



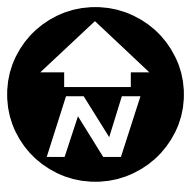
MIS2020-002 - AMENDED TREE MITIGATION PLAN FOR 3005 N. GOLIAD ST.  
MISCELLANEOUS - LOCATION MAP =



# City of Rockwall

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

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**WIER & ASSOCIATES, INC.**  
 ENGINEERS  
 SURVEYORS  
 LAND PLANNERS

January 17, 2020

City of Rockwall  
 Planning & Zoning Dept  
 385 S. Goliad St  
 Rockwall, Texas 75087  
 972-771-7745

RE: **Tree Removal Application**  
**3005 N. Goliad St**  
**WA # 19022**

PRINCIPALS  
 JOHN P. WIER, P.E., R.P.L.S.  
 ULYS LANE III, P.E., R.P.L.S., CFM  
 CARLO SILVESTRI, P.E.  
 GREGG MADSEN, R.P.L.S.

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 PHILIP L. GRAHAM, P.E.  
 JAKE H. FEARS, P.E., LEED AP BD+C  
 RANDALL S. EARDLEY, P.E.

ASSOCIATES  
 TOBY W. RODGERS  
 CASEY D. YORK  
 PRIYA ACHARYA, P.E.

Dear Planning and Zoning Staff,

The developer of the property located at 3005 N. Goliad St would like to request the removal of additional trees. The original tree removal and mitigation plan (SP2019-023) was approved by the Planning and Zoning Commission on July 9, 2019 and by City Council on July 15, 2019. The additional protected trees requested to be removed within the property limits include the following (as identified on the attached Tree Preservation Plan):

No.	Caliper	Species
2474	20"	Elm
2561	22"	Pecan
2562	16"	Pecan
2563	24"	Pecan
2564	32"	Pecan*
2596	8"	Pecan
2597	24"	Pecan
2598	29"	Pecan*
2599	24"	Pecan
2701	19"	Pecan
2714	17"	Pecan

\* Represents Feature Tree

Tree numbers 2169, 2607, 2707, 2708, 2709, and 2710 proposed to be removed are located within TxDOT right-of-way and outside of the property limits; therefore, these trees are not counted towards the City's mitigation requirements.

A copy of the tree mitigation plan is included with this submittal, along with the application and fee. If you have questions or need additional information, please do not hesitate to contact us.

