

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
JUNE 14, 2022 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = *RED*

(I) CALL TO ORDER

(II) OPEN FORUM

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

(III) ACTION 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 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 [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 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], 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 June 10, 2022 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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.

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.

East: 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.

West: 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:

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

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) Roof Design Standards. According to Subsection 06.02 (C)(2), *Roof Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll 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 variance 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 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 South Lakeshore District. The South Lakeshore District 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 South Lakeshore District 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 June 16, 2022 meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan 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 Site Plan 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.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS

SUBDIVISION SKY RIDGE ADDITION

LOT 3 BLOCK A

GENERAL LOCATION NW OF YELLOW JACKET & SKY RIDGE ROAD INTERSECTION

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING C-Commercial District

CURRENT USE Vacant

PROPOSED ZONING SAME

PROPOSED USE Restaurant with Drive thru

ACREAGE 0.702

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER 7.1 Ridge LLC

APPLICANT DCG ENGINEERING, INC

CONTACT PERSON Michael Swiercinsky

CONTACT PERSON DAVID GREGORY

ADDRESS 106 E. Rusk, Suite 200

ADDRESS 1668 Keller Parkway Ste 100

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Keller TX 76248

PHONE 214-542-2373

PHONE 817 874-2941

E-MAIL Joshua@skyrei.com

E-MAIL david@dcgengineering.com

NOTARY VERIFICATION (REQUIRED)

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

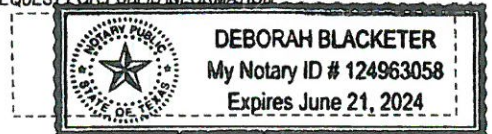
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5 DAY OF May, 2022 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5 DAY OF May, 2022

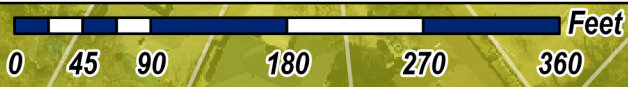
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

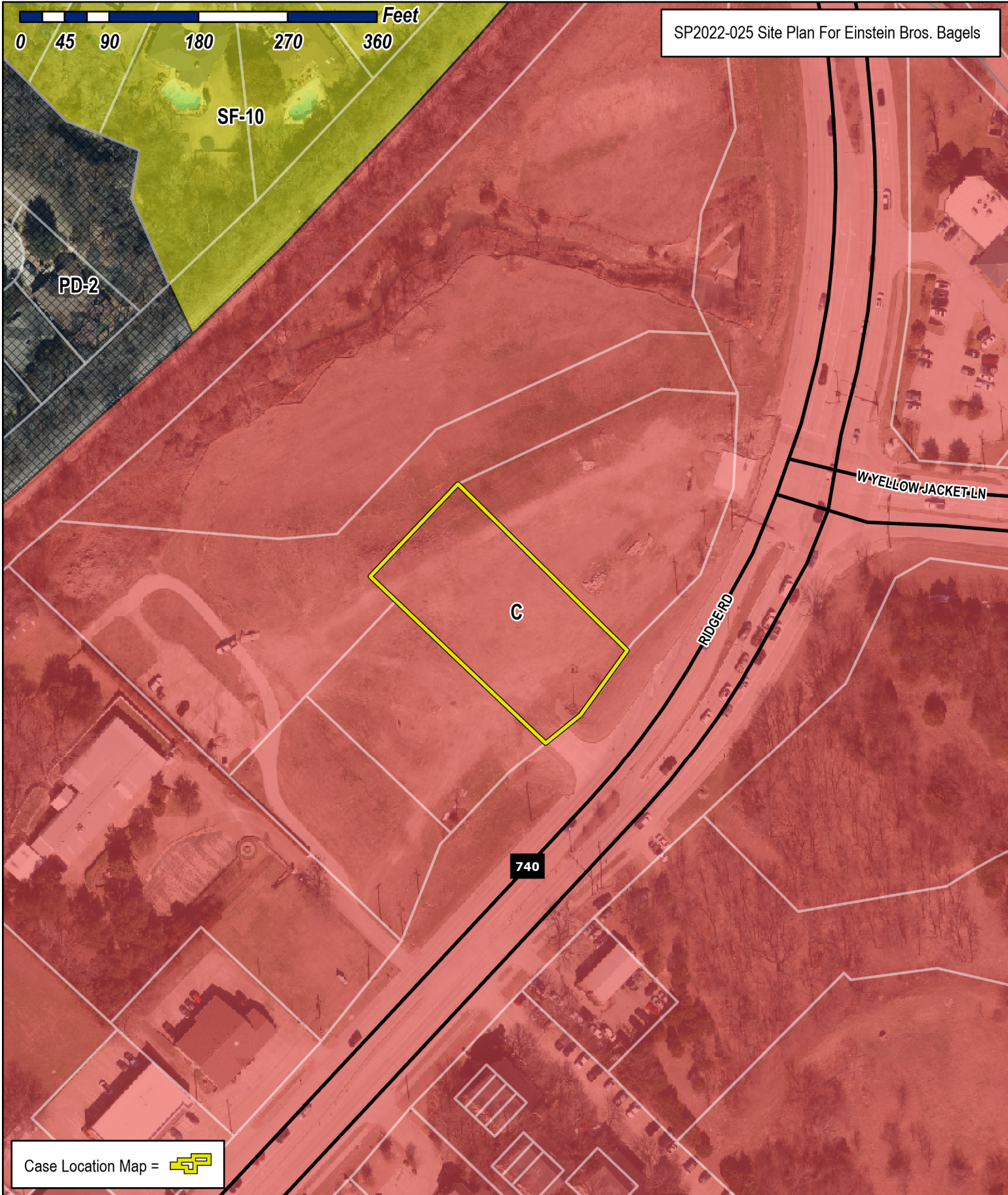
Deborah Blacketer




MY COMMISSION EXPIRES 6-21-24



SP2022-025 Site Plan For Einstein Bros. Bagels



Case Location Map = 



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.



//DCG ENGINEERING

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

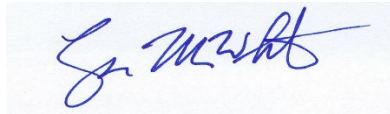
The proposed restaurant is 24 feet tall and the required minimum wall projection would be 6 feet per the UDC. Due to the width of the site and the minimum dimensions required of parking space, sidewalks, drive through lanes, and landscape islands, there is not an additional 6' of room to project the 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.



Logan McWhorter, P.E.

Enclosures

//DCG ENGINEERING

June 9, 2022

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

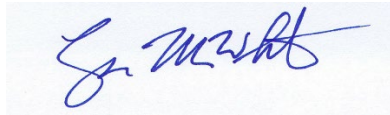
RE: SP2022-025 – Einstein Brothers Bagels – Parking Agreement

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.
Enclosures

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.

KEYNOTES

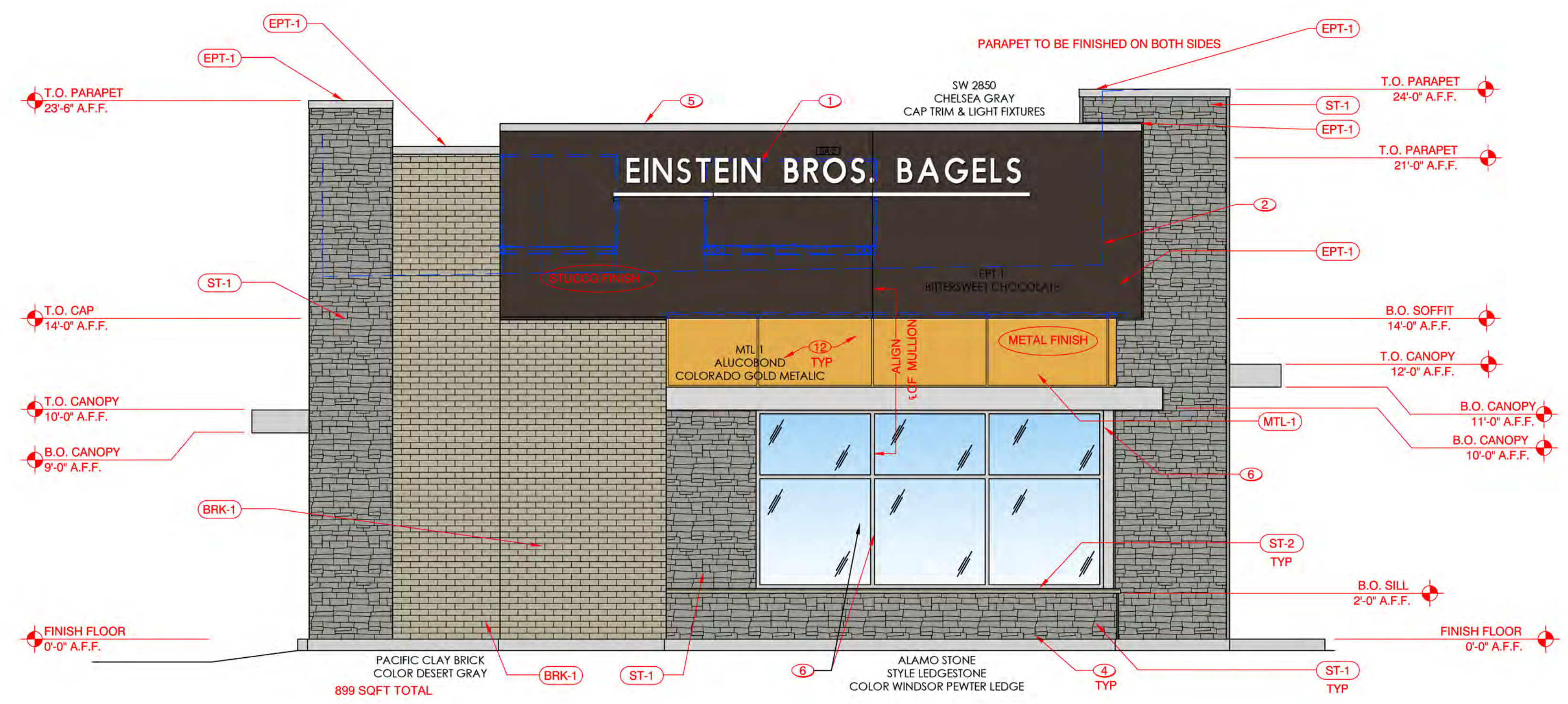
- OWNER PROVIDED & INSTALLED ILLUMINATED CARIBOU-EINSTEIN SIGNAGE. SEE RESPONSIBILITY MATRIX ON SHEET G0.2 FOR ADDITIONAL INFORMATION.
- LINE OF ROOF BEYOND.
- DOWN SPOUT AND COLLECTOR HEAD SHALL BE COLOR EPT-2 GRAY
- MANUF. STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS.
- METAL COPING TO BE PAINTED EPT-2 GRAY
- ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING COMPLYING WITH APPLICABLE ENERGY CODE.
- ANODIZED ALUMINUM STOREFRONT SYSTEM DOOR AND GLAZING.
- 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.
- EXTERIOR LIGHTING. REF. SHEET A2.3
- BREAK METAL TO MATCH STOREFRONT SYSTEM
- ALUCABOND PANELS INSTALL PER MANUFACTURERS SPECIFICATION. REF. SHEET 13/A4.4

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

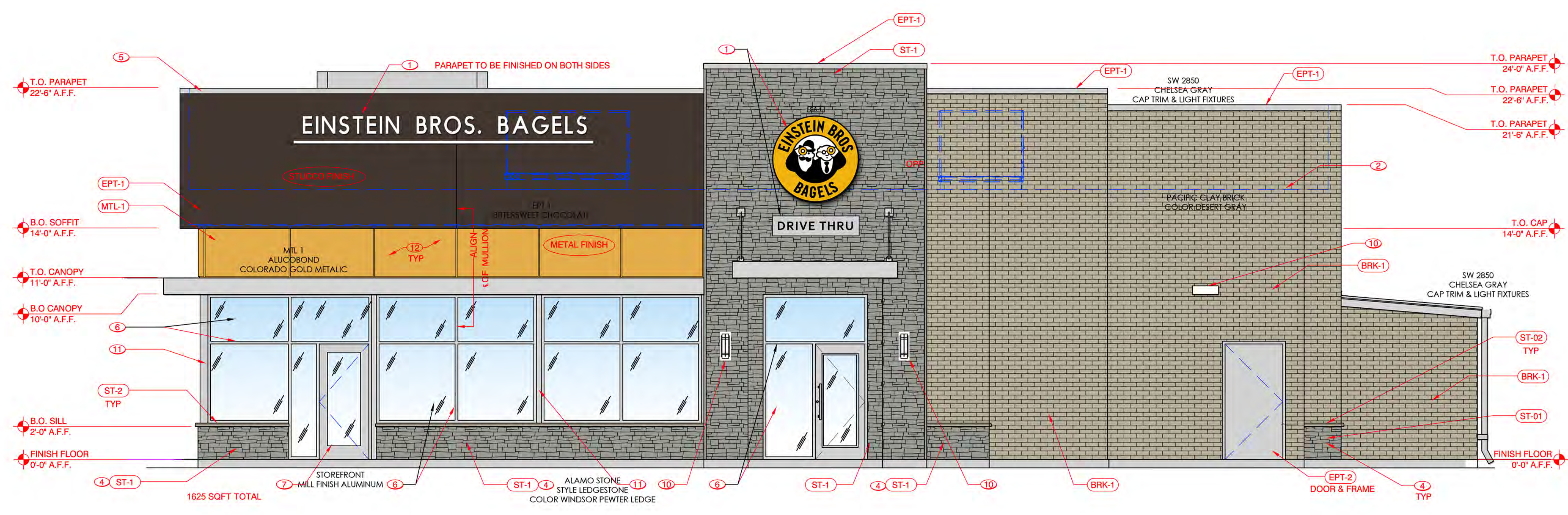
MATERIAL PERCENTAGES

TOTAL FAÇADE AREA	899	FAÇADE	FRONT END
WINDOWS	122		
DOORS			
AREA BALANCE	777		
MATERIAL	AREA	PERCENTAGE	MASONRY 90%
BRICK	200	26%	
STUCCO	228	29%	
STONE	269	35%	
METAL	80	10%	
		0%	
		0%	
TOTAL	777	100%	



01 Elevations (East)
 SCALE: 1/4" = 1'-0"

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 COMMISSION, DIRECTOR OF PLANNING AND ZONING CHARIMAN



02 Elevations (North)
 SCALE: 1/4" = 1'-0"

MATERIAL PERCENTAGES

TOTAL FAÇADE AREA	1625	FAÇADE	DOOR SIDE
WINDOWS	312		
DOORS	27		
AREA BALANCE	1286		
MATERIAL	AREA	PERCENTAGE	MASONRY 90%
BRICK	585	45%	
STUCCO	269	21%	
STONE	308	24%	
METAL	124	10%	
		0%	
		0%	
TOTAL	1286	100%	

STORE #



ROCKWALL TX

NO.	REVISIONS:	DATE:

BRAND REVIEW ISSUE DATE: 06-11-2020
 BID ISSUE DATE:
 BUILDING REVIEW ISSUE DATE:
 HEALTH DEPT. REVIEW ISSUE DATE:
 TAS REVIEW ISSUE DATE:
 CONSTRUCTION ISSUE DATE:

DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWING NUMBER:
A3.0

SP2022-025

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.

KEYNOTES

- OWNER PROVIDED & INSTALLED ILLUMINATED CARIBOU-EINSTEIN SIGNAGE. SEE RESPONSIBILITY MATRIX ON SHEET G0.2 FOR ADDITIONAL INFORMATION.
- LINE OF ROOF BEYOND.
- DOWN SPOUT AND COLLECTOR HEAD SHALL BE COLOR EPT-2 GRAY
- MANUF. STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS.
- METAL COPING TO BE PAINTED EPT-2 GRAY
- ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING COMPLYING WITH APPLICABLE ENERGY CODE.
- ANODIZED ALUMINUM STOREFRONT SYSTEM DOOR AND GLAZING.
- 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.
- EXTERIOR LIGHTING. REF. SHEET A2.3
- BREAK METAL TO MATCH STOREFRONT SYSTEM
- ALUCABOND PANELS INSTALL PER MANUFACTURER SPECIFICATION. REF. SHEET 13/A4.4

SIGNAGE SCHEDULE

QTY	MFR	VMOE	SIZE
SA-1	2	SIGN MFR	CIRCULAR LOGOS (SELF-ILLUMINATED)
SA-2	2	SIGN MFR	COFFEE & BAGELS

ARCHITECTURAL PROJECT NO.: 2022_01_26
 DRAWN BY: RA
 CHECKED BY: DCC

STORE #



ROCKWALL TX

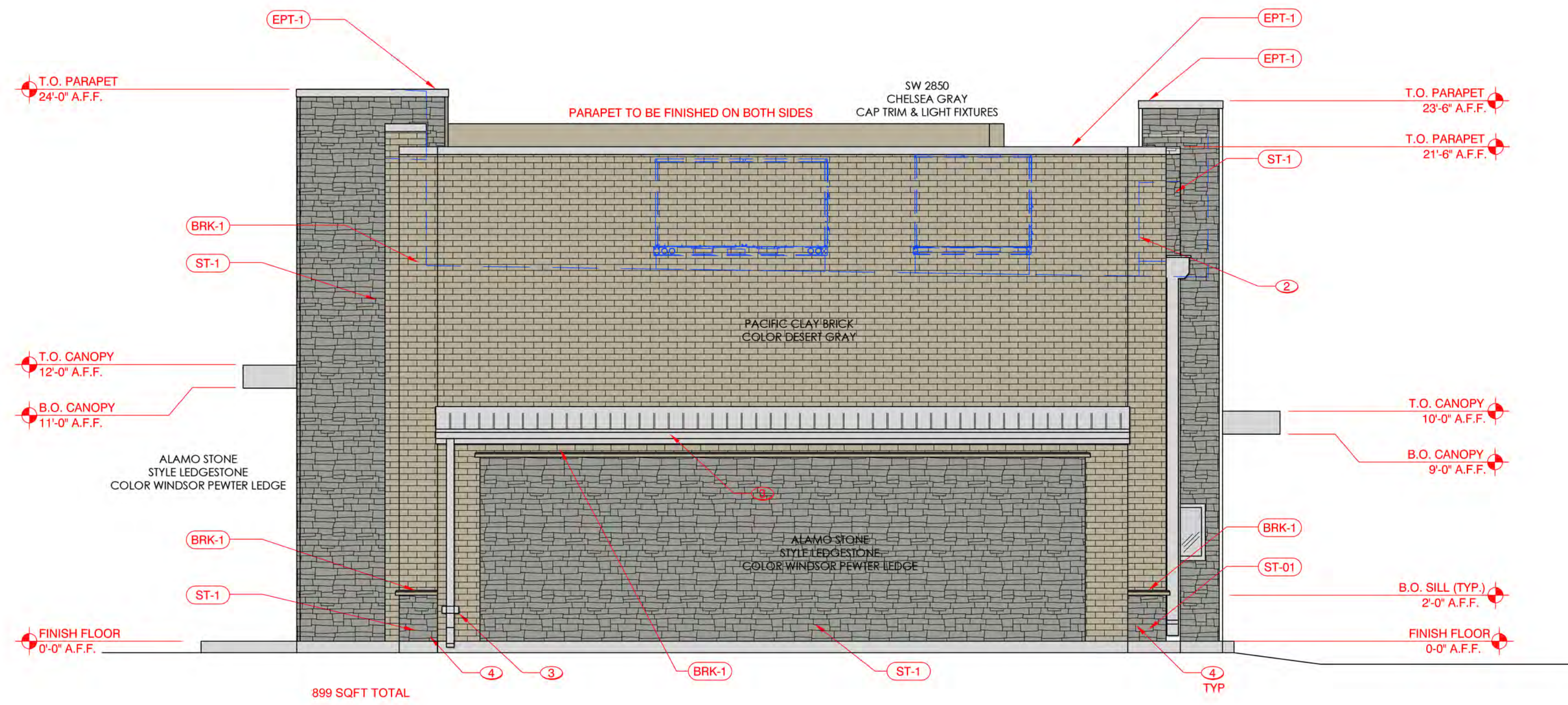
NO.	REVISIONS:	DATE:

BRAND REVIEW ISSUE DATE: 06-11-2020
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DRAWING TITLE:
EXTERIOR ELEVATIONS

DRAWING NUMBER:

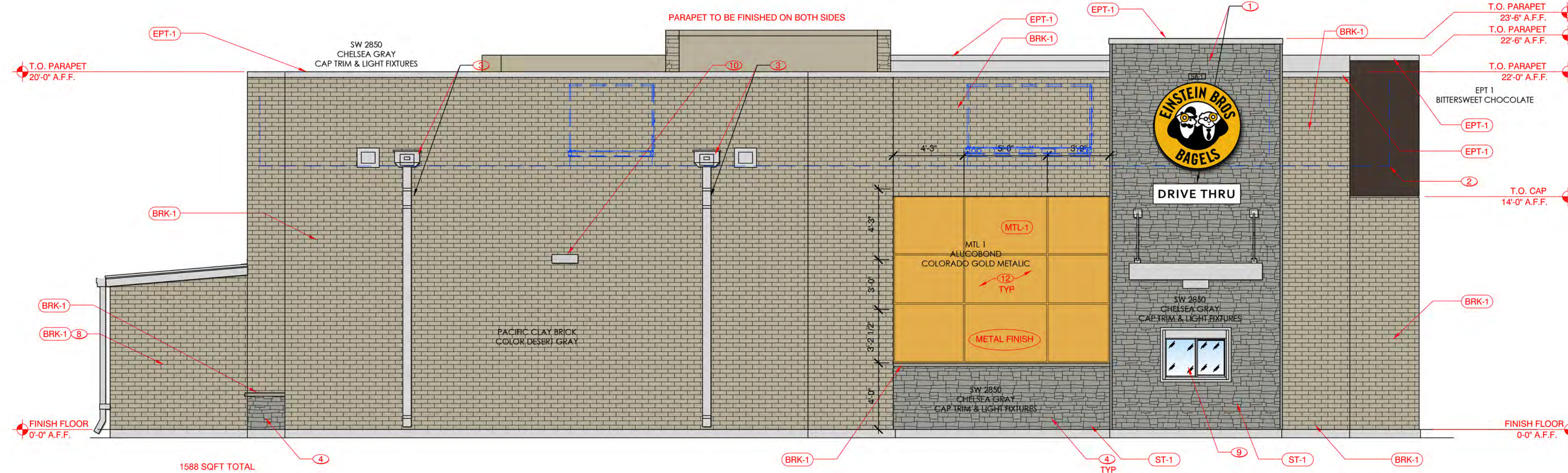
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MATERIAL PERCENTAGES		
TOTAL FAÇADE AREA	899	FAÇADE
WINDOWS	4	BACK END
DOORS	4	
AREA BALANCE	891	
MASONRY 100%		
MATERIAL	AREA	PERCENTAGE
BRICK	496	56%
STUCCO	0	0%
STONE	399	45%
METAL	0	0%
TOTAL	895	100%

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 COMMISSION, DIRECTOR OF PLANNING AND ZONING
 CHARIMAN

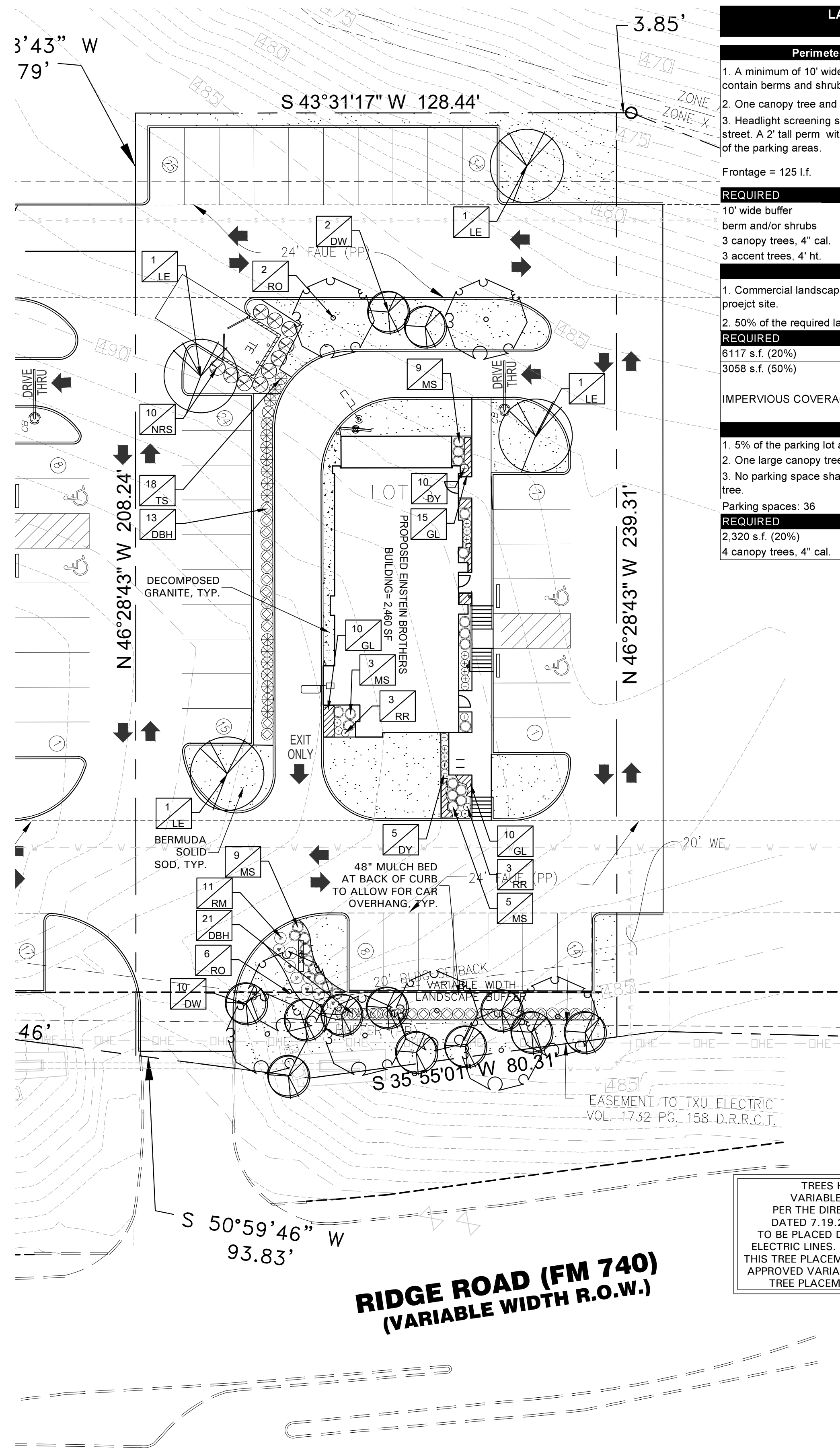
01 Elevations (West)
 SCALE: 1/4" = 1'-0"



MATERIAL PERCENTAGES		
TOTAL FAÇADE AREA	1588	FAÇADE
WINDOWS	13	DT SIDE
DOORS	0	
AREA BALANCE	1575	
MASONRY 100%		
MATERIAL	AREA	PERCENTAGE
BRICK	1103	70%
STUCCO	163	10%
STONE	309	20%
METAL	0	0%
TOTAL	1575	100%

02 Elevations (South)
 SCALE: 1/4" = 1'-0"

SP2022-025



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 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 = 125 f.	
REQUIRED	PROVIDED
10' wide buffer	10' wide buffer
berm and/or shrubs	shrubs 36" ht.
3 canopy trees, 4" cal.	6 canopy trees, 4" cal.
3 accent trees, 4" ht.	10 accent trees, 4" ht.
Landscape Requirements	
1. Commercial landscape requirements must total a minimum of 20% of the project site.	
2. 50% of the required landscape shall be located in the front yard.	
REQUIRED	PROVIDED
6117 s.f. (20%)	6852 s.f. (22.4%)
3058 s.f. (50%)	2897 s.f.
IMPERVIOUS COVERAGE	
23,731 s.f. 77.60%	
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 tree.	
Parking spaces: 36	
REQUIRED	PROVIDED
2,320 s.f. (20%)	2655 s.f. (22.8%)
4 canopy trees, 4" cal.	4 canopy trees, 4" cal.

- 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 OWNERS CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
 - CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPILLS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.
- SOLID SOD:**
- 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.
 - 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:**
- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
 - 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 FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'COONIES' 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 EQUIVALENT.
 - HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
 - USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
 - 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 HYDROMULCH AREAS SHALL BE OVER-SEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO 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.
 - ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

- LANDSCAPE NOTES**
- 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 SHALL BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
 - A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
 - 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 THE SITE.
 - 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.
 - MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
 - 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.
 - CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
 - 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.
 - 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 PROHIBITED.
 - WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
 - CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.
- IRRIGATION:**
- 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:**
- 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:**
- STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDEGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS.
 - 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.

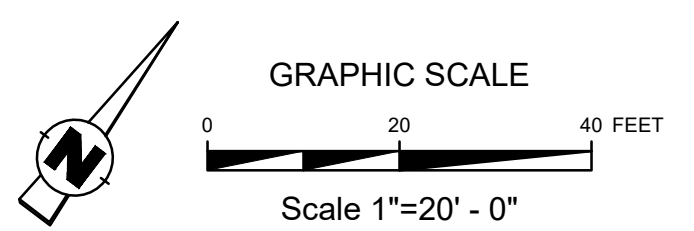
PLANT SCHEDULE					
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
4	LE	Lacebark Elm	<i>Ulmus parvifolia 'Sempervirens'</i>	3" cal.	12' ht., 4' spread
8	RO	Texas Red Oak	<i>Quercus buckleyi</i>	3" cal.	12' ht., 5' spread
ORNAMENTAL TREES					
12	DW	Desert Willow	<i>Chilopsis linearis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

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.

TREES HAVE BEEN PLACED IN THE VARIABLE WIDTH LANDSCAPE BUFFER PER THE DIRECTION OF THE APPROVED PLAN DATED 7.19.21. THIS PLAN INDICATES TREES TO BE PLACED DIRECTLY UNDERNEATH OVERHEAD ELECTRIC LINES. AWR DESIGNS DOES NOT CONDONE THIS TREE PLACEMENT, HOWEVER IS ADHERING TO THE APPROVED VARIABLE WIDTH LANDSCAPE BUFFER AND TREE PLACEMENT AS PREVIOUSLY APPROVED.

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 COMMISSION, CHARIMAN
DIRECTOR OF PLANNING AND ZONING

SP2022-025



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

EINSTEIN BROTHERS BAGELS
RIDGE ROAD
ROCKWALL, TX

EINSTEIN BROTHERS BAGELS
LANDSCAPE PLAN

L1.01

LOT DATE: 6/8/22

SECTION 32 9000 - LANDSCAPE
PART 1 - GENERAL

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. BED PREP AND FERTILIZATION
 2. NOTIFICATION OF SOURCES
 3. WATER AND MAINTENANCE UNTIL ACCEPTANCE
 4. 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 SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS

- C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

1.4 REFERENCES

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

1.5 SUBMITTALS

- 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 OR CURBS. ALL AREAS TO RECEIVE SOLID SOIL 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.

1.7 SEQUENCING

- A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LANDSCAPED SOIL.
- 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. 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.
- C. 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 PERIOD

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.

I. 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 SERVICES INSURE 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 SOODED 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 WITH HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

c. SOODED 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 RESEED OR RESEED AS APPROPRIATE PRIOR TO FINAL ACCEPTANCE. ALL SOODED TURF SHALL BE NEATLY MOVED.

3. GUARANTEE

A. TREES, SHRUBS, GROUNDCOVER 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 THE OWNER.

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 FINAL.

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 PERIODS.

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 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 ACCEPTED WORK.

1.9 QUALITY ASSURANCE

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 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 SPECIFIED.

G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS 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 BARS 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.

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. FOREIGN GRASSES, LOAM CONTAINING FACILITIES ARE AVAILABLE ON-SITE.

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 TRANSPORT.

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 PLUMS OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

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 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 COMPLEMENTARY. 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.

D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BADLY SHAPED OR UNDERSEED 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 SCHEDULE. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMATIC 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 THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

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

I. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED, FIBROUS ROOT SYSTEMS, NON-POT-BOUND, FREE FROM EXERCISING AND/OR GROUNDING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).

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 AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.

N. MULTITRUNK 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. SOIL: PROVIDE WELL-ROOTED SOIL OF THE VARIETY NOTED ON THE PLANS. SOIL SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PLOT OF SOIL SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOIL.

2.2 SOIL PREPARATION MATERIALS

A. SANDY LOAM:

1. FRABLE, FERTILE, DARK, LOAMY SOIL FREE OF CLAY LUMPS, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING FACILITIES ARE AVAILABLE ON-SITE.

2. PHYSICAL PROPERTIES AS FOLLOWS:

a. CLAY - BETWEEN 12-27%

b. SILT - BETWEEN 15-25%

c. SAND - LESS THAN 52%

3. ORGANIC MATTER SHALL BE 3%-10% OF TOTAL DRY WEIGHT.

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% PREMIUM BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLAUBRATER, 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.

C. SHARP SAND: SHARP SAND MUST BE FREE OF SEEDS, SOIL PARTICLES AND WEEDS.

D. MULCH: DOUBLE SHREDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.

E. ORGANIC FERTILIZER: FERTILIZANT, OR GREEN SENSE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS.

F. COMMERCIAL FERTILIZER: 10-20-10 OR SIMILAR ANALYSIS. NITROGEN SOURCE TO BE A MINIMUM 50% SOLUBLE ORGANIC NITROGEN (SOL OR UF) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICROELEMENTS.

G. PEAT: COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDED 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 DURABOND 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. (469-923-0444).

D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.

E. GRAVEL - WASHED NATIVE PEA GRAVEL, GRADED TO 1" TO 1 1/2"

F. DECOMPOSED GRANITE - BASE MATERIAL OF NATURAL MATERIAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER COMPOSED OF VARIOUS SIZES 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 MANUFACTURERS LABELED RATES.

3. EXECUTION

3.1 PREPARATION

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 SOIL SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOIL SHOULD BE FILLED WITH TOPSOIL WHERE THEY ARE GAPPED 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 TRANSPORT. 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 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 MATERIAL.

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, THE CROWN OF THE PLANT SHALL BEAT 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 SMOOTH 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 ITS VERTICAL DIMENSION. REMOVE AND HAIL FROM SITE ALL ROCKS AND STONES OVER THREE-QUARTER (3/4") INCH IN DIAMETER. PLANTS SHOULD BE THOROUGHLY MOIST BEFORE MOVING 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 SOIL 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 ROCKETS. REMOVE THE BURLAP FROM THE TOP 1/2 OF THE BALL, AS WELL AS ALL NYLON, PLASTIC STRIP AND WIRE. EXISTING TREES WILL USUALLY BE 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

L. 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 MULCH.

P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.

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 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 REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.

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, 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 BENDS.

2. TOP OF EDGING SHALL BE 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 CURBS.

5. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

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 THE SITE AS WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOSEING THEM AT END OF EACH WORK DAY.

B. REPAIR RUTS, HOLES AND SCARS IN GROUND SURFACES.

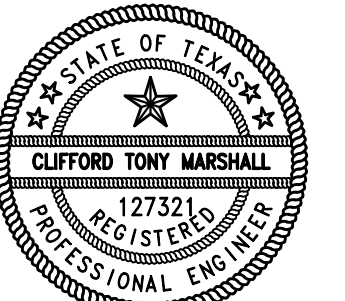
C. ENSURE THAT WORK IS COMPLETE AND PLANT MATERIALS ARE IN VIGOROUS AND HEALTHY GROWING CONDITION.

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 CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNERS 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



C. Tony Marshall
06/07/22

ARCHITECTURAL PROJECT NO.: 2021_07_02
DRAWN BY: RA
CHECKED BY: DCG

STORE #



RIDGE ROAD
ROCKWALL, TX.

NO.	REVISIONS	DATE
1	PERMIT REVISIONS	06/06/22
2		
3		
4		
5		
6		
7		
8		
9		
10		

BRAND REVIEW ISSUE DATE: 06-11-2020
BID ISSUE DATE:
BUILDING REVIEW ISSUE DATE:
HEALTH DEPT. REVIEW ISSUE DATE:
TAS REVIEW ISSUE DATE:
CONSTRUCTION ISSUE DATE:

DRAWING TITLE:
PHOTOMETRICS SITE PLAN - MEP

DRAWING NUMBER:
PH-1

GENERAL NOTES:

1. SEE THE NOTES ON THE OTHER SHEETS OF THIS DRAWING FOR THE SPECIFICATIONS FOR THE LIGHTING FIXTURES AND THE REQUIREMENTS FOR THE LIGHTING DESIGN. THE LIGHTING DESIGN IS BASED ON THE ASSUMPTIONS LISTED ON THE OTHER SHEETS OF THIS DRAWING. THE LIGHTING DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE, AND FEDERAL AUTHORITIES.

