

CITY OF ROCKWALL - LANDSCAPE STANDARDS

MANDATORY PROVISIONS
 15% OF SITE TO BE LANDSCAPED (ZONED: COMMERCIAL)
 TOTAL S.F.: 38,947
 LANDSCAPE S.F.: 8,947 (28%)

BUFFER:
 10' MIN. BUFFER ----- PROV: 20'
 1- LARGE TREE (3" CAL. MIN.) PER 50 L.F.
 (INTERSTATE-30) 167.36/50 = 3.3 OR ----- REQ: 3 PROV: 3
 (WHITE HILLS DR.) 272.90/50 = 5.5 OR ----- REQ: 8 PROV: 8
 SHRUB SCREEN NOT REQ. (VOLUNTARY)

PARKING LOT:
 5% MIN. LANDSCAPED
 TOTAL S.F.: 29,523
 LANDSCAPE S.F.: 2,977 (10%)
 1- LARGE TREE PER 10 SPACES
 (29 SPACES) 29/10 = 2.9 OR ----- REQ: 3 PROV: 3

INTERSTATE 30 OVERLAY:
 20' MIN. BUFFER ----- PROV: 20'
 3- LARGE TREES (4" CAL. MIN.) PER 100 L.F.
 167.36/100 (3) = 4.8 OR ----- REQ: 5 PROV: 5
 4- ACCENT TREES (4' HT. MIN.) PER 100 L.F.
 167.36/100 (4) = 6.6 OR ----- REQ: 7 PROV: 7
 SHRUBS SCREEN REQ. (30' HT MIN.) ALONG ENTIRE
 LENGTH OF PROPERTY FRONTAGE. ----- PROV: YES

1. ALL OPEN SPACES ARE TO BE COVERED BY SOD AS NOTED ON THE PLAN.
2. ALL LANDSCAPED AREAS ARE TO BE WATERED BY A AUTOMATIC SPRINKLER SYSTEM ACCOMPANIED WITH A RAIN-FREEZE SENSOR.

TREE MITIGATION SUMMARY
 CITY OF ROCKWALL (ARTICLE IX - TREE PRESERVATION)

PROTECTED TREES:
 TREES 4" CAL. OR GREATER/ HACKBERRY AND CEDAR TREES 11" OR GREATER.
 NOT PROTECTED ARE BOIS D' ARG, WILLOW, COTTONWOOD, LOCUST AND CHINABERRY.

