



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS \_\_\_\_\_

SUBDIVISION

Quail Hollow Phase 2

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION

Northeast Corner of Hays Lane and Quail Run Road

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING \_\_\_\_\_

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE

42.742

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

111

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER Quail Hollow SF, LTD.

☐ APPLICANT Corwin Engineering

CONTACT PERSON

John Arnold

CONTACT PERSON

Chase Finch

ADDRESS

8214 Westchester Drive Ste. 900

ADDRESS

200 W. Belmont Ste. E

CITY, STATE & ZIP

Dallas, TX 75202

CITY, STATE & ZIP

Allen, Tx 75013

PHONE

214-522-4945

PHONE

972-396-1200

E-MAIL

jarnold@skorburgcompany.com

E-MAIL

cfinch@corwinengineering.com

## NOTARY VERIFICATION [REQUIRED]

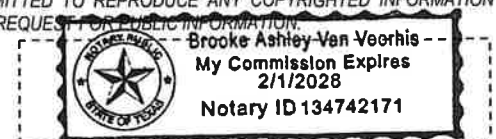
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,110.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF April, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF April, 2025

OWNER'S SIGNATURE

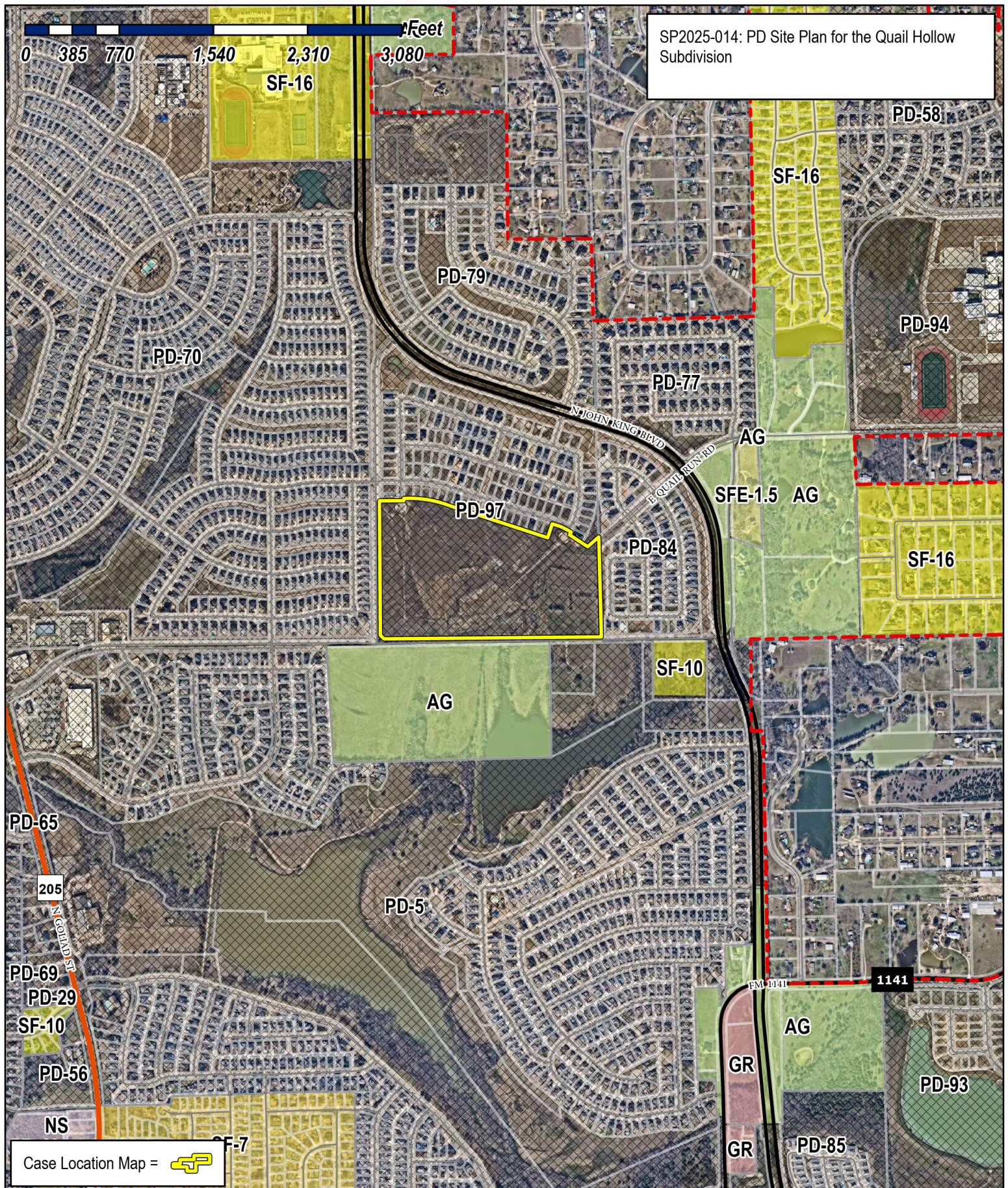
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

2/1/2028





# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): [www.rockwall.com](http://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.





QUAIL RUN  
VALLEY NO. 2  
CAB, E. SLD. 185

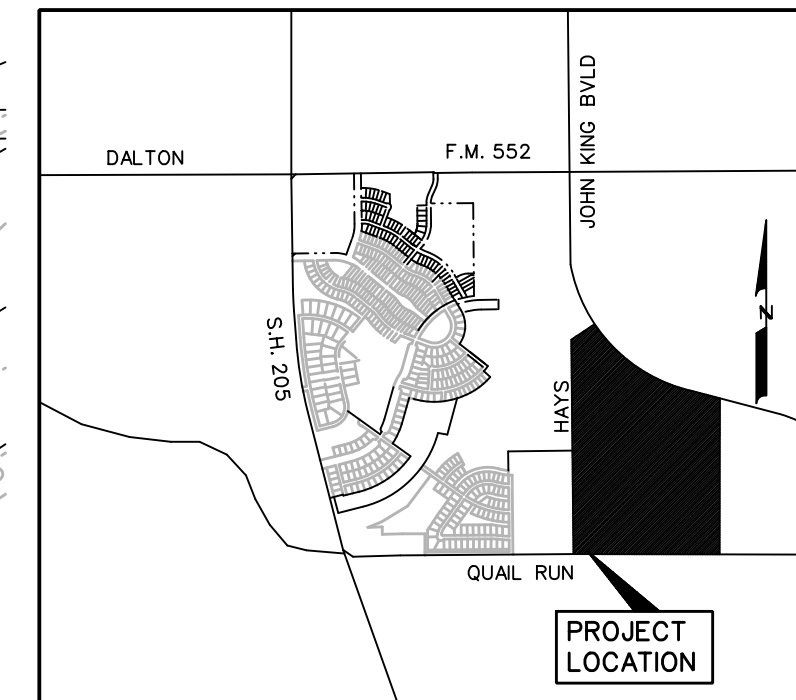
WANETA DRIVE (50' R.O.W.)

STONE CREEK  
PHASE VIII  
DOC. NO. 20190000004513

TOPAZ DRIVE (50' R.O.W.)

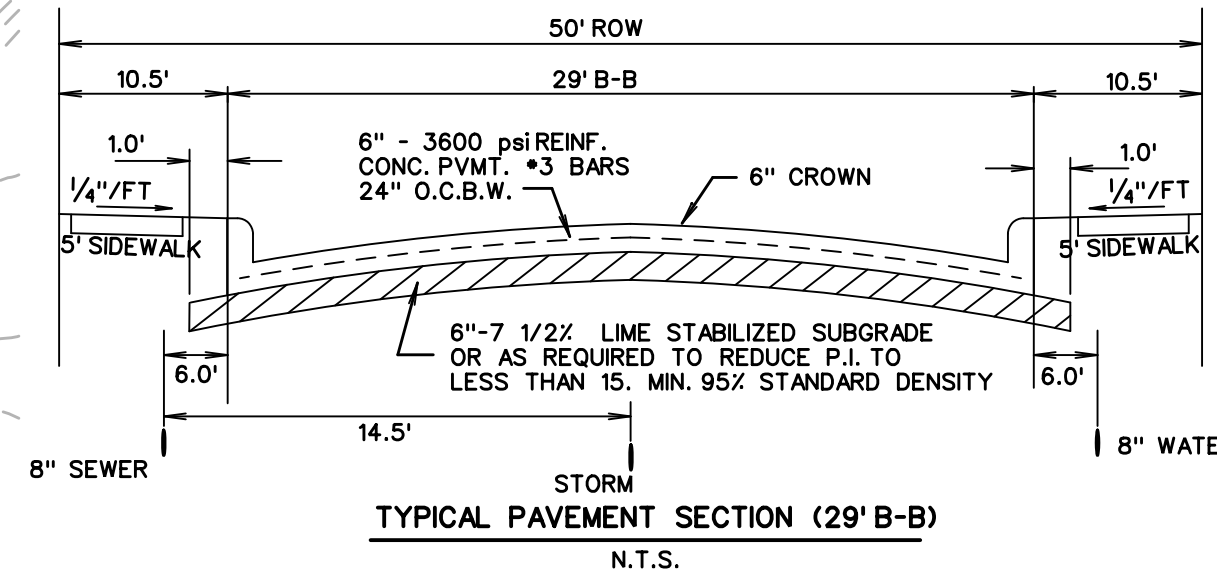
STONE CREEK  
PHASE X  
DOC. NO. 20200000028492

0 50 100 200  
SCALE: 1" = 100'



$\Delta = 38^\circ 06' 45''$   
 $R = 320.00'$   
 $L = 242.86'$   
 $C = 208.96'$   
 $B = N18^\circ 43' 59'' W$

$\Delta = 28^\circ 29' 34''$   
 $R = 1260.00'$   
 $L = 626.59'$   
 $C = 620.15'$   
 $B = S57^\circ 49' 05'' E$



APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

#### LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89° 40' 38" E	28.47'
2.	N 00° 19' 22" W	136.79'
3.	S 52° 12' 38" E	24.00'
4.	N 37° 47' 22" E	66.65'
5.	S 87° 00' 26" E	19.25'

#### LEGEND

B.L. - BUILDING LINE  
D.E. - DRAINAGE EASEMENT  
S.S.E. - SANITARY SEWER EASEMENT  
U.E. - UTILITY EASEMENT  
R.O.W. - RIGHT OF WAY  
SF - SQUARE FEET  
- STREET NAME CHANGE  
- MATCH LINE

#### NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.  
HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

TOTAL ACRES	85.157
TOTAL RESIDENTIAL LOTS	250
DENSITY	2.936
ZONING	PD
TOTAL OPEN SPACE ACRES	12.452
TOTAL AMENITY CENTER ACRES	4.817
PERCENTAGE OF OPEN SPACE	20.28%

LAND USE SINGLE FAMILY DEVELOPMENT

PD SITE PLAN  
OF

## QUAIL HOLLOW

LOTS 1-31, BLOCK A  
LOTS 1-13, BLOCK B  
LOTS 1-29, BLOCK C  
LOTS 1-24, BLOCK D  
LOTS 1-7, BLOCK E  
LOTS 1-15, BLOCK F  
LOTS 1-36, BLOCK G  
LOTS 1-41, BLOCK H  
LOTS 1-21, BLOCK I  
LOTS 1-24, BLOCK J  
LOTS 1-27, BLOCK K

TOTAL ACRES 86.157  
TOTAL RESIDENTIAL LOTS 250  
TOTAL OPEN SPACE LOTS 17  
PHASE I LOTS 139  
PHASE II LOTS 111

OUT OF THE  
J.A. RAMSEY SURVEY,  
ABSTRACT NO. 186

IN THE  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

DEVELOPER  
QUAIL HOLLOW SF, LTD.  
8214 WESTCHESTER DRIVE, STE. 900  
DALLAS, TEXAS 75225

PREPARED BY  
CORWIN ENGINEERING, INC.  
200 W. BELMONT, SUITE E  
ALLEN, TEXAS 75013  
972-396-1200

JANUARY 2023 SCALE 1" = 100'

CASE #P2022-53  
CASE #P2023-001

CITY OF ROCKWALL GRID  
SYSTEM COORDINATES  
X 2598387.341 Y 7036156.262  
ELEV = 923.0

QUALICO DEVELOPMENT (US), INC.

