

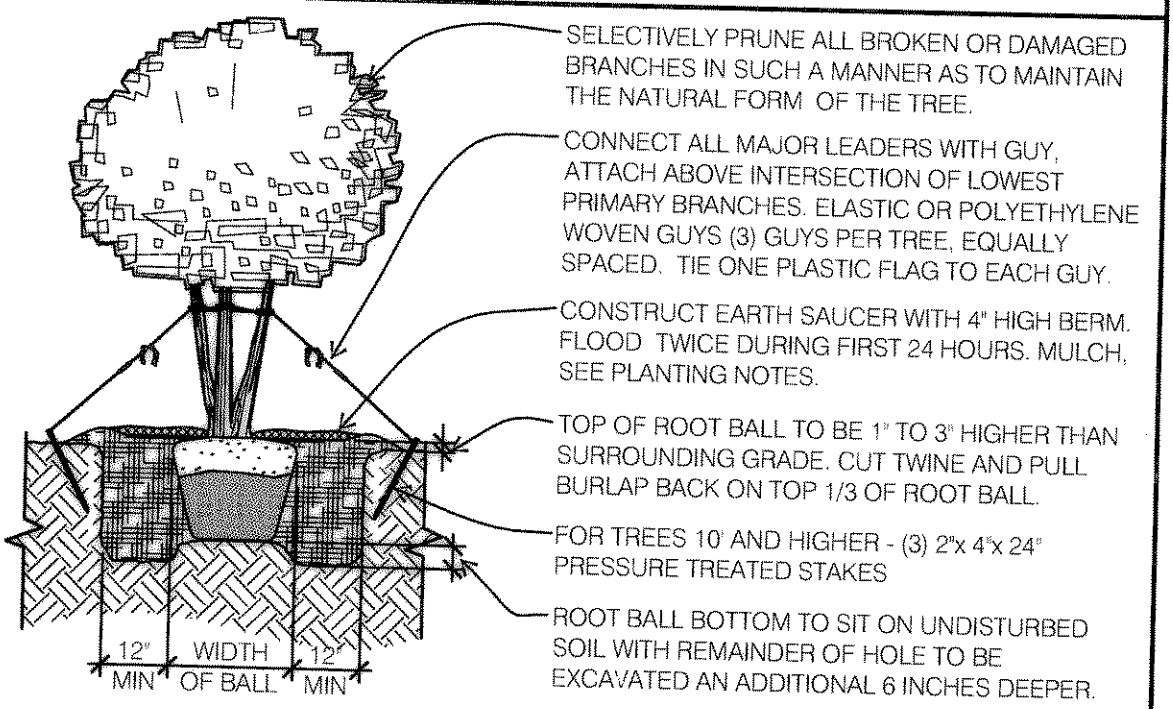
INSTALLATION NOTES

A. BACKFILL WITH PREPARED TOPSOIL. SEE PLANTING NOTES. PROVIDE COMMERCIAL FERTILIZER. APPLY PER MANUFACTURERS DIRECTIONS. PLACE BACKFILL IN 8" LAYERS.

