finished to match the pole, is provided with

each pole assembly. Additional base cover options are available upon request. Anchor Base/ Bolts: Anchor base is fabricated from steel that meets ASTM A36 standards and can be altered to match existing foundations; consult factory for modifications. Anchor bolts are manufactured

to ASTM F1554 Standards grade 55, (55 KSI minimum yield strength and tensile strength of 75–95 KSI). Top threaded portion (nominal 12") is hot-dipped galvanized per ASTM A-153. HARDWARE – All structural fasteners are high-strength galvanized carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

FINISH — Extra durable standard powder-coat finishes include Dark Bronze, White, Black, Medium Bronze and Natural Aluminum colors. Classic finishes include Sandstone, Charcoal Gray, Tennis Green, Bright Red and Steel Blue colors. Architectural Colors and Special Finishes are available by quote and include, but are not limited to Hot-dipped Galvanized, Paint over Hot-dipped Galvanized, RAL Colors, Custom Colors and Extended Warranty Finishes. Factory-applied primer paint finish is available for customer field-paint

WARRANTY — 1-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

OUTDOOR

NOTE: Actual performance may differ as a result of end-user environment and application. Specifications subject to change without notice.

SSS Square Straight Steel Poles

SSS						
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness¹	Mounting ²		Options	Finish ¹⁰
SSS	10'-39' (for 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.) See technical information table for complete ordering information.)	4C 4" 11g (.1196") 4G 4" 7g (.1793") 5C 5" 11g (.1196") 5G 5" 7g (.1793") 6G 6" 7g (.1793") See technical information table for complete ordering information.)	Tenon mounting PT Open top (includes top cap) T20 2-3/8" 0.D. (2" NPS) T25 2-7/8" 0.D. (2-1/2" NPS) T30 3-1/2" 0.D. (3" NPS) T35 4" 0.D. (3-1/2" NPS) KAC/KAD/KSE/KSF/KVR/KVF Drill mounting³ DM19 1 at 90° DM28 2 at 180° DM28 PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° CSX/DSX/RSX/AERIS™/OMERO™/HLA/KAX Drill mounting³ DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM39AS 3 at 90° DM49AS 4 at 90° CSA/DSX/RSX/AERIS™/OMERO™/HLA/KAX Drill mounting³ DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM39AS 3 at 90° DM49AS 4 at 90° EXD DM3PAD 4 at 90° DM3PAD 1 at 90° DM3PAD 3 at 120° DM3PAD 3 at 120° DM3PAD 3 at 90° DM3PAD 4 at 90° ESX Drill mounting³ DM19ESX 1 at 90° DM29ESX 2 at 180° DM29ESX 2 at 180° DM29ESX 2 at 180° DM29ESX 2 at 180° DM3PESX 3 at 90°	AERIS™ Suspend drill mounting ^{3,4} DM19AST_ 1 at 90° DM28AST_ 2 at 180° DM29AST_ 3 at 90° DM39AST_ 4 at 90° OMERO™ Suspend drill mounting ^{3,4} DM19MRT_ 1 at 90° DM29MRT_ 2 at 180° DM29MRT_ 2 at 90° DM39MRT_ 3 at 90° DM49MRT_ 4 at 90°	Shipped installed L/AB Less anchor bolts (Include when anchor bolts are not needed) VD Vibration damper TP Tamper resistant handhole cover fasteners HAxy Horizontal arm bracket (1 fixture) ^{5,6} FDLxy Festoon outlet less electrical ⁵ CPL12/xy 1/2" coupling ⁵ CPL34/xy 3/4" coupling ⁵ CPL1/xy 1" coupling ⁵ NPL12/xy 1/2" threaded nipple ⁵ NPL12/xy 1/2" threaded nipple ⁵ NPL13/xy 3/4" threaded nipple ⁵ EHHxy Extra handhole ^{5,7} MAEX Match existing ⁸ USPOM United States point of manufacture ⁹ IC Interior coating ¹⁰ UL UL listed with label (Includes NEC compliant cover) NEC NEC 410.30 compliant gasketed handhole (Not UL Labeled) Shipped separately (replacement kit available) (blank) FBC Full base cover (plastic) (blank) TC Top cap (blank) HHC Handhole cover	Standard colors DDBXD Dark bronze DWHXD White DBLXD Black DMBXD Medium bronze DNAXD Natural adminium Classic colors DSS Sandstone DGC Charcoal gra DTG Tennis greet DBR Bright red DSB Steel blue Architectural Colors an Special Finishes¹¹¹ Galvanized, RAL Colors Custom Colors and Extended Warranty Finishes available.

