

SYNOPSIS

Zoning	SF-7
Total Lot Area	760,747 Sq. Ft.
Site Area	229,815 Sq. Ft.
Use	Elementary School
Building Area	93,281 Sq. Ft.
Building Height	2-Story (35'-2")
Parking Required	31 Spaces
Existing Parking	140 Spaces
New Parking	29 Spaces
HC Parking Required	6 Spaces
HC Parking Provided	9 Spaces
Total Parking Provided	169 Spaces
Impervious Area	102,640 Sq. Ft.
Open Space	127,175 Sq. Ft.

EXISTING TREES REMOVED

TREE #	SIZE	TYPE	REASON	MITIGATE
1	13"	CHIN. PISTACHE	UTILITY	13
2	6"	CHIN. PISTACHE	UTILITY	6
3	27"	BLACK WILLOW	SICK/GRADING	EXEMPT
4	13"	CEDAR ELM	GRADING	13
5	16"	CEDAR ELM	GRADING	16
6	15"	CEDAR ELM	GRADING	15
7	12"	ASH	GRADING	12
8	10"	ASH	GRADING	10
9	8"	ASH	GRADING	8
10	5"	ASH	GRADING	5
11	22"	ASH	GRADING	22
12	15"	ASH	GRADING	15
13	22"	MULBERRY	SICK/PARKING	EXEMPT
14	15"	MULBERRY	SICK/PARKING	EXEMPT
SUB-TOTAL				+135' MITIG.
34-4" NEW TREES				+136' MITIG.

EXISTING TREE LEGEND

	17CE	EXISTING TREE TO BE SAVED
	16CE REMOVE	EXISTING TREE TO BE REMOVED

RECORD DRAWING

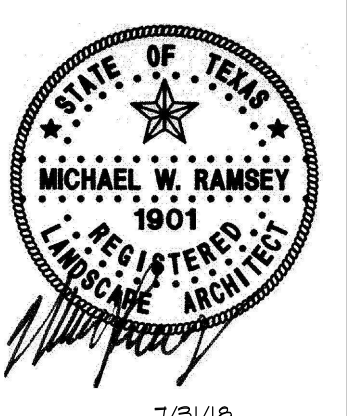
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**TREESCAPE PLAN
DOBBS ELEMENTARY
ADDITION**

LOT 1, BLOCK 1
Zoned SF-7
17.464 Acres Situated In The
R. BALLARD SURVEY ~ ABST. 29
ROCKWALL, ROCKWALL COUNTY, TEXAS
November 16, 2016
Rev. February 10, 2016
Case No. SP2016-028

RAMSEY LANDSCAPE ARCHITECTS, LLC
 11914 WISHING WELL CT.
 FRISCO, TEXAS 75005
 PHONE (972) 355-0889



Doobs Elementary School Replacement BP2
 ROCKWALL INDEPENDENT SCHOOL DISTRICT
 901 INTERURBAN, ROCKWALL, TEXAS, 75087
TREESCAPE PLAN

