

11-30 OVERLAY LANDSCAPE STANDARDS (FROM ARTICLE V CITY OF ROCKWALL ZONING ORDINANCE)

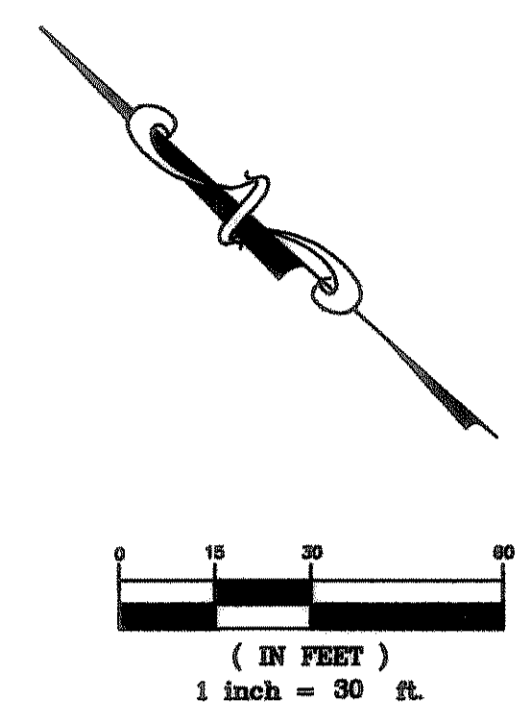
ALL SITES SHALL, AS A MINIMUM, MEET THE FOLLOWING STANDARDS AND THE STANDARDS SET OUT IN ARTICLE VIII. LANDSCAPE STANDARDS, WHERE THE FOLLOWING STANDARDS CONFLICT WITH THE LANDSCAPE ORDINANCE, THESE REQUIREMENTS SHALL PREVAIL.

1. BUFFER-STRIPS. THE BUFFER-STRIP SHALL BE A MINIMUM OF TWENTY (20) FEET WIDE AND INCLUDE A "BUILT-UP" BERM AND/OR SHRUBBERY OR A COMBINATION OF BOTH ALONG THE ENTIRE LENGTH OF THE SUBJECT PROPERTY'S FRONTAGE ALONG THE 11-30 RIGHT-OF-WAY. THE MINIMUM REQUIRED HEIGHT OF THE AFOREMENTIONED BERM AND/OR SHRUBBERY OR A COMBINATION THEREOF IS THIRTY (30) INCHES AND SHALL NOT EXCEED A MAXIMUM HEIGHT OF FORTY-EIGHT (48) INCHES.
2. BUFFER-STRIP PLANTINGS. THREE (3) CANOPY TREES, ALONG WITH FOUR (4) ACCENT TREES SHALL BE REQUIRED PER ONE HUNDRED (100) FEET OF THE 11-30 RIGHT-OF-WAY AS SET OUT BELOW. 170 LF OF ROW = 6 CANOPY AND 8 ACCENT TREES REQUIRED.
3. PLANT MATERIAL SIZES. THE FOLLOWING MINIMUM SIZES SHALL BE REQUIRED:
 CANOPY TREES: FOUR (4) INCH CALIPER
 ACCENT TREES: FOUR (4) FEET HEIGHT
 SHRUBS: DECIDUOUS: FIFTEEN (15) INCHES - 2 GALLON MINIMUM
 EVERGREEN: TWELVE (12) INCHES - 2 GALLON MINIMUM

LANDSCAPE STANDARDS (FROM ARTICLE VIII CITY OF ROCKWALL ZONING ORDINANCE)