GIDEON GROVE NORTH  
DOC. NO. 20190000006883

SADDLE STAR ESTATES  
SOUTH PHASE ONE  
DOC. NO. 20200000028575

77.5'x40'  
DRAINAGE  
EASEMENT

77.5'x150'  
DRAINAGE  
EASEMENT

77.5'x40'  
DRAINAGE  
EASEMENT

77.5'x40'  
DRAINAGE  
EASEMENT

77.5'x40'  
DRAINAGE  
EASEMENT

77.5'x40'  
DRAINAGE  
EASEMENT

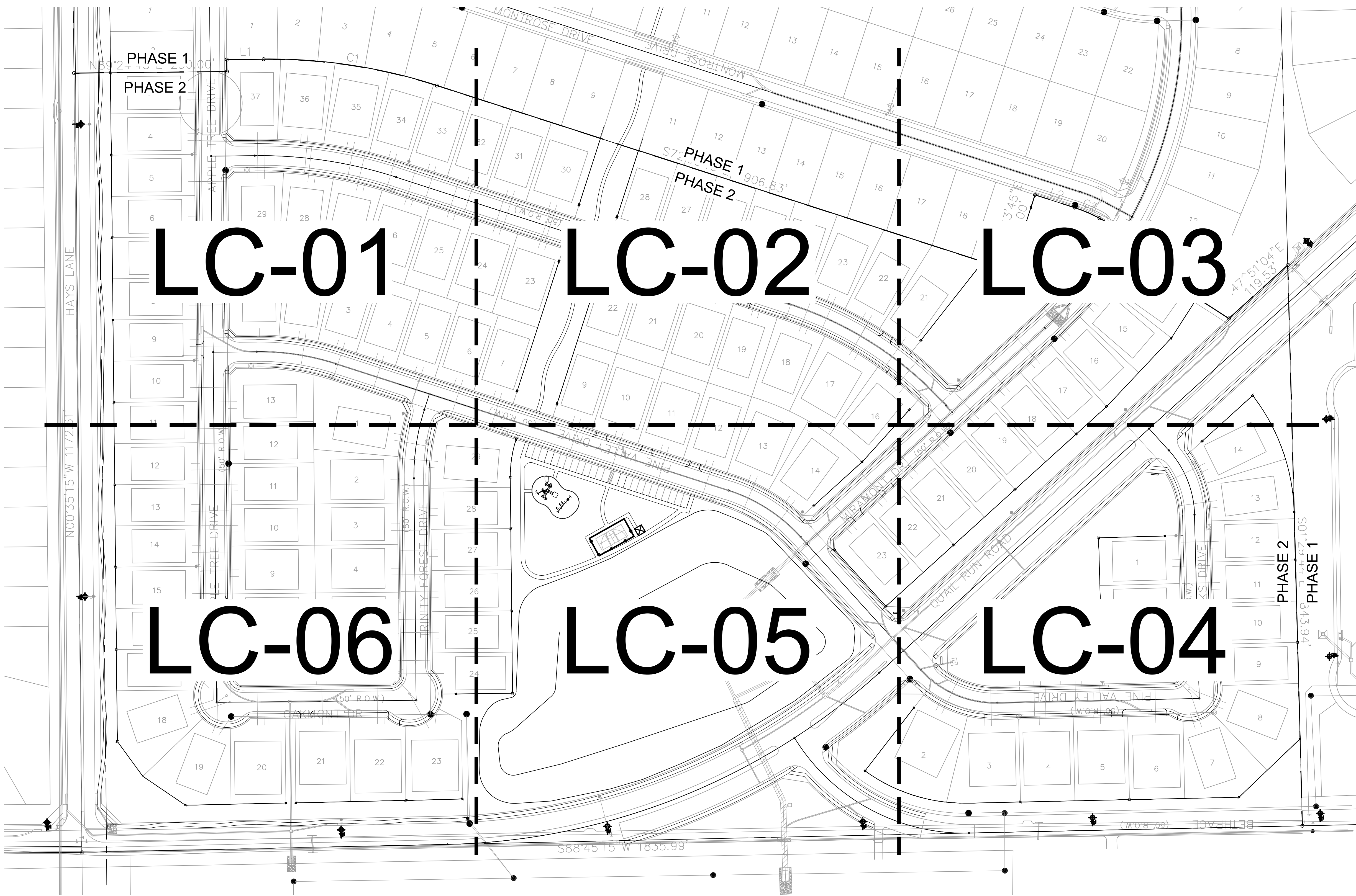
77.5'x40'  
DRAINAGE  
EASEMENT

77.5'x40'  
DRAINAGE  
EASEMENT

77.5'x40'  
DRAINAGE  
EASEMENT

77.5'x40'  
DRAINAGE  
EASEMENT





LC-01

LC-02

LC-03

LC-06

LC-05

LC-04



Scale 1" = 80'

NOTE: PRINTED DRAWING SIZE  
MAY HAVE CHANGED FROM  
ORIGINAL. VERIFY SCALE USING  
BAR SCALE ABOVE.

National Presence. Local Expertise.

EVERGREEN DESIGN GROUP  
800.680.6630  
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LANDSCAPE ARCHITECTURE  
LAND PLANNING • IRRIGATION DESIGN

THIS DOCUMENT IS ISSUED  
FOR INTERIM REVIEW AND  
IS NOT TO BE USED FOR  
CONSTRUCTION, BIDDING,  
OR PERMITTING PURPOSES.

MARY N. BATES  
TEXAS L.A. #3613

ISSUED ON:  
OCTOBER 04, 2024

Owner

**Skorburg Company**  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225

Project Name

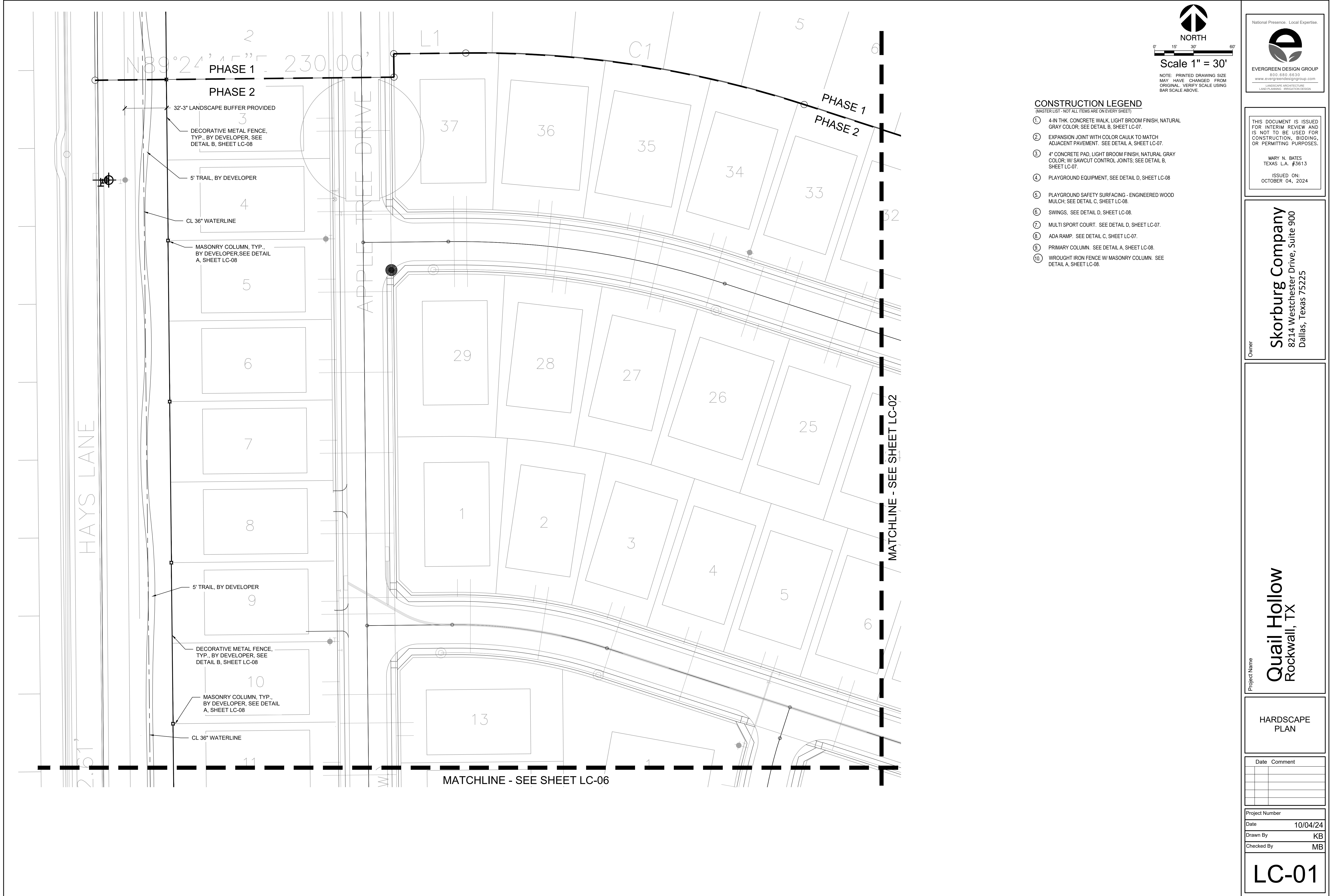
**Quail Hollow**  
Rockwall, TX

**OVERALL  
HARDSCAPE  
PLAN**

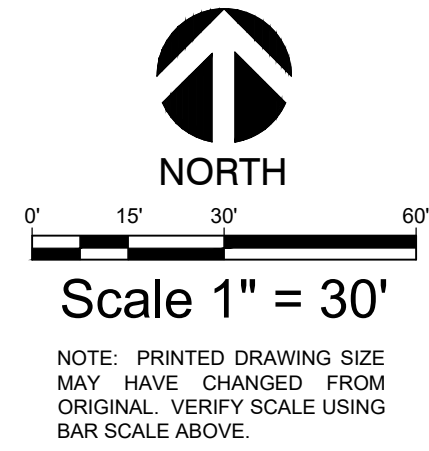
Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-00







## (MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)

- ① 4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR. SEE DETAIL B, SHEET LC-07.
- ② EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
- ③ 4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR. W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
- ④ PLAYGROUND EQUIPMENT, SEE DETAIL D, SHEET LC-08
- ⑤ PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH. SEE DETAIL C, SHEET LC-08.
- ⑥ SWINGS. SEE DETAIL D, SHEET LC-08.
- ⑦ MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
- ⑧ ADA RAMP. SEE DETAIL C, SHEET LC-07.
- ⑨ PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
- ⑩ WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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LANDSCAPE ARCHITECTURE  
LAND PLANNING - IRRIGATION DESIGN

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8214 Westchester Drive, Suite 900  
Dallas, Texas 75225

Owner

Project Name

# Quail Hollow

Rockwall, TX

## HARDSCAPE PLAN

Date		Comment

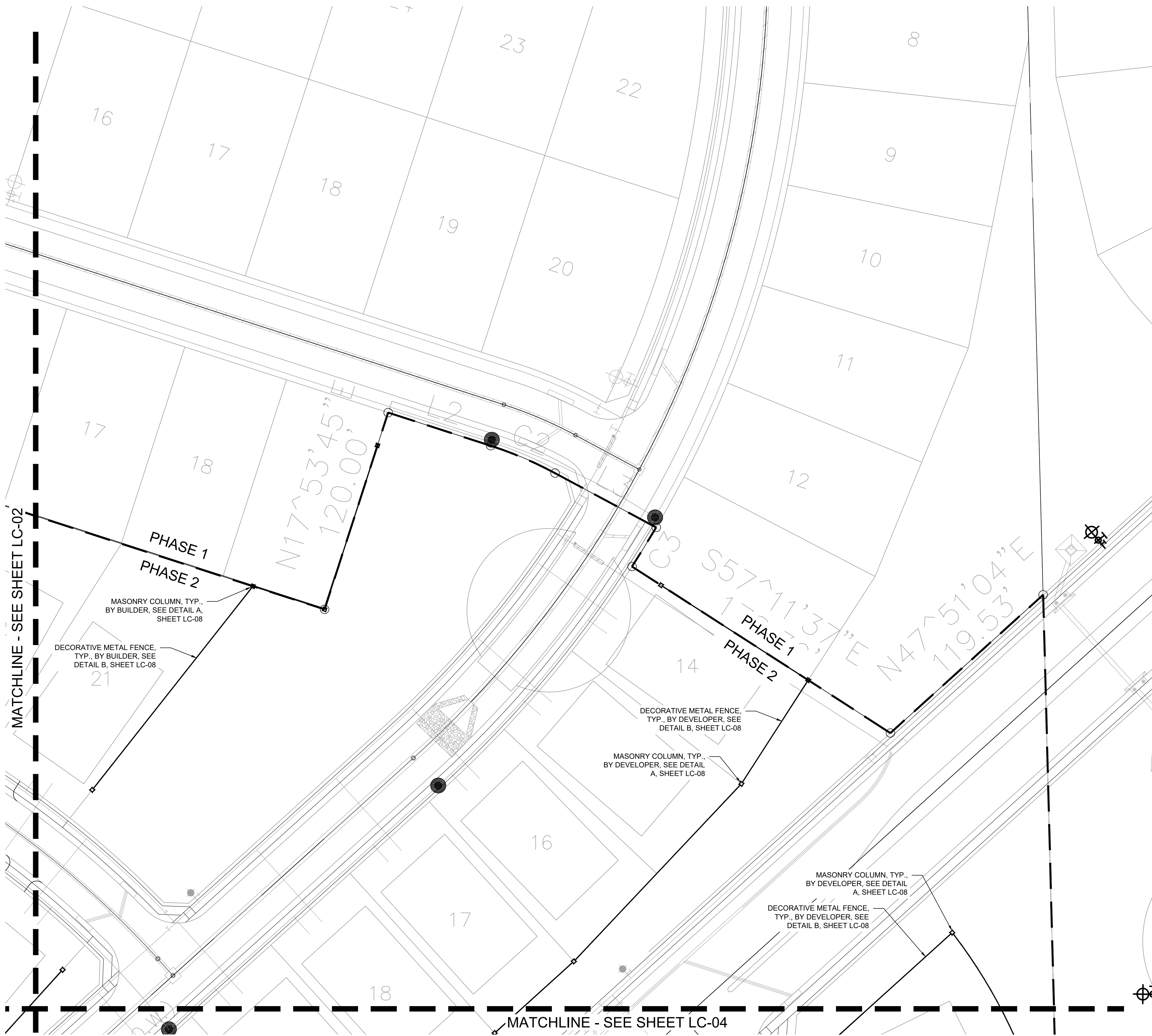
Project Number

Date 10/04/24

Drawn By KB

Checked By	MB
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# LC-02



NORTH

0'15'30'60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE  
MAY HAVE CHANGED FROM  
ORIGINAL. VERIFY SCALE USING  
BAR SCALE ABOVE.