SITE DATA FOR FEB

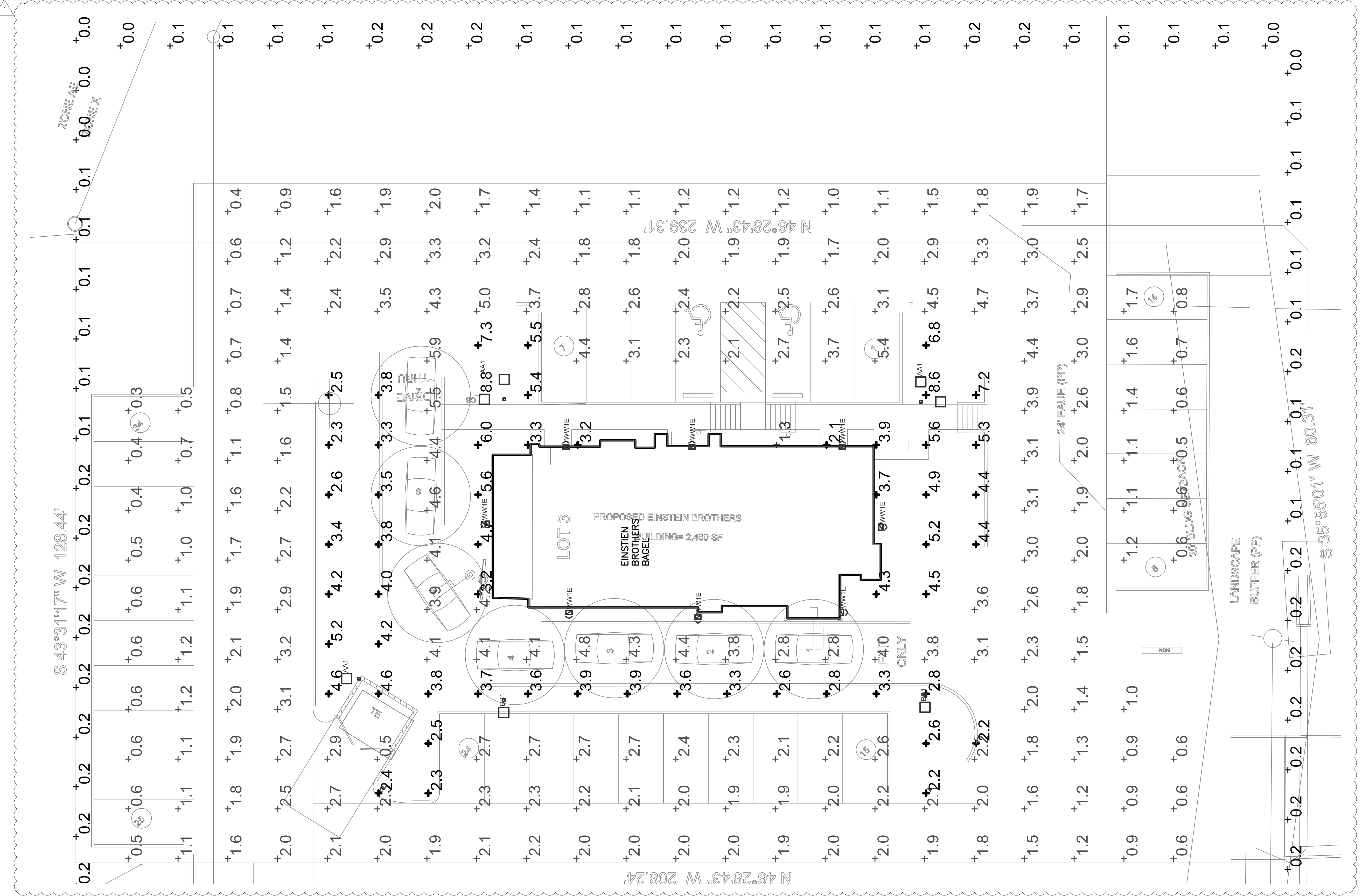
LOT AREA	30,583 SF; 0.702 AC
BUILDING HEIGHT	1 STORIES; 21'-0"
BUILDING AREA	2,460 SF
FLOOR AREA RATIO	0.049
TOTAL IMPERVIOUS AREA	23,606 SF (77.2% COVERAGE)
PERIMETER	6,977 SF (22.8% COVERAGE)
LANDSCAPED AREA	C - COMMERCIAL DISTRICT
EXISTING ZONING	RESTAURANT WITH DRIVE THRU
PROPOSED USAGE	25 SPACES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

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE LANE - PARKING	+	1.7fc	6.0fc	0.1fc	60.0:1	17.0:1
PERIMETER	+	0.1fc	0.2fc	0.0fc	N/A	N/A
WALKWAY	+	2.7fc	7.9fc	0.7fc	11.3:1	3.9:1

Schedule

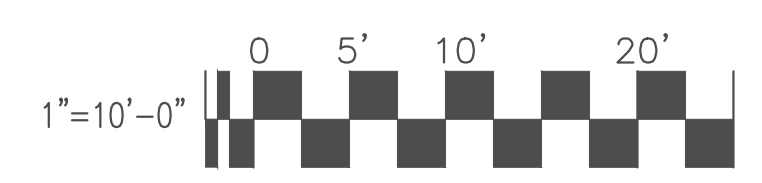
Symbol	Label	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
□	AA1	Lithonia Lighting	RSX1 LED P2 40K R3 XX(VOLTAGE) SPA HS XX(FINISH) - DRILL MOUNT TO LITHONIA POLE - SSS 18 4C DM18AS FBC XX(FINISH) - ANCHOR BOLT TO 30" CONCRETE PAD	AREA LIGHT - SINGLE - TYPE III	9843	0.9	72.95
□	AA1	Lithonia Lighting	(2) RSX1 LED P2 40K R3 XX(VOLTAGE) SPA HS XX(FINISH) - DRILL MOUNT TO LITHONIA POLE - SSS 18 4C DM28AS FBC XX(FINISH) - ANCHOR BOLT TO 30" CONCRETE PAD	AREA LIGHT - TWIN - TYPE III	9843	0.9	145.9
□	BB1	Lithonia Lighting	RSX1 LED P2 40K R5 XX(VOLTAGE) SPA HS XX(FINISH) - DRILL MOUNT TO LITHONIA POLE - SSS 18 4C DM18AS FBC XX(FINISH) - ANCHOR BOLT TO 30" CONCRETE PAD	AREA LIGHT - SINGLE - TYPE V	10106	0.9	72.95
□	WW1	Lithonia Lighting	WDGE2 LED WITH P3 - WDGE2 LED P3 40K 70CRI T4M MVOLT XX(FINISH) PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 4 MEDIUM OPTIC	WALL PACK	3147	0.9	32.1375



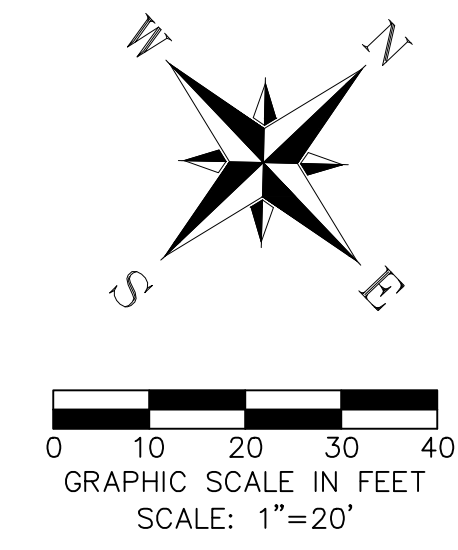
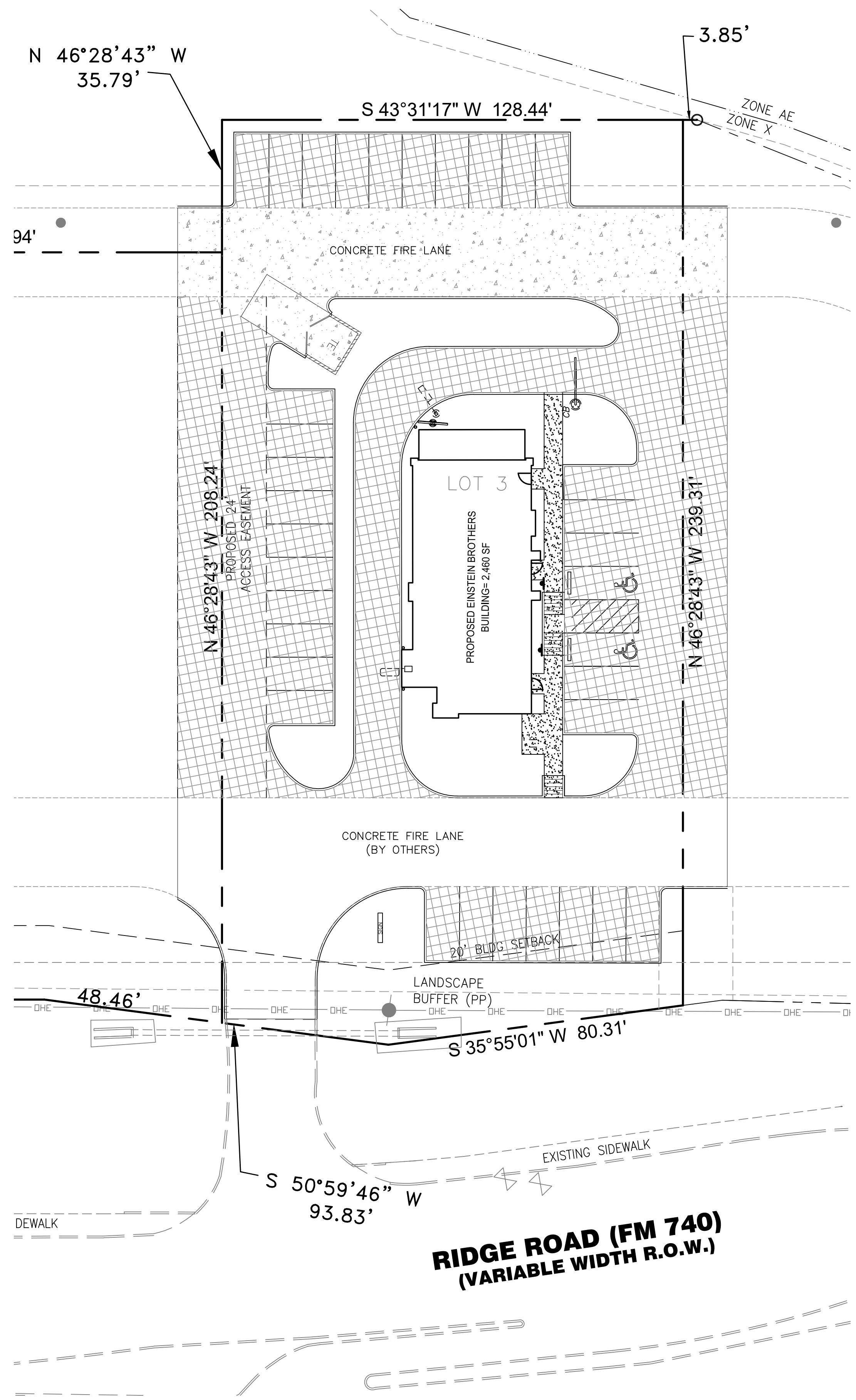
01 PHOTOMETRICS
SCALE: 1"=10'

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2022.
WITNESS OUR HANDS, THIS _____ DAY OF _____, 2022.
PLANNING & ZONING COMMISSION, DIRECTOR OF PLANNING AND ZONING CHAIRMAN

GRAPHIC SCALE
NOTE: CHECK GRAPHIC SCALE BEFORE SCALING DRAWING



SP2022-025



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 COMMISSION, CHAIRMAN

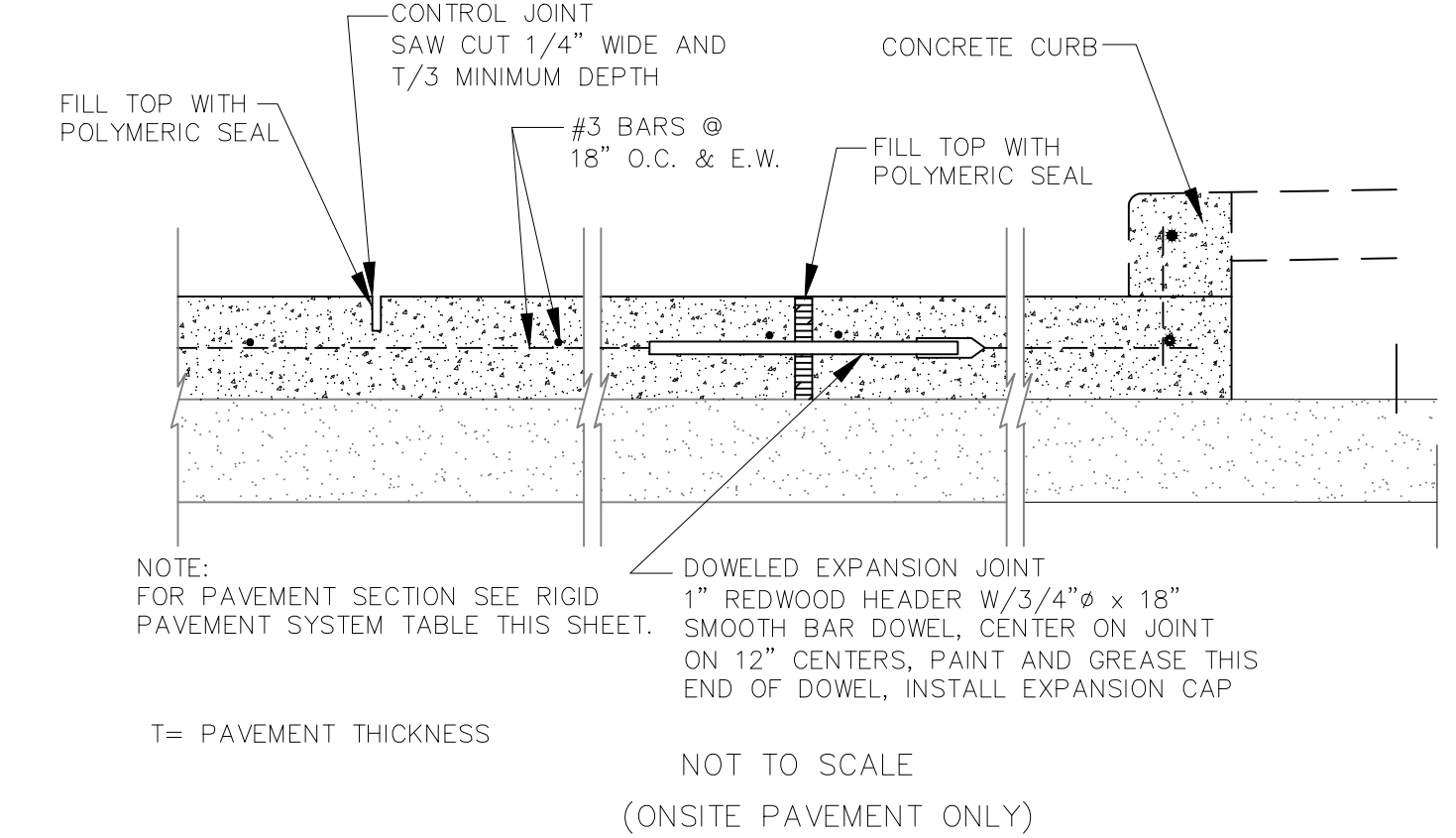
 DIRECTOR OF PLANNING AND ZONING

LEGEND

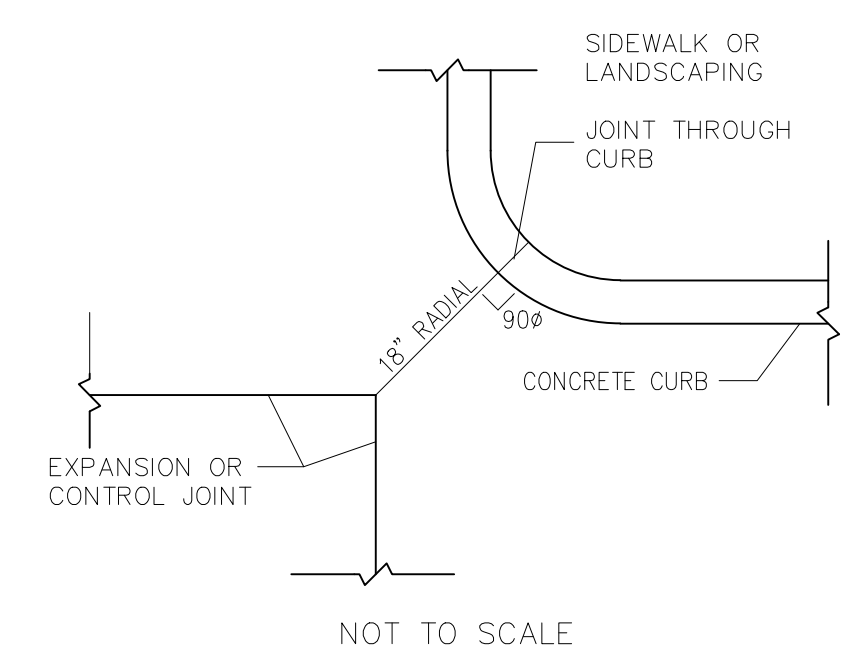
- DE — DOWELED EXPANSION
- SAWED DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
- LONGITUDINAL DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
- 4" CONCRETE (SIDEWALK) 3,500 PSI @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W.
- 6" PORTLAND CONCRETE 3,600 PSI (6.5 SACK/CY) @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT
- 7" PORTLAND CONCRETE 3,600 PSI (6.5 SACK/CY) @ 28 DAYS W/ #4 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT

DETAILS

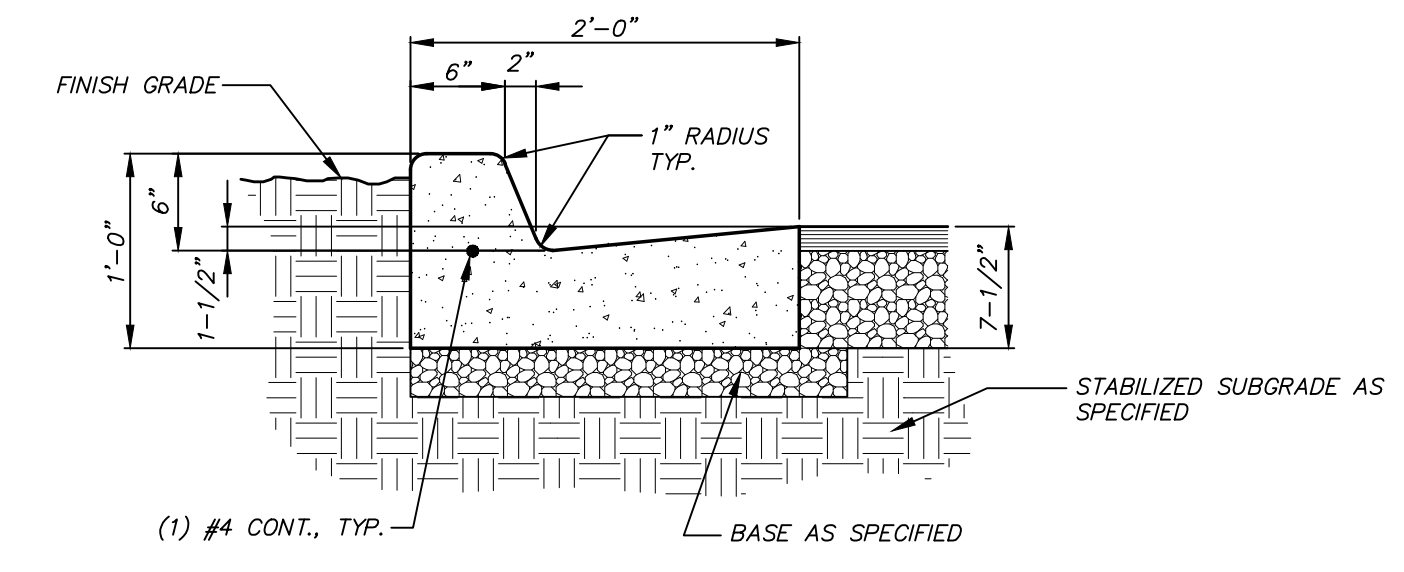
PAVEMENT SECTION AND JOINT DETAIL



JOINT AT CURB RADIUS



CURB AND GUTTER



KEY NOTES

CONSTRUCT PORTLAND CEMENT CONCRETE PAVEMENT PER PAVING PLAN & GEOTECHNICAL SPECIFICATIONS (PSI REPORT #0254438)

