

VICINITY MAP  
NOT TO SCALE

LANDSCAPE NOTES:

With the exception of drainage areas, all disturbed grass areas are to be solid sod Palisades Zoysia grass. Grass in detention ponds and flow lines is to be solid sod Bermuda grass.

Grass and bed areas are to be separated by 1"x6" plastic-wood edging.

All trees & shrubs are to be planted minimum of 5' from impermeable surfaces & utility lines.

Contractor to verify plant material quantities and notify owner of any conflicts.

Bed preparation shall consist of incorporating one 4 cubic foot bale of spagnum peat moss and one 3 cubic foot bag of landscapers mix per 75 sq. ft. into the top six inches of existing soil.

All landscape areas shall be watered by a fully automatic irrigation system meeting the minimum standards of the American Society of Irrigation Consultants, and the current building code(s) for the City of Rockwall.

All plant material shall meet American Nursery Standards for height and width in each container size. With the exception of ground cover beds, all plant material shall be mulched with 2" of cedar mulch (minimum).

Trees shall have a root ball of a minimum of 10 inches of diameter for each inch of caliper.

Contractor shall be responsible for locating all utilities and obtaining permits as required by City.

LINE LEGEND:

- PROPERTY LINE
- DRAINAGE FLOW LINE
- PROPOSED WATER LINE
- ROAD CENTER LINE
- PROPOSED STORM SEWER
- PROPOSED STREET
- EXISTING CONTOUR LINE
- 610- PROPOSED CONTOUR LINE
- BUILDING SETBACK LINE
- DRAINAGE EASEMENT
- DRAINAGE DIVIDE LINE
- ROW / LOT LINE
- PROPOSED FENCE

The property owner, his successors, assigns or a designated Homeowners Association (H.O.A.) agrees to: 1) maintain all common areas and buffer yards, 2) keep all required landscaped areas maintained in a weed free, trash free condition, 3) is responsible for maintaining a temporary irrigation system as long as necessary in order to transition plants over to natural sources. Any plant materials that die in transition, for any reason, shall be replaced in accordance with Section 13-2-14, Maintenance, and 4) replace any dead plant material within 90 days.

Trees and shrubs are to be a minimum of 2.5 feet from all impermeable surfaces and 5' from utility lines.

Streetscape:

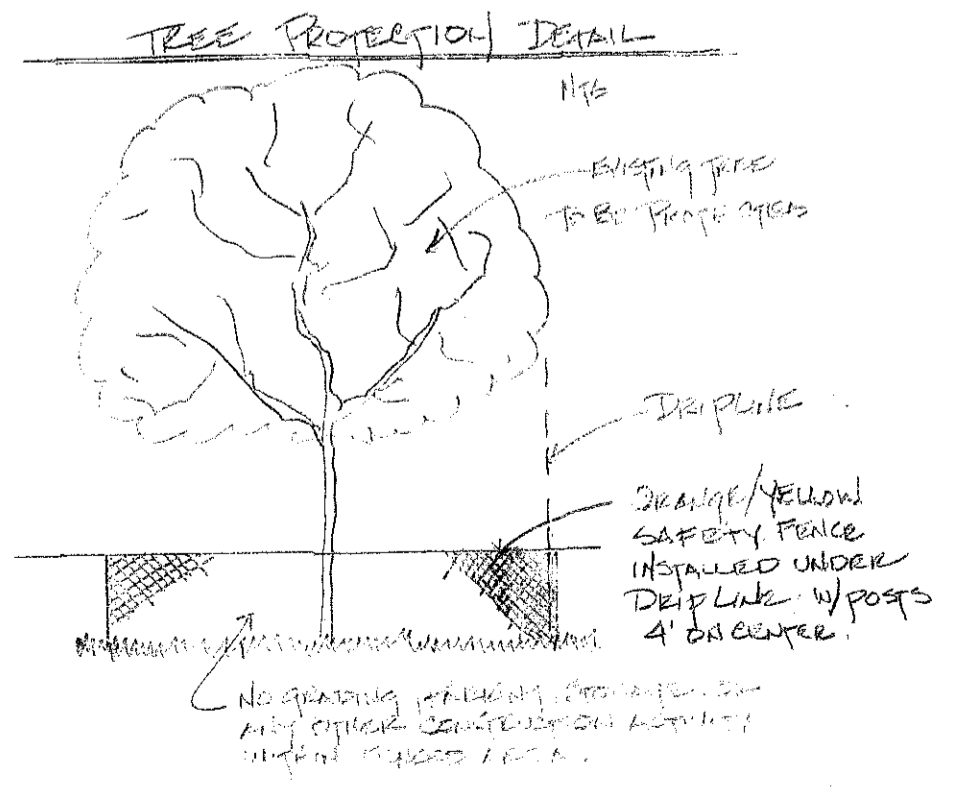
N. Goliad St. (136.5 L.F. excluding drives and access)	Required 1 tree per 50 linear foot (136.5/50=2.7)	3 trees
Provided		3 trees
N. Alamo St. (145 L.F. excluding drives and access)	Required 1 tree per 50 linear foot (145/50=2.9)	3 trees
Provided		3 trees

