

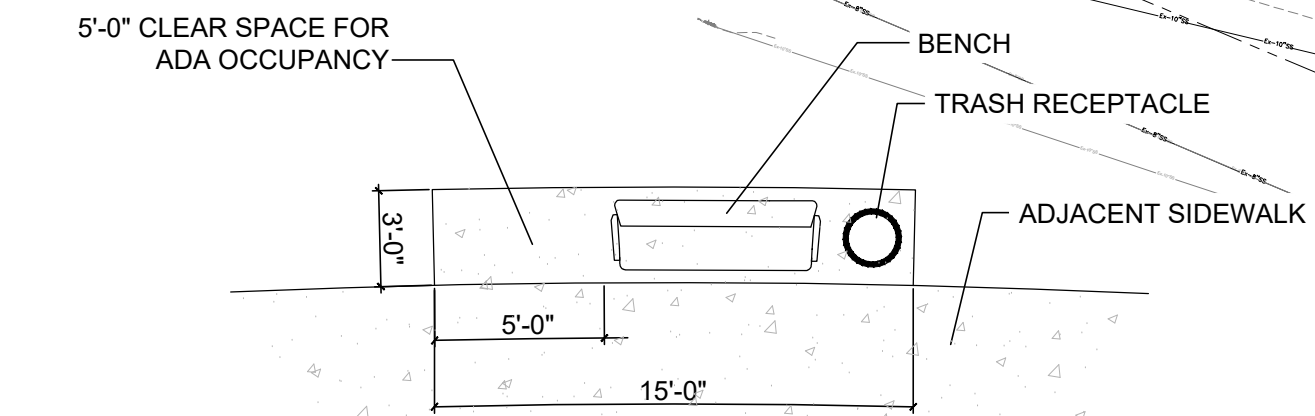
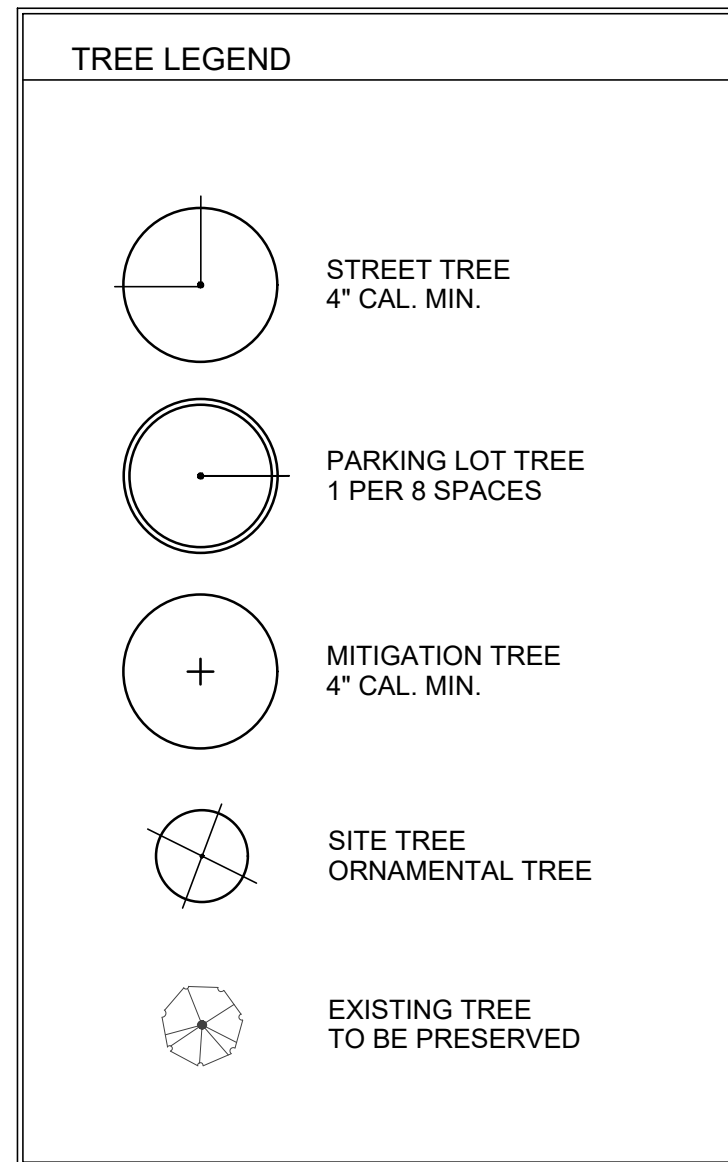
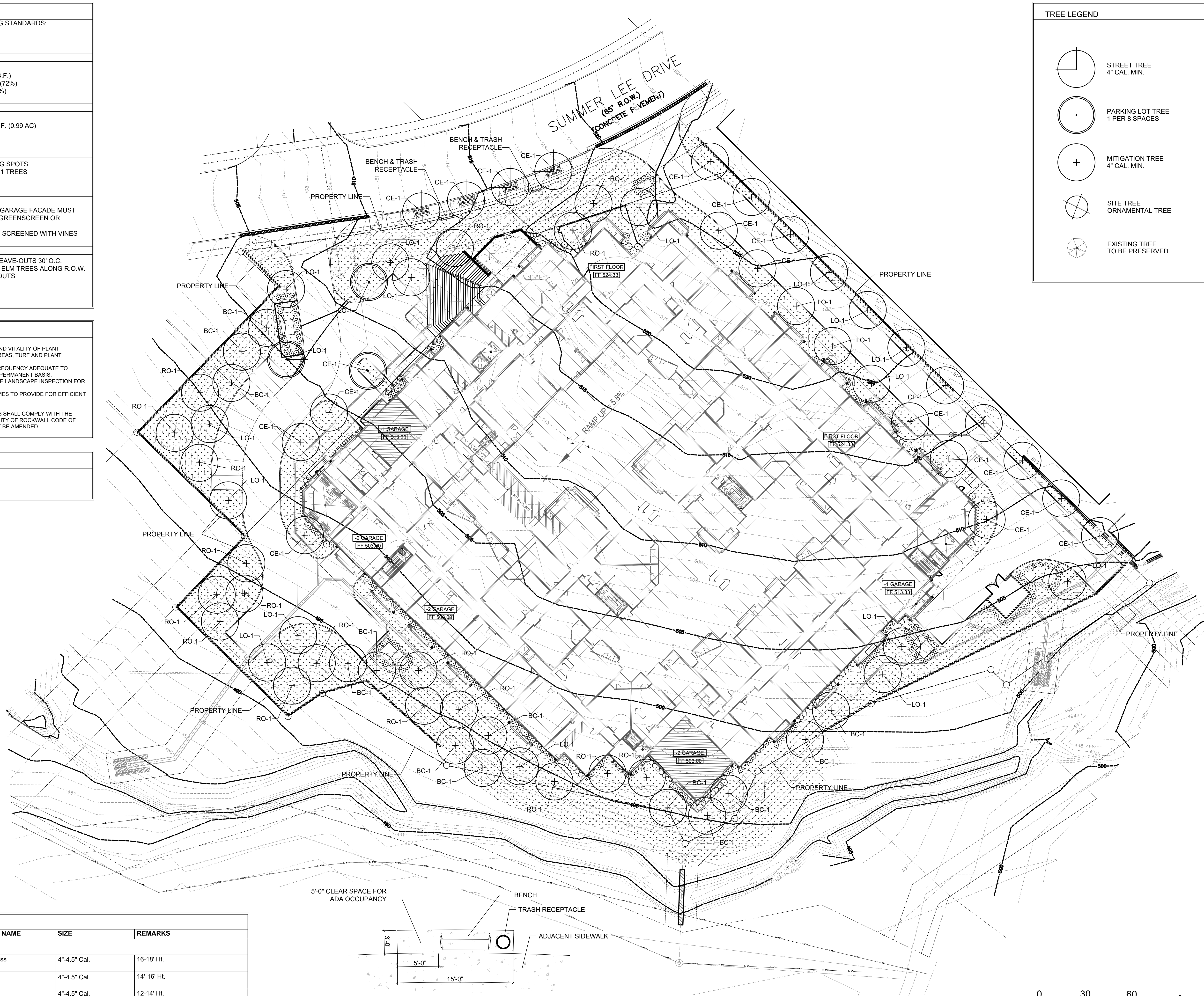
LANDSCAPE REQUIREMENTS
THIS PLAN MEETS OR EXCEEDS THE FOLLOWING STANDARDS:
PD-32 HARBOR DISTRICT INTERIOR SUBDISTRICT
LOT INFO
TOTAL SITE AREA: 3.97 AC (173,010 S.F.) TOTAL DEVELOPED AREA: 3.97 AC (173,010 S.F.) TOTAL IMPERVIOUS SURFACE: 123,980 S.F. (72%) TOTAL PERVIOUS SURFACE: 49,030 S.F. (28%)
LANDSCAPE PERCENTAGE
REQUIRED: 25% LANDSCAPE PERCENTAGE 173,010 S.F. X 25% = 43,252 S.F. (0.99 AC) PROVIDED: 49,030 S.F. (28%)
PARKING LOT LANDSCAPE
REQUIRED: (1) TREE PER 8 SURFACE PARKING SPOTS 17 SURFACE PARKING / 8 = 2.1 TREES PROVIDED: (4) TREES
PARKING GARAGES
REQUIRED: A MINIMUM OF 25% OF EXPOSED GARAGE FACADE MUST BE SCREENED WITH VINES ON A GREENSCREEN OR CABLE TYPE SYSTEM PROVIDED: 25%+ EXPOSED GARAGE FACADE SCREENED WITH VINES
STREET FRONTAGE
REQUIRED: 8' SIDEWALK WITH 5' X 10' TREE LEAVE-OUTS 30' O.C. SUMMER LEE DR. TO USE CEDAR ELM TREES ALONG R.O.W. PROVIDED: (4) TREES IN 5' X 10' TREE LEAVEOUTS

