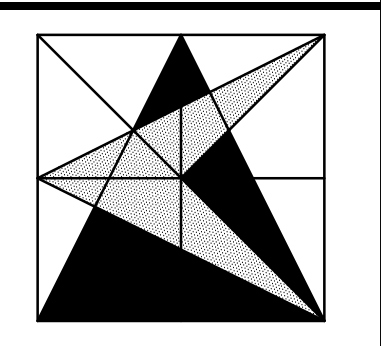


REVISIONS
#1 10/21/13 REVISION PER CITY COMMENTS
#2 01/10/14 REVISION TO DETENTION SYSTEM
#3 06/23/14 FLUSH CURB ADDED
#4 07/21/14 REVISED PAVED AREA FOR JERSEY MAINT
#5 07/21/14 REVISED INCLUDE GRASS COVER
#6 08/27/14 RECORD AS-BUILT DRAWINGS

DUNKIN' DONUTS & RETAIL SPACE  
 RIDGE ROAD & SUMMER LEE DR.  
 ROCKWALL, TEXAS

LANDSCAPE PLAN



**CARNEY ENGINEERING COMPANY**  
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Texas BRN - 98 917

PETER M. CONWAY - TX RLA 2463

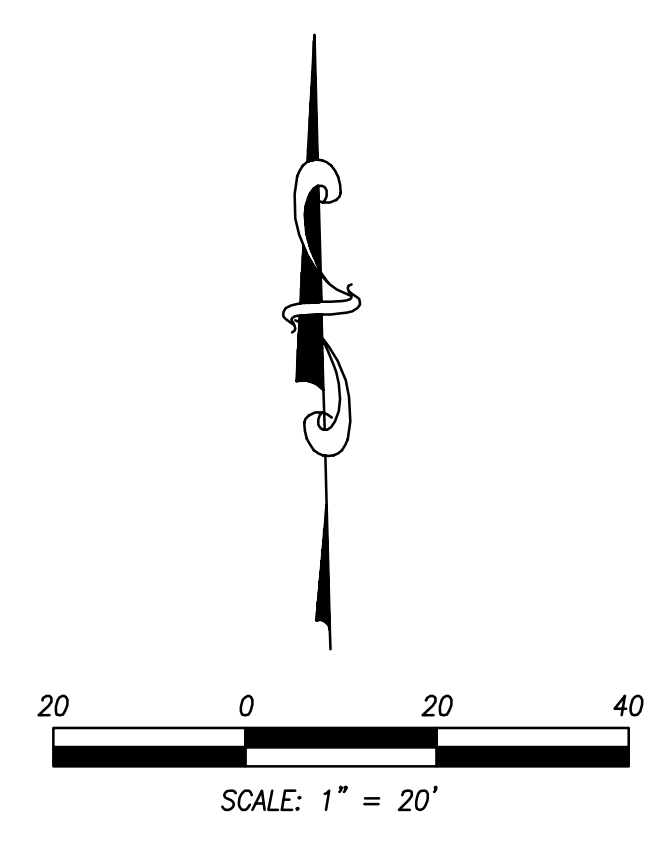
DRAWN BY	TR
CHECKED BY	PMC
START DATE	JULY 2013
SCALE	1" = 20'
PROJECT NO.	24437-1015

SHEET  
**C-501**

**LEGEND**

CODE	REQUIRED	PROPOSED
LANDSCAPING OF GROSS LOT AREA (40,160.94 SF)	15% = 6024 SF	23.9% = 9585 SF
SCENIC OVERLAY DISTRICT BUFFER ALONG RIDGE RD	20'	20'
-3 CANOPY TREES & 4 ACCENT TREES / 100 LF (200 LF)	6 CANOPY, 8 ACCENT	6 CANOPY, 8 ACCENT
STREET BUFFER	10'	10'
-1 TREE / 50' (144')	3 TREES	3 CANOPY, 4 ACCENT
PARKING LOT INTERIOR (21,593 SF)	1 TREE/10 PARKING SPACES > 20,000 SF	3 TREES (6.4% = 1390 SF)

IRRIGATION NOTE: ALL REQUIRED IRRIGATION WILL CONFORM TO THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.