Parking Lot Landscape:

Trees - no required parking space further than 80' from tree  
Parking Lot Screening Provided

TREE PRESERVATION NOTES

- Prior to grading, brush removal, or construction, the developer shall clearly tag or mark all trees to be preserved.
- The developer shall erect a plastic mesh fence (minimum of 4 feet in height) around each tree or group of trees to prevent placement of debris or fill within the drip line.
- During the construction phase of development, the developer shall prohibit cleaning, parking, or storage of equipment or materials under the canopy of any tree or group of trees being preserved. The developer shall not allow the disposal of any waste material such as, but not limited to, paint, oil, solvents, asphalt, concrete, mortar, etc., in the canopy area.
- No attachments or wires of any kind, other than those of a protective nature, shall be attached to any tree being preserved. No fill or excavation may occur within the drip line of a tree to be preserved unless there is a specific approved plan for use of tree wells or retaining walls.



TREE #	TREE SPECIES	CALIPER (INCHES)	REMOVED (Y/N)	MITIGATION INCHES REMOVED	CONDITION OF TREE / COMMENTS
1	Hackberry	13	N	0	
2	Mulberry	22	N	0	
3	Crape Myrtle	11	Y	0	No mitigation required for species
4	Pecan	20	N	0	
5	Hackberry	6.5	Y	0	Exempt by species size
6	Hackberry	10.9	Y	0	Exempt by species size
7	Hackberry	10.5	Y	0	Exempt by species size
8	Crape Myrtle	5.5	Y	0	No mitigation required for species
9	Crape Myrtle	14	Y	0	No mitigation required for species
10	Hackberry	11	N	0	
11	Hackberry	12	Y	6	(50% due to species)
12	Hackberry	24	Y	0	Poor Condition, Cavities, Dead Branches
13	Hackberry	17	Y	8.5	(50% due to species)
14	Pecan*	24	N	0	
15	Pecan*	29	N	0	
16	Hackberry	9	N	0	
17	Red Bud	9	N	0	Poor Condition 1/2 Dead
18	Hackberry	9	N	0	
19	American Elm	13	N	0	
20	Red Bud	10	N	0	Poor Condition 1/2 Dead
21	Hackberry	7	N	0	
TOTAL		287.4		14.5	

\* Tree Credit for Pecans - 24, 29, 20 inches (73 inches total) (20% of 14.5 = 2.9 inches)  
Mitigation Inches Require = 11.6

PLANT #	PLANT NAME	SIZE	SPACINGS	HEIGHT	WIDTH	QUANTITY
DBH	Dwarf Burford Holly (Ilex cornuta burfordiana)	3 gal	36"	18"	12"	48
VP	Variiegated Pittosporum (Pittosporum tobira variegata)	3 gal	36"	24"	16"	9
SY	Spreading Yew (Taxus cuspidata)	3 gal	36"	10"	14"	18
CFE	Chinese Fringeflower (Loropetalum 'Purple Diamond')	3 gal	36"	14"	14"	2
GL	Giant Liriodie (Liriodie Gigantea)	1 gal	12"	8"	8"	18
AC	Annual Color	4" pot	Varies	varies	varies	12
LO	Live Oak (Quercus Virginiana)	3" cal	48"	12"	4"	3
LGM	Little Gem Magnolia (Magnolia grandiflora Little Gem)	3" cal	48"	8"	3"	9
	Plastic Pots	24"				2

(#) - INDICATES QUANTITY OF PLANT MATERIAL. ALL - AS INDICATED

OWNER:  
DIRKSE AND ASSOCIATES, LTD  
3077 NORTH GOLIAD  
ROCKWALL, TEXAS 75087  
MR. RICK DIRKSE  
(972) 771-1040

ENGINEER:  
HELMBERGER ASSOCIATES, INC.  
1525 BOZMAN ROAD  
WYLLIE, TEXAS 75098  
MR. STEPHEN A. HELMBERGER, P.E.  
(972) 442-7459

"CASE NO. SP2017-010"

**TREESCAPE/LANDSCAPE PLAN**

LOT 1 BLOCK A - DIRKSE ADDITION

DIRKSE AND ASSOCIATES, LTD  
CITY OF ROCKWALL, TEXAS

SHARP LANDSCAPES  
1129 HUNTINGTON DR.  
RICHARDSON, TEXAS 75080 (972.978.6172)

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	FEB 2017	1"=20'	LAND	1709	L1