TREE REMOVAL SUMMARY:
 HACKBERRY LIVE OAK
 (6") 3 (6") 3

*TREES COUNTING TOWARDS MITIGATION

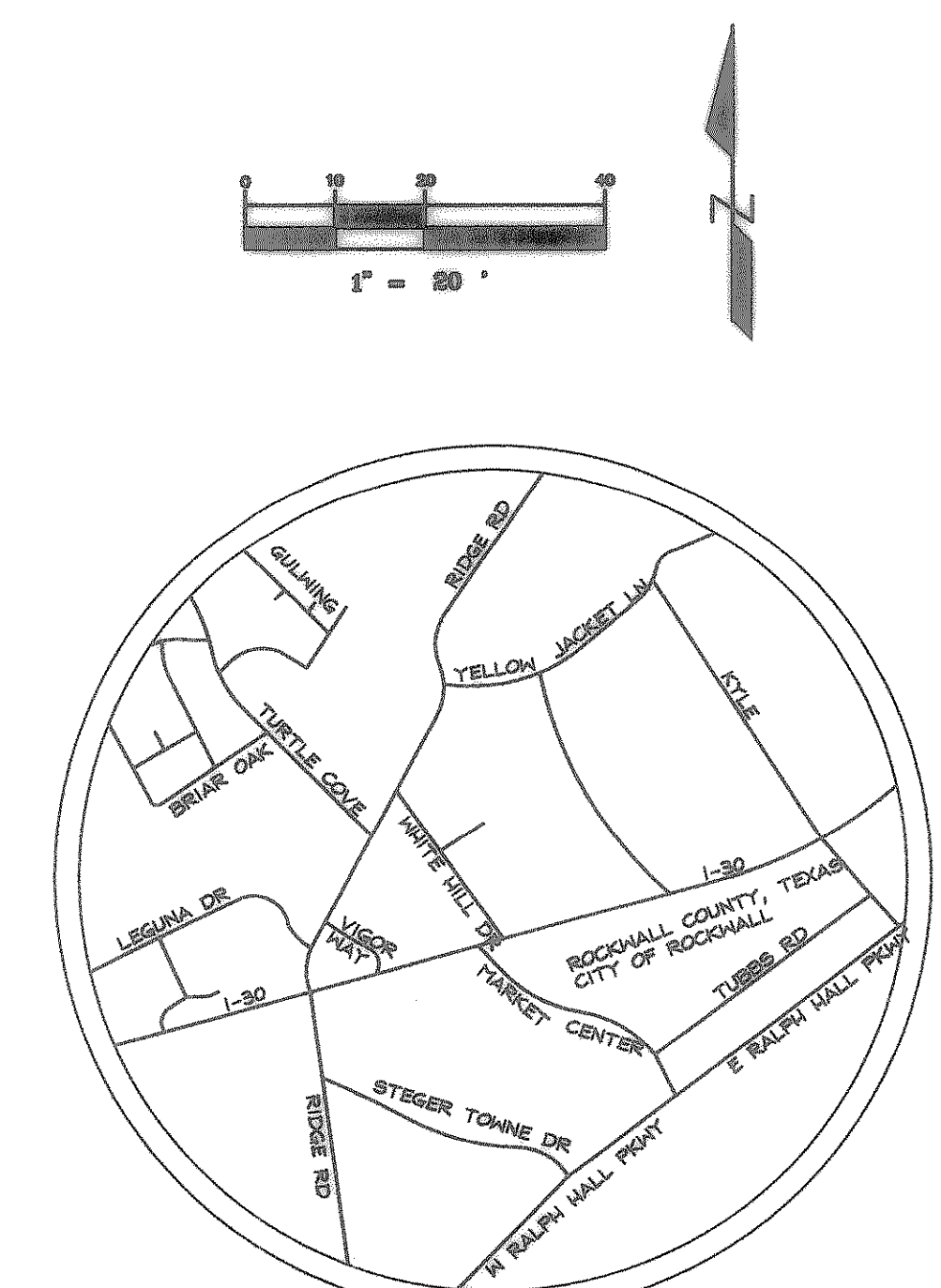
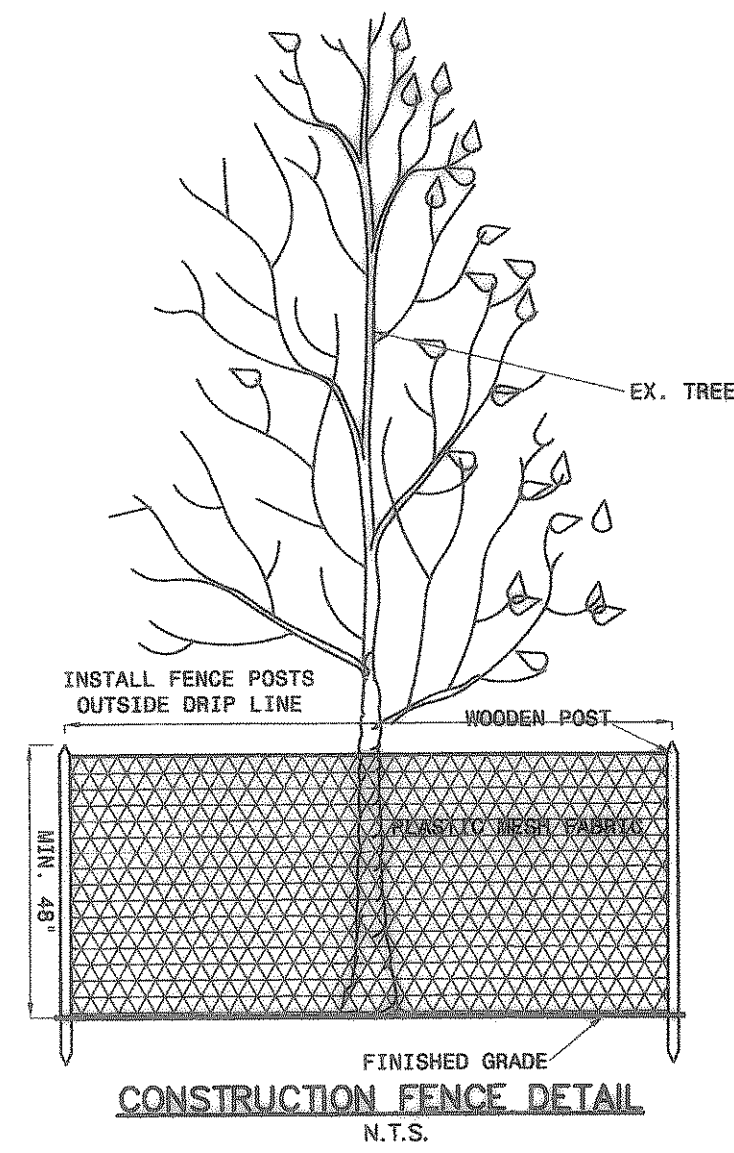
REPLACEMENT REQS:
 1:1 FOR 4" - 29"
 1:2 FOR 30" OR GREATER
 0.5:1 FOR HACKBERRY AND CEDAR TREES 11" OR GREATER