DCG ENGINEERING
 1668 Keller Parkway, Suite 100
 Keller, TX 76248
 Phone: (817) 874-2941 or (817) 201-4477
 www.dcgengineering.com
 Engineering Firm Registration Number F-21947

PRELIMINARY FOR REVIEW ONLY
 Not for Construction or Permit Purposes
 Engineer: LOGAN MICHORSTER
 P.E. No. 102254 Date: 6/9/22
 ICE JOB NO.: 107-MORTON

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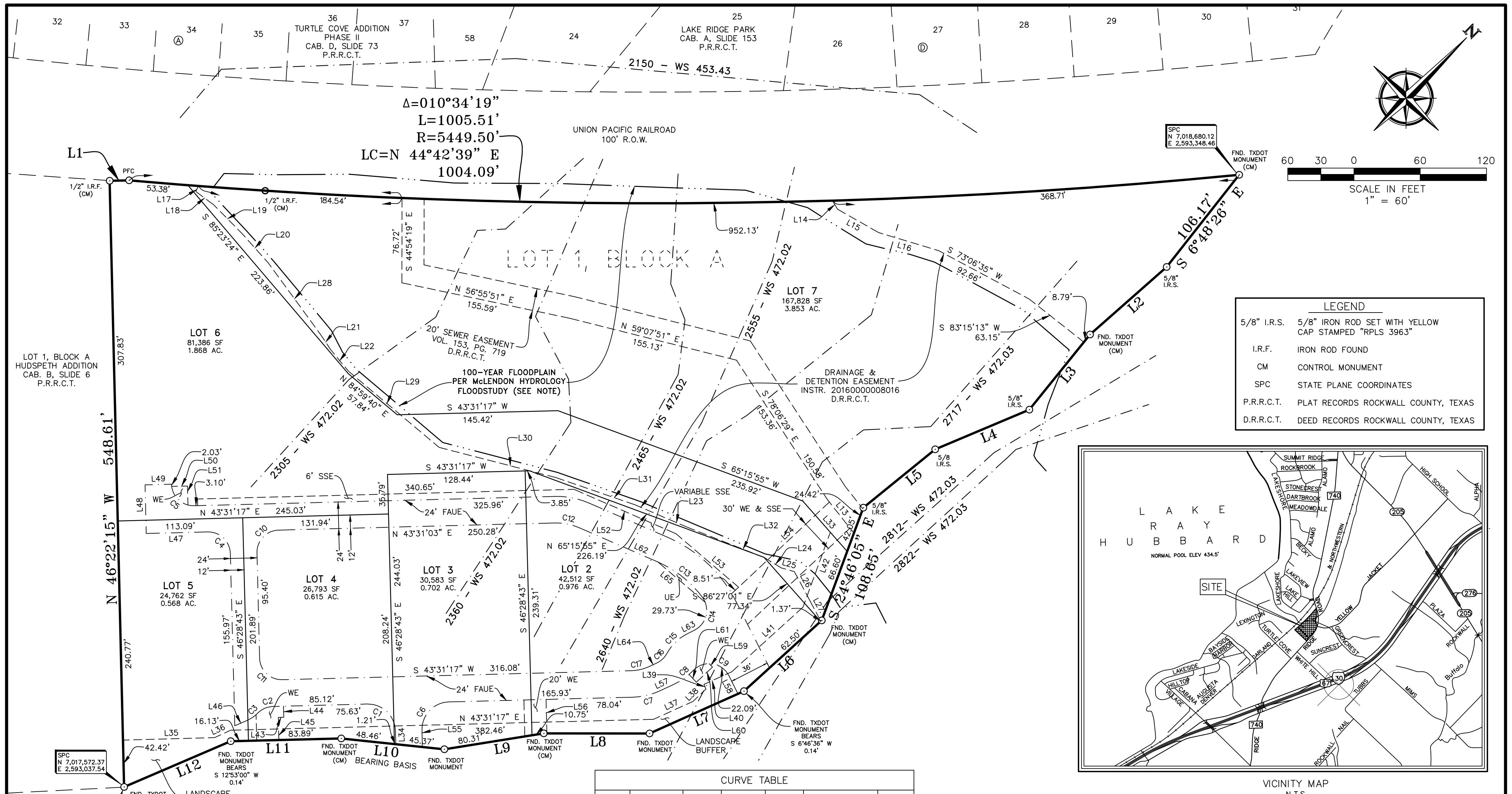
CONTRACT DATE: --
 BUILDING TYPE: --
 PLAN VERSION: --
 SITE NUMBER: --
 STORE NUMBER: --

EINSTEIN BROTHERS BAGELS
 LOT 3, BLOCK A, SKY RIDGE ADDITION
 ROCKWALL, TX

EINSTEIN BROTHERS BAGELS

PAVING AND JOINTING PLAN

C9
 PLOT DATE: 6/9/22



LEGEND

5/8" I.R.S. 5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"

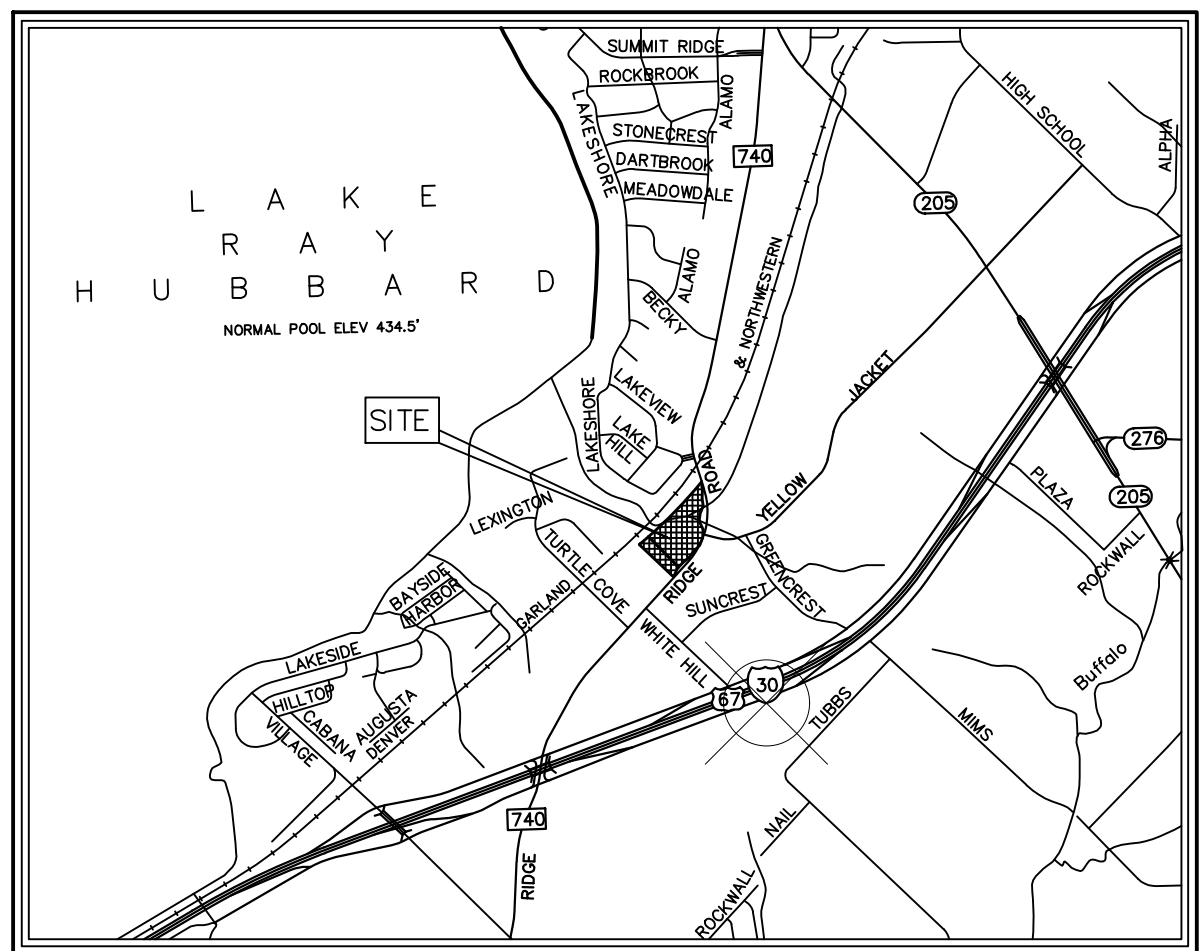
I.R.F. IRON ROD FOUND

CM CONTROL MONUMENT

SPC STATE PLANE COORDINATES

P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY, TEXAS

D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY, TEXAS



VICINITY MAP
N.T.S.

FINAL PLAT
LOTS 2-7, BLOCK A
SKY RIDGE ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A, SKY RIDGE ADDITION
CAB. J SLIDE X, P.R.R.C.T.
BEING
6 LOTS AND CONTAINING
8.583 ACRES

AND SITUATED IN THE
E.P. GAINES CHISUM SURVEY, A-64
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	090°00'00"	25.00'	25.00'	39.27'	S 88°31'17" W	35.36'
C2	043°19'57"	20.00'	7.95'	15.13'	S 21°51'18" W	14.77'
C3	021°17'02"	34.00'	6.39'	12.63'	S 10°49'50" W	12.56'
C4	090°00'14"	20.00'	20.00'	31.42'	S 88°31'10" W	28.29'
C5	090°06'40"	20.00'	20.04'	31.45'	N 88°34'23" E	28.31'
C6	090°00'00"	25.00'	25.00'	39.27'	S 1°28'43" E	35.36'
C7	023°19'36"	64.00'	13.21'	26.06'	S 31°51'29" W	25.88'
C8	021°33'57"	58.00'	11.05'	21.83'	S 9°24'43" W	21.70'
C9	109°42'40"	20.00'	28.41'	38.30'	S 53°29'04" W	32.71'
C10	089°55'11"	20.00'	19.97'	31.39'	N 1°26'32" W	28.26'
C11	090°04'35"	20.00'	20.03'	31.44'	S 88°33'35" W	28.30'
C12	025°01'10"	50.00'	11.09'	21.83'	N 56°01'38" E	21.66'
C13	029°40'50"	100.00'	26.50'	51.80'	N 83°22'38" E	51.23'
C14	100°04'22"	20.00'	23.87'	34.93'	S 31°44'46" E	30.66'
C15	035°05'17"	41.75'	13.20'	25.57'	S 0°44'47" W	25.17'
C16	036°59'33"	20.00'	6.69'	12.91'	S 1°41'55" W	12.69'
C17	023°19'36"	40.00'	8.26'	16.28'	S 31°51'29" W	16.17'

Floodplain, cross sections and elevations by graphic interpolation from the Floodplain Work Map in the Flood Study for Stream 5 by McLendon Hydrology and Engineering L.L.C.

OWNER/DEVELOPER
7.1 RIDGE, LLC
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
(972) 771-7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 377

POINT OF BEGINNING

- Notes:
1. Basis of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 2016000018015, D.R.R.C.T.
 2. By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area inundated by 100-year flood, it lies within Zone "A" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
 3. All open spaces, drainage easements, drainage and detention easements, and other common area shall be repaired, replaced, and maintained by property owner.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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.

East: 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:

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

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. Roof Design Standards. According to Subsection 06.02 (C)(2), *Roof Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll 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 variance 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 South Lakeshore District. The South Lakeshore District 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 South Lakeshore District 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 Site Plan 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 Site Plan 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.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

SUBDIVISION SKY RIDGE ADDITION LOT 4 BLOCK A

GENERAL LOCATION NW OF YELLOW JACKET & RIDGE ROAD INTERSECTION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C-Commercial District CURRENT USE VACANT

PROPOSED ZONING SAME PROPOSED USE RESTAURANT W/ DRIVE THRU

ACREAGE 0.615 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

OWNER 7.1 Ridge LLC

APPLICANT DCG ENGINEERING, Inc

CONTACT PERSON Michael Swiercinsky

CONTACT PERSON DAVID GREGORY

ADDRESS 106 E Rusk, Suite 200

ADDRESS 1668 Keller Parkway Ste 100

CITY, STATE & ZIP Rockwall, TX 75087 CITY, STATE & ZIP Keller TX 76248

PHONE 214-542-2373

PHONE 817 874 2941

E-MAIL joshua@skyrei.com

E-MAIL david@dcgengineering.com

NOTARY VERIFICATION [REQUIRED]

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

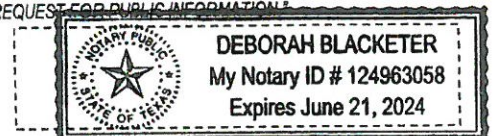
¹ I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 2022 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5 DAY OF May 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5 DAY OF May 2022

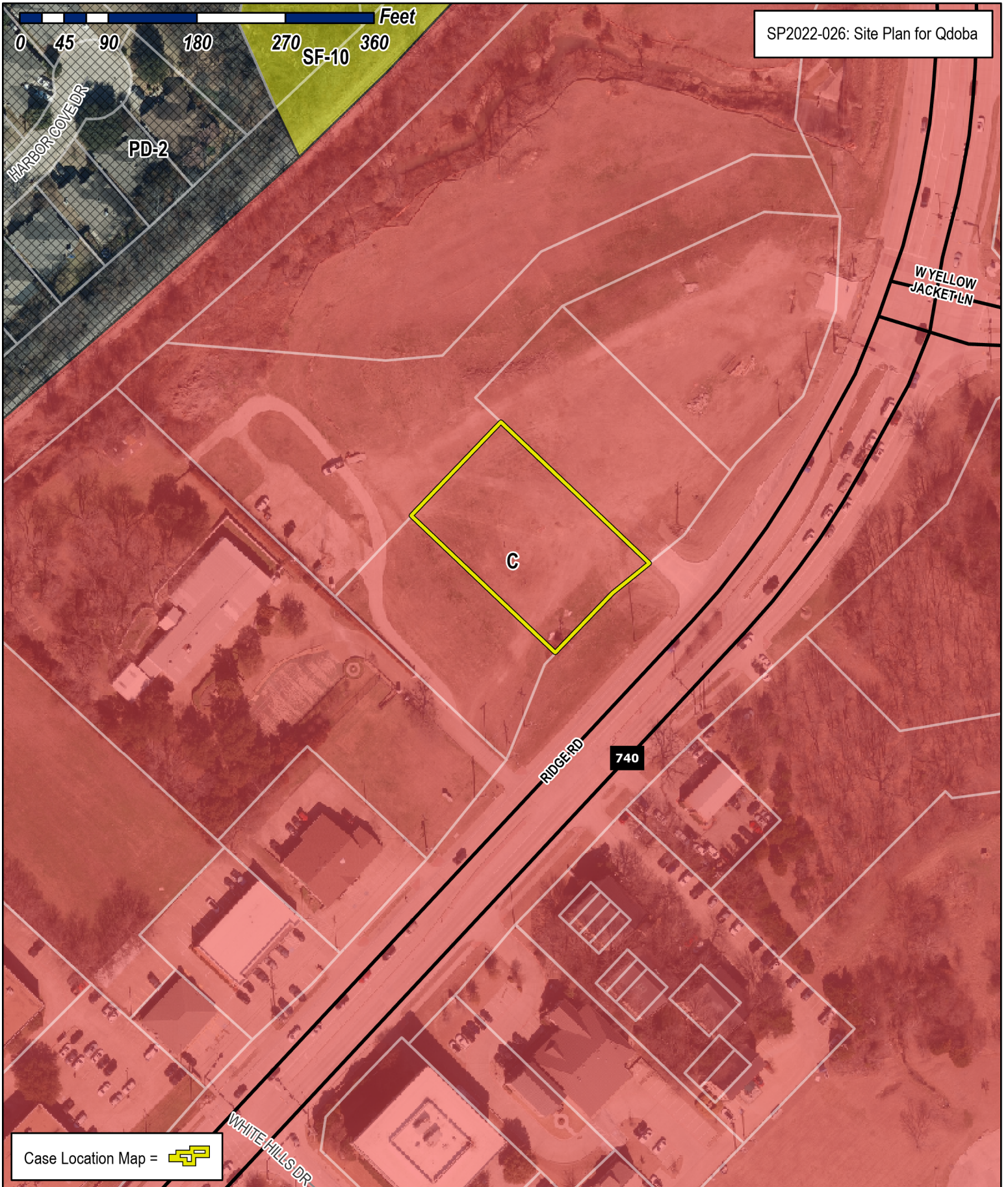
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Deborah Blacketer



MY COMMISSION EXPIRES 6-21-24



SP2022-026: Site Plan for Qdoba

Case Location Map = 



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.



//DCG ENGINEERING

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.

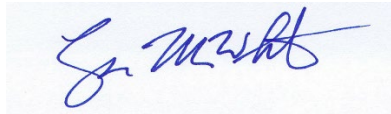
Reason for Waiver Request

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.



Logan McWhorter, P.E.
Enclosures

//DCG ENGINEERING

June 9, 2022

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

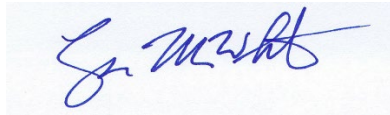
RE: SP2022-026 – Qdoba – Parking Agreement

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 parking 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, an excess of 9 parking spaces. Combined, the two sites have an excess of 7 parking spaces.

