

TREE MITIGATION REQUIREMENTS:

88 TREES REMOVED FROM WITHIN RIGHT-OF-WAY, EASEMENTS OR SIMILAR TYPES OF PROPERTY MAINTAINED BY UTILITY COMPANIES.

PRIMARY PROTECTED TREES (4"-25" CALIPER, N.I.C. HACKBERRY, CEDAR OR NON-PROT)

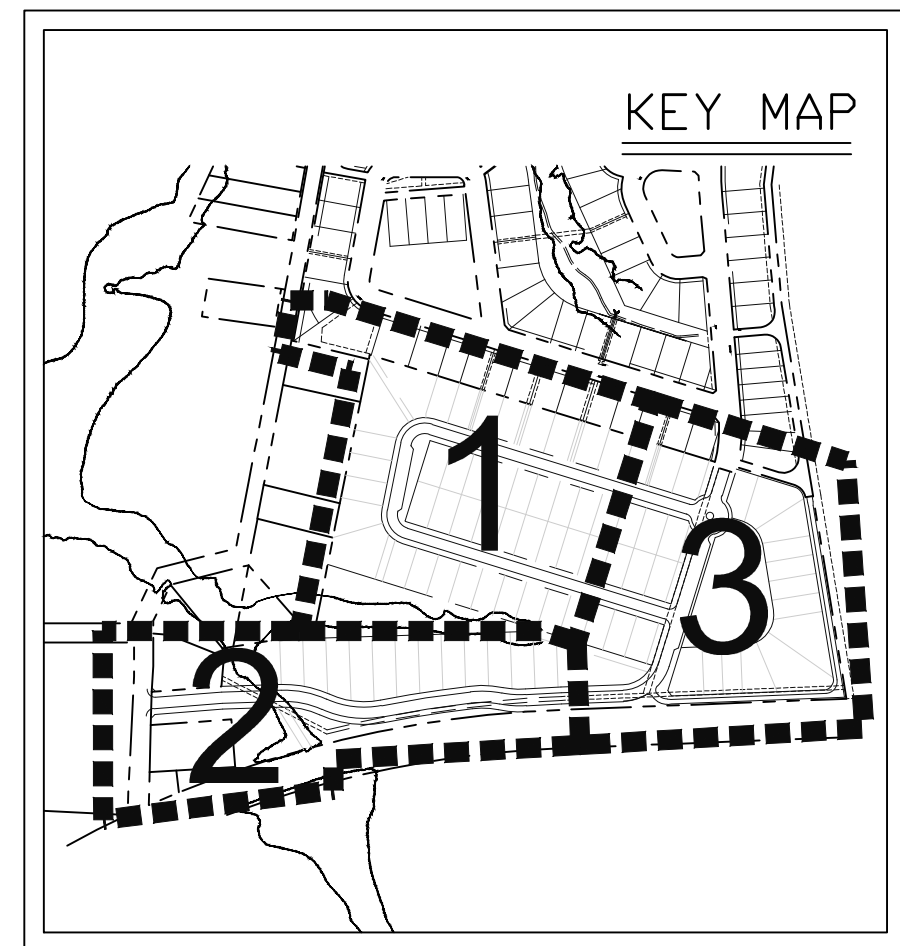
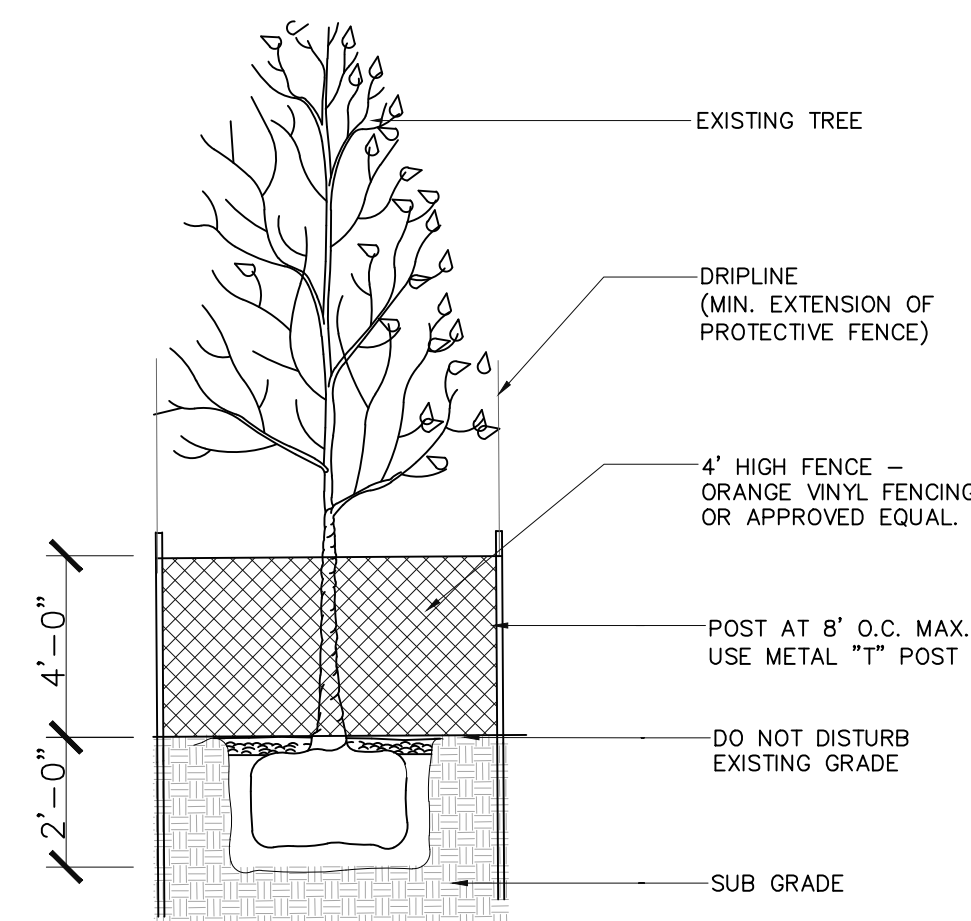
SECONDARY PROTECTED TREES (11"-15", N.I.C. NON-PROTECTED TREE)