- CONSTRUCTION LEGEND
- (MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)
- 1

4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR; SEE DETAIL B, SHEET LC-07.
- 2

EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
- 3

4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
- 4

PLAYGROUND EQUIPMENT, SEE DETAIL D, SHEET LC-08
- 5

PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
- 6

SWINGS, SEE DETAIL D, SHEET LC-08.
- 7

MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
- 8

ADA RAMP. SEE DETAIL C, SHEET LC-07.
- 9

PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
- 10

WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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LANDSCAPE ARCHITECTURE  
LAND PLANNING • IRRIGATION DESIGN

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MARY N. BATES

TEXAS L.A. #3613

ISSUED ON:

OCTOBER 04, 2024

Owner

Skorburg Company

8214 Westchester Drive, Suite 900

Dallas, Texas 75225

Project Name

Quail Hollow

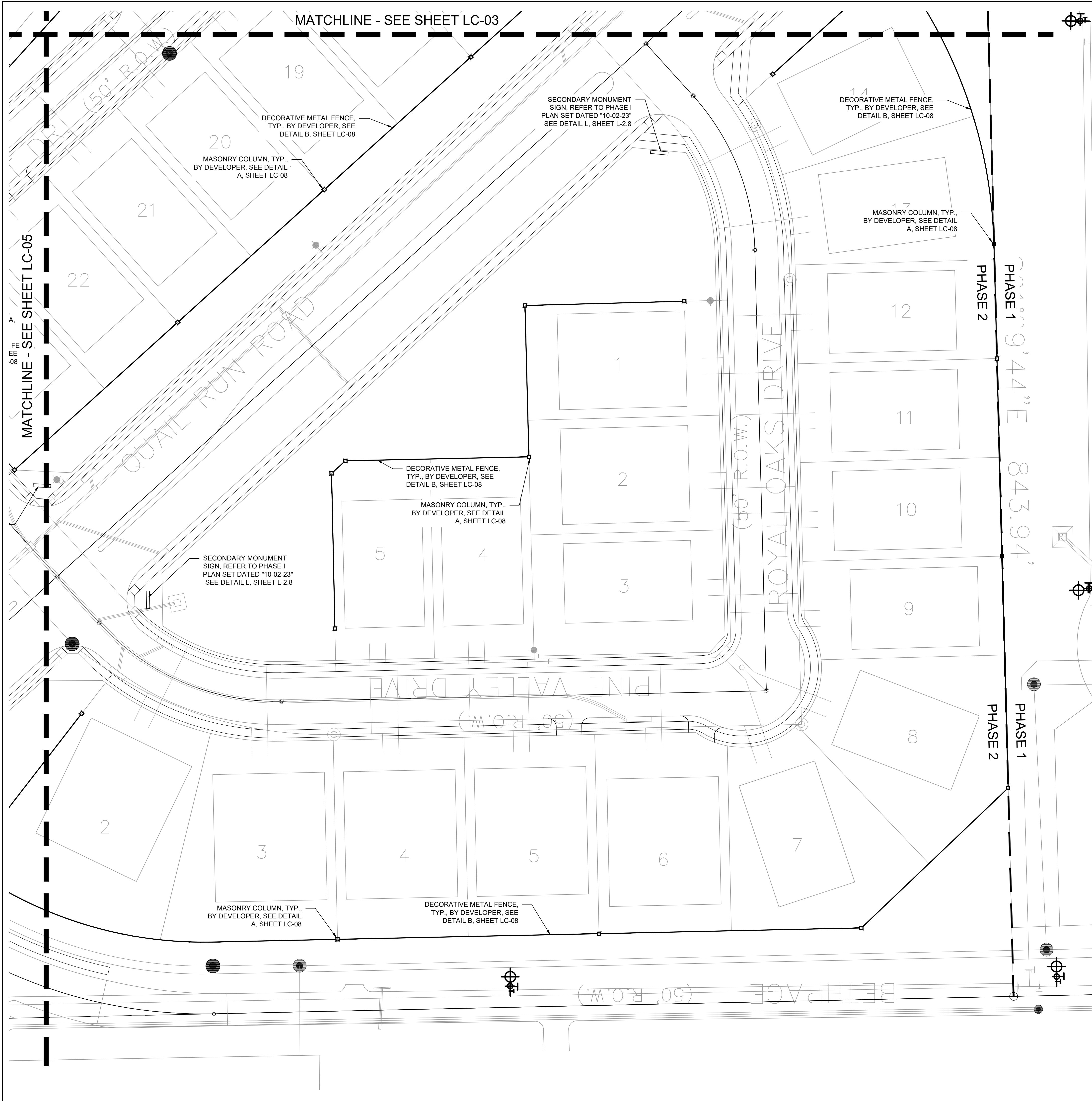
Rockwall, TX


HARDSCAPE PLAN

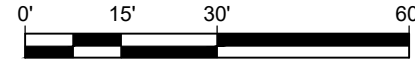
Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-03




  
NORTH

  
Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE  
MAY HAVE CHANGED FROM  
ORIGINAL. VERIFY SCALE USING  
BAR SCALE ABOVE.

- CONSTRUCTION LEGEND**  
(MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)
- ① 4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR; SEE DETAIL B, SHEET LC-07.
  - ② EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
  - ③ 4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
  - ④ PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08
  - ⑤ PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
  - ⑥ SWINGS. SEE DETAIL D, SHEET LC-08.
  - ⑦ MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
  - ⑧ ADA RAMP. SEE DETAIL C, SHEET LC-07.
  - ⑨ PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
  - ⑩ WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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MARY N. BATES  
TEXAS L.A. #3613

ISSUED ON:  
OCTOBER 04, 2024

Owner

Skorburg Company  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225

Project Name

Quail Hollow  
Rockwall, TX

HARDSCAPE PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-04



MATCHLINE - SEE SHEET LC-02

NORTH

0'15'30'60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

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LANDSCAPE ARCHITECTURE  
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- CONSTRUCTION LEGEND  
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  - ④ PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08
  - ⑤ PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
  - ⑥ SWINGS. SEE DETAIL D, SHEET LC-08.
  - ⑦ MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
  - ⑧ ADA RAMP. SEE DETAIL C, SHEET LC-07.
  - ⑨ PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
  - ⑩ WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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MARY N. BATES  
TEXAS L.A. #3613

ISSUED ON:  
OCTOBER 04, 2024

Owner

**Skorburg Company**  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225

Project Name

**Quail Hollow**  
Rockwall, TX

**HARDSCAPE PLAN**

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

**LC-05**



MATCHLINE - SEE SHEET LC-01

NORTH

0'15'30'60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE  
MAY HAVE CHANGED FROM  
ORIGINAL. VERIFY SCALE USING  
BAR SCALE ABOVE.

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LANDSCAPE ARCHITECTURE

LAND PLANNING • IRRIGATION DESIGN

- CONSTRUCTION LEGEND
- (MASTER LIST - NOT ALL ITEMS ARE ON EVERY SHEET)
- 1

4-IN THK. CONCRETE WALK, LIGHT BROOM FINISH, NATURAL GRAY COLOR. SEE DETAIL B, SHEET LC-07.
- 2

EXPANSION JOINT WITH COLOR CAULK TO MATCH ADJACENT PAVEMENT. SEE DETAIL A, SHEET LC-07.
- 3

4" CONCRETE PAD, LIGHT BROOM FINISH, NATURAL GRAY COLOR; W/ SAWCUT CONTROL JOINTS; SEE DETAIL B, SHEET LC-07.
- 4

PLAYGROUND EQUIPMENT. SEE DETAIL D, SHEET LC-08
- 5

PLAYGROUND SAFETY SURFACING - ENGINEERED WOOD MULCH; SEE DETAIL C, SHEET LC-08.
- 6

SWINGS. SEE DETAIL D, SHEET LC-08.
- 7

MULTI SPORT COURT. SEE DETAIL D, SHEET LC-07.
- 8

ADA RAMP. SEE DETAIL C, SHEET LC-07.
- 9

PRIMARY COLUMN. SEE DETAIL A, SHEET LC-08.
- 10

WROUGHT IRON FENCE W/ MASONRY COLUMN. SEE DETAIL A, SHEET LC-08.

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MARY N. BATES  
TEXAS L.A. #3613

ISSUED ON:  
OCTOBER 04, 2024

Owner

Skorburg Company  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225

Project Name

Quail Hollow  
Rockwall, TX

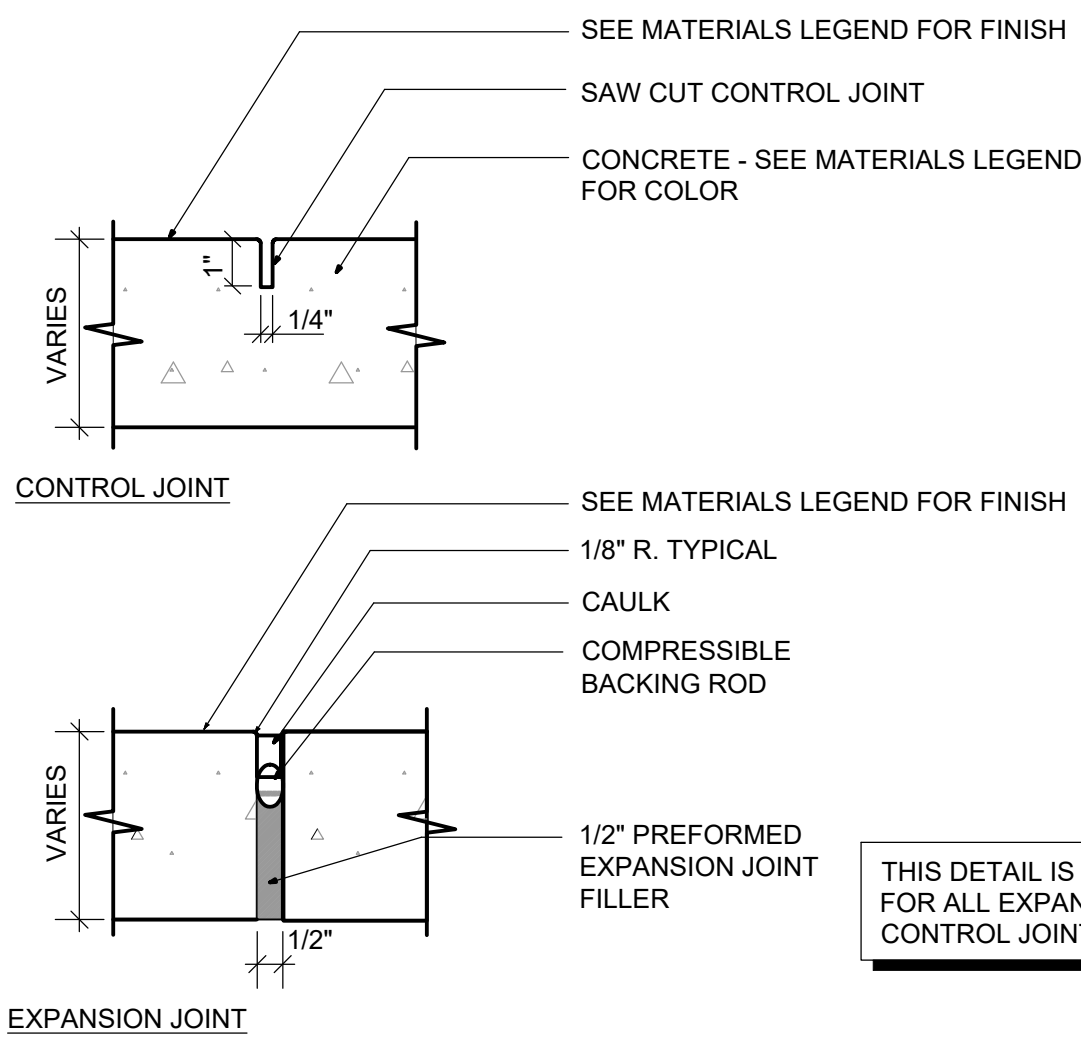
HARDSCAPE  
PLAN

Date	Comment

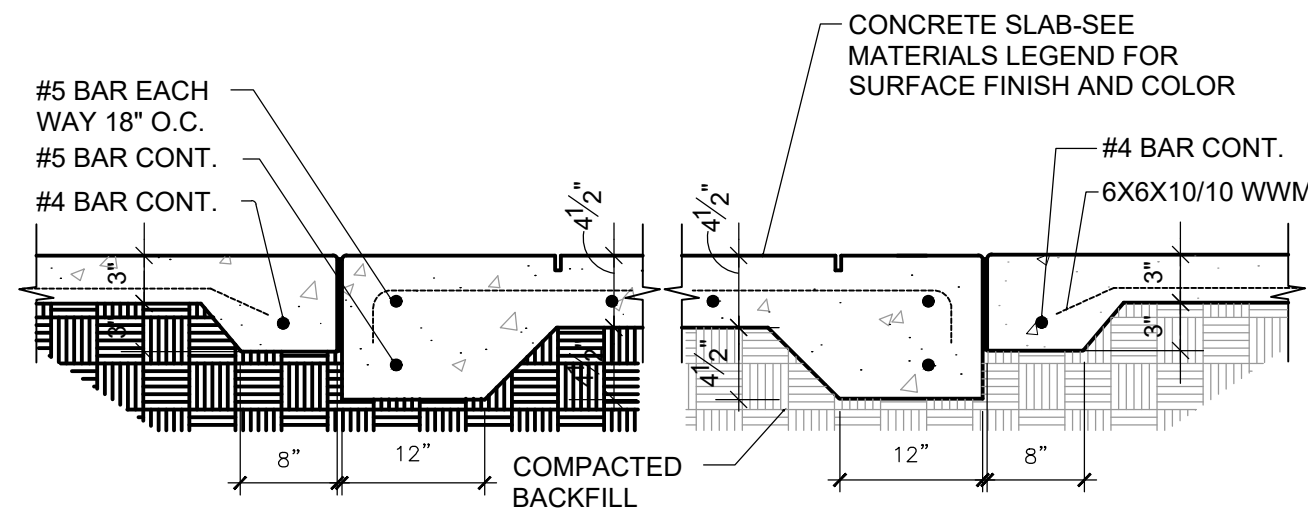
Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LC-06