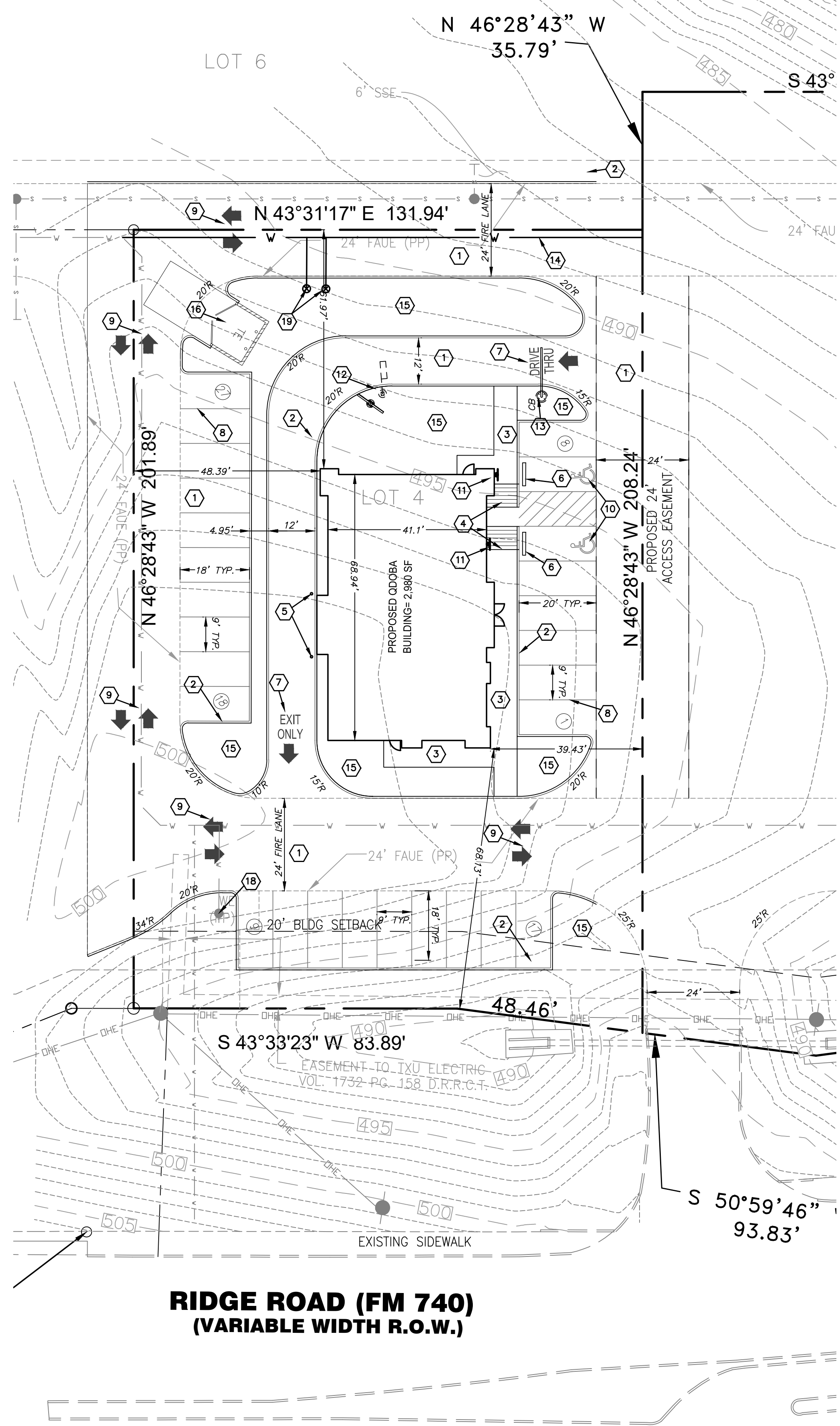
If you have any additional questions, please do not hesitate to contact me.

Sincerely
DCG Engineering, Inc.



Logan McWhorter, P.E.
Enclosures

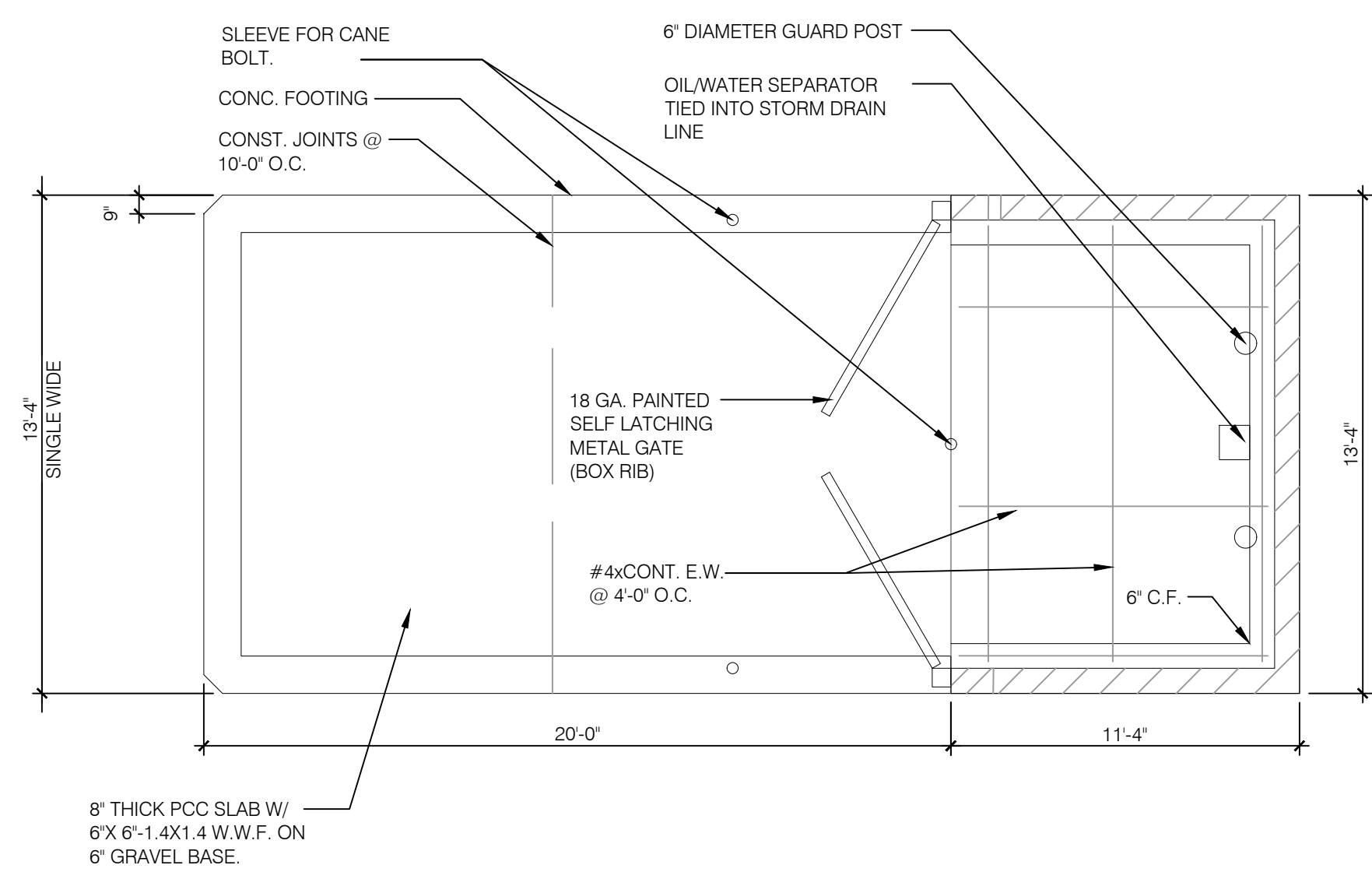
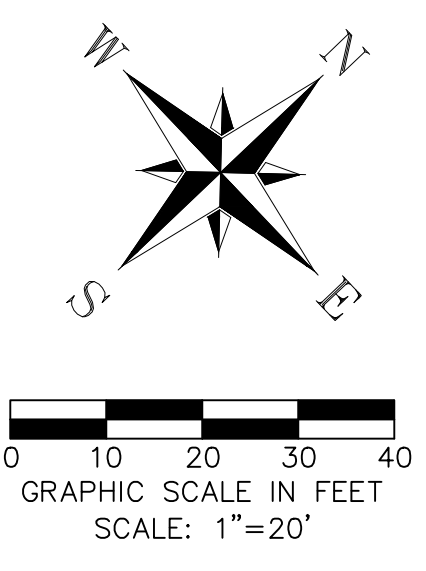
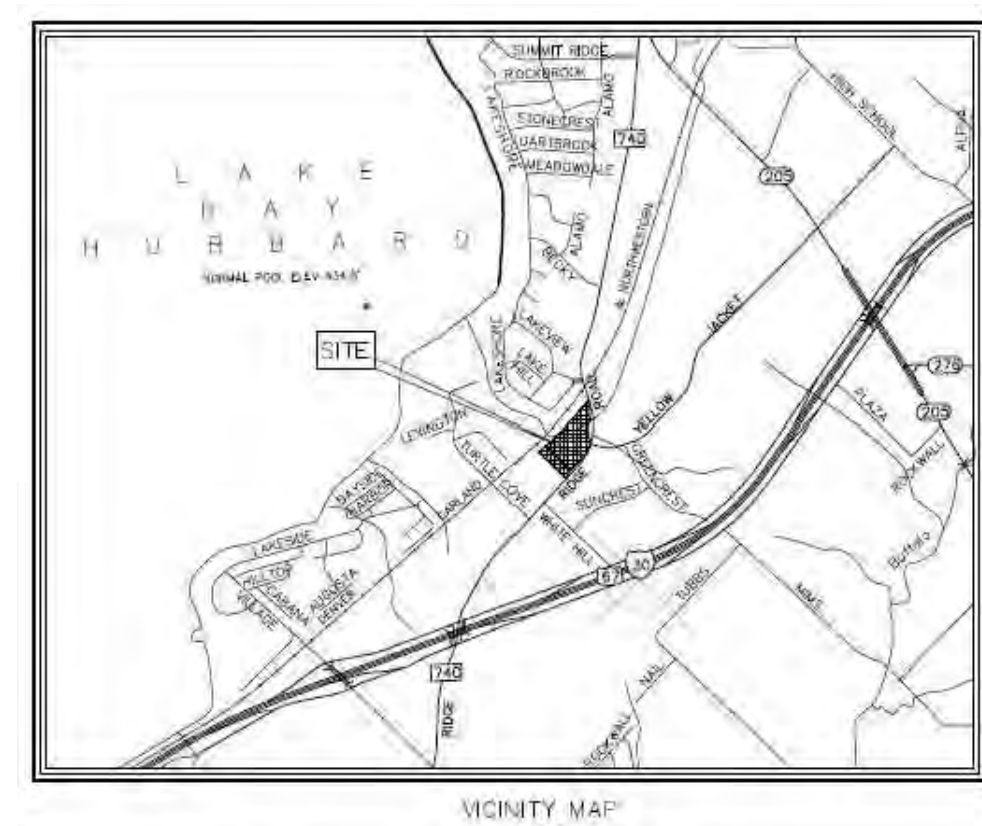
G:\Shared drives\Projects\1017 - Umar\1017-09 Rockwell\CADD\06b\CS - Site Plan.dwg modified by logan at Jun 09, 2022 - 8:35am



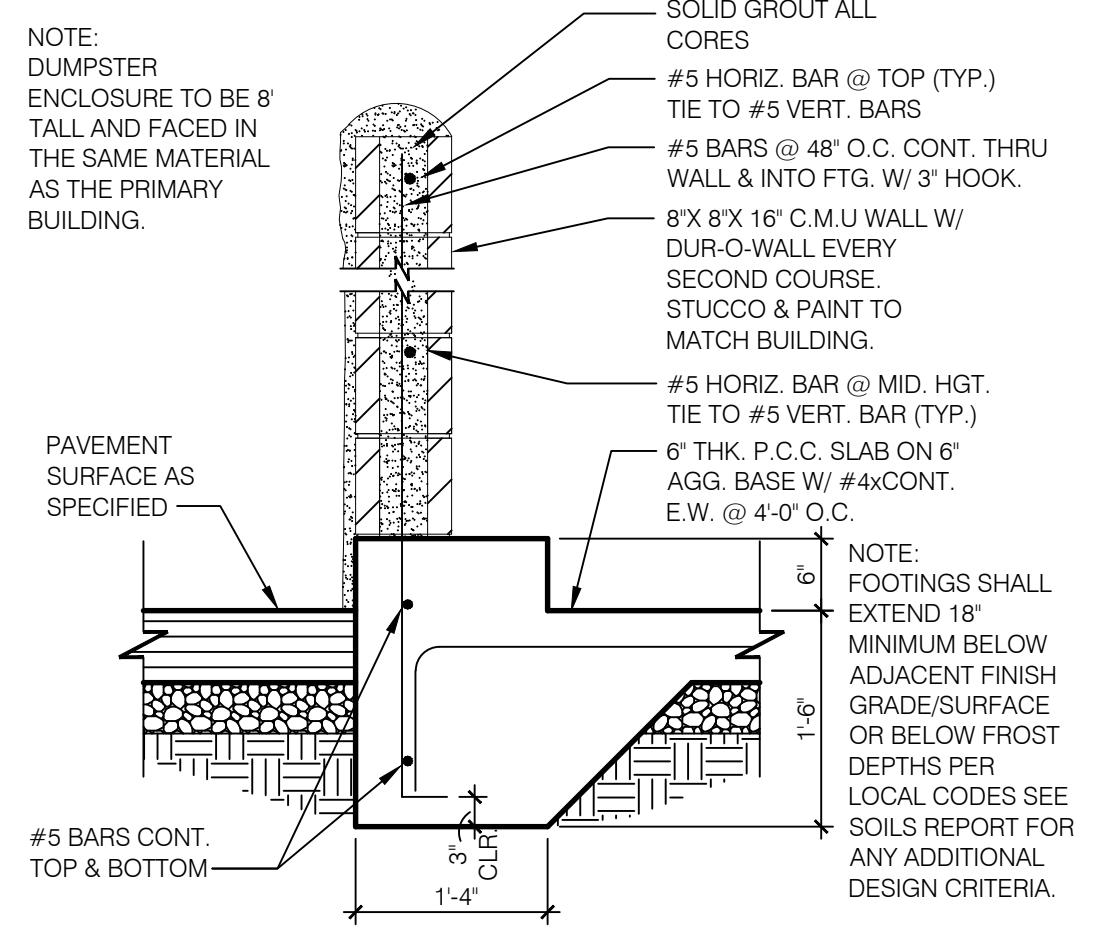
**RIDGE ROAD (FM 740)
(VARIABLE WIDTH R.O.W.)**

CURRENT OWNER
7.1 RIDGE, LLC.
106 E. RUSK STREET,
STE 200
ROCKWALL, TX 75087
972-771-7577

DEVELOPER
II CORP.
1915 WESTRIDGE DR
IRVING, TX 75038
UMAR IBRAHIM
972-283-2917



DUMPSTER ENCLOSURE



DUMPSTER WALL

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 COMMISSION,
CHARIMAN

DIRECTOR OF PLANNING AND ZONING

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 GEOTECHNICAL 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 CONTRACTOR'S 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 UDC

SITE DATA FOR QDOBA

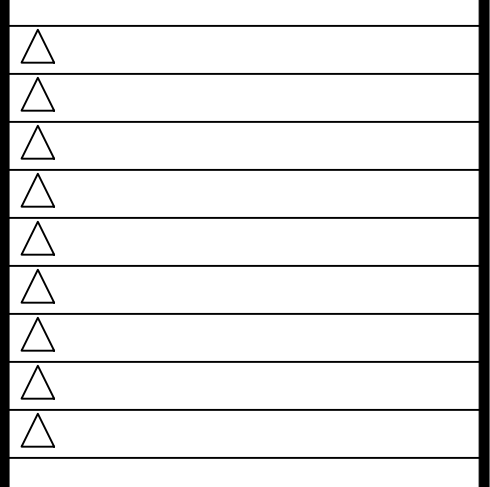
LOT AREA	26,793 SF; 0.615 AC
BUILDING HEIGHT	1 STORIES; 21'-0"
BUILDING AREA	2,980 SF
FLOOR AREA RATIO	0.113
TOTAL IMPERVIOUS AREA	19,472 SF (72.7% COVERAGE)
LANDSCAPED AREA	7,321 SF (27.3% COVERAGE)
EXISTING ZONING	C - COMMERCIAL DISTRICT
PROPOSED USAGE	RESTAURANT WITH DRIVE THRU
REQUIRED PARKING	30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

KEYNOTES

- 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)

DCG ENGINEERING
1668 Keller Parkway, Suite 100
Keller, TX 76248
Phone: (817) 874-2941 or (817) 201-4477
www.dcgengineering.com
Engineering Firm Registration Number F-21947

PRELIMINARY FOR REVIEW ONLY
Not for Construction or Permit Purposes
Engineer: LOGAN MICHORSTER
P.E. No. 102254 Date: 09/22
ICE JOB NO.: 107-MORTON



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

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

QDOBA

SITE PLAN
C3



NO.	REVISIONS:	DATE:

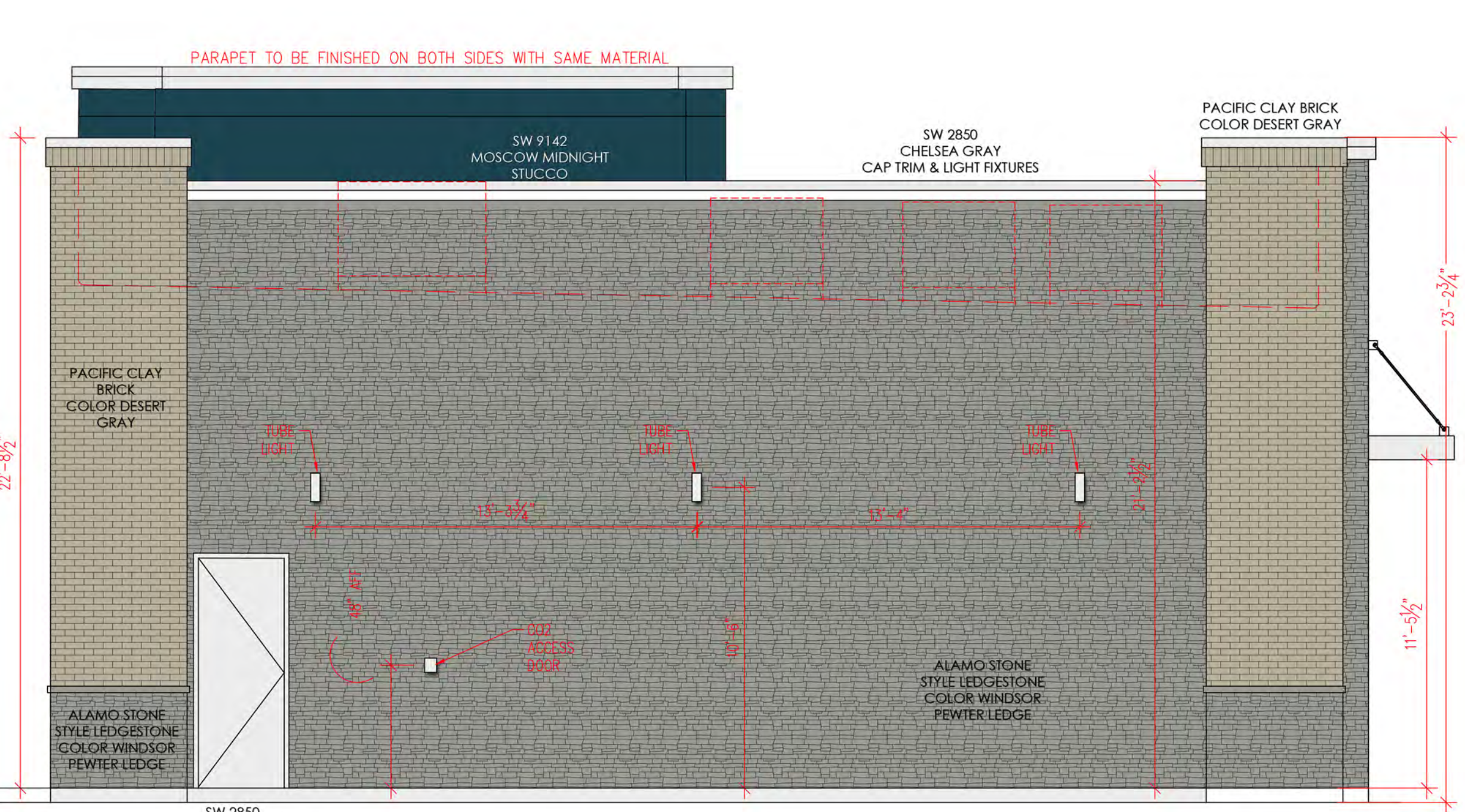
BRAND REVIEW ISSUE DATE:
 BID ISSUE DATE:
 BUILDING REVIEW ISSUE DATE:
 HEALTH DEPT. REVIEW ISSUE DATE:
 TAS REVIEW ISSUE DATE:
 CONSTRUCTION ISSUE DATE:

DRAWING TITLE:
 DRAWING NUMBER:



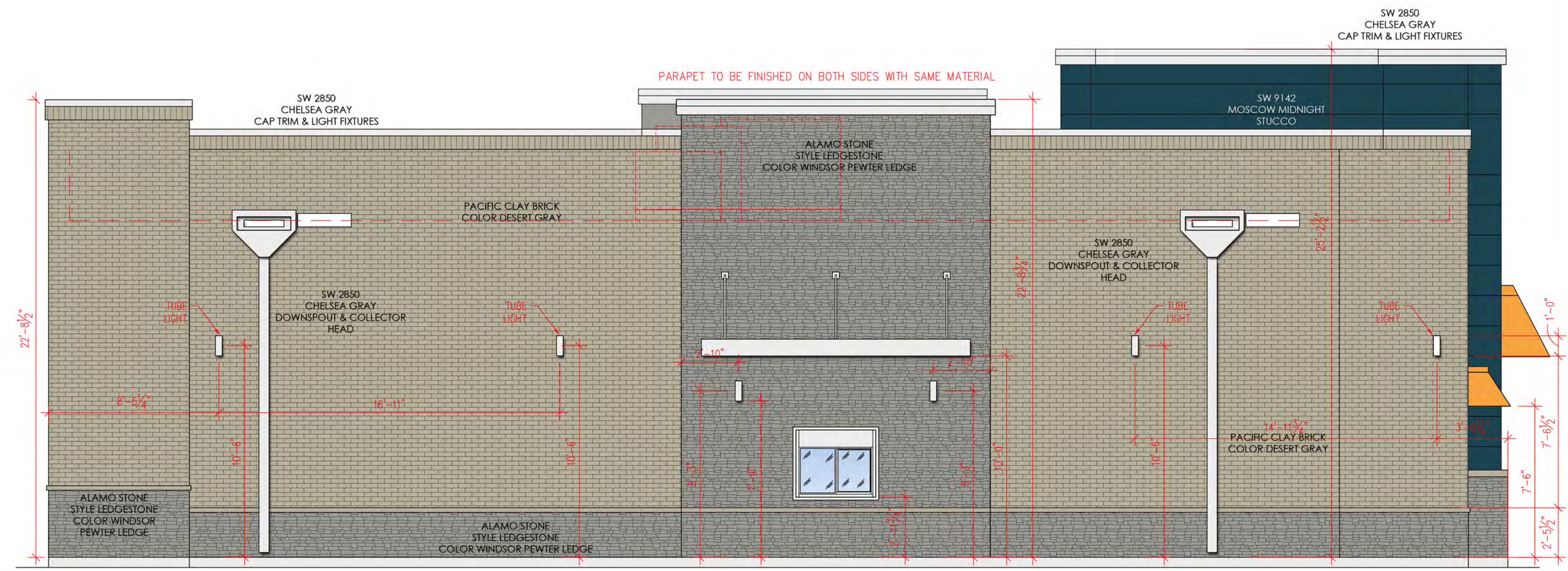
02 SIDE MAIN ENTRY ELEVATION
 SCALE: 1/4"=1'-0"

MATERIAL PERCENTAGES			
TOTAL FAÇADE AREA	1593	FAÇADE	DOOR SIDE
WINDOWS	83		
DOORS	124		
AREA BALANCE	1386		
MATERIAL	AREA	PERCENTAGE	MASONRY
BRICK	626	45%	1386 SQFT
STUCCO	350	25%	
STONE	410	30%	
METAL	11	1%	
		0%	
		0%	
TOTAL	1397	101%	



01 REAR ELEVATION
 SCALE: 1/4"=1'-0"

MATERIAL PERCENTAGES			
TOTAL FAÇADE AREA	934	FAÇADE	BACK END
WINDOWS	0		
DOORS	27		
AREA BALANCE	907		
MATERIAL	AREA	PERCENTAGE	MASONRY
BRICK	178	20%	934 SQFT
STUCCO	0	0%	
STONE	756	83%	
METAL	0	0%	
		0%	
		0%	
TOTAL	934	103%	

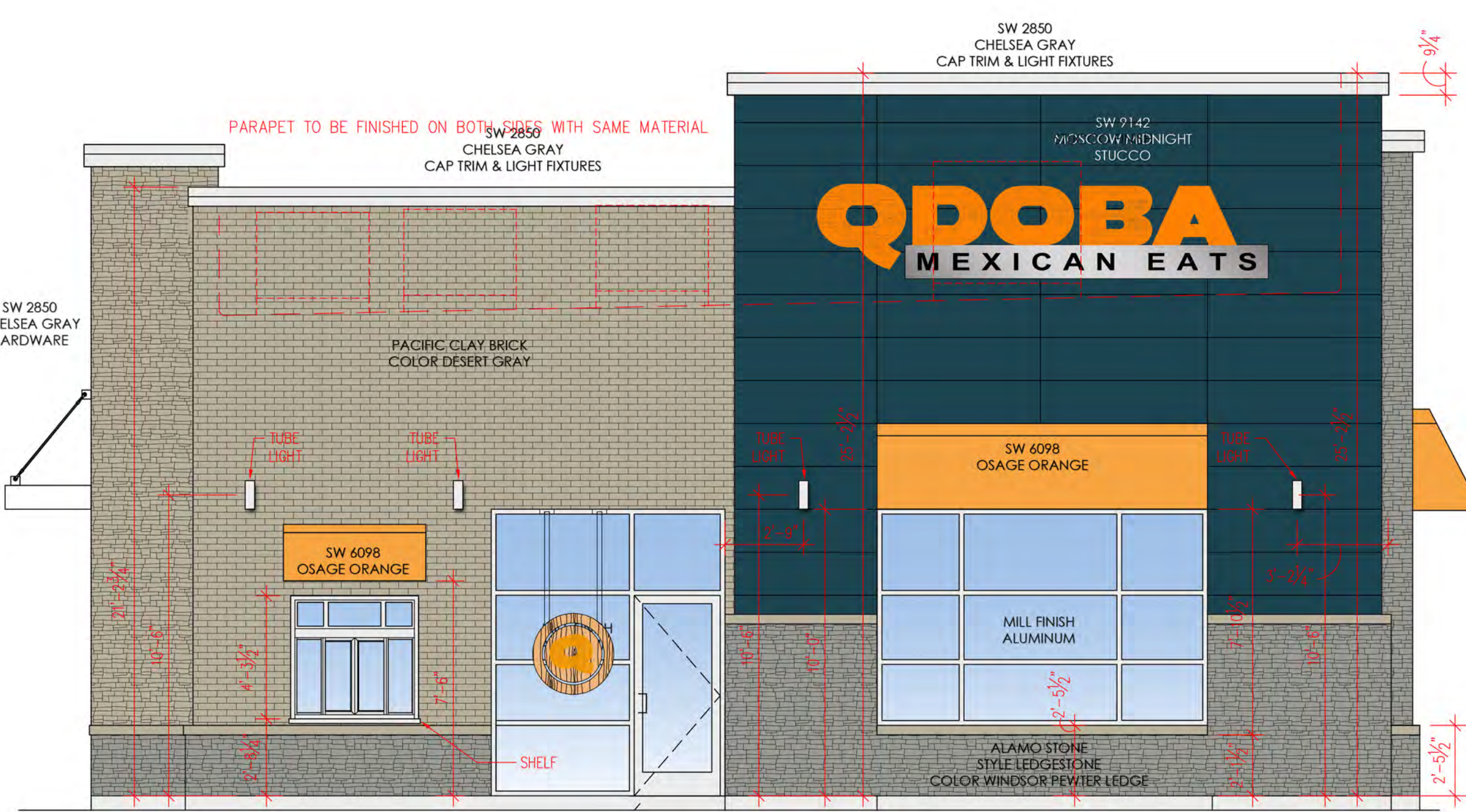


04 DRIVE THRU ELEVATION
 SCALE: 1/4"=1'-0"

MATERIAL PERCENTAGES			
TOTAL FAÇADE AREA	1580	FAÇADE	DT SIDE
WINDOWS	0		
DOORS	15		
AREA BALANCE	1565		
MATERIAL	AREA	PERCENTAGE	MASONRY
BRICK	1015	65%	1554 SQFT
STUCCO	50	3%	
STONE	489	31%	
METAL	11	1%	
		0%	
		0%	
TOTAL	1565	100%	

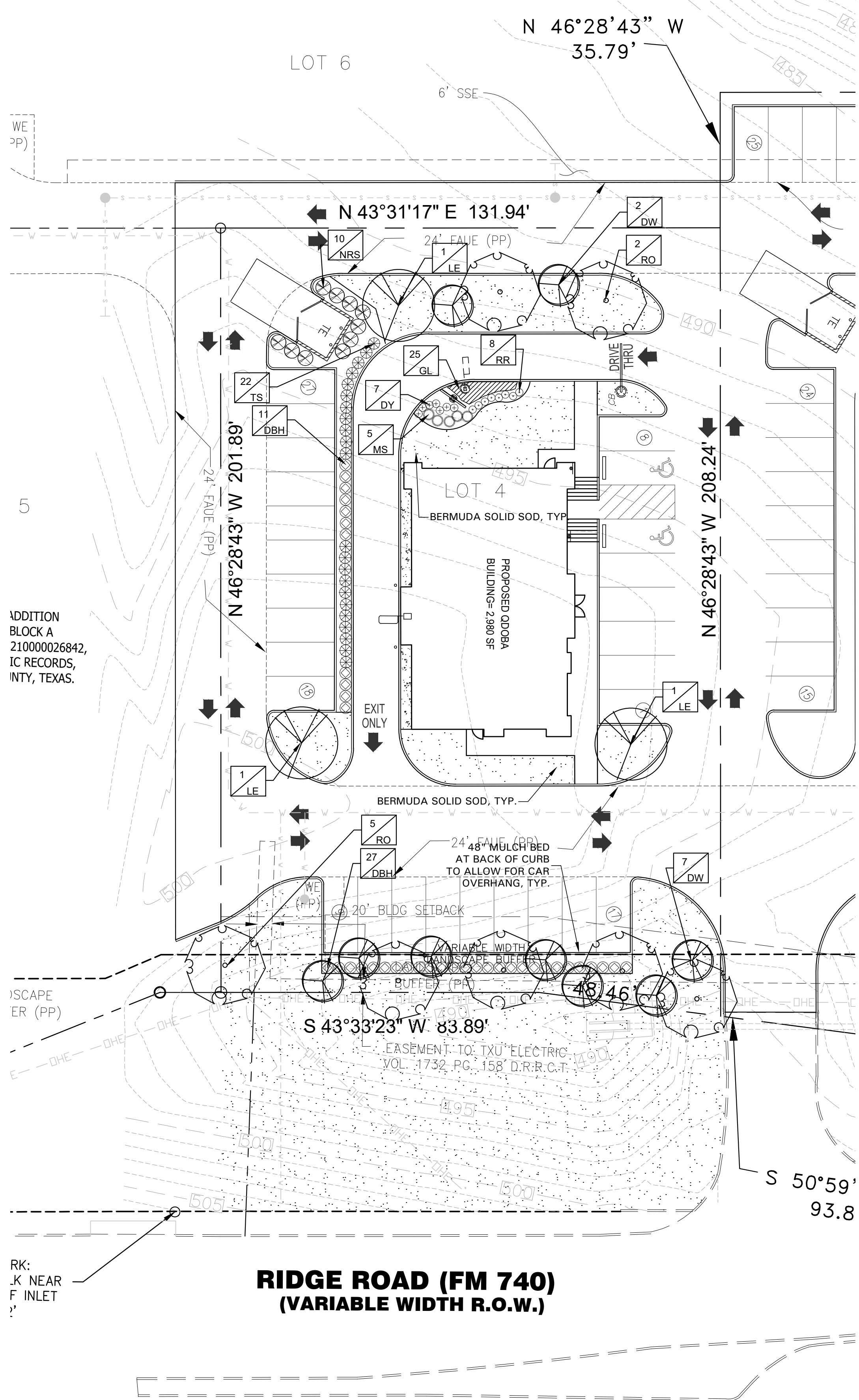
APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2022.
 WITNESS OUR HANDS, THIS ____ DAY OF _____, 2022.

 PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



03 FRONT ELEVATION
 SCALE: 1/4"=1'-0"

MATERIAL PERCENTAGES			
TOTAL FAÇADE AREA	1058	FAÇADE	FRONT END
WINDOWS	88		
DOORS	103		
AREA BALANCE	869		
MATERIAL	AREA	PERCENTAGE	MASONRY
BRICK	281	32%	869 SQFT
STUCCO	365	42%	
STONE	223	26%	
METAL	0	0%	
		0%	
		0%	
TOTAL	869	100%	



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 f.f.
3. Height 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 f.f.

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

Landscape Requirements

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

Parking spaces: 26

REQUIRED	PROVIDED
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 PER THE DIRECTION OF THE APPROVED PLAN DATED 7.19.21. THIS PLAN INDICATES TREES TO BE PLACED DIRECTLY UNDERNEATH OVERHEAD ELECTRIC LINES. AWR DESIGNS DOES NOT CONDONE THIS TREE PLACEMENT, HOWEVER IS ADHERING TO THE APPROVED VARIABLE WIDTH LANDSCAPE BUFFER AND TREE PLACEMENT AS PREVIOUSLY APPROVED.

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. 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 OWNERS CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLOUDS, 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 NECESSARY.
5. 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 BERMUDA/GRASS 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 INSTALLATION.
2. 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.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIBER, 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 SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
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 HYDROMULCH AREAS SHALL BE OVER-SEEDDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

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.
2. 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.
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
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.
7. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
8. 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.
9. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
10. 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.
11. 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 PROHIBITED.
12. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
13. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

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 OWNERS 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:

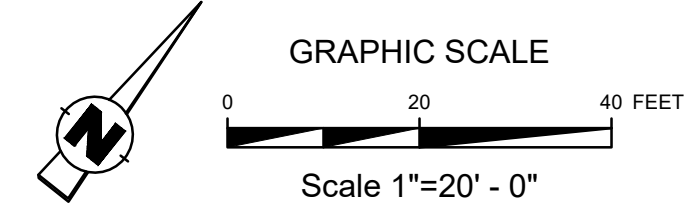
1. STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDEG STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
2. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

PLANT SCHEDULE

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

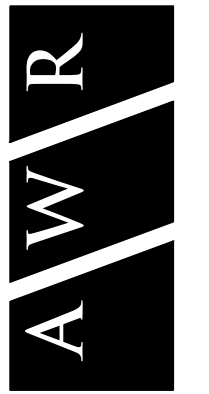
Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

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 COMMISSION, CHARIMAN
DIRECTOR OF PLANNING AND ZONING
SP2022-026

AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
Tel: 512.817.5549



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

QDOBA

RIDGE ROAD
ROCKWALL, TX

QDOBA

LANDSCAPE
PLAN

L1.01

PLOT DATE: 6/8/22

SECTION 32 6000 - LANDSCAPE
PART 1 - GENERAL

- 1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR
A. 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 LANDSCAPE COVERED IN LANDSCAPE PLANS AND SPECIFICATIONS INCLUDING:
1. PLANTING (TREES, SHRUBS, GRASSES)
2. BED PREP AND FERTILIZATION
3. NOTIFICATION OF SOURCES
4. WATER AND MAINTENANCE UNTIL ACCEPTANCE
5. GUARANTEE

- B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS REQUIRED BY LA 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 UNDERGROUND 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 1990, EDITION, BY AMERICAN NATIONAL STANDARDS INSTITUTE (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

- 1.5 SUBMITTALS
A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL AND STONE BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS 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 SOIL 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.

- 1.7 SEQUENCING
A. INSTALL TREES, SHRUBS, AND LINER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LAWN/SOLID SOIL.
B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY EDUCATED 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.
C. MAINTENANCE SHALL INCLUDE WATERING OF TREES AND PLANTS, CULTIVATION, WEED SPRAYING, EDGING, PRUNING OF TREES, MOVING 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 OWNERS AUTHORIZED REPRESENTATIVE WILL BE COMPLETED PRIOR TO WRITTEN ACCEPTANCE.
E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE EXPIRATION OF THE WARRANTY PERIOD.

- F. REMOVE DEAD, UNHEALTHY AND UNSIGHTLY PLANTS DURING WARRANTY PERIOD.
G. REMOVE GUYING AND STAKING MATERIALS AFTER ONE YEAR.
H. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOVED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

- I. 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. HEAVILY MULCH TO BARE AND THIN AREAS.
M. SHOULD SEEDED AND/OR SOODED 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. SOODED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDRONULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDD OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SOODED TURF SHALL BE NEATLY MOWED.

2. QUANTITIES:
A. TREES, SHRUBS, GROUNDCOVER 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) UNLESS OTHERWISE SPECIFIED AFTER FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ALL DEAD MATERIALS AS SOON AS WEATHER PERMITS AND UPON NOTIFICATION OF THE OWNER.
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 OPTION OF THE OWNER SHALL BE FINAL.
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 REINSPECTED 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 PERIODS.
F. THE ABOVE GUARANTEE SHALL NOT APPLY WHERE PLANTS DIE AFTER ACCEPTANCE BECAUSE OF DAMAGE DUE TO ACTS OF GOD, WANDALISM, 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 ACCEPTED WORK.

