

- ### LANDSCAPE NOTES
- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
  - Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
  - Contractor is responsible for obtaining all required landscape and irrigation permits.
  - Contractor to provide a minimum 2% slope away from all structures.
  - All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
  - All landscape areas to be 100% irrigated with an underground automatic irrigation system.
  - All lawn areas to be Hydromulch Bermudagrass, unless otherwise noted on the drawings.

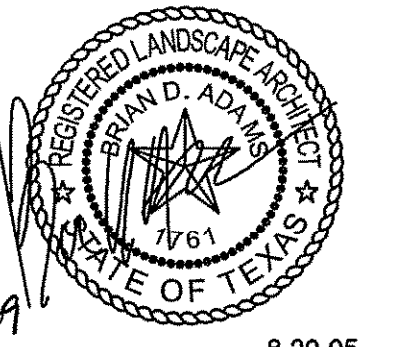
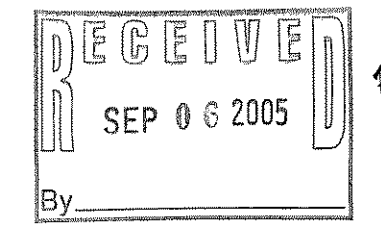
- ### MAINTENANCE NOTES
- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
  - All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
  - All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
  - All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
  - All plant material which dies shall be replaced with plant material of equal or better value.
  - Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

No trees to be planted within 5' of any utilities

Provide 2' overhang for all parking areas abutting landscape edge and/or screening hedge.

MATCH LINE A SHEET L.2

FILE COPY



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**PLANT LEGEND**

QUANTITY	PLANT TYPE
B.C.	Bald Cypress
C.E.	Cedar Elm
W.M.	Wax Myrtle 'Tree Form'
D.W.M.	Dwarf Wax Myrtle
L.C.	Leyland Cypress
L.O.	Live Oak
W.M.S.	Wax Myrtle Shrub
WM	Wax Myrtle
CM	Crepe Myrtle 'Red'
LOR	Loropetalum
IH	Indian Hawthorne 'Clara'
LIR	Liriope 'Big Blue'
SC	Seasonal Color

INDICATES LAWN AREAS  
HYDROMULCH BERMUDAGRASS

**PLANT LIST**

TREES	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	Myrica cerifera	Wax Myrtle	52	6' ht.	container tree form, no cross caning, matching
	Quercus virginiana	Live Oak	45	3" cal.	8&B, 12" ht., 4" spread min., matching
	Taxodium distichum	Bald Cypress	42	3" cal.	8&B, 12" ht., 4" spread min., matching
	Ulmus crassifolia	Cedar Elm	27	3" cal.	8&B, 12" ht., 4" spread min., matching
	Cupressus leylandii	Leyland Cypress	51	45 gal.	cont. grown, full to base, 8'-10' ht. min.
	Lagerstroemia indica 'Red'	Crepe Myrtle 'Red'	18	8' ht.	container, 3-5 cane, no cross caning, 4' sprd. min.

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES

SHRUBS/GROUND COVER	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	Myrica cerifera	Wax Myrtle Shrub	63	15 gal.	cont. shrub form, 4' ht., 5" o.c.
	Myrica pusilla	Dwarf Wax Myrtle	322	5 gal.	cont. full 24" ht. min., 30" o.c.
	Loropetalum chinensis 'Rubrum'	Loropetalum 'Rubrum'	204	5 gal.	cont. full 20" spread, 24" o.c.
	Raphiolepis indica 'Clara'	Indian Hawthorne 'Clara'	118	5 gal.	cont. full top of cont. 12" o.c.
	Liriope muscari 'Big Blue'	Liriope 'Big Blue'	3067	4" pots	cont. full top of cont. 12" o.c.
	Cynodon dactylon	Common Bermudagrass	981	4" pots	cont. full top of cont. 12" o.c., selection by Regency Centers

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated.

