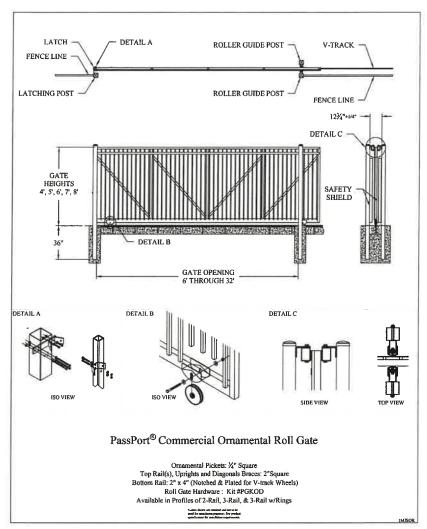
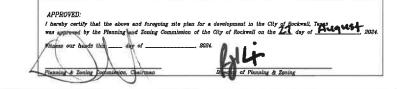


"WROUGHT IRON" FENCE DETAIL NOT TO SCALE



2 30' SLIDING GATE DETAIL NOT TO SCALE





teague nall and perkins, inc

825 Watters Creek Blvd., Suite M300 Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx www.tnpinc.com

ENGR F-230; SURV 10011600, 10011601, 10 GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit JUSTIN N. WALTON , P.E. Date: 8/27/2024