TOTAL MITIGATION REQUIRED = 24 CAL. INCHES OR 8 3" CAL. TREES
 TREES PROVIDED = 24 CAL. INCHES OR 8 3" CAL. TREES

TREE PRESERVATION NOTES

CONTRACTOR AND DEVELOPER SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

1. PRIOR TO GRADING, BRUSH REMOVAL OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
2. THE DEVELOPER SHALL ERRECT A PLASTIC MESH FENCE A MINIMUM OF (4') FOUR FEET IN HEIGHT AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
3. 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.
4. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
5. 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 THE TREE WELLS OR RETAINING WELLS. MAJOR CHANGES OF GRADE (6" OR GREATER) WILL REQUIRE ADDITIONAL MEASURES TO MAINTAIN PROPER OXYGEN AND WATER EXCHANGE WITH THE ROOTS. IN ADDITION, THE DEVELOPER SHOULD ADHERE TO THE FOLLOWING GUIDELINES TO PROTECT THE TREE OR GROUP OF TREES TO BE PRESERVED:
 - A.) WITH MAJOR GRADE CHANGES, A REINFORCED RETAINING WALL OR TREE WELL OF A DESIGN APPROVED BY THE CITY SHOULD BE CONSTRUCTED AROUND THE TREE NO CLOSER THAN HALF THE DISTANCE BETWEEN THE TRUNK AND THE DRIP LINE. THE RETAINING WALL SHOULD BE CONSTRUCTED SO AS TO MAINTAIN THE EXISTING GRADES AROUND A TREE OR GROUP OF TREES.
 - B.) AT NO TIME SHOULD A WALL, PAVEMENT OR POROUS PAVEMENT BE PLACED CLOSER THAN (3') THREE TO THE TRUNK OF AN EXISTING OR NEW TREE.
 - C.) ROOT PRUNING MAY BE NECESSARY WHEN THE CRITICAL ROOT ZONE IS TO BE DISTURBED.
 - D.) IF A PATIO, SIDEWALK, DRIVE, PARKING LOT OR OTHER PAVED SURFACE MUST BE PLACED WITHIN THE DRIP LINE OF AN EXISTING TREE, MATERIAL SUCH AS A POROUS PAVEMENT OR OTHER APPROVED CONSTRUCTION METHOD THAT WILL ALLOW THE PASSAGE OF WATER AND OXYGEN MAY BE REQUIRED.

