



TREE AND LANDSCAPE PACKET

October 5, 2022

TREE AND LANDSCAPE COMMITTEE AGENDA

Notice is hereby given that the Rockport Tree and Landscape Committee will hold a meeting on Wednesday, October 5, 2022, at 5:30 p.m. The meeting will be held at Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas.

Public participation is valued and citizens wishing to express their views on agenda items can electronically submit a citizen participation form in order to register to speak by going to <https://rockport.seamlessdocs.com/f/BoardsCitizenParticipation> or scanning the QR code to the right. Using the same form, citizens can also provide written comments to the Community Planner by 4:00 p.m. on the day of the meeting. The Chair will read the comments and they will be summarized in the minutes of the meeting.



The matters to be discussed and acted upon are as follows:

Opening Agenda

1. Call meeting to order.

Workshop Agenda

2. Deliberate and act on the February 15, 2022 Workshop minutes as presented.
3. Hear, deliberate, and act on a Tree Survey presented for Enterprise Oaks Shopping Center located at 802 Enterprise, otherwise known as 3.113 acres out of Lots 1 & 2, Block 1, TJP Acres.
4. Hear, deliberate, and act on a Tree Survey presented for Speedy Stop located at 546 State Highway 35 South, otherwise known as 2.2728 acres out of Lot 1 - 24 & 10' Closing of Alley, Doughty & Mathis Outlots Blk 29.
5. Discussion and action regarding setting a specific day of the month for future regular meetings.
6. Adjourn.

Special Accommodations

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (361) 729-2213 ext. 225 or fax (361) 790-5966 or e-mail citysec@cityofrockport.com for further information. Braille is not available.

Certification

I certify that the above notice of meeting was posted on the bulletin board at the Rockport Service Center, 2751 State Highway 35 Bypass, Rockport, Texas on Friday, September 30, 2022, by 5:00 p.m. and on the City's website at www.cityofrockport.com. I further certify that the following News Media were properly notified of this meeting as stated above: *The Rockport Pilot* and *Corpus Christi Caller Times*.

Carey Dietrich

Carey Dietrich, Community Planner / Asst Director Building & Planning

TREE AND LANDSCAPE COMMITTEE MINUTES

On this the 15th day of February 2022, the Tree and Landscape Committee held a Workshop at 2:00 p.m., at Rockport Service Center, 2751 SH 35 Bypass, Rockport, Texas and notice of meeting giving time, date and subject having been posted as described in V.T.C.A., Government Code § 551.041.

Members Present

Linda Frank
Shelly Steckler
Karen Restor
Ginger Easton Smith
Carla Rinche

Members Absent

Warren Hassinger – (EX)

Staff Members Present

Mike Donoho, Director
Carey Dietrich, Community Planner
Robert Argetsinger, IT Director
Mary Bellinger, Assistant to Director
Robert Decker, Building and Development Inspector
Frank Truitt, Building Official
Judy Emerson, Code Enforcement Officer
Brad Brundrett, Council Liaison

Guest(s) Present

Bryce Cox – Via -ZOOM

Open Meeting

1. Meeting called to order at 2:00 p.m.

Regular Agenda

2. Introduction of members
3. Discussion regarding duties and responsibilities of the Tree and Landscape Committee.

Community Planner Carey Dietrich spoke.
Director Mike Donoho spoke.
Urban Dynamics Bryce Cox spoke

4. Discussion, consideration, and recommendations regarding the Tree and Landscape

Ordinance revisions, to include the process of permitting and inspections.

Community Planner Carey Dietrich spoke.

Director Mike Donoho spoke.

Urban Dynamics Bryce Cox spoke

Building Official Frank Truitt spoke

After a very lengthy discussion, Community Planner Carey Dietrich asked if there were any other questions or comments? Hearing none, Community Planner Carey Dietrich closed the workshop.

5. **Adjournment.**

There being no further business, the workshop adjourned approximately 5:00 pm.

Prepared by:

Approved by:

Mary Bellinger, Assistant to Director



CITY OF ROCKPORT
APPLICATION FOR TREE & LANDSCAPE PLAN REVIEW

INSTRUCTIONS: Please fill out completely, print in ink or use typewriter. If more space is needed, attach additional pages. Along with this application submit seven (7) copies of documentation as requested on the attached instruction sheet. Submit copy of landscaping plan if tree plan is included on same.

ADDRESS AND LOCATION OF PROPERTY: _____

LEGAL DESCRIPTION: _____

DESCRIPTION OF DEVELOPMENT: _____

CURRENT ZONING OF PROPERTY: _____

DIMENSIONS (square footage/acreage): _____

PROPERTY OWNER/*REPRESENTATIVE - PRINT NAME: _____

ADDRESS: _____

PHONE NUMBER(S): _____

*If representative, do you have property owner's permission for this request? _____

Signed: Hamed Rick Mostaghassi
(Owner or Representative)

FILING FEE (payable to the City of Rockport): **\$50.00 plus \$20.00 per acre**

Submit application and filing fee to: Department of Building & Development
City of Rockport
2751 S.H. 35 Bypass
Rockport, TX 78382

FOR CITY USE

Received by: _____ Date: _____ Fees Paid: \$ _____

Submitted information (____ accepted, ____ rejected) by: _____

If rejected, reasons why: _____

September 26, 2022

City of Rockport
2751 SH 35 Bypass
Rockport, TX 78382
361.729.2213

Re: 802 Enterprise Tree Mitigation – Rockport, Texas

Due to the large amount of mitigation required at Enterprise Oaks Shopping Center and the lack of available space on site to meet those requirements. We, Rick's Homes, LLC., agree to mitigation the additional 655 cal. Inches in our Heritage Park Development which has already been approved by the City of Rockport. We look forward to working with you on similar projects in the City of Rockport.

Sincerely,

Hamed Rick Mostaghassi

Rick Mostaghassi, Owner
Rick's Homes, LLC.
4833 Saratoga, PMB 423
Corpus Christi, TX 78413

Tree Mitigation		City of Rockport, TX
1	Total caliper inches to be removed:	1184
2	Total caliper inches to be saved:	465
3	Total caliper inches of proposed trees:	64
4	Total caliper inches of additional mitigation required:	655

MITIGATION NOTE:

1. OWNER HAS AGREEMENT WITH CITY OF ROCKPORT TO MITIGATE ADDITIONAL INCHES IN THEIR FUTURE RESIDENTIAL AND/OR COMMERCIAL DEVELOPMENTS THROUGHOUT THE CITY OF ROCKPORT.

TREES TO REMAIN					
POINT #	NORTHING	EASTING	SIZE (DBH)	RATIO	TOTAL
12	13204326.6	2596649.6	8 in.	1 : 1	8 in.
20	13204344.1	2596715.3	17 in.	1 : 1	17 in.
21	13204330.8	2596725.1	11 in.	1 : 1	11 in.
28	13204267	2596721.1	12 in.	1 : 1	12 in.
64	13204222.8	2596727.5	8 in.	1 : 1	8 in.
76	13204176.5	2596727.1	8 in.	1 : 1	8 in.
77	13204168.1	2596729.7	8 in.	1 : 1	8 in.
78	13204147.6	2596724.3	8 in.	1 : 1	8 in.
79	13204147.2	2596716.7	8 in.	1 : 1	8 in.
80	13204146.6	2596713.2	8 in.	1 : 1	8 in.
81	13204141.6	2596716.2	8 in.	1 : 1	8 in.
83	13204136.2	2596713.2	9 in.	1 : 1	9 in.
106	13203978.2	2596720.5	8 in.	1 : 1	8 in.
107	13203977.1	2596719.3	9 in.	1 : 1	9 in.
108	13203975.1	2596719.9	11 in.	1 : 1	11 in.
109	13203968.8	2596713.7	10 in.	1 : 1	10 in.
111	13203921.4	2596665.7	9 in.	1 : 1	9 in.
116	13203900.6	2596558.2	12 in.	1 : 1	12 in.
117	13203893.7	2596545.2	10 in.	1 : 1	10 in.
118	13203892	2596534.6	10 in.	1 : 1	10 in.
119	13203904.4	2596528.8	9 in.	1 : 1	9 in.
120	13203907.8	2596526	9 in.	1 : 1	9 in.
121	13203914.9	2596526.6	10 in.	1 : 1	10 in.
122	13203914.7	2596530.6	10 in.	1 : 1	10 in.
123	13203918.2	2596520.1	12 in.	1 : 1	12 in.
125	13203912.3	2596516.5	8 in.	1 : 1	8 in.
127	13203909.9	2596508	8 in.	1 : 1	8 in.
128	13203912.9	2596507.9	9 in.	1 : 1	9 in.
129	13203915.8	2596508.8	8 in.	1 : 1	8 in.
133	13203892.2	2596517.6	9 in.	1 : 1	9 in.
137	13203905.7	2596482.1	10 in.	1 : 1	10 in.
138	13203905.9	2596477.4	10 in.	1 : 1	10 in.
139	13203912.1	2596480	8 in.	1 : 1	8 in.
140	13203915.2	2596478.5	8 in.	1 : 1	8 in.
141	13203911.7	2596474.8	10 in.	1 : 1	10 in.
142	13203903.8	2596472.4	10 in.	1 : 1	10 in.
148	13203965.6	2596431.1	36 in.	3 : 1	108 in.
157	13203900.6	2596558.2	8 in.	1 : 1	8 in.
159	13203914.9	2596526.6	9 in.	1 : 1	9 in.

TREES TO BE SAVED: 465 in.

TREES TO BE REMOVED					
POINT #	NORTHING	EASTING	SIZE (DBH)	RATIO	TOTAL
10	13204335	2596652.5	13 in.	1 : 1	13 in.
13	13204325.9	2596654.6	22 in.	1 : 1	22 in.
14	13204331.1	2596655.7	8 in.	1 : 1	8 in.
15	13204337.2	2596663	13 in.	1 : 1	13 in.
16	13204316.3	2596661.4	8 in.	1 : 1	8 in.
17	13204312.9	2596665.7	8 in.	1 : 1	8 in.
18	13204302.3	2596675.4	8 in.	1 : 1	8 in.
19	13204301.4	2596679.7	8 in.	1 : 1	8 in.
23	13204300.8	2596703.7	10 in.	1 : 1	10 in.
24	13204291.9	2596717.9	12 in.	1 : 1	12 in.
25	13204289.1	2596724.5	15 in.	1 : 1	15 in.
27	13204282.6	2596715.8	14 in.	1 : 1	14 in.
30	13204268.7	2596709.4	9 in.	1 : 1	9 in.
31	13204275.6	2596697	12 in.	1 : 1	12 in.
32	13204279.6	2596696.6	10 in.	1 : 1	10 in.
33	13204281.4	2596694.8	10 in.	1 : 1	10 in.
34	13204271.9	2596698.3	8 in.	1 : 1	8 in.
35	13204271.7	2596673.1	8 in.	1 : 1	8 in.
37	13204280.3	2596669.4	8 in.	1 : 1	8 in.
38	13204290.6	2596644.6	17 in.	1 : 1	17 in.
39	13204282.9	2596627	10 in.	1 : 1	10 in.
40	13204280.9	2596623.3	10 in.	1 : 1	10 in.
41	13204283	2596623.6	12 in.	1 : 1	12 in.
42	13204280	2596626.5	13 in.	1 : 1	13 in.
44	13204277.9	2596648.4	10 in.	1 : 1	10 in.
45	13204274.9	2596648.8	10 in.	1 : 1	10 in.
46	13204276.3	2596653	10 in.	1 : 1	10 in.
47	13204261.6	2596652.2	9 in.	1 : 1	9 in.
49	13204252.9	2596679	14 in.	1 : 1	14 in.
50	13204250.9	2596700	9 in.	1 : 1	9 in.
51	13204247.8	2596701.9	10 in.	1 : 1	10 in.
52	13204240.3	2596703.8	13 in.	1 : 1	13 in.
53	13204251.7	2596705.4	10 in.	1 : 1	10 in.
54	13204241.9	2596677.7	10 in.	1 : 1	10 in.
55	13204227.6	2596682.9	8 in.	1 : 1	8 in.
56	13204222.9	2596681.3	8 in.	1 : 1	8 in.
57	13204220.7	2596674.9	9 in.	1 : 1	9 in.
58	13204200.7	2596685.9	10 in.	1 : 1	10 in.
72	13204189.9	2596718.2	8 in.	1 : 1	8 in.
73	13204189.1	2596715.2	8 in.	1 : 1	8 in.
74	13204184	2596724.2	8 in.	1 : 1	8 in.
78	13204147.6	2596724.3	8 in.	1 : 1	8 in.
79	13204147.2	2596716.7	8 in.	1 : 1	8 in.
80	13204146.6	2596713.2	8 in.	1 : 1	8 in.
81	13204141.6	2596716.2	8 in.	1 : 1	8 in.
83	13204136.2	2596713.2	9 in.	1 : 1	9 in.
84	13204140.2	2596687.7	10 in.	1 : 1	10 in.
85	13204143.7	2596686.2	10 in.	1 : 1	10 in.
86	13204135.2	2596671.4	13 in.	1 : 1	13 in.
87	13204139.1	2596648.4	15 in.	1 : 1	15 in.
88	13204118	2596628	9 in.	1 : 1	9 in.
89	13204124.1	2596625.5	9 in.	1 : 1	9 in.
90	13204125.8	2596624.6	11 in.	1 : 1	11 in.
91	13204128.5	2596618.2	10 in.	1 : 1	10 in.
93	13204123.7	2596609.4	8 in.	1 : 1	8 in.
94	13204119.9	2596602.4	8 in.	1 : 1	8 in.
95	13204179	2596631.4	12 in.	1 : 1	12 in.