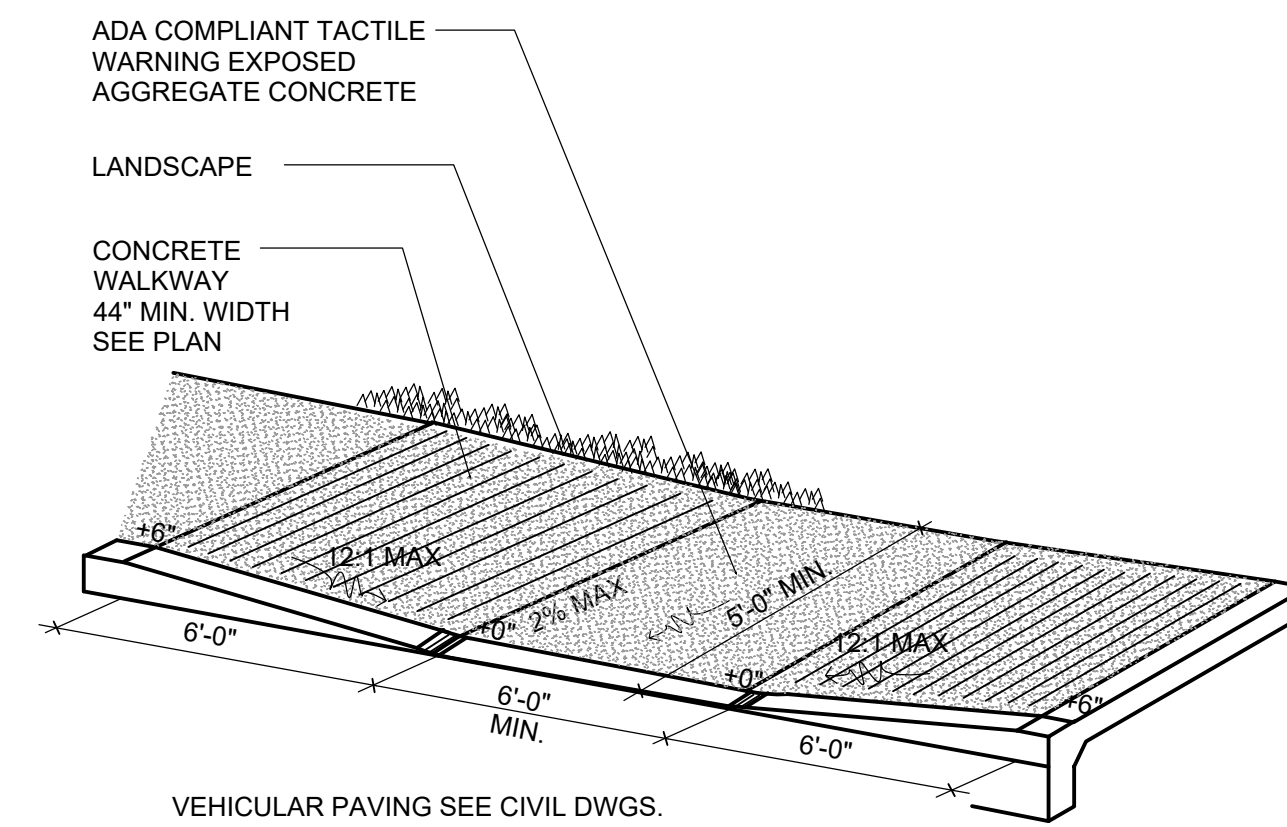




**A CONCRETE JOINTING DETAILS**  
Scale: 3" = 1'-0"



**B CONCRETE PAVEMENT - LIGHT DUTY**  
Scale: 3/4" = 1'-0"



**C ADA RAMP**  
Scale: N.T.S.



**COURT BUILDER™**



MANUFACTURER: SPORT COURT  
SUPPLIER: NEXCOURT  
CONTACT: CHRIS WALKER  
PHONE: 972-898-7529  
COLORS: TBD  
OPTIONS: 30'X60' MULTI-SPORT COURT, 1/2 BASKETBALL, PICKLEBALL, 2 SINGLE LIGHTS, FULL 3 SIDES  
BLACK VINYL COATED CHAIN LINK FENCE BACKSTOP

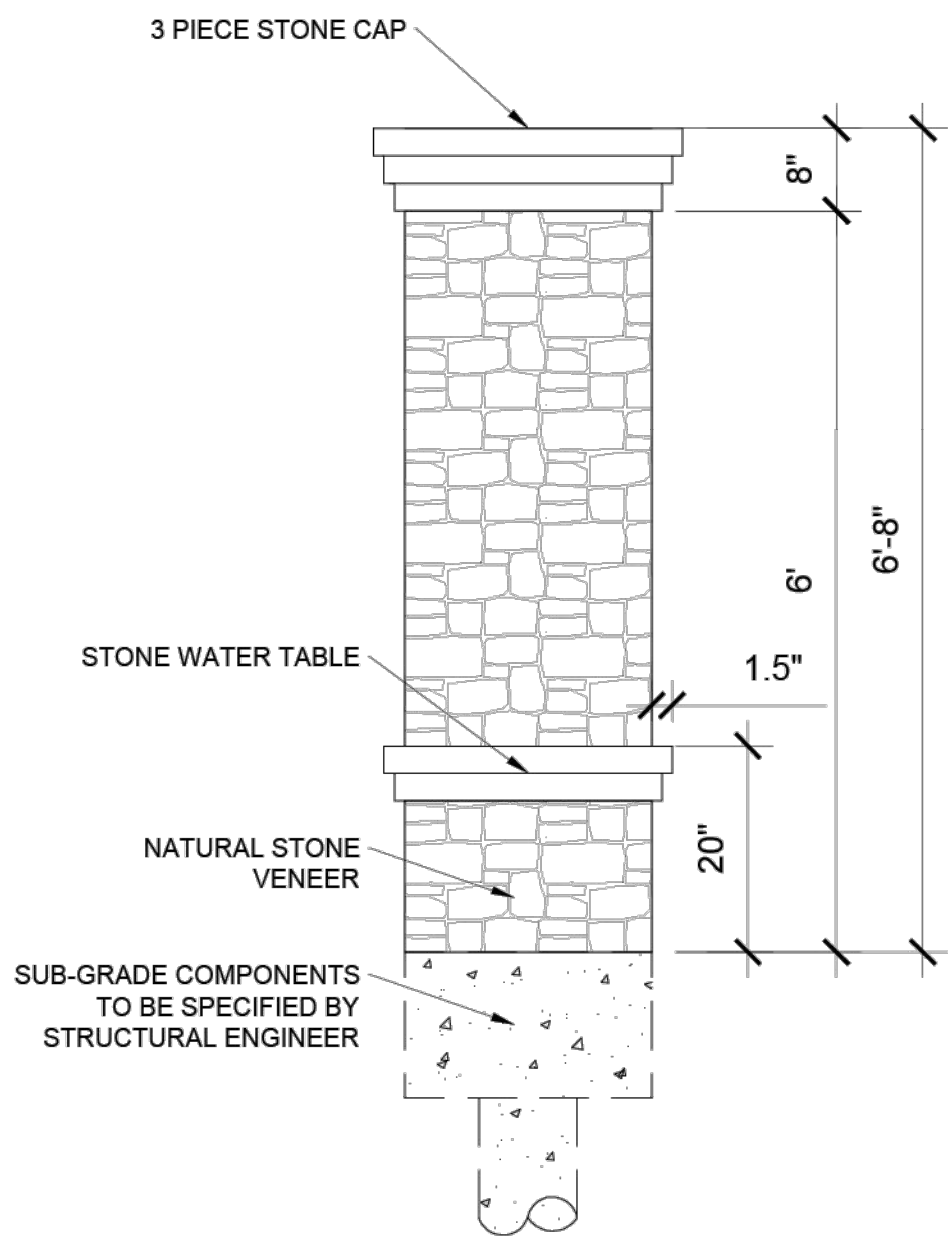
PICKLE BALL COURT FENCE NOTE:  
8' HIGH FENCE AT REAR OF COURT.  
4' HIGH FENCE AT SIDES OF COURT.

**D MULTI-SPORT COURT**  
Scale: NOT TO SCALE

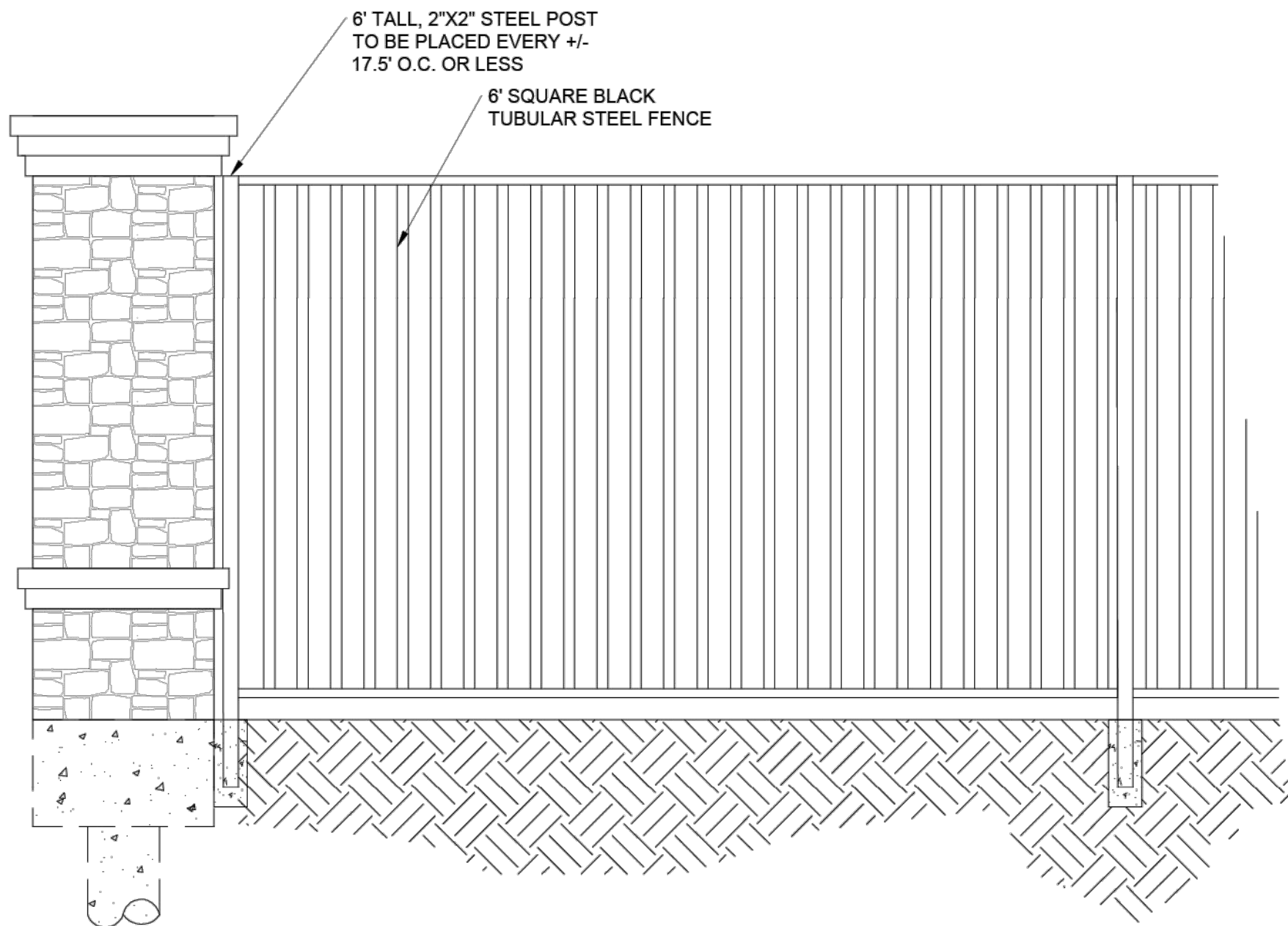
Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

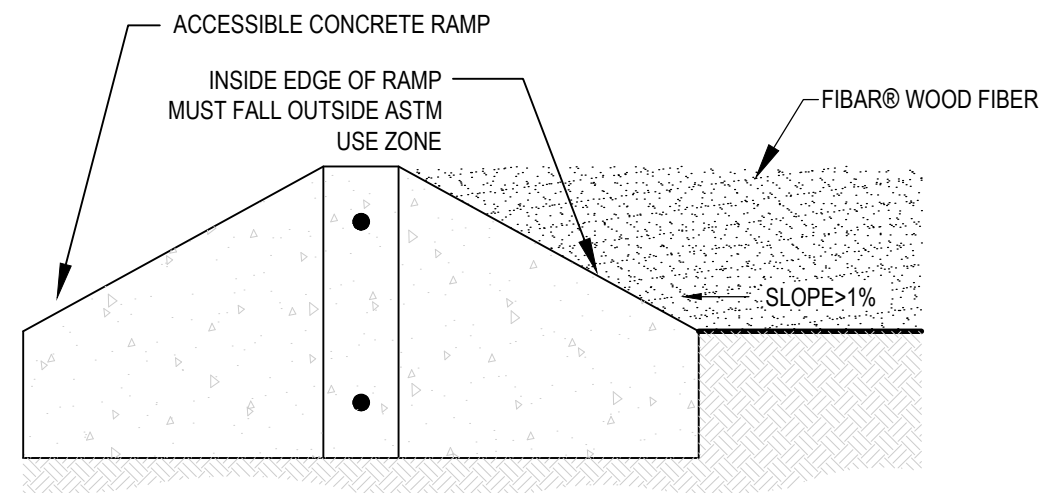




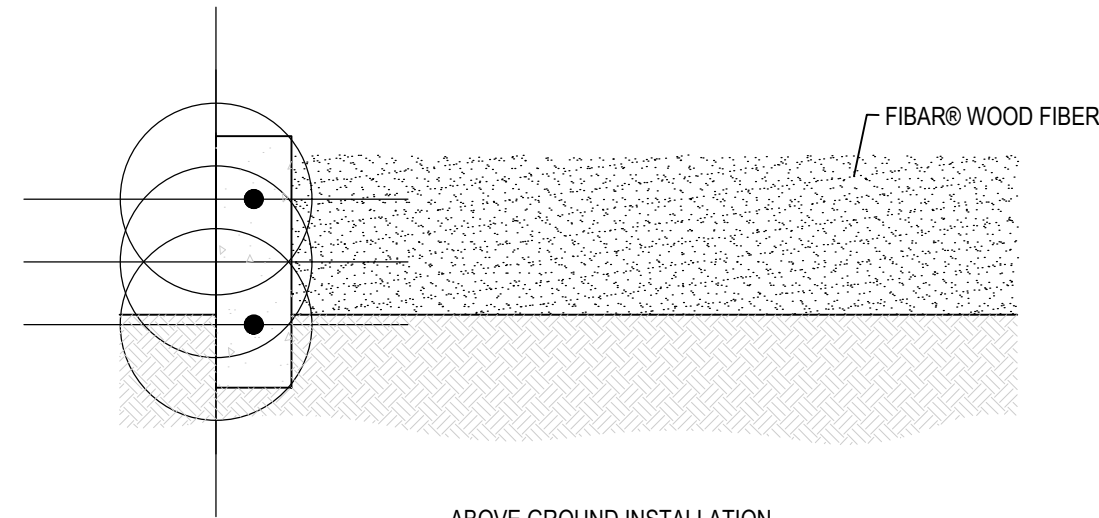
**A** PRIMARY COLUMN  
Scale: NOT TO SCALE