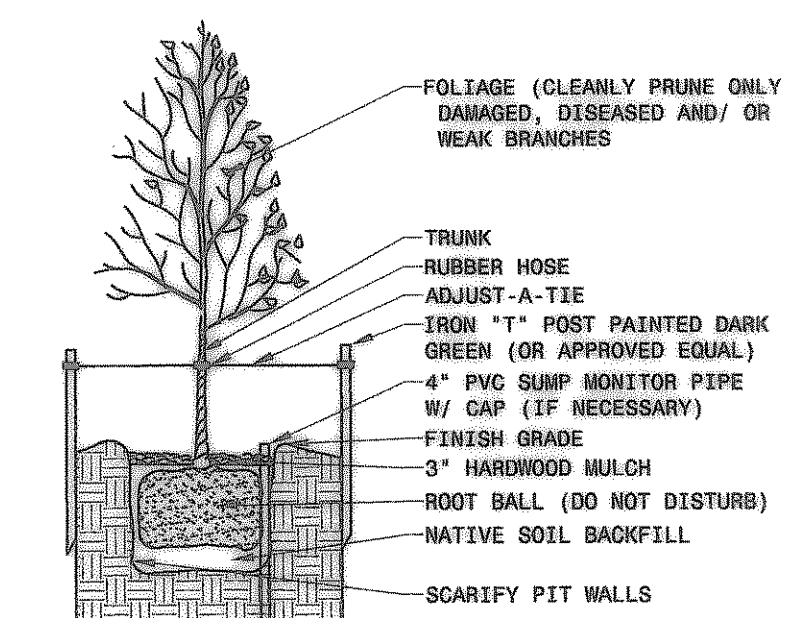


LANDSCAPE NOTES

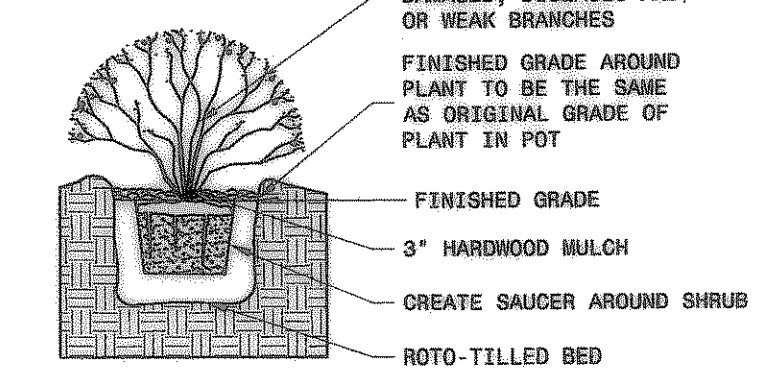
1. QUANTITIES INDICATED ON PLANT LIST ARE LANDSCAPE DESIGNER'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT SCHEDULE.
2. CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER OF ANY DISCREPANCIES, AMBIGUITY OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF DISCREPANCIES, AMBIGUITY OR UNLABELED PLANTS ARE NOT CLARIFIED BY LANDSCAPE DESIGNER PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEMS ON BID.
3. SOIL AMENDMENTS TO BE "MIXED SOIL WITH COMPOST" AS PRODUCED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL.
4. ALL HOLES FOR TREES AND LARGE SHRUBS SHALL BE TESTED FOR WATER RETENTION PRIOR TO TREE OR SHRUB PLANTING. AFTER HOLE IS EXCAVATED, IT IS TO BE FILLED WITH WATER TO THE TOP OF THE EXCAVATION. IF, AFTER 24 HOURS, THE HOLE STILL HOLDS WATER, THE CONTRACTOR SHALL EXCAVATE AN ADDITIONAL 6" FROM THE BOTTOM OF THE HOLE. THE LANDSCAPE CONTRACTOR SHALL THEN INSTALL 6" OF NATIVE WASHED GRAVEL COVERED ON THE TOP (AND UP TO A MINIMUM OF 12" ON THE SIDES OF THE HOLE) WITH FILTER FABRIC. THE CONTRACTOR SHALL ALSO INSTALL A CAPPED 3" DIAMETER PVC SUMP WHICH WILL EXTEND FROM NEAR THE BOTTOM OF THE ROCK LAYER TO 3" ABOVE THE PROPOSED FINISH GRADE SO THE HOLE CAN BE EXCAVATED THROUGH MECHANICAL MEANS.
5. MULCH TOP DRESSING TO BE MINIMUM 3" LAYER SHREDDED HARDWOOD, SPREAD UNIFORMLY ON ALL SHRUB AND GROUNDCOVER BEDS AND ON ALL TREE SAUCERS.
6. BED EDGING TO BE 1/8"x4" REYERSON ESTATE" TYPE OR APPROVED EQUAL.
7. TREE HOLES TO BE EXCAVATED 2" GREATER THAN BALL DIAMETER. BACKFILL NATIVE SOIL.
8. ALL TREES SHALL BE PLANTED A MINIMUM OF FIVE FEET CLEAR FROM ANY UTILITIES, EXISTING OR PROPOSED AND TEN FEET CLEAR OF THE BUILDING AND AC UNITS. CALL DIG TESS 48 HOURS BEFORE SCHEDULED PLANTING FOR THE LOCATING OF UTILITIES. UTILITY METER AND VALVE COVERS SHALL NOT BE COVERED BY EARTH OR PLANTINGS.
9. ALL PLANTING (TREES, SHRUBS, GROUNDCOVER, AND/OR GRASS APPLICABLE, TO BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
10. LANDSCAPED AREAS WITH IRRIGATION SHALL BE REQUIRED IN ALL SUBDIVISIONS AND FOR ALL DEVELOPMENT AND CONSTRUCTION AND SHALL BE MAINTAINED FOR ONE YEAR. AFTER A YEAR THE PROPERTY OWNER IS RESPONSIBLE. THESE AREAS SHALL BE ADEQUATELY MAINTAINED AND PROMPTLY REPLACED IF NECESSARY.
11. ALL IRRIGATION IS TO BE FITTED WITH A FREEZE GAUGE AND A RAIN GAUGE IN ACCORDANCE WITH CITY STANDARDS. SEE SHEET L2 FOR MANUFACTURER AND MODEL.