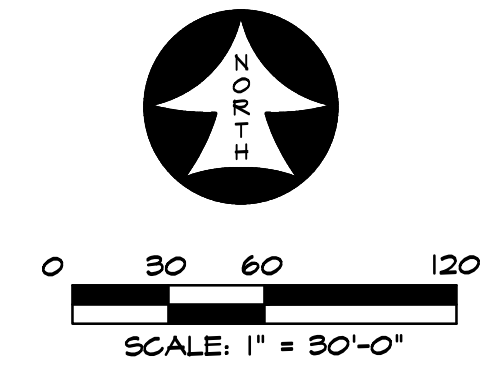
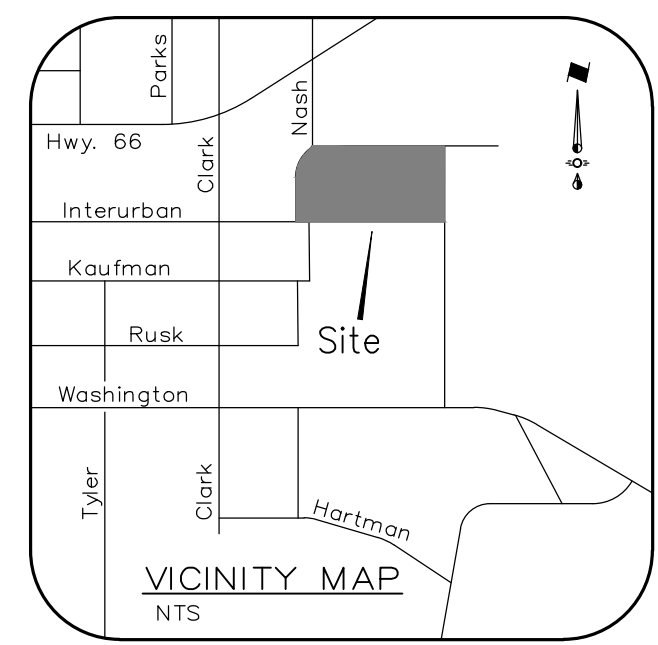
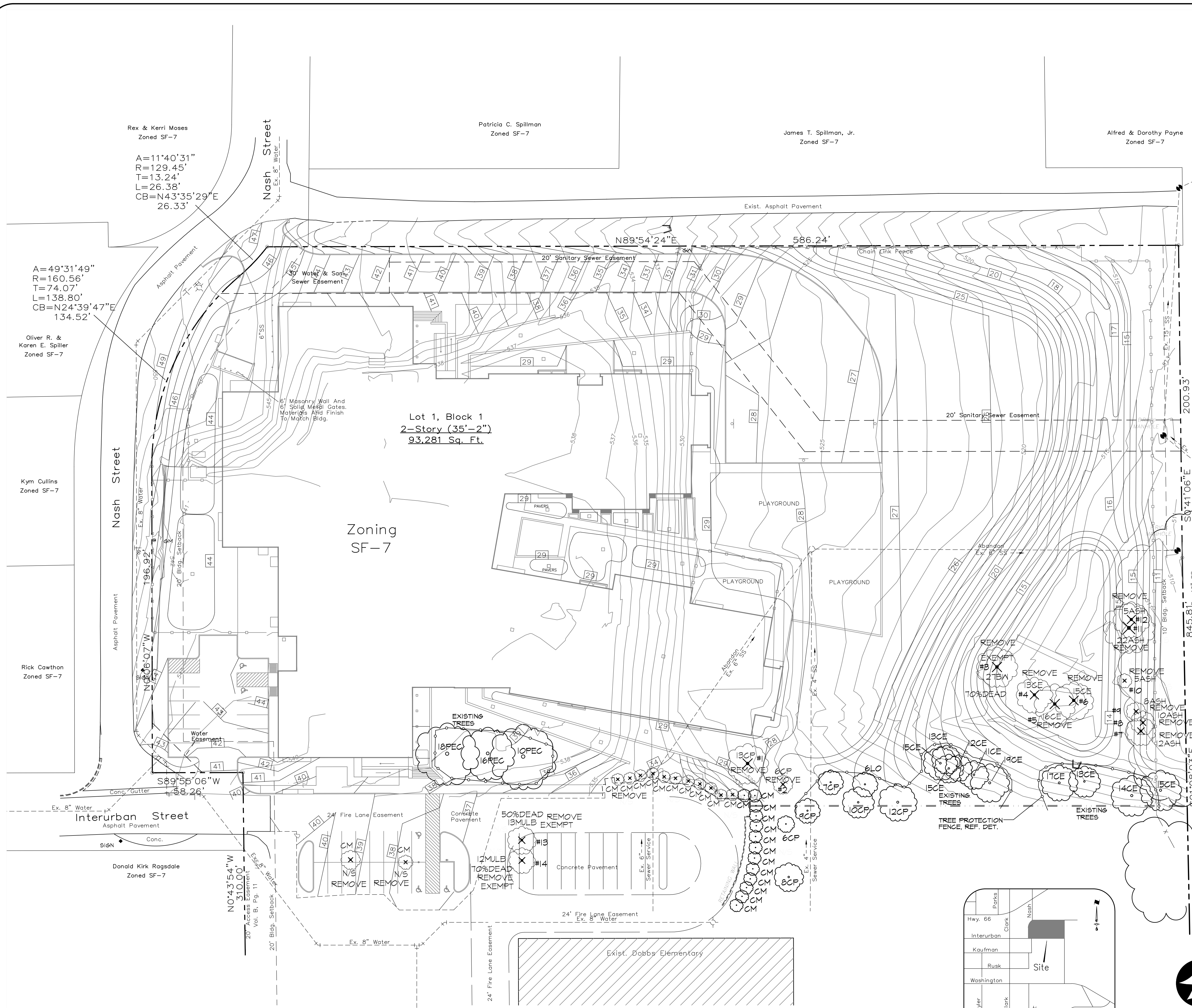
Revisions