TREES TO BE REMOVED					
POINT #	NORTHING	EASTING	SIZE (DBH)	RATIO	TOTAL
96	13204181.7	2596636.8	8 in.	1 : 1	8 in.
97	13204180.1	2596640.5	10 in.	1 : 1	10 in.
98	13204173.7	2596638.1	10 in.	1 : 1	10 in.
99	13204176.5	2596648.7	10 in.	1 : 1	10 in.
100	13204184.4	2596649.3	13 in.	1 : 1	13 in.
101	13204166.4	2596664.5	8 in.	1 : 1	8 in.
102	13204154.6	2596670.3	10 in.	1 : 1	10 in.
103	13204151.6	2596667.3	10 in.	1 : 1	10 in.
104	13204103.7	2596712	12 in.	1 : 1	12 in.
105	13204100.1	2596711.6	10 in.	1 : 1	10 in.
106	13203978.2	2596720.5	8 in.	1 : 1	8 in.
107	13203974.1	2596719.3	9 in.	1 : 1	9 in.
108	13203975.1	2596719.9	11 in.	1 : 1	11 in.
109	13203968.8	2596713.7	10 in.	1 : 1	10 in.
110	13203960.4	2596664.6	10 in.	1 : 1	10 in.
112	13203934.9	2596629.9	18 in.	1 : 1	18 in.
113	13203914.8	2596622.9	16 in.	1 : 1	16 in.
114	13203911.8	2596576.3	20 in.	1 : 1	20 in.
115	13203914.6	2596568.2	12 in.	1 : 1	12 in.
119	13203904.4	2596528.8	9 in.	1 : 1	9 in.
120	13203907.8	2596526	9 in.	1 : 1	9 in.
121	13203914.9	2596526.6	10 in.	1 : 1	10 in.
122	13203914.7	2596530.6	10 in.	1 : 1	10 in.
123	13203918.2	2596520.1	12 in.	1 : 1	12 in.
124	13203921.2	2596517.2	8 in.	1 : 1	8 in.
125	13203912.3	2596516.5	8 in.	1 : 1	8 in.
127	13203909.9	2596508	8 in.	1 : 1	8 in.
128	13203912.9	2596507.9	9 in.	1 : 1	9 in.
129	13203915.8	2596508.8	8 in.	1 : 1	8 in.
130	13203928.8	2596509.7	9 in.	1 : 1	9 in.
131	13203932.4	2596507.6	12 in.	1 : 1	12 in.
134	13203906.3	2596492.8	9 in.	1 : 1	9 in.
137	13203905.7	2596482.1	10 in.	1 : 1	10 in.
138	13203905.9	2596477.4	10 in.	1 : 1	10 in.
139	13203912.1	2596480	8 in.	1 : 1	8 in.
140	13203915.2	2596478.5	8 in.	1 : 1	8 in.
141	13203911.7	2596474.8	10 in.	1 : 1	10 in.
142	13203903.8	2596472.4	10 in.	1 : 1	10 in.
143	13203905.7	2596457.3	10 in.	1 : 1	10 in.
144	13203904.8	2596438.9	9 in.	1 : 1	9 in.
145	13203925.2	2596433.9	12 in.	1 : 1	12 in.
146	13203935.3	2596433.8	10 in.	1 : 1	10 in.
147	13203930	2596420.5	10 in.	1 : 1	10 in.
149	13203925.8	2596480.7	9 in.	1 : 1	9 in.
150	13203940.2	2596568.9	14 in.	1 : 1	14 in.
151	13203953.1	2596613	14 in.	1 : 1	14 in.
152	13203954	2596617.9	15 in.	1 : 1	15 in.
155	13203914.8	2596622.9	9 in.	1 : 1	9 in.
158	13203905.7	2596457.3	12 in.	1 : 1	12 in.
159	13203914.9	2596526.6	9 in.	1 : 1	9 in.
160	13204275.6	2596697	11 in.	1 : 1	11 in.
161	13204290.6	2596644.6	17 in.	1 : 1	17 in.
163	13204184	2596724.2	8 in.	1 : 1	8 in.
164	13204247.8	2596701.9	10 in.	1 : 1	10 in.
165	13204255.3	2596670.3	8 in.	1 : 1	8 in.
166	13204261.6	2596652.2	10 in.	1 : 1	10 in.
167	13204261.6	2596652.2	9 in.	1 : 1	9 in.

TREES TO BE REMOVED: 1184 in.

LEGEND:

- PROPOSED TREE
SEE SHEET 0002 FOR SIZE
- TREE TO BE REMOVED
SEE TABLE FOR SIZE INFORMATION
- TREE TO BE PRESERVED
SEE TABLE FOR SIZE INFORMATION



0 30 60
1" = 30'-0"

CF# 242139
CF# 206262
O.P.A.C.T.



J. SCHWARZ &
ASSOCIATES, INC.
Professional Engineering Solutions

P.O. BOX 60733
CORPUS CHRISTI,
TEXAS 78466
361-906-2430

F-8138 TBAE BR 2671



Digitally signed by
ALLEN BEYER, PLA
09/20/2022

CLIENT INFORMATION
RICK'S HOMES, L.L.C.
4833 SARATOGA
PMB 423
CORPUS CHRISTI, TX
78413

PROJECT NAME
ENTERPRISE
OAKS
SHOPPING
CENTER

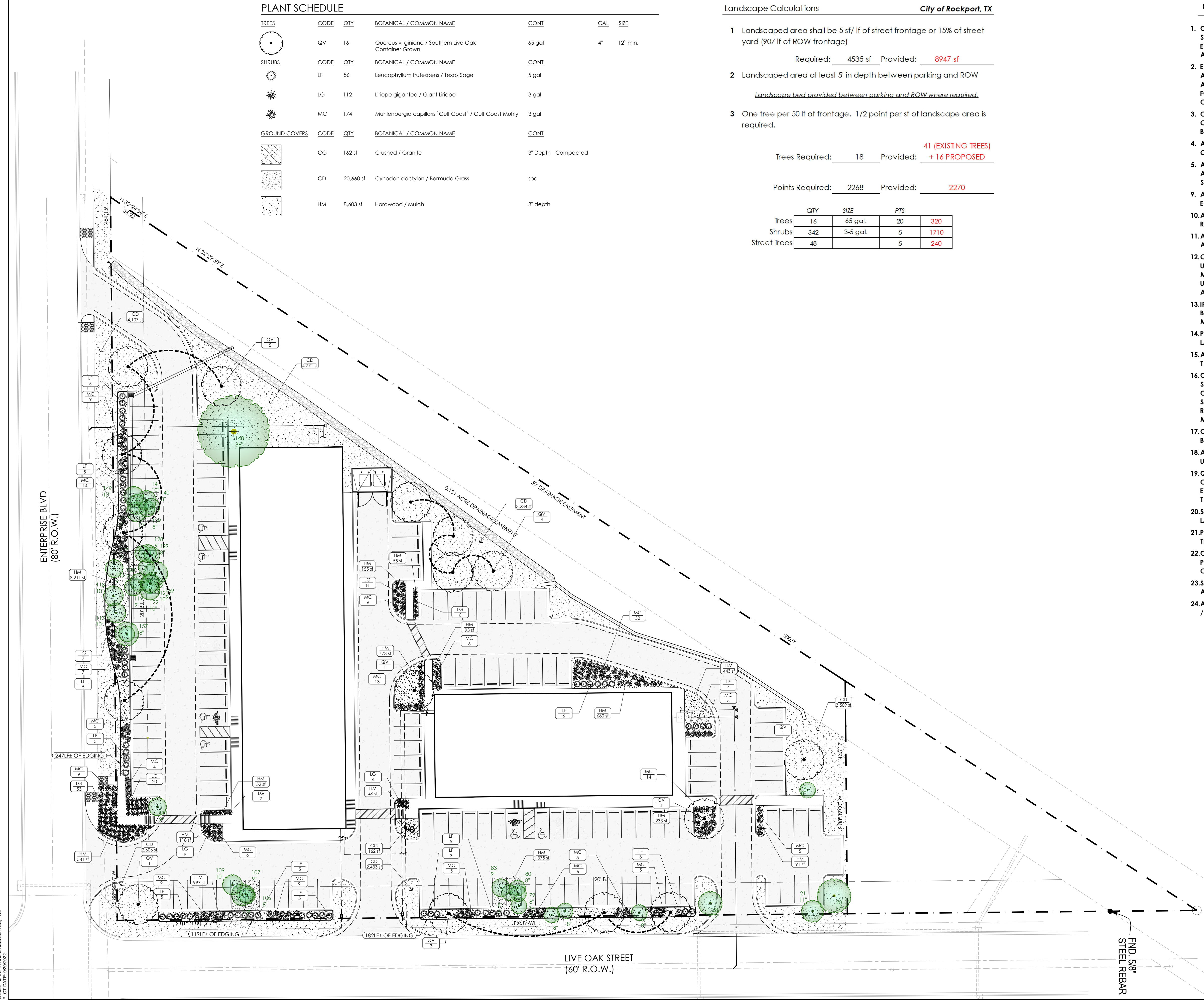
PROJECT LOCATION
CITY OF ROCKPORT
ARANSAS COUNTY
TEXAS

DATE	09.20.2022
JOB NUMBER	00-000
FILE NAME	ENTERPRISE LANDSCAPE.dwg
REVISION NUMBER	00

NO.	DATE	REVISION
△		
△		
△		
△		

SHEET TITLE
TREE
MITIGATION
PLAN

SHEET
0001
OF 0007



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	QV	16	Quercus virginiana / Southern Live Oak Container Grown	65 gal	4"	12' min.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	LF	56	Leucophyllum frutescens / Texas Sage	5 gal		
	LG	112	Liriope gigantea / Giant Liriope	3 gal		
	MC	174	Muhlenbergia capillaris "Gulf Coast" / Gulf Coast Muhly	3 gal		
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT		
	CG	162 sf	Crushed / Granite	3" Depth - Compacted		
	CD	20,660 sf	Cynodon dactylon / Bermuda Grass	sod		
	HM	8,603 sf	Hardwood / Mulch	3" depth		

Landscape Calculations

City of Rockport, TX

- 1 Landscaped area shall be 5 sf/ lf of street frontage or 15% of street yard (907 lf of ROW frontage)

Required: 4535 sf Provided: 8947 sf

- 2 Landscaped area at least 5' in depth between parking and ROW

Landscape bed provided between parking and ROW where required.

- 3 One tree per 50 lf of frontage. 1/2 point per sf of landscape area is required.

Trees Required: 18 Provided: 41 (EXISTING TREES)
+ 16 PROPOSED

Points Required: 2268 Provided: 2270

	QTY	SIZE	PTS	
Trees	16	65 gal.	20	320
Shrubs	342	3-5 gal.	5	1710
Street Trees	48		5	240

GENERAL NOTES:

1. CONTRACTOR TO BID LANDSCAPING PER PLAN. VALUE ENGINEERING AND FINAL SELECTION OF PLANTING MATERIAL TO BE COORDINATED WITH OWNER, ENGINEER AND LANDSCAPE ARCHITECT BASED UPON PRICE AND LOCAL AVAILABILITY.
2. EXISTING TOPOGRAPHIC FEATURES ARE SHOWN AT APPROXIMATE LOCATIONS AND ELEVATIONS BASED ON FIELD MEASUREMENT, OBSERVATION AND AVAILABLE CITY RECORDS. CONTRACTOR SHALL UTILIZE THE TEXAS811 SYSTEM FOR THE LOCATION OF UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. DIAL 811 BY TELEPHONE OR ACCESS ONLINE AT TEXAS811.COM.
3. CONFLICTS WITH THE PLANS AND/OR SPECIFICATION FOUND BY THE CONTRACTOR, SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING CONSTRUCTION.
4. ALL CONSTRUCTION STAKING WILL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
5. ALL PLANT MATERIALS SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK."
9. ALL PLANT BEDS SHALL HAVE "DEWITT PRO-5 WEED BARRIER" (OR APPROVED EQUAL) INSTALLED UNDER MULCH.
10. ALL TREES PLANTED OUTSIDE OF PLANT BEDS SHALL BE PLANTED WITH A MULCH RING.
11. ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.
12. CONTRACTOR SHALL FIELD VERIFY THE CORRECT LOCATION OF ANY ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO INSTALLATION OF ANY PLANT MATERIALS. CONTRACTOR RESPONSIBLE FOR REPAIR TO ANY UNDERGROUND UTILITIES DAMAGED DUE TO INSTALLATION OF ANY ELEMENTS OF THE LANDSCAPE AND IRRIGATION PLANS.
13. IRRIGATION SYSTEM TO BE INSTALLED AND VERIFIED TO BE WORKING PROPERLY BY OWNER OR OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.
14. PLANT MATERIAL LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER PRIOR TO PLANTING.
15. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" UNLESS OTHERWISE NOTED ON THE DRAWINGS OR SPECIFICATIONS AND SOIL ADDED PER SPECIFICATIONS.
16. CONTRACTOR SHALL TAKE GREAT CARE IN PRESERVING EXISTING SIDEWALKS, SODDING, VEGETATION, AND SOILS TO REMAIN IN PLACE. UPON COMPLETION OF THE PROJECT, ANY DISTURBED SIDEWALK, SODDING, VEGETATION, OR SOILS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER. RESTORATION OF THE SITE SHALL BE CONSIDERED SUBSIDIARY TO MOBILIZATION/DEMOBILIZATION..
17. OBTAIN APPROVAL FROM LANDSCAPE ARCHITECT'S OR OWNER'S REPRESENTATIVE BEFORE MAKING ANY SUBSTITUTION OR CHANGES.
18. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL OR COMPOSITE EDGING UNLESS ADJACENT TO EXISTING CONCRETE SIDEWALK OR CURB.
19. QUANTITIES SHOWN ON THE PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANS AND IN THE PLANT LIST, QUANTITIES SHOWN ON THE PLAN SHALL APPLY.
20. SEE CIVIL PLANS FOR SITE LAYOUT. SEE ARCHITECTURE PLANS FOR BUILDING LAYOUT.
21. PLANTING AREAS WITHOUT IRRIGATION TO BE MANUALLY WATERED BY OWNER 2 TIMES PER WEEK AT 1" VOLUME EACH SESSION FOR A YEAR AFTER INSTALLATION.
22. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH CITY TO OBTAIN ALL PERMITS AND PAY ALL APPLICABLE FEES PRIOR TO COMMENCING CONSTRUCTION.
23. SEED / SOD ALL AREAS DISTURBED BY CONSTRUCTION NOT SHOWN IN PLANTING AREAS AND MANUALLY WATER UNTIL ESTABLISHMENT.
24. ANY PLANTING SHOWN ABOVE MINIMUM REQUIREMENTS SUBJECT TO REMOVAL / VALUE ENGINEERING BY OWNER.