FEATURED TREE (ALL TREES 25" AND GREATER)

PROPOSED TREE PLANTING SCHEDULE (TOTAL)						
SYMBOL	KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CO	CO		66 CHINGUAPIN OAK	<i>Quercus muhlenbergii</i>	3" CAL. MIN.	PLANT 50' O.C. WHERE INDICATED
LO	LO		LIVE OAK	<i>Quercus virginiana</i>	3" CAL. MIN.	PLANT 50' O.C. WHERE INDICATED
TA	TA		TEXAS ASH	<i>Fraxinus albicans</i>	3" CAL. MIN.	PLANT 50' O.C. WHERE INDICATED
RO	RO		TEXAS RED OAK	<i>Quercus texana</i>	3" CAL. MIN.	PLANT 50' O.C. WHERE INDICATED
CP	CP		CHINESE PISTACHIO	<i>Pistachia chinensis</i>	3" CAL. MIN.	PLANT 50' O.C. WHERE INDICATED

LEGEND

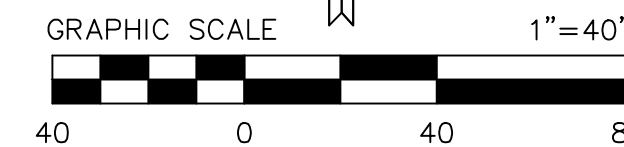
- EXISTING TREE TO REMAIN
- EXISTING TREE BEING REMOVED
- EXISTING TREE BEING REMOVED AND MITIGATED
- PROPOSED TREE (SEE "PROPOSED TREE PLANTING SCHEDULE" ABOVE)



CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

- PRIOR TO GRADING, BRUSH REMOVAL, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
- THE DEVELOPER SHALL ERECT ORANGE VINYL FENCING, A MINIMUM OF (4') FOUR FEET IN HEIGHT, AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
- DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE DEVELOPER SHALL PROHIBIT CLEANING, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE DEVELOPER SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., IN THE CANOPY AREA.
- NO ATTACHMENTS OR WIRES OR ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
 - A) NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.

TREE PROTECTION SECTION N.T.S.