Revisions	Date
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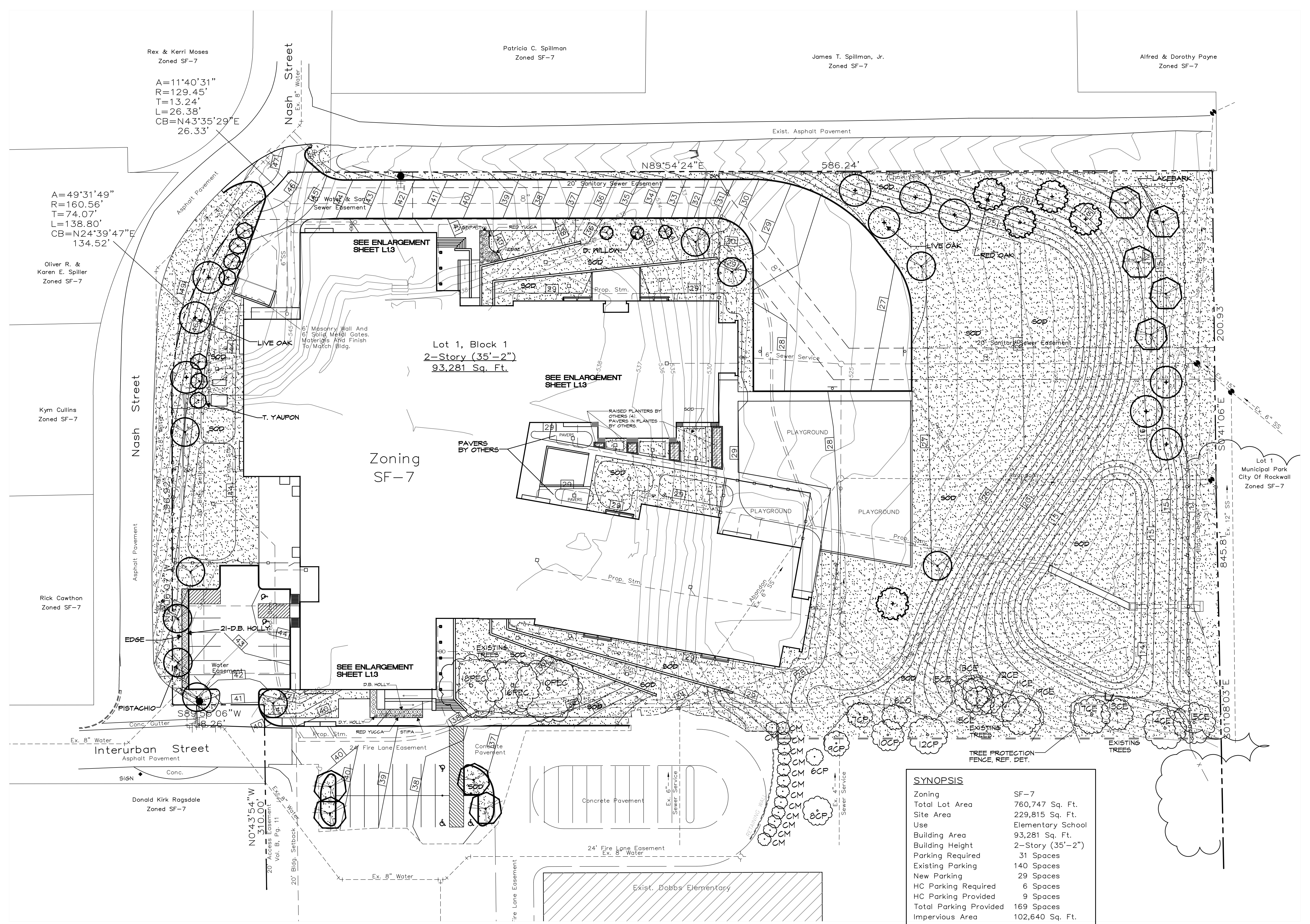
Issue Dates:
January 6, 2017

Scale: 1"=30'
Drawn By: MR
Checked by: MR

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Owner
Rockwall Independent School District
1191 T.L. Townsend Drive
Rockwall, Texas 75087
Telephone 972 772-1148



Rex & Kerri Moses
Zoned SF-7
A=11'40'31"
R=129.45'
T=13.24'
L=26.38'
CB=N43'35'29"E
26.33'

A=49'31'49"
R=160.56'
T=74.07'
L=138.80'
CB=N24'39'47"E
134.52'

Oliver R. &
Karen E. Spiller
Zoned SF-7

Kym Cutlins
Zoned SF-7

Rick Cawthon
Zoned SF-7

Donald Kirk Ragsdale
Zoned SF-7

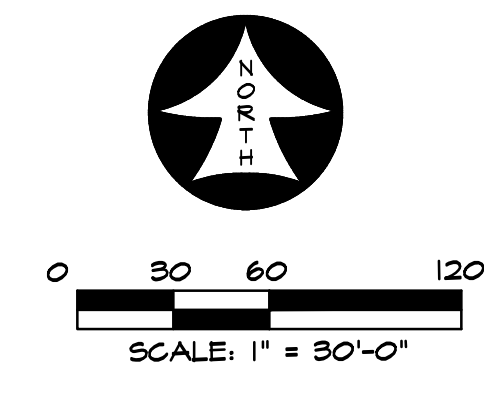
**NO TREES TO BE PLANTED
WITHIN 5' OF ANY UTILITY**

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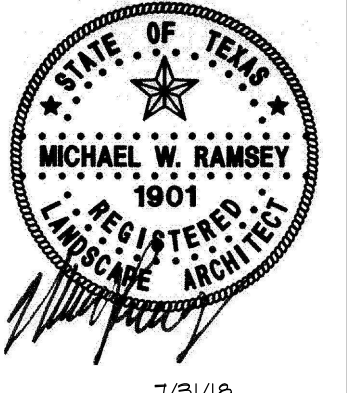


