

**GENERAL LANDSCAPE NOTES**

- All landscape areas are to be received within 1' of proposed finish grade and free from all trash and debris.
- All trees are to be planted in pits twice the diameter of the tree ball and no deeper than the depth of the ball. Scarify all tree pits sides prior to planting. All trees are to be planted plumb and at or slightly above finish grade. All tree pits are to have a 3" watering saucer formed around the perimeter of the pit. All tree pits are to be top dressed with a 2" layer of shredded hardwood mulch. Stakes and / or guy trees only at the direction of the landscape architect.
- Recondition the existing soil of all planting beds to a minimum depth of 6". Add a 3" layer of premium compost as supplied by Living Earth Technology and till into the top 3" of the existing soil. Install all shrubs 1" above finish grade and fertilize with Agri-Form slow release fertilizer tablets at the manufacturer's recommended rates of application. Top dress all planting beds with a 2" layer of shredded hardwood mulch.
- All planting beds not formed by a concrete curb or sidewalk are to be edged with Steel Edging (1/8"x4" painted green) or an approved equal. All edging stakes are to be placed to the inside of the bed and the top of the edging is to be no less than 1" and no more than 1.5" above proposed finish grade.
- All turf areas are to be hydromulch Bermudagrass, unless otherwise noted on the plan.
- Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1000) square feet. If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass at a rate of four (4) pounds per thousand square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
- All sodded areas are to receive common bermuda sod laid parallel to the contour of the land. All sod on slopes greater than 1:4 is to be pinned with 1"x12" wooden stakes. All sod is to be laid with tight joints and with all joints staggered. Roll all sod with a water ballast lan roller upon installation and fertilize with a complete fertilizer (19-19-19) at the rate of 1.5" actual nitrogen per 1000 square feet. Water all sod thoroughly.
- All irrigation meter(s) are to be by utility contractors as per local codes. Irrigation sleeves to be installed by licensed irrigation contractor as per the plan.
- All irrigation controllers are to have mini-click freeze and rain state installed as per manufacturer's recommendations.
- All irrigation sleeves to be by licensed irrigation contractor. All sleeves to be PVC schedule 40 with 90 degree elbows on both ends with extensions protruding 18" above proposed finish grade.
- All turf and planting beds to be zoned separately. All planting bed heads to be on 12" pop-up risers. All turf heads to be on 4" pop-up risers. All valves to be plastic valves. All equipment to be Hunter or approved equal.
- All mainline and lateral line to have a minimum of 12" of cover and to be SDR (class 200) pipe.

**IRRIGATION NOTES:**

- All landscaped areas shall be irrigated with an irrigation system capable of providing the proper amount of water for the particular for the particular type of plant material used. Irrigation will be provided by an underground sprinkler system, or a subterranean drip drip system as approved by the City Arborist.
- Automatic underground irrigation system shall be equipped with freeze guard set at 38 degrees F.
- Areas of open space which contain preserved trees need not be irrigated if the City Arborist determines irrigation would be harmful to the preserved trees.

**MAINTENANCE NOTES:**

Required landscaping must be maintained in a healthy, growing condition, at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning or other maintenance of all plantings as needed. Any plant that dies must be replaced with another approved plant variety, generally of the same size, that complies with the approved landscape plan within 90 days after notification by the City of Rockwall.

**NOTE:**

No trees are to be planted within 5' of any utilities. All 18' parking spaces to have minimum of 2' clear overhang.

| TREE MITIGATION SUMMARY                     | MITIGATION |
|---|------------|
| TOTAL CALIPER INCHES TO BE REMOVED          | 184        |
| TOTAL CALIPER INCHES TO BE REPLACED AT 100% | 173        |
| TOTAL CALIPER INCHES TO BE REPLACED AT 50%  | 11         |
| TOTAL REPLACEMENT CALIPER INCHES REQUIRED   | 186.5      |