Respectfully,

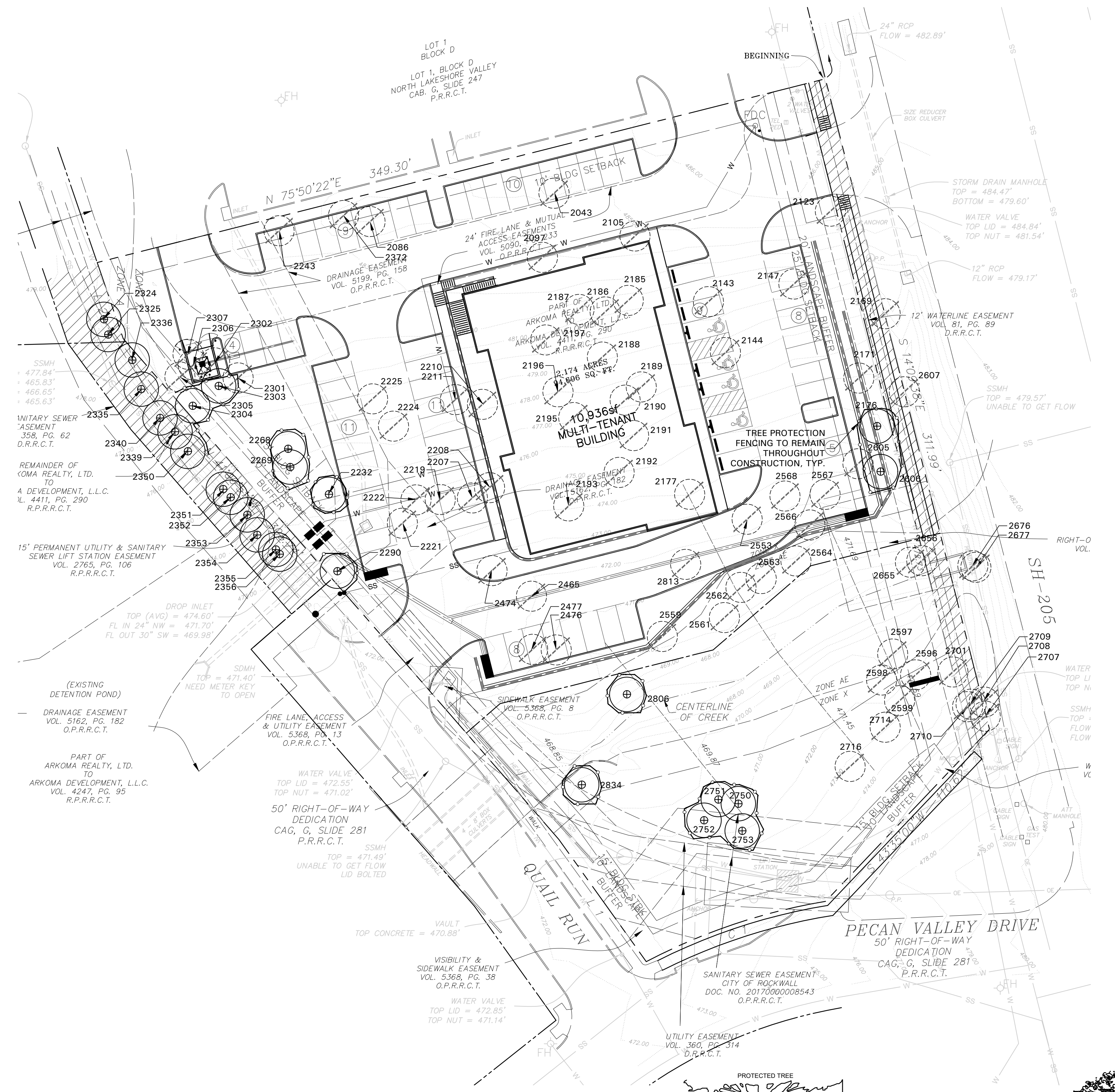
Jake Fears, P.E., LEED AP

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 ARLINGTON, TEXAS 76006-7440  
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121 S. MAIN ST.  
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 TOLL FREE FAX (844) 325-0445