**B** WROUGHT IRON FENCE W/ MASONRY COLUMN  
Scale: NOT TO SCALE



ABOVE GROUND INSTALLATION ACCESSIBILITY DETAIL



ABOVE GROUND INSTALLATION

- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  2. DO NOT SCALE DRAWING.
  3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
  4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
  5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER

THE FIBAR GROUP LLC  
80 BUSINESS PARK DRIVE, SUITE 300  
ARMONK, NY 10504  
TOLL FREE: 1-800-342-2721  
PHONE: (914) 273-8770  
FAX: (914) 273-8659  
[www.fibar.com](http://www.fibar.com)

**C** ENGINEERED WOOD FIBER PLAYGROUND SAFETY SURFACING  
Scale: NOT TO SCALE



- NOTES:
1. INSTALL ALL SHELTER ELEMENTS PER MANUFACTURER'S RECOMMENDATIONS.
  2. CONTRACTOR TO PROVIDE SIGNED AND SEALED STRUCTURAL DRAWINGS FOR REVIEW PRIOR TO INSTALLATION.
  3. INSTALL WITH 12'X20' (4") CONCRETE SLAB.

MODEL: 12' X 12' NAVAJO SHELTER  
MANUFACTURER: AMERICANA BUILDING PRODUCTS  
CONTACT: LEA PARK & PLAY  
NICK BOLLIG, (940) 205-2761

**E** SHELTER DETAILS  
Scale: NOT TO SCALE



- NOTES:
1. SURFACE MOUNT TO SHELTER SLAB
  2. SUBMIT COLORS TO MATCH PLAYGROUND EQUIPMENT FOR APPROVAL PRIOR TO ORDERING.

MODEL: 8' RECTANGULAR EXPANDED STEEL ADA TABLE  
MANUFACTURER: ANOVA  
CONTACT: LEA PARK & PLAY  
NICK BOLLIG, (940) 205-2761

**F** PICNIC TABLE  
Scale: NOT TO SCALE



- NOTES:
1. SURFACE MOUNT TO 4" CONCRETE SLAB
  2. SUBMIT COLORS TO MATCH PLAYGROUND EQUIPMENT FOR APPROVAL PRIOR TO ORDERING.

MODEL: 6' LATITUDE CONTOUR BENCH  
MANUFACTURER: ANOVA  
CONTACT: LEA PARK & PLAY  
NICK BOLLIG, (940) 205-2761

**G** BENCH  
Scale: NOT TO SCALE



MANUFACTURER: LITTLE TYKES  
SUPPLIER: LEA PARK & PLAY  
PHONE: (972) 690-8163  
COLORS: TBD  
MODEL: R0306\_45555298831

**D** PLAYGROUND  
Scale: NOT TO SCALE

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MARY N. BATES  
TEXAS L.A. #3613

ISSUED ON:  
OCTOBER 04, 2024

Owner  
**Skorburg Company**  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225

Project Name  
**Quail Hollow**  
Rockwall, TX

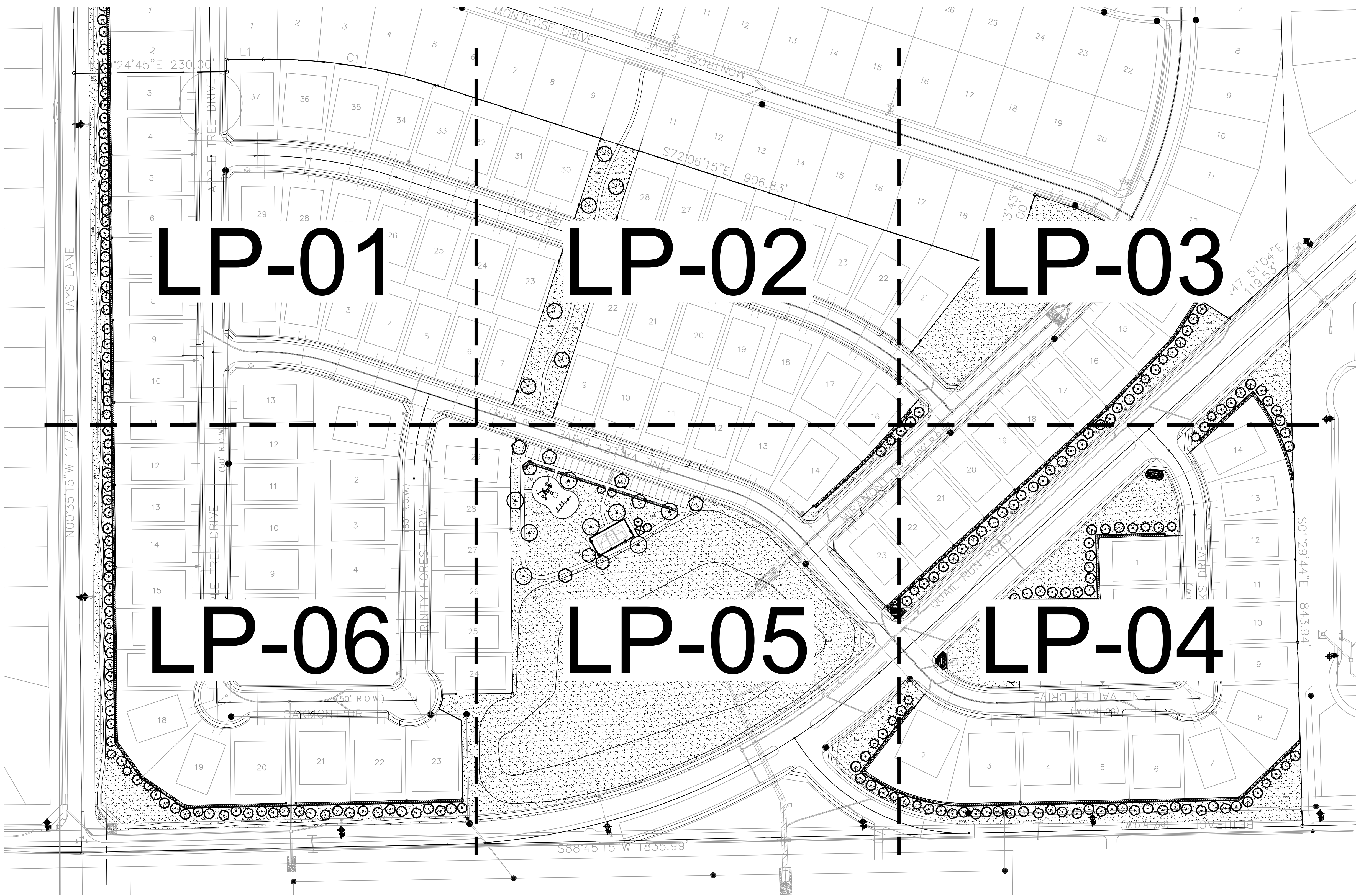
**HARDSCAPE**  
**DETAILS**


Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

**LC-08**





  
NORTH

0' 40' 80' 160'

Scale 1" = 80'

NOTE: PRINTED DRAWING SIZE  
MAY HAVE CHANGED FROM  
ORIGINAL. VERIFY SCALE USING  
BAR SCALE ABOVE.

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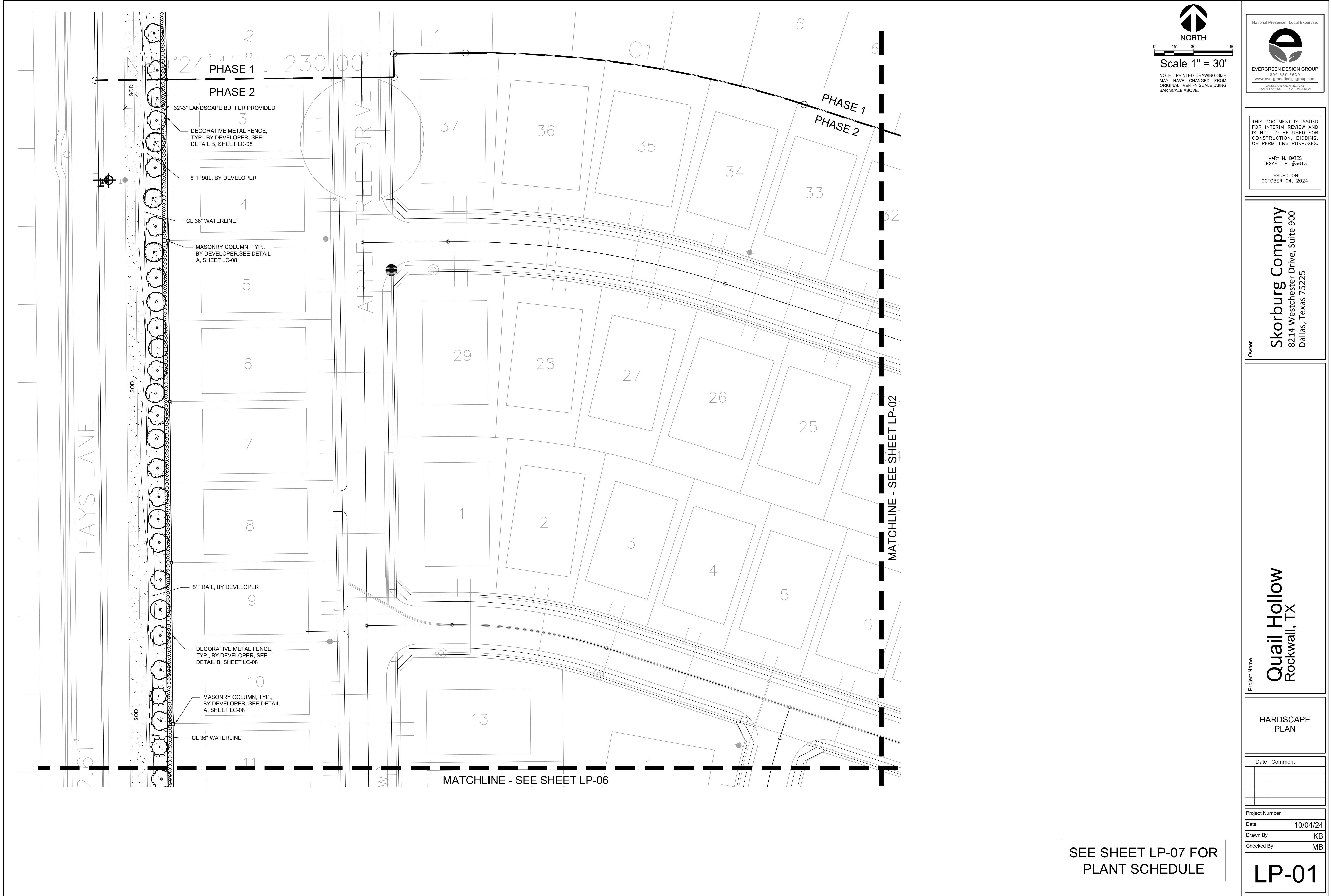
**OVERALL  
HARDSCAPE  
PLAN**


Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB


**LP-00**







NORTH



Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE  
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Rockwall, TX

