



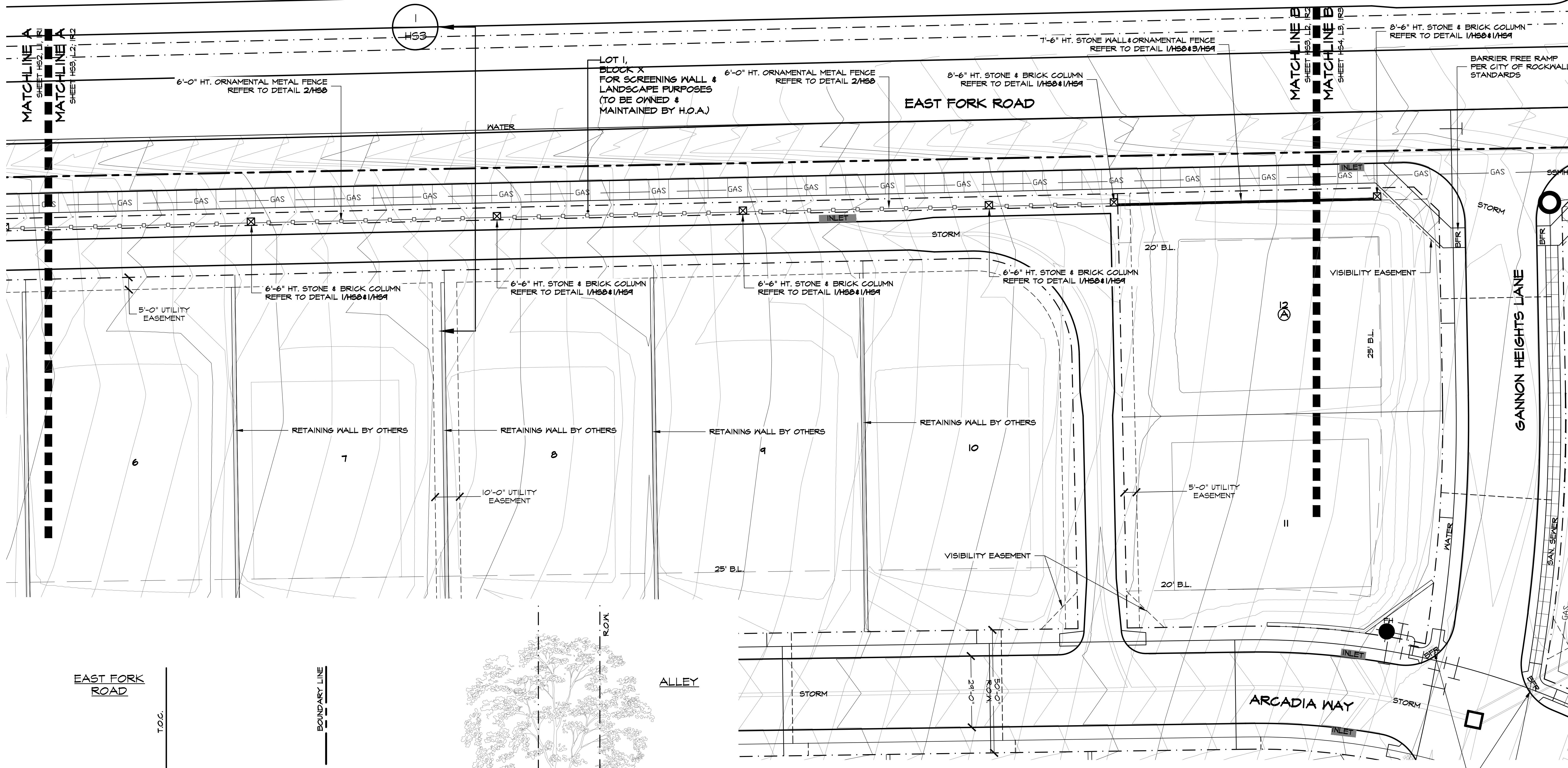




Drawing: S:\Projects\SHA032-Preserve Ph. 1 (Rockwall)\DWG\SHA032-HS.dwg Saved By: Station11 Save Time: 12/30/2015 10:32 AM Plotted by: ##### Plot Date: 12/30/2015 10:49 AM

LAKEVIEW SUMMIT PHASE I-A  
CAB. D, PG. 377 PRRCT

**STUDIO 13 DESIGN GROUP**  
 Studio 13 Design Group, PLLC.  
 386 W. Main Street  
 Lewisville, Texas 75057  
 469-635-1900  
 TBAE Firm #BR643



**NORTH**

20 10 0 10 20

1" = 20' - 0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

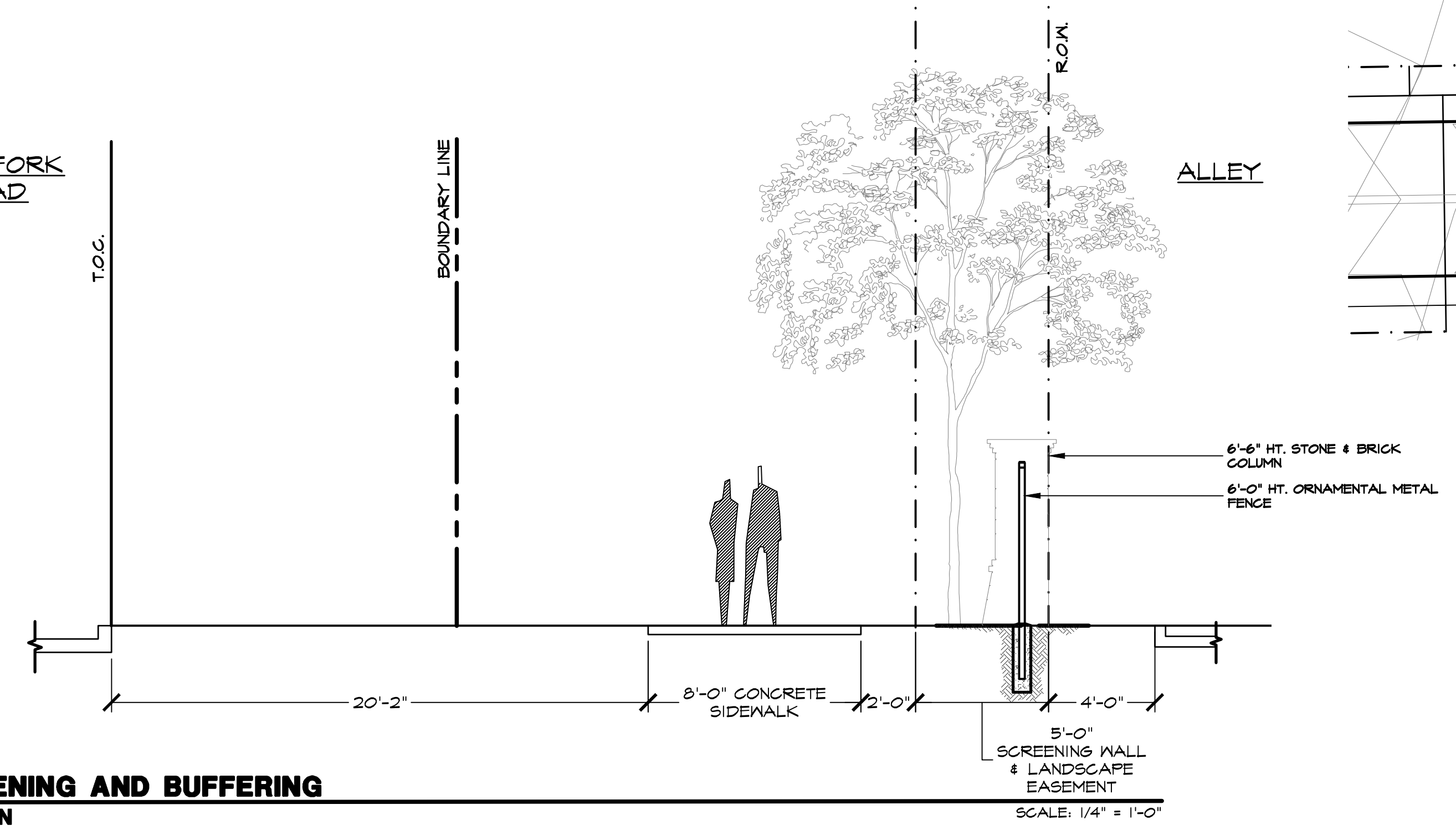
**LANDSCAPE AND SCREENING**  
 Hardscape Layout  
 The Preserve, Ph. 1  
 City of Rockwall, Rockwall County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT  
**SHA032**

SHEET  
**HS3 of 10**

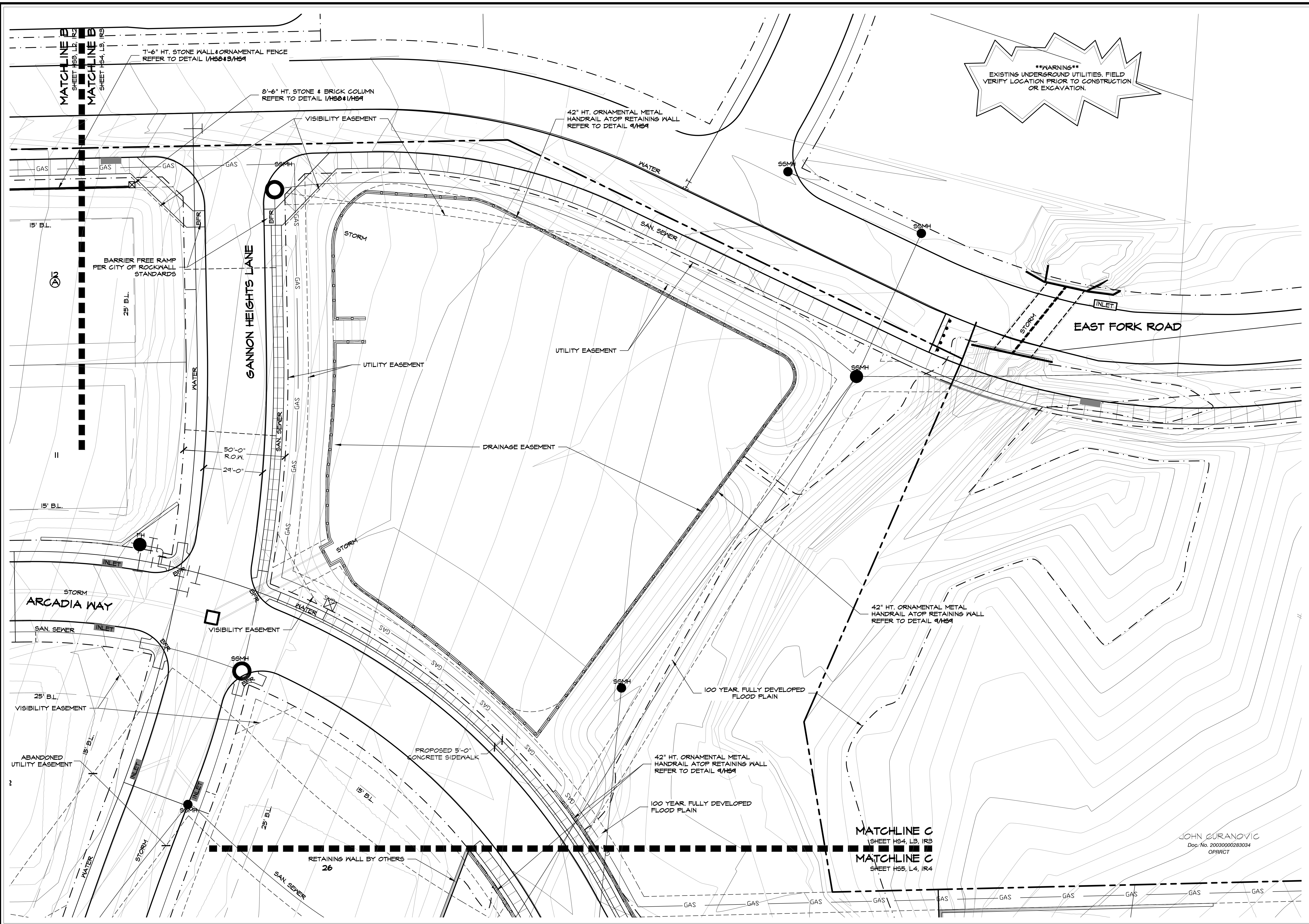
**1 SCREENING AND BUFFERING SECTION**



**\*\*WARNING\*\***  
 EXISTING UNDERGROUND UTILITIES. FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION OR EXCAVATION.

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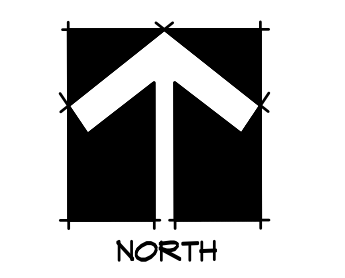
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 One Inch

**LANDSCAPE AND SCREENING**  
 Hardscape Layout  
 The Preserve, Ph. 1  
 City of Rockwall, Rockwall County, Texas

PLAN REVIEW REVISIONS	BY	DATE

JOHN CURANOVIC  
 Doc. No. 2003000283034  
 OPR/ACT

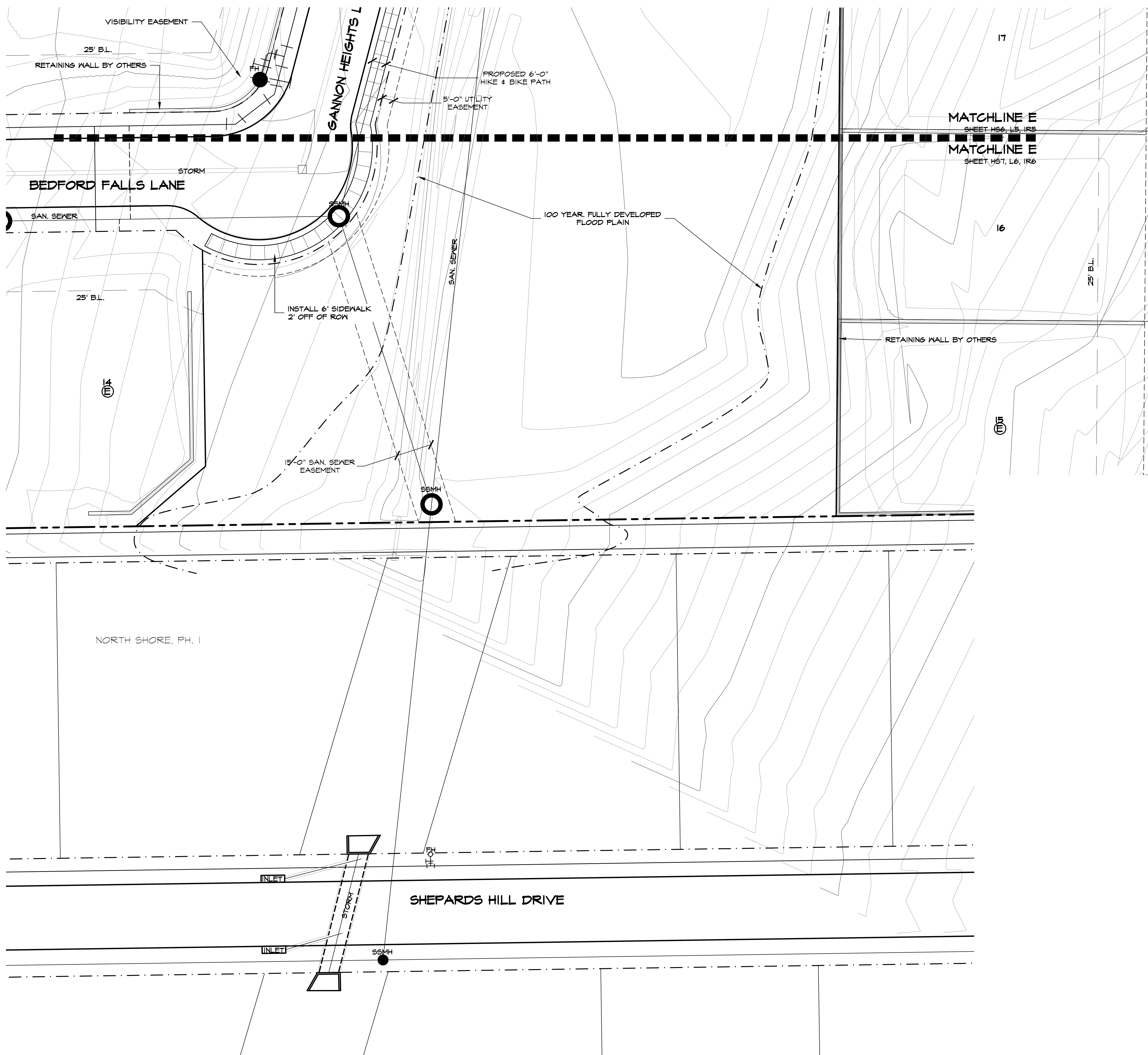
PROJECT  
**SHA032**  
 SHEET  
**HS4 of 10**





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One Inch

**LANDSCAPE AND SCREENING**  
 Hardscape Layout  
 The Preserve, Ph. 1  
 City of Rockwall, Rockwall County, Texas

PLAN REVIEW REVISIONS	BY	DATE

PROJECT  
**SHA032**  
 SHEET  
**HS7 of 10**

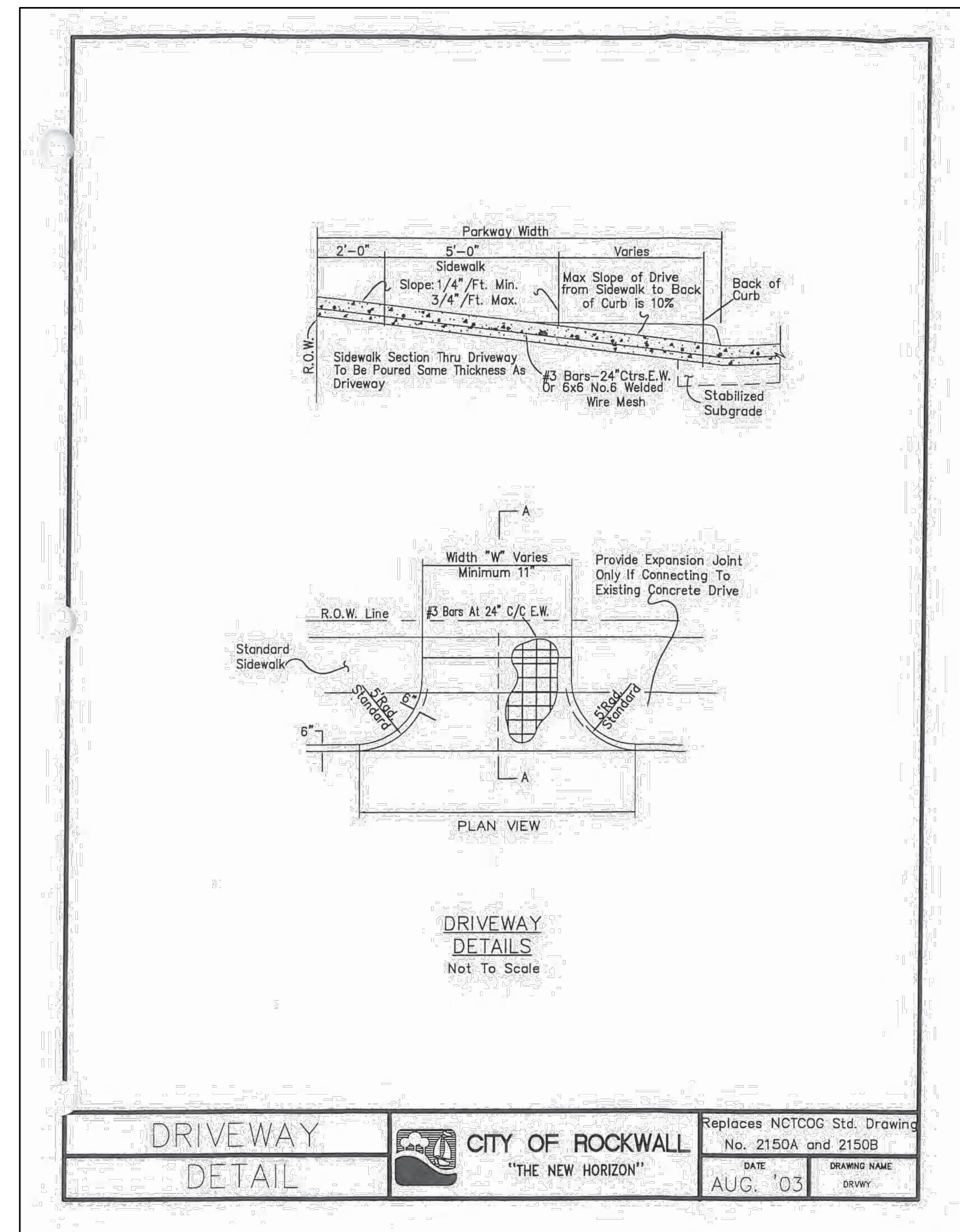






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One Inch



**NOTE,**

- BARRIER FREE RAMP TO BE 3600 PSI AND INSTALLED TRUNCATED DOME PLATES. PLATES TO BE COLONIAL OR BRICK RED.

**LANDSCAPE AND SCREENING**

Hardscape Details

The Preserve, Ph. 1

City of Rockwall, Rockwall County, Texas

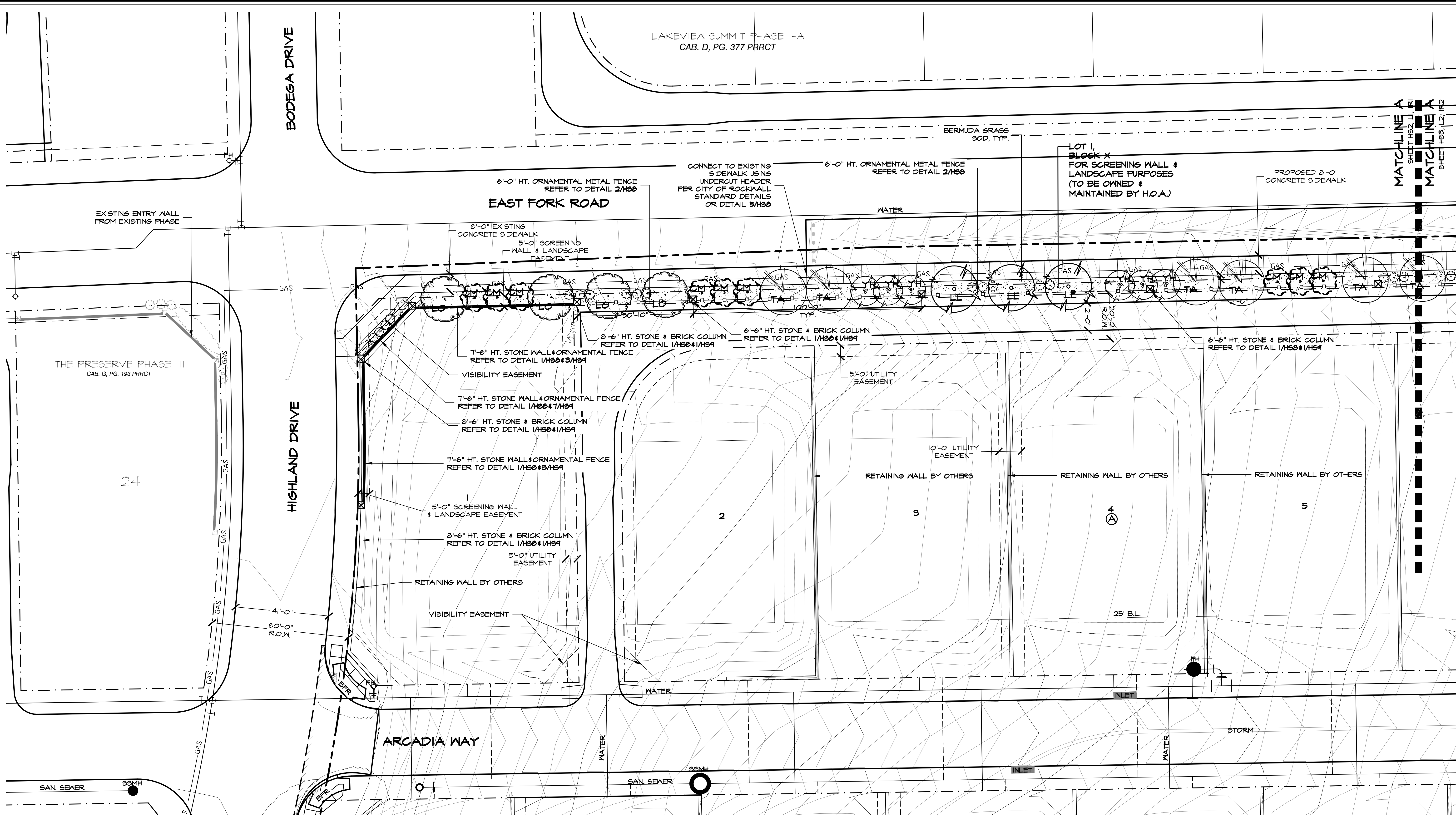
PLAN REVIEW REVISIONS	#	DATE	BY
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PROJECT  
SHA032

SHEET  
HS10 of 10

Plotted by: ##### Plot Date: 12/30/2015 10:47 AM

Drawing: S:\Projects\SHA032-Preserve Ph. 1 (Rockwall)\DWG\SHA032-LS.dwg Saved By: Station11 Save Time: 11/30/2015 2:11 PM



### LEGEND

- |  |   |  |  |  |  |
|--|---|--|--|--|--|
|  | LIVE OAK / QUERCUS VIRGINIANA<br>3" GALIPER     |  | TEXAS ASH / FRAXINUS TEXENSIS<br>3" GALIPER  |  | DWARF BURFORD HOLLY /<br>ILEX CORNUTA 'DWARF BURFORD'<br>5 GALLON                                |
|  | LACEBARK ELM / ULMUS PARVIFOLIA<br>3" GALIPER   |  | YAUCON HOLLY / ILEX VOMITORIA<br>2" GALIPER  |  | MUHLI GRASS /<br>MUHLBERGIA LINDHEIMERI<br>1 GALLON  |
|  | BALD CYPRESS / TAXODIUM DISTICHUM<br>3" GALIPER |  | MUSKOGEE GRAPE MYRTLE /<br>LASERSTROEMIA INDICA x FAURIEI 'MUSKOGEE'<br>2" GALIPER |  | TIFF 419 BERMUDA SOLID SOD<br>(MINIMUM 100% COVERAGE)  |
|  |   |  |  |  | SLOPE DAM MIX BY NATIVE AMERICAN<br>SEED CO. HYDRONILCH<br>(MINIMUM 100% COVERAGE @ 10% DENSITY) |

**\*\*WARNINGS\*\***  
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**NORTH**

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One Inch

**LANDSCAPE AND SCREENING**  
Landscape Plans  
The Preserve, Ph. 1  
City of Rockwall, Rockwall County, Texas

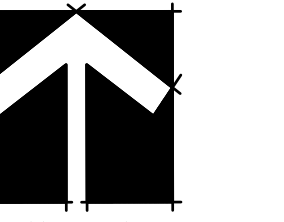
PLAN REVIEW REVISIONS	BY	DATE
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PROJECT  
**SHA032**

SHEET  
**L1 of 7**



Leonard W. Reese  
November 20, 2015



NORTH



1" = 20' - 0"  
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One Inch

LANDSCAPE AND SCREENING

Landscape Plans

The Preserve, Ph. 1

City of Rockwall, Rockwall County, Texas

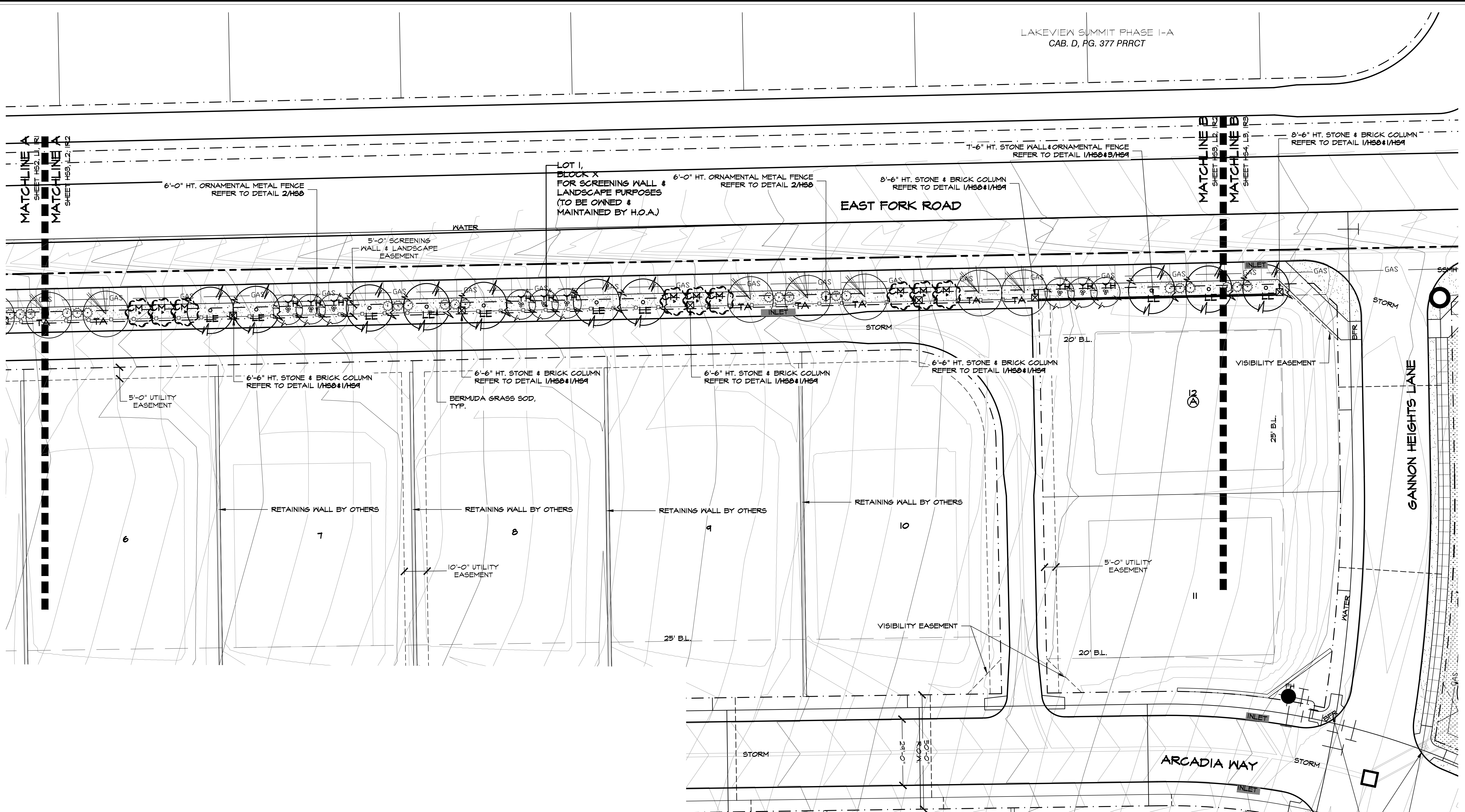
BY	DATE

PLAN REVIEW REVISIONS

#	DATE

PROJECT  
SHA032

SHEET  
L2 of 7

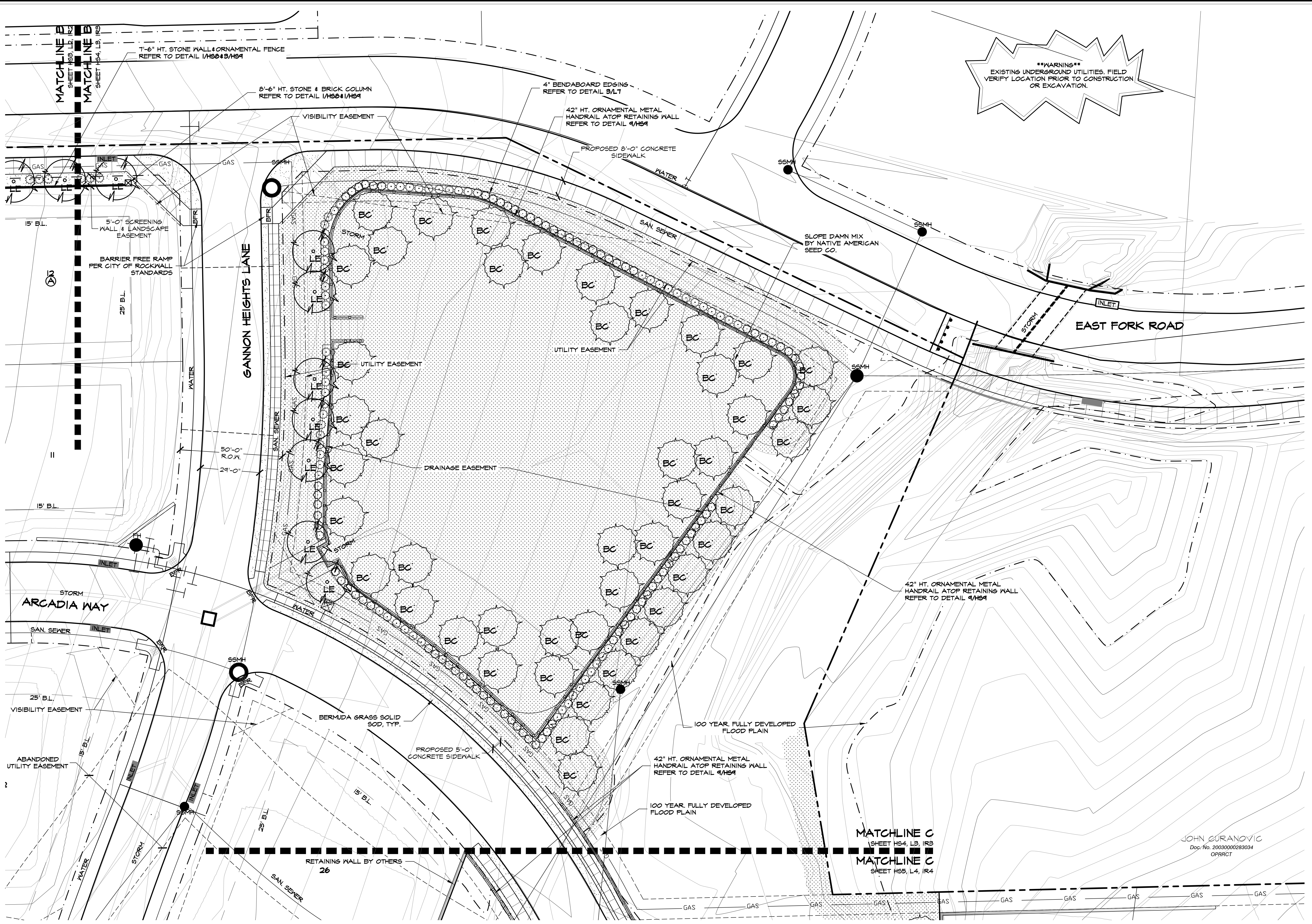


LEGEND

- |   |  |  |
|---|--|--|
| LIVE OAK / QUERCUS VIRGINIANA<br>3" GALIPER     | TEXAS ASH / FRAXINUS TEXENSIS<br>3" GALIPER  | DWARF BURFORD HOLLY /<br>ILEX CORNUTA 'DWARF BURFORD'<br>5 GALLON                                  |
| LACEBARK ELM / ULMUS PARVIFOLIA<br>3" GALIPER   | YAUFON HOLLY / ILEX VOMITORIA<br>2" GALIPER  | MUHLY GRASS /<br>MUHLEBERGIA LINDHEIMERI<br>1 GALLON   |
| BALD CYPRESS / TAXODIUM DISTICHUM<br>3" GALIPER | MUSKOGEE GRAPE MYRTLE /<br>LASERSTROEMIA INDICA x FAURIEI 'MUSKOGEE'<br>2" GALIPER | TIFF 419 BERMUDA SOLID SOD<br>(MINIMUM 100% COVERAGE)  |
|   |  | SLOPE DAMN MIX BY NATIVE AMERICAN<br>SEED CO. HYDRONMULCH<br>(MINIMUM 100% COVERAGE @ 10% DENSITY) |

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**LANDSCAPE AND SCREENING**  
Landscape Plans  
The Preserve, Ph. 1  
City of Rockwall, Rockwall County, Texas

PLAN REVIEW REVISIONS	BY	DATE
LANDSCAPE ADDED	MRH	11/20/2015

#	PROJECT
1	SHA032

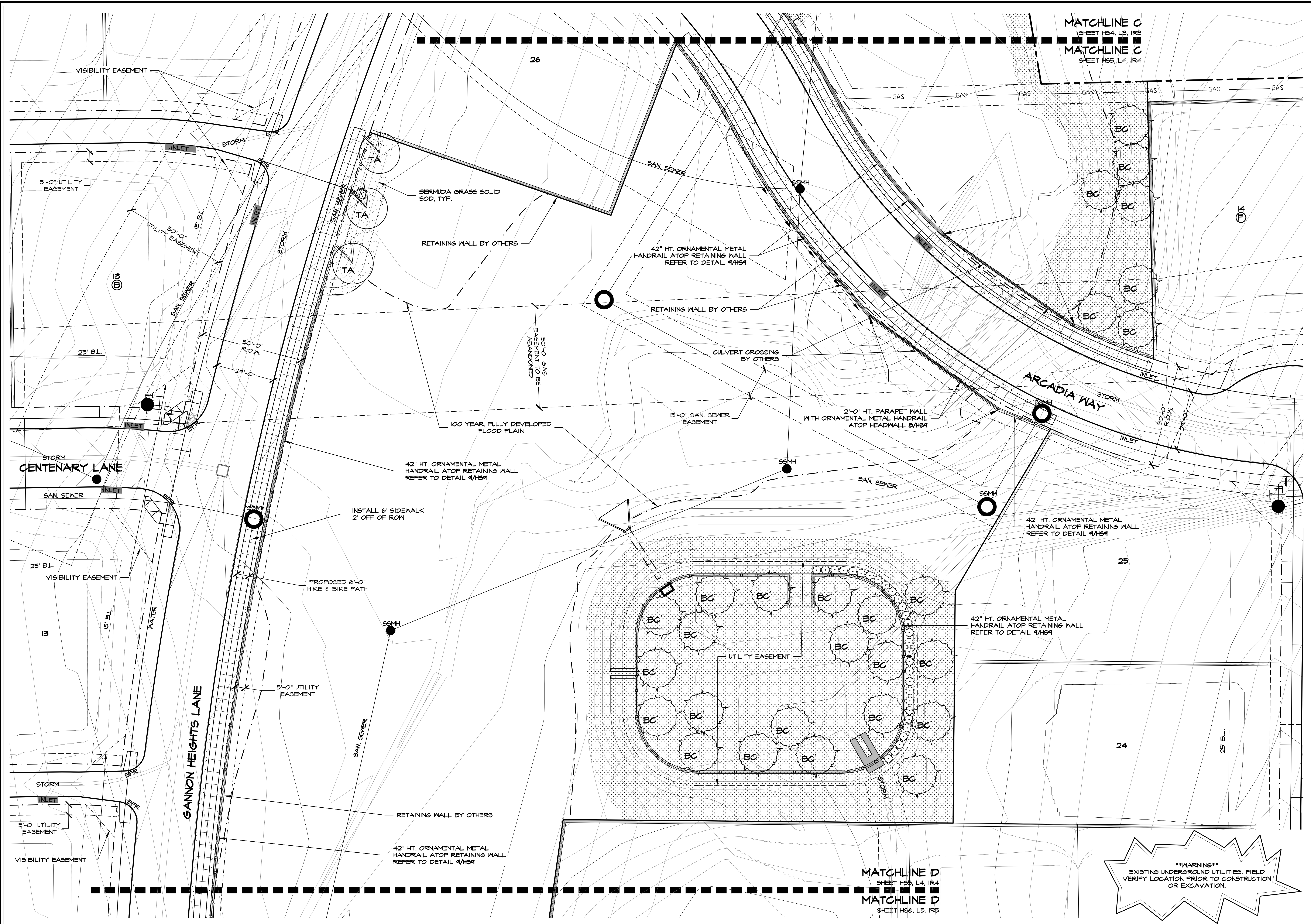
  

SHEET
L3 of 7

JOHN CURANOVIC  
Doc. No. 20030000283034  
OPRACT

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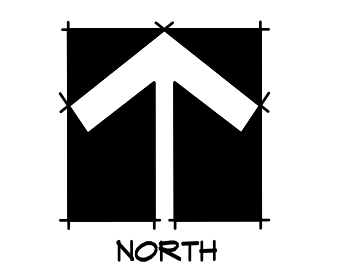


**MATCHLINE C**  
SHEET H54, L3, IR3  
**MATCHLINE C**  
SHEET H55, L4, IR4

**MATCHLINE D**  
SHEET H55, L4, IR4  
**MATCHLINE D**  
SHEET H56, L5, IR5



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**LANDSCAPE AND SCREENING**

Landscape Plans

The Preserve, Ph. 1  
City of Rockwall, Rockwall County, Texas

#	DATE	BY	PLAN REVIEW REVISIONS
1	11/20/2015	MRH	LANDSCAPE ADDED

PROJECT  
**SHA032**  
SHEET  
**L4 of 7**

**\*\*WARNING\*\***  
EXISTING UNDERGROUND UTILITIES. FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION OR EXCAVATION.







**LANDSCAPE NOTES:**

- A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF ROCKWALL APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF ROCKWALL.
- TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE CITY OF ROCKWALL HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
- TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
- THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSELY AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
- TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
- TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
- THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 90 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF ROCKWALL.
- LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND NEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRONCH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3" HORIZONTAL TO 1" VERTICAL.
- EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
- CONTACT CITY OF ROCKWALL'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE CITY OF ROCKWALL AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF ROCKWALL'S PUBLIC WORKS DEPARTMENT STANDARDS.
- PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

**PLANT LIST**

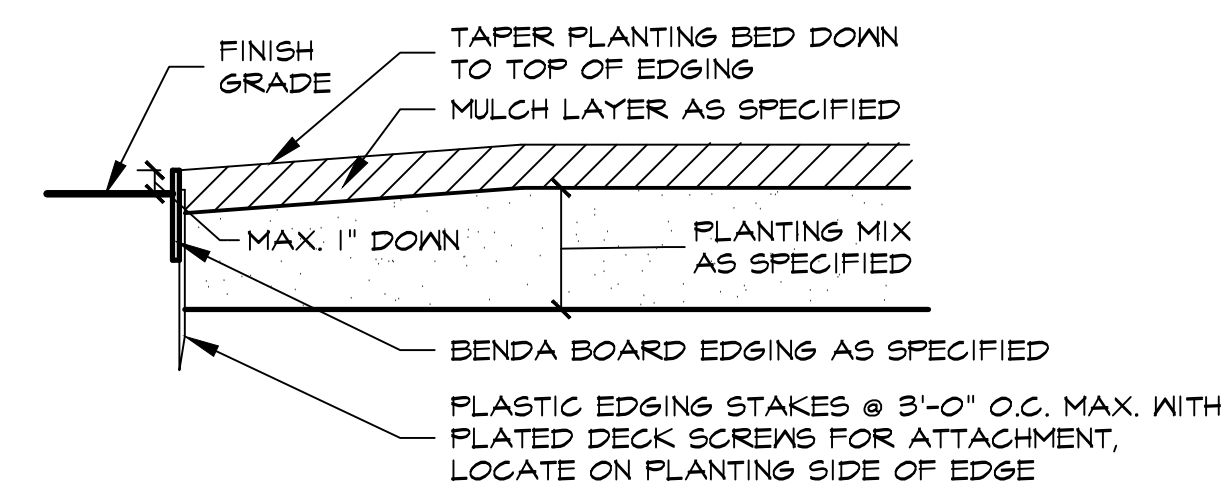
SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LO	LIVE OAK / QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	6	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
LE	LACEBARK ELM / ULMUS PARVIFOLIA	3" CALIPER	AS SHOWN	20	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN,
BC	BALD CYPRESS / TAXODIUM DISTICHUM	3" CALIPER	AS SHOWN	74	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED 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 GRAPE MYRTLE / LAGERSTROEMIA INDICA x FAURIEI 'MUSKOGEE'	2" CALIPER	AS SHOWN	18	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
YH	YAUPON HOLLY / LEX VOMITORIA	2" CALIPER	AS SHOWN	15	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
	DWARF BURFORD HOLLY / ILEX CORNUTA 'DWARF BURFORD'	5 GALLON	AS SHOWN	96	FULL PLANTS
	MAIDEN GRASS/ MISCANTHUS SINENSIS	3 GALLON	AS SHOWN	124	FULL PLANTS
	MUHL GRASS / MUEHLENBERGIA LINDHEIMERI	3 GALLON	24" O.C.	13	FULL PLANTS
	SLOPE DAMN MIX BY NATIVE AMERICAN SEED CO.	HYDRO MULCH	SQUARE FEET	83,700	MINIMUM 100% COVERAGE
	TIFF 419 BERMUDA SOLID SOD	SOLID SOD	SQUARE FEET	30,600	MINIMUM 100% COVERAGE

**LANDSCAPE PROVIDED**

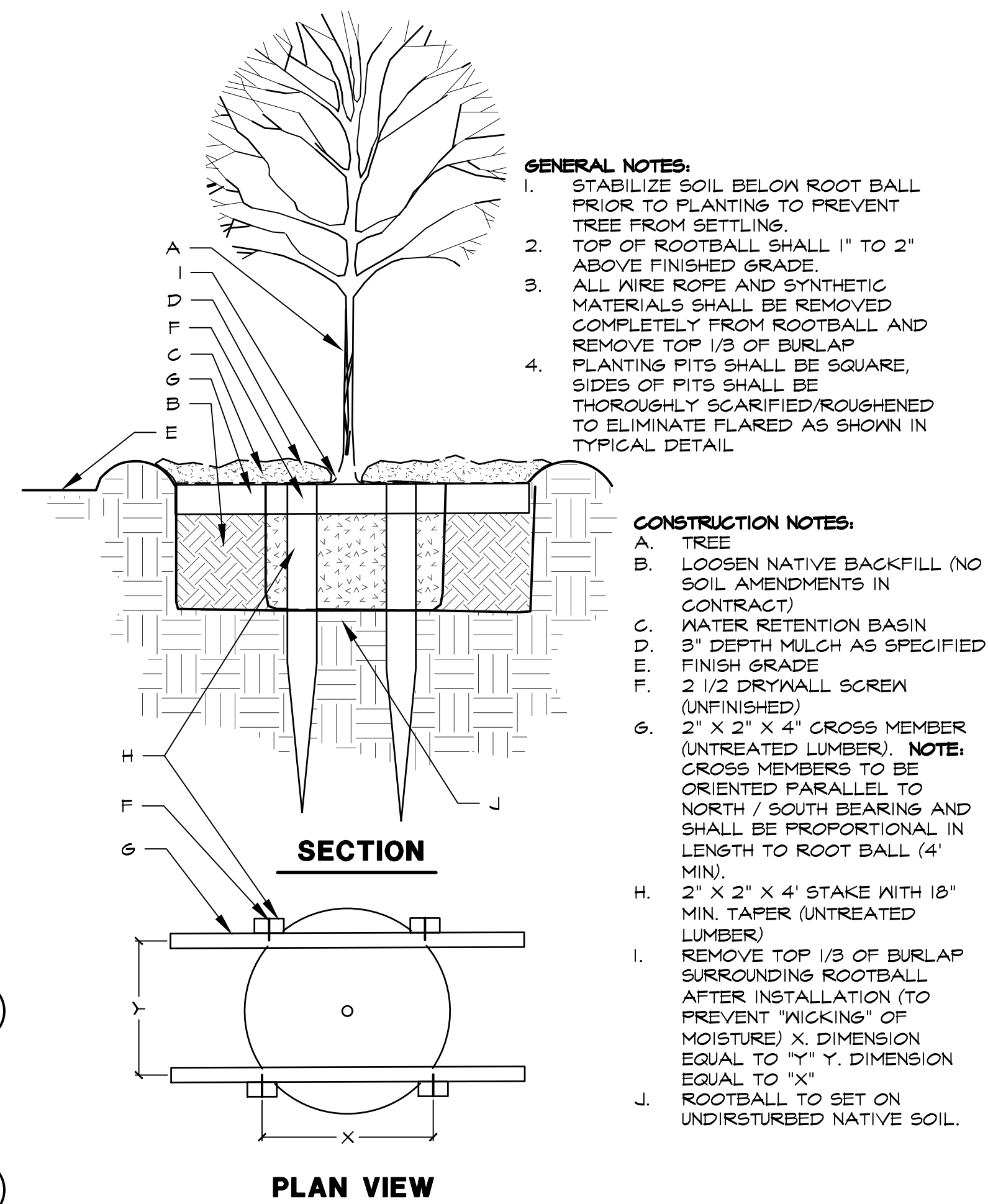
- EAST FORK ROAD**
- MINIMUM TWENTY (20) FOOT LANDSCAPE EDGE PROVIDED
  - 6' HT. MASONRY SCREENING WALL PROVIDED.
  - 1-3" CAL. CANOPY TREE / 50 LF OF LANDSCAPE EDGE  
1,404 LF OF FRONTAGE / 50 LF = 28 - 3" CAL. TREES REQUIRED.  
PROVIDED: 24 - 3" CALIPER AND GREATER CANOPY TREES PROVIDED
  - 25% OF RESIDENTIAL SUBDIVISION HAS BEEN LANDSCAPED

- DETENTION PONDS:**
- 1 CANOPY TREE / 750 SF OF DETENTION POND:  
DETENTION POND 1 - 94,300SF  
94,300SF OF DETENTION POND / 750 LF = 53 - TREES REQUIRED.  
PROVIDED: 53 - 3" CALIPER CANOPY TREES PROVIDED
  - 1 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

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



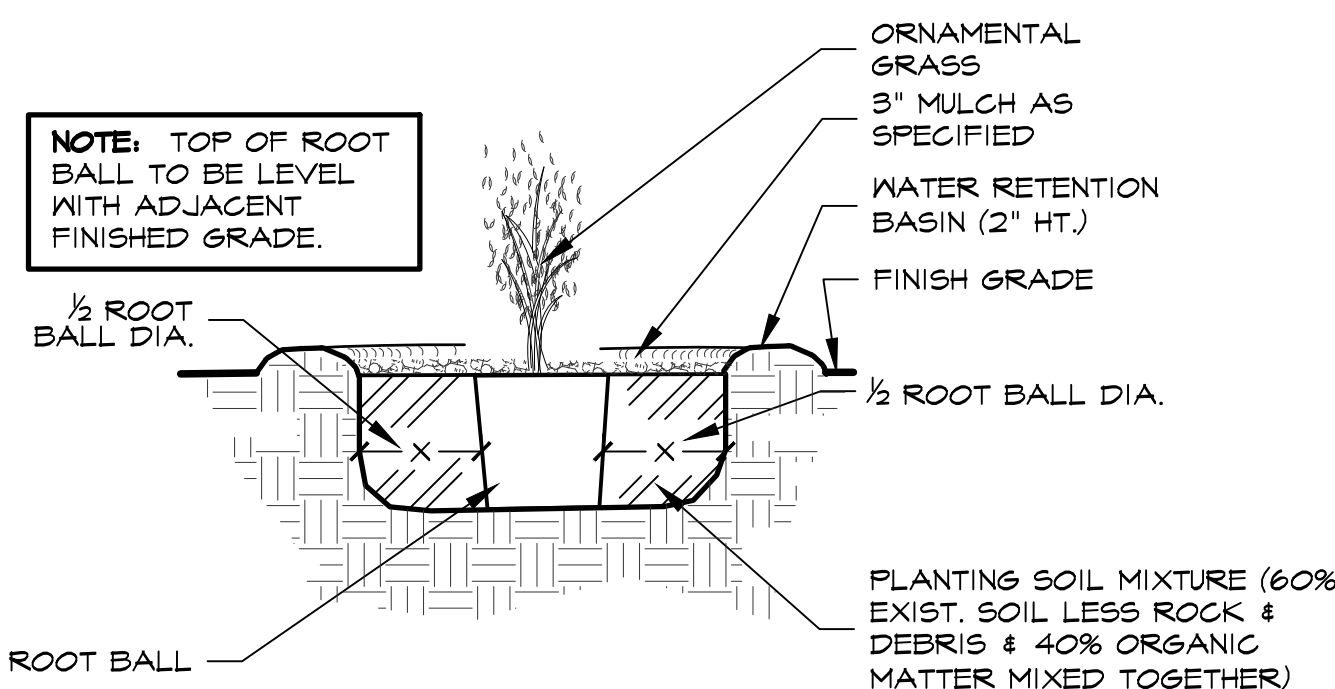
**3 TYPICAL BED EDGING DETAIL**  
NOT TO SCALE



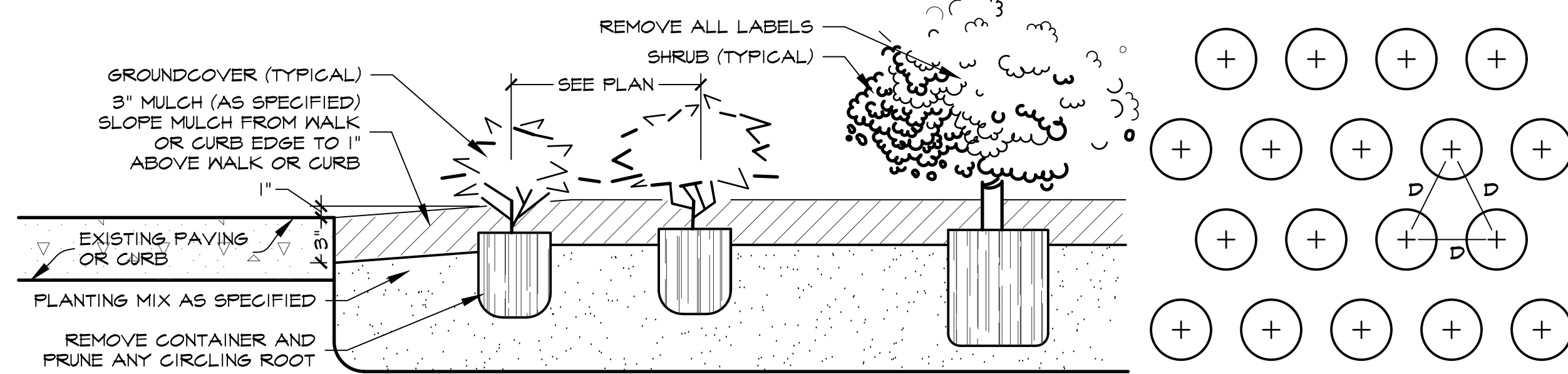
- GENERAL NOTES:**
- STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
  - TOP OF ROOTBALL SHALL 1" TO 2" ABOVE FINISHED GRADE.
  - ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.
  - PLANTING PITS SHALL BE SQUARE. SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN TYPICAL DETAIL.

- CONSTRUCTION NOTES:**
- TREE
  - LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT)
  - WATER RETENTION BASIN
  - 3" DEPTH MULCH AS SPECIFIED
  - FINISH GRADE
  - 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" MIN).
  - 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 UNDISTURBED NATIVE SOIL.

**4 TREE PLANTING**  
NOT TO SCALE



**1 POCKET PLANTING ORNAMENTAL GRASS DETAIL**  
NOT TO SCALE



**2 SHRUB AND GROUNDCOVER PLANTING DETAIL**  
NOT TO SCALE



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One Inch

**LANDSCAPE AND SCREENING**  
Landscape Details  
The Preserve, Ph. 1  
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#	DATE	BY	REVISIONS
1	11/20/2015	MIR	REVISED LANDSCAPE PER CITY COMMENTS-DETENTION POND TREES

Drawing: S:\Projects\SHA032-Preserve Ph. 1 (Rockwall)\DWG\SHA032-LS.dwg Saved By: Station11 Save Time: 11/30/2015 2:11 PM Plotted by: ##### Plot Date: 12/30/2015 10:48 AM