**LANDSCAPE TABULATIONS- LOT 19**

SITE REQUIREMENTS (site area 167,138.1 s.f.)  
Requirements: 10% site area to be landscaped

Required	18,713.81 s.f. (10%)	Provided	32,005 s.f. (17.1%)
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FRONT YARD REQUIREMENTS  
Requirements: 50% of required landscape must be located in front yard

Required	9,356.95 s.f. (50%)	Provided	no front yard
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STREET REQUIREMENTS  
Requirements: (1) tree 3" cal. per 50 lf. of frontage

NOT APPLICABLE

PARKING LOT (218 spaces)  
Requirements: (1) tree, 3" cal. per 20 parking spaces

Required	(11) trees, 3" cal.	Provided	(14) trees, 3" cal. (12) ornamentals, 6' ht.
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**LANDSCAPE TABULATIONS- LOT 18**

SITE REQUIREMENTS (site area 312,669.33 s.f.)  
Requirements: 10% site area to be landscaped

Required	31,266.93 s.f. (10%)	Provided	41,876.95 s.f. (13.4%)
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FRONT YARD REQUIREMENTS  
Requirements: 50% of required landscape must be located in front yard

Required	15,633.47 s.f. (50%)	Provided	25,173 s.f. (80%)
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STREET REQUIREMENTS (OVERLAY DISTRICT)  
Requirements: (1) tree 3" cal. per 30 lf. of frontage

F.M. 740 RIDGE ROAD (333 LF.)  
Required (11) trees, 3" cal.  
Provided (7) trees, 3" cal.  
(3) existing trees; (8) tree credits  
1-8" cal. = 2 trees  
1-13" cal. = 3 trees  
1-14" cal. = 2 trees

PARKING LOT (281 spaces)  
Requirements: (1) tree, 3" cal. per 20 parking spaces

Required	(14) trees, 3" cal.	Provided	(24) trees, 3" cal. (17) ornamentals, 6' ht.
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\*5 additional trees provided used for tree mitigation

**LANDSCAPE TABULATIONS- LOT 17**

SITE REQUIREMENTS (site area 92,612.92 s.f.)  
Requirements: 10% site area to be landscaped

Required	9,261.29 s.f. (10%)	Provided	17,414.67 s.f. (18.8%)
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FRONT YARD REQUIREMENTS  
Requirements: 50% of required landscape must be located in front yard

Required	4,630.64 s.f. (50%)	Provided	6,552 s.f.
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STREET REQUIREMENTS (OVERLAY DISTRICT)  
Requirements: (1) tree 3" cal. per 30 lf. of frontage

F.M. 740 RIDGE ROAD (337 LF.)  
Required (12) trees, 3" cal.  
Provided (9) trees, 3" cal.  
(9) existing trees; (12) tree credits  
2-6" cal. = 2 trees  
2-7" cal. = 4 trees  
1-9" cal. = 2 trees  
1-10" cal. = 2 trees  
1-12" cal. = 2 trees

PARKING LOT (96 spaces)  
Requirements: (1) tree, 3" cal. per 20 parking spaces

Required	(5) trees, 3" cal.	Provided	(33) trees, 3" cal.
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\*20 additional trees provided, used for tree mitigation

REV.	DATE	REMARKS
3	8.29.05	PARKING ADDITION / SCREENING
2	4.15.05	CITY COMMENTS
1	3.22.05	ADDENDUM #1

## LANDSCAPE PLAN

LOTS 17, 18, 19, BLOCK A  
HORIZON RIDGE ADDITION  
THE CITY OF ROCKWALL, TEXAS

LAWRENCE A. CATES & ASSOC., INC. CONSULTING ENGINEERS  
14200 MIDWAY ROAD, SUITE 122 (972) 385-2272 DALLAS, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	3/8/05	1"=40'	D.P.	20050 DINCTRL1	L. 1