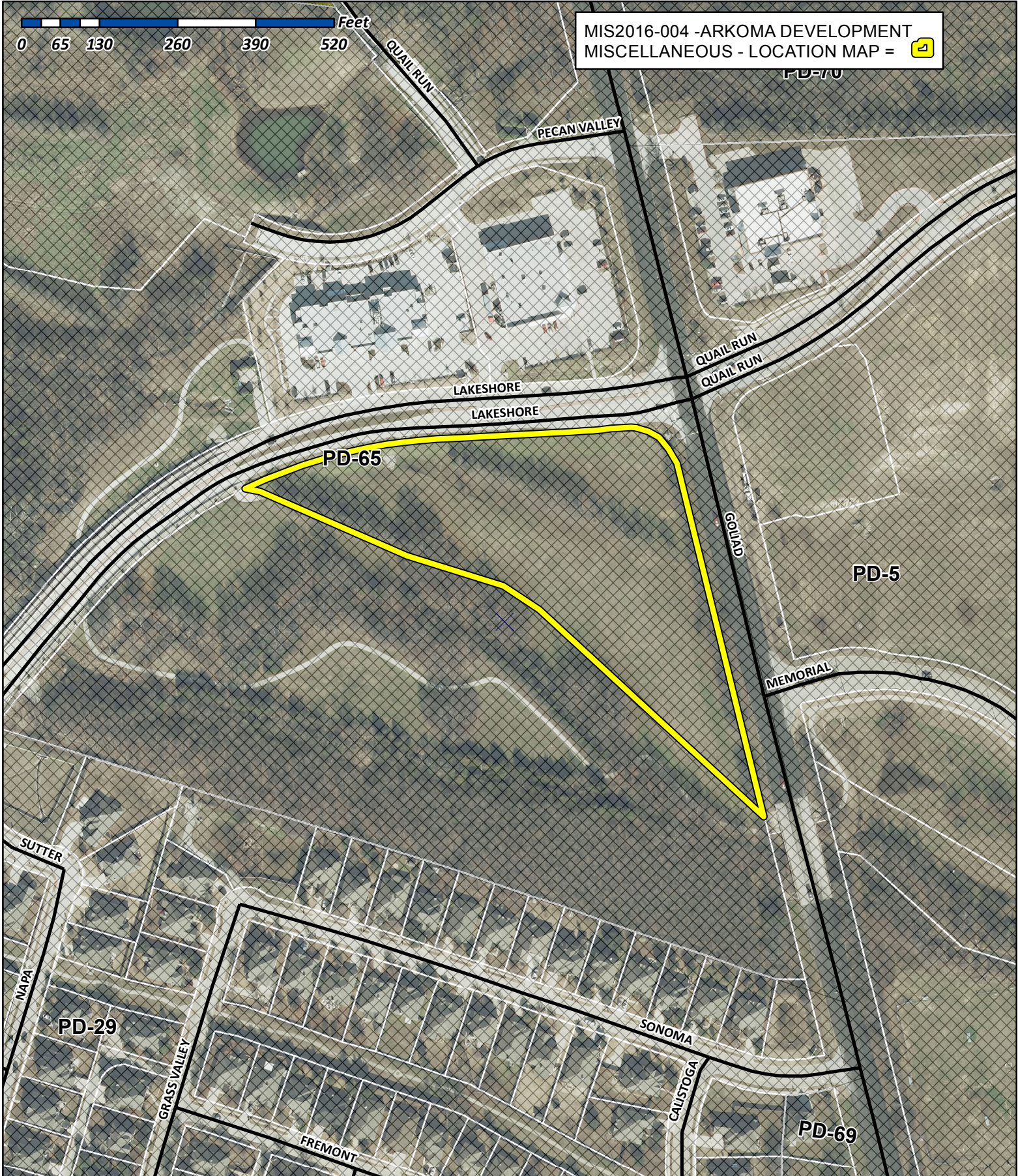




MIS2016-004 - ARKOMA DEVELOPMENT
MISCELLANEOUS - LOCATION MAP =

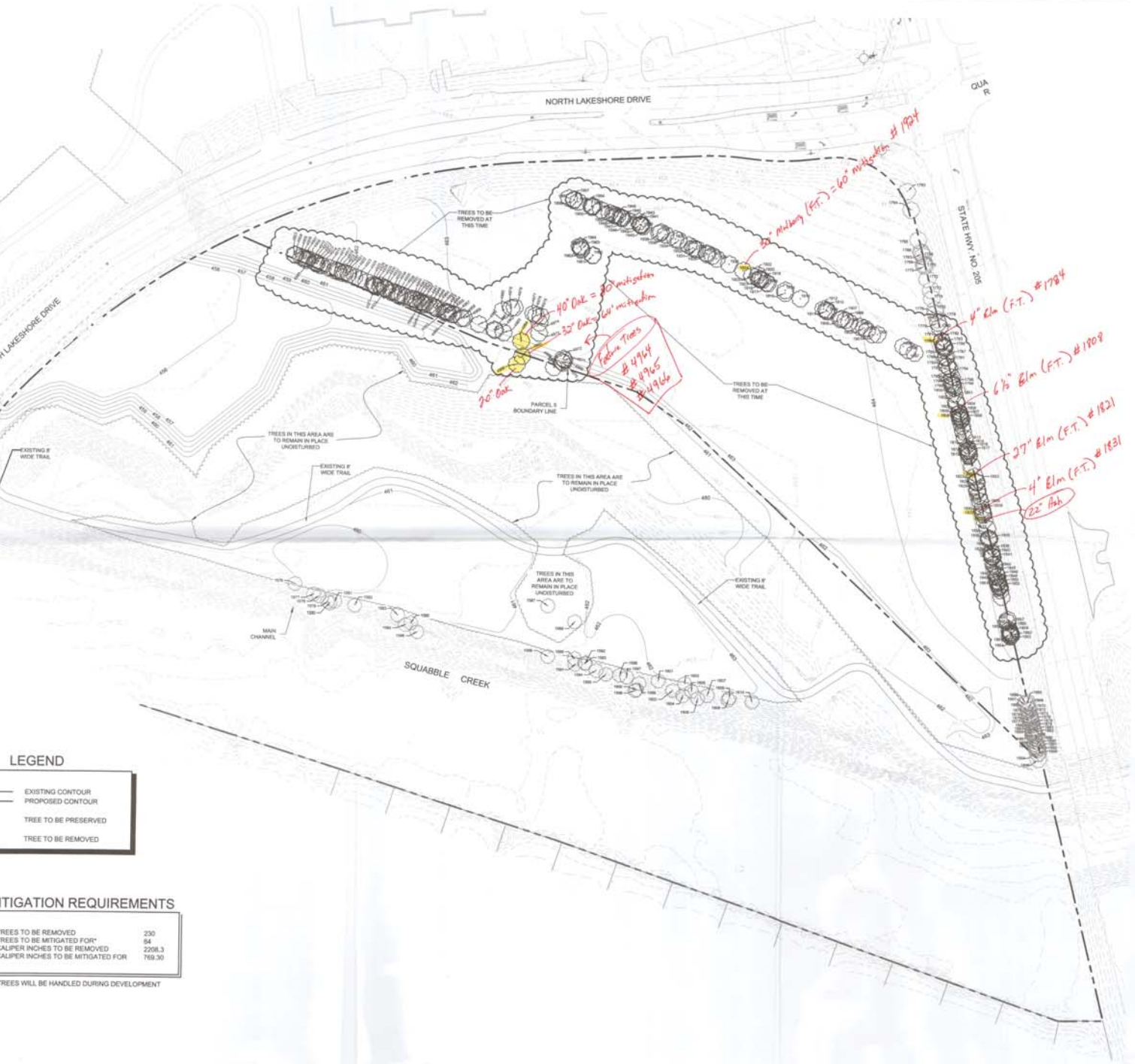


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





CITY OF ROCKWALL LANDSCAPE NOTES

1. A TREE PRINT IS REQUIRED FOR REMOVAL OF ALL TREES. PROTECTED OR UNPROTECTED, PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST GRADES AND STANDARDS.
2. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
3. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY.
4. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, ETC. APPROVAL IS REQUIRED FOR ALL TREE PLACEMENTS.
5. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES DEEPER THAN THEIR PITS.
6. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN, CONTACT THE CITY LANDSCAPE ARCHITECT AT 972-325-5888 PRIOR TO PLANTING.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK PLANE".
8. THE TREE PIT SHALL BE SOFTENED WITH NATIVE TOPSOIL, FREE OF ROCK AND OTHER DEBRIS.
9. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES DEEPER THAN THEIR PITS.
10. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSEMED AND PULLED BACK.
11. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
12. A 2" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. TO PERSONS OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO: TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKSIC, OR USE OF FIRE OR FORN TO CAUSE THE DEATH OF A TREE.
13. TOPSOIL SHALL BE A MINIMUM OF 6 INCHES IN DEPTH IN PLANTED AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLOS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 8 FEET.
16. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 8 FEET.
17. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 8 FEET.
18. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
19. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH, ALL BEES LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING.
20. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, MOULING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
21. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF ROCKWALL.
22. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
23. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR THE INSTALLATION OF ALL IRRIGATION SYSTEMS.
24. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRUST OR OBSTRUCT TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPROVED.
25. NO PLANTING AREAS SHALL EXCEED A 3:1 SLOPE OF HORIZONTAL TO 1 VERTICAL.
26. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT BERMS OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM FROM OCCUPANCY.
27. ALL WORK SHALL MEET A.S.A. AND T.A.S. REQUIREMENTS.
28. CONTACT CITY OF ROCKWALL PLANNING DEPARTMENT AT 972-771-7745 FOR LANDSCAPE INSPECTION. LANDSCAPE MITIGATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
29. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO, MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APURTANCES, BEING ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF ROCKWALL'S PUBLIC WORKS DEPARTMENT STANDARDS. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APURTANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. ALL SUBSTITUTIONS IN PLANT MATERIAL SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE LOCAL AND THE CITY OF ROCKWALL'S STANDARDS, THE CITY STANDARDS SHALL PREVAIL.
3. RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. ALL LANDSCAPED AREAS SHALL BE FULLY IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEMS.
5. STAKING AND GOING ALTERNATIVES METHODS INDICATED IN DRAWING DETAILS ARE PERMITTED. CONTRACTOR MAY SUGGEST ALTERNATIVE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPAIR, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MARKED IN BEES SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL BESE OR SPACE EDGE BETWEEN ALL PLANTING BEES AND LAWN AREAS AS CALLED FOR ON PLANS.
8. ALL PLANTING BEES TO BE TOP DRESSED WITH A MINIMUM OF 2" SHREDED HARDWOOD MULCH.
9. PROVIDE NATIVE GRASS SEEDING OR LAY NATIVE GRASS SOO FOR PROPOSED LAWN AREAS UNLESS OTHERWISE SPECIFIED. CONTRACTOR SHALL MAINTAIN MULCH TO ALL EDGES OF PAVEMENT AND OR LIMITS OF DISTURBANCE OUTSIDE B.E.S. OR UNLESS OTHERWISE SPECIFIED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, MOULING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. QUANTITIES ARE APPROXIMATE AND ARE PROVIDED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES AND PROVIDING SUFFICIENT QUANTITIES OF MATERIAL FOR COVERAGE BASED ON THE AREAS TO BE COVERED AND PLANT SPACING CALLED FOR.
12. ALL DISTURBED AREAS ON SITE SHALL BE REESTABLISHED WITH NATIVE GRASS BEED USING HYDROMULCH APPLICATION.

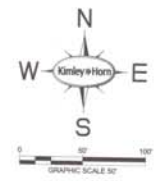
LEGEND

EXISTING CONTOUR	
PROPOSED CONTOUR	
TREE TO BE PRESERVED	
TREE TO BE REMOVED	

MITIGATION REQUIREMENTS

TREES TO BE REMOVED	230
TREES TO BE MITIGATED FOR	84
TREES TO BE REMOVED FOR	2201.3
TREES TO BE MITIGATED FOR	769.30

TREES WILL BE HANDLED DURING DEVELOPMENT



Kimley»Horn
 5750 GRADES COURT, SUITE 200, FRODO, TX 75044
 PHONE: 972-333-3379
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-328



PROJECT: ARKOMA DEVELOPMENT
 SHEET: PARCEL 5 MASS GRADING
 SCALE: AS SHOWN
 DESIGNED BY: NMM
 DRAWN BY: NMM
 CHECKED BY: BDK

ARKOMA DEVELOPMENT
 PARCEL 5 MASS GRADING
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

TREE MITIGATION
 PLAN