J. SCHWARZ &
ASSOCIATES, INC.
Professional Engineering Solutions

P.O. BOX 60733
CORPUS CHRISTI,
TEXAS 78466
361-906-2430

F-8138

TBAE BR 2671



Allen Beyer

DIGITALLY SIGNED BY:
ALLEN BEYER, PLA
09/20/2022

CLIENT INFORMATION

RICK'S HOMES, LLC.
4833 SARATOGA
PMB 423
CORPUS CHRISTI, TX
78413

PROJECT NAME

ENTERPRISE
OAKS
SHOPPING
CENTER

PROJECT LOCATION

CITY OF ROCKPORT
ARANSAS COUNTY
TEXAS

DATE 09.20.2022

JOB NUMBER 00-000

FILE NAME ENTERPRISE LANDSCAPE.dwg

REVISION NUMBER 00

REVISIONS

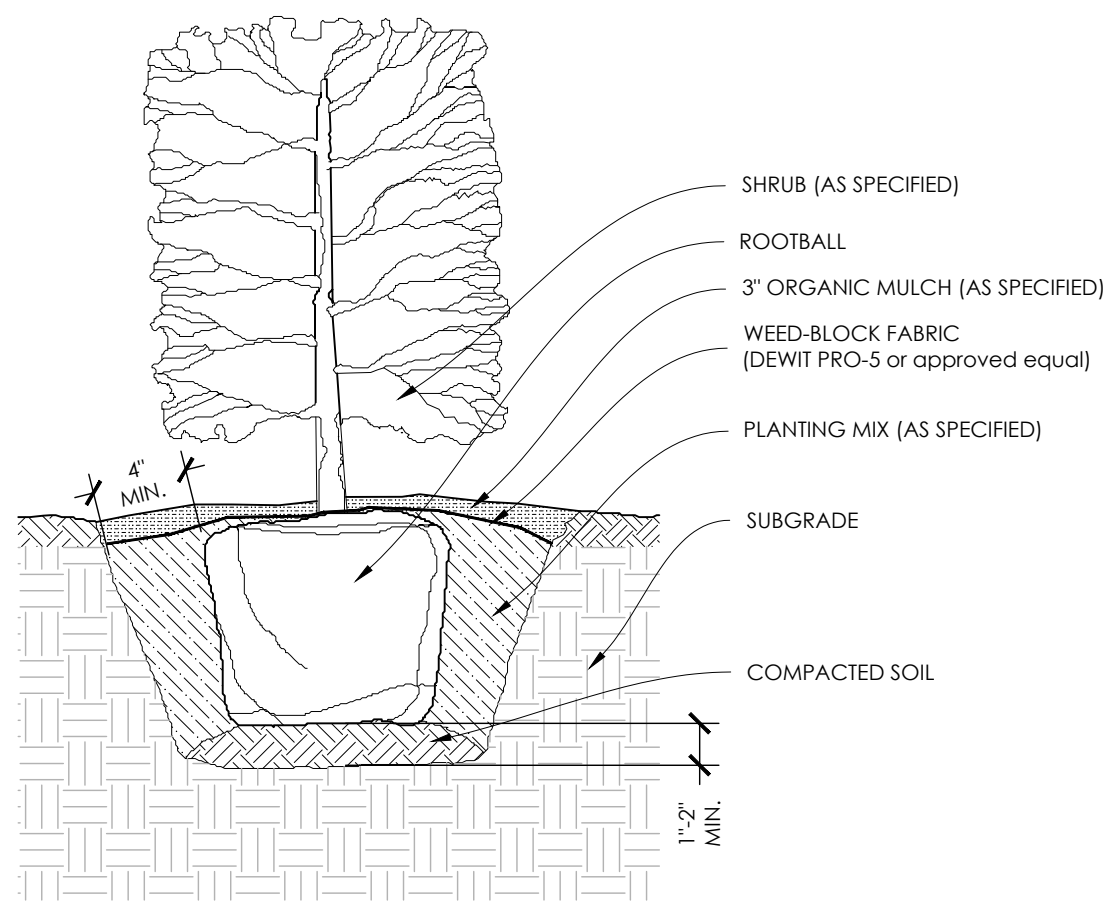
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SHEET TITLE

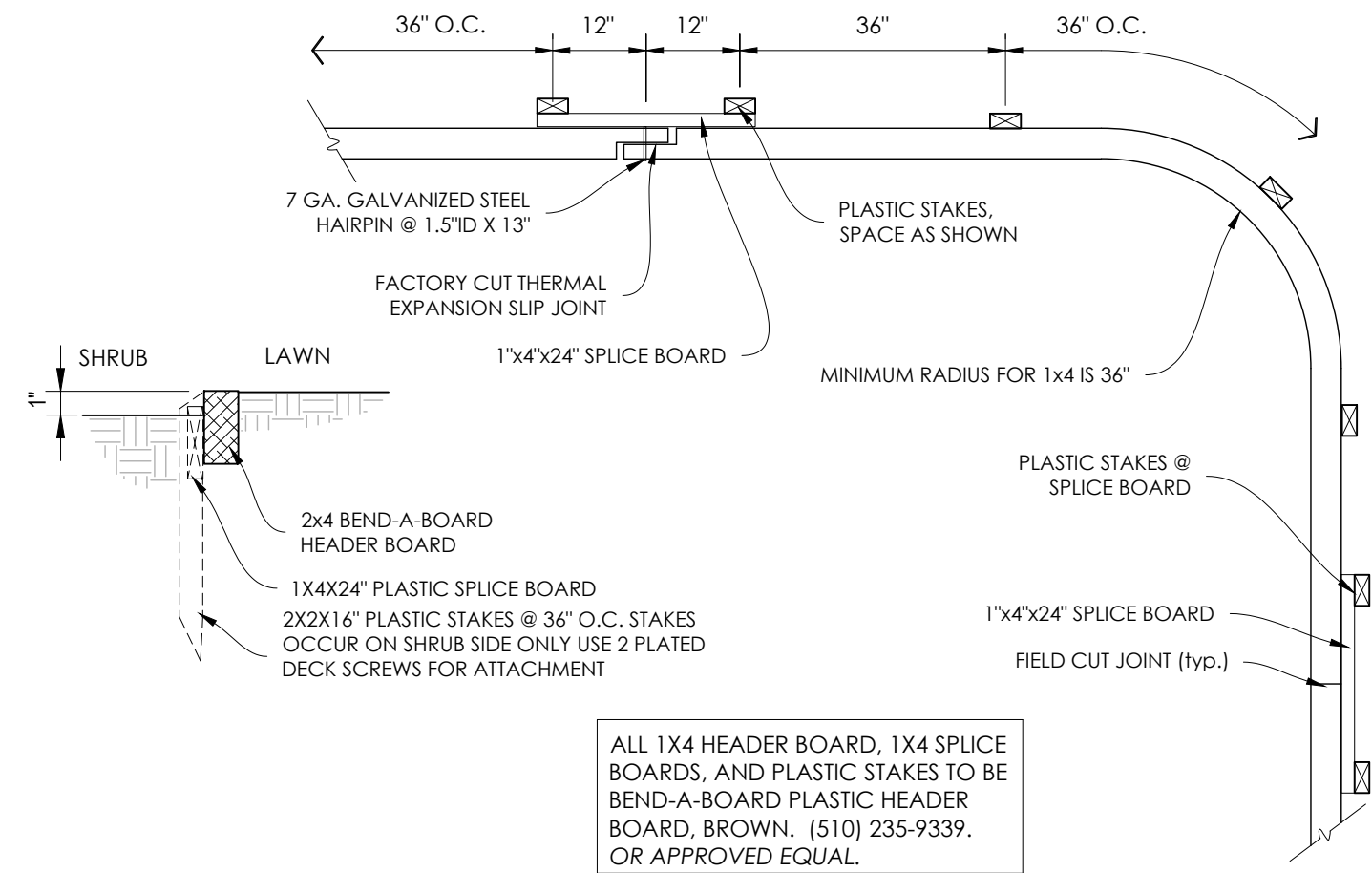
LANDSCAPE
PLAN

SHEET

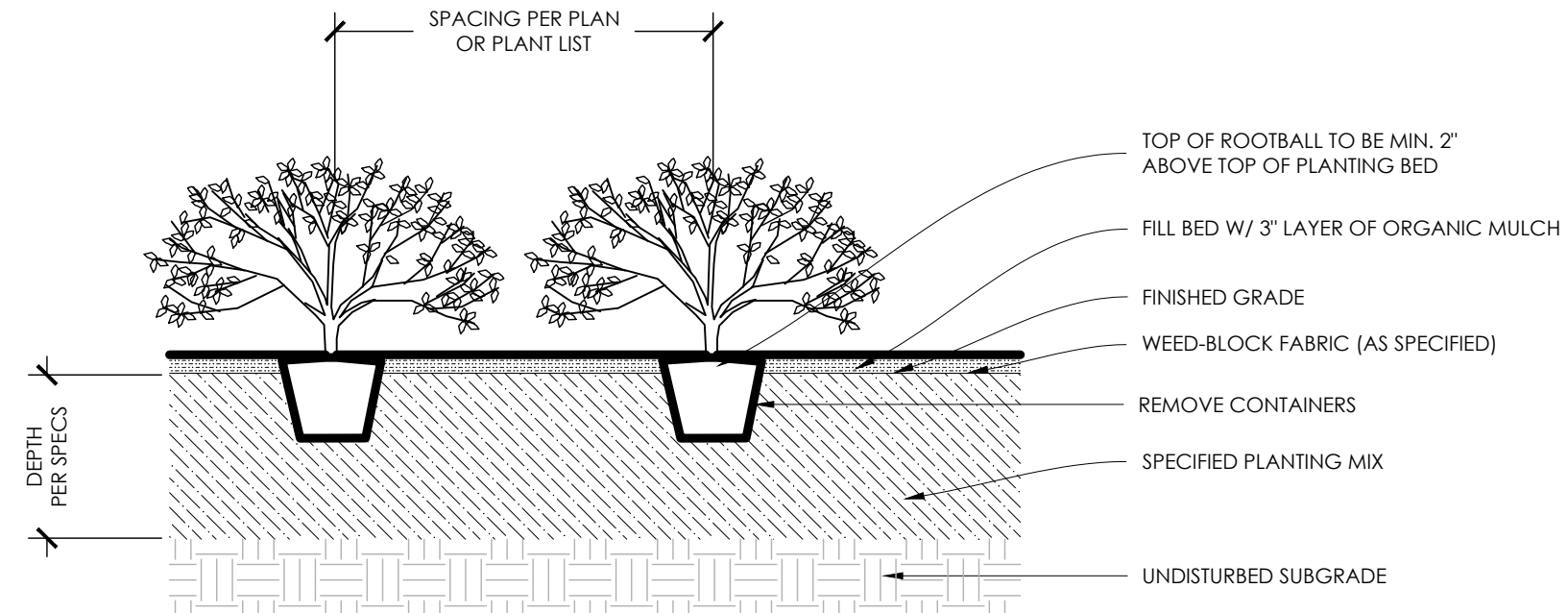
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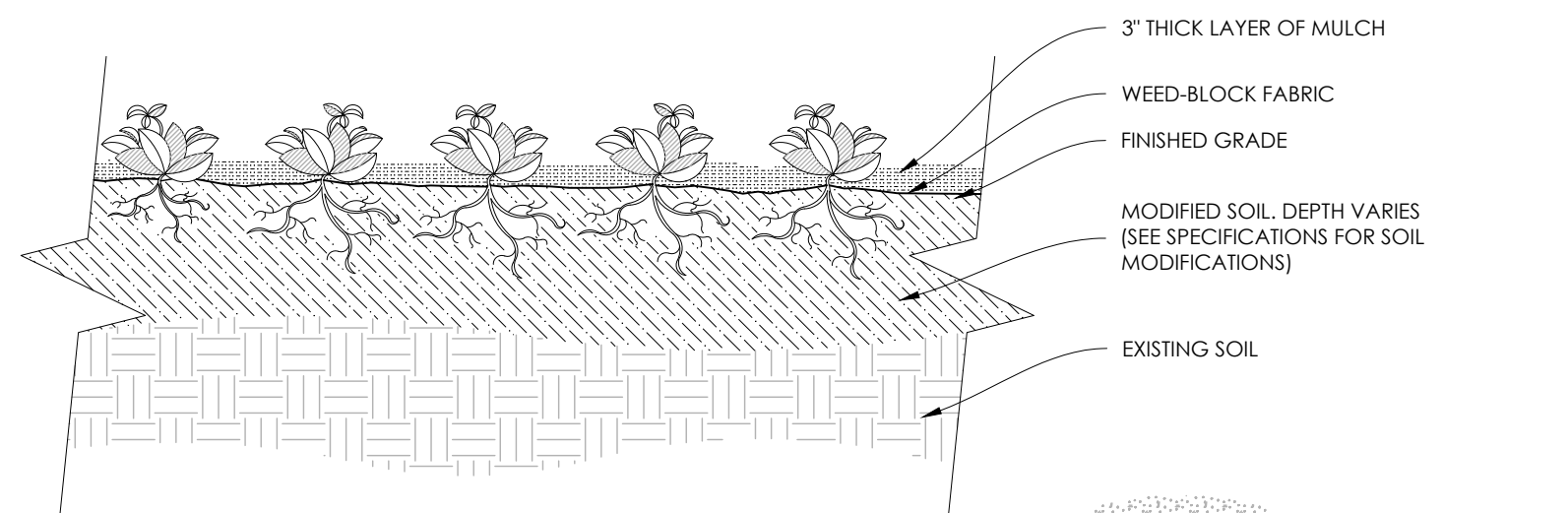
1 SHRUB PLANTING
SECTION N.T.S.