Tx. Reg. # 97267

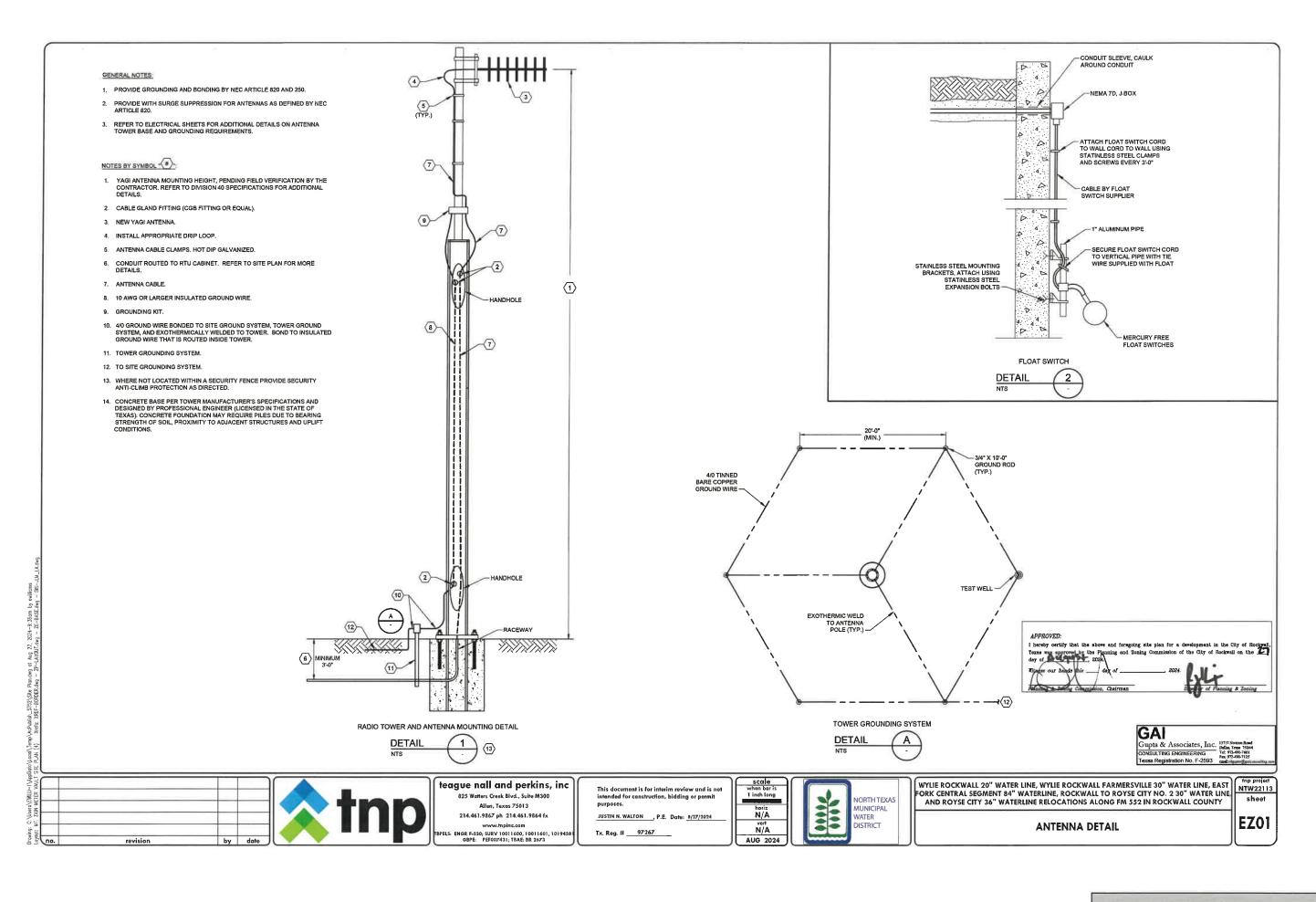


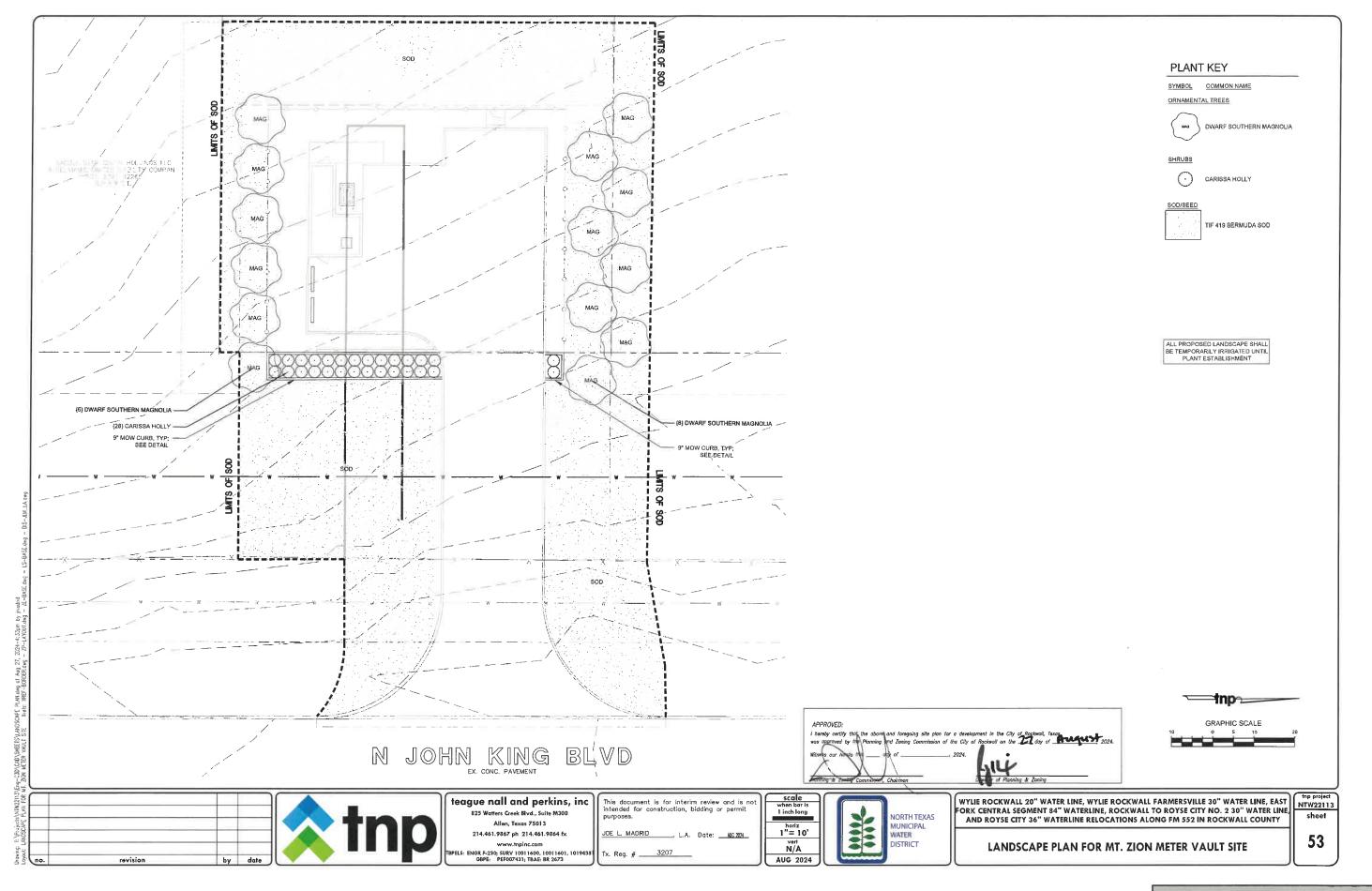


WYLIE ROCKWALL 20" WATER LINE, WYLIE ROCKWALL FARMERSVILLE 30" WATER LINE, EAST FORK CENTRAL SEGMENT 84" WATERLINE, ROCKWALL TO ROYSE CITY NO. 2 30" WATER LINE, AND ROYSE CITY 36" WATERLINE RELOCATIONS ALONG FM 552 IN ROCKWALL COUNTY

