

FILE LOCATION: T:\Projects\CAA24050\Eng-C3D\CAD\Sheet\Parking\T1.01-02 TREESCAPE PLAN.dwg SAVED: 4/12/2024 11:44 AM PLOTTED: 4/12/2024 11:45 AM



CEMETERY
CITY OF ROCKWALL
Vol. 35, Pg. 568
D.R.R.C.T.

LOT 2, BLOCK A
HERITAGE CHRISTIAN ACADEMY
PHASE 2
Cab. J, Sl. 007
P.R.R.C.T.

EXISTING BUILDING
GYM
FF 559.02
SPRINKLED BUILDING
ONE STORY

LOT 1, BLOCK A
HERITAGE CHRISTIAN
ACADEMY ADDITION
Cab. F, Sl. 91
P.R.R.C.T.

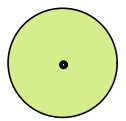
FIRE LANE ESMNT
Cab. I, Sl. 91 ~ P.R.R.C.T.
(Abandoned By This Plot)

LOT 1B, BLOCK A
289,064 Sq. Ft.
6.636 Acres

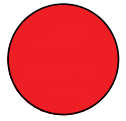
EXISTING BUILDING
FF 559.00
SPRINKLED BUILDING
ONE STORY

NEW CLASSROOM
BUILDING
FF 559.01
SPRINKLED BUILDING
ONE STORY

TREE PRESERVATION LEGEND



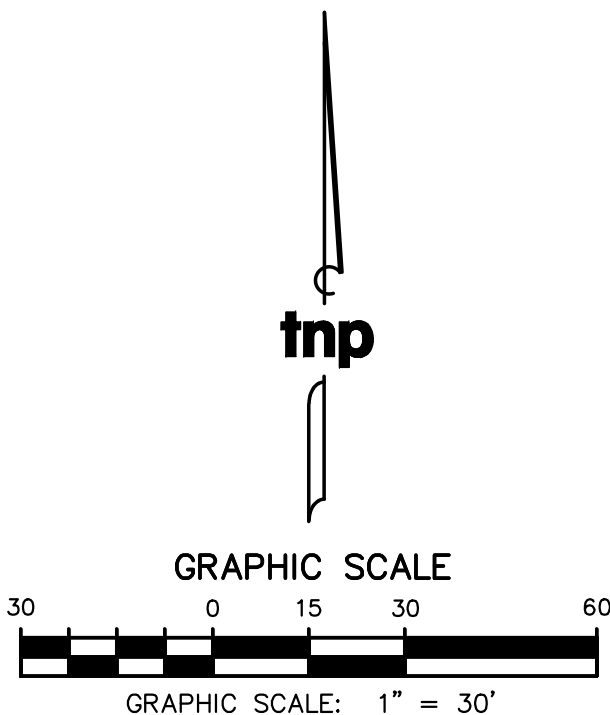
EXISTING TREE TO REMAIN



EXISTING TREE TO BE REMOVED

EXISTING TREE TABLE

Tree #	Species	DBH (Inches)	Remove or Protect
1	Elm	7	Remove
2	Ash	12	Remove
3	Ash	7	Remove
4	Ash	6	Remove
5	Ash	12	Remove
6	Ash	8	Remove
7	Oak	16	Remove
8	Oak	15	Remove
9	Hackberry	14	Remove
10	Oak	18	Remove
11	Elm	8	Remove
12	Elm	12	Remove
13	Elm	7	Remove
14	Elm	18	Protect
15	Pecan	32	Protect
16	Pecan	13	Protect
17	Oak	28	Protect
18	Hackberry	13	Protect
19	Bois D' Arck	9	Remove
20	Bois D' Arck	20	Remove
21	Ash	8	Remove
22	Ash	15	Remove
23	Cedar	7	Protect
24	Ash	9	Protect
25	Ash	15	Protect
26	Ash	9	Protect

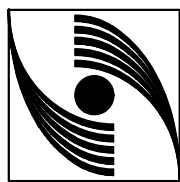


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TNP PROJECT NUMBER CAA24050
CITY OF ROCKWALL CASE NO. SP2023-025

GLENN
ENGINEERING



This document is for interim review and is not
intended for construction, bidding or permit
purposes.

JOE L. MADRID, L.A. Date: APR 2024

Tx. Reg. # 3207



Heritage Christian Academy
1408 S Goliad St,
Rockwall, TX 75087

Revisions:

Issue Dates:

Review: 12/13/23
Permit:
Construction:

Drawn By: RP
Checked By: JLM
Project No.: 2000.01

TREESCAPE PLAN

Sheet

T1.01

FILE LOCATION: T:\Projects\CAAA\650\Eng-C3D\CAD\Sheets\Parking\T1.01-02 TREESCAPE PLAN.dwg SAVED: 4/4/2024 11:44 AM PLOTTED: 4/4/2024 11:45 AM

HERITAGE CHRISTIAN ACADEMY, ROCKWALL, TX
Treescape Plan Spreadsheet

Article 09 - Tree Preservation										
Tree #	Species	DBH (Inches)	Remove or Protect	Feature	Tree Health (1-5)	Disease (Y/N)	Insect (Y/N)	Structural (Y/N)	Mitigation Required (INCHES)	
1	Elm	7	Remove	N	4	N	N	Y	7	
2	Ash	12	Remove	N	4	N	N	Y	12	
3	Ash	7	Remove	N	4	N	N	Y	7	
4	Ash	6	Remove	N	4	N	N	Y	6	
5	Ash	12	Remove	N	4	N	N	Y	12	
6	Ash	8	Remove	N	4	N	N	Y	8	
7	Oak	16	Remove	N	4	N	N	Y	16	
8	Oak	15	Remove	N	4	N	N	Y	15	
9	Hackberry	14	Remove	N	4	N	N	Y	NONE	
10	Oak	18	Remove	N	4	N	N	Y	18	
11	Elm	8	Remove	N	4	N	N	Y	8	
12	Elm	12	Remove	N	4	N	N	Y	12	
13	Elm	7	Remove	N	4	N	N	Y	7	
14	Elm	18	Protect	N	4	N	N	Y	NONE	
15	Pecan	32	Protect	Y	4	N	N	Y	NONE	
16	Pecan	13	Protect	N	4	N	N	Y	NONE	
17	Oak	28	Protect	Y	4	N	N	Y	NONE	
18	Hackberry	13	Protect	N	4	N	N	Y	NONE	
19	Bois D' Arck	9	Remove	N	4	N	N	Y	NONE	
20	Bois D' Arck	20	Remove	N	4	N	N	Y	NONE	
21	Ash	8	Remove	N	4	N	N	Y	8	
22	Ash	15	Remove	N	4	N	N	Y	15	
23	Cedar	7	Protect	N	4	N	N	Y	NONE	
24	Ash	9	Protect	N	4	N	N	Y	NONE	
25	Ash	15	Protect	N	4	N	N	Y	NONE	
26	Ash	9	Protect	N	4	N	N	Y	NONE	
MITIGATION REQUIRED (INCHES)										151
20% TREE PRESERVATION CREDIT (FOR 28" OAK & 32" PECAN)										30
20% TREE FUND CREDIT (INCHES)										24
TOTAL MITIGATION REQUIRED (INCHES)										97
TOTAL AMOUNT TO TREE FUND (\$200 PER INCH)										\$4,800
MITIGATION REQUIRED - NEW TREES REQUIRED (4" CAL.)										25
NEW TREES PROVIDED (4" CAL.)										25

TREE PRUNING AND REMOVAL

- PURPOSE: THESE NOTES ARE INTENDED TO GUIDE GENERAL CONTRACTOR AND SUB-CONTRACTORS CREWS IN THE PRUNING AND REMOVAL OF EXISTING TREES IN COMPLIANCE WITH LOCAL STANDARDS.
- A. GENERAL STANDARDS FOR TREE PRUNING
- ALL TREE MAINTENANCE WORK ON PROPERTY GROUNDS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISIONS OF ANSI A300 AND ANSI 2133.1 STANDARDS AND AS FURTHER DETAILED IN THE BEST MANAGEMENT PRACTICES TREE PRUNING BOOKLET.
 - ALL TREE PRUNING TO BE COMPLETED BY AN ISA-CERTIFIED ARBORIST. ALL TRIMMING AND PRUNING NEEDS TO BE COORDINATED WITH THE DISTRICT ARBORIST OR HEAD OF MAINTENANCE AS APPLICABLE.
 - HANGING LIMBS AND BRANCH GROWTH SHALL BE MAINTAINED 13 FEET ABOVE STREETS AND 8 FEET ABOVE SIDEWALKS OR PER LOCAL CODE.
 - AUTHORITY TO PRUNE TREES DOES NOT INCLUDE THE CUTTING BACK OF SOUND, HEALTHY TREE BRANCHES IN EXCESS OF 6 INCHES OUTSIDE DIAMETER, UNLESS SPECIFICALLY DIRECTED BY THE OWNER OR CITY FORESTER.
 - TREE BRANCHES SHALL BE REMOVED AND CONTROLLED IN SUCH A MANNER AS TO AVOID DAMAGE TO OTHER PARTS OF THE TREE, OTHER PLANTS, AND PROPERTY.
 - PROMPTLY AND PROPERLY CLEAN-UP BRANCHES, LOGS, OR ANY OTHER DEBRIS RESULTING FROM A TREE PRUNING OR REMOVAL. THE WORK AREA SHALL BE KEPT SAFE AT ALL TIMES UNTIL THE CLEAN-UP IS COMPLETED. UNDER NO CONDITION SHALL THE ACCUMULATION OF BRUSH, BRANCHES, LOGS, OR OTHER DEBRIS BE ALLOWED UPON PROPERTY IN SUCH A MANNER AS TO CAUSE A PUBLIC HAZARD.

