LANDSCAPE GENERAL SPECIFICATION

FINISH GRADING:
ALL LAWN AND PLANTING AREAS SHALL BE FINISH GRADED SO THAT CONTOURS ARE SMOOTH AND CONTINUOUS, BLENDING IN THE ADJACENT GRADES AND MEETING THE EXISTING TOP OF CURB. REMOVE ALL EXISTING VEGETATION, CLODS, STONES, CONSTRUCTION DEBRIS, AND UNDESIRABLE MATERIAL GREATER THAN 1" FROM GROUND SURFACE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE OF ALL PLANTING, PAVING AND LAWN AREAS.

IRRIGATION:
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.
CONTRACTOR IS RESPONSIBLE FOR REPAIR/REPLACEMENT OF PORTIONS OF IRRIGATION SYSTEM DAMAGED DURING THE CONSTRUCTION PROCESS.
THE IRRIGATION SYSTEM SHALL PROVIDE FULL HEAD TO HEAD COVERAGE FOR ALL PLANTING BEDS AND LAWN AREAS. THE PLANTING BEDS SHALL BE ON SEPARATE ZONES FROM THE LAWN AREAS. SLEEVING UNDER HARDSCAPE SHALL BE PROVIDED AS REQUIRED TO ACCESS ALL PLANTING AREAS.

PLANT MATERIAL:
ALL PLANT MATERIAL IS SUBJECT TO APPROVAL BY THE OWNER/LANDSCAPE ARCHITECT. ONLY SUPERIOR QUALITY PLANTS IN FULL VIGOR AND FREE OF DISEASE, INSECTS AND DAMAGE WILL BE ACCEPTED. THE SPECIFICATIONS FOR SIZE, HEIGHT, AND SPREAD ARE MINIMUMS. ALL PLANT MATERIAL SHOULD BE WELL WITHIN THOSE RANGES OR LARGER. NO "SKIMPY" MATERIAL WILL BE ACCEPTED. ANY SUBSTITUTIONS MUST BE APPROVED BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

BED PREPARATION:
ALL PLANTING AREAS SHALL BE PREPARED BY FIRST STRIPPING ANY EXISTING VEGETATION AND THEN TILLING THE EXISTING SOIL TO A DEPTH OF 6" BELOW ORIGINAL GRADE. THE BED AREAS SHALL THEN BE SPREAD WITH 4" OF COMPOSTED ORGANIC MATTER AND THOROUGHLY TILLED AGAIN.

PLANTING:
CONTRACTOR SHALL STAKE OUT CONFIGURATION OF BEDS PRIOR TO INSTALLATION FOR APPROVAL BY THE OWNER/LANDSCAPE ARCHITECT. ALL PLANTS, EXCEPT TREES, WILL BE GOING INTO BEDS OF PREPARED SOIL AND THEIR PITS WILL BE BACKFILLED WITH THE SAME. ALL PLANTS SHALL BE SET UPRIGHT AND STEADY IN THEIR PLANTING BEDS. ALL TREES SHALL REST ON UNDISTURBED SUBGRADE. ALL TREE PITS SHALL BE 12" GREATER IN DIAMETER ON ALL SIDES THAN THEIR ORIGINAL ROOT BALLS AND SHALL BE BACKFILLED WITH A MIX OF 50% BEDDING MIX AND 50% EXISTING SOIL. AFTER PLANTING, ALL BEDS AND TREE PITS SHALL BE TOP-DRESSED WITH A 3" LAYER OF FINE SHREDDED HARDWOOD MULCH. CONTRACTOR IS RESPONSIBLE FOR POSITIVE DRAINAGE OF ALL PLANTING AND LAWN AREAS.

GUARANTEE:
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 AL TIMES.
THE IRRIGATION SHALL BE IN GOOD WORKING CONDITION AND ALL PLANTS SHALL BE ALIVE, AND SHOW SATISFACTORY GROWTH
ANY PLANT THAT IS DEAD, OR NOT SHOWING SATISFACTORY GROWTH, SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED AS QUICKLY AS POSSIBLE. ALL REPLACEMENTS SHALL BE OF THE SAME KIND, SIZE AND QUALITY ORIGINALLY SPECIFIED. THE FULL GUARANTEE SHALL APPLY TO THE REPLACEMENT MATERIAL, STARTING AT THE TIME IT IS INSTALLED.