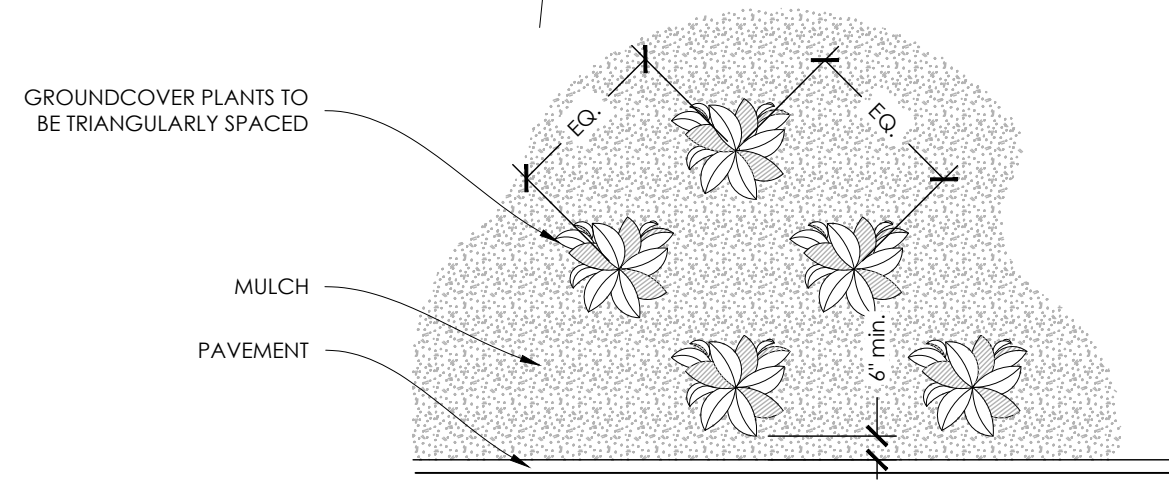
2 COMPOSITE LANDSCAPE EDGING
DETAIL N.T.S.



3 SHRUB PLANTING - SPACING
SECTION N.T.S.



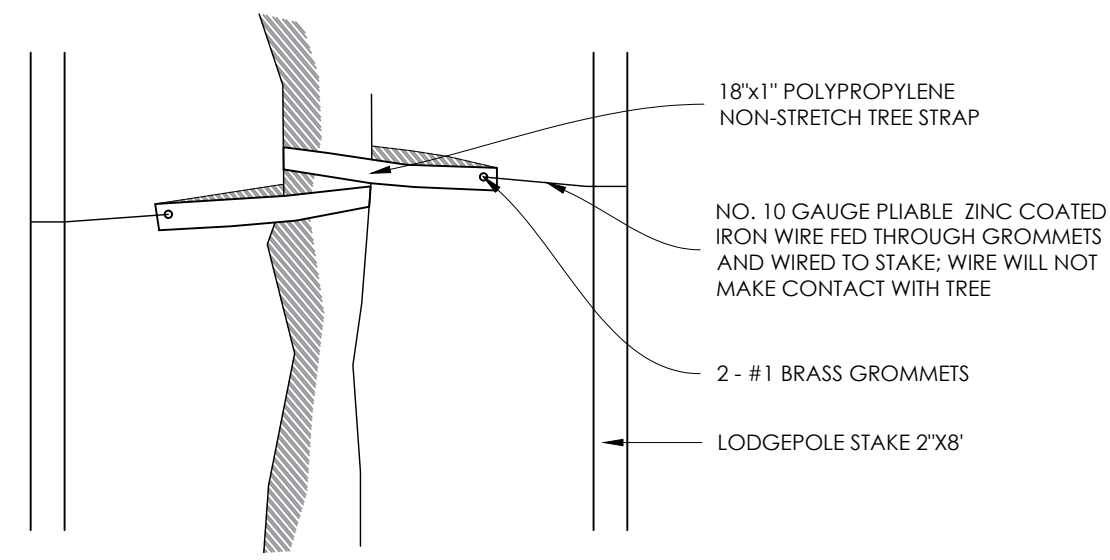
SECTION VIEW



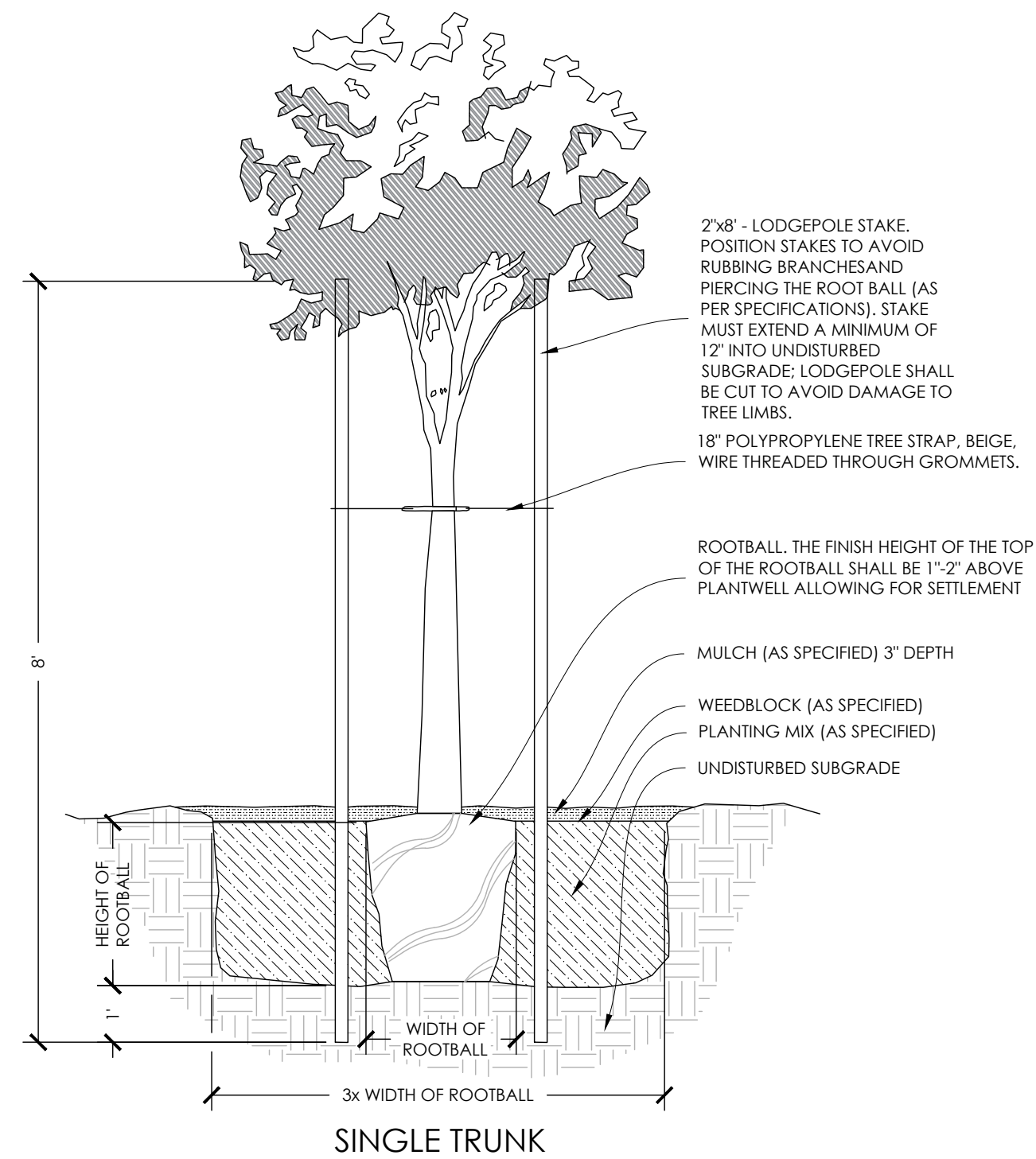
PLAN

Notes:
1- See planting legend for groundcover species, size, and spacing dimension.
2- Small roots (1/2\"/>

4 GROUNDCOVER PLANTING
SECTION N.T.S.

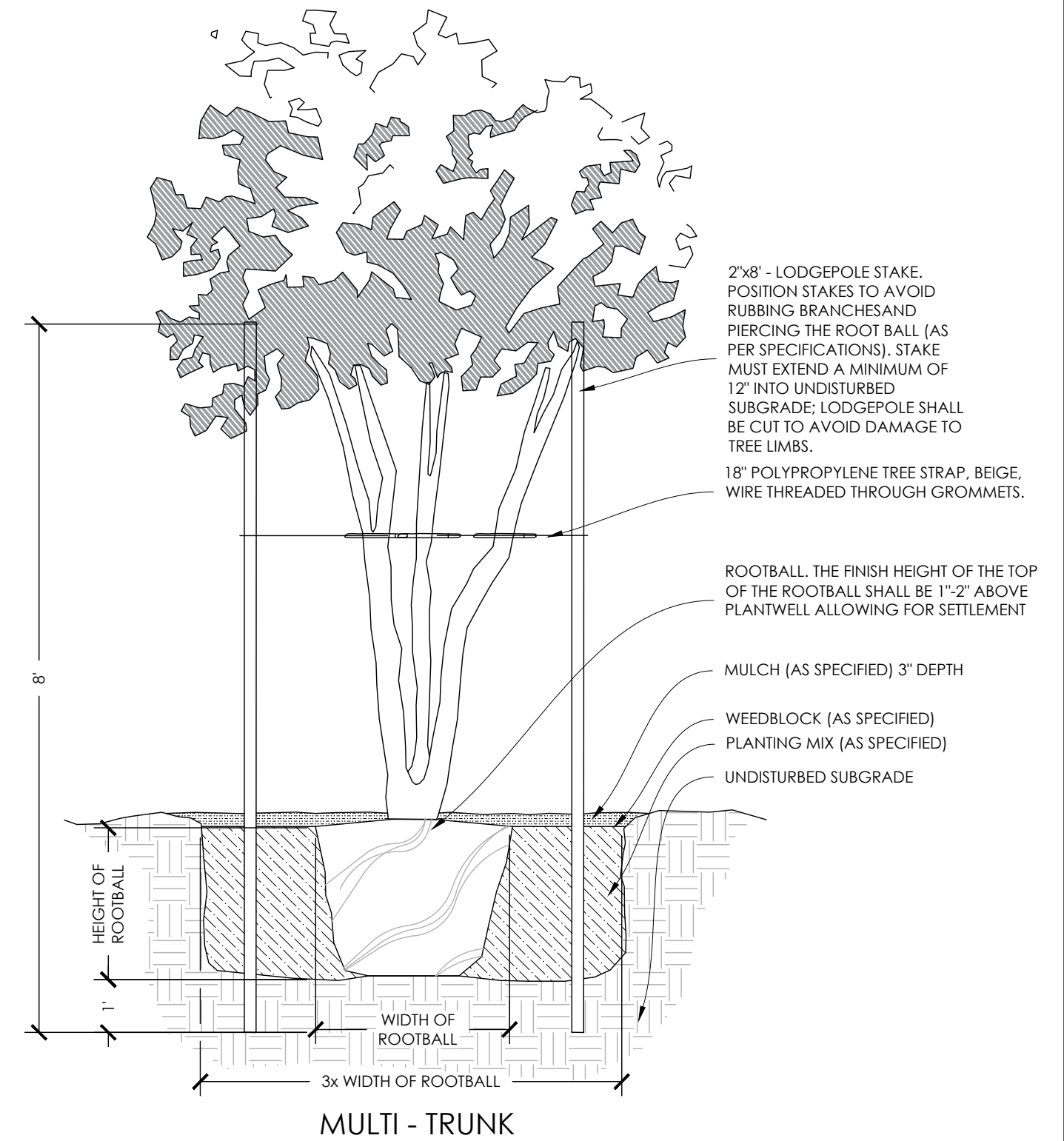


5 TREE STRAP
DETAIL N.T.S.



STAKING NOTE:
• FOR TREES 3\"/>

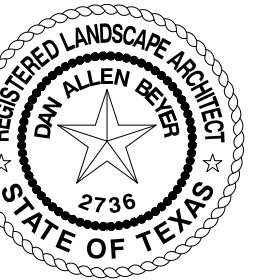
6 TREE PLANTING
SECTION N.T.S.