- 5.7 STREET LANDSCAPING A STREET LANDSCAPE BUFFER STRIP WITH A MINIMUM WIDTH OF 10 FEET MUST BE PROVIDED ALONG THE ENTIRE LENGTH OF THE PROPERTY TO BE DEVELOPED THAT IS ADJACENT TO A MAJOR ARTERIAL OR COLLECTOR STREET, AS DEFINED IN THE CITY'S THOROUGHFARE PLAN, EXCLUSIVE OF DRIVEWAYS AND ACCESS-WAYS. LARGE TREES, AS HEREIN DEFINED, SHALL BE PROVIDED IN THE REQUIRED BUFFER IN NUMBERS EQUAL TO ONE TREE FOR EACH FIFTY FEET OF STREET FRONTAGE.
- 5.8 RIGHT-OF-WAY LANDSCAPING REQUIREMENTS ALL STREET RIGHTS-OF-WAY LOCATED ADJACENT TO THE PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS OR GROUND COVER MATERIAL AND SHALL BE MAINTAINED. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO DESIGN THE IRRIGATION SYSTEM WITHIN THE LOT TO ENSURE THAT THE GRASS PLACED IN THE RIGHT-OF-WAY IS WATERED AND MAINTAINED AND TO ENSURE THAT MINIMAL WATER WILL ENTER THE STREET ITSELF. THE DESIGNER OF THE IRRIGATION SYSTEM SHALL BASE THE DESIGN ON THE ULTIMATE PROPOSED WIDTH OF THE STREET WHEN DESIGNING THE SYSTEM. THE PLANS FOR DESIGN OF THE IRRIGATION SYSTEM SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
- 5.9 PARKING LOT LANDSCAPING
 - A. ANY PARKING LOT WITH MORE THAN 2 ROWS OF SPACES SHALL HAVE A MINIMUM OF 5% OR 200 SQ. FT., WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT IN LANDSCAPING. SUCH LANDSCAPING SHALL BE COUNTED TOWARD THE TOTAL LANDSCAPING.
 - B. IF THE PARKING AND MANEUVERING SPACE EXCEEDS 20,000 SQUARE FEET ONE LARGE CANOPY TREE FOR EVERY TEN REQUIRED PARKING SPACES SHALL BE REQUIRED INTERNAL TO THE PARKING LOT. NO TREE SHALL BE PLANTED CLOSER THAN 2.5 FEET TO THE PAVEMENT. PARKING AREA=44,811 SF 151 SPACES/10=15 TREES
 1. NO REQUIRED PARKING SPACE MAY BE LOCATED MORE THAN 80 FEET FROM THE TRUNK OF A LARGE CANOPY TREE.
 2. NO TREE MAY BE PLANTED CLOSER THAN 2.5 FEET TO THE PAVEMENT.
 3. ALL TREES MUST BE INTERNAL TO THE PARKING LOT.
 4. NO TREE CAN BE WITHIN 5' OF ANY UTILITY.

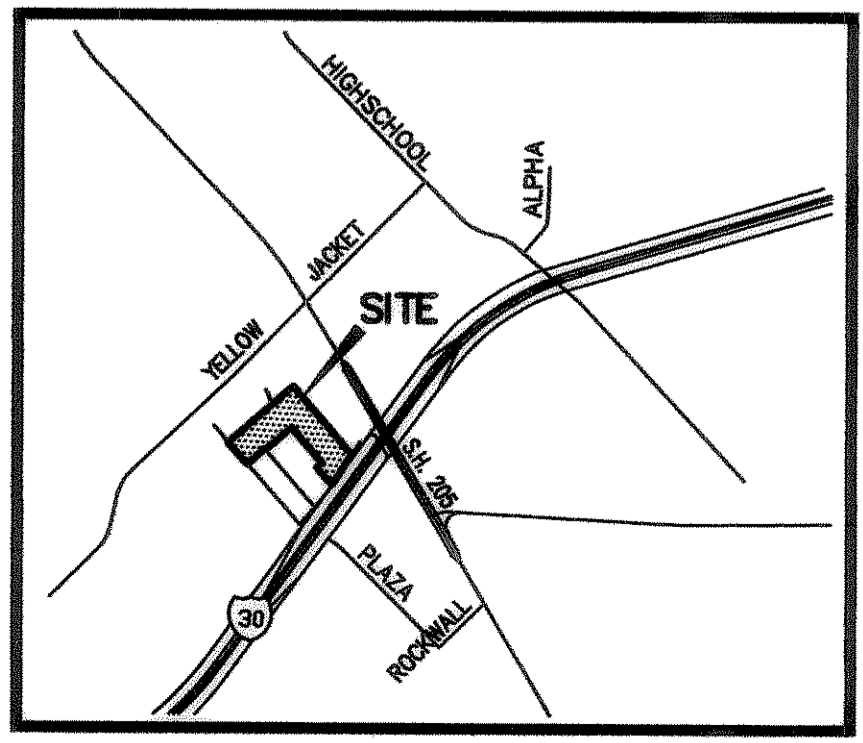
LANDSCAPE AREA REQUIRED (15%)=(45,500 SF * .15)=14,030 SF
 LANDSCAPE AREA PROVIDED= 21,235 SF