PLANT SCHEDULE (Per City of Rockwall recommended plant list)

PLANT MATERIALS	Quantity	Symbol	Common Name	Scientific Name	MINIMUM PLANTING REQUIREMENTS
					Size/Height/Remarks
LO	11	LO	Live Oak	Quercus virginiana	3" cal., 6' ht., Straight Trunk
RO	12	RO	Red Oak	Quercus texana	3" cal., 6' ht., Straight Trunk
CM	7	CM	Crape Myrtle	Lagerstroemia indica	4' ht., Multi Trunk
CH	48	CH	Carrisa Holly	Ilex cornuta 'Clara'	30' ht.
SOD	11,500 sf	SOD	Common Bermuda	Cynodon dactylon	Sod
	2,000 sf		Hardwood mulch	See Details this Sheet	
X		X	Ex. Tree to Preserve	See Detail this Sheet	
○		○	Ex. Tree to Remove		



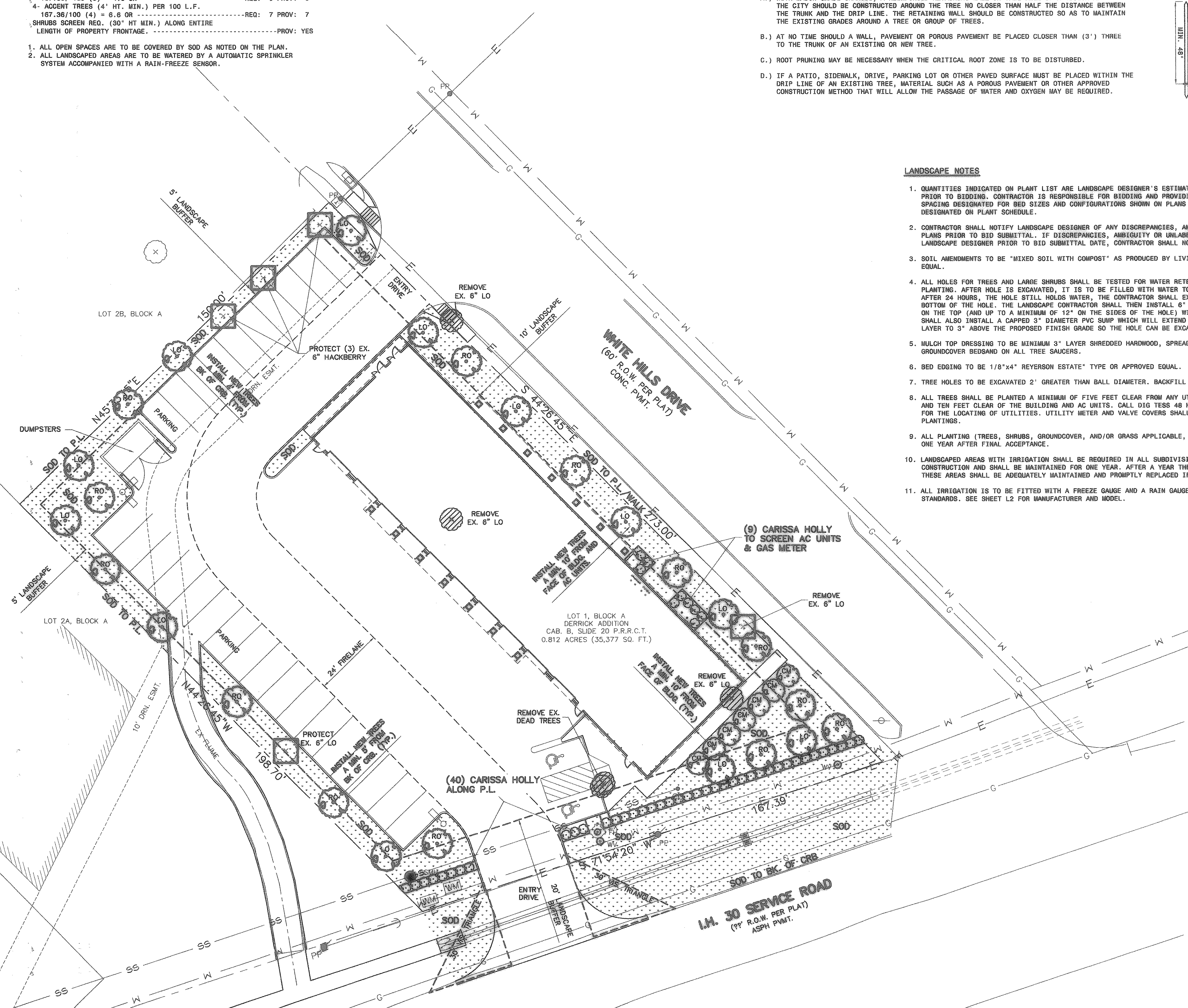
- NOTES
1. REFER TO LANDSCAPE SPECS FOR ADD'L INFORMATION.
 2. TREE STAKING IS OPTIONAL. UTILIZE IF AUTHORIZED BY OWNER OR THE SITE CONDITIONS OR TREE TYPE DICTATE.
 3. DURING CONSTRUCTION PHASE, ESTABLISH A 4" DIA. WATERING RING TO MATCH ROOT BALL AREA.
 4. AFTER CONSTRUCTION PROVIDE IRRIGATION FROM GENERAL SYSTEM OVERSPRAY OR DIRECTLY FROM A BUBBLER.
 5. CONFIRM GOOD DRAINAGE. CONSTRUCT A DRAINAGE PIER THROUGH HARDPAN IF POOR DRAINAGE EXISTS.



- NOTES
1. ROTO-TILL 4" COMPOST INTO BED AREAS AND BLEND PRIOR TO BACKFILL.
