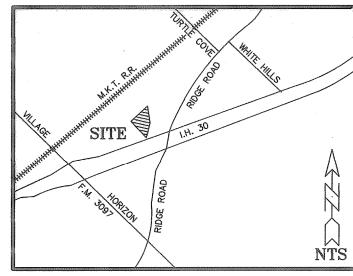


REPLACEMENT TREES REQD. (CAL. IN.) = 34" REPLACEMENT TREES PRVD. (CAL. IN.) = 36"



TREE PROTECTION NOTES:

- PRIOR TO ANY CONSTRUCTION OR LAND DEVELOPMEN SHALL CLEARLY FLAG WITH BRIGHT FLUORESCENT RE PROTECTED TREES. THE RED TAPE SHOULD BE WRAF MAIN TRUNK OF THE PROTECTED TREE AT A HEIGHT 4 FEET SO THAT THE TAPE IS CLEARLY VISIBLE DUR IN THOSE INSTANCES WHERE A PROTECTED TREE IS CONSTRUCTION AREA THAT CONSTRUCTION EQUIPMENT TREE, A PROTECTIVE FENCE MAY BE REQUIRED. THE MUST BE MAINTAINED DURING ALL CONSTRUCTION PH
- 2. THE DEVELOPER OF CONTRACTOR SHALL NOT STORE EQUIPMENT UNDER THE CANOPY OF ANY PROTECTED CONSTRUCTION STAGE OF THE DEVELOPMENT, NO CL OF EQUIPMENT OR MATERIAL SHALL BE ALOWED WITH OF A PROTECTED TREE. THOSE MATERIALS INCLUDED TO OILS, SOLVENTS, MORTAR, ASPHALT AND CONCRE
- NO SIGNS, WIRE OR OTHER ATTACHMENTS EXCEPT PROTECTIVE BARRIERS SHALL BE ATTACHED TO A PROTECTED TREE.
- 4. NO VEHICULAR TRAFFIC, CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE WITHIN THE DRIP LINE OF A PROTECTED TREE OTHER THAN ON AN EXISTING STREET PAVEMENT. THIS RESTRICTION DOES NOT APPLY TO SINGLE INCIDENT ACCESS FOR PURPOSES OF CLEARING UNDER-BRUSH, ESTABLISHING THE BUILDING PAD AND SSOCIATED LOT GRADING, VEHICULAR TRAFFIC NECESSARY FOR ROUTINE UTILITY MAINTENANCE OR EMERGENCY RESTORATION OF UTILITY SERVICE OR ROUTINE MOWING
- 5. NO GRADE CHANGE IN EXCESS OF FOUR INCHES (4") SHALL BE ALLOWED WITHIN THE DRIP LINE OF ANY PROTECTED TREE UNLESS ADEQUATE CONSTRUCTION METHODS ARE APPROVED BEFOREHAND.
- 6. NO IMPERVIOUS PAVING WITH ASPHALT OR CONCRETE SHALL BE PLACED WITHIN THE DRIP LINE OF ANY PROTECTED TREE.
- NO PROTECTED TREE SAHLL BE PRUNNED IN A MANNER WHICH SIGNIFICANTLY DISFIGURES THE TREE OR IN ANY MANNER WHICH WOULD REASONABLY LEAD TO THE DEATH OF THE TREE. A PROTECTED TREE MAY BE PRUNED IN CASES WHERE IT IS NECESSARY TO REMOVE BRANCHES BROKEN DURING THE COURSE OF CONSTRUCTION, OR WHERE PROTECTED TREES MUST BE PRUNNED TO ALLOW CONSTRUCTION OF A STRUCTURE.
- THE OWNER OF ALL TREES ADJACENT TO PUBLIC R.O.W. SHALL BE REQUIRED TO MAINTAIN A MINIMUM CLEARANCE OF TEN FEET (10') ABOVE TRAVELED PAVEMENT OR CURB OF A PUBLIC STREET. TREES SHALL BE PRUNED TO ALLOW SIGNS TO BE SEEN.