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SHEET TITLE

LANDSCAPE
DETAILS

SHEET
0003
OF 0007

General Notes:			1.8 ENVIRONMENTAL REQUIREMENTS			G. Controlled Release Fertilizer Tablets:		
1. EXISTING TOPOGRAPHIC FEATURES ARE SHOWN AT APPROXIMATE LOCATIONS AND ELEVATIONS BASED ON FIELD MEASUREMENT, OBSERVATION AND AVAILABLE CITY RECORDS. CONTRACTOR SHALL UTILIZE THE TEXAS811 SYSTEM FOR THE LOCATION OF UTILITIES IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. DIAL 811 BY TELEPHONE OR ACCESS ONLINE AT TEXAS811.COM.			A. Do not install plant life when ambient temperatures may drop below 35 degrees F (2 degrees C) or rise above 95 degrees F (32 degrees C).			1. 21 gram tablets with following percentages of available nutrients by weight:		
2. CONFLICTS WITH THE PLANS AND/OR SPECIFICATION FOUND BY THE CONTRACTOR, SHALL BE IMMEDIATELY REPORTED TO THE LANDSCAPE ARCHITECT BEFORE COMMENCING CONSTRUCTION.			B. Do not install plant life when wind velocity exceeds 30 mph (48k/hr).			a.Nitrogen: 28 percent		
3. ALL CONSTRUCTION STAKING WILL BE PROVIDED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.			1.9 SCHEDULING			b.Phosphorus: 8 percent		
4. ALL PLANT MATERIALS SHALL CONFORM TO THE SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK."			A. Install trees, shrubs, and ground cover plants prior to lawn installation.			c.Potassium: 4 percent		
9. ALL PLANT BEDS SHALL HAVE "DEWITT PRO-5 WEED BARRIER" (OR APPROVED EQUAL) INSTALLED UNDER MULCH.			B. Coordinate scheduling with underground irrigation system installation.			2. Product: Sierra Chemical Co. "Agriform"		
10. ALL PLANTING SHALL BE IN ACCORDANCE WITH STANDARD AMERICAN ASSOCIATION OF NURSERYMEN PROCEDURES AND SPECIFICATIONS.			1.10 WARRANTY			H. Peat Moss: Shredded, loose, Canadian, Dutch, or German sphagnum moss; free of lumps, roots, inorganic material or acidic materials; minimum of 85 percent organic material measured by oven dry weight, pH range of 4 to 5; moisture content of 30 percent.		
11. CONTRACTOR SHALL FIELD VERIFY THE CORRECT LOCATION OF ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO INSTALLATION OF ANY PLANT MATERIALS.			A. Warrant plant material to be in healthy, vigorous and attractive growing condition for period of 6 months for shrubs and ground cover and 1 year for trees after Final Acceptance.			I. Water: Potable, available on site.		
12. IRRIGATION SYSTEM TO BE INSTALLED AND VERIFIED TO BE WORKING PROPERLY BY OWNER OR OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.			B. Replace plants which die, become diseased or unhealthy, or are otherwise found to be in poor condition, as determined by Owner.			2.3 ACCESSORIES		
13. PLANT MATERIAL LOCATION TO BE STAKED IN THE FIELD AND APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER PRIOR TO PLANTING.			C. Warranty will not apply to damage or injury to plant materials caused by vandalism, vehicles (not owner by contractor) and storms.			A. Landscape Edging: Bend-A-Board Plastic Edging - Brown, or approved equal.		
14. ALL PLANT BEDS TO BE MULCHED TO A DEPTH OF 3" UNLESS OTHERWISE NOTED ON THE DRAWINGS OR SPECIFICATIONS.			D. Replace plants within 15 days of written notification by Owner.			B. Stakes: Stakes for supporting trees shall be 2"x8' Lodgepole Stakes. (or approved equal)		
15. CONTRACTOR SHALL TAKE GREAT CARE IN PRESERVING EXISTING SIDEWALKS, SODDING, VEGETATION, AND SOILS TO REMAIN IN PLACE, UPON COMPLETION OF THE PROJECT, ANY DISTURBED SIDEWALK, SODDING, VEGETATION, OR SOILS SHALL BE RESTORED TO PRE-CONSTRUCTION CONDITIONS OR BETTER. RESTORATION OF THE SITE SHALL BE CONSIDERED SUBSIDIARY TO MOBILIZATION/DEMOBILIZATION..			PART 2 - PRODUCTS			C. Tree Ties: "Arbor Tie" synthetic tree tie, by Deeproof Inc. (or approved equal)		
16. OBTAIN APPROVAL FROM LANDSCAPE ARCHITECTS OR OWNER'S REPRESENTATIVE BEFORE MAKING ANY SUBSTITUTION OR CHANGES.			2.1 TREES, PLANTS AND GROUND COVER			PART 3 - EXECUTION		
17. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL OR COMPOSITE EDGING UNLESS ADJACENT TO EXISTING CONCRETE SIDEWALK OR CURB.			A. Plants:			3.1 EXAMINATION		
18. QUANTITIES SHOWN ON THE PLANT LIST ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND ARE NOT GUARANTEED TO BE ACCURATE. IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANS AND IN THE PLANT LIST, QUANTITIES SHOWN ON THE PLAN SHALL APPLY.			1. Type and Size: As shown on Drawings.			A. Verify established grades are correct; determine locations of underground utilities prior to planting.		
19. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH CITY TO OBTAIN ALL PERMITS AND PAY ALL APPLICABLE FEES PRIOR TO COMMENCING CONSTRUCTION.			2. Plants shall have normal habit of growth and shall be sound, healthy vigorous and free of insect infestations, plant disease, sunscalds, windburn, knots, injuries, fresh abrasions of bark, excessive abrasions, or other objectionable disfigurements.			B. Areas shall be free of weed and foreign material prior to planting.		
			3. Root Conditions of Plants Furnished in Containers: Determine condition by removal of earth from roots of not less than two plants or more than 2 percent of total number of plants of each species or variety. Where container grown plants are from several sources, roots of not less than two plants of each species or variety from each source will be inspected. In case sample plants inspected are found to be defective, Owner reserves right to reject entire lot or lots of plants represented by defective samples. Owner will be sole judge as to acceptability. Plants rendered unsuitable for planting will be considered samples.			C. Do not begin planting until deficiencies are corrected, or plants replaced. To begin work indicates acceptance of site conditions.		
			4. Root Conditions of Balled and Burlapped Plants: Determine condition by examination of plant balls and removal of 1/3 to ½ of burlap covering from not less than two plants or more than 2 percent of the total number of plants of each species or variety. Where balled and burlapped plants are from several sources, ball of not less than two plants of each species or variety from each source will be inspected. In case sample plants inspected are found to be defective, Owner reserves right to reject entire lot or lots of plants represented by defective samples. Owner will be sole just as to acceptability. Plants rendered unsuitable for planting will be considered samples.			D. Do not begin planting until irrigation system has been installed and its proper function confirmed.		
			5. Size and shape of plants shall correspond with that normally expect for species and variety of commercially available nursery stock or as shown on Drawings. Overall shape and minimum acceptable size of plants measured before pruning with branches in normal position shall conform to AAN standards. Plants larger in size than specified may be used with approval of Owner, at no additional cost to Owner. If use of larger plants is approved, ball of earth or spread of roots for each plant will be increased proportionally.			E. Saturate soil with water to test drainage.		
			6. Plant material shall be true to botanical and common name and variety.			3.2 PROTECTION		
			B. Trees:			A. Protect lawn areas from vehicular traffic and from material storage.		
			1. Weak, thin trunks not capable of support will not be acceptable.			3.3 SOIL PREPARATION		
			2. Trees with specified trunk caliper of 3 inches or more shall not branch less than 4 feet above finish grade, unless specified as multi-trunk.			A. Plant locations and measurements:		
			3. Trunks:			1. Stake outline of planting beds on ground.		
			a. Sturdy, with hardened systems and vigorous and fibrous root systems which are not root or pot-bound.			2. Stake locations of trees. Approval by Landscape Architect or Owner required prior to planting.		
			b. Single straight trunks unless otherwise shown on Drawings.			3. Place shrubs and ground cover in indicated locations.		
			C. Nursery Grown and Collected Stock:			4. Notify Owner of discrepancies between plants indicated on Drawings and actual conditions prior to planting.		
			1. Provide nursery grown stock except as shown on Drawings or as approved by Landscape Architect; grown under climatic conditions similar to those in locality of project.			B. Pits		
			2. Provide container grown or balled and burlapped stocks (as indicated on drawings) in vigorous, healthy condition. Plants that are root bound, with root system hardened off, or with damaged root balls will not be acceptable.			1. Shape: Vertical sides and crowned bottom; plants pits shall be circular.		
			3. Balled and Burlapped stock will have firm root balls with no loose or fractured soil. Balled and burlapped stock will have been collected and re-balled if necessary no less than 4 months prior to deliver at job site.			2. Size for Trees: 3x width of rootball and 6 inches deeper than root ball.		
			4. Use well established liner to stock plant material, in removalbe containers or formed homogeneous soil sections.			3. Size for Balled and Burlapped Shrubs: 1 foot wider and 3 inches deeper than root ball.		
			2.2 SOIL AND AMENDMENT MATERIALS			4. Size for seedling trees: 6 inches larger than root ball and 6 inches deeper than root ball.		
			A. Imported Topsoil for Prepared Soil Mixtures			5. Scarify sides of bottom of planting pits to improve root penetration.		
			1. Sandy loam from source approved by owner; 100 percent passing through 1-inch screen.			C. Ground Cover and Shrub Beds: Excavate existing soil to depth specified.		
			a. Sand (2,000 mm to 0.50 mm): 40 to 50 percent.			D. Obstructions Below Ground		
			b. Silt (0.050 mm to 0.005 mm): 30 to 40 percent.			1. Remove rock or underground obstructions to depth of 6 inches below bottom of plant ball or root, measured when plant is properly set at the required grade.		
			c. Clay (0.005 mm and smaller): 10 to 30 percent.			2. If underground obstructions cannot be removed, notify Owner for new instructions.		
			2. Free of subsoil, brush, stumps, roots, organic litter, objectionable weeds, clods, shale, stones 1-inch minimum dimension or larger, or other material harmful to grading, planting, plant growth, or maintenance operations.			3. Avoid damaging underground utility lines.		
			3. Presence of vegetative parts of Bermuda grass, Johnson grass, nut grass (Cyperus rotundus), and other hard to eradicate weeds or grass will be cause for rejection of topsoil.			4. Repair damage to existing utilities.		
			B. Delivery			E. Final Grades:		
			1. Fertilizer and Soil Amendments: Original unopened containers bearing manufacturer's guaranteed chemical analysis, name, trademark and conformance to State law.			1. Minor modifications to grade may be required to establish final grade.		
			2. Plants: Provide legible identification labels. Minimum on plant of each species delivered to site shall have identification tag. Do not remove tag until after final inspection.			2. Ensure proper drainage of site as determined by Landscape Architect.		
			a.Prevent damage to root ball or desiccation of leaves.			3. Fine grade areas so finished grades shall be 1 inch in lawn and 2 inches in shrub beds, below adjacent paved areas, sidewalks, valve boxes, headers, clean-outs, drains, and manholes, etc.		
			b.Notify Owner 10 days in advance of delivery.			4. Surface drainage shall be away from building foundations at 2 percent minimum, for 5-foot minimum.		
			3. Peat Moss: Original, unopened and unbroken packages.			5. Fill erosion scars and compact prior to planting.		
			C. Inspect trees, shrubs and ground cover plants for injury, insect infestation and trees and shrubs for improper size and shape.			F. Disposal of Excess Soil		
			D. Storage			1. Use acceptable excess excavated topsoil for filling holes, pits, and beds as directed by Owner.		
			1. Protect roots of plant material from drying or other possible injury with soil or acceptable material.			2. Dispose of unacceptable or unused excess at off-site location as directed by and only with permission of Owner.		
			2. Store plant material in area which is shaded and protected from weather.			G. Shrub and Ground Cover Beds.		
			3. Maintain and protect plant material not to be planted immediately upon delivery in healthy, vigorous condition.			1. Preplant Weed Control:		
			E. Handling			a.If live perennial weeds exist on site at beginning of work, spray with nonselective systemic contact herbicide, as recommended and applied by approved licensed landscape pest control advisor and applicator. Leave sprayed plants intact for minimum 15 days to allow systemic kill. Apply herbicide in accordance with manufacturer's instructions.		
			1. Do not drop plants.			b. Clear and remove existing weeds by scraping or grubbing off plant parts at least ¼ inch below surface of soil over entire area to be planted.		
			2. Do not pick up container or balled plants by stem or trunks.			2. Soil Amendment:		
			3. Life and handle balled plants from bottom of ball.			a. Subgrade: 18 inches below finish grade. Layer of soil amendments shall be 16 inches deep, leaving finish grade after watering and settling 2 inches below adjacent paved areas. Excavation and fill may be required to achieve grades.		
						i. Organic Soil Conditioner: 4-inch deep layer		
						ii. Topsoil: 12-inch deep layer		
						iii. Fertilizer: 5 lbs per 100 sq. ft. of bed area.		
						b. Spread amendments uniformly, cultivate thoroughly to light and friable consistency.		
						3. Pre-Emergence Herbicide: Apply at rates recommended by manufacturer. Incorporate into top ½ inch of soil by hand raking.		
						a."FREEHAND" (or approved equal) herbicide to be used in all bed areas per manufacturers specifications.		
						4. Top 2 inches of areas to be planted shall be free of stones, stumps or other deleterious matter 1 inch in diameter or larger, free from wire, plaster, or similar objects that hinder planting or maintenance.		

S:\2025 - J. SCHWARZ & ASSOCIATES, INC.
PLOT DATE: 02/20/25



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09/20/2022

CLIENT INFORMATION

RICK'S HOMES, LLC.
4833 SARATOGA
PMB 423
CORPUS CHRISTI, TX
78413

PROJECT NAME

ENTERPRISE OAKS SHOPPING CENTER

PROJECT LOCATION

CITY OF ROCKPORT
ARANSAS COUNTY
TEXAS

DATE	09.20.2022
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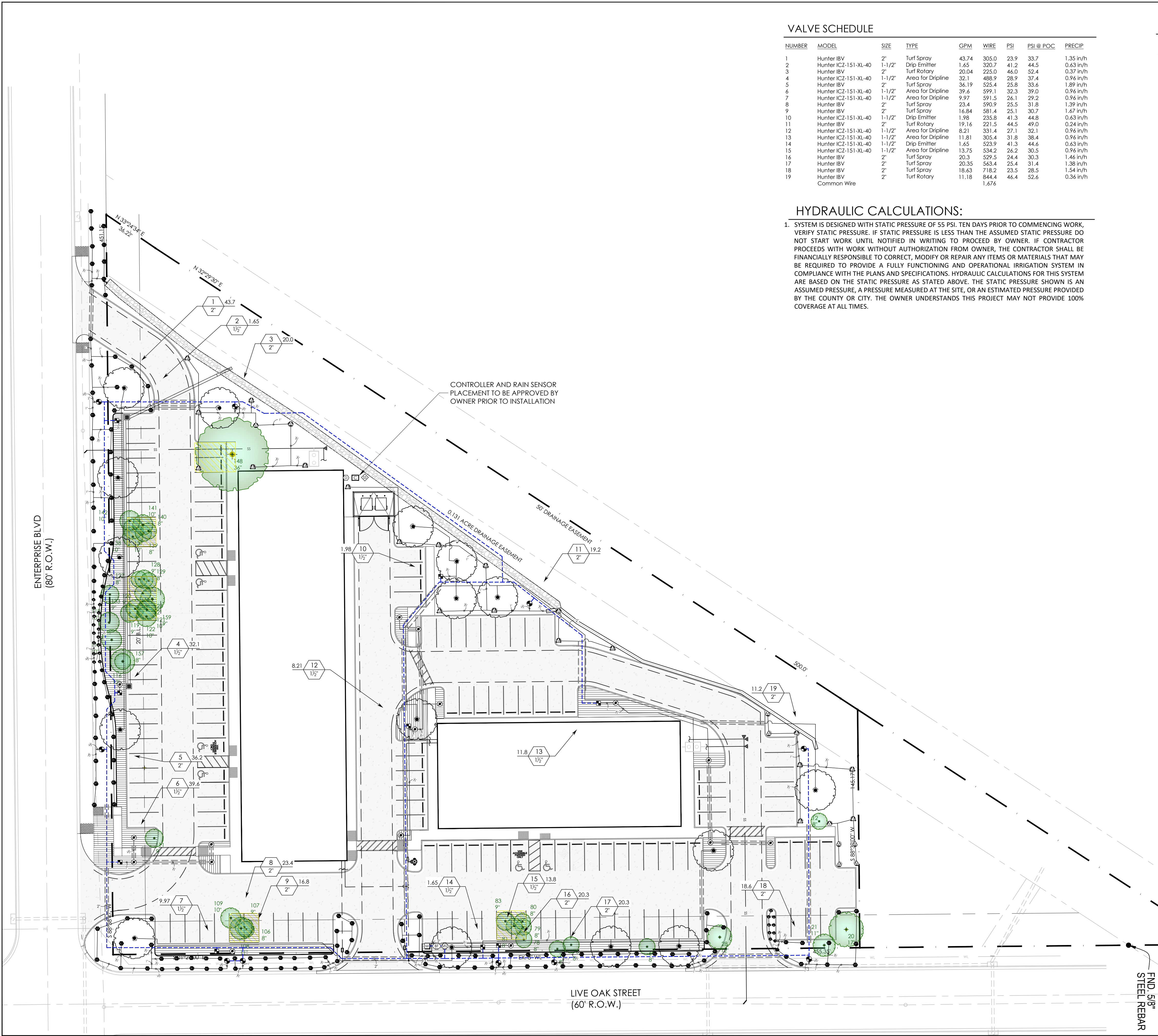
REVISIONS		
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SHEET TITLE