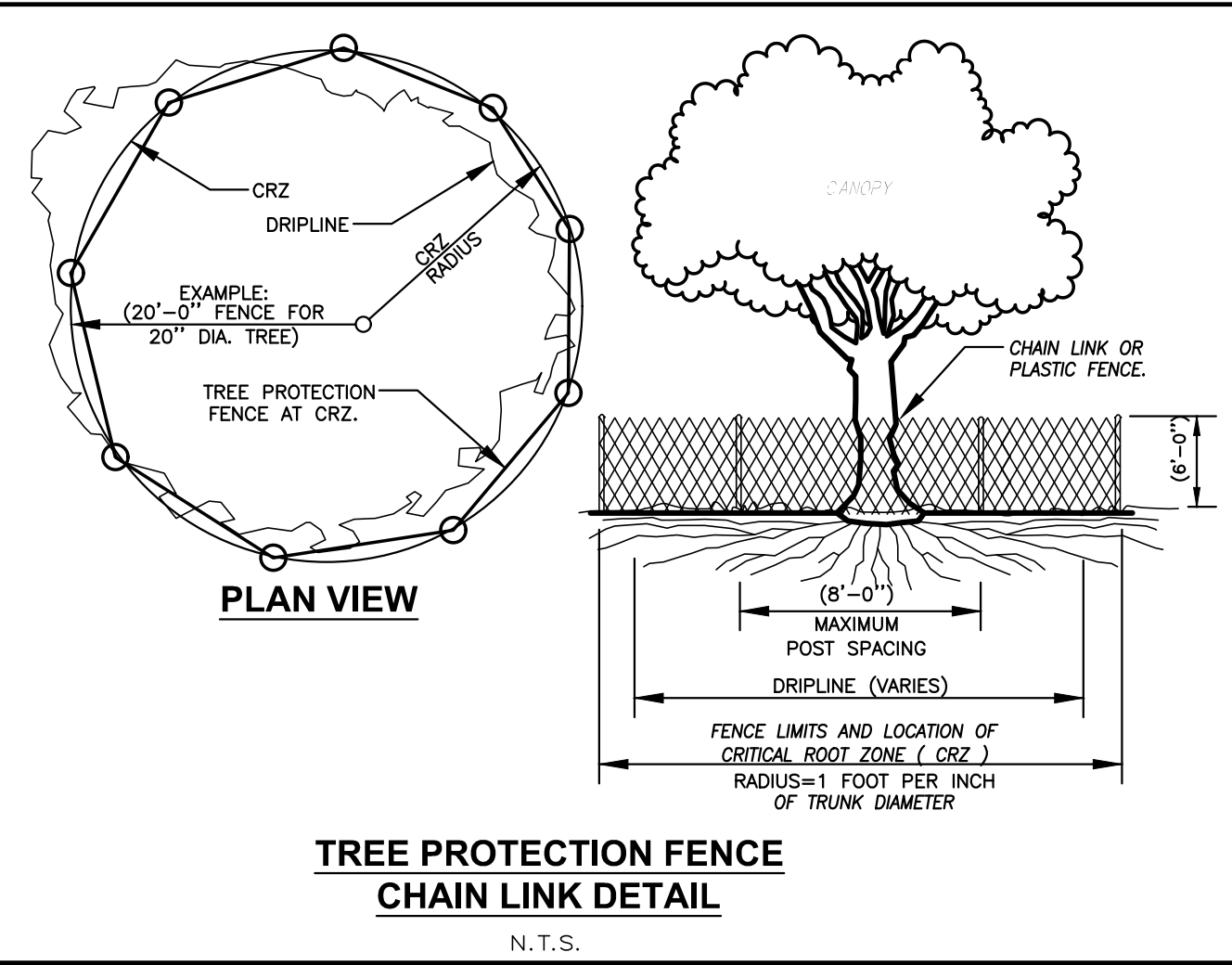
DEMOLITION NOTES

- A 6' TALL TEMPORARY FENCE SHALL BE INSTALLED AROUND THE BASE OF ALL TREES OUT TO THE DRIPLINE. NO HEAVY EQUIPMENT SHALL BE ALLOWED WITHIN THE DRIPLINE OF THE TREES LABELED TO BE PRESERVED. SEE TREE PROTECTION AND PRESERVATION NOTES AND DETAILS. THIS SHEET.
 - CONTRACTOR SHALL NOT STORE ANY MATERIALS OR EQUIPMENT UNDER THE DRIPLINE OF ANY TREE TO REMAIN. IF STORAGE OF MATERIALS OR EQUIPMENT IS OBSERVED UNDER THE DRIPLINE OF TREES TO REMAIN, THE OWNER RESERVES THE RIGHT TO FINE THE CONTRACTOR UP TO \$500 DOLLARS PER INFRACTION, PER DAY.
 - ANY WORK UNDER THE TREE CANOPY/WITHIN TREE PROTECTION AREAS SHALL BE DONE BY HAND.
 - TEMPORARY FENCING SHALL BE PLACED AS SHOWN ON THE PLAN. NO HEAVY EQUIPMENT SHALL BE ALLOWED IN THESE AREAS. ANY DAMAGE TO THESE AREAS DUE TO CONSTRUCTION ACTIVITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
 - PROPOSED LAWN AND PLANTER AREAS TO BE EXCAVATED AS NECESSARY TO ALLOW FOR TOPSOIL DEPTHS AS SPECIFIED PER PLANS AND SPECS. ONLY STRIP TOP VEGETATIVE LAYER OF SOIL UNDER EXISTING TREES TO REMAIN. DO NOT DAMAGE ROOTS OF EXISTING TREES TO REMAIN.
 - CARE SHALL BE TAKEN TO AVOID DAMAGING ANY ASPECTS OF THE ADJACENT LANDSCAPING ALL DAMAGE CAUSED AND NECESSARY REPAIRS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COSTS TO THE OWNER.
 - IF THE CONTRACTOR ENCOUNTERS ANY EXISTING TREES NOT SHOWN ON THE PLAN, CONTRACTOR SHALL NOTIFY OWNER AND/OR LANDSCAPE ARCHITECT FOR FURTHER DIRECTION.
 - THE USE OF CLIMBING SPURS OR GAFFS SHALL BE PERMITTED ONLY IN THE CASE OF TREE REMOVAL OR IN AERIAL RESCUE EMERGENCIES.
 - UNDER NO CONDITIONS SHALL SEVERED OR PARTIALLY CUT LIMBS BE LEFT IN A TREE AFTER THE WORKERS LEAVE THE SCENE OF OPERATIONS.
- TREE REMOVAL STANDARDS
- REMOVAL OF TREES NOT INDICATED ON THESE PLANS IS PROHIBITED. IF TREES INTERFERES WITH OR CREATES A PUBLIC NUISANCE OR HAZARD TO PEDESTRIANS OR VEHICULAR TRAFFIC OR IS CONSIDERED A PUBLIC NUISANCE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR FURTHER DIRECTION.
 - TREES WHICH ARE DEAD, SIGNIFICANTLY DAMAGED OR DISEASED PRIOR TO CONSTRUCTION ACTIVITIES MAY BE REMOVED.
- STUMP REMOVAL REQUIREMENTS AND STANDARDS
- PERSONS PERFORMING STUMP REMOVAL DUTIES SHALL WEAR ALL REQUIRED SAFETY EYE AND EAR PROTECTION AND SHALL HAVE THE IMMEDIATE AREA INVESTIGATED FOR UTILITY LINES AND STAKED (TEXAS 811) AS NECESSARY.
 - ALL REMOVAL OF TAGGED TREES SHALL BE DONE IN A MANNER SO THAT THE REMAINING STUMP WILL BE AT LEAST 8 INCHES BELOW GROUND LEVEL, UNLESS OTHERWISE DIRECTED BY OWNER.
 - EXCAVATIONS RESULTING FROM A TREE OR SHRUB REMOVAL MUST BE PROMPTLY FILLED IN TO NORMAL GROUND LEVEL WITH APPROVED TOPSOIL OR FILL MATERIAL DEPENDING ON LOCATION. THE TOPSOIL FILL MATERIAL SHALL BE PROPERLY SETTLED AND BE FREE OF DEBRIS.