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NO.	CALIPER	TREE SPECIES	REMAIN/REMOVE	MITIGATION REQ.	MITIGATION	NOTES
2043	32	Pecan	To Be Removed	2 to 1	64	
2086	20	Elm	To Be Removed	1 to 1	20	
2097	18	Elm	To Be Removed	1 to 1	18	
2105	16	Elm	To Be Removed	1 to 1	16	
2123	18	Hackberry	To Be Removed	50%	9	
2143	18	Elm	To Be Removed	1 to 1	18	
2144	20	Elm	To Be Removed	1 to 1	20	
2147	24	Cedar	To Be Removed	50%	12	
2169	14	Elm	To Be Removed			Not on Property
2171	28	Bois D'Arc	To Be Removed	0%		
2176	24	Pecan	To Remain			
2177	30	Walnut	To Be Removed	2 to 1	60	
2185	20	Elm	To Be Removed	1 to 1	20	
2186	16	Elm	To Be Removed	1 to 1	16	
2187	16	Elm	To Be Removed	1 to 1	16	
2188	16	Elm	To Be Removed	1 to 1	16	
2189	16	Elm	To Be Removed	1 to 1	16	
2190	12	Elm	To Be Removed	1 to 1	12	
2191	16	Elm	To Be Removed	1 to 1	16	
2192	24	Cedar	To Be Removed	50%	12	
2196	16	Elm	To Be Removed	1 to 1	16	
2195	18	Elm	To Be Removed	1 to 1	18	
2196	12	Elm	To Be Removed	1 to 1	12	
2197	16	Elm	To Be Removed	1 to 1	16	
2207	12	Elm	To Be Removed	1 to 1	12	
2208	14	Elm	To Be Removed	1 to 1	14	
2210	16	Elm	To Be Removed	1 to 1	16	
2211	18	Elm	To Be Removed	1 to 1	18	
2219	16	Elm	To Be Removed	1 to 1	16	
2221	16	Elm	To Be Removed	1 to 1	16	
2222	12	Elm	To Be Removed	1 to 1	12	
2224	17	Elm	To Be Removed	1 to 1	17	
2225	17	Elm	To Be Removed	1 to 1	17	
2232	14	Elm	To Remain			
2243	4	Elm	To Be Removed	0		
2268	12	Elm	To Remain			
2269	18	Elm	To Remain			
2290	20	Elm	To Remain			
2301	16	Elm	To Be Removed	1 to 1	16	
2301	16	Elm	To Be Removed	1 to 1	16	
2303	18	Elm	To Remain			Not on Property, Multi-trunk
2304	16	Elm	To Remain			Not on Property
2305	12	Elm	To Be Removed	1 to 1	12	
2306	12	Elm	To Be Removed	1 to 1	12	
2307	12	Elm	To Be Removed	1 to 1	12	
2324	8	Elm	To Remain			Not on Property
2325	6	Elm	To Remain			Not on Property
2325	13	Elm	To Remain			Not on Property, Multi-trunk
2336	6	Elm	To Remain			Not on Property
2339	6	Elm	To Remain			Not on Property, Bent
2340	12	Elm	To Remain			Not on Property
2350	12	Elm	To Remain			Not on Property
2351	10	Elm	To Remain			Not on Property
2353	5	Elm	To Remain			Not on Property
2354	9	Elm	To Remain			Not on Property
2355	14	Elm	To Remain			Not on Property
2356	6	Elm	To Remain			Not on Property
2372	8	Bean Tree	To Be Removed	0%		
2465	14	Elm	To Be Removed	1 to 1	14	
2474	20	Elm	To Be Removed	1 to 1	20	
2476	22	Pecan	To Be Removed	1 to 1	22	
2477	18	Pecan	To Be Removed	1 to 1	18	
2553	32	Walnut	To Be Removed	2 to 1	64	Multi-trunk
2559	22	Pecan	To Be Removed	1 to 1	22	
2561	22	Pecan	To Be Removed	1 to 1	22	
2562	16	Pecan	To Be Removed	1 to 1	16	
2563	24	Pecan	To Be Removed	1 to 1	24	
2564	32	Pecan	To Be Removed	2 to 1	64	
2566	18	Pecan	To Be Removed	1 to 1	18	
2567	22	Pecan	To Be Removed	1 to 1	22	
2568	22	Walnut	To Be Removed	1 to 1	22	
2596	8	Pecan	To Be Removed	1 to 1	8	
2597	24	Pecan	To Be Removed	1 to 1	24	
2598	29	Pecan	To Be Removed	1 to 1	29	
2599	24	Pecan	To Be Removed	1 to 1	24	
2605	15	Walnut	To Be Removed	1 to 1	15	
2606	24	Pecan	To Remain			
2607	40	Bois D'Arc	To Be Removed			Not on Property
2655	6	Chinaberry	To Be Removed	0%		Multi-trunk
2656	9	Chinaberry	To Be Removed	0%		
2676	5	Chinaberry	To Be Removed	0%		In ROW
2677	15	Pecan	To Be Removed	0%		In ROW
2701	19	Pecan	To Be Removed	1 to 1	19	
2707	24	Pecan	To Be Removed			Not on Property
2708	16	Pecan	To Be Removed			Not on Property
2709	24	Pecan	To Be Removed	1 to 1	24	
2710	7	Pecan	To Be Removed	1 to 1	7	
2714	17	Pecan	To Be Removed	1 to 1	17	
2716	27	Bois D'Arc	To Be Removed	0%		Multi-trunk
2750	12	Elm	To Remain			
2751	16	Elm	To Remain			Sanitary Sewer Easement
2752	16	Elm	To Remain			Sanitary Sewer Easement
2753	16	Elm	To Remain			Sanitary Sewer Easement
2806	40	Elm	To Remain			48 credit
2813	16	Walnut	To Be Removed	1 to 1	16	
2834	48	Elm	To Remain			48 credit

TOTAL INCHES ON SITE 1674 (231 not on property) = 1443  
TOTAL INCHES ON SITE TO BE REMOVED 1149  
TOTAL TO BE MITIGATED 1160-88 Credit = 1072 mitigation inches

**TREE PRESERVATION NOTES**

**CONSTRUCTION METHODS:**

**BORING:** BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (40) INCHES.

**TRENCHING:** ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

**TREES TO BE REMOVED:** ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

**TREES TO REMAIN:** ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

**EXISTING TREES NOTED TO REMAIN:** SHALL BE PROTECTED DURING CONSTRUCTION. FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