**LANDSCAPE PLAN
DOBBS ELEMENTARY
ADDITION**

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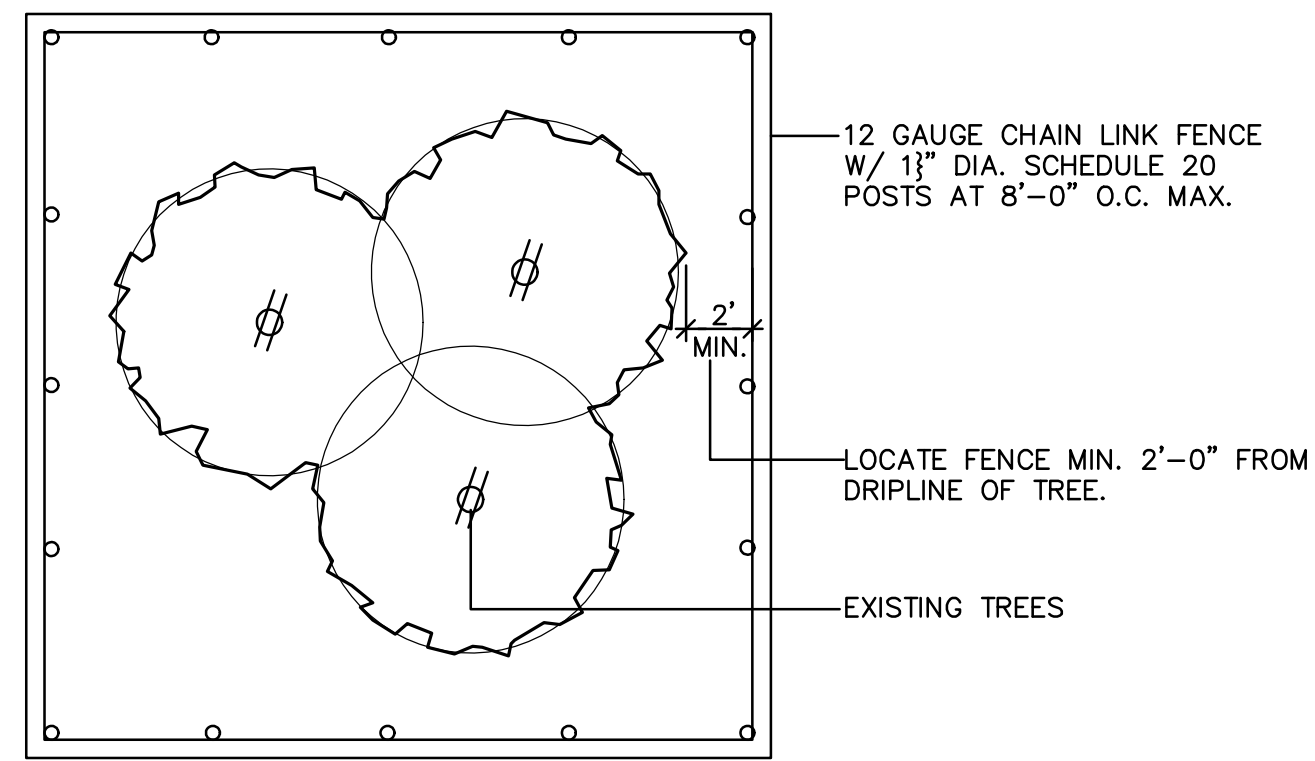
**Dobbs Elementary School Replacement BP2
ROCKWALL INDEPENDENT SCHOOL DISTRICT
901 INTERURBAN, ROCKWALL, TEXAS, 75087
LANDSCAPE PLAN**

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- EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
- PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
- IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO ITS ORIGINAL LOCATION.
- CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
- ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

TREE PROTECTION FENCE

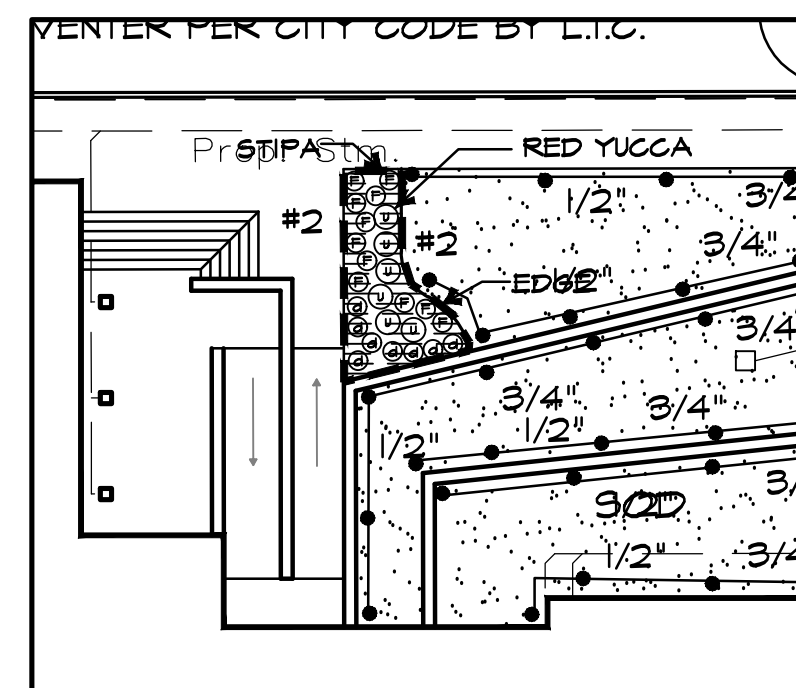
SCALE: N.T.S.