B. CONTRACTOR SHALL EXCAVATE PIT WALLS VERTICALLY AND 12" WIDER (ALL SIDES) THAN THE DIAMETER OF THE ROOT BALL.

C. REMOVE ALL TAGS AND NYLON TWINE.

L1-01 DECIDUOUS TREE PLANTING
SCALE: NONE



INSTALLATION NOTES

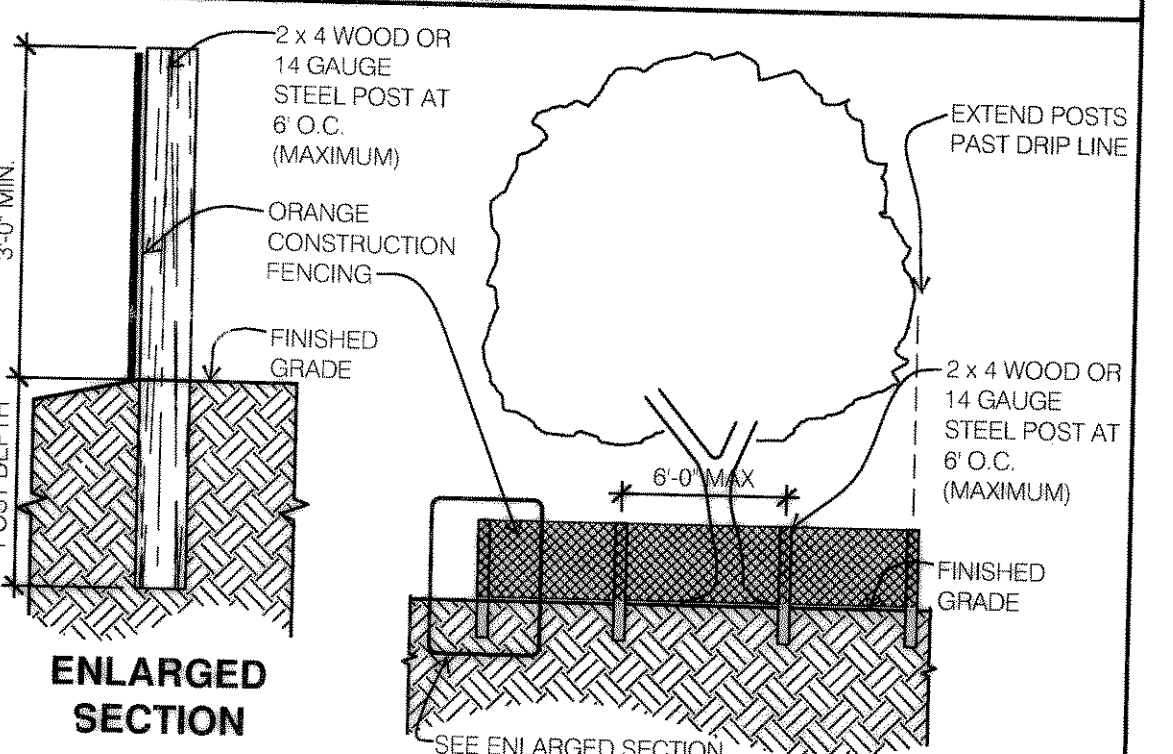
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B. CONTRACTOR SHALL EXCAVATE PIT WALLS VERTICALLY AND 12" WIDER (ALL SIDES) THAN THE DIAMETER OF THE ROOT BALL.

C. REMOVE ALL TAGS AND NYLON TWINE.

D. FOR TREES LESS THAN 10' PROVIDE 6" LONG HARDWOOD STAKE INSTALLED IN UNDISTURBED SOIL. FACE TOP STAKE INTO PREVAILING WIND. ATTACH WITH ELASTIC OR POLYETHYLENE WOVEN GUYS.

L1-02 MULTI-TRUNK STAKING
SCALE: NONE



ENLARGED SECTION DETAIL NOTES

A. CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES - PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED.

B. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE.

C. NO PARKING, MATERIAL STORAGE, OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.

L1-03 TREE PRESERVATION
SCALE: NONE

PLANTING NOTES

- A. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD.
- B. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUBGRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. HE SHALL NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS AND WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR.
- C. IF THE LANDSCAPE CONTRACTOR OBSERVES ANY DEFICIENCIES IN THE PLANT SELECTIONS, SOIL CONDITIONS OR ANY OTHER CONDITION WHICH MIGHT NEGATIVELY AFFECT PLANT ESTABLISHMENT, SURVIVAL OR GUARANTEE, HE SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE PRIOR TO PROCUREMENT AND/OR INSTALLATION.
- D. THE LANDSCAPE CONTRACTOR SHALL REPLACE ANY DAMAGED OR DEAD PLANT MATERIAL WITHIN THE LIMITS OF CONSTRUCTION, WITH SIMILAR SPECIES THAT CONFORM TO THE QUALITY STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1-2004.
- E. PLANT MATERIAL SHALL CONFORM TO THE PLANT LIST AND KEYS ON THE DRAWINGS AND TO THE QUALITY STANDARDS OF AMERICAN STANDARD FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60.1-2004. ALL PLANTS SHALL EQUAL OR EXCEED THE MEASUREMENTS AND SIZES SPECIFIED IN THE SCHEDULE.
- F. SUBSTITUTIONS SHALL BE PERMITTED WITH NOTIFICATION AND WRITTEN APPROVAL FROM LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. SUBSTITUTED MATERIAL SHALL BE THE NEAREST EQUIVALENT SIZE, CONDITION AND GROWTH HABIT HAVING THE SAME ESSENTIAL CHARACTERISTICS WITH AN EQUITABLE ADJUSTMENT IN WHOLESALE PRICE.
- G. THE LANDSCAPE CONTRACTOR SHALL HAVE SOIL TESTS PERFORMED IN LAWN AND PLANTING BED AREAS TO EVALUATE NUTRIENT AND PH LEVELS. THE LANDSCAPE CONTRACTOR SHALL INCORPORATE FERTILIZER AND/OR SOIL AMENDMENT ADDITIVES AS RECOMMENDED BY SOIL TEST.
- H. IN AREAS OF INDIGENOUS HEAVY CLAY SOILS A PERCOLATION TEST SHALL BE PERFORMED. SOIL DRAINAGE AMENDMENTS AND/OR DRAINAGE STRUCTURES SHALL BE INSTALLED IN PLANTING BEDS AND TREE PITS AS RECOMMENDED BY THE SOILS PERCOLATION TEST REPORT.
- I. ALL INDIVIDUALLY PLANTED TREES AND SHRUBS TO BE BACK FILLED WITH PREPARED BACK FILL MIX. PREPARED BACK FILL MIXTURES SHALL BE MIXED ON SITE, CONSISTING OF ONE PART TOPSOIL, ONE PART SOIL AMENDMENT, ONE PART SOIL FROM EXCAVATION, TOPSOIL ASTM D5268, PH RANGE OF 5.5 TO 7, MIN. 4 PERCENT ORGANIC MATERIAL, FREE OF STONES 1 INCH AND LARGER. SOIL AMENDMENT: SPHAGNUM PEAT MOSS OR EPA RATED CLASS IV COMPOST.
- J. CONTRACTOR TO SLIGHTLY FIELD ADJUST PLANT LOCATIONS AS NECESSARY TO AVOID UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING(S).
- K. PARKING LOT TREES SHALL HAVE A CLEAR CANOPY DISTANCE OF 6' MINIMUM FROM PAVING.
- L. TREES SHALL BE PLACED A MINIMUM OF 3' FROM SIDEWALKS, CURBS OR FIRE HYDRANTS.
- M. PLANTINGS SHALL BE FERTILIZED UPON INSTALLATION WITH A SLOW RELEASE GRANULAR COMMERCIAL TREE/SHRUB FERTILIZER. RATE PER MANUFACTURERS INSTRUCTIONS. FERTILIZER TO BE MIXED WITH BACK FILL PREVIOUSLY DESCRIBED. FERTILIZER TABLETS ARE NOT ACCEPTABLE.
- N. WITHIN CONTRACT LIMITS, SEED OR SOD ALL AREAS NOT COVERED BY PAVING, BUILDINGS OR PLANTING BEDS UNLESS OTHERWISE NOTED. SODDING SHALL NOT BEGIN UNTIL AREA HAS RECEIVED A FINISHED GRADE.
- O. LANDSCAPE CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE AREAS (EXISTING OR PROPOSED) UNTIL SITE TURNOVER.
- P. ANY ITEM OR AREAS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
- Q. LANDSCAPING TO COMPLY WITH ALL APPLICABLE CITY/LOCAL REGULATIONS.