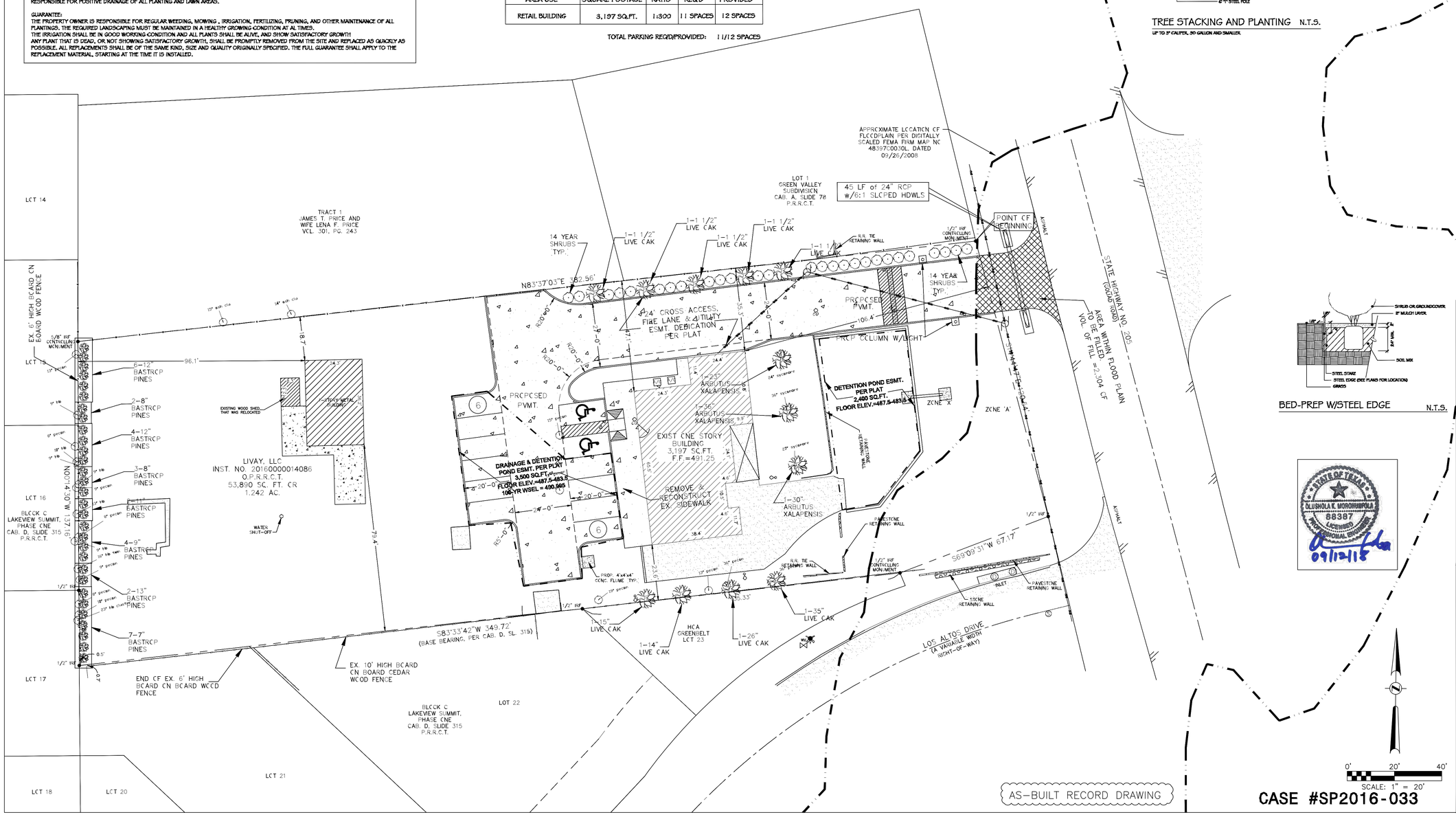
LANDSCAPE LEGEND

SYM	TYPE	COMMON NAME	BOTANICAL NAME	QUAN	SIZE	REMARKS
	TREES	LIVE OAK	QUERCUS	17	1 1/2"- 35" CAL.	10'- 12' Ht.
		TEXAS MADRONE	ARBUTUS XALAPENSIS	3	23"-30" CAL.	10'- 12' Ht.
		BASTROP PINE	PINUS	30	7"-13" CAL.	10'- 12' Ht.
	SHRUBS	RED 14 YEAR	N/A	28	7-9 GAL.	30" O.C. 3'-4' Ht.
	GRASS	BERMUDA GRASS	CYNODON DACTYLON			

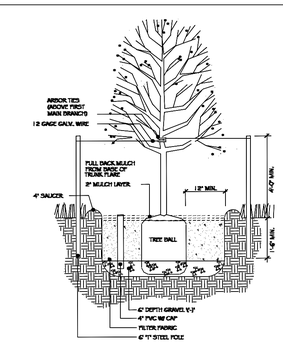
PARKING ANALYSIS

AREA USE	SQUARE FOOTAGE	RATIO	REQ'D	PROVIDED
RETAIL BUILDING	3,197 SQ.FT.	1:300	11 SPACES	12 SPACES

TOTAL PARKING REQ'D/PROVIDED: 11/12 SPACES



AS-BUILT RECORD DRAWING



TREE STACKING AND PLANTING N.T.S.

LIF TO 3" CALIPER, 30 GALLON AND SMALLER

BED-PREP W/STEEL EDGE N.T.S.

LEGEND

436	EXISTING CONTOUR LINE
	DRAINAGE / GRADING DIRECTION
+ 437.00	EXISTING SPOT ELEVATION
655.35	PROPOSED SPOT ELEVATION
	DRAINAGE DIVIDE LINE
B	DRAINAGE AREA NO.
436	PROPOSED CONTOUR LINE
	NEW CONCRETE PAVEMENT
	EXISTING CONCRETE PAVEMENT
	ASPHALT PAVEMENT