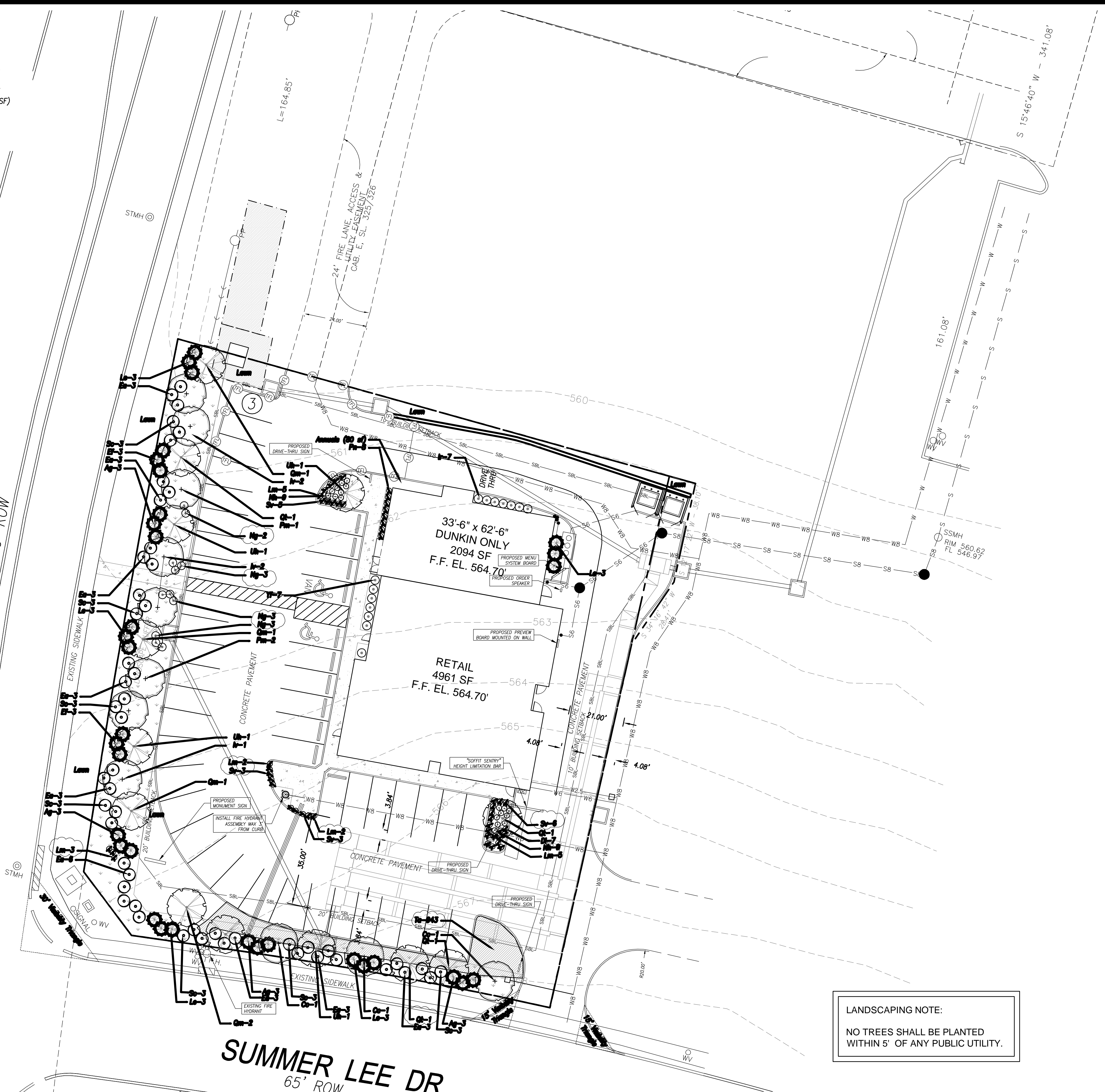
**PLANT SCHEDULE\***

SYMBOL	QTY	GENUS & SPECIES	COMMON NAME	PLANTING SIZE (AS NOTED)	ROOT	MATURE SIZE (HEIGHT x WIDTH)	NOTES	PHOTOS
<b>ACCENT TREES</b>								
Cc	3	<i>Cercis canadensis 'Texensis'</i> <sup>1</sup>	Texas Redbud	30 gal.	Cont.	15' x 15'	Purple in Spring	
Iv	6	<i>Ilex vomitoria</i> <sup>1</sup>	Yaupon Holly	30 gal. tree form	Cont.	25' x 12'	White in Spring, Evergreen	
Pm	6	<i>Prunus mexicana</i> <sup>1</sup>	Mexican Plum	30 gal.	Cont.	25' x 25'	White in Spring	
<b>CANOPY TREES</b>								
Qm	4	<i>Quercus macrocarpa</i> <sup>1</sup>	Bur Oak	4" Cal.	B&B	80' x 80'	Yellow in Fall	
Qt	4	<i>Quercus texana</i> <sup>1</sup>	Texas Red Oak	4" Cal.	B&B	80' x 65'	Reddish in Fall	
Uh	5	<i>Ulmus 'Homestead'</i>	Homestead Elm	4" Cal.	B&B	55' x 35'	Yellowish-Orange in Fall	
<b>SHRUBS</b>								
Ag	12	<i>Abelia grandiflora</i> <sup>2</sup>	Glossy Abelia	5 GAL.	CONT.	6' x 6'	White in Summer, Evergreen	
Ea	30	<i>Euonymus alata 'Compacta'</i>	Eleagnus	5 GAL.	CONT.	5' x 5'	Red in Fall	
Ef	6	<i>Eleagnus fruttandii</i> <sup>2</sup>	Eleagnus	5 GAL.	CONT.	7' x 7'	White in Fall, Evergreen	
Ir	8	<i>Ilex cornuta rotunda</i> <sup>2</sup>	Dwarf Chinese Holly	3 GAL.	CONT.	3' x 3'	Evergreen	
Le	15	<i>Leucophyllum frutescens</i> <sup>2</sup>	Texas Sage	5 GAL.	CONT.	6' x 5'	Purple in Summer, Evergreen	
Ng	15	<i>Nandina domestica 'Gulf Stream'</i> <sup>2</sup>	Gulf Stream Nandina	3 GAL.	CONT.	3' x 3'	White in Early Summer, Evergreen	