LANDSCAPE SPECIFICATIONS
1

SHEET

0004
OF 0007



VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter IBV	2"	Turf Spray	43.74	305.0	23.9	33.7	1.35 in/h
2	Hunter ICZ-151-XL-40	1-1/2"	Drip Emmitter	1.65	320.7	41.2	44.5	0.63 in/h
3	Hunter IBV	2"	Turf Rotary	20.04	225.0	46.0	52.4	0.37 in/h
4	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	32.1	488.9	28.9	37.4	0.96 in/h
5	Hunter IBV	2"	Turf Spray	36.19	525.4	25.8	33.6	1.89 in/h
6	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	39.6	599.1	32.3	39.0	0.96 in/h
7	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	9.97	591.5	26.1	29.2	0.96 in/h
8	Hunter IBV	2"	Turf Spray	23.4	590.9	25.5	31.8	1.39 in/h
9	Hunter IBV	2"	Turf Spray	16.84	581.4	25.1	30.7	1.67 in/h
10	Hunter ICZ-151-XL-40	1-1/2"	Drip Emmitter	1.98	235.8	41.3	44.8	0.63 in/h
11	Hunter IBV	2"	Turf Rotary	19.16	221.5	44.5	49.0	0.24 in/h
12	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	8.21	331.4	27.1	32.1	0.96 in/h
13	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	11.81	305.4	31.8	38.4	0.96 in/h
14	Hunter ICZ-151-XL-40	1-1/2"	Drip Emmitter	1.65	523.9	41.3	44.6	0.63 in/h
15	Hunter ICZ-151-XL-40	1-1/2"	Area for Dripline	13.75	534.2	26.2	30.5	0.96 in/h
16	Hunter IBV	2"	Turf Spray	20.3	529.5	24.4	30.3	1.46 in/h
17	Hunter IBV	2"	Turf Spray	20.35	563.4	25.4	31.4	1.38 in/h
18	Hunter IBV	2"	Turf Spray	18.63	718.2	23.5	28.5	1.54 in/h
19	Hunter IBV	2"	Turf Rotary	11.18	844.4	46.4	52.6	0.36 in/h
	Common Wire	2"	Turf Rotary		1,676			

HYDRAULIC CALCULATIONS:

1. SYSTEM IS DESIGNED WITH STATIC PRESSURE OF 55 PSI. TEN DAYS PRIOR TO COMMENCING WORK, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN THE ASSUMED STATIC PRESSURE DO NOT START WORK UNTIL NOTIFIED IN WRITING TO PROCEED BY OWNER. IF CONTRACTOR PROCEEDS WITH WORK WITHOUT AUTHORIZATION FROM OWNER, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE TO CORRECT, MODIFY OR REPAIR ANY ITEMS OR MATERIALS THAT MAY BE REQUIRED TO PROVIDE A FULLY FUNCTIONING AND OPERATIONAL IRRIGATION SYSTEM IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. HYDRAULIC CALCULATIONS FOR THIS SYSTEM ARE BASED ON THE STATIC PRESSURE AS STATED ABOVE. THE STATIC PRESSURE SHOWN IS AN ASSUMED PRESSURE, A PRESSURE MEASURED AT THE SITE, OR AN ESTIMATED PRESSURE PROVIDED BY THE COUNTY OR CITY. THE OWNER UNDERSTANDS THIS PROJECT MAY NOT PROVIDE 100% COVERAGE AT ALL TIMES.

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
1 2 3 4 5 6 7	Hunter PROS-02 adjustable arc Turf Spray, 2" Pop-Up, Co-molded wiper seal with UV Resistant Material.	173	20
8 9 10	Hunter MP1000 PROS-06-PRS40-CV (2) Turf Rotator, 6" pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body, M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	6	40
11 12 13 14	Hunter MP2000 PROS-06-PRS40-CV (2) Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body, K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	3	40
15 16 17 18	Hunter MP3000 PROS-06-PRS40-CV (2) Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body, B=Blue adj arc 90-210, Y=Yellow adj arc 210-270, A=Gray 360 arc.	2	40
19	Hunter MP3500 PROS-06-PRS40-CV (2) Turf Rotator, 6" Pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body, LB=light brown adjustable arc, 90-210.	18	40
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
20	Hunter ICZ-151-XL-40 1-1/2" Drip Control Zone Kit, 1-1/2" ICV Globe Valve with 1" HY100 filter system, Pressure Regulation: 40psi, Flow Range: 20 GPM to 40 GPM. 120 mesh stainless steel screen, 1-1/2" inlet x single 2" outlet	9	
21	Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above grade installation.	16	
22	Tree Ring 2 Drip rings using HDL-04-12. See detail for layout	16	
23	Area to Receive Dripline Hunter HDL-06-12-PC HDL-06-12-PC: Hunter Dripline with 0.6 GPH flow, Light brown tubing with gray striping. Emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	8,334 l.f.	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	
24	Hunter IBV 2" 1", 1-1/2", 2", and 3" Brass Electric Remote Control Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	10	
25	Hunter ICV-G 2" 1", 1-1/2", 2", and 3" Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	1	
26	Febco 745 2" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" above highest downstream outlet and the highest point in the downstream piping.	1	
27	Hunter IC-4200-PED-SS Modular Controller, 36 stations, Outdoor Model, Stainless Steel Pedestal, Commercial Use. With six ICM-600 modules included.	1	
28	Hunter DUAL48M DUAL decoder output module. Plug-in module converts any ICORE controller to 2-wire decoder system (up to 48 stations maximum).	1	
29	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.	1	
30	Water Meter 2"	1	
31	Irrigation Lateral Line: PVC Class 200 SDR 21 1/2"	3,300 l.f.	
32	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	660.8 l.f.	
33	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/2"	181.1 l.f.	
34	Irrigation Lateral Line: PVC Class 200 SDR 21 2"	12.2 l.f.	
35	Irrigation Mainline: PVC Schedule 40 2"	1,676 l.f.	
36	Pipe Sleeve: PVC Schedule 40	702.0 l.f.	
37	Valve Callout # Valve Number # Valve Flow # Valve Size		

J. SCHWARZ & ASSOCIATES, INC.
Professional Engineering Solutions
P.O. BOX 60733
CORPUS CHRISTI, TEXAS 78466
361-906-2430
F-8138 TBAE BR 2671

DIGITALLY SIGNED BY
ALLEN BEYER, PLA
09/20/2022

CLIENT INFORMATION
rick's homes, l.l.c.
4833 SARATOGA
PMB 423
CORPUS CHRISTI, TX
78413

PROJECT NAME
ENTERPRISE OAKS SHOPPING CENTER

PROJECT LOCATION
CITY OF ROCKPORT
ARANSAS COUNTY
TEXAS

DATE	09.20.2022
JOB NUMBER	00-000
FILE NAME	ENTERPRISE IRRIGATION.dwg
REVISION NUMBER	00

REVISIONS		
NO.	DATE	REVISION
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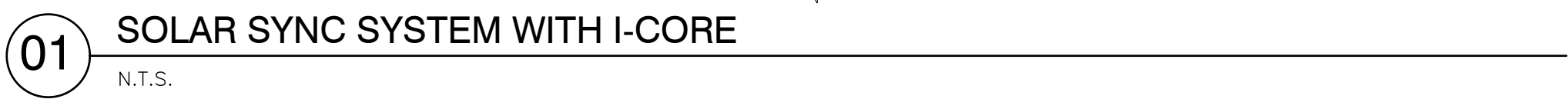
SHEET TITLE
IRRIGATION PLAN

SHEET
0006
OF 0007



CF#242139
CF#206262
O.P.A.C.T.

1. PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING WORK.
2. ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR FOR MATERIAL SUBSTITUTES PRIOR TO BEGINNING INSTALLATION.
3. FORTY-EIGHT (48) HOURS BEFORE IRRIGATION CONSTRUCTION BEGINS, IRRIGATION CONTRACTOR MUST CALL (800) DIG-TESS AND IS RESPONSIBLE FOR EXCAVATING EXISTING UNDERGROUND UTILITIES AND/OR OBSTACLES PRIOR TO BEGINNING WORK. ANY DAMAGE TO UTILITIES AND/OR FINISHES FROM INFERIOR WORKMANSHIP BY THE IRRIGATION CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
4. PIPING IS DIAGRAMMATIC AND SHOWN FOR CLARITY ONLY. ADJUST AS REQUIRED FOR EXISTING UTILITIES, OBSTRUCTIONS, TREE ROOT BALLS, ETC. PIPING AND VALVES SHOWN IN PAVING FOR CLARITY ONLY AND SHALL BE INSTALLED IN ADJACENT LANDSCAPE AREA. COORDINATE WITH THE CITY OR ENTITY INSPECTING THE IRRIGATION SYSTEM AND DETERMINE THE LOCAL RULES AND CODES TO ABIDE BY REGARDING MAINLINE AND LATERAL PIPING LOCATIONS.
5. COORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR. IRRIGATION SLEEVES SHALL BE AS FOLLOWS:
 - a. SLEEVES INTENDED FOR LATERAL LINES ARE TO BE ONE-FOUR INCH SLEEVE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
 - b. SLEEVES INTENDED FOR THE 1.5" MAINLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.
6. LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD "AS BUILT" DRAWINGS.
7. THE IRRIGATION CONTRACTOR SHALL, COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.



PROJECT LOCATION
CITY OF ROCKPORT
ARANSAS COUNTY
TEXAS

[illegible]

0007
OF 0007



CITY OF ROCKPORT
APPLICATION FOR TREE & LANDSCAPE PLAN REVIEW

INSTRUCTIONS: Please fill out completely, print in ink or use typewriter. If more space is needed, attach additional pages. Along with this application submit seven (7) copies of documentation as requested on the attached instruction sheet. Submit copy of landscaping plan if tree plan is included on same.

ADDRESS AND LOCATION OF PROPERTY: 546 State HWY 35 South

LEGAL DESCRIPTION: _____

DESCRIPTION OF DEVELOPMENT: New Convenience Store

CURRENT ZONING OF PROPERTY: 546 State HWY 35 South

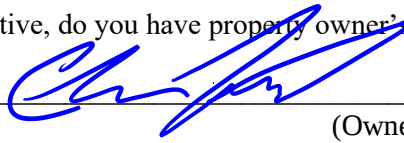
DIMENSIONS (square footage/acreage): 98,881sf / 2.27 acres

PROPERTY OWNER/*REPRESENTATIVE - PRINT NAME: Chris Zemanek

ADDRESS: 107A East Main Street, Jenks, OK 74037

PHONE NUMBER(S): 918-606-2090

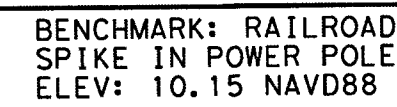
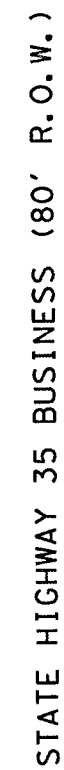
*If representative, do you have property owner's permission for this request? Yes

Signed: 
(Owner or Representative)

FILING FEE (payable to the City of Rockport): **\$50.00 plus \$20.00 per acre**

Submit application and filing fee to: Department of Building & Development
City of Rockport
2751 S.H. 35 Bypass
Rockport, TX 78382

FOR CITY USE		
Received by: _____	Date: _____	Fees Paid: \$ _____
Submitted information (____ accepted, ____ rejected) by: _____		
If rejected, reasons why: _____		



1. ALL EXISTING ITEMS THAT ARE NOT SPECIFICALLY NOTED TO BE REMOVED SHALL REMAIN. CONTRACTOR IS RESPONSIBLE FOR REPLACING EXISTING ITEMS REMOVED DURING DEMOLITION THAT WERE TO REMAIN.
2. THE CONTRACTOR SHALL SAW-CUT EXISTING PAVEMENT, CURBS AND SIDEWALKS AT LOCATIONS AS SHOWN ON THE PLANS, NO JAGGED OR IRREGULAR CUTS IN PAVEMENT, CURBS OR SIDEWALKS WILL BE ALLOWED.
3. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER REGARDING ANY QUESTIONS FOR DEMOLITION WORK ON THIS PROJECT.
4. EXISTING UTILITIES SHOWN ON THIS LAYOUT ARE FROM THE BEST INFORMATION SOURCES AVAILABLE AT THE TIME OF DESIGN BUT MAY NOT REPRESENT ALL EXISTING UTILITIES ON SITE. THE CONTRACTOR NEEDS TO ALLOW FOR THE POSSIBILITY OF UNDETECTED UNDERGROUND UTILITIES. ALSO, THE CONTRACTOR MUST ALLOW FOR CHANGES DUE TO UTILITIES BEING IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THESE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING AND EXPOSING CONFLICTS PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL TAKE PRECAUTIONS WHEN EXCAVATING FOR THIS PROJECT. UTILITIES ARE KNOWN TO EXIST AROUND THE EXCAVATION SITE, HOWEVER THEIR EXACT LOCATION/ALIGNMENT, & DEPTH IS UNKNOWN. IT IS THE CONTRACTORS RESPONSIBILITY TO TAKE PRECAUTION WHEN LOCATING/ENCOUNTERING UNKNOWN UTILITIES.
6. LOCATION AND DEPTH OF EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY, ACTUAL LOCATIONS AND DEPTHS MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING CONSTRUCTION AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF SAME DURING CONSTRUCTION.
7. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES THAT ARE TO REMAIN DURING THE COURSE OF CONSTRUCTION, EXISTING UTILITIES WHICH ARE DAMAGED WILL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

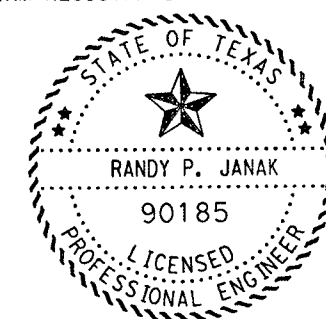
NOTE:

THE REFERENCED IS SUBJECT TO:

1. THIS SURVEY WAS PERFORMED WITHOUT THE AID OF A TITLE COMMITMENT. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN THAT MAY AFFECT THE SUBJECT PROPERTY.
2. 10' ALLEYS WERE CLOSED AND ABANDONED BY CITY ORDINANCE DATED, SEPTEMBER 24, 1973, RECORDED IN VOLUME 187, PAGE 463 OF THE DEED RECORDS OF ARJANAS COUNTY, TEXAS.
3. ELEVATIONS ARE BASED OFF AN NCS BENCHMARK DISK STAMPED K 1528 2011 ELEVATION: 9.34 FEET (NAD83 DATUM).

