



COMMON AREA
T.B.M.B.H.

FINE GRADE BOTTOM
TO DRAIN MIN SLOPE
PER CIVIL PLANS SUBJECT
TO IRRIGATING AND GRASSING

DRAINAGE
UTILITY
EASEMENT
T.B.M.B.H.
(LEVEL C)

LANDSCAPE IRRIGATION WARRANTY

1. LANDSCAPE CONTRACTOR SHALL WARRANT ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM TIME OF FINAL ACCEPTANCE AND PAYMENT OF LABOR FOR NEW ITEMS.

IRRIGATION AFFIDAVIT

ALL REQUIRED IRRIGATION AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATIVE (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED LICENSED IRRIGATOR. SEE IRRIGATION PERFORMANCE SPECS ON LPP-4.

CITY OF ROCKWALL MAINTENANCE NOTE:

MAINTENANCE: THE CURRENT OWNER AND SUBSEQUENT OWNERS OF THE LANDSCAPED PROPERTY OR MANAGER OR AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL THE LANDSCAPED AREAS AND MATERIALS. SAID AREAS MUST BE MAINTAINED AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AT ALL TIMES AND SHALL BE KEPT FREE OF REFUSE AND DEBRIS. MAINTENANCE WILL INCLUDE REPLACEMENT OF ALL DEAD PLANT MATERIAL IF THAT MATERIAL WAS USED TO MEET THE REQUIREMENTS OF THE UDC. ALL SUCH PLANTS SHALL BE REPLACED WITHIN (6) SIX MONTHS OF NOTIFICATION, OR BY THE NEXT PLANNING SEASON, WHICH EVER COMES FIRST. A PROPERTY/HOMEOWNERS ASSOCIATION MAY ASSUME RESPONSIBILITY FOR MAINTENANCE OF COMMON AREAS.

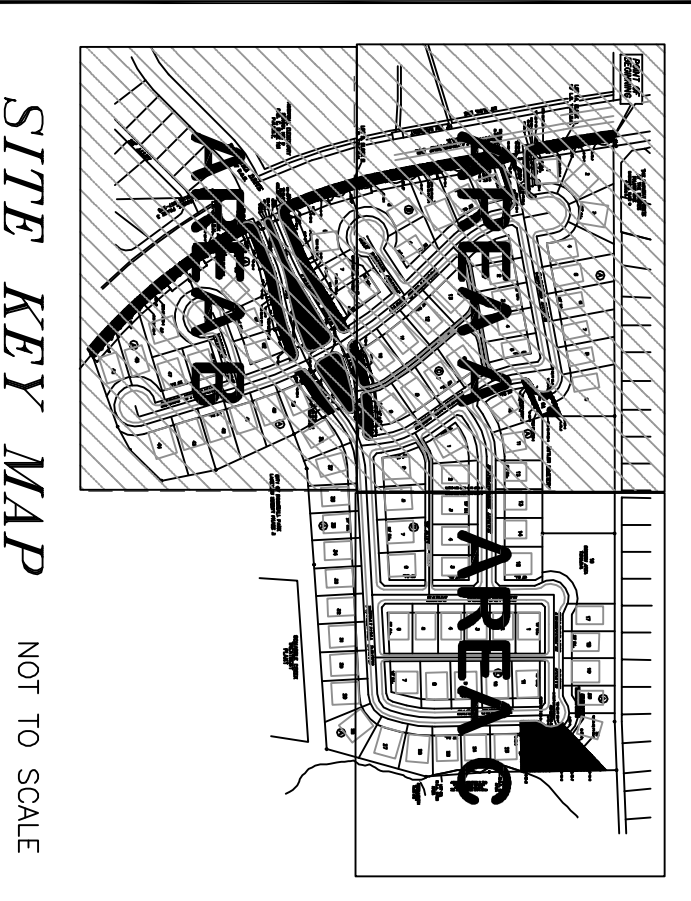
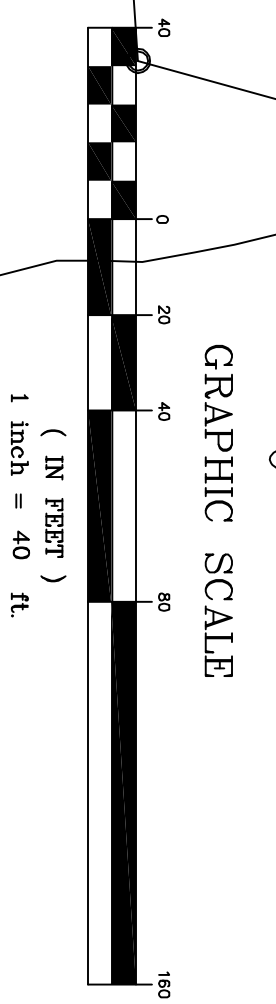
ROOT BARRIERS AT UTILITIES AND PAVING EDGES