**UNDER NO CIRCUMSTANCE:** SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNERS AUTHORIZED REPRESENTATIVE.

**PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:** THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

**MATERIAL STORAGE:** NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

**EQUIPMENT CLEANING/LIQUID DISPOSAL:** NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

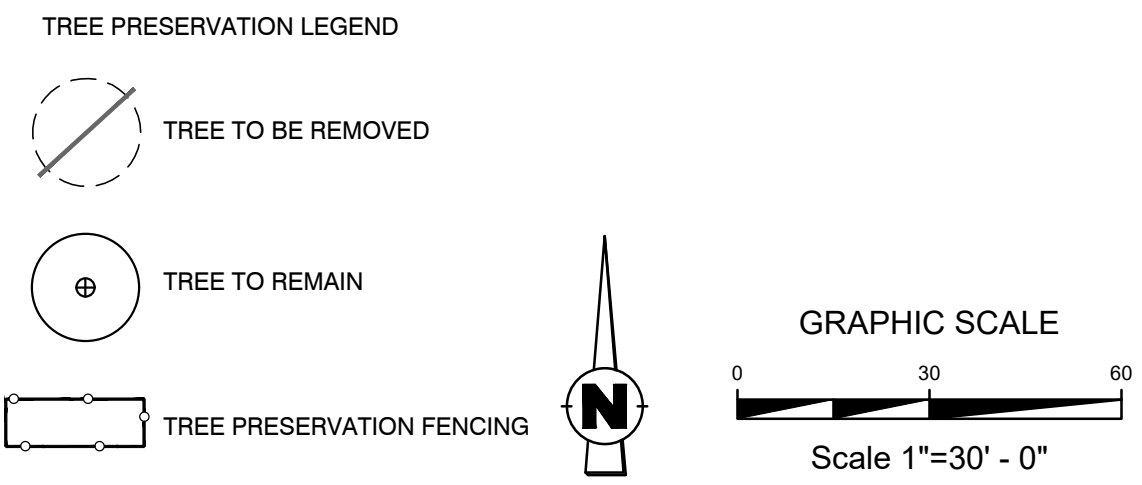
**TREE ATTACHMENTS:** NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