 2. INSTALL PLANT.
 3. TOP DRESS A MINIMUM 3" LAYER SHREDDED HARDWOOD MULCH, SPREAD UNIFORMLY.
 4. WATER THOROUGHLY AFTER INSTALLATION.
 5. FINISH GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT IN POT.

SHRUB PLANTING DETAIL
 N.T.S.

TREE PLANTING DETAIL
 N.T.S.



APP. _____
 NO. _____ DATE _____ NOTE: _____

TOMDEN ENGINEERING, L.L.P.
 12655 N. Central Expwy., Suite 1016
 Dallas, Texas 75243
 Ph: 972.366.6446 Fax: 972.366.6409
 mail@tomden.com

Mays & Company
 Real Estate Development
 6940 Sherry Lane, Suite 1070, Dallas, Texas 75226
 Phone: (214) 355-4400 Fax: (214) 355-4400

LANDSCAPE PLAN
 FIRESTONE
 LOT 1, BLOCK A
 DERRICK ADDITION
 ROCKWALL, TEXAS

Scale: 1" = 20'
 Designed by: J.K.A.
 Drawn by: CAD
 Checked by: J.K.A.
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 DATE: 11/20/08

SHEET
L1

ANDERSON LAND DEVELOPMENT SERVICES
 LANDSCAPE & IRRIGATION DESIGN & INSTALLATION
 CAD PRODUCTION
 CONSULTING * DESIGNING * PLANNING * INSTALLING
 6301 STONEMOOD DR. SUITE 1423
 PLANO, TEXAS 75024
 (ph) 214-893-0007
 (email) alds007@aolmail.net

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