3. QUALITY ASSURANCE
A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND LABOR.
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 MATERIALS SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROOF TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.
G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS 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.
F. AT THE TIME BIDS ARE SUBMITTED, THE CONTRACTOR IS ASSUMED TO HAVE LOCATED THE MATERIALS NECESSARY TO COMPLETE THE JOB AS SPECIFIED.
G. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL AND RETAINS THE RIGHT TO INSPECT MATERIALS UPON ARRIVAL TO THE SITE AND DURING INSTALLATION. THE OWNERS 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.
B. DELIVERY
1. DELIVER PACKAGED MATERIALS IN SEALED CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. PROTECT MATERIALS FROM DEFORMATION 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 ON SITE.
3. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL. PLANT NOT PLANTED WITHIN 24 HOURS OF DELIVERY.
4. PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALL OR DISSECTION OF LEAVES.
5. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT.
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 OR PRUNE, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.

- 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 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 COMPLEMENTARY. 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.
D. APPROVAL: ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH OR ARE UNHEALTHY, BODILY 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 SCHEDULE. TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE IF POSSIBLE, AND WITH SIMILAR CLIMATIC 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 THE PLANTS LARGER THAN THOSE SPECIFIED MAY BE USED. USE OF LARGER PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

- 2.2 SOIL PREPARATION MATERIALS
A. SANDY LOAM
1. FRABLE, FERTILE, DARK, LOAMY SOIL, FREE OF CLAY LIMES, SUBSOIL, STONES AND OTHER EXTRANEOUS MATERIAL AND REASONABLY FREE OF WEEDS AND FOREIGN GRASSES. LOAM CONTAINING DALLGRASS 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 WEIGHT.
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. PREMIUM BEDDING SOIL AS SUPPLIED BY VITAL EARTH RESOURCES, GLAENATHER, 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 AND WEEDS.
E. MULCH: DOUBLE SHREDED HARDWOOD MULCH, PARTIALLY DECOMPOSED, DARK BROWN.
F. ORGANIC FERTILIZER: FERTILHAID, SUSTANE, OR GREEN SEASE OR EQUAL AS RECOMMENDED FOR REQUIRED APPLICATIONS. FERTILIZER SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED 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 (SCL OR LFL) WITH A MINIMUM 8% SULFUR AND 4% IRON, PLUS MICRONUTRIENTS.
H. FREE FLOWING COMMERCIAL SPHAGNUM PEAT MOSS OR PARTIALLY DECOMPOSED SHREDED 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 - MIRAFL 1405 BY MIRAFL INC. OR APPROVED SUBSTITUTE, AVAILABLE AT ONE STOP PRODUCTS, INC. (649-523-0444).
D. SAND - UNIFORMLY GRADED, WASHED, CLEAN, BANK RUN SAND.
E. GRAVEL - WASHED NATIVE PEA GRAVEL, GRADED 1" TO 1 1/2"

- H. WHERE MATERIALS ARE PLANTED IN MASS, PROVIDE PLANTS OF UNIFORM SIZE.
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 ROOTS).
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 AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
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.

- 3.1 PREPARATION
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 SOIL SHOULD BE LAID JOINT TO JOINT (STAGGERED JOINTS) AFTER FERTILIZING THE GROUND FIRST. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. THE JOINTS BETWEEN THE BLOCKS OF SOIL SHOULD BE FILLED WITH TOPSOIL, WHERE THEY ARE GAPPED 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 TRANSPORT. 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 OR B & B PLANTS SHALL BE KEPT COVERED 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. 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, 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 SMOOTH 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 ITS 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 BE MOVED 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 DUST 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 2/3 OF THE BALL AS WELL AS ALL NYLON, PLASTIC STRIPS AND "X" BARS. CONTAINER TREES WILL USUALLY BE 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

- 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-STANNING 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 RATE.
I. 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 MULCH.
P. ALL PLANT BEDS AND TREES TO BE MULCHED WITH A MINIMUM SETTLED THICKNESS OF TWO (2") INCHES OVER THE ENTIRE BED OR PIT.
Q. OBSTRUCTION BELOW GROUND - IN THE EVENT THAT ROCK, OR UNDERGROUND CONSTRUCTION WORK OR OBSTRUCTIONS ARE ENCOUNTERED IN ANY PLANT 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 REQUIRED GRADE. THE WORK OF THIS SECTION SHALL INCLUDE THE REMOVAL FROM THE SITE OF SUCH ROCK OR UNDERGROUND OBSTRUCTIONS ENCOUNTERED AT THE COST OF THE LANDSCAPE CONTRACTOR.
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 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.
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6. DO NOT INSTALL STEEL EDGING ALONG SIDEWALKS OR CURBS.
7. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE EDGING MEETS SIDEWALKS OR CURBS.

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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.
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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 OWNERS 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.

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Symbol	Label	Manufacturer	Catalog Number	Description	Lumens Per Lamp	Light Loss Factor	Wattage
□	AA1	Lithonia Lighting	RSX1 LED P2 40K R3 XX(VOLTAGE) SPA HS XX(FINISH) - DRILL MOUNT TO LITHONIA POLE - SSS 18 4C DM18AS FBC XX(FINISH) - ANCHOR BOLT TO 30" CONCRETE PAD	AREA LIGHT - SINGLE - TYPE III	9843	0.9	72.95
□	AA1	Lithonia Lighting	(2) RSX1 LED P2 40K R3 XX(VOLTAGE) SPA HS XX(FINISH) - DRILL MOUNT TO LITHONIA POLE - SSS 18 4C DM28AS FBC XX(FINISH) - ANCHOR BOLT TO 30" CONCRETE PAD	AREA LIGHT - TWIN - TYPE III	9843	0.9	145.9
□	BB1	Lithonia Lighting	RSX1 LED P2 40K R5 XX(VOLTAGE) SPA HS XX(FINISH) - DRILL MOUNT TO LITHONIA POLE - SSS 18 4C DM18AS FBC XX(FINISH) - ANCHOR BOLT TO 30" CONCRETE PAD	AREA LIGHT - SINGLE - TYPE V	10106	0.9	72.95
□	WW1	Lithonia Lighting	WEDGE2 LED WITH P3 - WEDGE2 LED P3 40K 70CRI T4M MVOLT XX(FINISH) PACKAGE, 4000K, 80CRI, TYPE 4 MEDIUM OPTIC	WALL PACK	3147	0.9	32.1375

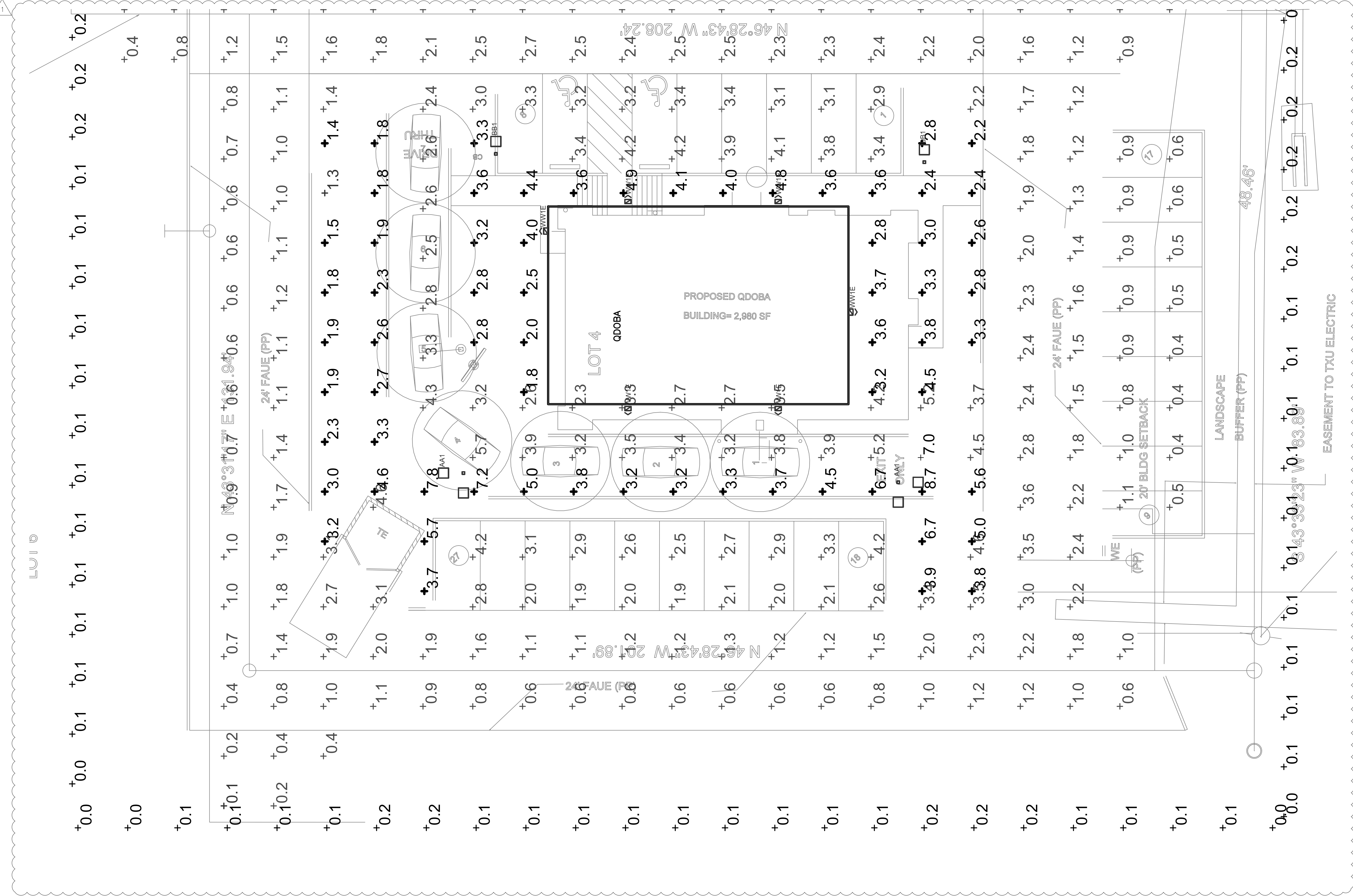
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
DRIVE LANE - PARKING	+	1.7 fc	6.0 fc	0.1 fc	60.0:1	17.0:1
PERIMETER	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A
WALKWAY	+	2.7 fc	7.9 fc	0.7 fc	11.3:1	3.9:1

SITE DATA FOR QDOBA

LOT AREA	26,793 SF; 0.615 AC
BUILDING HEIGHT	1 STORES; 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/ENSTEIN)
EXTERIOR MATERIALS:	STUCCO, BRICK, AND METAL

GENERAL NOTES:

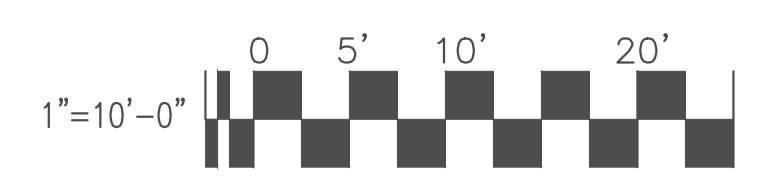
1. THE OWNER SHALL BE RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF ROCKWALL, TEXAS. THE CITY OF ROCKWALL, TEXAS, IS NOT RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF TEXAS. THE CITY OF ROCKWALL, TEXAS, IS NOT RESPONSIBLE FOR THE OBTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE STATE OF TEXAS.



01 PHOTOMETRICS
SCALE: 1"=10'

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2022.
WITNESS OUR HANDS, THIS _____ DAY OF _____, 2022.
PLANNING & ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING AND ZONING

GRAPHIC SCALE
NOTE: CHECK GRAPHIC SCALE BEFORE SCALING DRAWING



SP2022-026

DCG ENGINEERING
1608 Keller Parkway, Suite 100
Keller, TX 76248
Phone: (817) 874-2941 or (817) 201-4477
www.dcgengineering.com
Engineering Firm Registration Number F-21947

STATE OF TEXAS
CLIFFORD TONY MARSHALL
127321
REGISTERED PROFESSIONAL ENGINEER
C. Tony Marshall
06/07/22

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

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

RIDGE ROAD
ROCKWALL, TX

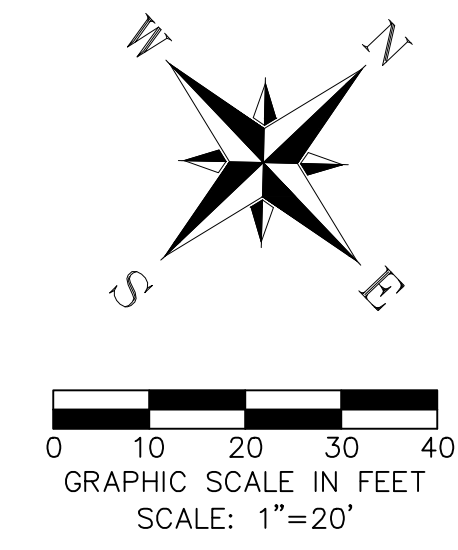
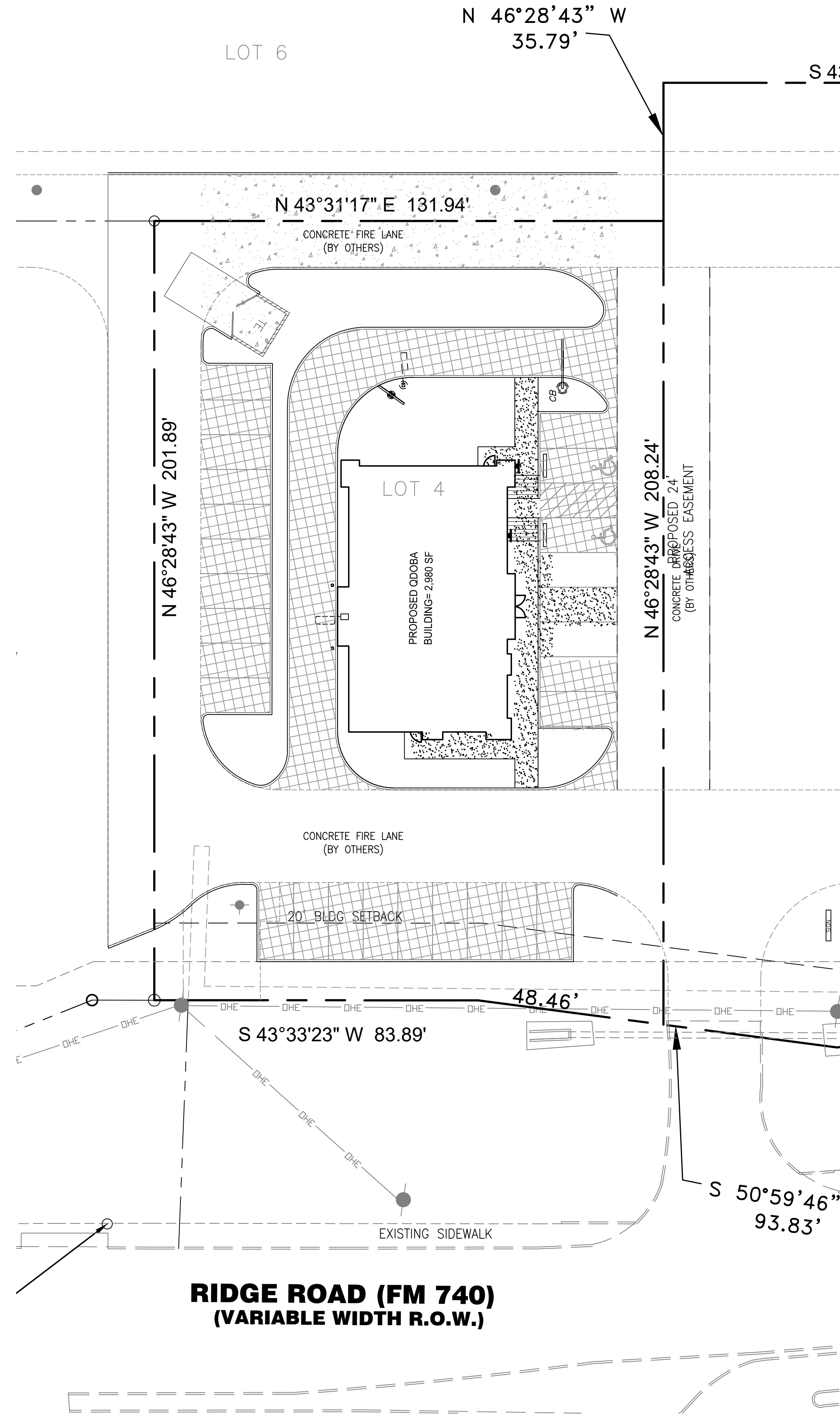
NO.	REVISIONS:	DATE:
1	RTU REVISIONS	02/05/22

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:
DRAWING NUMBER:

PHOTOMETRICS SITE PLAN - MEP

PH-1



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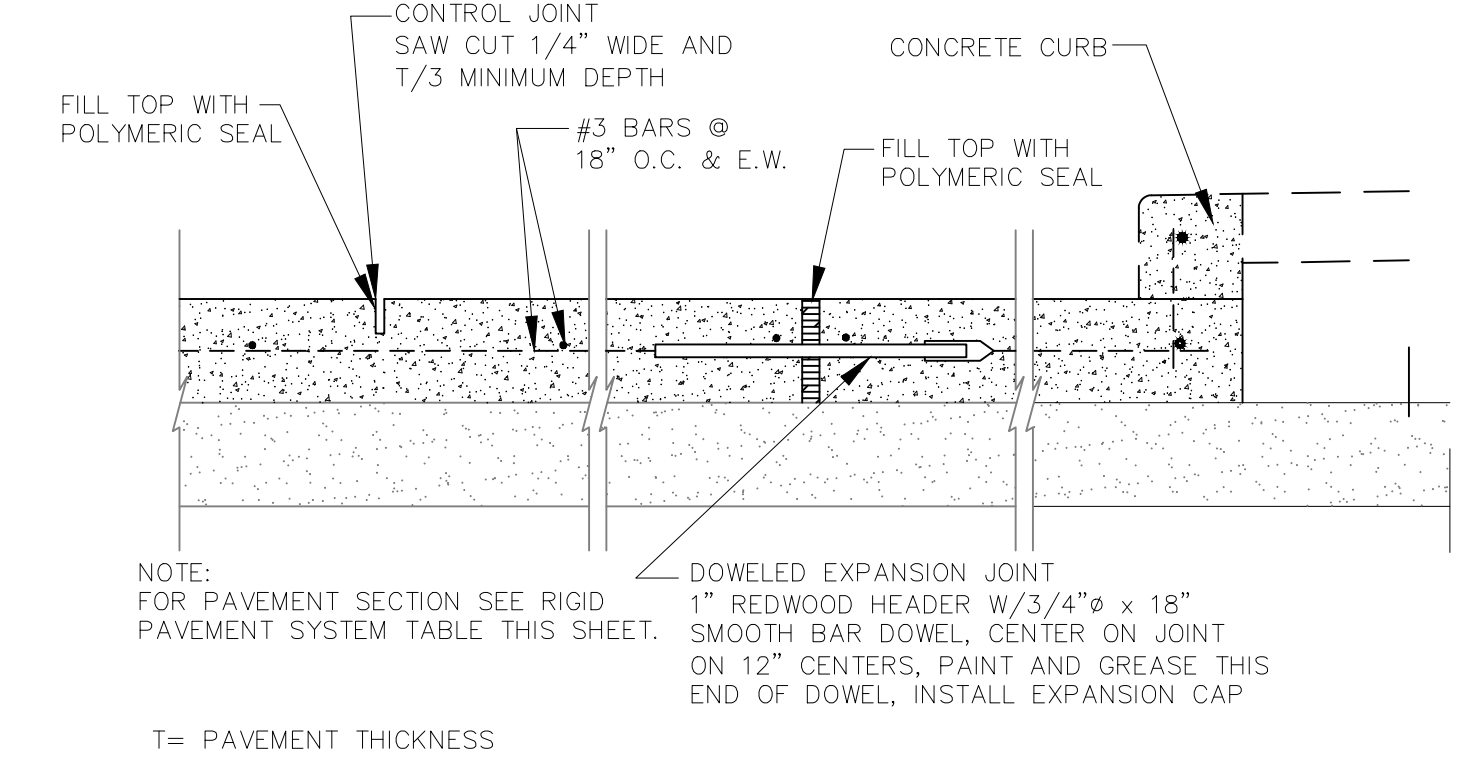
 DIRECTOR OF PLANNING AND ZONING