PLANTING SCHEDULE

TOTAL NUMBER OF PLANTS SHALL BE VERIFIED ON THE LANDSCAPE PLAN IF PLAN TOTAL DIFFERS FROM THIS SCHEDULE, THE PLAN SHALL GOVERN.					
SYMBOL	KEY	QTY.	BOTANICAL NAME COMMON NAME	SIZE CONDITION	COMMENTS
	UC	45	ULMUS CRASSIFOLIA CEDAR ELM	3" CAL. 12' HT.	TOLERANT TO DROUGHT, WIDE VARIETY OF SOILS. YELLOW-ORANGE FALL COLOR. SEE DETAIL L1-01
	IV	10	ILEX VOMITORIA YAUPOH HOLLY	6" HT.	B & B SEE MULTI-TRUNK PLANTING DETAIL BELOW, SEE DETAIL L1-02
	EX	75	EXISTING SITE TREE TO REMAIN		EXISTING TREE SCREEN PER PREVIOUSLY APPROVED PLAN BY ARCHWORKS APRIL 3, 2001 SEE DETAIL L1-03
			DEPARTMENT OF TRANSPORTATION - HIGHWAY MIX		HYDROMULCH OR HAND SEEDING QUANTITY AS PER CONTRACTOR

LANDSCAPE CODE REQUIREMENTS

- CITY OF ROCKWALL LANDSCAPE REGULATIONS
- SEC. 20-26 MANDATORY PROVISIONS
- A. LANDSCAPE BUFFER STRIP (10' WIDE)
 - E. SCREENING FROM RESIDENTIAL USES (NO ADJACENCY)
 - F. STREET LANDSCAPE
10' MIN. WIDTH AND 1 LARGE TREE PER 50 LINEAR FT. FRONTAGE
250 LIN. FT. / 50 = 5 TREES REQUIRED ALONG FRONTAGE
7 TREES PROVIDED ALONG FRONTAGE
ACCENT TREES
4 TREES PER 100 LINEAR FT FRONTAGE
4(250/100) = 10 ACCENT TREES REQUIRED
10 ACCENT TREES PROVIDED.
 - H. PARKING LOT LANDSCAPE
5% OF PARKING AREA AS LANDSCAPE
 - J. REQUIRED LANDSCAPING (%)
COMMERCIAL ZONING (15% REQUIRED)
SITE AREA = 106,876 SQ. FT. / 15% = 16,031 SQ FT LANDSCAPE REQUIRED
SITE AREA = 106,876 SQ. FT. / 40,202 SQ. FT. = 37.6% LANDSCAPED AREA PROVIDED
- NOTES:
1. ALL REQUIRED LANDSCAPE AREAS TO BE IRRIGATED WITH AUTOMATIC UNDERGROUND SYSTEM AS PER CITY REQUIREMENTS.
 2. NO TREES CAN BE PLANTED WITHIN FIVE FEET (5') OF ANY UTILITY, AS PER CITY REQUIREMENTS.
 3. DETENTION POND TREES REQUIRED AT 1 PER 750 SF OF POND.
27,773sf OF POND SURFACE AREA / 750 = 38 TREES REQUIRED
ADDITIONAL 2 TREES HAVE BEEN INSTALLED ALONG THE SH205 FRONTAGE.