1. Wall thickness will be signified with a "C" (11 Gauge) or a "G" (7-Gauge) in nomenclature. "C" - 0.1196" | "G" -

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2. PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.

3. Refer to the fixture spec sheet for the correct drilling template pattern 4. Insert "1" or "2" to designate fixture size; e.g. DM19AST2. Specify location and orientation when ordering option.
 For "x": Specify the height above the base of pole in feet or feet

and inches; separate feet and inches with a "-Example: 5ft = 5 and 20ft 3in = 20-3For "y": Specify orientation from handhole (A,B,C,D) Refer to the Handhole Orientation diagram below.

6. Horizontal arm is 18" x 2-3/8" O.D. tenon standard, with radius curve providing 12" rise and 2-3/8" O.D. If ordering two horizontal arm at the same height, specify with HAxyy. Example: HA20BD.

8. Must add original order number of existing pole(s). Use when mill certifications are required. 10. Provides enhanced corrosion resistance.

11. Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Available by formal quote only, consult factory for details.

Combination of tenon-top and drill mount includes extra handhole.

Example: 1/2" coupling at 5'8", orientation C = CPL12/5-8C

LITHONIA LIGHTING®

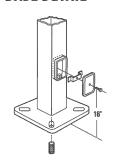
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SSS Square Straight Steel Poles

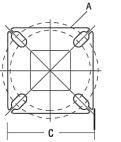
	Nominal	Pole Shaft Size					EPA (ft²) wi	ith 1.3 gust			Bolt		Approximate
Catalog Number	Shaft Length (ft.)*	(Base in. x Top in. x ft.)	Wall thick (in)	Gauge	80 MPH	Max. weight	90 MPH	Max. weight	100 MPH	Max. weight	circle (in)	Bolt size (in. x in. x in.)	ship weight (lbs.)
SSS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	89	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	89	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8-9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	89	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8-9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	89	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	89	3/4x30x3	198
SSS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	1012	1x36x4	185
SSS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	1012	1x36x4	265
SSS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	89	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	89	3/4x30x3	245
SSS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	1012	1x36x4	225
SSS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	1012	1 x 36 x 4	360
SSS 30 4G	30	4.0 x 30.0	0.1793	7	6.7	168	4.4	110	2.6	65	89	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.1196	11	4.7	150	2	50			1012	1x36x4	265
SSS 30 5G	30	5.0 x 30.0	0.1793	7	10.7	267	6.7	167	3.9	100	1012	1x36x4	380
SSS 30 6G	30	6.0 x 30.0	0.1793	7	19	475	13.2	330	9	225	1113	1x36x4	520
SSS 35 5G	35	5.0 x 35.0	0.1793	7	5.9	150	2,5	100	~		1012	1x36x4	440
SSS 35 6G	35	6.0 x 35.0	0.1793	7	12.4	310	7.6	190	4.2	105	1113	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.1793	7	7.2	180	3	75	_		1113	1x36x4	605

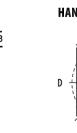
BASE DETAIL

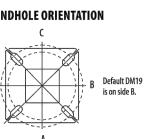
* EPA values are based ASCE 7-93 wind map. For 1/2 ft increments, add -6 to the pole height. Ex: 20-6 equals 20ft 6in.



POLE DATA								
Shaft base size	Bolt circle A	Bolt projection B	Base diameter C	Base plate thickness	Template description	Anchor bolt description	Anchor bolt and template number	Anchor bo description
4"C	8"-9"	3.25"- 3.75"	8"- 8.25"	0.75"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C	3/4"x18"x
4"G	8" – 9"	3.38"- 3.75"	8"- 8.25"	0.875"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G	3/4"x30"x
5"	10" — 12"	3.5"- 4"	11"	1"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5	1"x36"x4
6"	11" — 13"	4"- 4.50"	12.5"	1"	ABTEMPLATE PJ50011	AB36-0	N/A	1"x36"x4







IMPORTANT INSTALLATION NOTES: • Do not erect poles without having fixtures installed. Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates. If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage. - Lithonia Lighting is not responsible for the foundation design.