**HARDSCAPE  
PLAN**

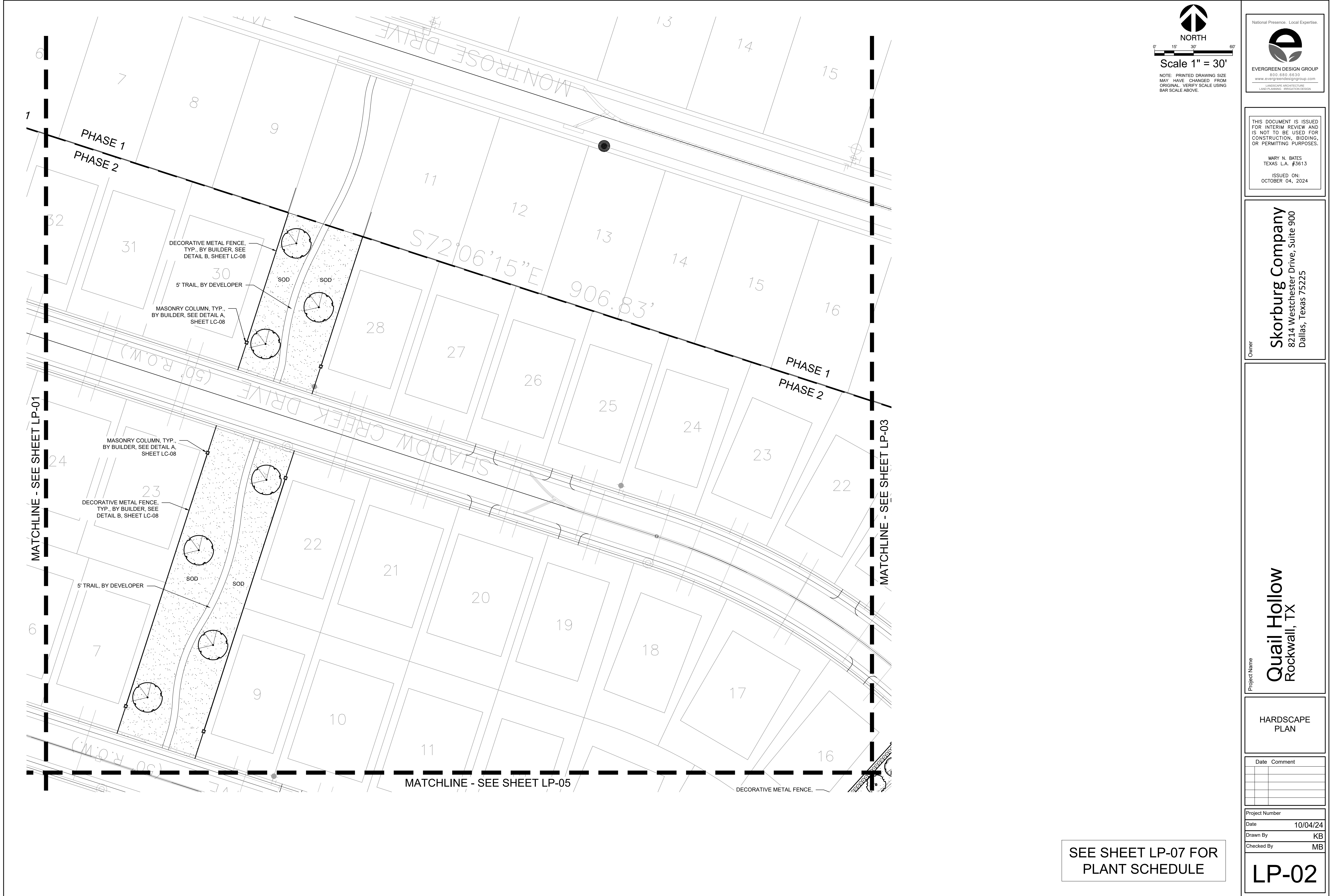
Date	Comment


Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

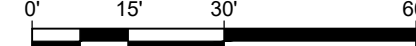
**LP-01**

SEE SHEET LP-07 FOR  
PLANT SCHEDULE





  
NORTH

  
Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE  
MAY HAVE CHANGED FROM  
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Project Name

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Rockwall, TX

**HARDSCAPE  
PLAN**

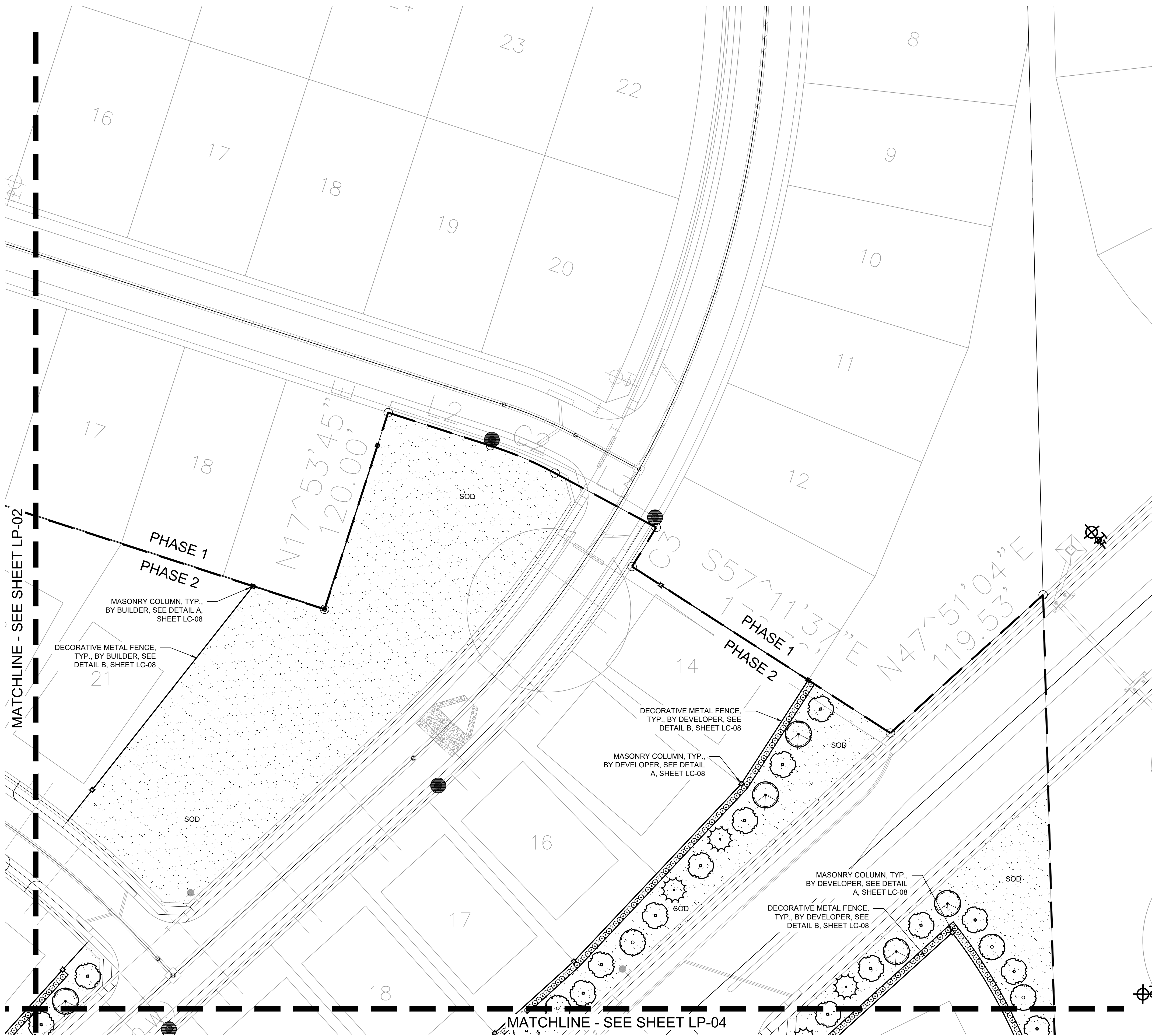
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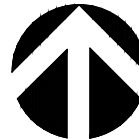
Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

**LP-02**

SEE SHEET LP-07 FOR  
PLANT SCHEDULE





  
NORTH

0' 15' 30' 60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE  
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Rockwall, TX

**HARDSCAPE  
PLAN**

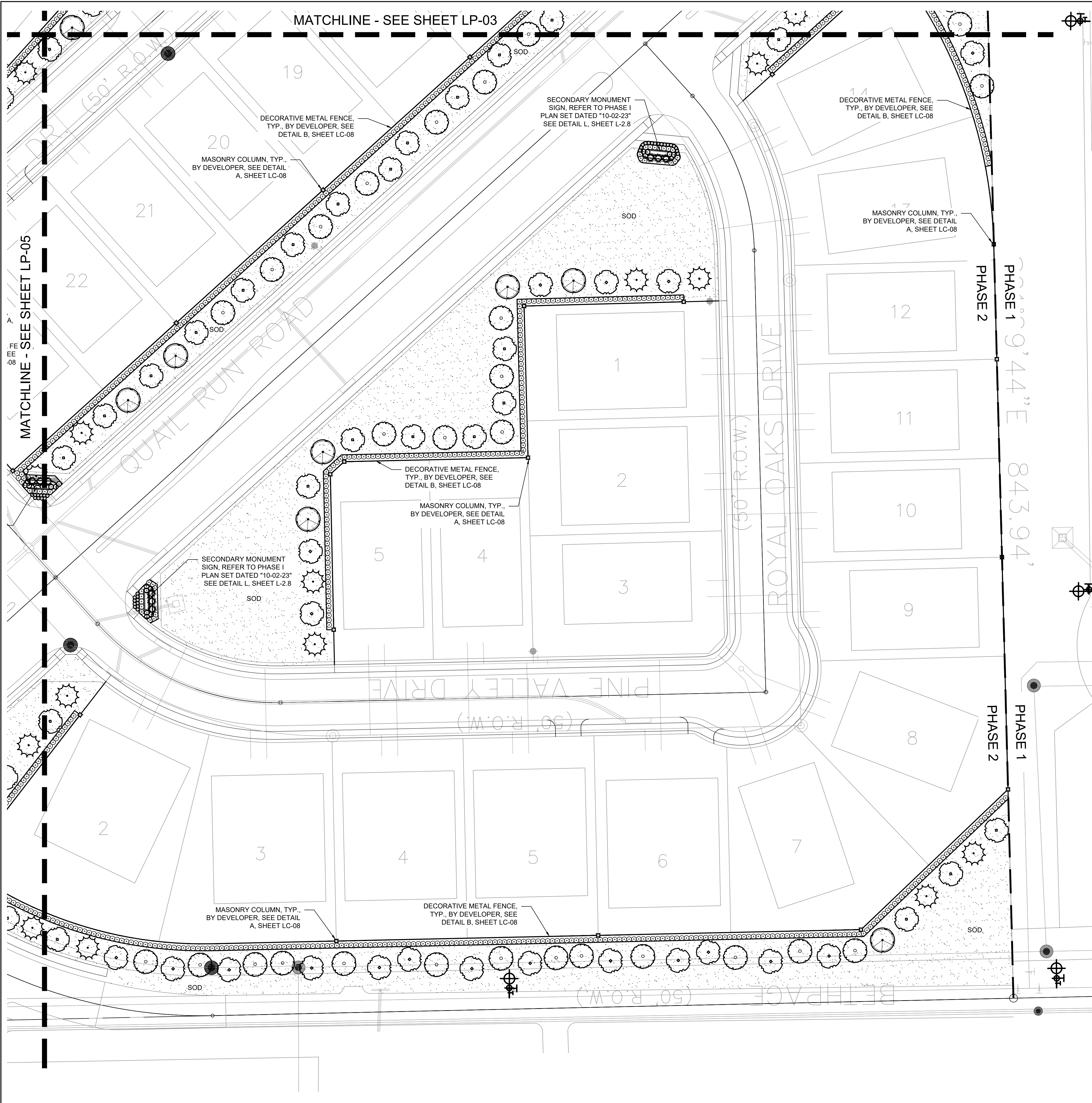
Date	Comment


Project Number	
Date	10/04/24
Drawn By	KB
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**LP-03**

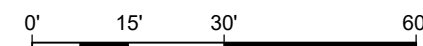
SEE SHEET LP-07 FOR  
PLANT SCHEDULE








NORTH



Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE  
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Owner

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Project Name

**Quail Hollow**  
Rockwall, TX

HARDSCAPE  
PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

SEE SHEET LP-07 FOR  
PLANT SCHEDULE

**LP-04**



MATCHLINE - SEE SHEET LP-02

NORTH

0'15'30'60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE  
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Quail Hollow