TREE PROTECTION AND PRESERVATION

- INTRODUCTION: THESE INSTRUCTIONS ARE INTENDED TO GUIDE THE GENERAL CONTRACTOR AND SUB-CONTRACTOR'S CREWS AND OWNER IN THE PROTECTION OF TREES LOCATED ON THE PROJECT SITE THAT ARE OWNED BY THE DISTRICT, AND SHALL BE IN COMPLIANCE WITH FOLLOWING SPECIFICATIONS. ALL PEOPLE THAT WORK AROUND TREES ARE RESPONSIBLE TO PROTECT THE TREES FROM UNNECESSARY INJURY THAT WOULD DECREASE THEIR VALUE. TREE ROOTS OFTEN SPREAD 2-3 TIMES WIDER THAN THE DRIP-LINE OF THE CANOPY, AND 80% OF A TREE'S ROOTS ARE FOUND IN THE TOP 2 FEET OF SOIL. THESE FACTS ILLUSTRATE WHY IT IS SO IMPORTANT TO USE CARE WHEN WORKING NEAR EXISTING TREES.
- A. TREE PROTECTION GUIDELINES FOR CONSTRUCTION SITES
- PRIOR TO INITIATING DEMOLITION AND CONSTRUCTION WORK THAT WILL AFFECT TREES ON PROPERTY, THE FOLLOWING TREE PROTECTION PLAN SHOULD BE IMPLEMENTED.
- TREE PROTECTION PRACTICES MAY INCLUDE BUT ARE NOT LIMITED TO PRUNING BRANCHES AND ROOTS, TEMPORARILY FENCING OFF AREA AROUND THE ROOTING ZONE, WRAPPING TRUNKS TO PREVENT WOUNDS, SPREADING WOOD CHIPS OR GRAVEL TO REDUCE SOIL COMPACTION, ENSURING PROPER TREE IRRIGATION IS PROVIDED THROUGHOUT THE TERM OF THE PROJECT, AND ADDING WELL-COMPOSTED ORGANIC MATTER TO THE TREE'S GROWING LOCATION FOLLOWING CONSTRUCTION.
 - TREE PLANTING WORK SHALL BE DONE IN ACCORDANCE WITH LATEST LOCAL CODES INCLUDING BEST MANAGEMENT PRACTICES (BMP), ANSI 2133.1, AND ANSI A300. DIRECTIONS PROVIDED IN AUTHORIZING PERMITS SHALL BE FOLLOWED.
 - ANY TREE TO REMAIN THAT IS IRREPARABLY DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REMUNERATED AT COST TO CONTRACTOR RESPONSIBLE FOR DAMAGES. THE VALUE OF ALL TREES TO REMAIN SHALL BE ESTABLISHED IN WRITING AND AGREED UPON BY ALL PARTIES INVOLVED PRIOR TO CONSTRUCTION ACTIVITIES. COORDINATE WITH THE OWNER PRIOR TO BEGINNING WORK.
 - ANY REPLACEABLE TREES TO REMAIN ON-SITE AND ON ADJACENT PROPERTIES THAT ARE DAMAGED DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPLACED WITH TREE OF SAME SPECIES, SAME CALIPER SIZE, AND SIMILAR SHAPE AT THE EXPENSE OF CONTRACTOR RESPONSIBLE FOR DAMAGE.
 - TREES TO BE PRESERVED DURING ALL CONSTRUCTION ACTIVITIES SHALL HAVE A TREE PROTECTION ZONE WHICH IS NO LESS THAN THE WIDTH OF THE DRIP LINE OF THE TREE CANOPY (REFERENCE DETAIL), AND IS CLEARLY MARKED WITH A CONTINUOUS CHAIN LINK PROTECTIVE FENCE OR OWNER APPROVED EQUAL PRIOR TO ANY DEMOLITION, CLEARING, TRENCHING, OR TUNNELING PROJECTS COMMENCE.
 - HEAVY EQUIPMENT SHALL NOT BE ALLOWED INSIDE THE TREE PROTECTION ZONE. ALL HEAVY EXCAVATIONS SHALL BE MADE BY EQUIPMENT FROM OUTSIDE OF THIS ZONE.
 - BUILDING MATERIAL, TOPSOIL, CHEMICALS, OR FILL SHALL NOT BE STOCKPILED IN THE TREE PROTECTION ZONE OR IN THE DRIP LINE OF ANY TREE THAT IS SCHEDULED FOR PRESERVATION.
 - PRIOR TO CONSTRUCTION, THE TREE PROTECTION ZONE WILL BE DESIGNATED BY PLAN AND IN COORDINATION WITH TEXAS 811, OWNER, AND/OR LANDSCAPE ARCHITECT. THE SIZE AND SHAPE OF THE ZONE WILL DEPEND ON THE TREE SPECIES, SENSITIVITY TO IMPACT, THE HEALTH AND AGE OF THE TREE, AND ROOT AND CROWN CONFORMATION, AND DEVELOPMENT CONSTRAINTS.
 - TRENCHING SHOULD BE PERFORMED IN ACCORDANCE WITH THE STANDARDS LISTED ABOVE. WHEN LARGE SCAFFOLD ROOTS ARE ENCOUNTERED WHILE TRENCHING, HAND DIGGING AND BRIDGING OF THE ROOTS SHALL BE DONE. IN SITUATIONS WHERE A ROOT HAS BEEN DAMAGED, A CLEAN CUT SHALL BE MADE ON THE ROOT AT THE EDGE OF THE TRENCH CLOSEST TO THE TREE TRUNK.
