



LEGEND	
---	PROPOSED CURB
---	EXISTING CURB
---	PROPERTY LINE
---	SETBACK LINE
---	EDGE OF EXISTING PAVEMENT
---	500 - EXISTING CONTOURS
---	500 - PROPOSED CONTOURS
515.00	SPOT ELEVATION AT FINISHED GRADE
513.50	INDICATES TOP OF STRUCTURE
---	INDICATES FLOW LINE ELEVATION
W	PROPOSED WATER LINE
SS	PROPOSED SANITARY SEWER LINE
⊕	BURIED ELECTRICAL SERVICE FROM NEAREST EXISTING UTILITY POLE
⊕	TELEPHONE SERVICE FROM NEAREST TELEPHONE POLE RUN UNDERGROUND IN CONDUIT
⊕	INDICATES CONSTRUCTION JOINT
⊕	INDICATES EXPANSION JOINT
⊕	CONCRETE CURB
⊕	WEATHERPROOF ELECTRICAL OUTLET
⊕	AREA LIGHT LOCATION (SEE ELECTRICAL SHEET FOR DETAILS)
HP	HIGH POINT
PP	EXISTING POWER POLE
OHP	EXISTING OVERHEAD POWER LINE
SAN	EXISTING SANITARY SEWER
SSMH	EXISTING SANITARY SEWER MANHOLE
SDMH	EXISTING STORM DRAIN MANHOLE
W	EXISTING WATER LINE
---	INDICATES PROPOSED CONCRETE AREA
---	DRAINAGE AREA BOUNDARY
⊕	SOIL BORING LOCATION
---	EROSION CONTROL SILT FENCE

- TREE PROTECTION NOTES:**
- PRIOR TO ANY CONSTRUCTION OR LAND DEVELOPMENT, THE DEVELOPER SHALL CLEARLY FLAG WITH BRIGHT FLUORESCENT RED VINYL TAPE ALL PROTECTED TREES. THE RED TAPE SHOULD BE WRAPPED AROUND THE MAIN TRUNK OF THE PROTECTED TREE AT A HEIGHT OF APPROXIMATELY 4 FEET SO THAT THE TAPE IS CLEARLY VISIBLE DURING CONSTRUCTION. IN THOSE INSTANCES WHERE A PROTECTED TREE IS SO CLOSE TO THE CONSTRUCTION AREA THAT CONSTRUCTION EQUIPMENT MAY DAMAGE THE TREE, A PROTECTIVE FENCE MAY BE REQUIRED. THE PROTECTIVE FENCE MUST BE MAINTAINED DURING ALL CONSTRUCTION PHASES UNTIL THE PROJECT IS FINISHED.
 - THE DEVELOPER OF CONTRACTOR SHALL NOT STORE ANY MATERIAL OR EQUIPMENT UNDER THE CANOPY OF ANY PROTECTED TREE. DURING THE CONSTRUCTION STAGE OF THE DEVELOPMENT, NO CLEANING OR STORAGE OF EQUIPMENT OR MATERIAL SHALL BE ALLOWED WITHIN THE DRIP LINE OF A PROTECTED TREE. THOSE MATERIALS INCLUDING BUT NOT LIMITED TO OILS, SOLVENTS, MORTAR, ASPHALT AND CONCRETE.
 - NO SIGNS, WIRE OR OTHER ATTACHMENTS EXCEPT PROTECTIVE BARRIERS SHALL BE ATTACHED TO A PROTECTED TREE.
 - NO VEHICULAR TRAFFIC, CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE DRIP LINE OF A PROTECTED TREE OTHER THAN ON AN EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS FOR PURPOSES OF CLEARING UNDERBRUSH, ESTABLISHING THE BUILDING PAD AND ASSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE OR EMERGENCY RESTORATION OF UTILITY SERVICE OR ROUTINE MOWING OPERATIONS.
 - NO GRADE CHANGE IN EXCESS OF FOUR INCHES (4") SHALL BE ALLOWED WITHIN THE DRIP LINE OF ANY PROTECTED TREE UNLESS ADEQUATE CONSTRUCTION METHODS ARE APPROVED BEFOREHAND.
 - NO IMPERVIOUS PAVING WITH ASPHALT OR CONCRETE SHALL BE PLACED WITHIN THE DRIP LINE OF ANY PROTECTED TREE.
 - NO PROTECTED TREE SHALL BE PRUNED IN A MANNER WHICH SIGNIFICANTLY DISFIGURES THE TREE OR IN ANY MANNER WHICH WOULD REASONABLY LEAD TO THE DEATH OF THE TREE. A PROTECTED TREE MAY BE PRUNED IN CASES WHERE IT IS NECESSARY TO REMOVE BRANCHES BROKEN DURING THE COURSE OF CONSTRUCTION, OR WHERE PROTECTED TREES MUST BE PRUNED TO ALLOW CONSTRUCTION OF A STRUCTURE.
 - THE OWNER OF ALL TREES ADJACENT TO PUBLIC R.O.W. SHALL BE REQUIRED TO MAINTAIN A MINIMUM CLEARANCE OF TEN FEET (10') ABOVE TRAVELED PAVEMENT OR CURB OF A PUBLIC STREET. TREES SHALL BE PRUNED TO ALLOW SIGNS TO BE SEEN.

AS-BUILT
DECEMBER 6, 1997 1999

NOTE: THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE UTILITIES ACCORDING TO THE PLANS AS APPROVED BY THE CITY OF CARROLLTON. THE ALIGNMENT AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. THE CITY OF CARROLLTON INSPECTED THE CONSTRUCTION. THE OWNER OR ENGINEER DID NOT VERIFY ALIGNMENT OR GRADES AFTER CONSTRUCTION. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION EXCEPT AS NOTED.