Rockwall, TX

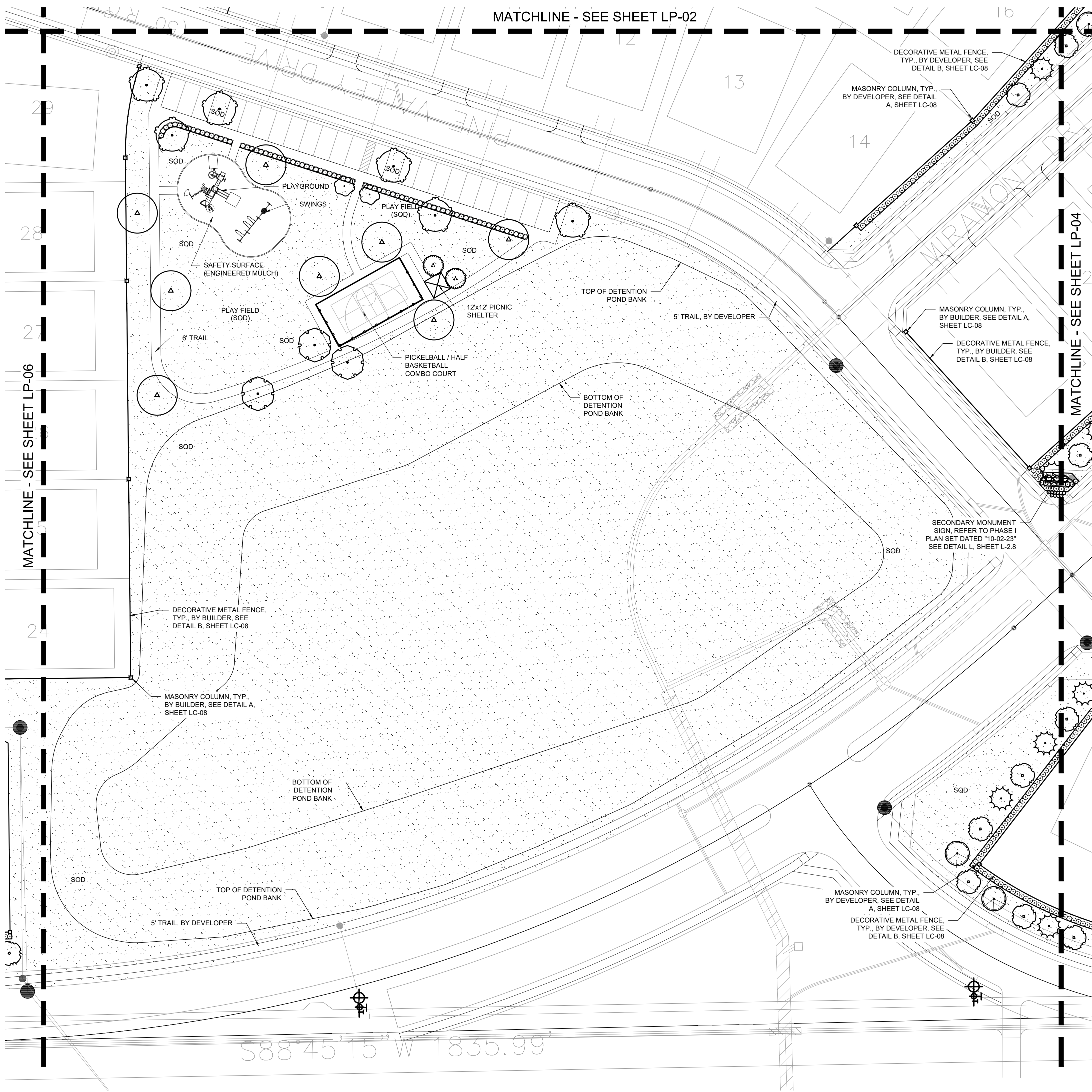
HARDSCAPE  
PLAN

Date	Comment

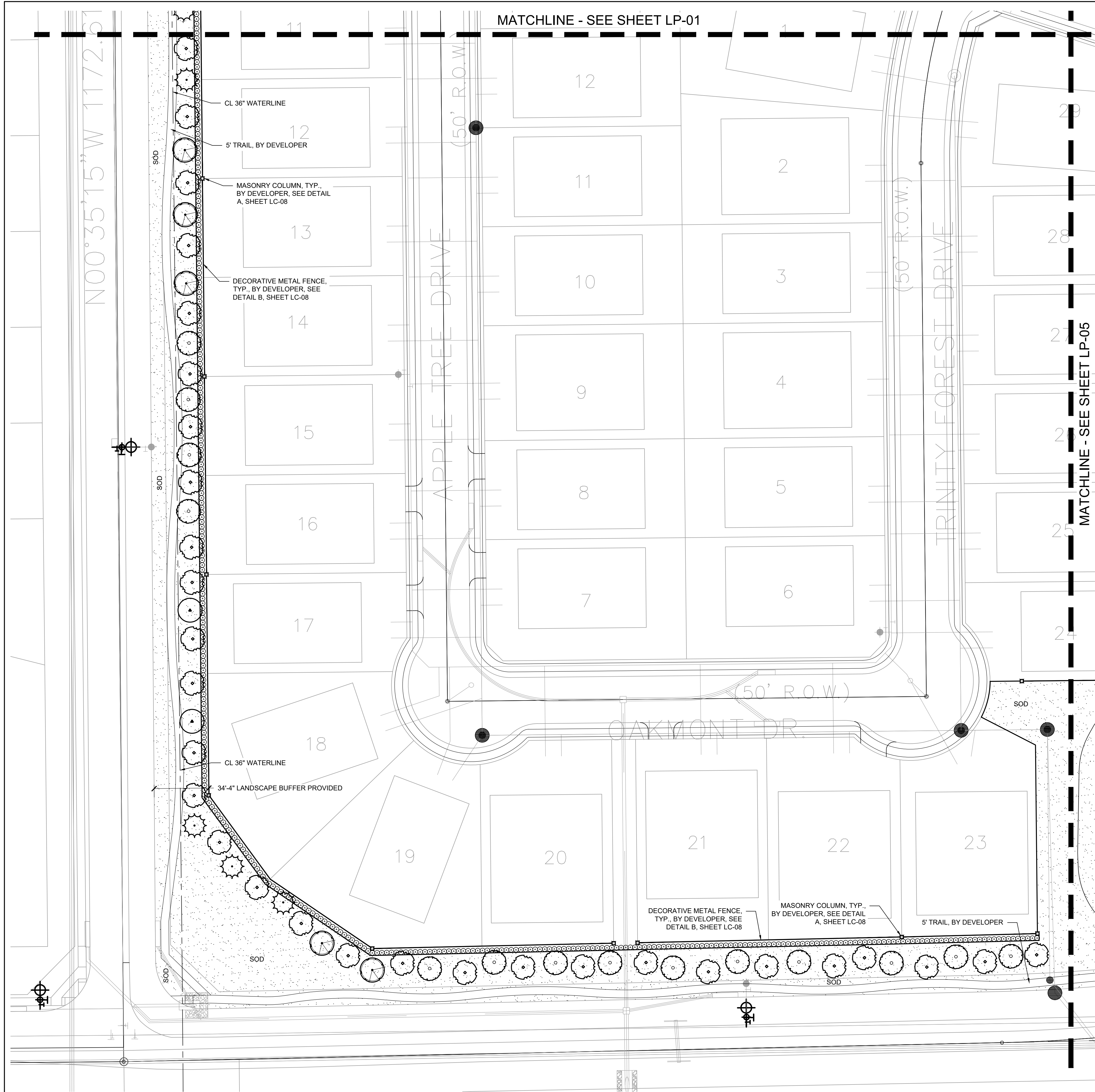
Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LP-05

SEE SHEET LP-07 FOR  
PLANT SCHEDULE







NORTH

0'15'30'60'

Scale 1" = 30'

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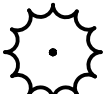

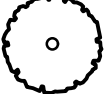






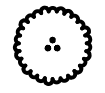

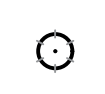

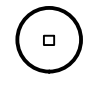

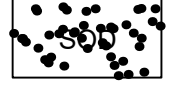
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SEE SHEET LP-07 FOR  
PLANT SCHEDULE

LP-06



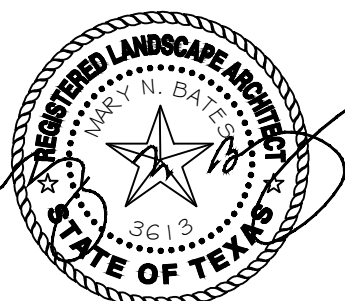
PLANT SCHEDULE

TREES	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	CALIPER	SIZE	NOTES
	CL	24	DESERT WILLOW	CHILOPSIS LINEARIS	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	ID	23	POSSUMHAW HOLLY	ILEX DECIDUA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	IV	47	YAUPON HOLLY	ILEX VOMITORIA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	MG	104	DWARF SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	QS	3	SHUMARD OAK	QUERCUS SHUMARDII	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	QV	8	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	UC	6	CEDAR ELM	ULMUS CRASSIFOLIA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
	US	4	MEXICAN BUCKEYE	UNGNADIA SPECIOSA	CONT OR B & B	4"		FULL, MATCHING, SYMMETRICAL
ORNAMENTAL TREES	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SIZE	NOTES
	CL	2	DESERT WILLOW	CHILOPSIS LINEARIS	CONT OR B & B		4' HT MIN	FULL, MATCHING, SYMMETRICAL
	LI	2	CRAPE MYRTLE	LAGERSTROEMIA INDICA	CONT OR B & B		4' HT MIN	FULL, MATCHING, SYMMETRICAL
SHRUBS	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SPACING	NOTES
	CS	9	PAPAS GRASS	CORTAGERIA SELLOANA	5 GAL.	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	DX	78	DWARF WAX MYRTLE	MYRICA PUSILLA	5 GAL.		36" O.C.	FULL, MATCHING, SYMMETRICAL
	IC	1345	DWARF BUFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	5 GAL.	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	MC	18	PINK MUHLY	MUHLENBERGIA CAPILLARIS	5 GAL.	24" HT.	36" O.C.	FULL, MATCHING, SYMMETRICAL
	SG	36	AUTUMN SAGE	SALVIA GREGGII	1 GAL.	12" HT.	24" O.C.	FULL, MATCHING, SYMMETRICAL
SOD	CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	CONTAINER	SIZE	SPACING	NOTES
	SOD	387,179 SF	CYNODON DACTYLON 'TIF 419'	TIF 419 BERMUDAGRASS		SOLID SOD		

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11/06/2024

Owner

Skorburg Company  
8214 Westchester Drive, Suite 900  
Dallas, Texas 75225

Project Name

Quail Hollow  
Rockwall, TX

HARDSCAPE  
PLAN

Date	Comment

Project Number	
Date	10/04/24
Drawn By	KB
Checked By	MB

LP-07



## PLANTING SPECIFICATIONS

### GENERAL

#### A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR

1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.

#### B. SCOPE OF WORK

4. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
6. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

### PRODUCTS

#### A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.

1. CONTAINER AND BALLED AND BURLAPPED PLANTS.
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
6. CALIPER MEASUREMENTS (FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL, WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS TOP DRESSING OF TREES AND SHRUBS.
- I. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
2. GUY AND TIE WIRE: ASTM A-641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.108 INCH DIAMETER.
3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- L. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN, ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- M. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

### METHODS

#### A. SOIL PREPARATION

1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
2. SOIL TESTING:
  - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
  - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
  - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
  - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS, ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
  - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
    - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
    - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
    - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
  - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
    - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
    - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
    - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
  - c. IRON SULPHATE - 2 LBS. PER CU. YD.
5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND AN AUTOMATIC AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

#### B. SUBMITTALS

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.

#### C. GENERAL PLANTING

1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCING NEAR EXISTING TREES:
  - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4'5" ABOVE THE AVERAGE GRADE AT THE TRUNK).
  - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
  - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
  - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

#### D. TREE PLANTING

1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE FINISH GRADE.
5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD A TREE FALL OR CLEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
  - a. 1-1/2" TREES TWO STAKES PER TREE
  - b. 2-1/2" - 4" TREES THREE STAKES PER TREE
  - c. TREES OVER 4" CALIPER GUY AS NEEDED
  - d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANTS ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH MULCH AMENDED PER SOIL TEST RECOMMENDATIONS.
2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- F. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS WITH JOINTS OF SOD STRIPS. DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- G. HYDROMULCHING
1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
  - a. WINTER MIX (OCTOBER 1 - MARCH 31)
    - i. 50# CELLULOSE FIBER MULCH
    - ii. 2# UNHULLED BERMUDA SEED
  - b. 2# ANNUAL RYE SEED
  - c. 15-15-15 WATER SOLUBLE FERTILIZER
2. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
  - a. 50# CELLULOSE FIBER MULCH
  - b. 2# UNHULLED BERMUDA SEED
  - c. 15-15-15 WATER SOLUBLE FERTILIZER
3. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
  - a. GENERAL
    - i. 50# CELLULOSE FIBER MULCH
    - ii. 15-15-15 WATER SOLUBLE FERTILIZER
  - b. SEED RATE PER LEGEND

#### H. DRILL SEEDING

1. ALL SEED SHALL BE DRILL SEED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
  - a. 50# CELLULOSE FIBER MULCH
  - b. 15-15-15 WATER SOLUBLE FERTILIZER
  - c. 4# ORGANIC BINDER

#### I. MULCH

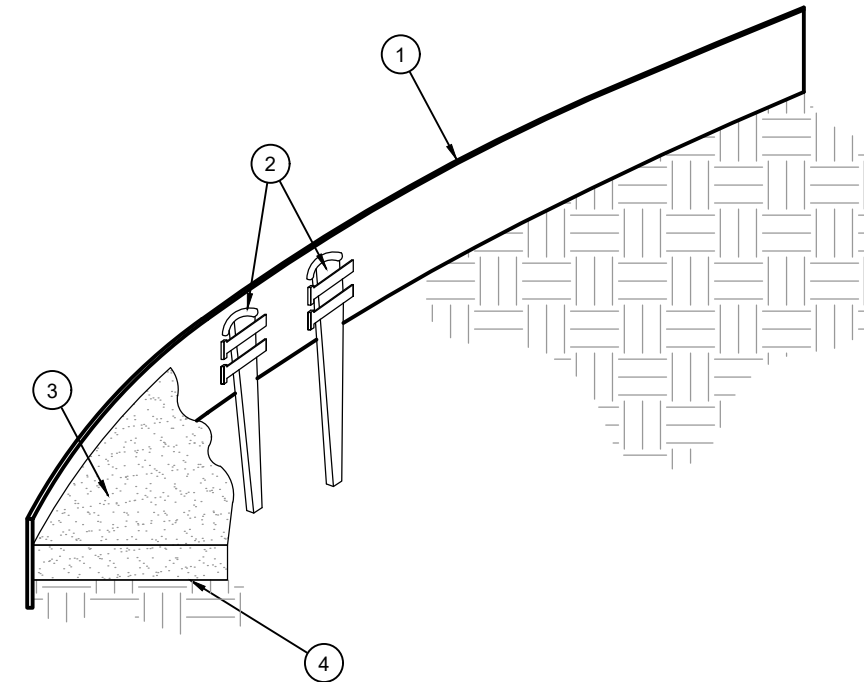
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

#### J. CLEAN UP

1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- K. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

#### L. LANDSCAPE MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIR TO THE IRRIGATION SYSTEM DUE TO DAMAGE TO THE IRRIGATION PARTS, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
  - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
  - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
  - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- M. WARRANTY PERIOD: PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDING, HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- N. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