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL GRASS ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

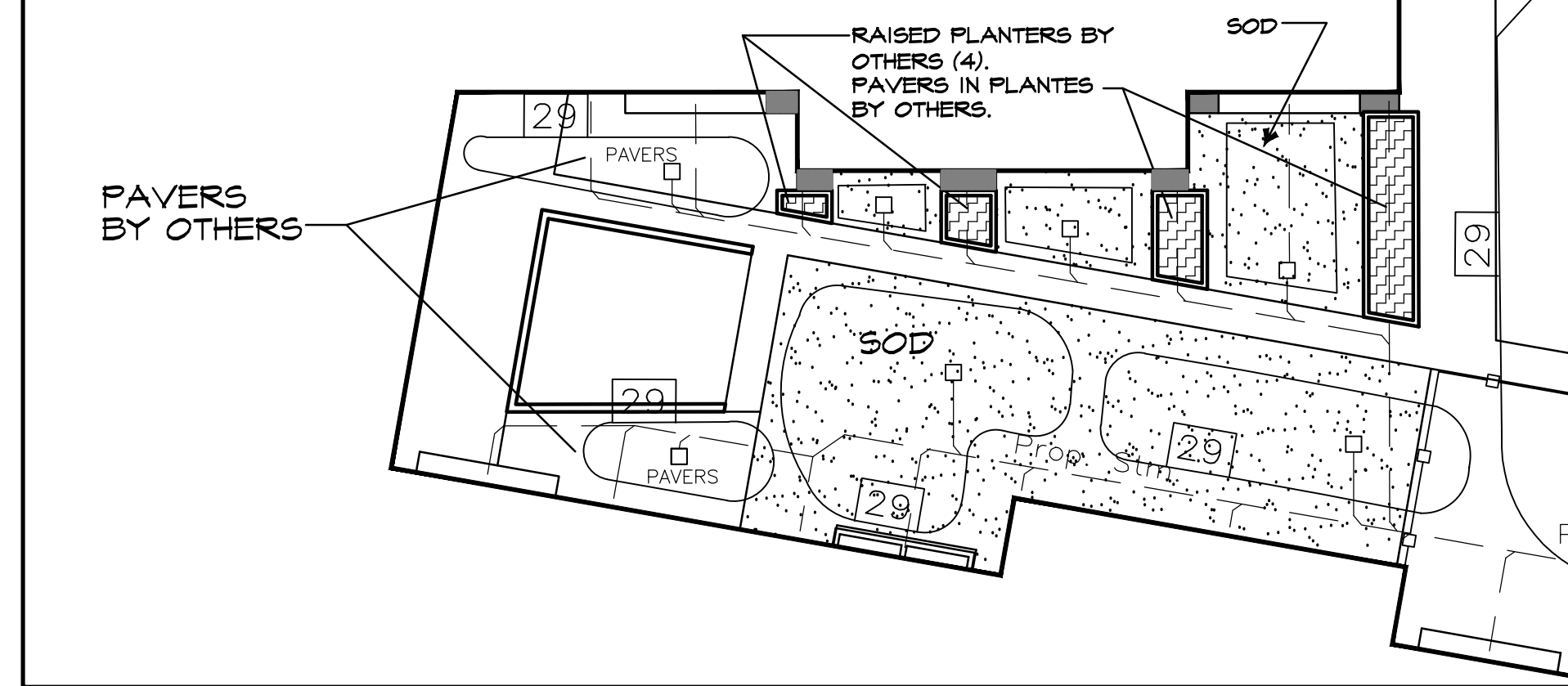
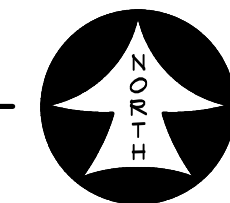
LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