	LANDSCAPE AREA
///	EXISTING 6' HIGH BOARD ON BOARD WOOD FENCE
X	EXISTING 10' HIGH BOARD ON BOARD CEDAR WOOD FENCE
	PROPERTY LINE
T.C.C.	TOP OF CURB ELEVATION
	TELEPHONE PEDESTAL
	POWER POLE
	SIGN
	EXISTING SAN. SEWER MANHOLE
	FIRE HYDRANT
T.C.W.	TOP OF WALL
B.C.W.	BOTTOM OF WALL

0' 20' 40'
SCALE: 1" = 20'

CASE #SP2016-033

OWNER/APPLICANT NAME:
LIZARDO OEMENO
816 COURTLAND DRIVE
MESQUITE, TX 75150
(214) 475-5144

OKM ENGINEERING, INC.
Geotechnical, Environmental & Civil Engineering Consultants
(TBPE FIRM REG. #F-7241)
112 S. Madison Avenue
Dallas, Texas 75028
Phone: (214) 941-9412
Fax: (214) 941-9445

STATE OF TEXAS
OLUSHOLA K. MOROHUNFOLA
88387
LICENSED
PROFESSIONAL ENGINEER
09/12/17

REVISIONS		
	Date	Description

Project Name & Address:
PROPOSED OFFICE (REAL ESTATE)
1201 N. GOLIAD STREET
LIZARDO OEMENO ADDITION
LOT 1, BLOCK A
ROCKWALL, TX 75087

Sheet Title:
LANDSCAPE PLAN

Date:
AUGUST 30, 2017

Scale:
1" = 20'

Sheet No.:
L-1

OKM Project No.:
17-150

Owner's Project No.:
N/A