MARKET STREET (FM 1069) (100' R.O.W.)

CIVILCORP, LLC
FIRM REGISTRATION NUMBER: 10283



Digitally signed by Randy P. Janak
Date: 2022.08.03 09:40:40 -05'00'

LEGAL DESCRIPTION	

DEMOLITION PLAN

DEMOLITION PLAN

SPEEDY STOP 123
546 STATE HIGHWAY 35 SOUTH

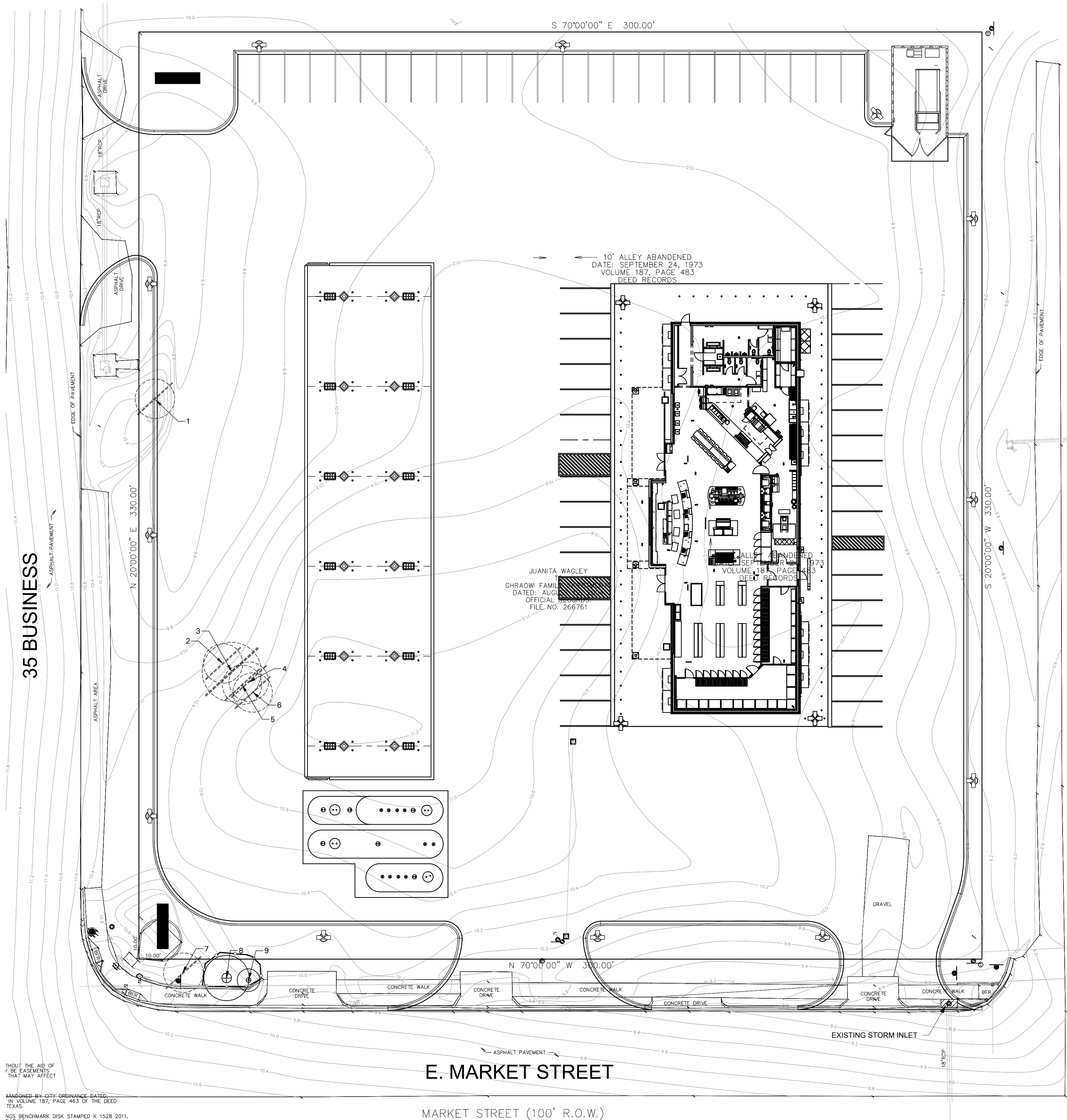
REVISIONS

DRAWN BY: RJ / Z
JOB NO.: 2127701
FLD. BK. NO.: NA
DATE:
SCALE: 1" = 20'
C-2

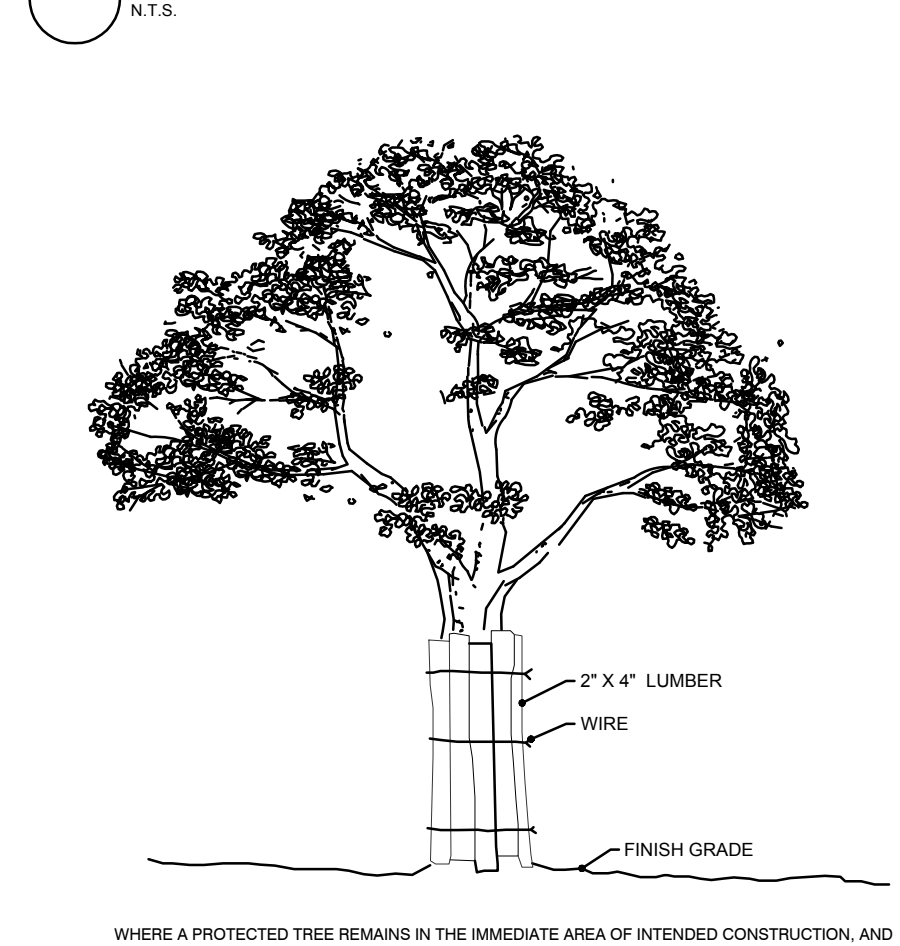
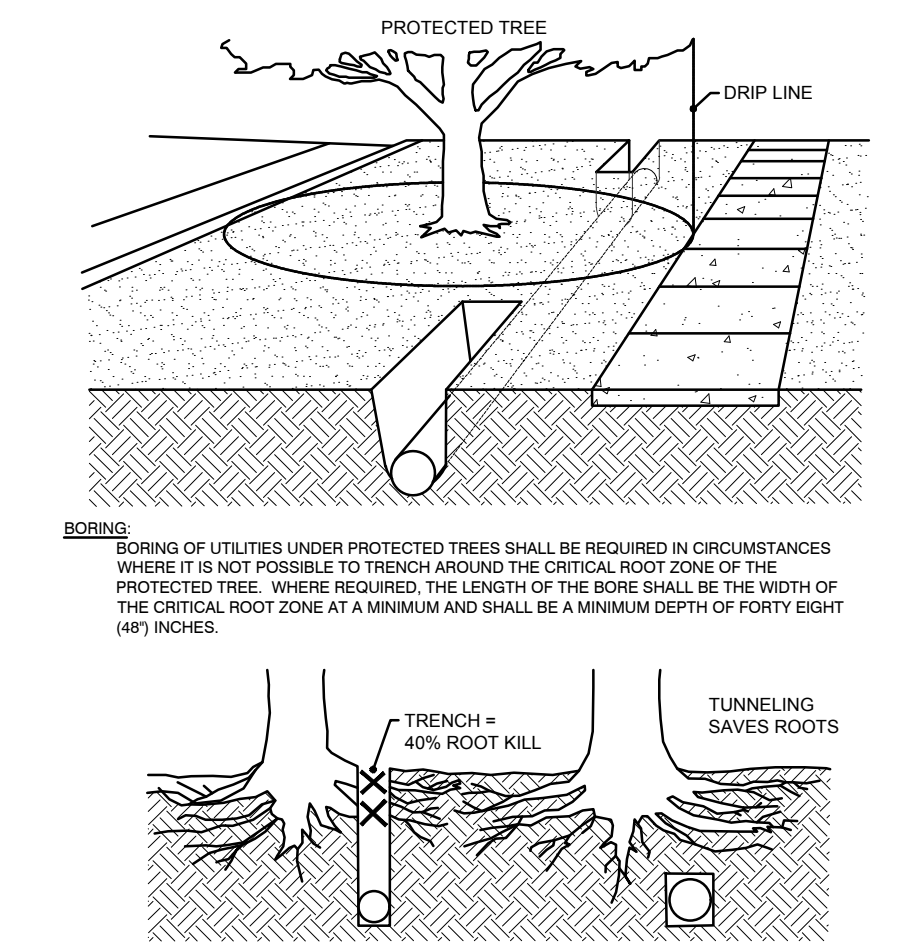
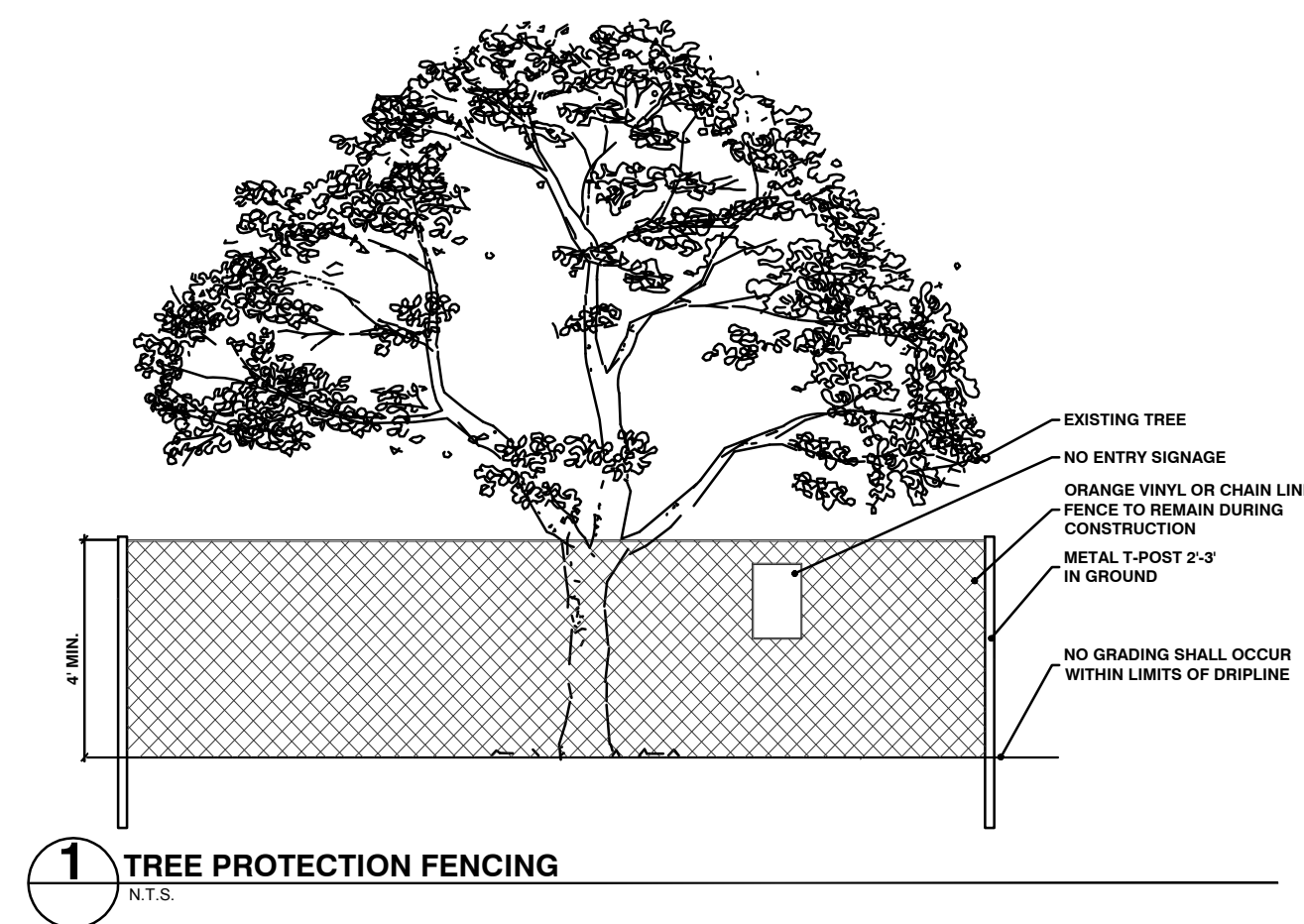
BEING ALL OF LOT ONE (1), BLOCK ONE (1) OF SPEEDY STOP SUBDIVISION AS RECORDED IN VOLUME 7, PAGE 223 OF THE PLAT RECORDS OF ARANSAS COUNTY, TEXAS.