SEEDING NOTES

- SITE PREPARATION:
- A. SITE TO BE FINE GRADED BEFORE PERMANENT SEEDING OR SODDING.
 - B. SOIL SHALL BE LOOSENED TO A DEPTH OF (4) INCHES BY DISCING, RAKING, ROTOTILLING OR OTHER ACCEPTABLE MEANS, AND RAKED SMOOTH AND FREE OF ROOTS AND STONES OVER 1" DIAMETER.
 - C. PROVIDE SOIL PH TESTING. ADJUST THE PH RANGE OF SOILS THAT ARE UNACCEPTABLE PER LOCAL COOPERATIVE EXTENSION SERVICE TURF STANDARDS. INCORPORATE RAW GROUND AGRICULTURAL LIMESTONE OR ALUMINUM SULFATE UNIFORMLY AT THE RATE SPECIFIED BY THE MANUFACTURER.
- SEED INSTALLATION:
- A. APPLY STARTER FERTILIZER AT TIME OF SEEDING AT RATE RECOMMENDED BY MANUFACTURER. CONTRACTOR IS RESPONSIBLE FOR THE INITIAL WATERING.
 - B. APPLY SEED UNIFORMLY WITH CYCLONE SEEDER, DRILL, CULTIPACKER SEEDER OR HYDROSEEDER (SLURRY INCLUDES SEED AND FERTILIZER ON A FIRM, MOIST SEEDBED). MAXIMUM SEEDING DEPTH SHOULD BE 1/4 INCH ON CLAY SOILS AND 1/2 INCH ON SANDY SOILS. WHEN USING OTHER THAN HYDROSEEDER METHOD OF APPLICATION.
 - C. STRAW MULCH SHALL BE APPLIED IMMEDIATELY AFTER SEEDING (NON HYDROSEEDING). AT A RATE OF 140 LBS. = (2 BALES) PER 1000 SF. MULCH MAY BE APPLIED BY HAND OR WITH A BLOWER. MULCH SHALL BE CLEAN, WELL SEASONED. STRAW FREE OF SEEDS OR ROOTS OF NOXIOUS WEEDS.
 - D. STRAW MULCH SHALL BE KEPT IN PLACE WITH ASPHALT EMULSION APPLIED AT A MIN. RATE OF 60 GAL. / TON OF MULCH.
 - E. IF HYDROSEEDING IS USED AND THE SEED, FERTILIZER AND MULCH ARE MIXED, THEY WILL BE MIXED ON SITE AND SEEDING SHALL BE IMMEDIATE WITHOUT INTERRUPTION.
 - F. MULCH FOR HYDROSEEDING SHALL BE WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000 LBS. / ACRE.
- MAINTENANCE:
- A. WATER 1 INCH MIN. WITHIN THE FIRST HOUR OF SOD OR SEED INSTALLATION BEGIN IRRIGATION. SYSTEM DURING THE FOLLOWING 3 DAYS KEEPING THE SODDED OR SEEDED AREA MOIST.
 - B. CONTINUED MAINTENANCE (MOWING, FERTILIZATION, WEEDING ECT.) OF THE SODDED OR SEEDED AREA SHOULD BE PROVIDED BY A PROFESSIONAL LANDSCAPE MAINTENANCE CONTRACTOR.

LANDSCAPE CONTRACTOR TO VERIFY AND OBTAIN CITY OF ROCKWALL PERMITS AND OR PERMISSION TO PLANT IN THE R.O.W. BEFORE INSTALLING PLANTS.

CALL BEFORE YOU DIG!
TEXAS LAW REQUIRES EXCAVATORS TO NOTIFY THE APPROPRIATE ASSOCIATION NOT LESS THAN TWO (2) WORKING DAYS NOR MORE THAN FOURTEEN (14) CALENDAR DAYS PRIOR TO EXCAVATION

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1-800-227-2600

TO THE BEST OF OUR KNOWLEDGE, WD PARTNERS, HEREBY STATES THAT THIS PLAN IS AS-BUILT/RECORD DRAWINGS. THE INFORMATION PROVIDED IS BASED ON SURVEYING CONDUCTED AT THE SITE AND INFORMATION PROVIDED BY THE CONTRACTOR.

