



LANDSCAPE AND TREE PROTECTION NOTES

INSPECTIONS:

1. No excavation shall occur in city R.O.W. without a R.O.W. permit—contact [Public Works Department](#).
2. The Contractor shall mark all water lines, sewer lines, and tree locations prior to calling for ROW permit.
3. The landscape installation shall comply with approved landscape drawings prior to Final Acceptance by the City and issuance of a Certificate of Occupancy. Contact Development Services landscape architect for a landscape inspection.
4. Water meters, cleanouts, and other appurtenances, shall be accessible, adjusted to grade, clearly marked with flagging, and compliant with Public Works Department standards prior to calling for landscape and final R.O.W. inspections.

LANDSCAPE STANDARDS:

1. Plantings and landscape elements shall comply with Engineering Standards, Public R.O.W. Visibility requirements.
2. Unless otherwise specified, trees shall be planted no less than 6' from curbs, and 4' from sidewalks, utility lines, and screening walls. The City has final approval for all tree placements.
3. A Three foot radius around a fire hydrant shall remain clear of plant materials pursuant to the Fire Code.
4. Street trees, where required, shall be (10') minimum from the edge of a storm sewer curb inlet box and the edge of the root ball shall be (4') minimum from the water meter.
5. All plants shall be grown and harvested in accordance with [The American Standard for Nursery Stock \(ANSI Z60.1-2004\)](#)
6. Tree planting shall comply with details herein and the [International Society of Arboriculture \(ISA\)](#) standards.
7. Tree pits shall be tested for water percolation. If water does not drain out of tree pit within 24-hours, the tree shall be moved or drainage shall be provided.
8. Native site topsoil is to be protected from erosion or stockpiled.
9. Native site topsoil shall be laboratory tested by and accredited laboratory and amended per said laboratory's recommendations.

IRRIGATION STANDARDS:

1. Any changes to these approved irrigation drawings shall be authorized by the Development Services Landscape Architect.
2. Contact Development Services for irrigation permit prior to installing the irrigation system.
3. Irrigation overspray on streets and walks is prohibited.
4. Mainlines, valves, or control wires shall not be located in the R.O.W.
5. ET irrigation controllers shall be programmed and adjusted to not exceed the Landscape Water Allowance (LWA) prior to approval of landscape installation.
6. Valves shall be located a minimum of (3') away from storm sewers, and sanitary sewer lines and 5 feet from City fire hydrants and water valves.
7. The bore depth under streets, drive aisles, and fire lanes shall provide (2') of clearance (minimum).
8. Irrigation heads that run parallel and near public water and sanitary sewer lines; shall be fed from stubbed laterals or bull-beads. A minimum 5-foot separation is required between irrigation main lines and laterals that run parallel to public water and sanitary sewer lines.
9. No valves, backflow prevention assemblies, quick couplers etc. shall be located closer than 10' from the curb at street or driveway intersections.

MAINTENANCE STANDARDS:

1. The owner shall be responsible for the establishment, maintenance, and vigor of plant material in accordance with the design intent and as appropriate for the season of the year.
2. Landscape and open areas shall be free of trash, litter, and weeds.
3. All trees and shrubs shall be maintained in accordance with the Engineering Design Standards – Public R.O.W. Visibility Requirements.
4. Tree maintenance shall be in accordance with the [American National Standards for Tree Care Operations, ANSI A300](#) and the standards of the [International Society of Arboriculture \(ISA\)](#).
5. Tree staking materials, if used, shall be removed after (1) growing season and not more than (1) year after installation. Steel tree stakes, wires, and hoses are prohibited.



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TREE PROTECTION NOTES

1. Contact Development Services for a Tree Removal Permit at 972-292-5300 prior to removal or transplanting of any trees.
2. All trees which are to remain on site shall be protected with a (4') tall brightly colored plastic fence, or silt fence, placed at the drip line of the trees.
3. Prior to the Pre-construction meeting or obtaining a grading permit, all tree markings and protective fencing shall be installed by the owner and shall be inspected by the Development Services Landscape Architect.
4. No equipment shall be cleaned, or harmful liquids deposited within the limits of the root zone of trees which remain on site.
5. No signs, wires, or other attachments shall be attached to any tree to remain on site.
6. Vehicular and construction equipment shall not park or drive within the limits of the drip line.
7. Grade changes in excess of 3 inches (cut or fill) shall not be allowed within a root zone, unless adequate tree preservation methods are approved by the City.
8. No trenching shall be allowed within the drip-line of a tree, unless approved by the City.
9. All removed trees shall be chipped and used for mulch on site or hauled off-site.
10. All tree maintenance techniques shall be in conformance with [American National Standards for Tree Care Operations](#), ANSI A300 industry identified standards. Improper or malicious pruning techniques are strictly prohibited.

The following trees shall not be included in the definition of Protected Trees:

- | | |
|-----------------------------|-----------------------|
| Box Elder | Acer negundo |
| Silver Leaf Maple | Acer saccharinum |
| Hackberry, Texas Sugarberry | Celtis laevigata |
| Honey Locust | Gleditsia triacanthos |
| Bois d' Arc | Maclura pomifera |
| Chinaberry | Melia azedarach |
| Mimosa | Mimosa sp. |
| Mulberry | Morus rubra |
| White Poplar | Populus alba |
| Cottonwood | Populus deltoides |
| Mesquite | Prosopis glandulosa |
| Willow | Willow sp. |

LANDSCAPE ARCHITECT / ARBORIST STATEMENT

"I, _____, being a landscape architect or arborist attest that the identification and size of trees identified on this survey are correct and that all Protected Trees have been shown."



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EXAMPLE LANDSCAPE TABULATIONS CHART

LANDSCAPE TABULATIONS	REQUIRED	PROVIDED
Replacement Trees – caliper inches (see tree mitigation)		
Trees per Acre	Varies	
Street Frontage Type (S1, S2, S3, or S4)		
Façade Landscape Areas (F1 for retail or F2 for Office/ Non-retail).		
Optional Ceremonial Drive D1.	No	Yes
Screening Buffer B1, B2, B3, B4, or B5.		
Other Screening Requirements		

EXAMPLE IRRIGATION ZONE CHART

Irrigation Zone Chart	Planting Zone (Pc)	Irrigation Type	Precipitation Rate
Valve #1	Natural Landscape Zone	MP Rotator	0.43
Valve #2			
Valve #3			
Valve #4			
Valve #5			
Valve #6			
Valve #7			
Valve #8			
Valve #9			
Valve #10			
Valve #11			
Valve #12			