 - TUNNELING OR BORING SHOULD BE DONE WHENEVER WORKING WITHIN THE TREE PROTECTION ZONE. TUNNELING OR BORING IN THE TREE PROTECTION ZONE MUST BE AT LEAST 2' DEEP.
 - EXCAVATION INVOLVING ROOT CUTS SHOULD BE COMPLETED RAPIDLY. CUTS ON TREE ROOTS SHALL BE SMOOTH AND CLEAN. THE TRENCH SHOULD BE BACKFILLED AS QUICKLY AS POSSIBLE TO PREVENT THE EXPOSED ROOTS FROM DRYING OUT, AND THE TREE SHOULD BE WATERED IMMEDIATELY. IF TREES ARE TO REMAIN EXPOSED FOR MORE THAN FOUR TO SIX HOURS, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.
 - FOR TREES WITH A TRUNK DIAMETER IN EXCESS OF 6", TUNNELING OR BORING SHOULD REPLACE TRENCHING.
 - THE BOOKLET "TRENCHING AND TUNNELING NEAR TREES" PRODUCED BY THE NATIONAL ARBOR DAY FOUNDATION SHALL BE USED AS A GUIDE FOR ALL CONSTRUCTION AND EXCAVATION WORK AROUND TREES. THIS BOOKLET MAY BE OBTAINED BY CONTACTING THE NATIONAL ARBOR DAY FOUNDATION.
 - CONTRACTOR PROVIDING TREE CARE SERVICES SHOULD BE CURRENTLY LICENSED TO DO BUSINESS IN THE STATE OF TEXAS, BE INSURED AGAINST PERSONAL INJURY, AND PROPERTY DAMAGE, AND BE CERTIFIED AS AN ARBORIST WITH THE INTERNATIONAL SOCIETY OF ARBORICULTURE. PRIOR TO BEGINNING WORK ON TREE(S), THE TREE CARE CONTRACTOR SHALL CONTACT THE CITY TO RECEIVE AN AUTHORIZING PERMIT IF REQUIRED.
 - TREES SHALL NOT BE USED TO SUPPORT ANY SCAFFOLDING, SIGNS, TEMPORARY UTILITY, OR ANY OTHER SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED WHENEVER POSSIBLE TO AVOID ROOT CUTTING.
 - NO ELEVATION OR GRADE CHANGES CAN BE MADE AROUND THE DRIP ZONE OF THE TREES UNLESS AN ELEVATION/GRADE CHANGE PLAN IS RECEIVED AND WRITTEN APPROVAL IS GIVEN BY THE LANDSCAPE ARCHITECT.
 - EXCEPTIONS TO THE ABOVE GUIDELINES SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO IMPLEMENTATION.
 - TREES SHALL BE WATERED ACCORDING TO THE FOLLOWING GUIDELINES:
 - ESTABLISHED TREES NEED DEEP WATERING ONCE A WEEK WITH LOW PRESSURE TO ENSURE THAT THE GROUND IS SOAKED TO A DEPTH OF AT LEAST 12 INCHES.
 - YOUNG OR NEWLY PLANTED TREES NEED TO BE WATERED EVERY 3-4 DAYS.
 - TO KEEP WATER FROM EVAPORATING FROM THE SOIL AROUND THE TREE, APPLY AT LEAST TWO INCHES OF ORGANIC MULCH (WOOD CHIPS OR MULCH) AROUND THE BASE OF THE TREES UNLESS OTHERWISE DIRECTED BY OWNER OR LANDSCAPE ARCHITECT.
- B. UNDERGROUND UTILITY WORK
- TRENCHING SHOULD BE PERFORMED IN A MANNER AND LOCATION LEAST DAMAGING TO TREE ROOTS. ALL TRENCHING WITHIN THE DRIPLINE OF THE TREE SHALL BE DONE BY HAND.
 - TUNNELING OR BORING SHOULD BE DONE WHENEVER POSSIBLE. WHERE LARGE SCAFFOLD ROOTS ARE ENCOUNTERED, HAND DIGGING AND BRIDGING OF ROOTS SHALL BE DONE.
 - ANY CUTTING OF TREE ROOTS, OTHER THAN WHEN IN THE PROCESS OF TREE REMOVAL, SHALL BE COMPLETED AFTER DUE CONSIDERATION OF THE FUTURE WELFARE OF THE TREE. PROPER ACTION SHALL BE TAKEN TO PROTECT, PRESERVE, OR CORRECT THE ROOT PROBLEM.
 - THE "TRENCHING AND TUNNELING NEAR TREES" BOOK BY THE NATIONAL ARBOR DAY FOUNDATION SHALL BE USED AS A GUIDE FOR ALL CONSTRUCTION AND EXCAVATION WORK AROUND PROTECTED TREES.
 - EXCAVATION INVOLVING ROOT CUTS SHOULD BE DONE RAPIDLY. CUTS ON TREE ROOTS SHALL BE SMOOTH AND CLEAN. BACKFILL BEFORE THE ROOTS HAVE A CHANCE TO DRY OUT, AND WATER TREE IMMEDIATELY. IF TREE ROOTS ARE TO REMAIN EXPOSED FOR ANY EXTENDED PERIOD OF TIME, THEY MUST BE COVERED WITH BURLAP AND KEPT MOIST AT ALL TIMES.

