

CITY OF ROCKWALL LANDSCAPE REQUIREMENTS		
LANDSCAPE BUFFER	10' LANDSCAPE BUFFER STRIP REQUIRED ALONG PERIMETER	
	REQUIRED	PROVIDED
STREET LANDSCAPING	1 CANOPY TREE FOR EACH 50' OF STREET FRONTAGE	
	REQUIRED (GOLIAD ST)	PROVIDED
	478'/50 = 10 TREES	10 TREES
	REQUIRED (QUAIL RUN)	PROVIDED
	795'/50 = 16 TREES	16 TREES
	REQUIRED (MEMORIAL)	PROVIDED
PARKING LOT LANDSCAPING	5% OR 200 SF (WHICHEVER IS GREATER) IN INTERIOR LANDSCAPING	
	REQUIRED	PROVIDED
PARKING LOT TREES	IF PARKING EXCEEDS 20,000 SF THEN 1 TREE PER 10 SPACES	
	REQUIRED	PROVIDED
PARKING LOT TREES	ALL PARKING SPACES SHALL BE WITHIN 80' OF A TREE	
	REQUIRED	PROVIDED
LANDSCAPE AREA	REQUIRED 15% OF TOTAL SITE IN LANDSCAPE AREA	
	REQUIRED	PROVIDED
LANDSCAPE AREA	50% OF REQUIRED LANDSCAPE AREA IN FRONT YARD	
	REQUIRED	PROVIDED
DETENTION AREA REQUIRED TREES	ONE (1) TREE PER 750 SQ FT OF DETENTION AREA	
	REQUIRED	PROVIDED

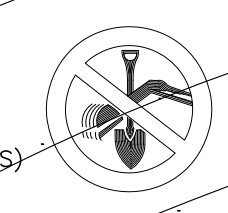
OVERLAY DISTRICT LANDSCAPE REQUIREMENTS		
STREET LANDSCAPING	(3) 4" CANOPY TREES AND 4 ACCENT TREES FOR EACH 100' OF STREET FRONTAGE	
	REQUIRED (GOLIAD ST)	PROVIDED
478'/100 X 3 = 14 TREES	14 TREES	
478'/100 X 4 = 19 ACCENT TREES	19 TREES	
20' LANDSCAPE BUFFER		
BUILT UP BERM AND/OR SHRUBS 30" - 48" MAX.		

NOTE:

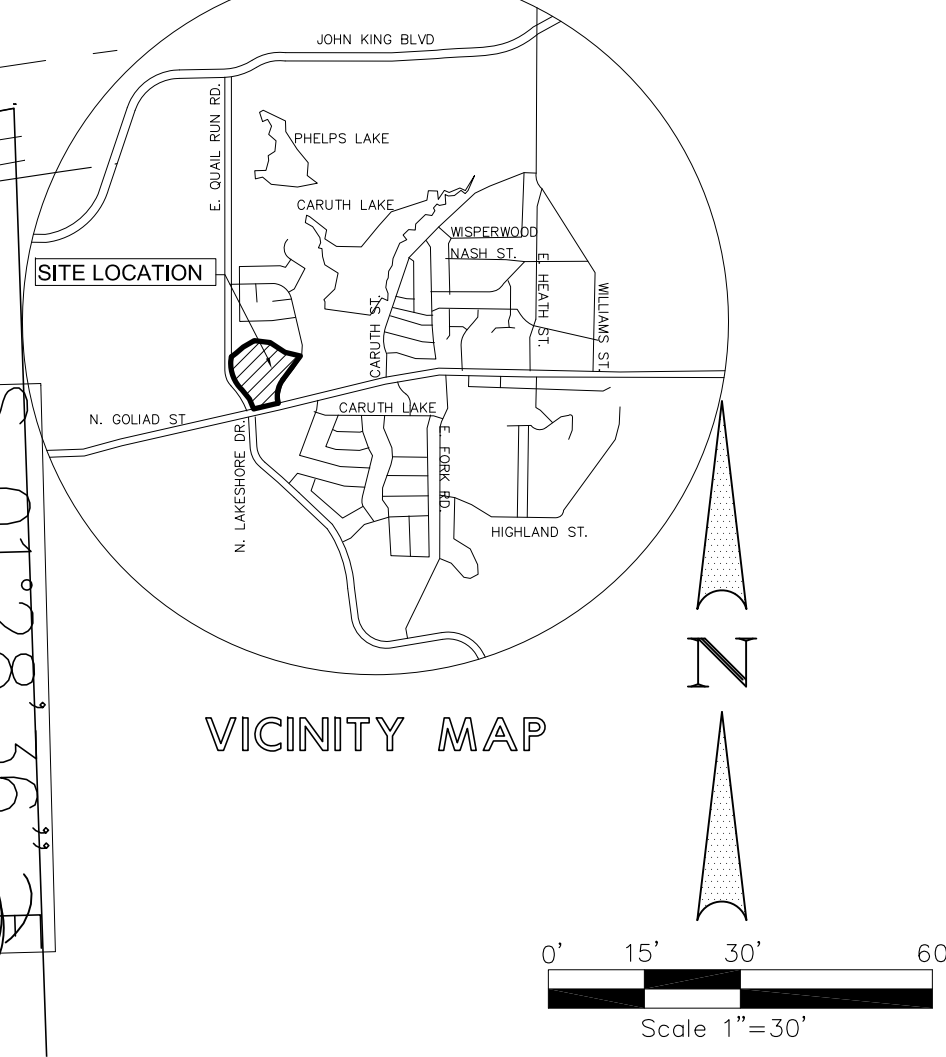
- NO TREES SHALL BE PLANTED WITHIN 5' (HORIZONTALLY) FROM ANY PUBLIC UTILITY
- FOR ALL PLANTING ALONG 18' (LENGTH PARKING SPACES: ALL PLANTS MUST BE PLANTED A MINIMUM OF 4' FROM BACK OF CURB>