PLANTING NOTES

- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATIONS FOR APPROVAL BY OWNERS REPRESENTATIVE PRIOR TO PLANTING.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
- ALL SHRUB AND GROUND COVER BEDS SHALL HAVE (2") TWO INCH CYPRESS MULCH LAYER.
- STEEL EDGING SHALL BE LOCATED AS NOTED ON PLAN.
- LANDSCAPE CONTRACTOR SHALL PROVIDE A PLANTING MEDIA OF 4:1 TOP SOIL TO SAND AND WOOD RESIDUALS, PH 6.5-7.5, 18" MIN. DEPTH
- TREES SHALL BE PLANTED AT LEAST FIVE (5') FEET FROM ANY UTILITY LINE, CURB OR SIDEWALK AND OUTSIDE ALL UTILITY EASEMENTS. THREE (3') FEET DIAMETER CLEAR AROUND HYDRANTS.
- TREES OVERHANGING SIDEWALKS AND PARKING OF PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.
- TREES OVERHANGING VISIBILITY EASEMENTS OF RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9') FEET.
- TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES, AND FIRELANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14') FEET.
- TREES PLANTED ON SLOPES WILL HAVE THE SOIL STAIN AT AVERAGE GRADE OF SLOPE.
- NO SHRUB SHALL BE PERMITTED WITHIN AREAS LESS THAN THREE (3') FEET IN WIDTH ALL SUCH AREAS SHALL BE GRASS OF GROUND COVER. THEY MAYBE COVERED WITH CONCRETE OF OTHER PERMANENT FIXED MATERIAL SUCH AS DECORATIVE PAVERS.
- MULTI-TRUNK AND ORNAMENTAL TREES WILL BE ALLOWED IN THE CITY'S RIGHT-OF-WAY WITH STAFF APPROVAL ONLY.(MUST BE OUTSIDE ANY VISIBILITY TRIANGLES)
- IN MEDIANS ALL LANDSCAPE MATERIAL, EXCLUSIVE OF TREES, SHALL NOT EXCEED TWO FEET SIX INCHES (2'-6") IN HIGH (REFER TO OPEN VISIBILITY AREA)
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. IN PARKING LOT ISLANDS, AS REQUIRED BY THE THOROUGHFARE STANDARDS ORDINANCE, SHRUBS ARE NOT TO EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT, AND TREES WILL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF NINE (9') FEET.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- LANDSCAPED AREA SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS.
- ALL SIGNAGE AND FENCING SHALL BE CONTINGENT UPON BUILDING INSPECTION DEPARTMENT APPROVAL.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND SIDEWALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTIONS DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

TREE PRESERVATION/REMOVAL SCHEDULE			
SIZE	QTY	TYPE	ACTION
16"	1	HACKBERRY	REMOVE
14"	1	HACKBERRY	SAVE
20"	1	HACKBERRY	SAVE
12"	1	HACKBERRY	SAVE
20"	1	AM. ELM	SAVE
18"	1	HACKBERRY	REMOVE
15"	1	SUMAC	SAVE
6"	1	HACKBERRY	SAVE
10"	1	HACKBERRY	SAVE
10"	1	CEDAR	SAVE

REPLACEMENT TREES REOD. (CAL. IN.) = 34"
 REPLACEMENT TREES PRVD. (CAL. IN.) = 36"

PLANTING SCHEDULE									
SYMBOL	QTY	BOTANICAL NAME/ COMMON NAME	SIZE/CAL	HEIGHT	SPREAD	ROOT	PLANTS PER S.F.	SPACING	REMARKS
TREES									
OS	7	QUERCUS VIRGINIANA/ SOUTHERN LIVE OAK	3"	8'-10'	6'-8'	B&B	N/A	N/A	FULL, MATCHED
LI	3	LAGERSTROEMIA INDICA 'DALLAS RED'/ CREPE MYRTLE	1 1/2" PER TRUNK	6'-8'	6'-8'	B&B	N/A	N/A	FULL, MATCHED 3 OR 5 TRUNKS
AP	2	ACER PALMATUM 'OSHIO-BENI'/ RED JAPANESE MAPLE	1" PER TRUNK	4'-6'	4'-6'	B&B	N/A	N/A	FULL, MATCHED 3 OR 5 TRUNKS
SHRUBS									
IB	111	ILEX CORNUTA BURFORDII 'NANA'/ DWARF BURFORD HOLLY	-	36"	24"	5 GALLON	N/A	36"	FULL, MATCHED
RI	25	RAPIHOLEPSIS INDICA/ DWARF INDIAN HAWTHORNE	-	24"	36"	5 GALLON	N/A	48"	FULL, MATCHED
ND	78	NANDINA DOMESTICA 'HARBOR DWARF'/ HARBOR DWARF NANDINA	-	8"	12"	1 GALLON	N/A	18"	FULL, MATCHED
GROUND COVER									
LM	450	LIRIOPE MUSCARI 'SILVER SUNPROOF'/ LIRIOPE	S.F.	6"	12"	2" POTS	0.73	14"	FULL, MATCHED
LAWN									
SS	885	COMMON BERMUDA GRASS	S.Y.	N/A	N/A	N/A	N/A	N/A	SOLID SOD

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TREE PRESERVATION & LANDSCAPE PLAN
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 ROCKWALL, TEXAS
 IHOP RESTAURANT
 HWY. 6 @ SWEETWATER
 SUGAR LAND, TEXAS