GENERAL CONSTRUCTION NOTES

- I. IT IS NOT THE INTENT OF THESE CONSTRUCTION NOTES TO COVER ALL DETAILS AND/OR SPECIFICATION REQUIREMENTS OF THE CITY OF ROCKMALL. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL'S STANDARD SPECIFICATIONS, GENERAL DESIGN STANDARDS, ORDINANCES, RULES, POLICIES, REQUIREMENTS AND REGULATIONS, AS WELL AS ANY OTHER APPLICABLE STATE AND/OR FEDERAL RULES, REGULATIONS AND/OR REQUIREMENTS, AS THEY EXIST OR MAY BE AMENDED. ENGINEERING DRAWINGS SHALL GOVERN FOR CONSTRUCTION OF ALL CIVIL
- 2. THE EXISTENCE AND LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN (MAIN LINES, NO LATERAL OR SERVICES SHOWN) ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES ANY RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT IN THE LOCATION SHOWN. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO TRENCHING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL FRANCHISE AND CITY OF ROCKWALL UTILITIES PRIOR TO CONSTRUCTION.
- 3. ANY CONTRACTOR / SUBCONTRACTOR PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE HIMSELF WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM HIS OPERATIONS. SAID EXISTING IMPROVEMENTS SHALL INCLUDE BUT NOT BE LIMITED TO BERMS, DITCHES, FENCES, AND PLANTS. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT HIS EXPENSE AND SHALL BE APPROVED BY THE CITY OF ROCKWALL.
- 4. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL MEET OR EXCEED ALL REQUIREMENTS OF THE CITY OF ROCKWALL. ALL SUBMITTALS MUST BE ORIGINALS WITH SIGNATURES WHERE APPLICABLE; FACSIMILES OR EMAILS SHALL BE FOLLOWED UP WITH ORIGINALS.
- 5. ALL TESTING SHALL BE DONE BY AN APPROVED LABORATORY AT THE EXPENSE OF THE CONTRACTOR. THE CITY OF ROCKMALL WILL ONLY ACCEPT SIGNED ORIGINAL COPIES OF ALL TESTING REPORTS FOR REVIEW.
- 6. THE DEVELOPER OR HIS/HER DESIGNEE SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL HANDBOOK. ALL REFERENCE FOR USING TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) STANDARDS AND CONSTRUCTION DETAILS SHALL BE THE LATEST REVISIONS AND/OR AMENDMENTS THEREOF. THE CITY OF ROCKWALL USES RAISED PAVEMENT MARKINGS (BUTTONS) FOR STRIPING AND THERMOPLASTIC MARKINGS IN LIEU OF PAINT. THE MINIMUM SIGN SIZE SHALL BE THE STANDARD SIZE IN THE MANUAL. DETAILS ARE AVAILABLE UPON REQUEST FOR THE TYPE OF BUTTON PATTERNS AND POSTS AND CONNECTIONS REQUIRED FOR THE SIGNS.
- 7. THE CONTRACTOR SHALL MAKE EVERY EFFORT NOT TO IMPEDE TRAFFIC ON EXISTING STREETS, ALLEYS, OR FIRELANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRELANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY OF ROCKWALL. IF THE CLOSURE ELIMINATES THE SECOND POINT OF ACCESS TO EXISTING BUILDINGS WITH A CERTIFICATE OF OCCUPANCY, THEN THE ACCESS MAY NOT BE CLOSED FOR MORE THAN FORTY-EIGHT (48) HOURS AND WILL REQUIRE FIRE MARSHAL APPROVAL IN EITHER CASE. UNLESS OTHERWISE SPECIFIED BY THE CITY OF ROCKWALL, ALL OTHER STREETS OR ALLEYS MAY NOT BE CLOSED FOR MORE THAN SEVENTY-TWO (72) HOURS.

OWNER / SHADDOCK DEVELOPERS, LTD. **DEVELOPER:** 2400 DALLAS PARKWAY

SUITE 560

PLANO, TEXAS 75093 (972) 985-5505

CIVIL ENGINEER:

SPIARS ENGINEERING

765 CUSTER ROAD

SUITE 100

PLANO, TEXAS 75075

LANDSCAPE STUDIO 13 DESIGN GROUP, PLLC.

ARCHITECT: 519 BENNETT LANE

SUITE 202

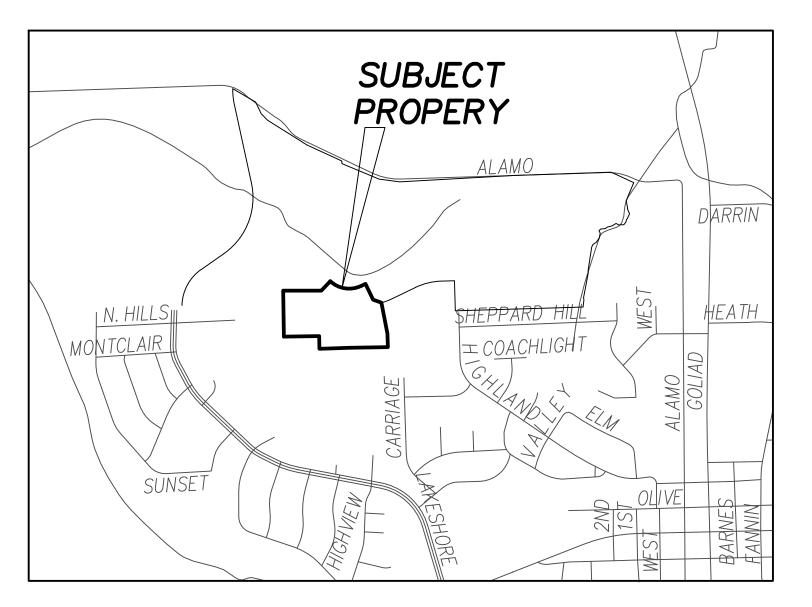
LEWISVILLE, TEXAS 75057

PH. (469) 635-1900

CONTACT: LEONARD REEVES, ASLA, LI

CONSTRUCTION PLANS LANDSCAPE & SCREENING

~The Preserve, Ph. 1~ CITY OF ROCKWALL COLLIN COUNTY, TEXAS



LOCATION MAP

SHEET INDEX

HS1	OVERALL LAYOUT PLAN
HS2-HS7	HARDSCAPE PLANS
HS8-HS10	HARDSCAPE DETAILS
L1-L6	LANDSCAPE PLANS
L7	LANDSCAPE DETAILS

ONSITE TREE MITIGATION - PHASE I 125 CAL. INCHES NEEDED IN OPENSPACE FOR PHASE - TREES @ 3 CALIPER INCHES = 42 TOTALING: 126 CALIPER INCHES

LANDSCAPE NOTES:

- I. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
- 2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
- 3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF ROCKWALL APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN. 4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE
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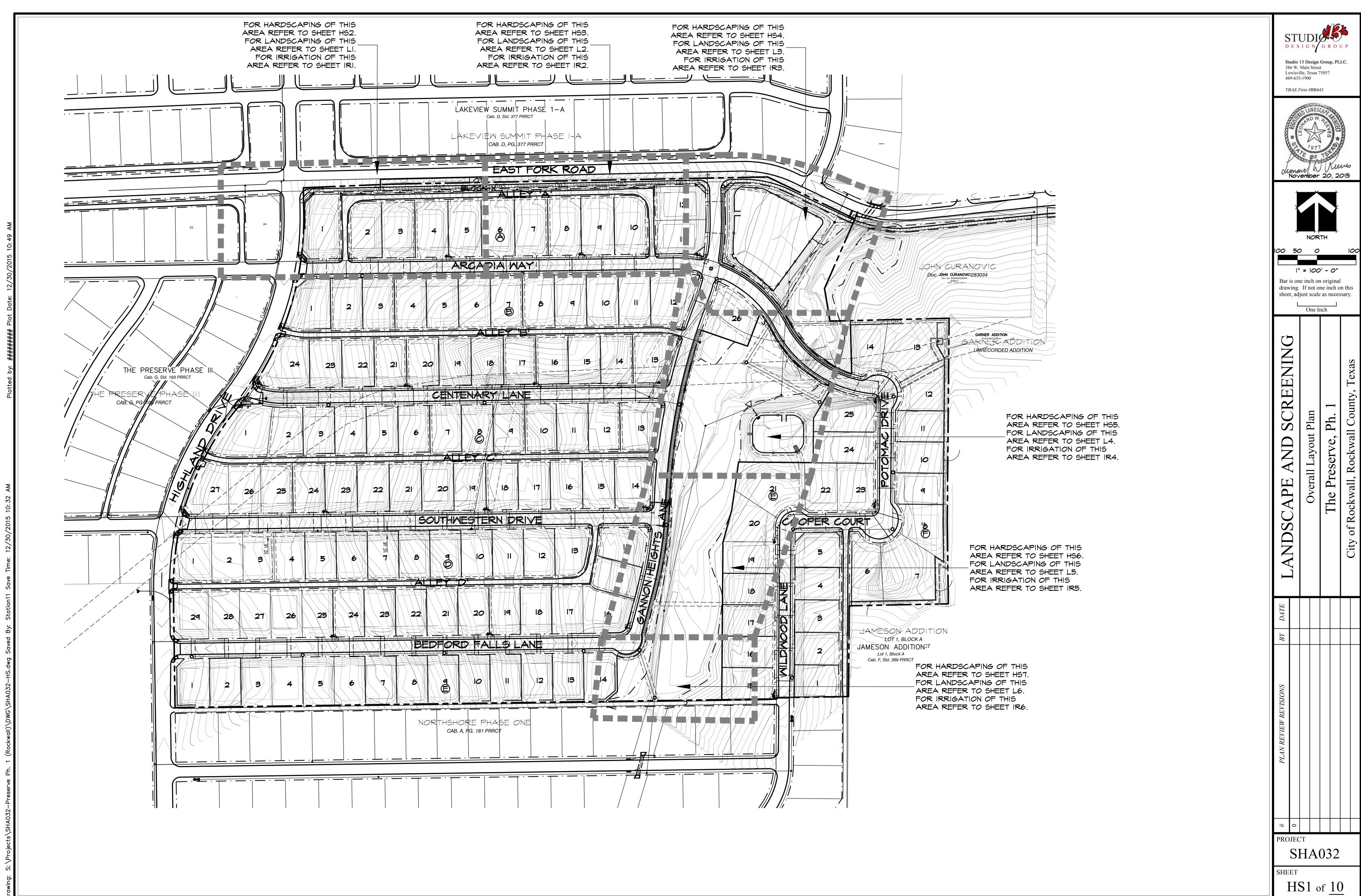
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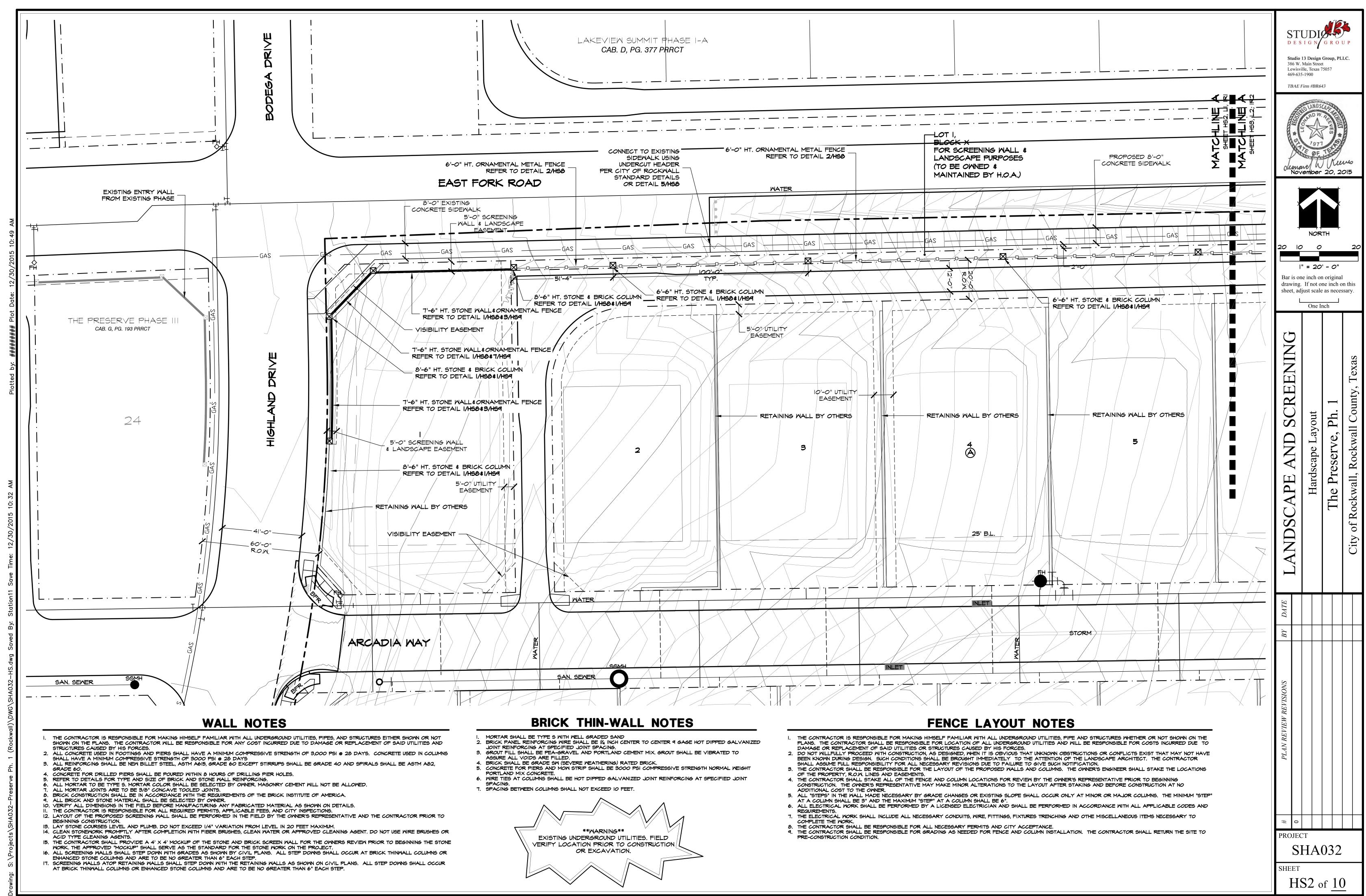
Submittal 08-19-2015 Submittal 10-23-2015 Re-Submittal 11-20-2015



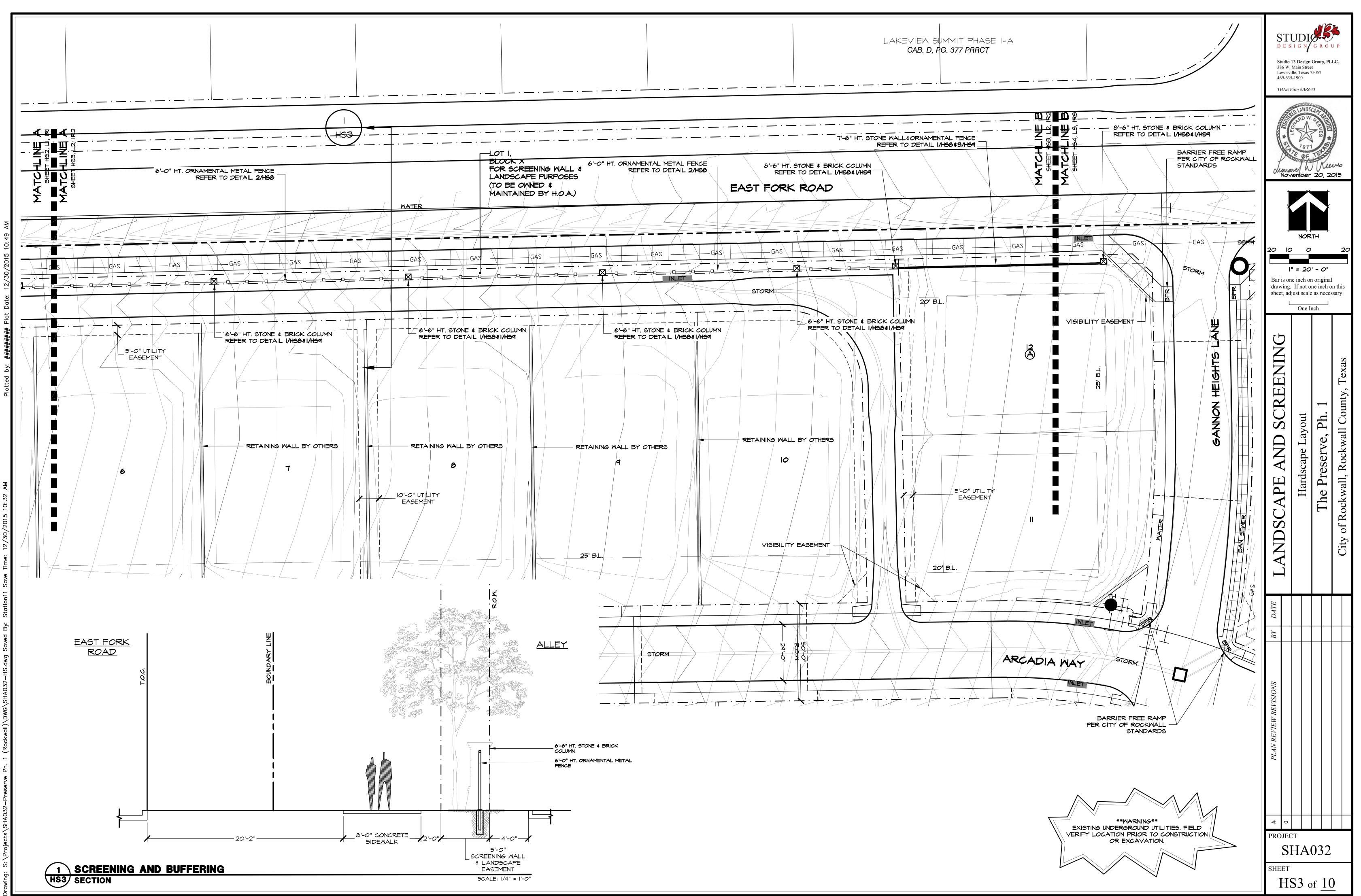
Studio 13 Design Group, PLLC. 386 W. Main Street Lewisville, Texas 75057 469-635-1900

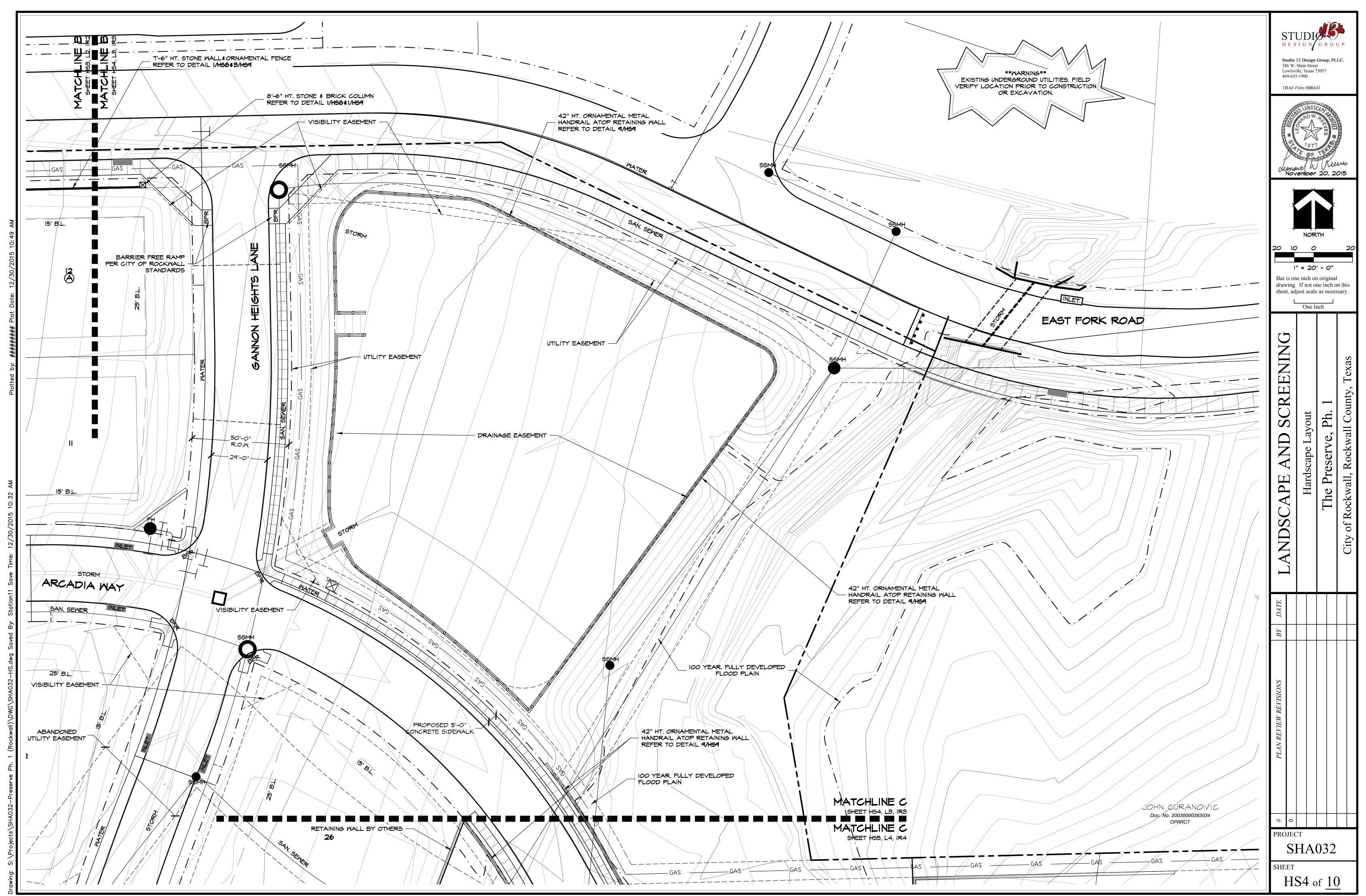
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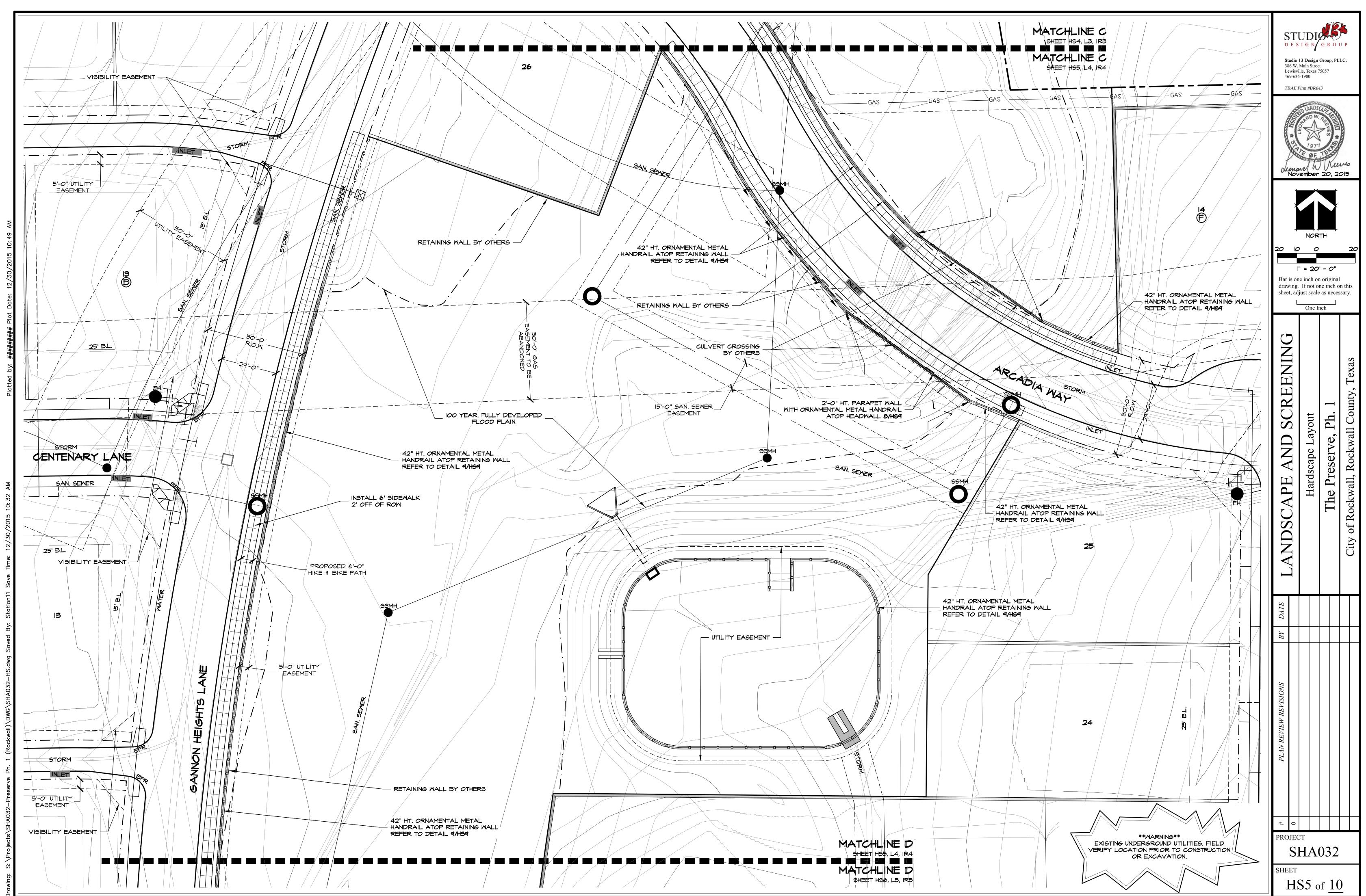


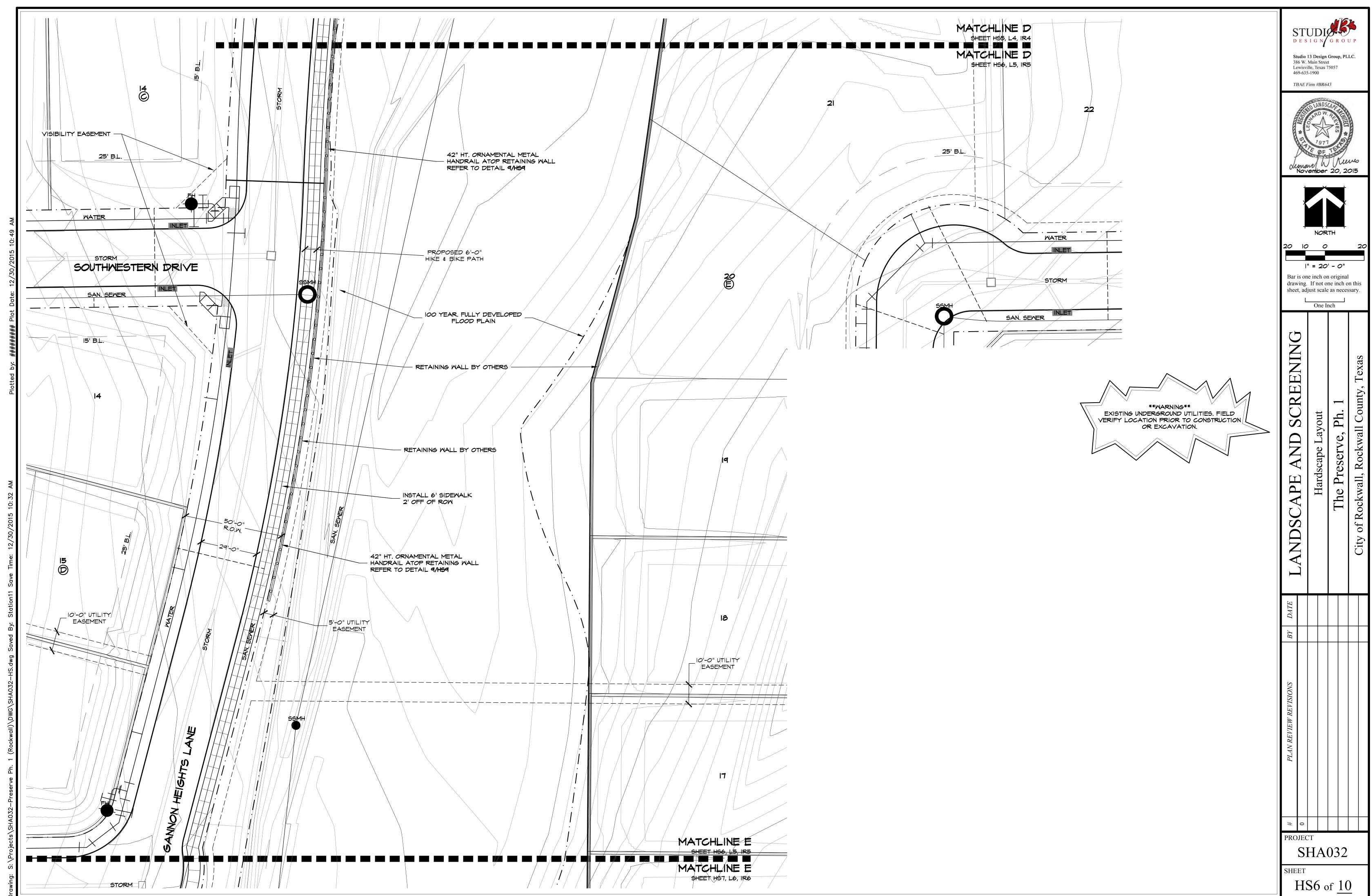


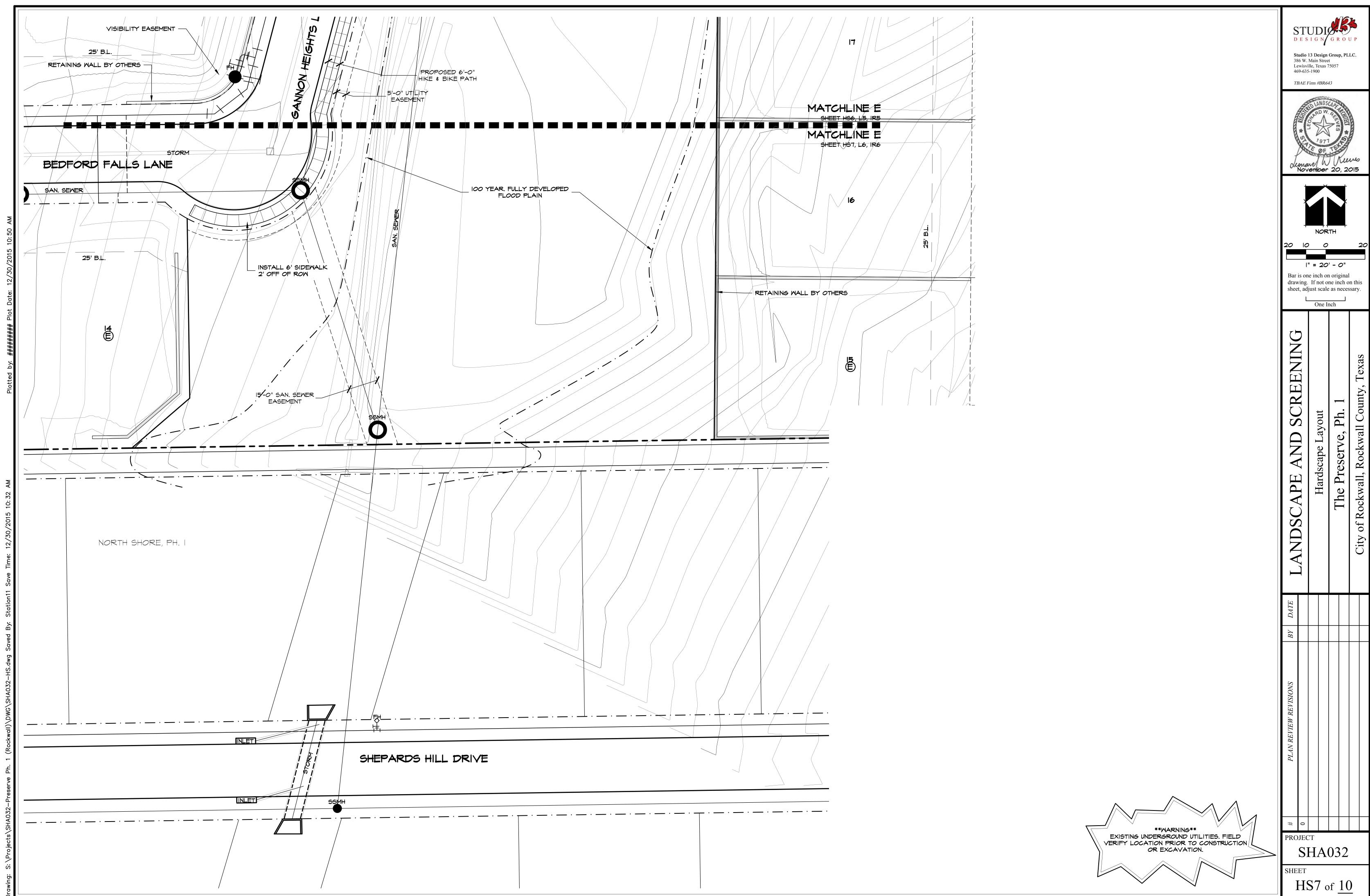
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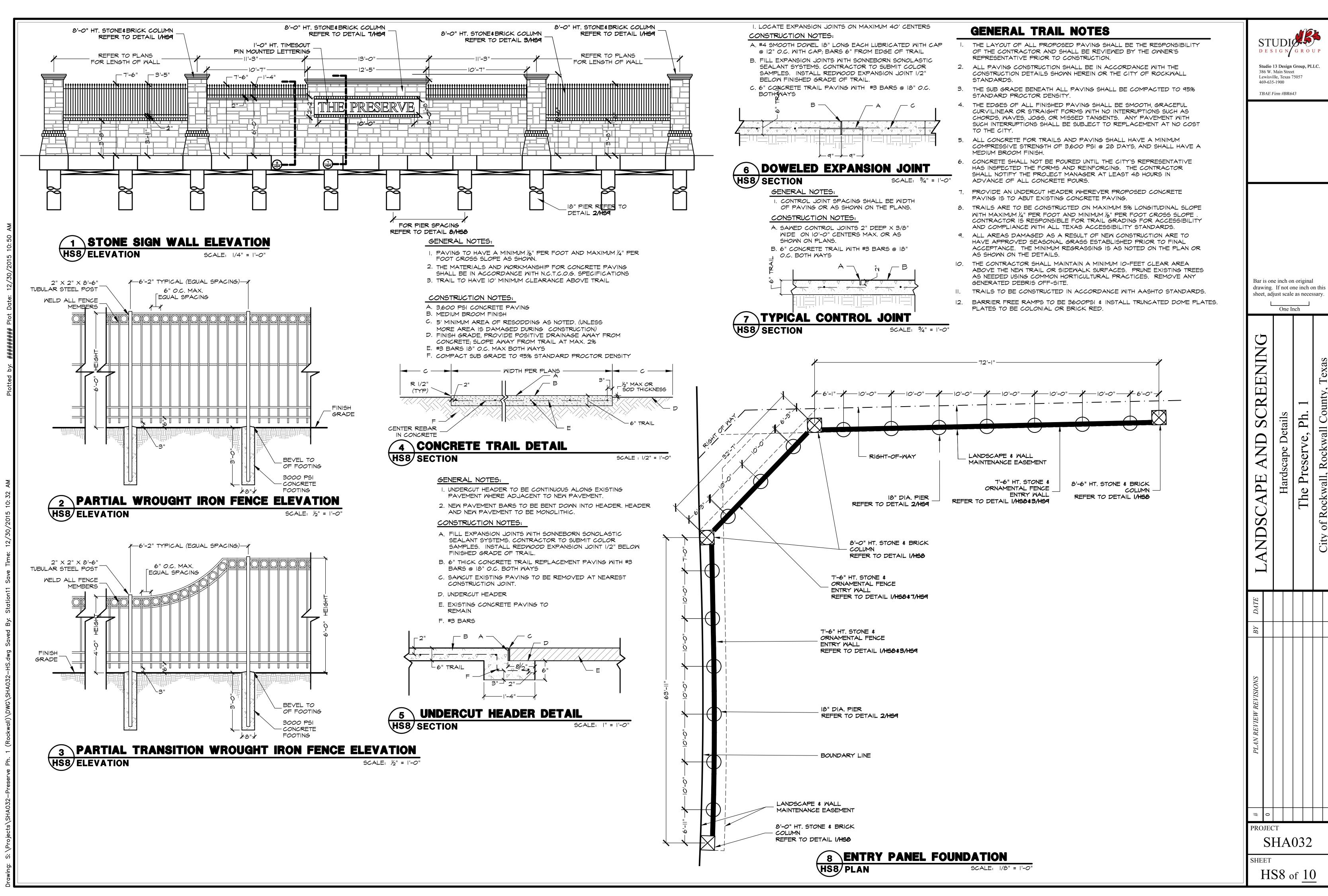


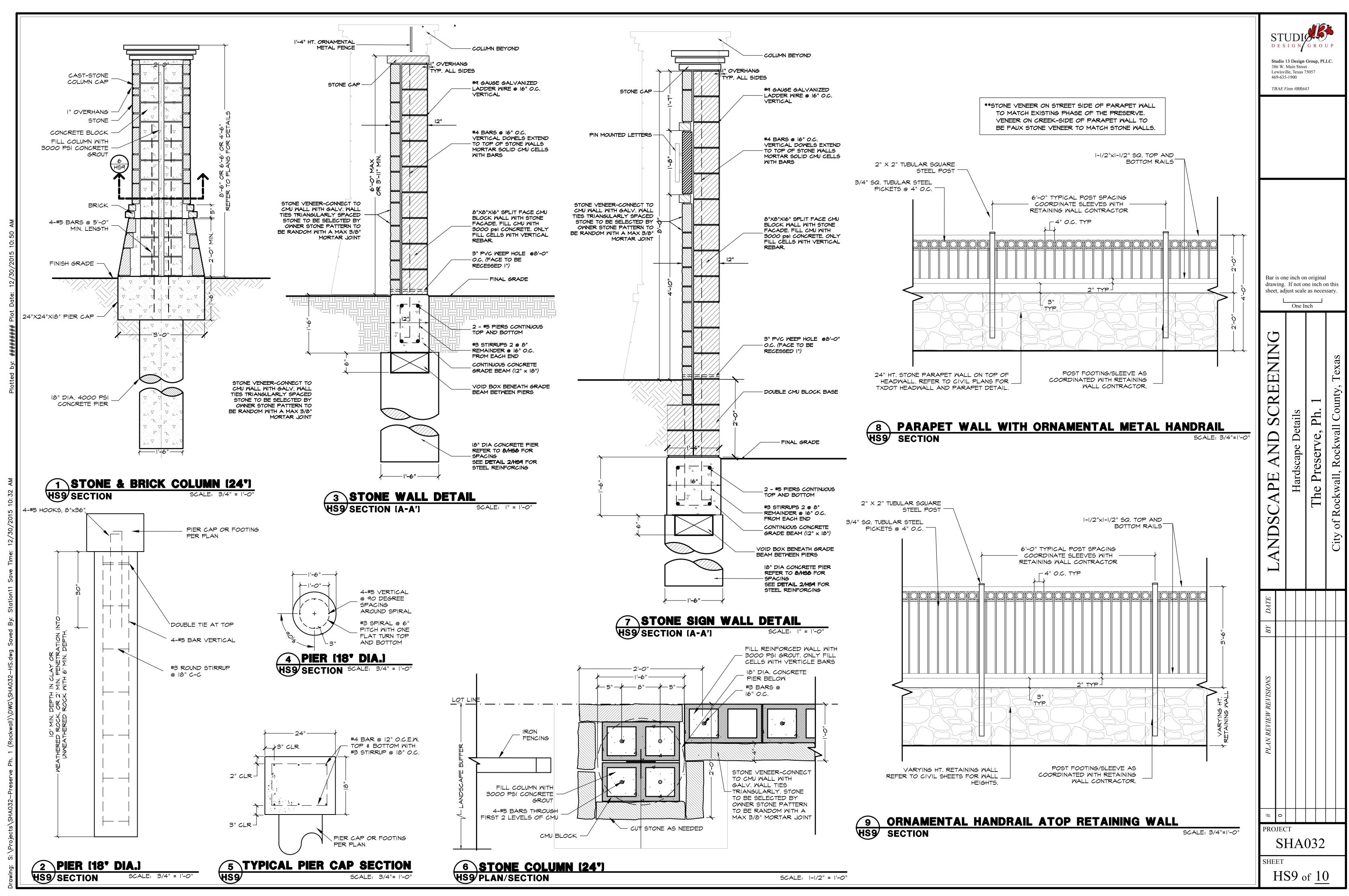


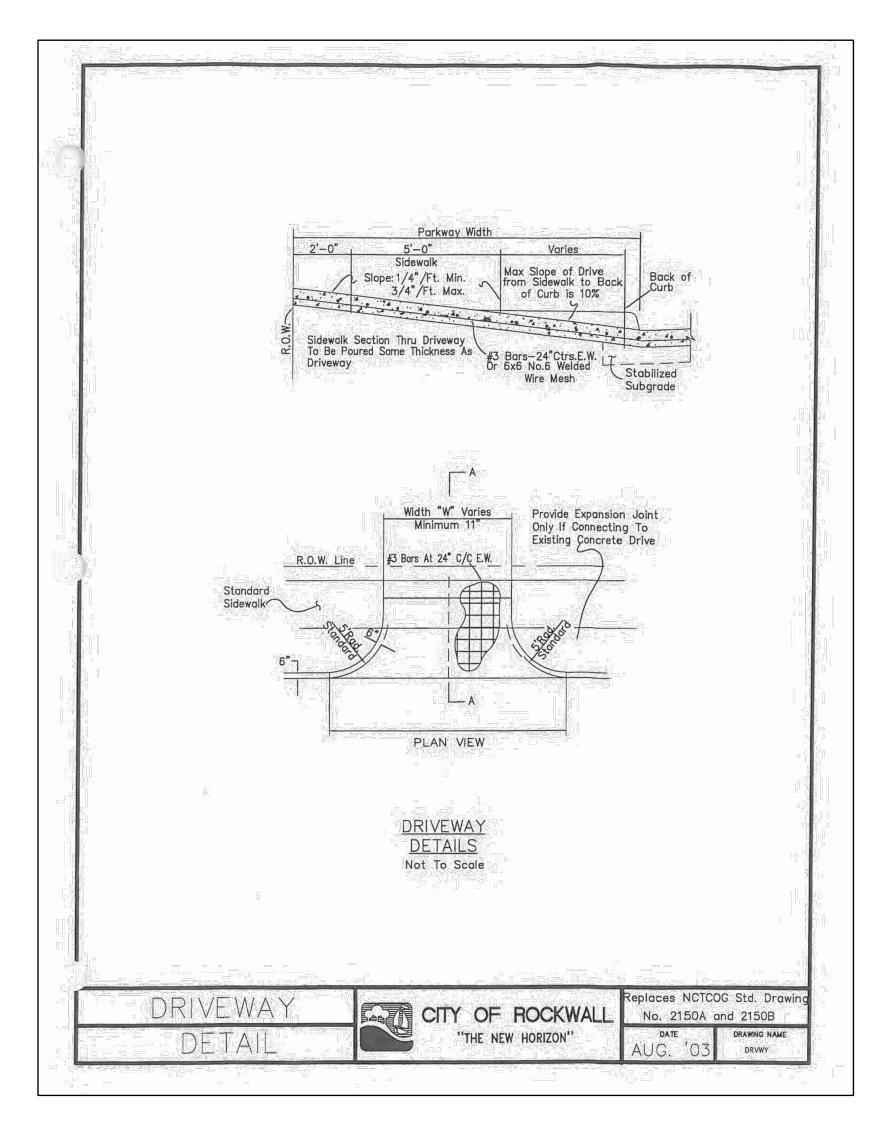












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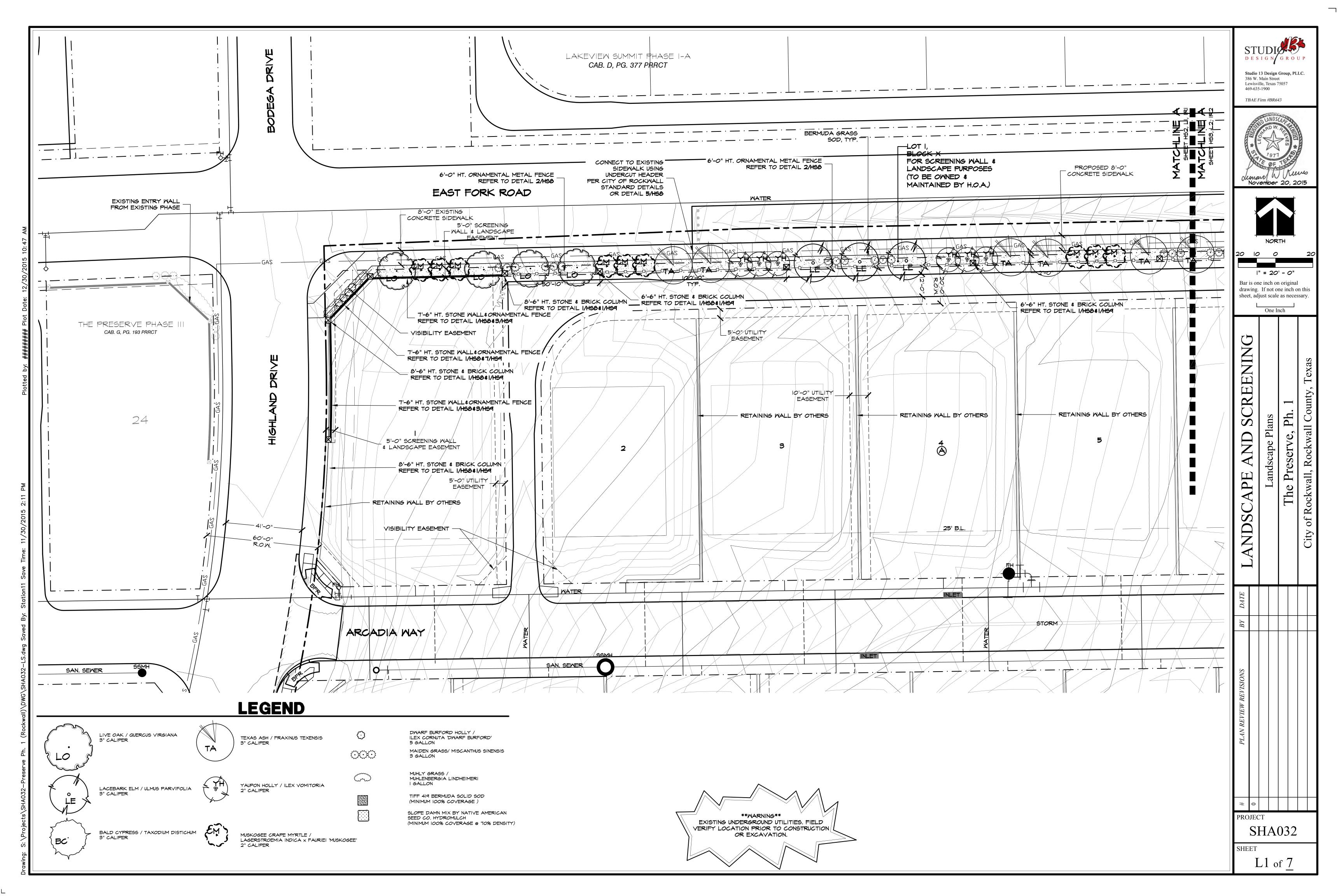
Studio 13 Design Group, PLLC. 386 W. Main Street Lewisville, Texas 75057 469-635-1900 TBAE Firm #BR643 November 20, 2015 Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary. One Inch

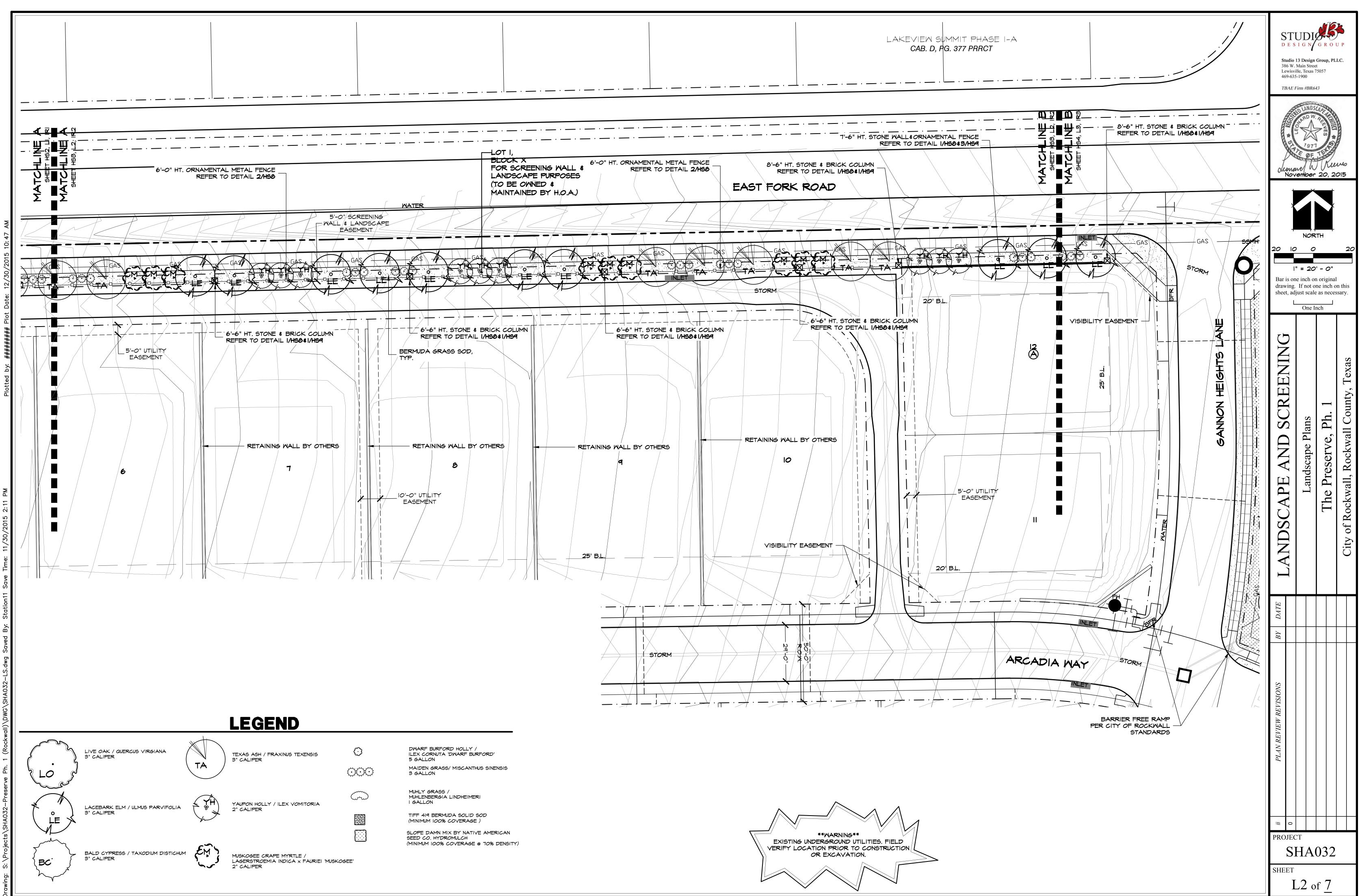
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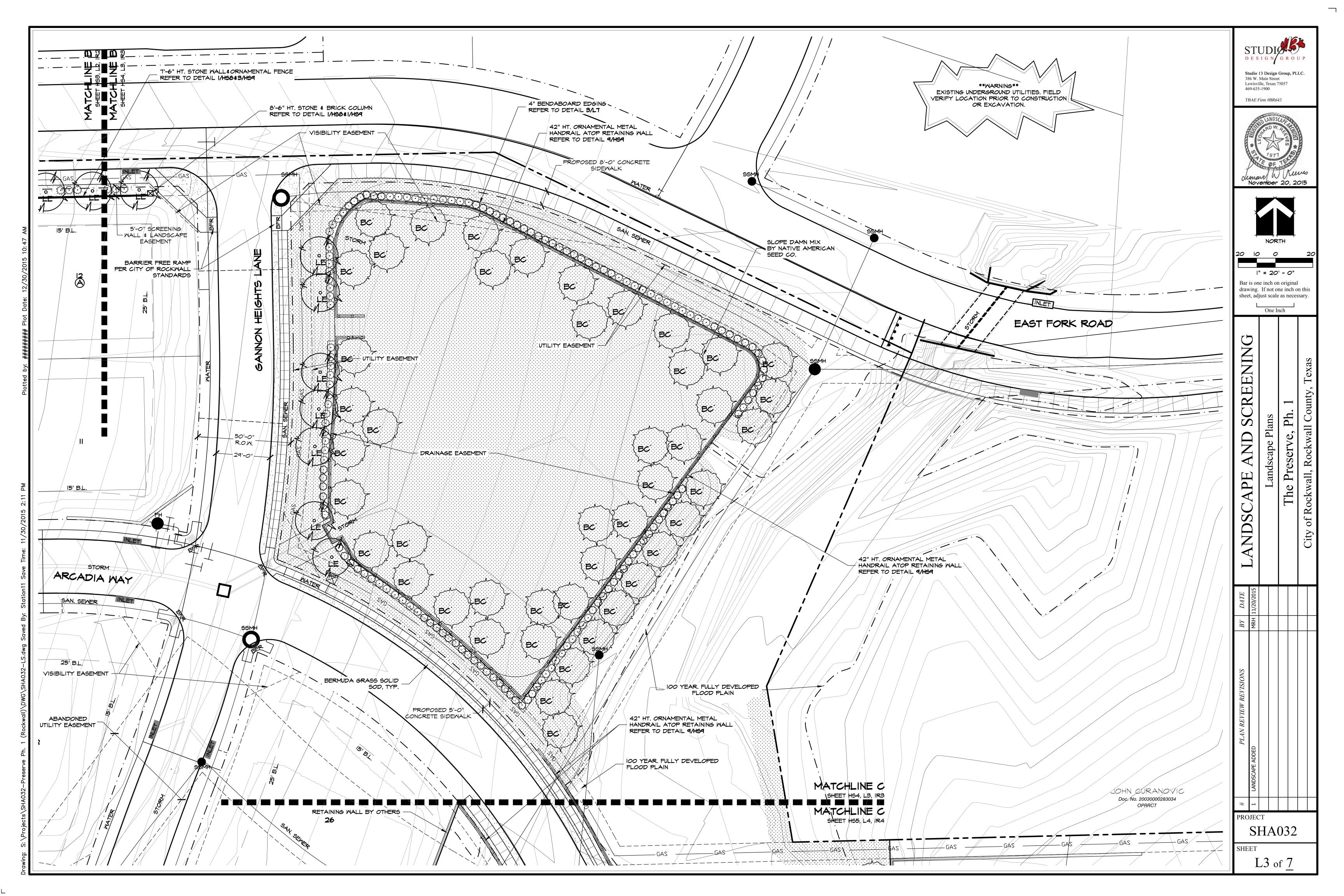
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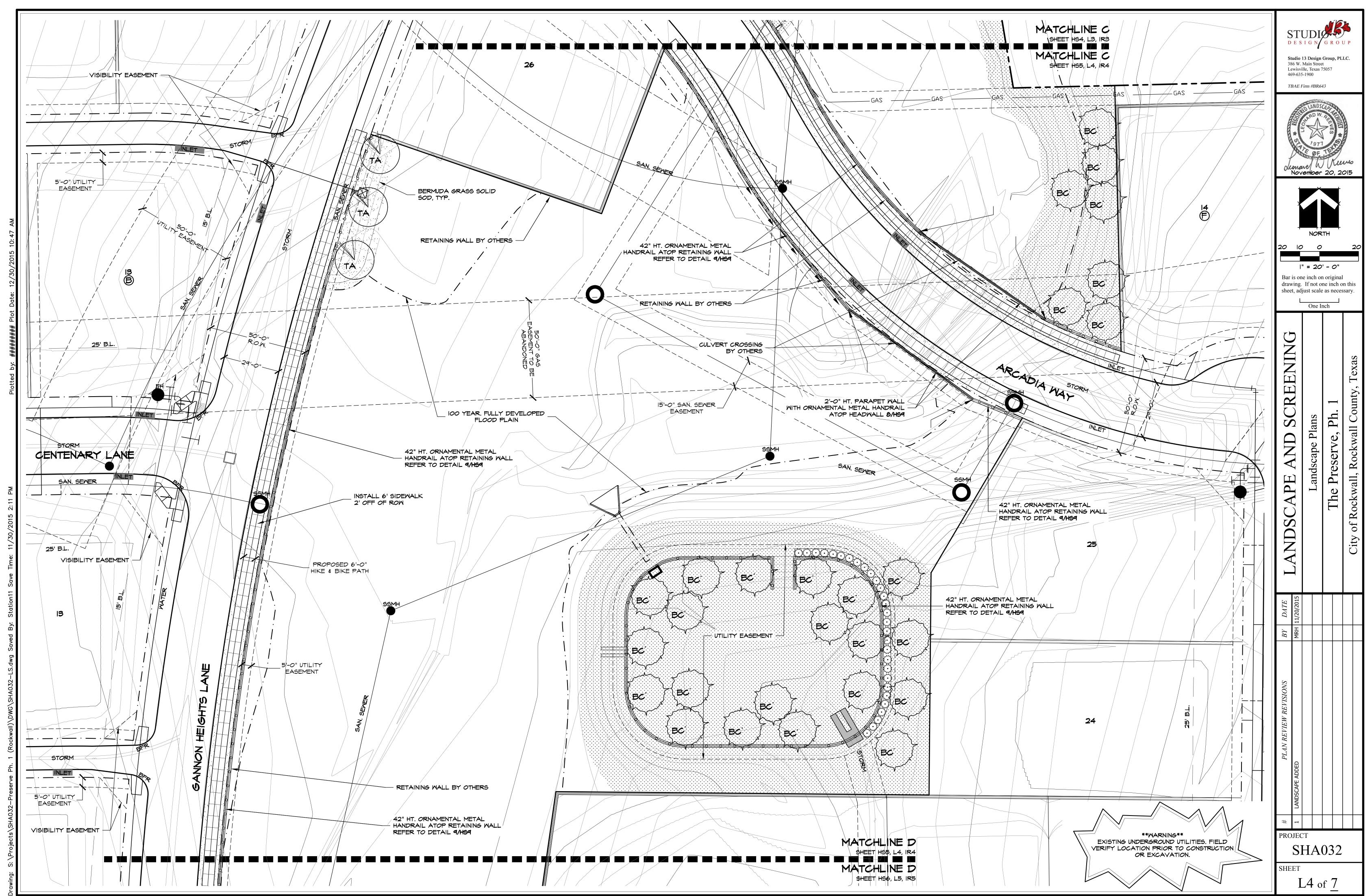
HS10 of <u>10</u>

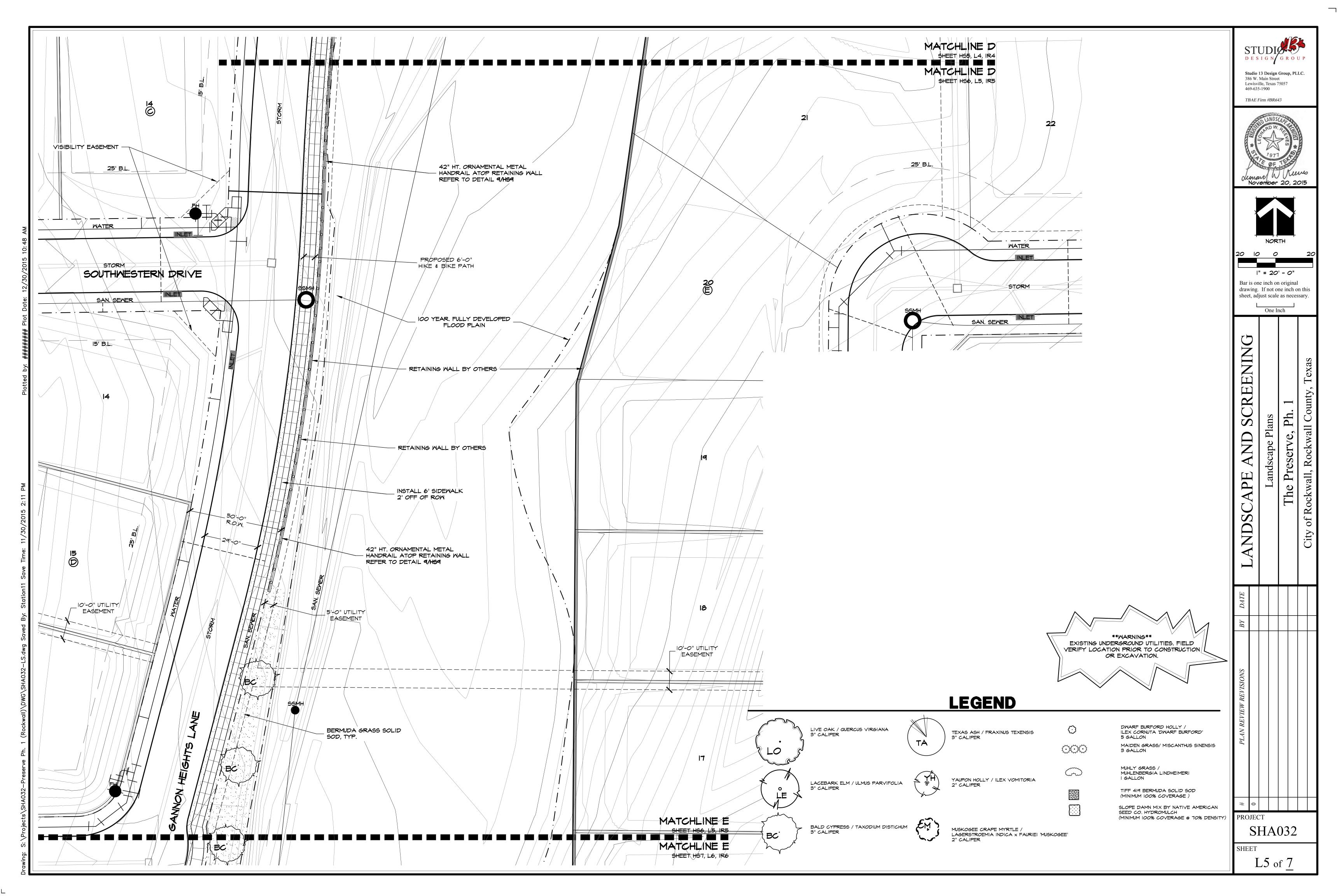
BARRIER FREE RAMP TO BE 3,600 PSI AND INSTALLED TRUNCATED DOME PLATES. PLATES TO BE COLONIAL OR BRICK RED.

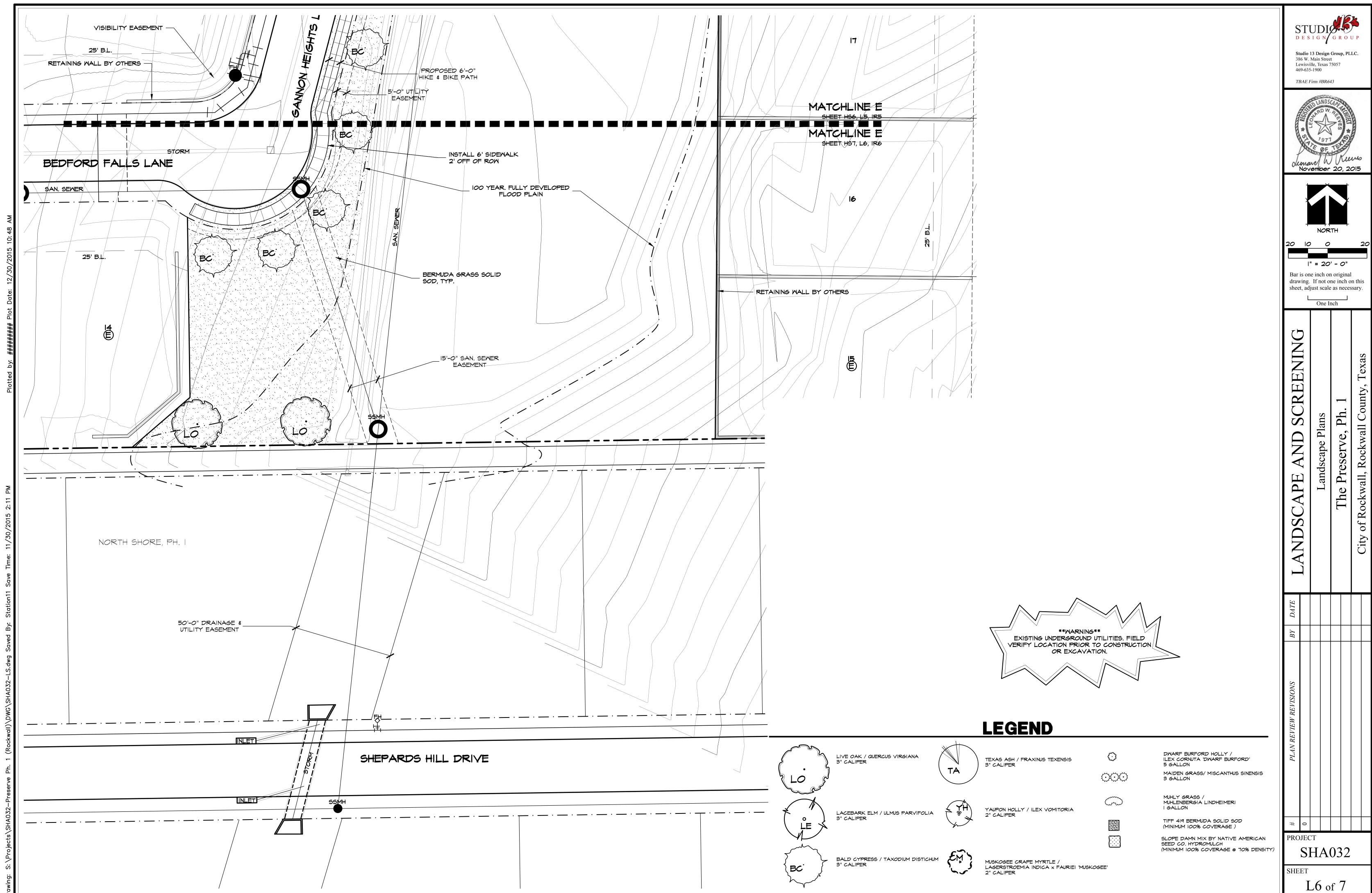












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SYMBOL SIZE SPACING QUANTITY REMARKS COMMON /BOTANICAL NAME LO LIVE OAK / QUERCUS VIRGINIANA 6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED 3" CALIPER AS SHOWN HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN, LE LACEBARK ELM / ULMUS PARVIFOLIA 3" CALIPER AS SHOWN 20 6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN, 6' MINIMUM SPREAD: MINIMUM 12' HEIGHT: FULL ROUNDED BC BALD CYPRESS / TAXODIUM DISTICHUM 3" CALIPER AS SHOWN HEAD 4' MINIMUM BRANCHING HEIGHT: NURSERY GROWN. TA TEXAS ASH / FRAXINUS TEXENSIS 3" CALIPER AS SHOWN 15 6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 4' MINIMUM BRANCHING HEIGHT; NURSERY GROWN, CM MUSKOGEE CRAPE MYRTLE / 5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; 2" CALIPER AS SHOWN LAGERSTROEMIA INDICA x FAURIEI 'MUSKOGEE' FULL HEAD NURSERY GROWN YH YAUPON HOLLY / LEX YOMITORIA 5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; 2" CALIPER AS SHOWN 15 FULL HEAD NURSERY GROWN DWARF BURFORD HOLLY / AS SHOWN 5 GALLON FULL PLANTS ILEX CORNUTA 'DWARF BURFORD' MAIDEN GRASS/ MISCANTHUS SINENSIS AS SHOWN 3 GALLON 129 FULL PLANTS MUHLY GRASS / 24" O.C. 3 GALLON 13 FULL PLANTS MUHLENBERGIA LINDHEIMERI

SQUARE

SQUARE

FEET

83,700

30,600

MINIMUM 100% COVERAGE

MINIMUM 100% COVERAGE

HYDRO MULCH

SOLID SOD

PLANT LIST

SLOPE DAMN MIX BY NATIVE AMERICAN SEED CO.

TIFF 419 BERMUDA SOLID SOD

LANDSCAPE PROVIDED

EAST FORK ROAD

MINIMUM TWENTY (IO) FOOT LANDSCAPE EDGE PROVIDED

6' HT. MASONRY SCREENING WALL PROVIDED.

I-3" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE 1,404 LF OF FRONTAGE / 50 LF = 29 - 3" CAL. TREES REQUIRED. PROVIDED: 29 - 3" CALIPER AND GREATER CANOPY TREES PROVIDED

25% OF RESIDENTIAL SUBDIVISION HAS BEEN LANDSCAPED D.

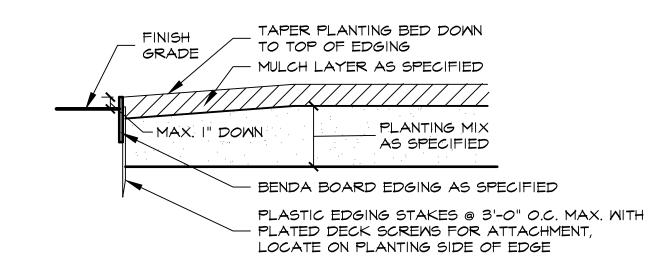
DETENTION PONDS:

I CANOPY TREE / 750 SF OF DETENTION POND: DETENTION POND 1 - 39,300SF 39,300SF OF DETENTION POND / 750 LF = 53 - TREES REQUIRED. **PROVIDED:** 53 - 3" CALIPER CANOPY TREES PROVIDED

I CANOPY TREE / 750 SF OF DETENTION POND: DETENTION POND 2 - 14,800SF 14,800SF OF DETENTION POND / 750 LF = 20 - TREES REQUIRED. **PROVIDED:** 20 - 3" CALIPER CANOPY TREES PROVIDED

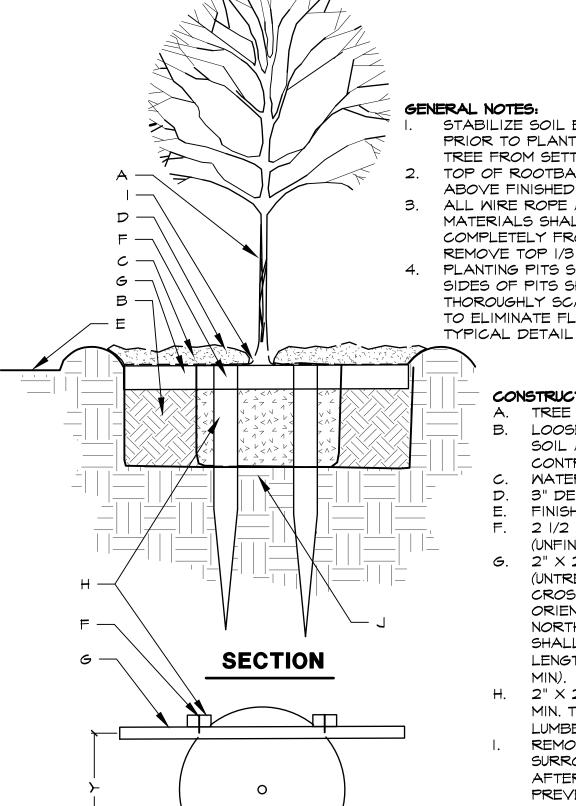
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125 CAL. INCHES NEEDED IN OPENSPACE FOR PHASE - TREES @ 3 CALIPER INCHES = 42 TOTALING: 126 CALIPER INCHES :(3) - 4" CALIPER TREES PER LOT



3 TYPICAL BED EDGING DETAIL

NOT TO SCALE



GENERAL NOTES: STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING. TOP OF ROOTBALL SHALL I" TO 2" ABOVE FINISHED GRADE. ALL WIRE ROPE AND SYNTHETIC

MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP PLANTING PITS SHALL BE SQUARE, SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN

CONSTRUCTION NOTES:

A. TREE LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)

MATER RETENTION BASIN 3" DEPTH MULCH AS SPECIFIED FINISH GRADE 2 1/2 DRYWALL SCREW

(UNFINISHED) 2" X 2" X 4" CROSS MEMBER (UNTREATED LUMBER). NOTE: CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4'

H. 2" X 2" X 4' STAKE WITH 18" MIN. TAPER (UNTREATED

LUMBER) REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT "WICKING" OF MOISTURE) X. DIMENSION EQUAL TO "Y" Y. DIMENSION EQUAL TO "X"

ROOTBALL TO SET ON UNDIRSTURBED NATIVE SOIL.

PLAN VIEW

4 TREE PLANTING

STUDI DESIGN GROUP Studio 13 Design Group, PLLC. 386 W. Main Street

November 20, 2015

Bar is one inch on original

tails

S

PROJECT

SHEET

SHA032

L7 of 7

Ph

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drawing. If not one inch on this

sheet, adjust scale as necessary.

One Inch

Lewisville, Texas 75057

469-635-1900

TBAE Firm #BR643

ROOT BAL L7/

NOTE: TOP OF ROOT

BALL TO BE LEVEL

THEOALDA HTIM

½ ROOT BALL DIA.

FINISHED GRADE.

POCKET PLANTING ORNAMENTAL GRASS DETAIL

ORNAMENTAL

3" MULCH AS SPECIFIED

BASIN (2" HT.)

- FINISH GRADE

WATER RETENTION

2 ROOT BALL DIA.

PLANTING SOIL MIXTURE (60%

EXIST. SOIL LESS ROCK \$

GRASS



DEBRIS \$ 40% ORGANIC MATTER MIXED TOGETHER)

SHRUB (TYPICAL GROUNDCOVER (TYPICAL) -— SEE PLAN -3" MULCH (AS SPECIFIED) SLOPE MULCH FROM WALK OR CURB EDGE TO I" ABOVE WALK OR CURB EXISTING PAVING OR CURB PLANTING MIX AS SPECIFIED REMOVE CONTAINER AND PRUNE ANY CIRCLING ROOT SHRUB AND GROUNDCOVER PLANTING DETAIL

REMOVE ALL LABELS

COVERS. D = GROUNDCOVER OR SHRUB SPACING AS NOTED.

NOT TO SCALE