



VICINITY MAP
NOT TO SCALE

Site: 13,510 sq.ft.
 Required 10% (13510x0.10=1351) = 1,351 sq.ft.
 Provided = 5,052 sq.ft.
 Landscape Buffer:
 Townsend Dr.: 10' Buffer, 88'
 Trees Required (1-3" caliper/50ft)(88/50=1.76).....2
 Trees Provided (3 existing, 2 new).....5
 Shrubs (Screening)8

- NOTES:**
- 1) ALL EXISTING TREES TO REMAIN
 - 2) TREES MUST BE PLANTED AT LEAST 5' FROM WATER, SEWER AND STORM WATER LINES.
 - 3) EXISTING PROTECTED TREES (4" OR LARGER) SHALL BE MARKED AND DRIP LINE OF TREES SHALL BE PROTECTED PRIOR TO AND DURING ALL CONSTRUCTION, INCLUDING ALL DIRT WORK.

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FEITY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

WARNING:

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

PLANNING APPROVAL
 JAN 24 2013

BENCHMARK:
 X FOUND AT SW CORNER OR PROPERTY CITY OF ROCKWALL MONUMENT COORDINATES:
 N 7024552.27
 E 2596514.76
 ELEV=559.9

PLANT KEY

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	COMMENTS
○ DBH	8	DWARF BURFORD HOLLY	Ilex cornuta "Burfordii nana"	min. 5 gallon; 24" ht.	Full; Plant 36" o.c.
● LO	2	LIVE OAK	Quercus virginiana	min. 3" caliper; min. 6' ht.	Nursery-grown B&B, full head, single trunk

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.

CASE # SP2013-008

LANDSCAPE PLAN

CORRIGAN LAW OFFICE

805 Townsend Dr.
 CORRIGAN LAW OFFICE ADDITION
 LOT 1, BLK A, 0.31 ACRES
 City of Rockwall, Rockwall County, Texas

owner:
 BRIAN CORRIGAN
 815 Townsend, Suite 109
 Rockwall, TX 75087
 972-722-5300

prepared by:
MONK CONSULTING ENGINEERS
 1200 W. State Street, Garland Texas 75040
 972 272-1783 Fax 972 272-8761
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REG. NO.: F-2567

date: 6/3/13 scale: 1"=10' sheet: **L201**