**LANDSCAPE TABULATIONS**

**LANDSCAPE BUFFER STRIP:**  
 REQUIRED: 10' BUFFER STRIP  
 PROVIDED: 10' BUFFER STRIP

**STREET LANDSCAPING:**  
 REQUIRED: 10' BUFFER STRIP  
 PROVIDED: 10' BUFFER STRIP

**LAGUNASIDE DR./H. 30 FRONTAGE RD. 295.30 LF / 50 LF**  
 REQUIRED: 6 CANOPY TREES  
 PROVIDED: 7 CANOPY TREES

**LAGUNA DR. 363.33 LF / 50 LF**  
 REQUIRED: 8 CANOPY TREES  
 PROVIDED: 11 CANOPY TREES

**RIGHT-OF-WAY LANDSCAPING:**  
 REQUIRED: GRASS OR GROUND COVER  
 PROVIDED: GRASS

**PARKING LOT LANDSCAPING:**  
 REQUIRED: 1 CANOPY TREE PER 10 PARKING SPACES  
 54 PARKING SPACES / 10 = 6 CANOPY TREES  
 PROVIDED: 10 CANOPY TREES

**SITE LANDSCAPE:**  
 REQUIRED: 15% OF LOT AREA  
 TOTAL LOT 41,406 SF x 15% = 6,211 SF LANDSCAPING  
 PROVIDED: 1,511 SF (16%)

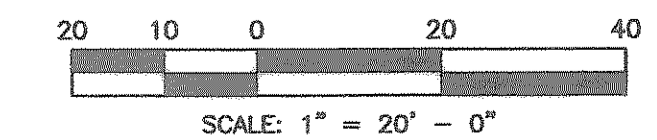
HATCHED AREA INDICATES LANDSCAPE AREAS TO BE INSTALLED BY INDIVIDUAL PAD SITE DEVELOPER.  
 LANDSCAPE AREA TO BE DEVELOPED BY PAD DEVELOPERS DELINEATED PER THIS PLAN 03-21-07

- Plant List for Landscape Tabulations**
- 6 Live Oak / Quercus virginiana 3" cal. / 8'-10' ht. / 16" sp. / container grown
  - 8 Cedar Elm / Ulmus crassifolia 3" cal. / 8'-10' ht. / 15" sp. / b & b
  - 10 Bald Cypress / Taxodium distichum 3" cal. / 8'-10' ht. / 14" sp. / container grown
  - 200 Duf. Burford Holly / Ilex cornuta burfordii nana 5 gal. container / 24" ht. / 30" oc.
  - 1218 Liriope / Liriope muscari 4" Pots / 12" oc.
  - Bermudagrass / Cynodon dactylon Solid Sod and Hydromulch as Noted on Plan

- Plant List for Replacement Trees**
- 2 Live Oak / Quercus virginiana 4" cal./10' ht./1" sp./container grown 8" cal.
  - 10 Live Oak / Quercus virginiana 5" cal./12' ht./8" sp./container grown 50" cal.
  - 1 Cedar Elm / Ulmus crassifolia 3.5" cal./10' ht./1" sp./ b & b 3.5" cal.
  - 4 Cedar Elm / Ulmus crassifolia 4" cal./10' ht./1" sp./ b & b 16" cal.
  - 13 Cedar Elm / Ulmus crassifolia 5" cal./12' ht./8" sp./ b & b 65" cal.
  - 11 Bald Cypress / Taxodium distichum 4" cal./10'-12' ht./5" sp./container grown 44" cal.
- Total Replacement Trees Required 186.5" cal.

**SITE LANDSCAPE PLAN**

scale 1" = 10'-0"



Saltgrass Steakhouse Improvements not shown in this area

Lot 2 Block C Jolla Pointe, Addition Cab, D, Pg. 281

| No.  | Date     | Revisions             | App. |
|------|----------|-----------------------|------|
| No.4 | 03-21-07 | Per City Comments     |      |
| No.3 | 9-14-06  | Per Revised Site Plan |      |
| No.2 | 8-1-06   | Per City Comments     |      |
| No.1 | 8-17-06  | Per City Comments     |      |

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Landscape Architecture  
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 Landscape Maintenance

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DESIGN BY: JBS  
 DRAWN BY: JBS  
 CHECKED BY: DW  
 DATE: SEPTEMBER 14, 2006

Scale: 1" = 20'-0"

Designed by: JBS  
 Drawn by: KOL  
 Checked by: JBS  
 Date: JULY 28, 2006  
 Project No. 069-001

|       |      |
|-------|------|
| SHEET | LP-2 |
| OF    | 3    |