TREE PROTECTION FENCE REMOVAL NOTE:
TREE PROTECTION FENCE MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION. IF TEMPORARY REMOVAL OF TREE PROTECTION IS REQUIRED FENCING MUST BE APPROVED BY CITY STAFF. CONTRACTOR TO COORDINATE WITH THE CITY OF AUBREY FOR TEMPORARY REMOVAL.



Revisions:	

Issue Dates:	
Review:	12/13/23
Permit:	
Construction:	

Drawn By:	RP
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Project No.:	2000.01

TREESCAPE PLAN

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T1.02



teague nall & perkins

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TNP PROJECT NUMBER CAA24050
CITY OF ROCKWALL CASE NO. SP2023-025

PLANTING NOTES

*The following notes are provided as a courtesy to the landscape contractor. Please note that the contractor should refer to all relevant sections provided in the plans and specifications.

SECTION 1 - GENERAL

1.

These notes are intended as a field reference for the Contractor. The Contractor will thoroughly review these notes, specifications and the drawings prior to start of any work. The Contractor shall visit the site prior to submitting his bid and prior to start of work to become completely familiar with site conditions.
2.

It is the responsibility of the contractor to advise the Landscape Architect (hereinafter, LA) of any condition found on the site which prohibits installation as shown on these drawings.
3.

Prior to submitting a bid, the Contractor shall verify any discrepancies between the notes, specifications, or the drawings with the LA for clarification. If there is a discrepancy between the number of plants shown on the plans and the number of plants shown in the plant materials legend, the greater number of plants will take precedence for bidding purposes. All plant quantities listed are for information only. It is the contractor's responsibility to provide full coverage in all planting areas.
4.

Written dimensions prevail over scaled dimensions. Notify landscape architect of any discrepancies
5.

The Contractor bears all responsibility for obtaining all licenses and permits required by federal, state, and local agencies to accomplish the work of this project.
6.

Contractor shall complete soil test in all planting areas to determine soil amendment requirements and submit test results to LA for approval. Contractor shall adjust pH and fertility based upon these results. No addition to or placement of soil is to be done prior to initial soil test report approval. Testing shall be done by LA approved laboratory. No planting shall begin until results and proper adjustment have been made. It is the Contractor's responsibility to ensure proper drainage and fertility of all planting areas.
7.

Coordinate all work with the project's building contractor or owner.
8.

Warning! Call toll-free 811 *before* you dig! The contractor bears all responsibility for verifying all underground utilities, pipes, and structures in the field prior to construction. Any damage to utilities that are to remain shall be repaired immediately at no expense to the owner. The Contractor shall contact the building contractor and all utility authorities to mark location of site utilities. Install flags or stakes and maintain them in place throughout the project. Damage to utilities or other work shall be repaired at the expense of the contractor responsible for the damage. The locations of existing utilities as shown on these plans are approximate. There may be other underground utilities within the project area that are not shown. Landscape Architect and/or Engineer assumes no responsibility for any utilities not shown on plans.
9.

Due to existing vegetation and other site conditions, the Contractor should anticipate field adjustments by the LA and should understand such adjustments are not an additional service.
10.

The Contractor shall give the LA 48 hours notice of required inspections *upon completion* of each of the following phases:

A.

Pre-Construction Conference after award of bid (on-site)

B.

Construction debris/ weed clean-up (before *any* grading, fill, or irrigation)

C.