1. NO TREE SHALL BE PLANTED WITHIN 5 FEET OF ALL UTILITIES WATER, SEWER, ELEC, CABLE, STORM, ECT.
2. ROOT BARRIERS ARE REQUIRED ON ALL TREES WITHIN UTILITY EASEMENTS AND AT EDGE OF PAVING WITHIN 5 FEET. PROVIDE ON ALL TREES SHOWN, UNLESS NOTED
3. DEEP ROOT BARRIERS, 1-800-458-7668, INSTALL UB-48-2 PER SPECIFICATIONS AT EACH TREE ON SIDE OF PAVING OR UTILITY. INCLUDE 4" WIDE TRENCH OF 3/4" DRAIN GRAVEL ON OUT SIDE OF BARRIER, 24" DEEP BARRIER TO EXTEND 1' ABOVE GRADE.

LANDSCAPE NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR BEING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF SOIL UTILITIES.
2. CONTRACTOR SHALL NOT HURDLY PROCEED WITH CONSTRUCTION AS NOTED UNLESS THE CONTRACTOR HAS BEEN ADVISED BY THE OWNER OF ANY GRADE DIFFERENCES THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AT (972)869-3535. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REMEDIATION AND CORRECTIONS FOR ANY COORDINATION WITH GENERAL CONTRACTOR AND SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
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5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
6. FINAL LOCATION OF ALL PLANT MATERIAL, LOCATIONS TO CONFORM TO THE SITE ARCHITECT'S STANDARDS.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO INSTALLATION.
8. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL SHRUB AND GROUND COVER PRIOR TO INSTALLATION. ALL SHRUBS AND GROUND COVER SHALL BE REMOVED FROM THE SITE.
9. ALL PAINTING AREA SHALL BE REMOVED FROM THE AREA PRIOR TO PLANTING. ALL PAINTING SHALL BE REMOVED FROM THE AREA PRIOR TO PLANTING. ALL PAINTING SHALL BE REMOVED FROM THE AREA PRIOR TO PLANTING.
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11. GROWN OF ALL PLANT ROOT SYSTEMS SHALL BE SLIGHTLY HIGHER AFTER SETTLING ADJACENT SOIL SETTLING METHODS, TO CONFORM TO SITE ARCHITECT'S STANDARDS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DURATION OF THE WARRANTY PERIOD.
13. SHRUBS, GROUND COVERS, AND SEASONAL COLOR SHALL BE TRIANGULARLY PLANTED TO PROVIDE A MINIMUM OF 4 FEET FROM WALLS, HEADERS, WALKS, AND OTHER TREES WITHIN THE PROJECT AND CONFORM TO THE LANDSCAPE ARCHITECT'S STANDARDS.
14. ALL TREES SHALL BE LOCATED A MINIMUM OF 4 FEET FROM WALLS, HEADERS, WALKS, AND OTHER TREES WITHIN THE PROJECT AND CONFORM TO THE LANDSCAPE ARCHITECT'S STANDARDS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO INSTALLATION.
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17. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO INSTALLATION.
18. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED +/- .10 OF 1' OF FINISHED GRADE.
19. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS TO THE SITE PRIOR TO THE START OF PLANTING. ALL PLANT MATERIAL SHALL BE DELIVERED TO THE SITE PRIOR TO THE START OF PLANTING.

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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 01/06/2015

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DATE	01/06/2015
PROJECT	LANDSCAPE PLANTING PLAN
PRODUCT	LPP-3
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