Nh	18	<i>Nandina domestica 'Harbour Dwarf'</i> <sup>2</sup>	Harbour Dwarf Nandina	3 GAL.	CONT.	2' x 2'	White in Spring, Evergreen	
Sc	21	<i>Spiraea cantoniensis</i>	Bridal Wreath Spiraea	5 GAL.	CONT.	6' x 8'	White in Spring	
Yf	7	<i>Yucca filamentosa</i> <sup>1</sup>	Yucca	3 GAL.	CONT.	3' x 4'	White in Summer, Evergreen	
<b>GROUNDCOVERS</b>								
Di	7	<i>Dyschoriste linearis</i> <sup>1</sup>	Snake Herb	2 GAL.	CONT.	6" x 1'	Purple in Summer	
Lm	17	<i>Liriope muscari</i> <sup>2</sup>	Liriope	2 GAL.	CONT.	1.5' x 1'	Purple in Summer, Evergreen	
Pn	8	<i>Phyla nodiflora</i> <sup>1</sup>	Frogfruit	2 GAL.	CONT.	6" x 1'	White in Summer	
Sv	17	<i>Santolina virens</i> <sup>1</sup>	Santolina	2 GAL.	CONT.	2' x 2'	Yellow in Summer, Evergreen	
To	943	<i>Trachelospermum asiaticum</i>	Asian Star Jasmine	3 GAL.	CONT.	2' x 12'	White in Summer, Evergreen	

**FOOTNOTES**  
 \* All plant spacing is as shown on the plan.  
 1 Plant is considered native.  
 2 Plant is considered adapted.

RIDGE ROAD  
 80' ROW

SUMMER LEE DR.  
 65' ROW



LANDSCAPING NOTE:  
 NO TREES SHALL BE PLANTED WITHIN 5' OF ANY PUBLIC UTILITY.

**RECORD DRAWINGS**  
 AUGUST 27, 2014

*TO THE BEST OF OUR KNOWLEDGE, CARNEY ENGINEERING, PLLC, HEREBY, STATES THAT THESE PLANS ARE AS-BUILT. THIS INFORMATION IS BASED ON SURVEYING AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.*

CASE NUMBER - SP2013-012  
 SUP CASE NUMBER - Z2013-017

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