LITHONIA LIGHTING

OUTDOOR: One Lithonia Way Conyers, GA 30012 Phone: 800-705-SERV (7378) www.lithonia.com

POLE-SSS

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QDOBA MEXICAN EATS 350 CAMINO DE LA REINA, STE 400

ARCHITECTURAL PROJECT NO.: 2021_09_09

DRAWN BY:

CHECKED BY:

ARCHITECT/ DESIGN CONSULTANT

GENERAL NOTES:

SEE CML DRAWING C-3 FOR SITE DATA SECTION 2.1 SITE PLAN MISCELLANEOUS AND DENSITY AND DIMENSIONAL REQUIRMENTS.
 ALL LIGHTING WILLT EP POINTED DOWNWARD TO PREVENT IDWARD CASTING OF LIGHT. (DARK SKY).
 ALD CONTROL OF THE PROPERTY
RIDGE ROAD ROCKWALL, TX

SAN DIEGO, CA 92108

NO.	REVISIONS:	DATE:
1	RTU REVISIONS	02/05/2
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BRAND REVIEW ISSUE DATE: BID ISSUE DATE: BUILDING REVIEW ISSUE DATE: HEALTH DEPT. REVIEW ISSUE DATE: TAS REVIEW ISSUE DATE: CONSTRUCTION ISSUE DATE:

> DRAWING TITLE: DRAWING NUMBER:

SITE LIGHTING CUT SHEETS



EPA (ft²@0°): 0.57 ft² (0.05 m²) 21.8" (55.4 cm) (SPA mount) 13.3" (33.8 cm) 3.0" (7.6 cm) Main Body 7.2" (18.4 cm) Arm

LITHONIA LIGHTING.

COMMERCIAL OUTDOOR

See footnotes next page.

POLE-SSS

Anchor Base Poles

SQUARE STRAIGHT STEEL

luminaires.

Introduction The new RSX LED Area family delivers maximum value by providing significant energy savings, long life and outstanding photometric performance at an (affordable price. The RSX1 delivers 7,000 to 17,000 lumens allowing it to replace 70W to 400W HID

The RSX features an integral universal mounting mechanism that allows the luminaire to be mounted on most existing drill hole patterns. This "no-drill" solution provides significant labor savings. An easy-access door on the bottom of mounting arm allows for wiring without opening the electrical

Lithonia RSX1 Area LED Rev. 02/24/21 Page 1 of 9

Veight: SPA mour	nt): 22.0	0 lbs (10.0 kg)		Ε)	compartment. A mast a integral slipfitter and ot are available.	ut opening the electrical arm adaptor, adjustable ther mounting configurations 40K R3 MVOLT SPA DDBXD		
RSX1 LED								
eries	Performance Package	Color Temperature	Distribution	Voltage	Mounting			
RSX1 LED	P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	R2 Type 2 Wide R3 Type 3 Wide R3S Type 3 Short R4 Type 4 Wide R4S Type 4 Short R5 Type 5 Short 1 RFR Automotive Front Row AFRP0 Automotive Front Row Left Rotated AFRL90 Automotive Front Row Left Rotated	MVOLT (120V-277V) ² HVOLT (347V-480V) ³ XVOLT (277V-480V) ⁴ (use specific voltage for options as noted) 120 ³ 277 ⁵ 208 ³ 347 ⁵ 240 ³ 480 ⁵	VOLT (347V-480V) ³ VOLT (277V-480V) ⁴ use specific voltage for ptions as noted) 20 ³ 277 ⁵ 08 ³ 347 ⁵ RPA Round pole mounting (3.2" min. dia. RND pole for 2, 3, 4 at 90°, 3.0" min. dia. RND pole for 1 at 90°, 2 at 180°, 3 at 120°) MA Mast arm adaptor (fits 2-3/8" OD horizontal tenon) IS Adjustable slipfitter (fits 2-3/8" OD tenon) 6 WBA Wall bracket 1 WBASC Wall bracket with surface conduit box			
Options						Finish		
PE Photocontrol, button style 89 PEX Photocontrol external threaded, adjustable 9,10 PER7 Seven-wire twist-lock receptacle only (no controls) 9,11,12,13 CE34 Conduit entry 3/4" NPT (Qty 2) SF Single fuse (120, 277, 347) 5 DF Double fuse (208, 240, 480) 5 SPD20KV 20KV Surge pack (10KV standard) FAO Field adjustable output 9,13 NLTAIR2 nLight PIRHN Netwo				etworked Sensors/Controls (factors) generation 2 13,14,15 d., Bi-Level motion/ambient sensor (for sight Air can be used as a standalone en luminaire is tilted. (requires some field assembly) lare shield 7 lare full visor (360° around light apertors	DDBXD Dark Bronze DBLXD Black DNAXD Natural Aluminum DWHXD White DDBTXD Textured Dark Bronze DBLBXD Textured Black DNATXD Textured Natural Aluminum DWHGXD Textured White			