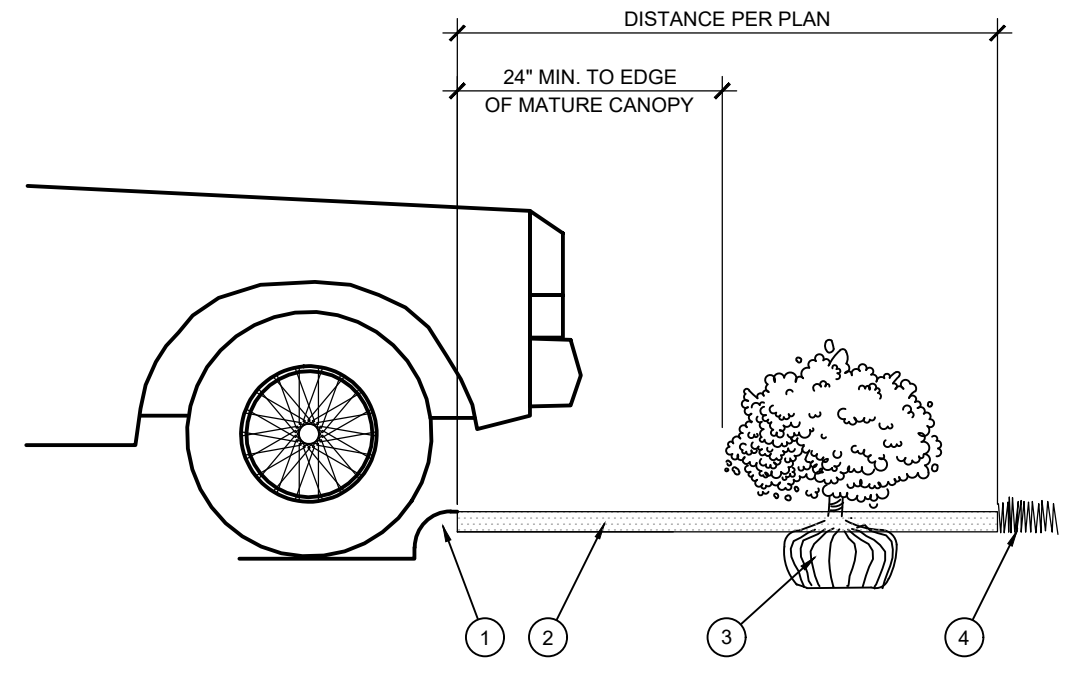


1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

- NOTES:
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
  2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
  3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

## D STEEL EDGING

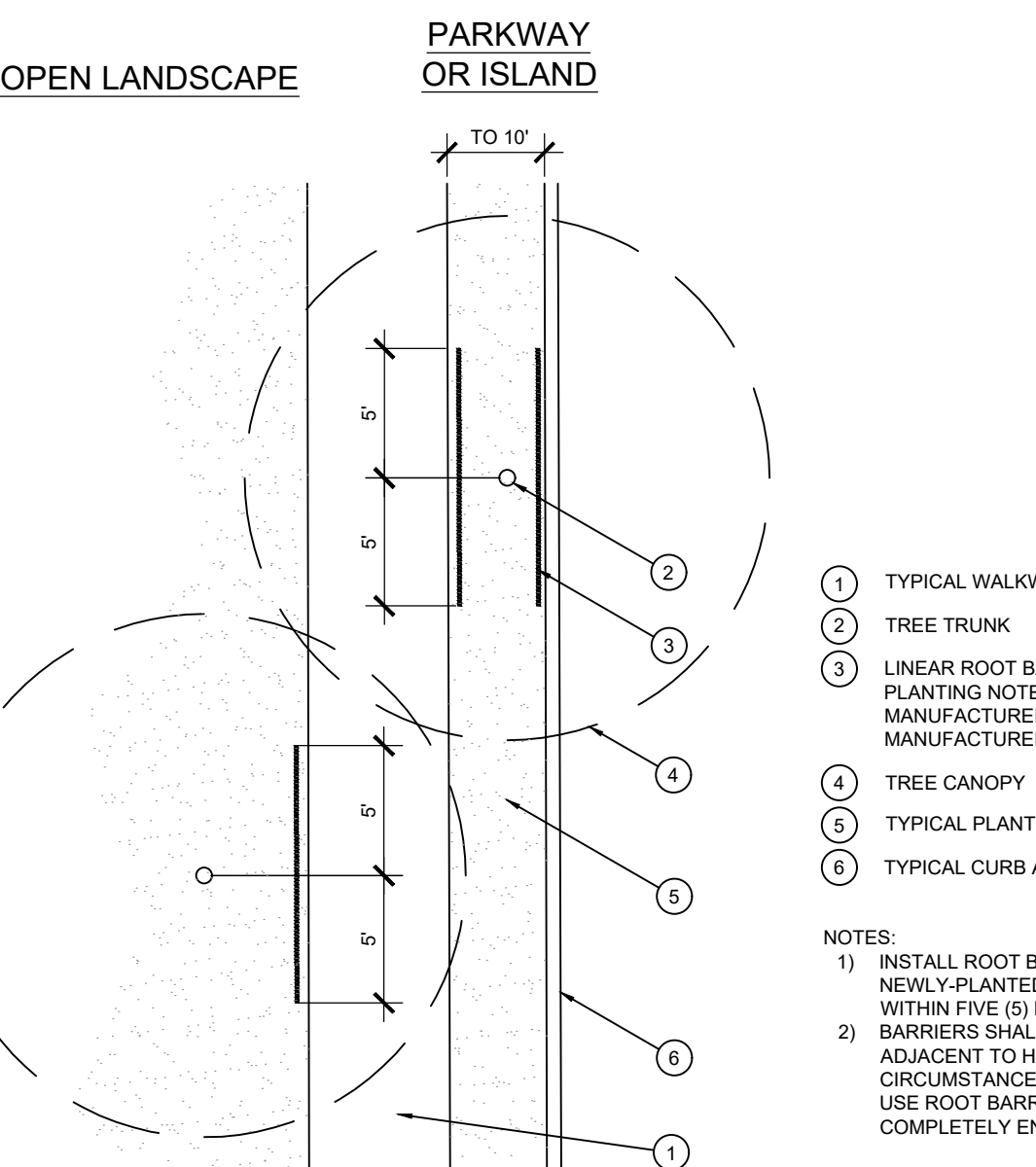
SCALE: NOT TO SCALE



1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

## E PLANTING AT PARKING AREA

SCALE: NOT TO SCALE

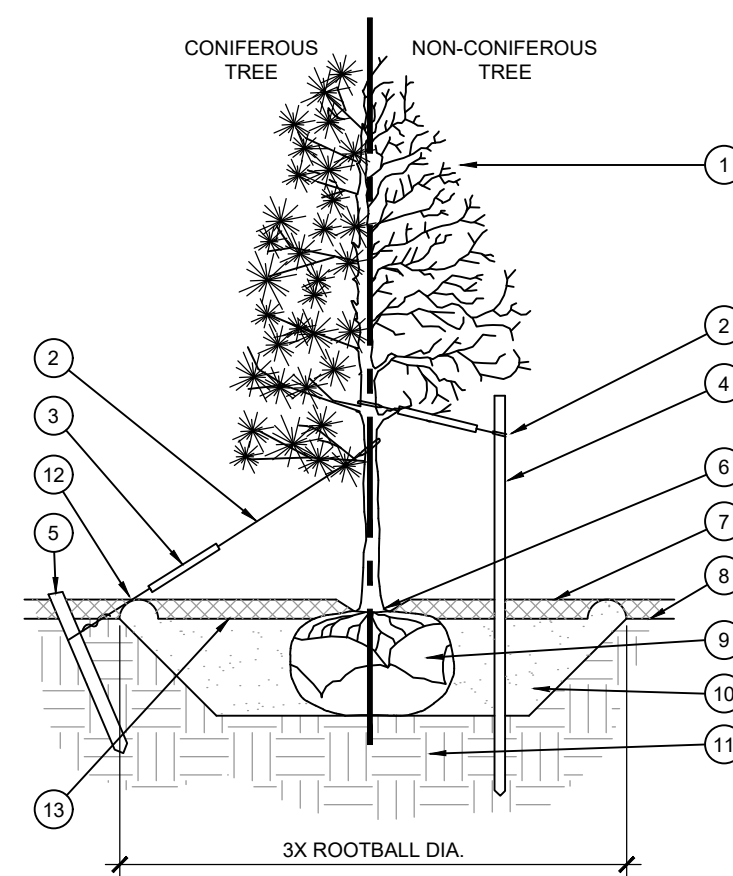


1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

- NOTES:
1. INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
  2. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

## F ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE

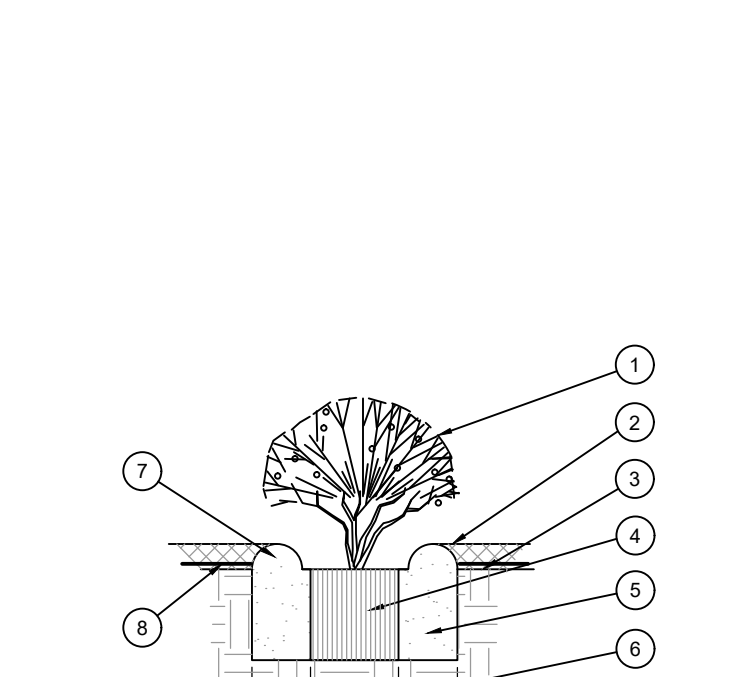


1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

- NOTES:
1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
  2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
  3. TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

## A TREE PLANTING

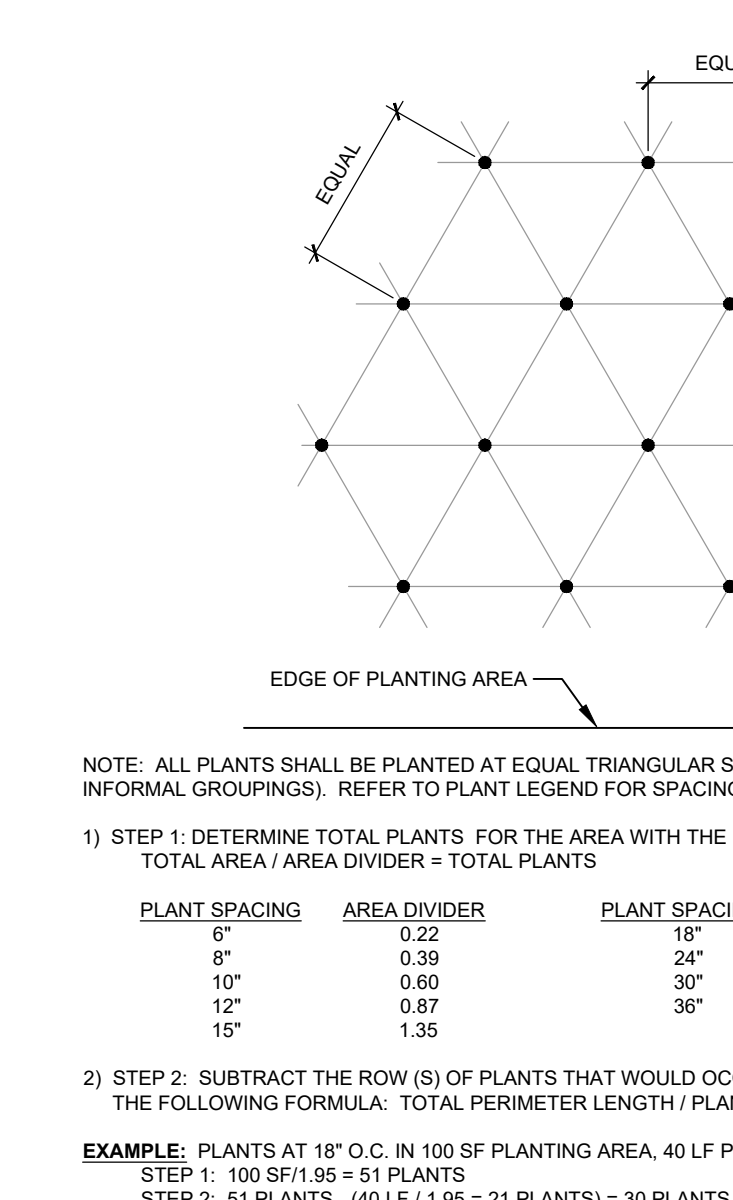
SCALE: NOT TO SCALE



1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.

## B SHRUB AND PERENNIAL PLANTING

SCALE: NTS



- NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.
- 1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:  
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS
- | PLANT SPACING | AREA DIVIDER | PLANT SPACING | AREA DIVIDER |
|---------------|--------------|---------------|--------------|
| 6"            | 0.22         | 18"           | 1.95         |
| 8"            | 0.39         | 24"           | 3.46         |
| 10"           | 0.52         | 30"           | 5.00         |
| 12"           | 0.87         | 36"           | 7.79         |
| 15"           | 1.35         |               |              |
- 2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION
- EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA. 40 LF PERIMETER  
STEP 1: 100 SF / 1.95 = 51 PLANTS  
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

## C PLANT SPACING

SCALE: NTS

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ISSUED ON:  
OCTOBER 04, 2024

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Project Name

**Quail Hollow**  
Rockwall, TX

**HARDSCAPE PLAN**

Date Comment

Project Number

Date 10/04/24

Drawn By KB

Checked By MB

**LP-08**