33 16 22
R=807.50
=468.93
=462.37
3°40'17"E

CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-245-4545
LONE STAR NOTIFICATION CENTER 1-800-869-8344 EXT. 5

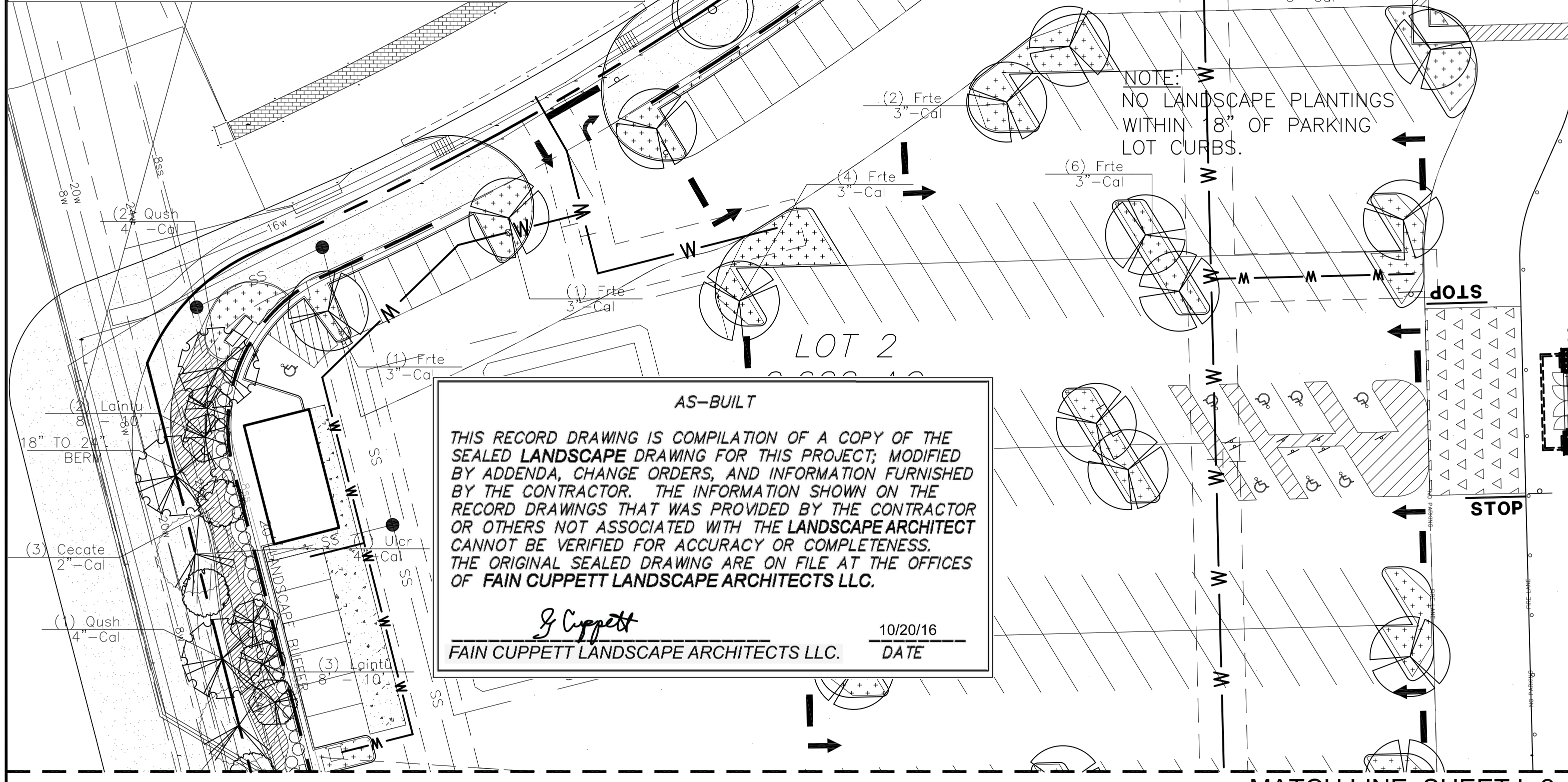


BEFORE YOU DIG...