/w	LEGEND						
Marit Hus	PROPOSED CURB ===== EXISTING CURB PROPERTY LINE						
	SETBACK LINE						
٨	EDGE OF EXISTING PAVEMENT						
A	500 EXISTING CONTOURS						
<u> </u>	— 500 — PROPOSED CONTOURS						
\mathcal{N}	515.00 SPOT ELEVATION AT FINISHED GRADE						
	514.00 INDICATES TOP OF STRUCTURE INDICATES FLOW LINE ELEVATION						
NTS	W PROPOSED WATER LINE						
	SS PROPOSED SANITARY SEWER LINE						
MAP	BURIED ELECTRICAL SERVICE FROM NEAREST EXISTING UTILITY POLE						
The state of the s	TELEPHONE SERVICE FROM NEAREST TELEPHONE POLE RUN UNDERGROUND IN CONDUIT						
	(CJ) INDICATES CONSTRUCTION JOINT						
NT, THE DEVELOPER	(EJ) INDICATES EXPANSION JOINT						
ED VINYL TAPE ALL	CC CONCRETE CURB						
PPED AROUND THE T OF APPROXIMATELY	₩P WEATHERPROOF ELECTRICAL OUTLET						
RING CONSTRUCTION. S SO CLOSE TO THE	AREA LIGHT LOCATION (SEE ELECTRICAL SHEET FOR DETAILS)						
NT MAY DAMAGE THE E PROTECTIVE FENCE	HP HIGH POINT						
PHASES UNTIL THE	PP EXISTING POWER POLE						
	OHP EXISTING OVERHEAD POWER LINE						
	SAN EXISTING SANITARY SEWER						
ANY MATERIAL OR	SSMH EXISTING SANITARY SEWER MANHOLE						
TREE. DURING THE	SDMH EXISTING STORM DRAIN MANHOLE						
LEANING OR STORAGE THIN THE DRIP LINE	W EXISTING WATER LINE						
D BUTARE NOT LIMITED	INDICATES PROPOSED CONCRETE AREA						
ETED.	● ● ● ● ● ● DRAINAGE AREA BOUNDARY						
PROTECTIVE BARRIERS	SOIL BORING LOCATION						

AS-BUILT

_____X ____ EROSION CONTROL SILT FENCE

NOTE: THE INTENT OF THE OWNER AND ENGINEER WAS TO CONSTRUCT THE UTILITIES ACCORDING TO THE PLANS AS APPROVED BY THE CITY OF CARROLLTON. THE ALIGNMENT AND GRADES WERE SET ON THE GROUND FOR CONSTRUCTION ACCORDING TO SAID PLANS. THE CITY OF CARROLLTON INSPECTED THE CONSTRUCTION. HE OWNER OR ENGINEER DID NOT VERIFY ALIGNMENT OR GRADES AFTER CONSTRUCTION. WE ARE NOT AWARE OF ANY CHANGES OR REVISIONS TO THESE PLANS DURING CONSTRUCTION

PLANTING NOTES

- 1. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BEDCONFIGURATIONS FOR APPROVAL BY OWNERS REPRESENTATIVE PRIOR TO PLANTING.
- 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE
- 4. ALL SHRUB AND GROUNDCOVER BEDS SHALL HAVE (2") TWO INCH CYPRESS MULCH LAYER.
- 5. STEEL EDGING SHALL BE LOCATED AS NOTED ON PLAN.
- 6. LANDSCAPE CONTRACTOR SHALL PROVIDE A PLANTING MEDIA OF 4:1 TOP SOIL TO SAND AND WOOD RESIDUALS, PH 6.5-7.5, 18" MIN. DEPTH
- 7. TREES SHALL BE PLANTED AT LEAST FIVE (5') FEET FROM ANY UTILITY LINE, CURB OR SIDEWALK AND OUTSIDE ALL UTILITY EASEMENTS. THREE (3') FEET DIAMETER CLEAR AROUND HYDRANTS.
- 8. TREES OVERHANGING SIDEWALKS AND PARKING OF PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.
- 9. TREES OVERHANGING VISIBILITY EASEMENTS OF RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9') FEET.
- 10. TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES, AND FIRELANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14') FEET.
- 11. TREES PLANTED ON SLOPES WILL HAVE THE SOIL STAIN AT AVERAGE GRADE OF
- 12. NO SHRUB SHALL BE PERMITTED WITHIN AREAS LESS THAN THREE (3') FEET IN WIDTH ALL SUCH AREAS SHALL BE GRASS OF GROUNDCOVER. THEY MAYBE COVERED WITH CONCRETE OF OTHER PERMANENT FIXED MATERIAL SUCH AS DECORATIVE PAVERS.
- 13. MULTI-TRUNK AND ORNAMENTAL TREES WILL BE ALLOWED IN THE CITY'S RIGHT-OF-WAY WITH STAFF APPROVAL ONLY. (MUST BE OUTSIDE ANY VISIBILITY TRIANGLES)
- 14. IN MEDIANS ALL LANDSCAPE MATERIAL, EXCLUSIVE OF TREES, SHALL NOT EXCEED TWO FEET SIX INCHES (2'-6") IN HIGH (REFER TO OPEN VISIBILITY AREA)
- 15. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. IN PARKING LOT ISLANDS, AS REQUIRED BY THE THOROUGHFARE STANDARDS ORDINANCE, SHRUBS ARE NOT TO EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT, AND TREES WILL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF NINÉ (9°) FEET.
- 16. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- 17. LANDSCAPED AREA SHALL BE KEPT FREE OF TRASH, LITTER., AND WEEDS.
- ALL SIGNAGE AND FENCING SHALL BE CONTINGENT UPON BUILDING INSPECTION DEPARTMENT APPROVAL.
- 19. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAIN MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND SIDEWALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTIONS DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