**VEHICULAR TRAFFIC:** NO VEHICULAR AND/OR CONSTRUCTION, EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

**GRADE CHANGES:** A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

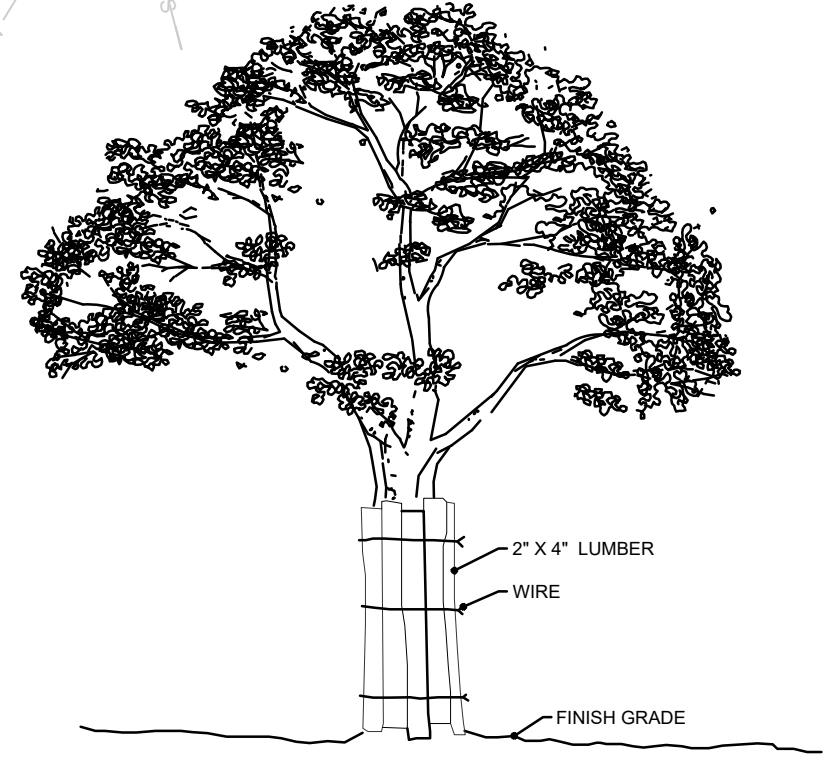
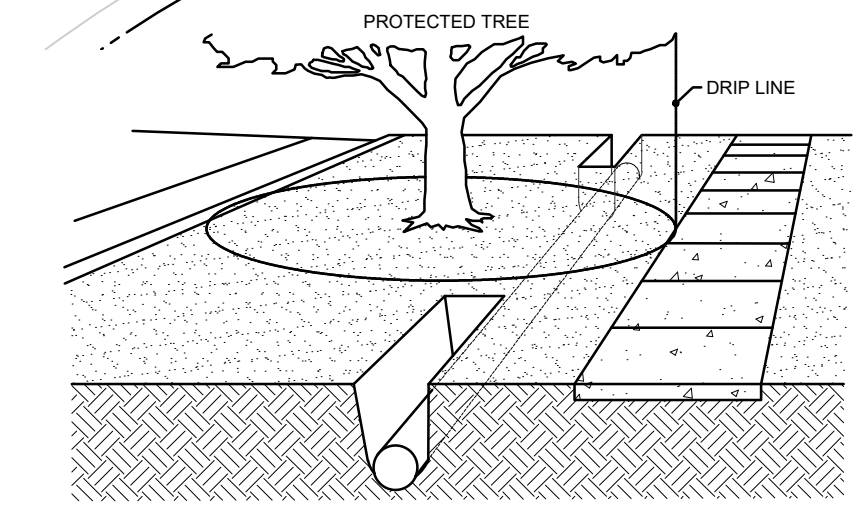
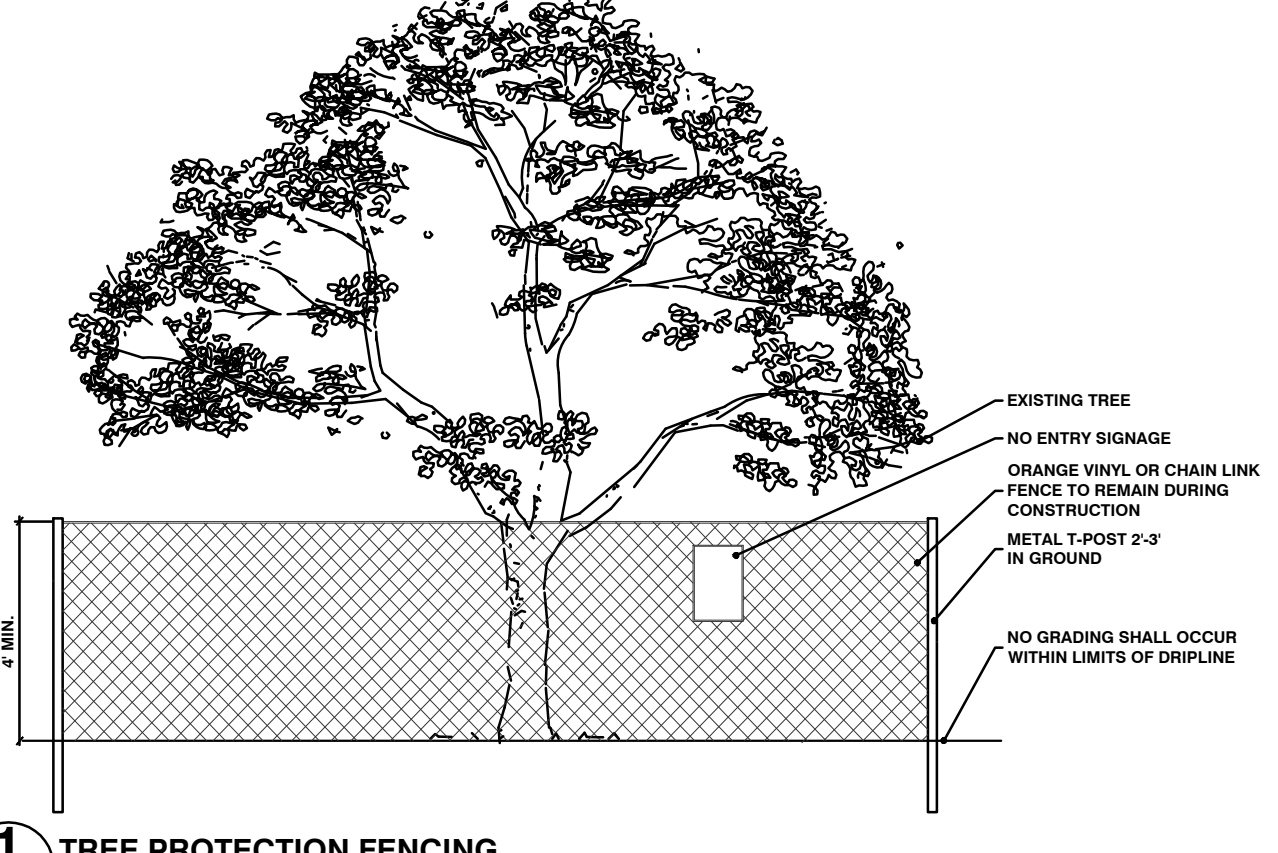
**PROCEDURES REQUIRED PRIOR TO CONSTRUCTION:** PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

