

LANDSCAPE	10' LANDSCAPE BUFFER STRIP REQUIRED ALONG PERIMETER	
BUFFER	REQUIRED	PROVIDED
	10'	10*
STREET LANDSCAPING	1 CANOPY TREE FOR EACH 50' OF STREET FRONTAGE	
	REQUIRED	PROVIDED
	498'/50 = 10 TREES	11 TREES
PARKING LOT LANDSCAPING	5% OR 200 SF (WHICH EVER IS GREATER) IN INTERIOR LANDSCAPING	
	REQUIRED	PROVIDED
	20,900 X 5% = 1,045 SF	1,523 SF
PARKING LOT TREES	IF PARKING EXCEEDS 20,000 SF THEN 1 TREE PER 10 SPACES	
	REQUIRED	PROVIDED
	65 SPACES/10 = 7 TREES	7 TREES
PARKING LOT TREES	ALL PARKING SPACES SHALL BE WITHIN 80' OF A TREE	
	REQUIRED	PROVIDED
	ALL SPACES WITHIN 80'	ALL SPACES WITHIN 80'
LANDSCAPE AREA	REQUIRED 15% OF TOTAL SITE IN LANDSCAPE AREA	
	REQUIRED	PROVIDED
	108,508 X 15% =16,277 SF	67,824 SF
LANDSCAPE AREA	50% OF REQUIRED LANDSCAPE AREA IN FRONT YARD	
	REQUIRED	PROVIDED
	16,277 X 50% =8,139 SF	16,915 SF
DETENTION AREA REQUIRED TREES	ONE (1) TREE PER 750 SQ FT OF DETENTION AREA	
	REQUIRED	PROVIDED
	21,926/750 = 30 TREES	30 TREES PROVIDED

PLANTING NOTES:

- 1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
- 2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
 3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT
- MATERIAL UNTIL PROJECT ACCEPTANCE.

 4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT
- SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.

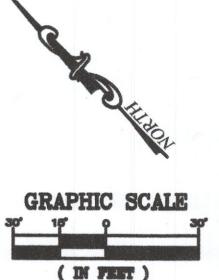
 5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES
- WITH SPREAD 2/3 OF HEIGHT.

 6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS
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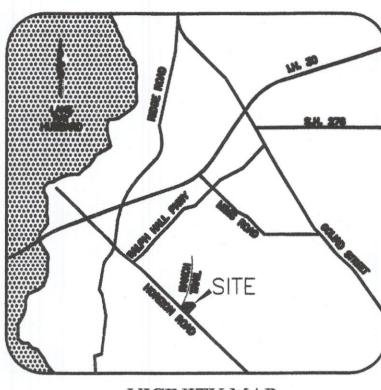
 7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER
- CITY STANDARDS AT ALL ENTRANCES TO SITE.

 8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 4 FT.

 9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
- 10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
- 11. IF EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE AS DIRECTED BY OWNER'S REPRESENTATIVE. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
- 12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
- 13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
- 14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURES INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4;1 OR GREATER.
- 15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF—SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
- 16. ALL TREES TO BE PLANTED MIN. 5' FROM ANY UTILITIES.



1 inch = 30 ft.



VICINITY MAP

IOTE:

- 1. THE SITE WILL BE IRRIGATED WITH A BELOW GROUND AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE SENSOR, THAT IS CAPABLE OF PROVIDING THE PROPER AMOUNT OF WATER FOR THE PARTICULAR TYPE OF PLANT MATERIAL USED.
- 2. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS. THE REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES AS DEFINED IN ARTICLE VVIII, SECTION 9.
- 3. ALL LANDSCAPING WITHIN THE VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS STATED IN THE CITY LANDSCAPE ORDINANCE, ARTICLE VIII, SECTION 8.
- 4. ALL LANDSCAPE AREAS ARE PROTECTED FROM VEHICULAR TRAFFIC BY CONCRETE CURBING.
- 5. VISIBILITY TRIANGLES ARE SHOWN AND PROTECTED.

TREE MITIGATION NOTE:

1. NO TREES ARE REMOVED FROM SITE





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LANDSCAPE PLAN

RANCH TRAIL CORNERS

LOT 5R - RAINBOW ACRES ADDITION

N.E.C. HORIZON ROAD (F.M. 3097) AND RANCH TRAIL DR.

CITY OF ROCKWALL, TEXAS

DESIGN DRAWN
Walls Lovechio

CHECKED SCAL