Civil Corp
ENGINEERS • SURVEYORS

4611 E. AIRLINE RD., SUITE 300, VICTORIA, TEXAS 77904
TEL: (361) 570-7500 FAX: (361) 570-7501



THOUT THE AID OF
THE EASEMENTS
THAT MAY AFFECT
SANDGONE-BY-CITY ORDINANCE DATED
IN VOLUME 187, PAGE 463 OF THE DEED
RECORDS
N2S BENCHMARK DISK STAMPED K 1528 2011.
DATUM)



EXISTING TREE

NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	NOTES
1	36	Oak	To be removed	
2	8	Palm	To be removed	DEAD
3	36	Oak	To be removed	
4	30	Oak	To be removed	
5	8	Palm	To be removed	DEAD
6	15	Palm	To be removed	DEAD
7	15	Palm	To be removed	DEAD
8	18	Palm	To remain	
9		Sago Palm	To remain	

TOTAL ON SITE	166
TOTAL TO BE REMOVED	148
MITIGATION REQUIRED	5 trees for every tree over 18" = 15 trees, 4" cal.
MITIGATION PROVIDED	7 trees @ 4" cal each
	remainder of trees to be paid into city tree fund (8 trees)

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (48) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC. IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES: NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNERS AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE: THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

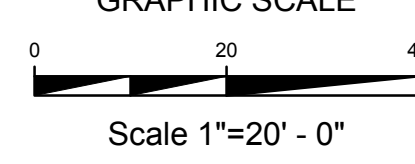
PROCEDURES REQUIRED PRIOR TO CONSTRUCTION: PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"x4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

TREE PRESERVATION LEGEND

- TREE TO BE REMOVED
- TREE TO REMAIN
- TREE PRESERVATION FENCING

GRAPHIC SCALE



ZEMANEK ARCHITECTURE + DESIGN
107A EAST MAIN STREET
JENKS, OK 74037
T: 918.606.2090

zemanekad.com

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Speedy Stop Food Stores, LLC
Speedy Stop #123 - C-Store
546 STATE HIGHWAY 35 SOUTH
Rockport, TX 78382

PROJECT NUMBER:
21054

CONSULTANT:



REVISIONS:

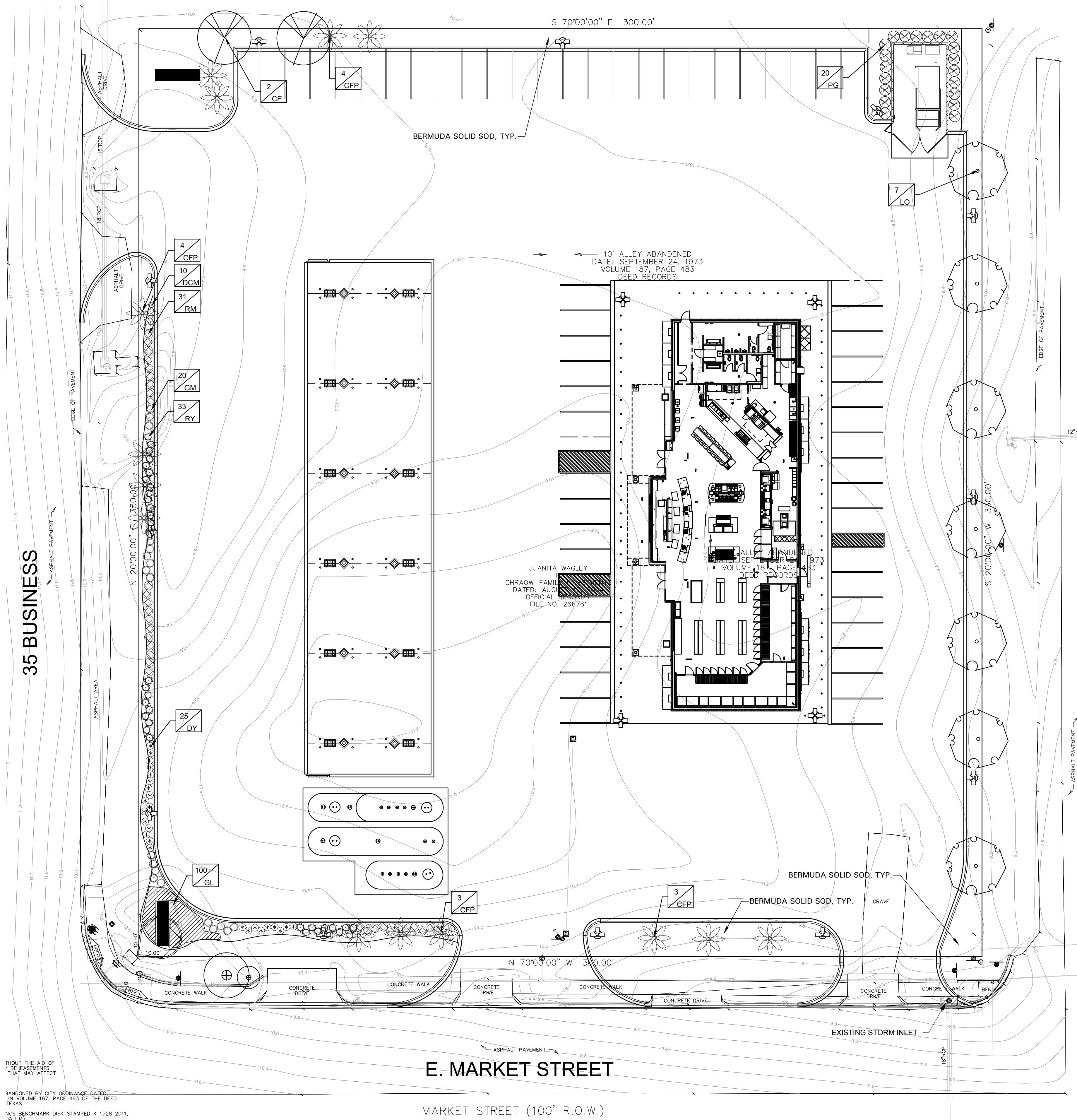
REVISION SCHEDULE		
No	Description	Date



ISSUE DATE:
05.26.22

SHEET NUMBER:
L1.01

TREE PRESERVATION PLAN



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 OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT 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. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH 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 LAWN REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONVEYER 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-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.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDING AREAS 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 CURBINGS.
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 NEED BE 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 DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
TREES					
2	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	12' ht., 4' spread, matching
14	CFP	California Fan Palm	<i>Washingtonia filifera</i>	5' ht.	3' spread min.
7	LO	Live Oak	<i>Quercus virginiana</i>	4" cal.	13' ht., 4' spread, matching
SHRUBS					
10	DCM	Dwarf Crepe Myrtle 'Chisam Fire'	<i>Lagerstroemia indica 'Chisam Fire'</i>	5 gal.	full, 20" sprd, 24" o.c.
25	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Condeaux'</i>	5 gal.	full, 24" sprd, 30" o.c.
20	GM	Gulf Muhly	<i>Muhlenbergia capillaris</i>	3 gal.	full, 30" o.c.
20	PG	Pineapple Guava	<i>Feijoa sellowiana</i>	5 gal.	full, 24" sprd, 40" o.c.
31	RM	Blue Spires Rosemary	<i>Rosmarinus officinalis 'Blue Spires'</i>	5 gal.	full, 24" sprd, 36" o.c.
33	RY	Red Yucca	<i>Hesperaloe parvifolia</i>	5 gal.	full, 24" sprd, 30" o.c.
GROUND COVER/VINES/GRASS					
100	GL	Giant Liriope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

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.

LANDSCAPE TABULATIONS for Rockport, TX

GENERAL LANDSCAPING

1. To reduce thermal impact of parking lots, trees shall be planted so that no portion of the lot is more than 64' away from the trunk of a tree.
2. The required landscape area of the site shall be equal to 5 s.f. per linear foot of street frontage or 15% of the streetyard, whichever is less
3. If parking is between the property line and building, a piece of land at least 5' in depth located between the abutting ROW and the parking area shall be landscaped. Such landscaping shall include one tree for each 50 l.f.

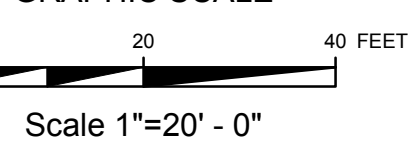
REQUIRED	PROVIDED
3150 s.f.	8393 s.f. landscape
5' landscape buffer	5' landscape buffer
13 trees	2 shade trees, 11 proposed palm trees

POINT REQUIREMENTS

1. A total of one half point per one s.f. of landscape area is required for all permitted landscaping plans.

REQUIRED	PROVIDED	
1575 points	2 elm trees * 20	40
	7 live oak trees * 20 (for mitigation)	140
	14 palm trees - 3 points per 1' of height	210
	20 shrub/perennial 10 gal. - 7 points	140
	119 shrub/perennial 3-5 gal. - 5 points	595
	100 groundcover 1 gal. = 1 point	100
	grass (5 s.f.) = 0.5 points	645.1
	TOTAL POINTS	1870.1

GRAPHIC SCALE



ZEMANEK ARCHITECTURE + DESIGN
107A EAST MAIN STREET
JENKS, OK 74037
T: 918.606.2090

zemanekad.com

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Speedy Stop Food Stores, LLC
Speedy Stop #123 - C-Store
546 STATE HIGHWAY 35 SOUTH
Rockport, TX 78382

PROJECT NUMBER:
21054

CONSULTANT:



AWR Designs, LLC
P.O. Box 1746
Aledo, Texas 76008
amanda@awr-designs.com
c. 512.517.5589

REVISIONS:

REVISION SCHEDULE		
No	Description	Date



ISSUE DATE:
05.26.22

SHEET NUMBER:
L1.02

LANDSCAPE
PLAN

Carey Dietrich

From: Donny Shellenbarger <DShellenbarger@CLTHOMAS.com>
Sent: Monday, February 7, 2022 12:48 PM
To: 'Carey Dietrich'; 'Mary Bellinger'
Cc: 'Reagen Lauterbach'
Subject: RE: PDM 1-5-2022 - Speedy Stop - Existing Site Trees

Hi Mary,

Thank you for your call last week notifying our request would be put on the building official's desk/inbox. Checking in if there's been any further discussion amongst your team about this.

We'd really like to work thru this in Feb, so to move our design/engineering work into full swing on this site. If design, then permitting with TXDOT (and the city, which we're less worried about) can go smoothly/swiftly, we would love to be able to queue this job to start in Q3 or Q4 this year. We understand TXDOT can be a marathon choreography, and doesn't always go as quickly as would like, but this is our targeted projection.

Appreciate an update as we're anxious to work thru this to mutually agreeable terms sooner than later.

Thank you kindly.

Donny Shellenbarger
CL Thomas, Inc / Speedy Stop
361-571-3076 Cell

From: Donny Shellenbarger **On Behalf Of** Donny Shellenbarger
Sent: Wednesday, January 26, 2022 12:05 PM
To: Carey Dietrich
Cc: Reagen Lauterbach ; Mary Bellinger
Subject: Re: PDM 1-5-2022 - Speedy Stop - Existing Site Trees

Good Morning Carey,

Want to thank you all for your time 4 weeks ago to discuss pre-development topics for our planned new convenience store (c-store). Tried calling but your office voicemail is full

Reaching out to inform that after careful review and consideration on our site existing trees, there is simply no way we can get around leaving the oak/palm trees along our site Business 35 frontage to accommodate our new fueling station. They severely impact traffic flow no matter how we try to work around. While I know you said we'd have to engage an arborist to examine their health and submit a letter to the tree preservation committee, we request variance to omit this step and simply let us take out the trees so we may proceed with development planning.

In exchange, we offer to make a sizeable capital contribution to the city/park & rec dept of agreeable amount to be used to plant new trees in 1 or several parks around the city. To replace not only these trees we are unable to avoid taking down, but also many of those lost in your lovely parks during the storm in 2017. Exactly how and where you use the money we'll entrust to yall as good stewards, but figure this would be of great help for parks & rec ongoing city parks restoration/ beautification efforts.

Please discuss this with your team for consideration, and reach back so we may work toward mutually agreeable terms on this subject.

Thank you kindly.

Donny Shellenbarger
CL Thomas, Inc / Speedy Stop
361-571-3076 Cell

On Jan 5, 2022, at 10:58 AM, Carey Dietrich <Communityplanner@cityofrockport.com> wrote:

EXTERNAL EMAIL: Think before you click!

Donny,

Attached is the sign in sheet for the meeting as discussed.

If you have any further questions please feel free to contact our office,

Carey Dietrich, CFM, CBO
Community Planner | City of Rockport
Asst. Director of Building & Development
TSBPE #3262 TDLR #2685
361/790-1125 ext 226
361/463-1833 (cell)

<https://cityofrockport.com/>

"Success is not final, failure is not fatal: it is the courage to continue that counts."
- Winston Churchill

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ATTENTION PUBLIC OFFICIALS!

A "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act. Please reply only to the sender.