



LEGEND

- TEXAS RED OAK
- CHINQUAPIN OAK
- DWARF PITTOSPORUM
- DWARF HEAVENLY BAMBOO
- LANDSCAPE BUFFER ZONE
- PURPLE WINTER CREEPER
- IRRIGATED TURF GRASS (COMMON BERMUDA)
- DECOMPOSED GRANITE
- VISIBILITY TRIANGLE
- TREE PROTECTION FENCE

PLANTING GENERAL NOTES

1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
5. IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNER'S REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.
6. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
7. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
8. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.

MAINTENANCE GENERAL NOTES

1. REQUIRED LANDSCAPING MUST BE MAINTAINED IN A HEALTHY, GROWING CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING OF GRASS, IRRIGATION, FERTILIZING, PRUNING, OR OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER APPROVED PLANT VARIETY, GENERALLY OF THE SAME SIZE, THAT COMPLIES WITH THE APPROVED LANDSCAPE PLAN WITHIN 90 DAYS AFTER NOTIFICATION BY THE CITY.
2. ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER, HIS AGENTS, OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN A UTILITY EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS A LANDSCAPED AREA IN A UTILITY EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE LANDSCAPING MATERIALS, AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER UTILITY WORK. IF, NONETHELESS, SOME PLANT MATERIALS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THE PLANT MATERIALS.

1 LANDSCAPE PLAN  
1" = 20'-0"

PLANTING SCHEDULE					
CANOPY TREES					
QTY	UNIT	COMMON NAME	BOTANICAL NAME	SIZE/CONDITION	REMARKS
7	EA	TEXAS RED OAK	QUERCUS BUCKLEYI (TEXANA)	4" CAL B&B	PER PLAN MATCHED, 7' CLEAR TRUNK, 16-18"
11	EA	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CAL B&B	PER PLAN MATCHED, 7' CLEAR TRUNK, 16-18"
SHRUBS					
QTY	UNIT	COMMON NAME	BOTANICAL NAME	SIZE/CONDITION	REMARKS
26	EA	DWARF PITTOSPORUM	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	5 GAL CONT	3" O.C. 6" SOIL MIX
47	EA	DWARF HEAVENLY BAMBOO	NANDINA DOMESTICA 'HARBOUR DWARF'	5 GAL CONT	2-6" O.C. 6" SOIL MIX
GROUND COVER					
QTY	UNIT	COMMON NAME	BOTANICAL NAME	SIZE/CONDITION	REMARKS
2,863	EA	PURPLE WINTER CREEPER	EUONYMUS FORTUNEI 'COLORATUS'	4" POT	1" O.C. 4" SOIL MIX 1-1/2" MULCH
TURF GRASS					
QTY	UNIT	COMMON NAME	BOTANICAL NAME	SIZE/CONDITION	REMARKS
22,210	SF	COMMON BERMUDA	CYNODON DACTYLON	SOLID SOD	
HARDSCAPE SCHEDULE					
QTY	UNIT	COMMON NAME	DESCRIPTION	SIZE/CONDITION	REMARKS
388	SF	DECOMPOSED GRANITE	TEXAS BUFF		

LANDSCAPE TABULATIONS	
GENERAL LANDSCAPE REQUIREMENTS	
ZONING TYPE: O (OFFICE)	
20% OF TOTAL SITE AREA SHOULD BE LANDSCAPED, NO LESS THAN 5' WIDE	
TOTAL SITE AREA:	82,134 S.F.
REQUIRED: 12,427 S.F. (20%)	PROVIDED: 26,174 S.F. (42%)
PARKING AREA LANDSCAPE REQUIREMENTS	
MIN. 5% OR 200 S.F. IN THE INTERIOR OF THE PARKING LOT IN LANDSCAPING	
TOTAL PARKING AREA:	36,060 S.F.
REQUIRED: 1,798 S.F. (5%)	PROVIDED: 3,139 S.F. (8.7%)
ONE (1) CANOPY TREE FOR EACH 10 REQUIRED PARKING SPACES IN THE LOT	
TOTAL PARKING SPACES: 108	
REQUIRED:	11
PROVIDED:	11
LANDSCAPE BUFFERSTRIP REQUIREMENTS	
A 10' WIDE LANDSCAPE BUFFER ADJACENT TO ALL STREETS OR PROPERTY LINE SHOULD HAVE:	
ONE (1) CANOPY TREE PER 50 L.F.	
SUMMER LEE DRIVE (RIGHT-OF-WAY)	327 L.F.
REQUIRED:	PROVIDED:
17 CANOPY TREES	17 CANOPY TREES

**RECORD DRAWING**

THE SIGNED AND SEALED CONSTRUCTION DOCUMENT HAS BEEN REVISED TO REFLECT CONSTRUCTION RECORDS MAINTAINED AND PROVIDED BY THE CONTRACTOR FOR THIS PROJECT. THE INFORMATION SHOWN ON THIS RECORD DRAWING, WHICH WAS PROVIDED BY THE CONTRACTOR, OR OTHERS NOT ASSOCIATED WITH THE DESIGN ENGINEER, CANNOT BE VERIFIED FOR ACCURACY OR COMPLETENESS. PACHECO KOCH SHALL ASSUME NO LIABILITY FOR ANY CHANGES MADE DURING CONSTRUCTION THAT WERE NOT SPECIFICALLY APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. THE SEALED CONSTRUCTION DRAWINGS ARE ON FILE AT THE OFFICES OF PACHECO KOCH.

ATTESTED BY: *Wade C. Peterson*

SIGNATURE: *Wade C. Peterson*

ENGINEER OF RECORD: WADE C. PETERSON

CONTRACTOR: ROGERS-O'BRIEN CONSTRUCTION CO., LTD

DATE REVISED: 03/26/2014

0 10 20 40 60  
GRAPHIC SCALE IN FEET

REGISTERED LANDSCAPE ARCHITECT  
WADE C. PETERSON  
1965  
12/18/2013

NO.	DATE	REVISION

**Pacheco Koch** 8350 N. CENTRAL EXPWY, SUITE 1000  
DALLAS, TX 75208 972.235.3031  
DALLAS • FORT WORTH • HOUSTON TX REG. ENGINEERING FIRM F-469  
TX REG. SURVEYING FIRM LS-100080-00

**LANDSCAPE PLAN**  
**THR PRESBYTERIAN HOSPITAL OF ROCKWALL**  
**PARKING LOT EXPANSION**  
**3150 HORIZON ROAD**  
**CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
WCP	CM	JAN 2013	1"=20'			<b>L1.1</b>

JOHNSON, WADE C. 3-65894  
 M. (06)-15-1567-13.397-DWG.LANDSCAPE (3-D. 2012) 1567-13.397-1-P.DWG  
 PK FILE: 1567-13.397

THR PRESBYTERIAN - PARKING LOT EXPANSION