			PLAN	NTING S	CHEDUL				
SYMBOL	QTY	BOTANICAL NAME/ COMMON NAME	SIZE/CAL	HEIGHT	SPREAD	ROOT	PLANTS PER S.F.	SPACING	REMARKS
TREES	Parallel Strategies (30 CB, 40 CB (1) 4 CB 2 (Peru 4002	electron-sity to their public, contracting distributions by the collection distributions of the collections	inger stege stege in special steps to the steel	Commission to be made or presented as a	g-barts, -u.g. erd connect-era new area, -u.g. er contra ton-er (en e	Province consists and emportalists in consists and make the province and action in the province and action in the province in a province in the province in th
gs y com transit ralification (1995). According to the first of transit rates of the first of th	7	QUERCUS VIRGINIANA/ SOUTHERN LIVE OAK	3 99	8°-10°	6°-8°	B&B	N/A	indiachtaic ac ann head reamhann bathair ann head reamhann bh N/A	FULL, MATCHED
LI	3	LAGERSTROEMIA INDICA 'DALLAS RED'/ CREPE MYRTLE	1 1/2" PER TRUNK	6'-8'	6'-8'	<i>8&8</i>	N/A	N/A	FULL, MATCHED 3 OR 5 TRUNKS
AP	2	ACER PALMATUM 'OSHIO-BENI'/ RED JAPANESE MAPLE	1 " PER TRUNK	4'-6'	4'-6'	<i>B&B</i>	N/A	N/A	FULL, MATCHED 3 OR 5 TRUNKS
SHRUBS				and a state of the second section (1), we also second second section (1) that is a second section (1) t	A CONTRACTOR OF THE STATE OF TH	The state of the s	Commence of the commence of th		френия в режими и и в 1994 допом на почина и почина на 1994 година и почина и и почина и и почина и и почина и В почина и почина
IB	111	ILEX CORNUTA BURFORDII 'NANA'/ DWARF BURFORD HOLLY	**************************************	36"	24"	5 GALLON	N/A	36"	FULL, MATCHED
RI	25	RAPHIOLEPSIS INDICA/ DWARF INDIAN HAWTHORNE	Excision of the second of the	24"	36"	5 GALLON	N/A	48"	FULL, MATCHED
ND	78	NANDINA DOMESTICA 'HARBOUR DWARF', HARBOUR DWARF NANDINA		8"	12"	1 GALLON	N/A	18"	FULL, MATCHED
GROUNDCOVER	Aparicus de promocio ante,	former of distance and the most after most of the most and the most restricted and the most account of the	en in version were. It die heef solder de lake die de version van 2° A heef solder in de trocken in version in The	acht 2008 allan ann a tha i reiminiúrach i 200 at aitead lath an earainn airte a' dir	palaes rathe processors of acres against state processors on a 194 against	and the second s	terio coste e amporto como e amora alba el mista, e activida a e al mediana en el mediana en mista.	alement er e.C. al mer talek kill datte at al melmek e.C. al mer talekan, talte is viloniam er	general menta mengangan salah mengenah mengenah mengenah salah di mengendah selah mengendah salah salah mengendah salah salah selah salah sala
TM residen extraverent oversomen was resident eine medicentellen er statensomm	450	LIRIOPE MUSCARI 'SILVER SUNPROOF'/ LIRIOPE	S.F.	6 39	12 ⁹⁹	2" POTS	on 73	14 ⁹⁹	FULL, MATCHED
LAWN	A Section of the Section Secti		and the control of the state of	order in a more construction of the graph, and graph displaying a construction of	water reconstruction and constitution of sixty of the sixty of a sixty sixty of the	ing San and and an	ET TOTAL TO THE REPORT PERMIT THE GROWN THAT SHATTER GREGOTIA MICH. THE GOOD STATES OF	ger productivener ein haber voor dan de unweger vertre ein, dater voor stervijk verdeel	get in dan dan dinamentalismen in dalah dan unterkebapatan in dan san dinameterakan in dari yan dinameterakan in dari da Barangan dan dinamenterakan in dalah dan unterkebapatan in dari san dinameterakan in dari yan dinameterakan in Barangan dan dan dan dan dan dan dan dan dan d
SS	885	COMMON BERMUDA GRASS	S.Y.	N/A	N/A	N/A	N/A	N/A	SOLID SOD

SIZE	QTY	TYPE	ACTION	
16"	1	HACKBERRY	REMOVE	
14"	1	HACKBERRY	SAVE	
20"	1	HACKBERRY	SAVE - REMO)YEC
12"	1	HACKBERRY	SAVE	
20"	1	AM. ELM	SAVE	
18"	1	HACKBERRY	REMOVE	
15"	1	SUMAC	SAVE	
6"	1	HACKBERRY	SAVE	
10"	1	HACKBERRY	SAVE	
10"	1	CEDAR	SAVE	

(CABINET A, PAGE 270, M.R.R.C.T.)

12" HACKBERRY

sheet C-6

LANDSCAPE Unit no. 94 Texas

SERVATION
RESTAURANT
ROCKWA

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