**BARK PROTECTION:** IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"x4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.



**OWNER/DEVELOPER**  
 GRAND CENTRAL CROSSING, LLC  
 CONTACT: CHAD DUBOSE  
 8350 N CENTRAL EXPWY, STE 1300  
 DALLAS, TEXAS 75206  
 PHONE: (214) 891-3215  
 FAX: (214) 891-3203 CHAD@JTEVANS.COM

**ENGINEER**  
 WIER & ASSOCIATES  
 CONTACT: JAKE FEARS, P.E.  
 2201 E. LAMAR BLVD., SUITE #200E  
 ARLINGTON, TX 76006  
 PHONE: (817) 467-7700  
 FAX: (817) 467-7713  
 JAKEF@WIERASSOCIATES.COM



WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE TREE MAY BE IN DANGER OF BEING DAMAGED BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE WITH 2"x4" LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE TRUNK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.



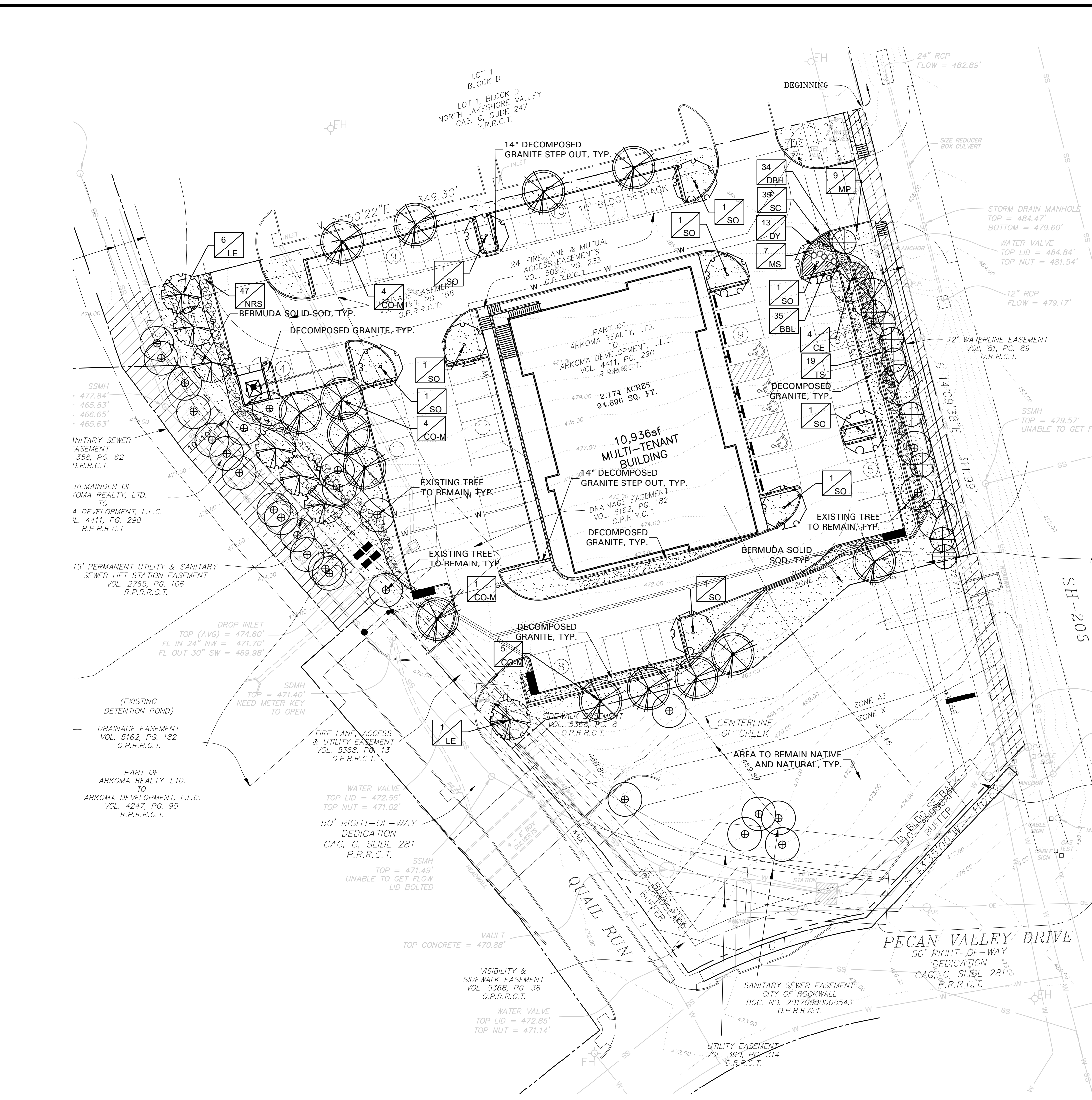
**AWR**  
 AWR Designs, LLC  
 P.O. Box 1746  
 Alledo, Texas 76008  
 amanda@awr-designs.com  
 c. 512.517.5589