IRRIGATION NOTES
THE OWNER SHALL BE RESPONSIBLE FOR THE HEALTH AND VITALITY OF PLANT MATERIAL THROUGH IRRIGATION OF ALL LANDSCAPED AREAS, TURF AND PLANT MATERIALS, AND SHALL:
1. PROVIDE A MOISTURE LEVEL IN AN AMOUNT AND FREQUENCY ADEQUATE TO SUSTAIN GROWTH OF THE PLANT MATERIALS ON A PERMANENT BASIS.
2. BE IN PLACE AND OPERATIONAL AT THE TIME OF THE LANDSCAPE INSPECTION FOR CERTIFICATE OF OCCUPANCY.
3. BE MAINTAINED AND KEPT OPERATIONAL AT ALL TIMES TO PROVIDE FOR EFFICIENT WATER DISTRIBUTION.
COMPLIANCE WITH STATE LAW: ALL IRRIGATION SYSTEMS SHALL COMPLY WITH THE IRRIGATION CODE OF CHAPTER 10, ARTICLE XVI OF THE CITY OF ROCKWALL CODE OF ORDINANCES, AND ALL APPLICABLE STATE LAWS, AS MAY BE AMENDED.

GENERAL NOTES
NO TREES WITHIN 5' OF UTILITIES.

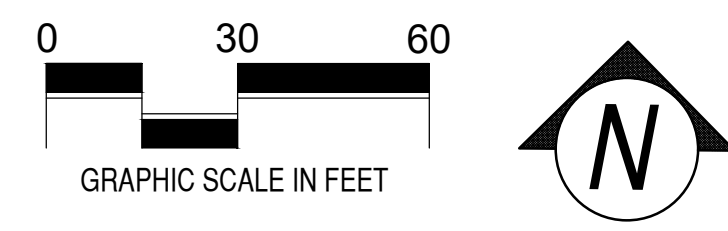
FURNITURE SCHEDULE
6" BENCH
COLLECTION: SCARBOROUGH MODEL: 72" WITH CENTER ARM COLOR: BLACK QUANTITY: (2)
TRASH RECEPTACLE
COLLECTION: SCARBOROUGH MODEL: SIDE OPENING / VERTICAL STRAP COLOR: BLACK QUANTITY: (2)
*Surface mount all equipment per manufacturer's specifications
LANDSCAPE FORMS WWW.LANDSCAPEFORMS.COM

PLANT LIST					
SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES					
BC	13	Taxodium distichum	Bald Cypress	4"-4.5" Cal.	16'-18' Ht.
LO	21	Quercus virginiana	Live Oak	4"-4.5" Cal.	14'-16' Ht.
CE	21	Ulmus crassifolia	Cedar Elm	4"-4.5" Cal.	12'-14' Ht.
RO	17	Quercus shumardii	Red Oak	4"-4.5" Cal.	14'-16' Ht.



2 TYPICAL STREET FURNITURE LAYOUT
SCALE: NTS

1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"



ISSUES:
① 11-15-18 ISSUE FOR PERMIT
② 11-22-19 ISSUE FOR PERMIT REVIEW
③ 12-22-23 AS-BUILT
REVISIONS:
▲ 12-04-18 PER CITY COMMENTS
▲ 05-27-20 PER CITY COMMENTS
▲ 10-02-20 GLENN HILL WAY REVISION

CLIENT:
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AS-BUILT

HARBOR HILL LUXURY RESIDENCES
ROCKWALL, TEXAS
JOB NUMBER: DBA-1601

LANDSCAPE PLAN
LP0.01