Rough Grading (within 2" of finish grade), Utility Marking, and Tree Staking

D.

Fine Grading and Tree Staking (before any tree pits are dug)

E.

Tree Planting

F.

Staking of Bedlines and/or Edging

G.

Shrub Planting

H.

Substantial Completion

I.

Final Acceptance
11.

Contractor shall guarantee all plant material for one (1) full year from date of final acceptance. The cutting off of water or electricity by other trades or persons shall not void the warranty.
12.

It is the contractor's responsibility to insure the availability of water to the plants at all times until final acceptance. The contractor shall reject and replace all trees with tip-dieback of more than one (1) inch over the entire canopy of the tree and replace all shrubs or plants with any dieback. All rejected plant material shall be replaced with specified plant material within 14 calendar days at the contractor's expense.
13.

LA assumes no responsibility for damages, liabilities, or cost resulting from changes or alterations made to the plan without the express written consent of LA.

SECTION 2 - MATERIALS

14.

All materials are subject to approval or refusal by the LA. All material rejected by the LA shall be removed from the site and replaced with acceptable material at the Contractor's expense. The Contactor shall check all material for specified requirements, shipping damage, pests, and diseases and shall reject all unsatisfactory materials. All plant material is to be carefully handled by the root ball, not the trunk, branches, and/or foliage of the plant. Mishandled material will be rejected. B&B material shall be "hardened off" after digging for at least 90 days and have at least 10" of rootball for every caliper inch.
15.

Plants shall be well formed, vigorous, growing specimens with growth typical of variety specified and shall be free from injury, insects, and diseases. All plant material is to be well rooted, not root bound, such that the root ball remains intact throughout the planting process. The Contractor shall reject all cracked root balls. All plant material shall conform to the specifications and sizes given in the plant list and shall be nursery grown in accordance with the latest edition (ANSI Z60.1) of "American Standard for Nursery Stock." Any plant substitution shall be approved by landscape architect prior to purchase. Trees with co-dominant stems shall be rejected.
16.

Do not make substitutions. If specified material is not available, submit proof of non-availability to LA.

17.

All planting areas shall have organic topsoil that is natural, well-drained, friable, fertile, sandy-loam. Sandy-loam is to be pH 6.5-7.5. Heavy clays, limestone, poorly drained bottomland soil, silt, or alluvial soils are not allowed in any planting areas. Topsoil shall be free of harmful insects or nematodes, soil-borne diseases, toxins, select fill, inorganic subsoils, heavy metals, trash, petroleum by-products, rocks over 1" in diameter, rubble, roots, and weeds or weed seeds. Contractor shall submit a 2-cup sample in a gallon-size baggie to Landscape Architect before delivery of any soil to the site or placement of any soil in planting areas.
18.

All limestone, inorganic select fill, and clays should be removed from planting bed areas to a depth of 24" and removed from turf and seeded areas to a depth of 6", and replaced with organic imported topsoil fill as per plans and specifications. Scarify subsoil after removal of rock or clay and before adding topsoil so as to break up any surface tension.
19.

Sod shall consist of live growing plants secured from sources which have dense, thickly matted root system throughout the soil of the sod for a minimum of one inch. Sod shall be free of weeds or other varieties of grasses.
20.

Sod shall not be used where the roots are dried because of sun or wind. The landscape architect has the right to reject any or all of sod due to lack of care, improper cutting, or other agronomic problems.

SECTION 3 - EXECUTION

21.

All locations and workmanship are subject to approval or refusal by the LA. All locations and workmanship rejected by the LA shall be remedied at the Contractor's expense.
22.

Contractor shall *thoroughly* remove all construction debris to a depth of 12" in sod and seed areas and 24" in planting beds, especially those substances such as mortar, concrete, paint, chemicals, weeds, debris, etc. that could be harmful to plant growth. All particles, rock or debris larger than 1/2" in diameter shall be removed. The LA shall verify that construction debris is removed before the Contractor is authorized to proceed with fill or grading.
23.

Mow curbs shall be used at all planting bed edges when they are adjacent to lawn (see detail). Unless otherwise shown on plans, mow curbs shall intersect curbs, sidewalks, and buildings at 90 degrees (square). Mow curbs shall have expansion joints every 50' and at all abutments to other hardscape elements. Construction joints shall be saw cut at 10' on center. Mow curbs shall have curves that are smooth, flowing, and consistent in nature. Mow curbs with straight lines shall be straight. All formwork shall be within a ¼" tolerance of drawings. No mow curb shall have a radius smaller than 72" unless specifically called out on drawings.
24.

Contractor shall fine grade all areas for approval by LA. Contractor shall be responsible for providing 2% positive drainage in all planting areas. No planting or mulching will take place until all construction, clean-up, fine grading, and irrigation is complete in the immediate area. Final finish grading shall be reviewed by the LA before any planting takes place. Contractor shall be responsible for any additional topsoil required to create a smooth condition prior to planting.
25.

All planting beds shall be amended as per plans and specs. Contractor shall rototill amendments into the top 4" of existing or imported soil.
26.

All sod and seed areas shall be amended as per plans and specifications.
27.

Scarify all rootballs (#1 and larger) to prevent plants from remaining pot-bound. This is to be done by hand or with a 3-prong cultivator but never with a shovel or machete.
28.

Place shrubs and groundcovers so that the top of the rootball is ¼" to ¾" above finish grade. Trees shall be set 1" above finish grade for each caliper inch of trunk. Example: A 3" tree shall be set 3" above finish grade.
29.