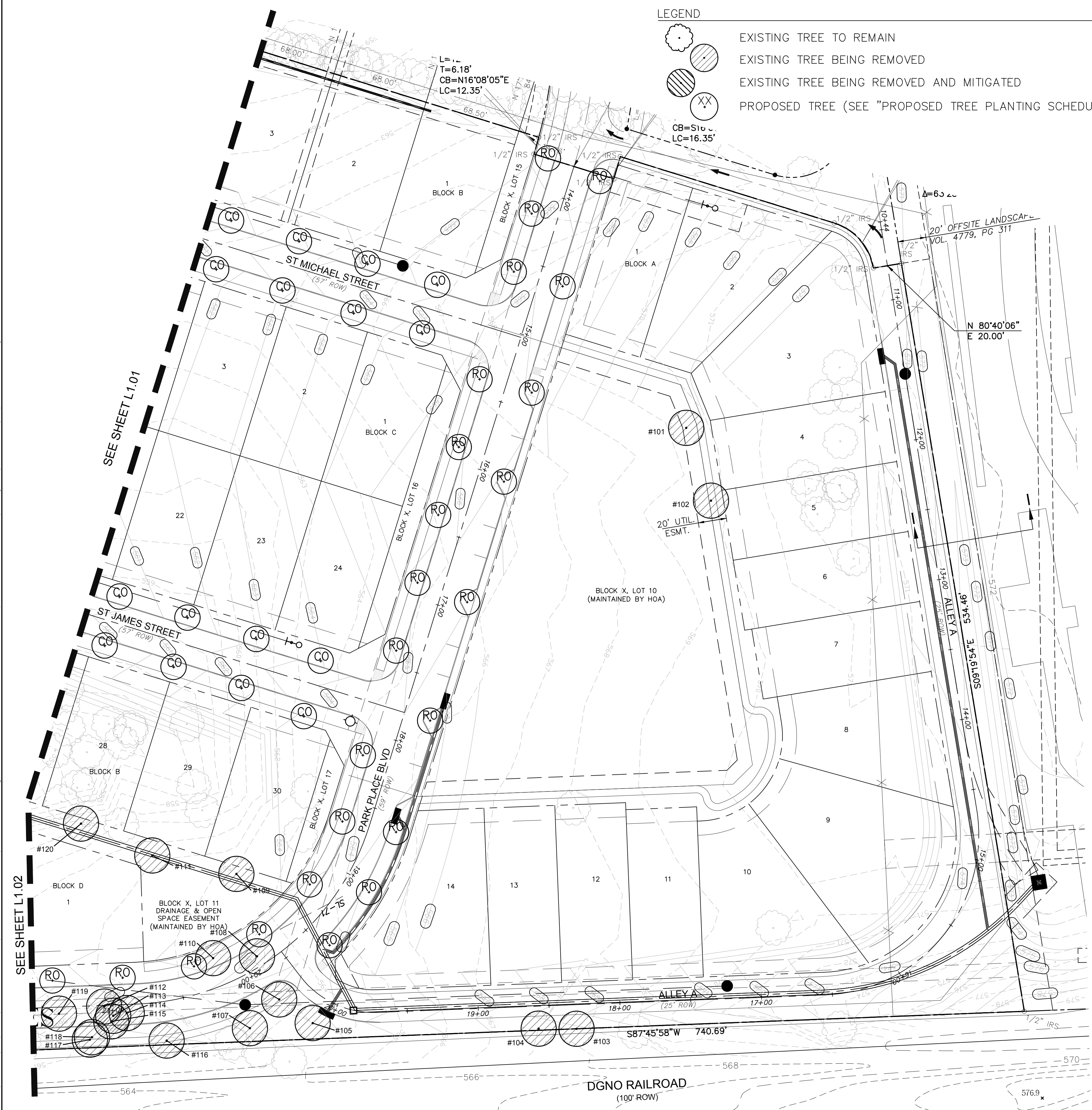


GENERAL NOTES:

- ALL PLANT MATERIAL HAS BEEN LOCATED WITH RESPECT TO PROPOSED OR APPROXIMATE LOCATIONS OF EXISTING UTILITIES, CURBS, WALKS AND DRIVE LANES TO THE MOST ACCURATE EXTENT POSSIBLE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXACT LOCATIONS IN THE FIELD AND SHALL NOTIFY UTILITY COMPANIES AT LEAST 24 HOURS PRIOR TO BEGINNING CONSTRUCTION. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ARE TO BE HELD LIABLE FOR UTILITY LOCATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES OR QUESTIONS WITH THE PLAN PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL MUST BE SPECIMEN QUALITY (AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS), AND SHALL BE NURSERY GROWN IN AN INSECT DISEASE-FREE CONDITION AND SHALL BE REASONABLY FREE OF WEEDS AND NOXIOUS PESTS AND INSECTS.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE "PLANT LEGEND" SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE KEYED PLAN SHALL GOVERN.
- CARE IS TO BE TAKEN NOT TO CRACK OR DAMAGE ANY EXISTING STRUCTURES, CONCRETE, OR EXISTING PLANTERS. CONTRACTOR WILL REIMBURSE OWNER FOR ANY DAMAGE CAUSED BY ANY OF THIS WORK.
- CONTRACTOR SHALL STAKE TREES ACCORDING TO THE A.A.N.S. (AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS). (SEE DETAIL)
- SOIL AMENDMENTS TO BE "MIXED SOIL WITH COMPOST".
- ALL PLANTING AREAS SHALL HAVE TURF AS GROUND COVER UNLESS NOTED ON PLAN.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PRUNING TREES AND SHRUBS OF BROKEN BRANCHES AND THOROUGHLY WATERING ALL PLANT MATERIAL AFTER PLANTING AND MULCHING. THIS REGULAR MAINTENANCE SHALL BE PROVIDED BY THE CONTRACTOR UNTIL THE CITY APPROVES THE INSTALLATION. THE CONTRACTOR AND OWNER MAY NEGOTIATE A 30 DAY MAINTENANCE PERIOD AFTER THE CITY HAS APPROVED THE INSTALLATION.
- ALL PLANT MATERIAL, MAINTAINED IN A HEALTHY GROWING CONDITION, SHALL BE GUARANTEED BY LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE (1) YEAR. PLANT MATERIALS WHICH DO NOT FULFILL THIS GUARANTEE SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR AT NO COST TO THE OWNER. REPLACEMENT SHALL BE GUARANTEED THROUGHOUT THE ORIGINAL GUARANTEE PERIOD. UNHEALTHY, DEAD, OR DYING PLANTS SHALL BE REPLACED IMMEDIATELY.
- SHOULD ANY TREE DESIGNATED AS EXISTING IN THE LANDSCAPE PLAN DIE AT ANY TIME AFTER APPROVAL OF THE LANDSCAPE PLAN OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE OWNER SHALL REPLACE THE TREE WITH THE EQUIVALENT SPECIES OR A TREE WHICH WILL OBTAIN THE SAME HEIGHT, SPREAD AND GROWTH CHARACTERISTICS. THE REPLACEMENT TREE SHALL BE THREE (3) INCHES IN CALIPER.
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH A FREEZE-GUARD SET AT 38 DEGREES FAHRENHEIT AND RAIN GAUGE.
- MAINTAIN IRRIGATION SYSTEM IN WORKING ORDER.

GENERAL TREE PLANTING NOTES:

- SEE SHEET L1.03 FOR TREE PROTECTION DETAIL AND GENERAL NOTES.
- SEE SHEET L1.04 FOR MITIGATION TABLE.
- PROPOSED TREES SHALL BE PLANTED AT +/- 50' O.C., BOTH SIDES OF STREET WHERE 5' FROM B.O.C.
- FINAL TREE SELECTION, WILL BE DETERMINED BY OWNER, AND BE FROM "TREE REPLACEMENT CREDITS" LIST.



Designed By: SR	Drawn By: SR	Checked By: SR	Job No.: P170021318	Date: FEB 24, 2018	App.:
Scale: AS SHOWN					Date
Description					Date
Tree Plan Area III					Date
PARK PLACE WEST - PHASE III R. BALLARD SURVEY ABSTRACT NO. 29 ROCKWALL, ROCKWALL COUNTY, TEXAS					Date
Sheet No: L1.03					Date

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