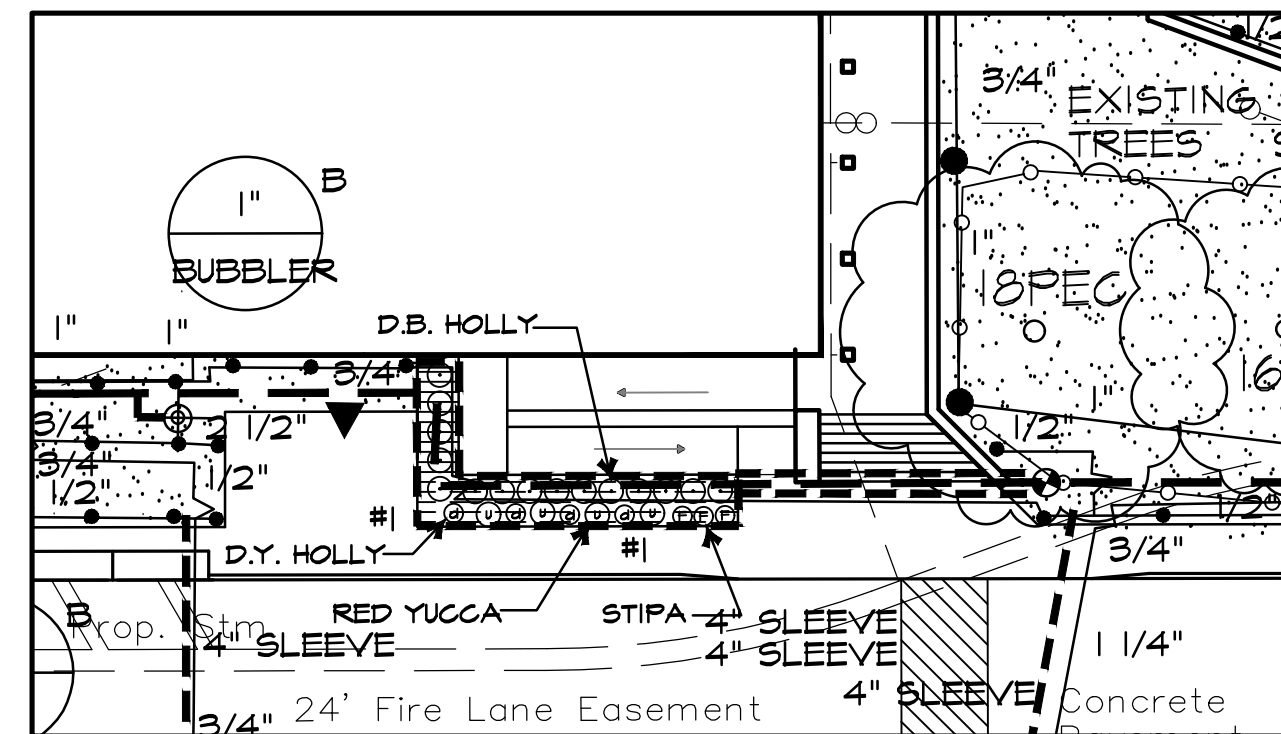
NORTH ENLARGEMENT

SCALE: 1" = 20'-0"



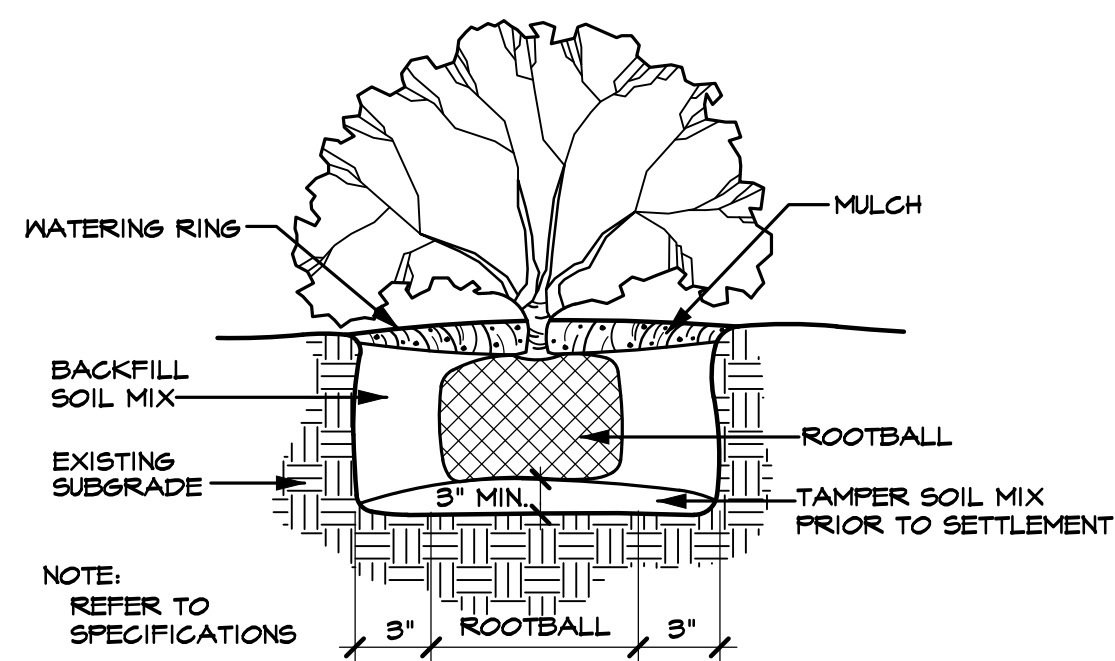
COURTYARD ENLARGEMENT

SCALE: 1" = 20'-0"