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11.5"

Specifications

Depth (D1):

Depth (D2):

(without options)

WDGE2 LED Architectural Wall Sconce Precision Refractive Optic



The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with

nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance. WDGE2 with industry leading precision refractive optics provides great uniform distribution and optical control. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale

applications in any environment.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Ctandard EM ACC	CALATEM 200C	Conces		Approximate Lumens (4000K, 80CRI)						
Lummane	optics		Cold EM, -20°C	Sensor		P1	P2	P3					
WDGE1 LED	Visual Comfort	4W			750	1,200	2,000						
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight		1,200	2,000	3,000	4,500	6,000			
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200				
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight		7,500	8,500	10,000	12,000				
WDGE4 LED	Precision Refractive			Standalone / nLight		12,000	16,000	18,000	20,000	22,000	25,000		

Ordering Information			EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT SRM DDBX						
Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting			
WDGE2 LED	P0 ¹ P1 ² P2 ² P3 ² P4 ²	27K 2700K 30K 3000K 40K 4000K 50K 5000K AMB ³ Amber	70CRI ⁴ 80CRI LW ³ Limited Wavelength	T1S Type I Short T2M Type II Medium T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT 347 ⁵ 480 ⁵	Shipped included SRM Surface mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/ damp locations only) ⁶	AWS 3/8inch Architectural wall spacer PBBW S urface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.		
			'		•				

			Finish	
Emergency battery backup, Certified in CA Title 20 MAEDBS (10W, 5°C min)	Standalone Sensors/Controls PIR Bi-level (100/35%) motion sensor for 8–15' mounting heights. Intended for use on			Dark bronze Black
Emergency battery backup, Certified in CA Title 20 MAEDBS	rin	switched circuits with external dusk to dawn switching.	DBLXD DNAXD DWHXD	Natural aluminum White Sandstone Textured dark bronze
(18W, -20°C min) Photocell, Button Type	PIRH PIR1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching		
0–10V dimming wires pulled outside fixture (for use with an external control, ordered separately)		Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre- programmed for dusk to dawn operation.	DSSXD DDBTXD	
Bottom conduit entry for back box (PBBW). Total of 4 entry points.	PIRH1FC3V	Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre- programmed for dusk to dawn operation.		Textured black Textured natural aluminum
Buy America(n) Act Compliant	Networked Sensors/Controls			Textured white
	NLTAIR2 PIR NLTAIR2 PIRH	nLightAIR Wireless enabled bi-level motion/ambient sensor for 8-15' mounting heights. nLightAIR Wireless enabled bi-level motion/ambient sensor for 15-30' mounting heights.	DSSTXD	Textured sandstone
	See page 4 for out o	of box functionality		

COMMERCIAL OUTDOOR

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APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FORGOING 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 _____, 2022.

WITNESS OUR HANDS, THIS ____ DAY OF _____, 2022. PLANNING & ZONING COMMISSSION, AND ZONING CHARIMAN

WDGE2 LED

Rev. 03/01/22

SP2022-026

