



**GENERAL PLANTING NOTES**

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN TURF AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6' OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (Dewitt "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 1/4" GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
  - 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.
  - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
  - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDDED OR RESEED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	CAL	SIZE
	CE	8	CERCIS CANADENSIS ACCENT TREE	EASTERN REDBUD MULTI-TRUNK	CONT.	3-5 CANES, 4" OVERALL	6'-8" HT
	QV	3	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	CONT.	4" CAL.	12'-14" HT
	UC	4	ULMUS CRASSIFOLIA	CEDAR ELM	CONT.	4" CAL.	10'-12" HT
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	SIZE
	BC	12	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	3 GAL	SEE PLAN	
	JB	6	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	3 GAL	5' OC	
	MP	52	MYRICA PUSILLA TO BE MAINTAINED AT MAX. 30" HT.	DWARF SOUTHERN WAX MYRTLE	3 GAL	3' OC	
	NP	9	NERIUM OLEANDER 'PETITE PINK'	PETITE PINK OLEANDER	3 GAL	4' OC	
	RO	6	ROSMARINUS OFFICINALIS	ROSEMARY	3 GAL	SEE PLAN	
HYDROMULCH	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.		
	CD	6,491 SF	CYNODON DACTYLON	BERMUDA GRASS	HYDROMULCH		
INERT	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT.		
	BR	949 SF	BULL ROCK	2"-6" BULL ROCK			

**LANDSCAPE CALCULATIONS**

**CURRENT ZONING:** GR (GENERAL RETAIL)

TOTAL SITE AREA: 28,452 SF  
 LANDSCAPE AREA REQUIRED: 4,268 SF (15% OF SITE AREA)  
 LANDSCAPE AREA PROVIDED: 8,808 SF (31% OF SITE AREA)  
 TOTAL IMPERVIOUS AREA (EXCLUDING BUILDING): 14,720 SF  
 BUILDING AREA: 4,924 SF

**LANDSCAPE BUFFER STRIP**  
 LANDSCAPE BUFFER STRIP REQUIRED @ GOLIAD ST.: 20'  
 LANDSCAPE BUFFER STRIP PROVIDED @ GOLIAD ST.: 20'

**STREET LANDSCAPING**  
 YELLOW JACKET LN. TREES REQUIRED (1 PER 50 LF): 3 (109 LF / 50 = 3)  
 YELLOW JACKET LN. TREES PROVIDED: 3 (4" CAL.)

**SH205 OVERLAY REQUIREMENTS:**  
 GOLIAD ST. CANOPY TREES REQUIRED (2 PER 100 LF): 4 (154 LF / 100 \* 2 = 4)  
 GOLIAD ST. CANOPY TREES PROVIDED: 4 (4" CAL.)  
 GOLIAD ST. ACCENT TREES REQUIRED (4 PER 100 LF): 7 (154 LF / 100 \* 4 = 7)  
 GOLIAD ST. ACCENT TREES PROVIDED: 7 (4" CAL.)

SHRUBBERY ROW ALONG GOLIAD ST. PROVIDED (30" HT.)

**RIGHT-OF-WAY LANDSCAPING**  
 R/W LANDSCAPE REQUIRED (GRASS OR GROUNDCOVER) PROVIDED

**PARKING LOT LANDSCAPING**  
 TOTAL PARKING SPACES REQUIRED: 16 SPACES  
 TOTAL PARKING SPACES PROVIDED: 20 SPACES  
 PARKING LOT LANDSCAPING REQUIRED: N/A (LESS THAN 20,000 SF / 2 ROWS)  
 NO PARKING SPACE FURTHER THAN 80' FROM CANOPY TREE PROVIDED \*

**IRRIGATION**  
 PROPOSED IRRIGATION DESIGN WILL MEET THE REQUIREMENTS OF THE UDC.  
 \* UNDERSTORY TREES PROVIDED ADJACENT TO EXISTING OVERHEAD UTILITIES.

SITE DATA TABLE	
TOTAL SITE AREA	0.653 AC (28,452 SF)
TOTAL BUILDING SIZE	4,924 SF
SITE ZONING DISTRICT	GR - GENERAL RETAIL
SITE OVERLAY DISTRICT	SH-205 OVERLAY DISTRICT
PROPOSED LAND USE	COMMERCIAL (AUTO REPAIR GARAGE, MINOR)
FRONT BUILDING SETBACK (S. GOLIAD)	25 FT
FRONT BUILDING SETBACK (YELLOW JACKET)	15 FT
SIDE BUILDING SETBACK	0 FT (PROVIDED BLDG IS FIRE RETARDANT)
TYPICAL PARKING SPACE	9' x 18'
CODE REQUIRED PARKING SPACES	2 SPACES PER SERVICE BAY = 16 SPACES
CODE REQUIRED ADA SPACES	1 SPACE
PROVIDED PARKING SPACES	20 SPACES
PROVIDED ADA SPACES	1 SPACE
EXISTING IMPERVIOUS AREA	26,234 SF (92.20%)
PROPOSED IMPERVIOUS AREA	19,933 SF (70.06%)
NET IMPERVIOUS AREA	- 6,301 SF (- 22.14%)

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

**DECOMPOSED GRANITE MULCH**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF DECOMPOSED GRANITE MULCH (3/4" SCREENED, TAN COLOR TO MATCH BUILDING TONES) OVER LANDSCAPE FABRIC IN ALL PLANTING AND LANDSCAPE AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

**TREE PLANTING NEAR UTILITIES**

NO TREE SHALL BE PLANTED WITHIN 5' OF PUBLIC UTILITIES.

NOTE:  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.



**BOHLER ENGINEERING NC, PLLC**

LANDSCAPE ARCHITECTURE  
 LAND SURVEYING  
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 TRANSPORTATION SERVICES  
 URBAN DESIGN  
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**REVISIONS**

REV	DATE	COMMENT	BY

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**NOT APPROVED FOR CONSTRUCTION**

PROJECT No.: TD180033  
 DRAWN BY: CMR  
 CHECKED BY: RM  
 DATE: 01/08/19  
 SCALE:  
 CAD L.D.:

**PROP. SITE PLAN DOCUMENTS**

FOR

**BRAKES PLUS**

LOCATION OF SITE  
 SW CORNER OF S. GOLIAD ST AND YELLOW JACKET LN  
 LOTS 1 & 2, BLOCK A, BILLY PEOPLES ADDITION NO. 1  
 ROCKWALL, TX 75087  
 ROCKWALL COUNTY

**BOHLER ENGINEERING**

6017 MAIN STREET  
 FRISCO, TX 75034  
 Phone: (469) 458-7300  
 TX@BohlerEng.com

REGISTERED LANDSCAPE ARCHITECT  
 STATE OF TEXAS  
 3358  
 02/01/19

SHEET TITLE:  
**LANDSCAPE PLANTING**

SHEET NUMBER:  
**L-1.0**

CASE NUMBER: