

**GENERAL PLANTING NOTES**

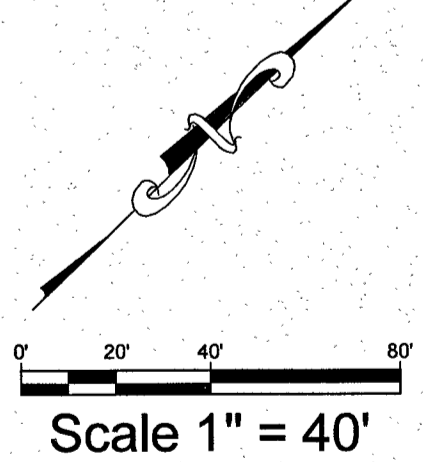
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- THE LANDSCAPE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE AS SPECIFIED IN THE GEOTECHNICAL REPORT. AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL SHREDED HARDWOOD MULCH TOPDRESSING IN ALL PLANTING BEDS (2" DEPTH) AND ALL TREE RINGS (3" DEPTH). DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 14G GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF SOME OF THE PLANTS NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER IN WRITING (VIA PROPER CHANNELS). PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
  - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
  - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
  - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOVED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

**LANDSCAPE CALCULATIONS**

GENERAL	
TOTAL SITE AREA:	251,484 SF
REQUIRED LANDSCAPE AREA:	62,871 SF (25%)
TOTAL LANDSCAPE AREA PROVIDED:	66,198 SF (26.3%)
TREES	
TOTAL FRONTAGE - RALPH HALL PARKWAY:	545 LF
STREET TREES REQUIRED:	18 TREES (1 TREE/30 LF)
STREET TREES PROVIDED:	18 TREES
TOTAL FRONTAGE - FLAGSTONE CREEK BLVD:	412 LF
STREET TREES REQUIRED:	8 TREES (1 TREE/50 LF)
STREET TREES PROVIDED:	8 TREES
TOTAL INCHES REQUIRED FOR MITIGATION ON-SITE: (SEE SHEET TP1)	69.5"
TOTAL NEW TREES FOR MITIGATION:	24 TREES (3" CALIPER EACH)
TOTAL INCHES PROVIDED FOR MITIGATION ON-SITE:	72"
PARKING	
TOTAL PARKING AND MANEUVERING AREA:	73,430 SF
TOTAL PARKING LOT LANDSCAPE AREA REQUIRED:	3,672 SF (5%)
TOTAL PARKING LOT LANDSCAPE AREA PROVIDED:	7,336 SF (10.0%)
PARKING SPACES:	76 SPACES
PARKING LOT TREES REQUIRED:	8 TREES (1 TREE PER 10 SPACES)
PARKING LOT TREES PROVIDED:	8 TREES
DETENTION POND	
TOTAL DETENTION AREA:	10,129 SF
TREES REQUIRED IN REQUIRED LANDSCAPE:	14 TREES (1 TREE PER 750 SF)
TREES PROVIDED:	14 TREES

**CITY TREE NOTE**

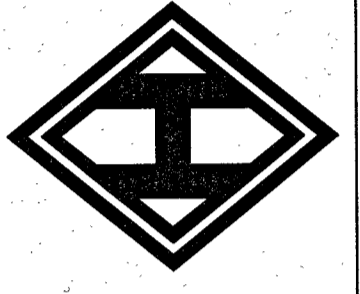
NO TREES SHALL BE PLANTED WITHIN 5' OF ANY UTILITIES.



**PLANTING LEGEND**

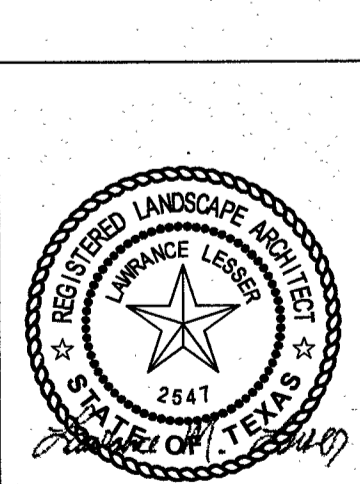
SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS/DETAILS
<b>TREES</b>						
MAVI	Magnolia virginiana	Sweetbay Magnolia	2" caliper	Per plan	14	8'-10' high min.; detention pond trees
PYCA	Pyrus calleryana 'Aristocrat'	Aristocrat Pear	3" caliper	Per plan	4	10'-12' high min.
QUMA	Quercus macrocarpa	Burr Oak	3" caliper	Per plan	6	10'-12' high min.
QUMU	Quercus muhlenbergii	Chinquapin Oak	3" caliper	Per plan	26	10'-12' high min.; street trees
QUVI	Quercus virginiana	Live Oak	3" caliper	Per plan	8	10'-12' high min.
TADI	Taxodium distichum	Bald Cypress	3" caliper	Per plan	20	10'-12' high min.
<b>SHRUBS AND GROUNDCOVERS</b>						
ILCO	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 gallon	4' o.c.	277	
JUBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	1 gallon	5' o.c.	126	
JUWM	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper	15 gallon	4' o.c.	123	6' high min.
RHSW	Rhaphiolepis indica 'Snow White'	Snow White Indian Hawthorne	5 gallon	3' o.c.	558	
RORA	Rosa 'Rador'	Rainbow Knock Out Rose	3 gallon	4' o.c.	67	
<b>TURF</b>						
	Cynodon dactylon	Common Bermuda Grass	Sod	---	---	
<b>SEED</b>						
	---	Dam Slope Mix	Hydromulch	---	---	0.5 lb/1,000 sf

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ASSISTED LIVING AND MEMORY CARE  
 LOT 1, BLOCK A, FLAGSTONE CORNERS  
 J.D. McFARLAND SURVEY, ABST. 145  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

**PLANTING PLAN**



10/17/2012  
 DRAWN: LML  
 DATE: 06/15/12  
 HEI #: 11-142  
**SHEET NO: LP1**

**EVERGREEN DESIGN GROUP**  
 Landscape Designers & Consultants  
 (800) 680 6630  
 15305 Dallas Pkwy., Ste 300  
 Addison, TX 75001  
 www.landscape-consultants.net

ALL SEED MIXES ARE AVAILABLE THROUGH NATIVE AMERICAN SEED, (800) 728-4043. REFER TO PLANTING SPECIFICATIONS FOR SEEDING METHOD.