LEGEND

- DE — DOWELED EXPANSION
- SAWED DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
- LONGITUDINAL DUMMY JOINT OR CONTROL JOINT WITH TIE BARS
- 4" CONCRETE (SIDEWALK) 3,500 PSI @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W.
- 6" PORTLAND CONCRETE 3,600 PSI (6.5 SACK/CY) @ 28 DAYS W/ #3 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT
- 7" PORTLAND CONCRETE 3,600 PSI (6.5 SACK/CY) @ 28 DAYS W/ #4 BARS ON 18" O.C.E.W. ON 12" COMPACTED SUBGRADE (95% STANDARD PROCTOR) PER GEOTECHNICAL REPORT

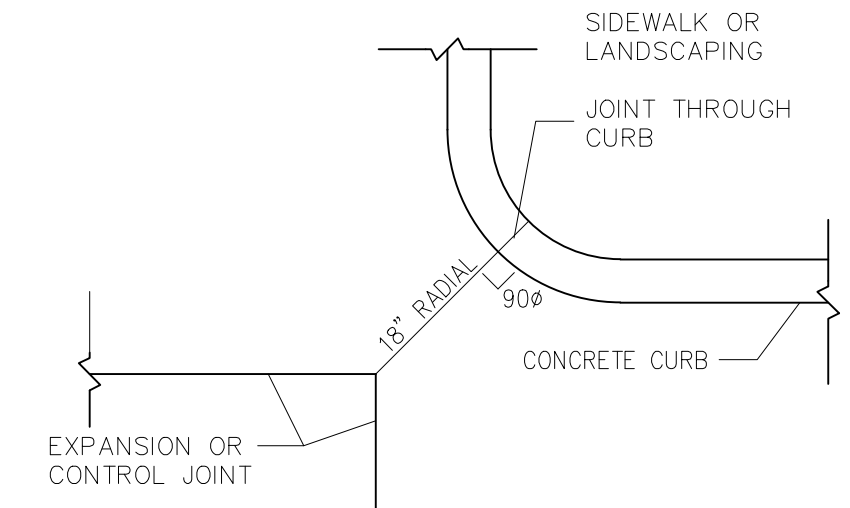
DETAILS

PAVEMENT SECTION AND JOINT DETAIL



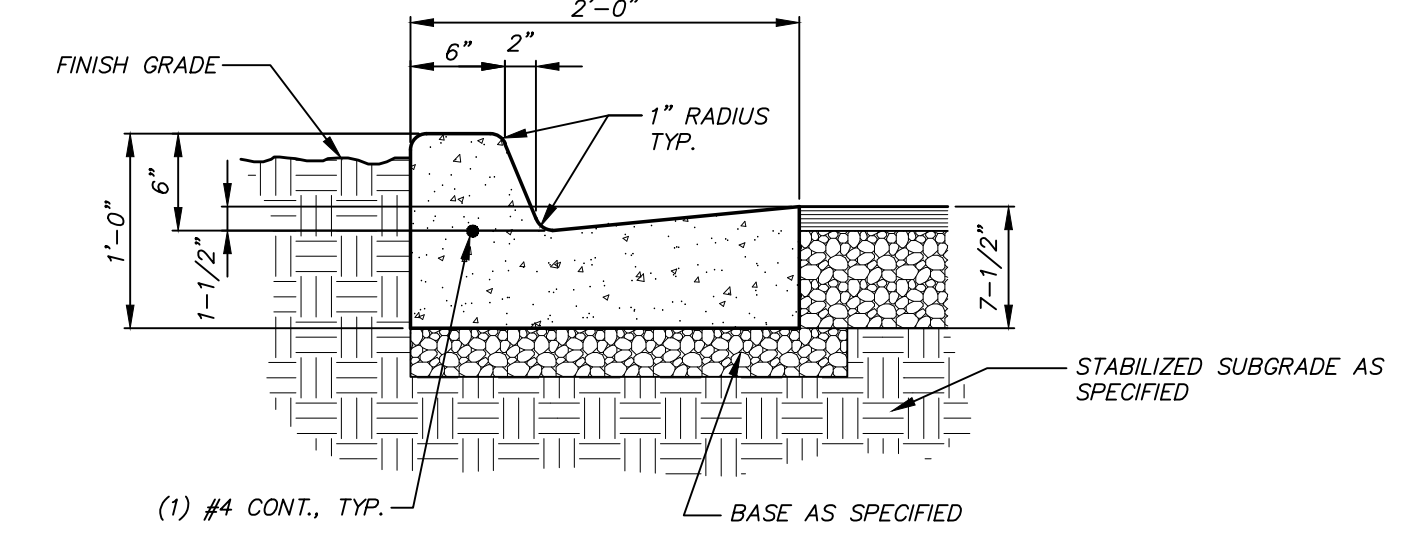
T = PAVEMENT THICKNESS
 NOT TO SCALE
 (ONSITE PAVEMENT ONLY)

JOINT AT CURB RADIUS



NOT TO SCALE

CURB AND GUTTER



KEY NOTES

CONSTRUCT PORTLAND CEMENT CONCRETE PAVEMENT PER PAVING PLAN & GEOTECHNICAL SPECIFICATIONS (PSI REPORT #0254438)

DCG ENGINEERING
 1668 Keller Parkway, Suite 100
 Keller, TX 76248
 Phone: (817) 874-2941 or (817) 201-4477
 www.dcgengineering.com
 Engineering Firm Registration Number F-21947

PRELIMINARY FOR REVIEW ONLY
 Not for Construction or Permit Purposes

Engineer: **LOGAN MICHORSTER**
 P.E. No. 102254 Date: 6/9/22

ICE JOB NO.: DT-MORTON

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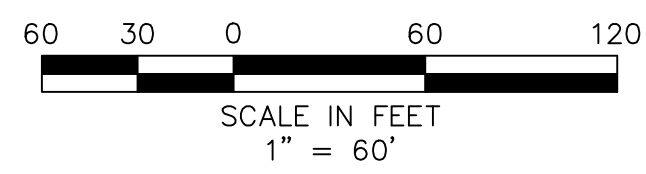
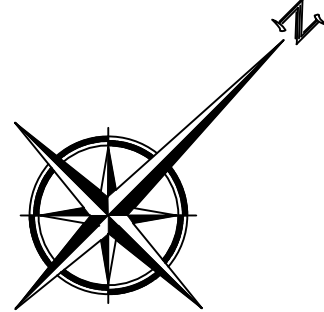
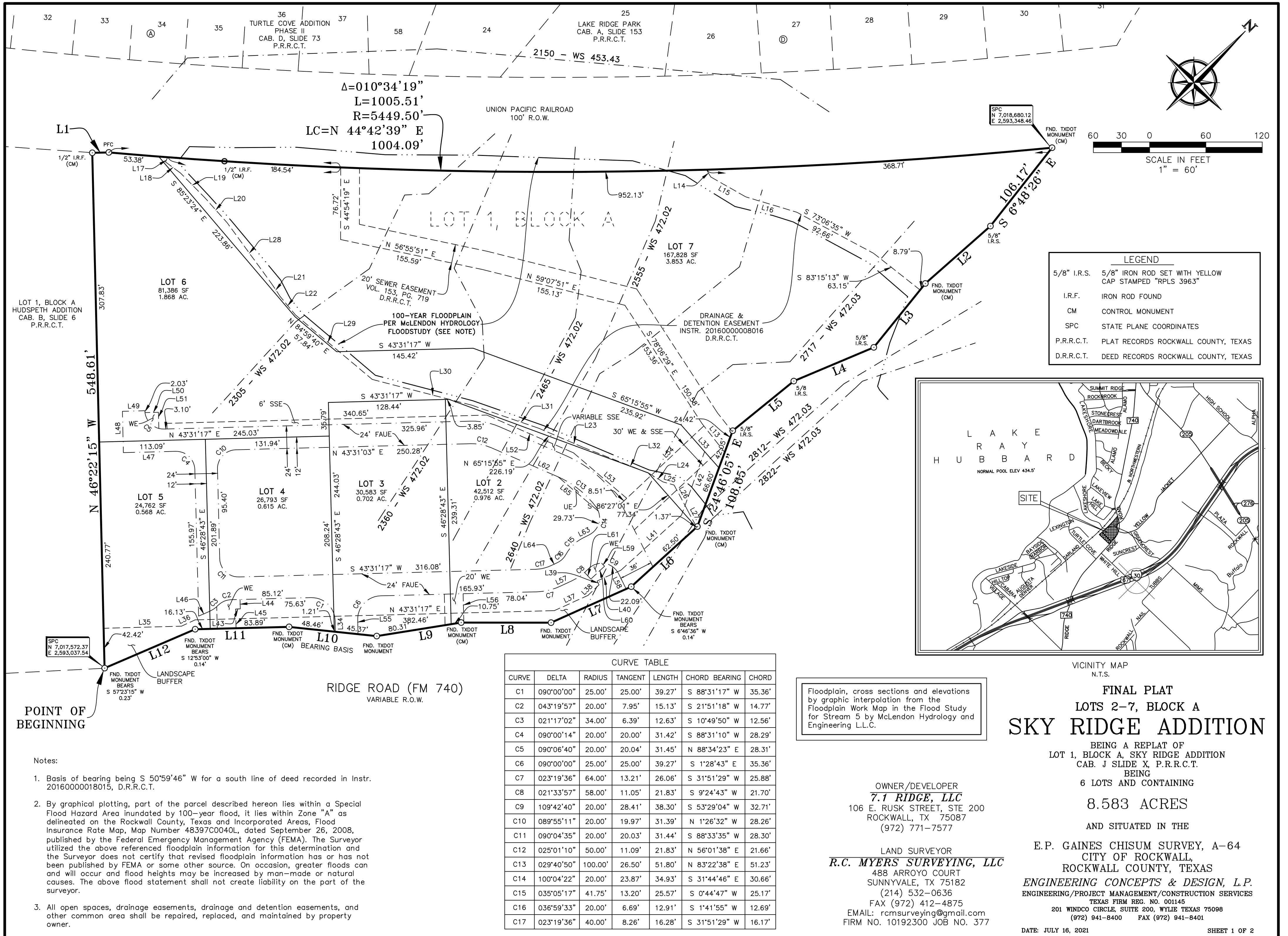
CONTRACT DATE: --
 BUILDING TYPE: --
 PLAN VERSION: --
 SITE NUMBER: --
 STORE NUMBER: --

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

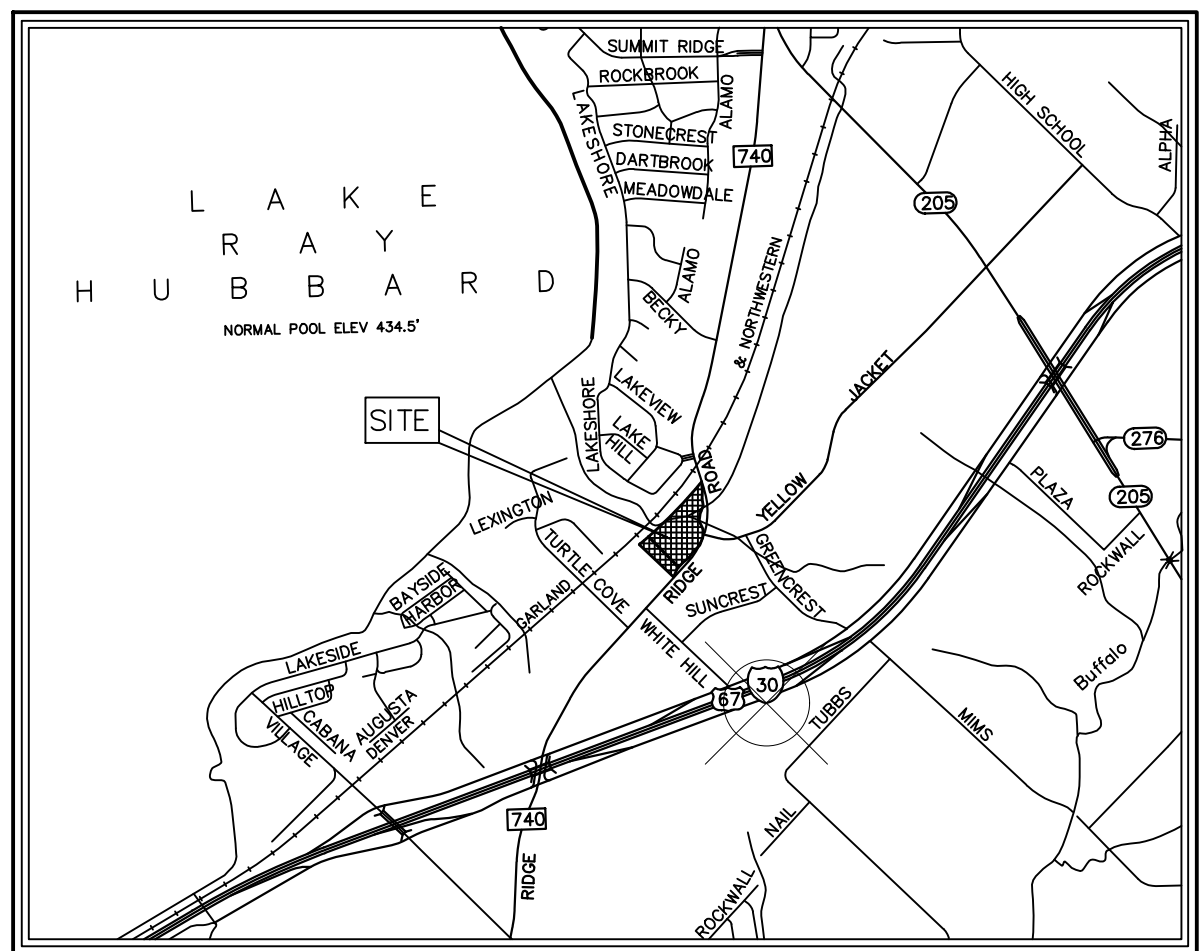
QDOBA

PAVING AND JOINTING PLAN

C9
 PLOT DATE: 6/9/22



LEGEND	
5/8" I.R.S.	5/8" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
SPC	STATE PLANE COORDINATES
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY, TEXAS
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY, TEXAS



VICINITY MAP
N.T.S.

FINAL PLAT
LOTS 2-7, BLOCK A
SKY RIDGE ADDITION

BEING A REPLAT OF
LOT 1, BLOCK A, SKY RIDGE ADDITION
CAB. J SLIDE X, P.R.R.C.T.
BEING
6 LOTS AND CONTAINING
8.583 ACRES

AND SITUATED IN THE
E.P. GAINES CHISUM SURVEY, A-64
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
ENGINEERING CONCEPTS & DESIGN, L.P.
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
TEXAS FIRM REG. NO. 001145
201 WINDCO CIRCLE, SUITE 200, WYLIE, TEXAS 75098
(972) 941-8400 FAX (972) 941-8401

Floodplain, cross sections and elevations by graphic interpolation from the Floodplain Work Map in the Flood Study for Stream 5 by McLendon Hydrology and Engineering L.L.C.

OWNER/DEVELOPER
7.1 RIDGE, LLC
106 E. RUSK STREET, STE 200
ROCKWALL, TX 75087
(972) 771-7577

LAND SURVEYOR
R.C. MYERS SURVEYING, LLC
488 ARROYO COURT
SUNNYVALE, TX 75182
(214) 532-0636
FAX (972) 412-4875
EMAIL: rcmsurveying@gmail.com
FIRM NO. 10192300 JOB NO. 377

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	090°00'00"	25.00'	25.00'	39.27'	S 88°31'17" W	35.36'
C2	043°19'57"	20.00'	7.95'	15.13'	S 21°51'18" W	14.77'
C3	021°17'02"	34.00'	6.39'	12.63'	S 10°49'50" W	12.56'
C4	090°00'14"	20.00'	20.00'	31.42'	S 88°31'10" W	28.29'
C5	090°06'40"	20.00'	20.04'	31.45'	N 88°34'23" E	28.31'
C6	090°00'00"	25.00'	25.00'	39.27'	S 1°28'43" E	35.36'
C7	023°19'36"	64.00'	13.21'	26.06'	S 31°51'29" W	25.88'
C8	021°33'57"	58.00'	11.05'	21.83'	S 9°24'43" W	21.70'
C9	109°42'40"	20.00'	28.41'	38.30'	S 53°29'04" W	32.71'
C10	089°55'11"	20.00'	19.97'	31.39'	N 1°26'32" W	28.26'
C11	090°04'35"	20.00'	20.03'	31.44'	S 88°33'35" W	28.30'
C12	025°01'10"	50.00'	11.09'	21.83'	N 56°01'38" E	21.66'
C13	029°40'50"	100.00'	26.50'	51.80'	N 83°22'38" E	51.23'
C14	100°04'22"	20.00'	23.87'	34.93'	S 31°44'46" E	30.66'
C15	035°05'17"	41.75'	13.20'	25.57'	S 0°44'47" W	25.17'
C16	036°59'33"	20.00'	6.69'	12.91'	S 1°41'55" W	12.69'
C17	023°19'36"	40.00'	8.26'	16.28'	S 31°51'29" W	16.17'

POINT OF BEGINNING

- Notes:
- Basis of bearing being S 50°59'46" W for a south line of deed recorded in Instr. 2016000018015, D.R.R.C.T.
 - By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area inundated by 100-year flood, it lies within Zone "A" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 48397C0040L, dated September 26, 2008, published by the Federal Emergency Management Agency (FEMA). The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by FEMA or some other source. On occasion, greater floods can and will occur and flood heights may be increased by man-made or natural causes. The above flood statement shall not create liability on the part of the surveyor.
 - All open spaces, drainage easements, drainage and detention easements, and other common area shall be repaired, replaced, and maintained by property owner.

DATE: JULY 16, 2021

SHEET 1 OF 2