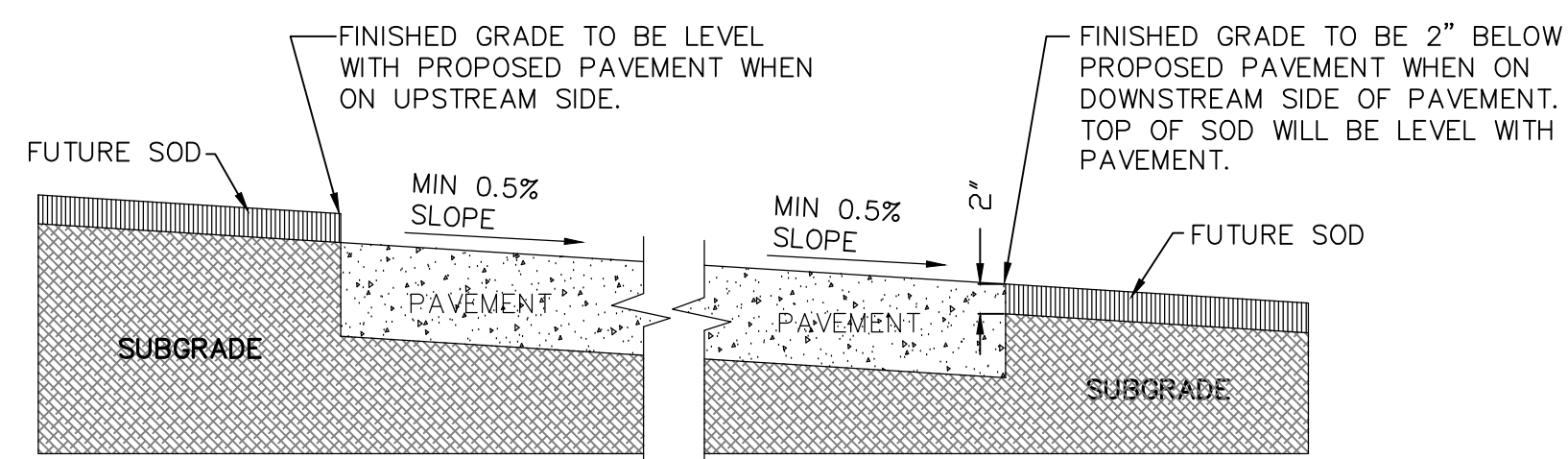
SOUTH ENLARGEMENT

SCALE: 1" = 20'-0"



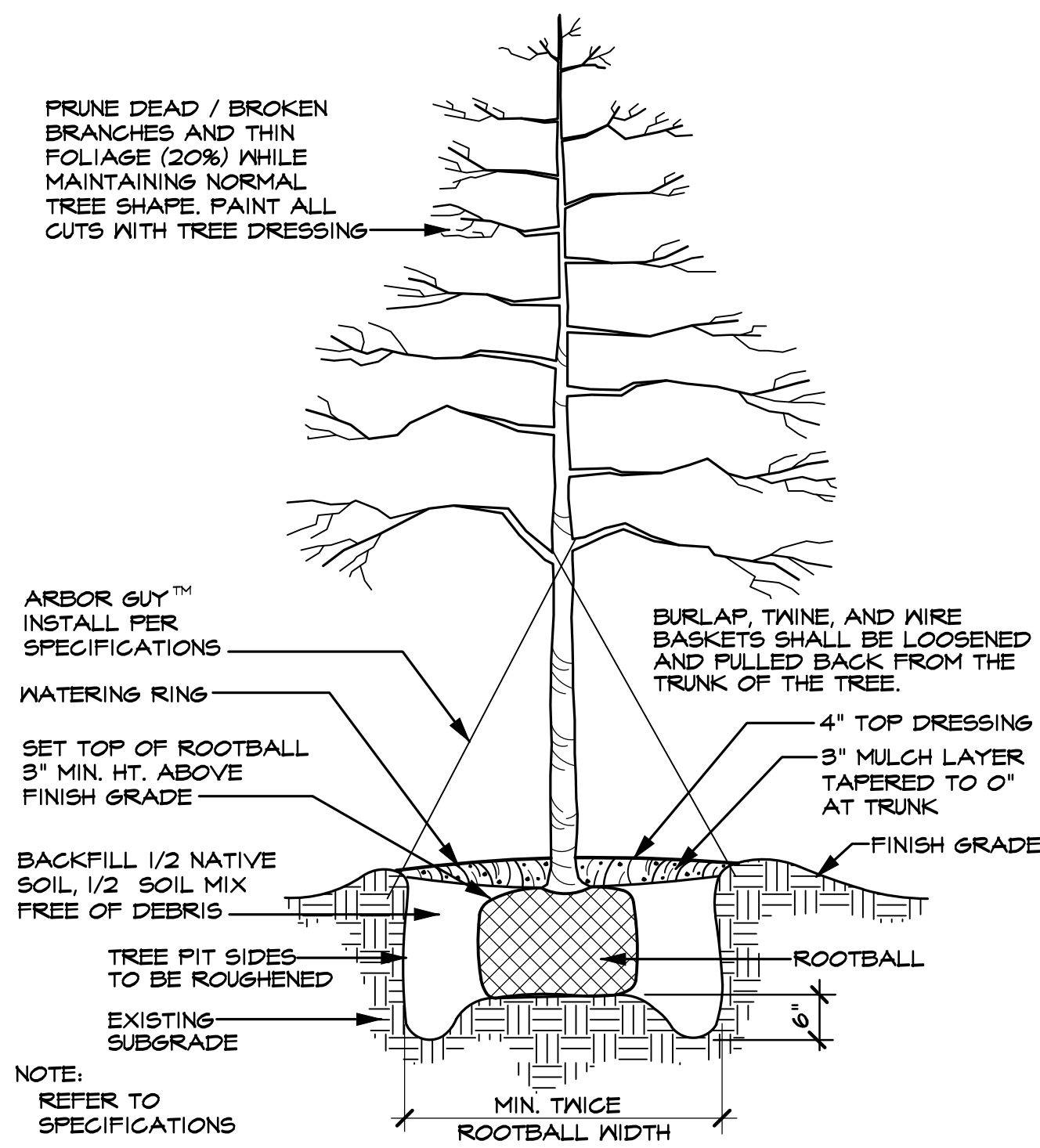
SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.



TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.

LANDSCAPE TABULATIONS

LANDSCAPE BUFFER STRIP
10' WIDE ALONG PERIMETER OF COMMERCIAL THAT ABUTS WITHOUT ALLEY OR DRIVE SEPARATION OR IS DIRECTLY ACROSS STREET FROM RESIDENTIAL. IF COMMERCIAL STRUCTURE EXCEEDS 24' ADJ. TO AN ALLEY 10' BUFFER SHALL BE REQUIRED ALONG ALLEY.
EAST RESIDENTIAL BUFFER REQUIRED 10' BUFFER
BUFFER PROVIDED 10' BUFFER

STREET LANDSCAPING
10' BUFFER ALONG MAJOR ARTERIAL OR COLLECTOR, 1 LG. TREE PER 50 LF
WEST STREET BUFFER REQUIRED NONE
NO COLLECTORS OR ARTERIAL ROADS

PARKING LOT LANDSCAPING
LOT WITH 2 ROWS HAVE GREATER OF 5% OR 200 SF LANDSCAPE, IF LOT OVER 20,000 SF 1 LG TREE PER 10 SPACES INTERIOR TO LOT, MAX 80 LF FROM TREE TO SPACE.
PARKING SPACES 14 SPACES
PARKING LANDSCAPE REQUIRED 3,884 SF X 5% = 192 SF
PARKING LANDSCAPE PROVIDED 316 SF

AMOUNT OF LANDSCAPING
% LANDSCAPE BY ZONING, COMMERCIAL 15%, 50% LOCATED FRONT AND SIDE, DETENTION LANDSCAPED GRASSES, SHRUBS, TREES IN NATURAL MANNER, 1 TREE PER 750 SF OF DRY LAND AREA.
SITE AREA 224,815 SF
SITE LANDSCAPE REQUIRED 224,815 SF X 15% = 34,472 SF
SITE LANDSCAPE PROVIDED 127,175 SF
% LANDSCAPE PROVIDED FRONT/SIDE (25%) 2,893 SF

ALL REQUIRED LANDSCAPE AREAS TO RECEIVE AUTOMATIC UNDERGROUND IRRIGATION WITH RAIN AND FREEZE PROTECTION. IRRIGATION SHALL MEET REQUIREMENTS OF UDC.

LARGE TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
10	+	LIVE OAK	Live Oak	<i>Quercus virginiana</i>	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
5	+	RED OAK	Shumard Red Oak	<i>Quercus shumardii</i>	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
9	+	LACEBARK	Lacebark Elm	<i>Ulmus parvifolia</i>	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
10	+	PISTACHIO	Chinese Pistachio	<i>Pistacia chinensis</i>	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B straight trunk full rounded canopy
3	+	D. WILLOW	Desert Willow	<i>Chilopsis linearis</i>	4'-5' ht, 3'-4' spread, container
7	+	T. YAUPON	Yaupon Holly	<i>Ilex vomitoria</i>	3/4" caliper per trunk, 3 trunk min, 8" Ht./4" spread, container, female - heavy berried tree form, limited to 4'

SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
36	○	D.B. HOLLY	Dwarf Burford Holly	<i>Ilex cornuta 'Nana'</i>	5 gallon, 16" Ht./14" spread, bushy, full to ground
11	○	RED YUCCA	Red Yucca	<i>Hesperaloe parviflora</i>	5 gallon
14	○	STIPA	Mexican Feathergrass	<i>Stipa tenuissima</i>	1 gallon
12	○	D.Y. HOLLY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>	3 gallon, 16" Ht./14" spread, bushy, full to ground

GROUNDCOVER / VINES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	+	SOD	Common Bermuda Grass	<i>Cynodon dactylon</i>	Sod refer to specifications

MISCELLANEOUS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN	—	EDGE	L.F. Ryerson steel edge		1/8" x 4" with 12" stakes, green in color
AS SHOWN	+	D. GRANITE	Decomposed Granite		4" thick compacted decomposed granite. To be flush with adjacent grade of pavement. Separated at grass areas by steel edging.

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

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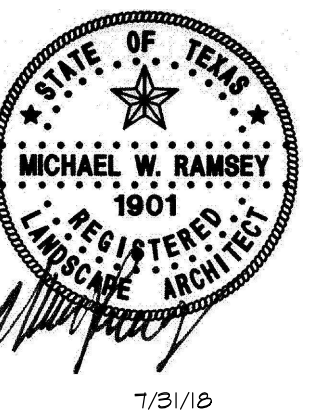
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