PLANTING NOTES:

- PRIOR TO PLANTING, CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT TO APPROVE NEW TREES ON SITE. LANDSCAPE ARCHITECT SHALL MAKE ONE TRIP TO SITE TO INSPECT TREES. ALL TREES SHALL BE STORED AND HEELED IF REQUIRED PRIOR TO CONTACTING LANDSCAPE ARCHITECT FOR INSPECTION.
- ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
- ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
- ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
- CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
- MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
- PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
- SEE DETAIL SHEET L-8 FOR PLANTING DETAILS.
- CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
- EXISTING TREES ARE SHOWN TO REMAIN. CONTRACTOR SHALL PRUNE WITH APPROVAL OF OWNER AND CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES, AS WELL AS BRANCHES THAT OBSTRUCT SIGN VISIBILITY. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
- QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
- INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
- INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
- AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
- BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
- PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.



NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

NOTE:

- TURF ADJACENT TO GOLIAD, QUAIL RUN, MEMORIAL, SLOPES IN EXCESS OF 25%, IN ANY PARKING ISLAND DESIGNATED AS TURF AND ALL STATE AND CITY R.O.W. SHALL BE SOLID BERMUDA SOD. GENERAL CONTRACTOR HAS THE OPTION TO HYDROMULCH BERMUDA TURF ELSEWHERE ON SITE. HOWEVER, IF GRASS IS NOT ESTABLISHED AND ACCEPTED BY OWNER IN ALL DISTURBED AREAS PRIOR TO FILING N.O.T. (NOTICE OF TERMINATION) THE GENERAL CONTRACTOR HAS TO INSTALL SOD.
- REFER TO SHEETS L-10 FOR PLANT LEGEND.
- NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
- CONTRACTOR SHALL APPLY FRESH MULCH TO A DEPTH OF 4", TWO WEEKS PRIOR TO OPENING. DATE OF OPENING BY OWNER.
- NO LANDSCAPING SHALL BE LOCATED CLOSER THAN 10' TO A FIRE HYDRANT WITHIN ANY PUBLIC ROW OR 5' WITHIN THE PROPERTY'S INTERIOR.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TREE CALIPER CALIPER MEASUREMENT HEIGHT ABOVE GRADE AS REQUIRED BY CITY.
- ALL TREES (EXISTING AND NEWLY PLANTED) SHALL BE PRUNED TO PROVIDE VISIBILITY ONTO SITE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT APPROPRIATE DEPARTMENT FOR DIRECTION PRIOR TO ACTIVITY.
- TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD ADJACENT TO PUBLIC STREETS AND ANY PARKING LOT ISLAND WITH TURF, HYDROMULCH TURF IN ALL OTHER DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS. ALL FRONTAGE AND SIDE YARDS ARE TO RECEIVE IRRIGATION.
- PRIOR TO TREE PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

AS-BUILT

THIS RECORD DRAWING IS COMPILATION OF A COPY OF THE SEALED LANDSCAPE DRAWING FOR THIS PROJECT; MODIFIED BY ADDENDA, CHANGE ORDERS, AND INFORMATION FURNISHED BY THE CONTRACTOR. THE INFORMATION SHOWN ON THE RECORD DRAWINGS THAT WAS PROVIDED BY THE CONTRACTOR OR OTHERS NOT ASSOCIATED WITH THE LANDSCAPE ARCHITECT CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. THE ORIGINAL SEALED DRAWING ARE ON FILE AT THE OFFICES OF FAIN CUPPETT LANDSCAPE ARCHITECTS LLC.

J. Cuppett
FAIN CUPPETT LANDSCAPE ARCHITECTS LLC. 10/20/16 DATE

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PARKS AND OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE • IRRIGATION DESIGN

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LANDSCAPE PLAN
SEC N. GOLIAD ST. AND E.
QUAIL RUN RD.
ROCKWALL, TEXAS

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Texas Engineers Registration No. 69 06666-00
Professional Seal, Measurement & Associates, Inc.

No.	DATE	REVISION	APPROV.
6.			
5.			
4.			
3.			
2.	12/18/2015	ISSUE FOR CONSTRUCTION	MB
1.			

MATCH LINE, SHEET L-2

REF SHEET L-3 FOR PLANT LEGEND

L-1