**TREE PRESERVATION PLAN**  
 MIXED-USE DEVELOPMENT  
 3005 N. GOLIAD ST  
 ROCKWALL, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS  
 January 16, 2020

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
 2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700  
 Texas Firm Registration No. F-2776 www.WierAssociates.com  
 DATE: 1/16/2020  
 W.A. No. 19022  
 CASE No.: SP2019-023

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**LANDSCAPE TABULATIONS**  
ROCKWALL, TEXAS - SH205 Overlay

**I-30 OVERLAY REQUIREMENTS**

1. Buffer strips shall be a minimum of 20' wide and include a berm or shrubbery or a combination of both along the entire length of the property's frontage along the SH-205 r.o.w. The minimum required height is 30" and shall not exceed a maximum height of 48".
2. Three canopy trees (4" cal.) along with four accent trees are required per 100 feet of the SH-205 r.o.w.
3. One tree shall be provided (3" cal.) for every 50 l.f. within the landscape buffers for Pecan Valley and Quail Run. SH205 = 218 l.f.

REQUIRED	PROVIDED
20' wide buffer	20' wide buffer
berm and/or shrubs	shrubs 36" ht.
7 canopy trees, 4" cal.	4 canopy trees, 4" cal.; 4 existing trees
9 accent trees, 4" ht.	9 accent trees, 4" ht.

Quail Run = 278 l.f.

REQUIRED	PROVIDED
10' wide buffer	10' wide buffer
9 canopy trees, 3" cal.	2 existing trees, 7 canopy trees, 3" cal.

**PARKING LOT LANDSCAPE**

1. Surface parking shall be screened from all adjacent public streets and neighboring sites. The screen must extend along all edges and be a min. 3' in height, 80% opaque.
2. There shall be a landscape island every 10 parking spaces. One shade tree shall be provided for every 10 cars. (84 parking spaces)

REQUIRED	PROVIDED
36" screen	36" screen
8 canopy trees, 4" cal.	9 canopy trees, 4" cal.; 1 existing 20" Elm

REQUIRED	PROVIDED
1072 caliper inches	17+9 (trees over minimum caliper) = 26" 4" cal trees for mitigation = 14'4"=56 remaining inches (990") Tree mitigation balance to be settled at final plat (i.e. alternative tree mitigation settlement)

**GENERAL LAWN NOTES**

EROSION CONTROL AND SOIL PREPARATION: THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION CONTROL FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOD SHALL BE REPLACED IF NECESSARY.

**SOLID SOD:**  
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

**HYDROMULCH:**  
SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEEDDED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL HIGH IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 75-80% COVERAGE WITH AN INCH TALL STAND PRIOR TO FINAL ACCEPTANCE.

ALL RIGHT-OF-WAY TO BE SODDED BEFORE ACCEPTANCE.