FENCE & GATE DETAILS

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PLANTING NOTES

SECTION 1 - GENERAL

- 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.
- 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 quantity of materials shown on the plans and the quantity of materials shown in the materials legends, the greater quantity will take precedence for bidding purposes. All quantities listed are for information only. It is the contractor's responsibility to provide full coverage of materials in all 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
- 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.
- Due to existing vegetation and other site conditions, the Contractor should anticipate field adjustments by the LA and should understand such adjustments are not a change order.
- 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

- 11. Contractor shall guarantee all plant material for one (1) full year from date of final acceptance. The cutting off of water or
- 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
- 13. LA assumes no responsibility for damages, liabilities, or cost resulting from changes or alterations made to the plan without
- 14. All materials, locations, and workmanship are subject to approval or refusal by the LA. All materials, locations, and workmanship rejected by the LA shall be remedied at the Contractor's expense.

- 15. The Contractor 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. All material rejected by the LA shall be removed from the site and replaced with acceptable material at the Contractor's expense
- 16. 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 ughout the planting process. The Contractor shall reject all cracked root balls. All plant material shall conform to the specifications and sizes shown 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.
- 17. Do not make substitutions. If specified material is not available, submit proof of non-availability to L.
- 18. 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 1/2" 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.
- 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 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.
- 21. 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

- 22. The Contractor shall thoroughly remove from the construction site all limestone larger than 1/2" in diameter and all heavy clay to these deoths: 6" minimum in turf and seed areas, and 18" minimum in planting beds. The LA shall yerify that this is olete before the Contractor is authorized to proceed with fill of specified topsoil or grading. Scarify subsoil after removal of rock or heavy clay before adding topsoil so as to break up any surface tension.
- 23. The Contractor shall thoroughly remove from the construction site all the following particles that are larger than 3/4" in diameter: inorganic select fill, heavy clay, limestone, and construction debris, mortar, concrete, paint, chemicals, weeds, plastic, paper, steel, mortar, masonry, construction debris, and other substances that are harmful to plant growth. Remove the above items to these depths: 6* minimum in turf and seed areas, and 18* minimum in planting beds. The LA shall verify that the above items are removed before the Contractor is authorized to proceed with fill with specified topsoil or grading. DO NOT PLACE
- 24. 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
- 25. 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.
- 26. All planting beds shall be amended as per plans details and specs, Submit trip tickets to L.A. for approval of quantity and
- 27. All sod and seed areas shall be amended as per plans and specifications.
- 28. 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.
- 29. Place shrubs and groundcovers so that the top of the rootball is 1/2" to 1/2" 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
- 30. Water in and compact planting backfill to prevent formation of air pockets
- 31. Plants shall be set plumb, unless otherwise directed by LA
- 32. 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.
- 33, After planting, remove strapping, wire "ears" and string, cords, burlap, etc, from top of B&B rootballs,
- 34. All planting beds and trees shall be mulched with 3" of mulch (2,5" after settlement)
- 35. All trees are to be stabilized per detail and specs immediately after planting
- 36. 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
- 37. 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 specifications for specific type of fertilizer to be used
- 38. 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
- 39. 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.
- 40. 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
- 41. Landscaped areas shall be kept free of trash, weeds, debris, and dead plant material until final acceptance. Any damage

PLANT SCHEDULE

SYMBOL	COMMON NAME	BOTANICAL NAME	QTY	SIZE	HEIGHT	SPREAD	SPACING	REMARKS
ORNAMENTAL TREES								
MAG	DWARF SOUTHERN MAGNOLIA	Magnolia grandiflora 'Little Gem'	14	45 Gal,	68.	3'-4'	As shown	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND. FULL BROAD TOP.
SHRUBS	CARISSA HOLLY	llex comuta 'Carissa'	28	5 Gal.	18"-22"	20"-24"	32" O.C.	CONTAINER GROWN, MATURE ROOT SYSTEM BUT NOT ROOT BOUND, FULL BROAD TOP.
SOD/SEED	TIF 419 BERMUDA SOD	Cynodon dactylon 'TIF 419'	9,092 sf	Rolled sod	n/a	n/a	n/a	REF PLANTING NOTES AND SPECIFICATIONS