PLANT KEY/LEGEND/LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LQ	LIVE OAK / QUERCUS VIRGINIANA	4" CAL.	AS SHOWN	6	8' MINIMUM SPREAD; MINIMUM 16' HEIGHT; NURSERY OR CONTAINER GROWN; 6' BRANCHING HEIGHT
CE	CEDAR ELM / ULMUS CRASSIFOLIA	4" CAL.	AS SHOWN	11	8' MINIMUM SPREAD; MINIMUM 16' HEIGHT; NURSERY OR CONTAINER GROWN; 6' BRANCHING HEIGHT
CH	CHINESE PISTACHE / PISTACIA CHINENSIS	4" CAL.	AS SHOWN	13	8' MINIMUM SPREAD; MINIMUM 16' HEIGHT; NURSERY OR CONTAINER GROWN; 6' BRANCHING HEIGHT
MM	WAX MYRTLE / MYRTICA CERIFERA	14' HEIGHT	AS SHOWN	14	CONTAINER GROWN; FULL PLANTS; MIN. 14" HEIGHT
GM	GRAPE MYRTLE / LASERSTROEMIA INDICA	14' HEIGHT	AS SHOWN	12	CONTAINER GROWN; FULL PLANTS; MIN. 14" HEIGHT
NRS	NELLIE R. STEVENS HOLLY / ILEX X NELLIE R. STEVENS	5 GALLON	36" O.C.	42	CONTAINER GROWN; FULL PLANTS; MIN. 15" HEIGHT
DBH	DWARF BURFORD HOLLY / ILEX CORNUTA 'BURFORDII'	5 GALLON	36" O.C.	40	CONTAINER GROWN; FULL PLANTS; MIN. 15" HEIGHT
	BERMUDA GRASS / CYNDON DACTYLON	BERMUDA SOD		3,500 SY	SOLID SOD WITH COMMON BERMUDA (OR APPROVED SEASONAL GRASS) AS NOTED.
CM	PLANT MATERIAL SPECIES				
14	PLANT MATERIAL QUANTITY				

NOTES: QUANTITIES SHOWN IN PLANT LIST ARE AN AID ONLY. VERIFY PLANT QUANTITIES DIRECTLY FROM THE PLANS. THE CONTRACTOR IS RESPONSIBLE FOR THE PLANT QUANTITIES SHOWN ON THE PLANS. ALL PLANT MATERIALS ARE TO BE HIGH QUALITY AND SHALL MEET OR EXCEED GRADES AND STANDARDS SET FORTH BY THE TEXAS ASSOCIATION OF NURSERYMEN AND "AMERICAN STANDARDS FOR NURSERY STOCK". PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE SIZE, HEIGHT, SPREAD AND CONDITION REMARKS AS SHOWN IN THE PLANT LIST.



BENCHMARKS:

B.M. #1
 SQUARE CUT ON TOP OF CURB ON THE SOUTH END OF A 15 FOOT CURB INLET APPROXIMATELY 77 FEET NORTHEAST OF THE SOUTH CORNER OF BLOCK A, LOT 2, NEWMAN CENTER NO. ONE. ELEV. = 565.46

B.M. #2
 SQUARE CUT IN THE CENTER OF A 15 FOOT CURB INLET APPROXIMATELY 59 FEET NORTHWEST OF THE SOUTH CORNER OF BLOCK A, LOT 2, NEWMAN CENTER NO. ONE. ELEV. = 566.95

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
				1	CHANGES PER CITY COMMENTS	BWC	7/5/06



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LANDSCAPE PLAN		PROJECT NO.
BLOCK A, LOT 2		QUA003
NEWMAN CENTER NO. ONE		SHEET NO.
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS		L1