**LANDSCAPE NOTES**

REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4" OZ WOVEN WEED BARRIER FABRIC OR APPROVED EQUAL WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHRUBS. WEED BARRIER OR APPROVED EQUAL MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH. PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

**IRRIGATION:**  
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOD TEMPORARILY BY ANY MEANS AVAILABLE TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN 100% ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

**MAINTENANCE REQUIREMENTS:**  
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNERS REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

**MISCELLANEOUS MATERIALS:**  
STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

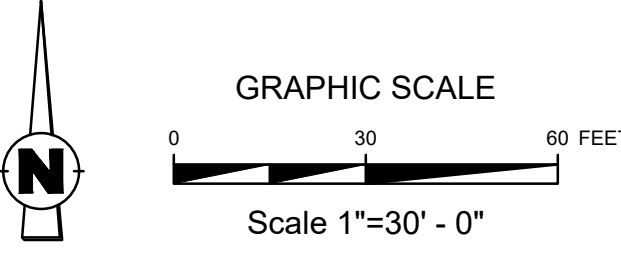
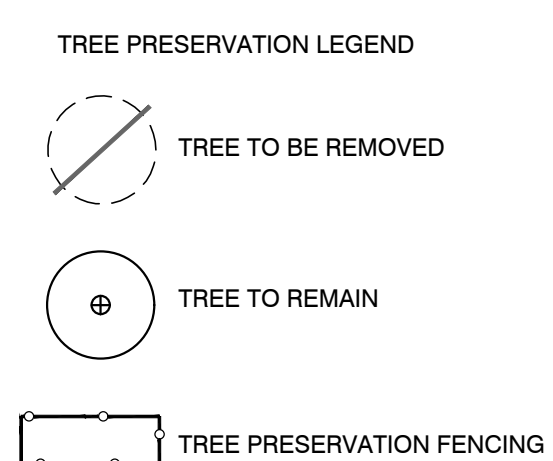
**PLANT SCHEDULE**

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
<b>SHADE TREES</b>					
14	BO-M	Bur Oak - Mitigation	<i>Quercus macrocarpa</i>	4" cal.	14' ht., 4' spread
4	CE	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	14' ht., 4' spread, matching
15	LE	Lacebark Elm	<i>Ulmus parvifolia 'Sempervirens'</i>	4" cal.	14' ht., 4' spread
9	SO	Shumard Oak	<i>Quercus shumardii</i>	4" cal.	14' ht., 4' spread
<b>ORNAMENTAL TREES</b>					
12	MP	Mexican Plum	<i>Prunus mexicana</i>	30 gal.	8' ht., 4' spread min.
<b>SHRUBS</b>					
34	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	5 gal.	full, 20" spread, 36" o.c.
13	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria 'Condeaux'</i>	5 gal.	full, 24" sprd, 24" o.c.
7	MS	Morning Light Miscanthus	<i>Miscanthus sinensis 'Morning Light'</i>	5 gal.	full, 20" spread, 36" o.c.
47	NRS	Nellie R Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	full, 40" o.c.
19	TS	Texas Sage 'Thundercloud'	<i>Leucophyllum frutescens 'Thundercloud'</i>	5 gal.	full, 24" sprd, 30" o.c.
<b>GROUND COVER/VINES/GRASS</b>					
35	BBL	Big Blue Liriope	<i>Liriope muscari 'Big Blue'</i>	1 gal.	full, 18" o.c.
35	SC	Seasonal Color Bermuda Solid Sod	<i>Cynodon dactylon</i>	4" pots	full, 12" o.c.
		Decomposed Granite			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

**OWNER/DEVELOPER**  
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LANDSCAPE PLAN  
MIXED-USE DEVELOPMENT  
3005 N. GOLIAD ST  
ROCKWALL, TEXAS

ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE S. KING SURVEY, ABSTRACT No. 131, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING PART OF THAT TRACT OF LAND DESCRIBED IN A DEED FROM ARKOMA REALTY, LTD., TO ARKOMA DEVELOPMENT, L.L.C., AS RECORDED IN VOLUME 4411, PAGE 290 OF THE REAL PROPERTY RECORDS OF ROCKWALL COUNTY, TEXAS  
January 16, 2020

PREPARED BY:  
**WIA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
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Texas Firm Registration No. F-2776 www.WierAssociates.com  
DATE: 1/16/2020  
W.A. No. 19022  
CASE No.: SP2019-023