Water in and compact planting backfill to prevent formation of air pockets.
30.

Plants shall be set plumb, unless otherwise directed by LA.
31.

Back row of shrubs shall be planted 36" from face of building wall, groundcovers shall be 12" from building or as required by conditions. Front row of shrubs shall be planted a minimum of 24" behind (12" for ground cover) bed lines at lawns or walks and minimum 36" back from curbs, driveways, and parking areas.
32.

After planting, remove strapping, wire "ears" and string, cords, burlap, etc. from top of B&B rootballs.
33.

All planting beds and trees shall be mulched with a 4" (2 - 3"" after settlement) layer of mulch.
34.

All trees are to be stabilized per detail and specs immediately after planting.
35.

All sod areas shall be thoroughly graded and smoothed with at least 8 passes in different directions using a drag-behind system such as a bunker rake or other device until very smooth and within 1/4" of specified grade (see civil sheets for grading plans).
36.

Prior to sod installation, a fertilizer shall be applied and tilled into the prepared soil. Application must be done no longer than 24 hours prior to installation of sod. Do not apply fertilizer when a possibility of rain might occur before sod is installed. Reference Specification "Turf and Seed" 32 9200 for specific type of fertilizer to be used.
37.


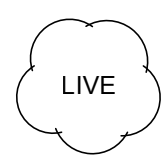
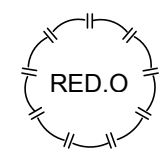
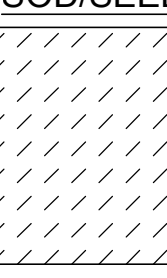
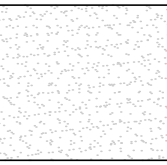
Lay sod in parallel rows with tight joints. All sod must be placed perpendicular to slopes and staggered no less than 12" on each row. Slopes greater than 4:1 must be held in place with galvanized sod pins, wood pegs, or other method approved by LA. All sod shall be rolled with a 5-ton mechanical roller in at least two directions within 24 hours of laying. All sod areas shall be barricaded with wood stakes and ribbon for no less than 7 days.
38.

Plant material shall be pruned as necessary to control size but not to disrupt the natural growth pattern or characteristic form of the plant except as necessary to achieve height clearance for visibility and pedestrian passage or to achieve a continuous opaque hedge if required.
39.

All plant material shall be fully-maintained in a healthy and growing condition until final acceptance, and must be replaced with plant material of same variety and size if damaged, destroyed, or removed. This includes mowing, pruning, watering, and weeding.
40.

Landscaped areas shall be kept free of trash, weeds, debris, and dead plant material until final acceptance. Any damage to landscape areas shall be repaired at no cost to owner.

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
TREES								
	CEDAR ELM	Ulmus crassifolia	6	4" Cal.	14'-16'	6'-8'	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK
	LIVE OAK	Quercus virginiana	10	4" Cal.	12'-14'	7'-8'	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK
	TEXAS RED OAK	Quercus buckleyi	9	4" Cal.	12'-14'	5'-6'	As shown	CONTAINER GROWN, FULL DENSE HEAD, SYMMETRICAL, SINGLE, STRAIGHT TRUNK.
SOD/SEED								
	BERMUDA HYDROMULCH	Cynodon dactylon	24,210 sf	Hydromulch seed	n/a	n/a	n/a	REF. PLANTING NOTES AND SPECIFICATIONS. ADD SF FOR SLOPES AND WASTE. APPLY SEED AT RATE OF 2 LBS PER 1,000 SF.
	BERMUDA SOD TIF 419	Cynodon dactylon 'TIF419'	2,812 sf	Solid Sod / Roll				REF. PLANTING NOTES AND SPECIFICATIONS. ADD SF FOR SLOPES, CUT, AND WASTE.



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TNP PROJECT NUMBER CAA24050
CITY OF ROCKWALL CASE NO. SP2023-025

GLENN
ENGINEERING

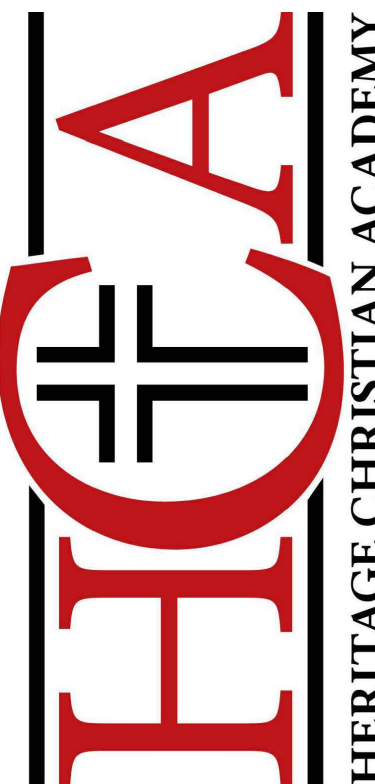


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This document is for interim review and is not intended for construction, bidding or permit purposes.

JOE L. MADRID, LA, Date: APR 2024

Tx. Reg. # 3207



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Revisions:

Issue Dates:

Review: 12/13/23
Permit:
Construction:

Drawn By: RP
Checked By: JLM
Project No.: 2000.01

LANDSCAPE
SCHEDULE AND
NOTES
Sheet

L1.02