APPROVED I hereby cestify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the maning an Zaning Commission of the City of Rockwall on the add day of

teague nall and perkins, inc

825 Watters Creek Blvd., Suite M300 Allen, Texas 75013

214.461.9867 ph 214.461.9864 fx www.tnpinc.com This document is for interim review and is not intended for construction, bidding or permi JOE L. MADRID

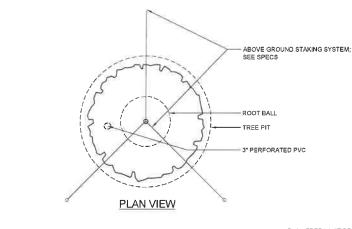
____ L.A. Date: __AUG 2024 Tx. Reg. # 3207

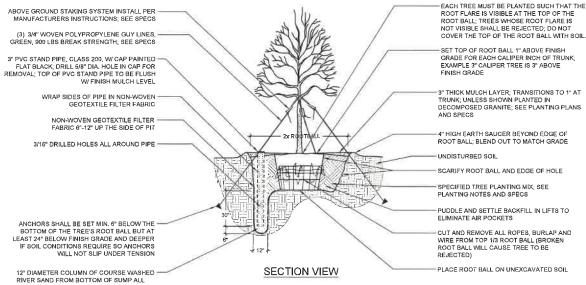


WYLIE ROCKWALL 20" WATER LINE, WYLIE ROCKWALL FARMERSVILLE 30" WATER LINE, EAST ORK CENTRAL SEGMENT 84" WATERLINE, ROCKWALL TO ROYSE CITY NO. 2 30" WATER LINE AND ROYSE CITY 36" WATERLINE RELOCATIONS ALONG FM 552 IN ROCKWALL COUNTY

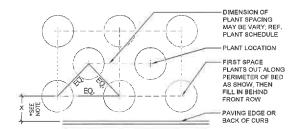
NTW22113 sheet

LANDSCAPE SCHEDULE AND NOTES



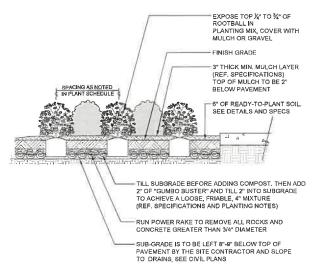


- 1. ROOT BALL SIZE SHALL CONFORM TO THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK.
- ROOT BALL WIDTH SHOULD BE DETERMINED BY THE FOLLOWING; 10" OF ROOT BALL FOR EACH CALIPER INCH OF TREE TRUNK.
- 3. ROOT BALL DEPTH IS 2/3 OF DIAMETER.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING; PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN



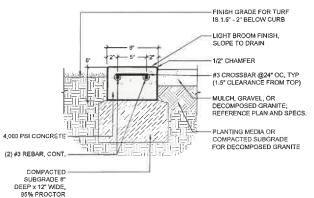
- 1. X = 12" MIN. FOR GROUNDCOVER
- 2. X = 24" MIN. FOR SHRUBS
- SPACING DIAGRAM REFERS TO ALL PLANTING UNLESS OTHERWISE

PLAN VIEW



SECTION VIEW

SHRUB AND GROUNDCOVER PLANTING DETAIL 2



- NOTE:

 1. MOW CURBS SHALL HAVE EXPANSION AND CONTROL JOINTS. EXPANSION JOINTS SHALL BE LOCATED EVERY 50' O.C. AND TOOLED CONTROL JOINTS SHALL BE LOCATED EVERY 10' O.C.
- PROVIDE POSITIVE DRAINAGE FROM PLANTING BED WITH MAX. 0.5% CROSS SLOPE, TYP.

9" WIDE CONCRETE MOW CURB TNP-ST-06

TREE PLANTING

THE WAY TO FINISH GRADE

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Allen, Texas 75013 214.461.9867 ph 214.461.9864 fx www.tnpinc.com

LS: ENGR F-230; SURV 10011600, 10011601, GBPE: PEF007431; TBAE: BR 2673

JOE L. MADRID L.A. Date: <u>ANG 2024</u> x. Reg. # ____ 3207

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TNP-ST-01

N/A N/A AUG 2024





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NTW22113 sheet

LANDSCAPE DETAILS

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