



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.

LANDSCAPE STANDARDS:

1. Plantings and landscape elements shall comply with [Engineering Design Standards](#) – Public R.O.W. Visibility Requirements.
2. Unless otherwise specified, trees shall be planted no less than six (6) feet from curbs, and four (4) feet from sidewalks, utility lines, and screening walls. The City has final approval for all tree placements.
3. A three (3) foot radius around a fire hydrant shall remain clear of plant materials pursuant to the Fire Code.
4. Street trees, where required, shall be ten (10) feet minimum from the edge of a storm sewer curb inlet box and the edge of the root ball shall be four (4) feet 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 an accredited laboratory and amended per said laboratory's recommendations.

IRRIGATION STANDARDS:

1. Irrigation Plans are required for all site plan and civil set submittals.
2. Irrigation Plans are to be stamped by a licensed irrigator.
3. Irrigation Plan standards are per City's Public Works requirements.

IRRIGATION STANDARDS:

4. Final approval and an Irrigation Permit for all Irrigation Plans are obtained with an Irrigation Plan submittal to the City's Public Works Department.

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 standards of the [International Society of Arboriculture](#) (ISA).
5. Tree staking materials, if used, shall be removed after one (1) growing season and not more than one (1) year after installation. Steel tree stakes, wires, and hoses are prohibited.

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 four-foot (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 three (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 dripline of a tree, unless approved by the City.



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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
Mimosa	Mimosa sp.
Mulberry	Morus rubra
White Poplar	Populus alba
Cottonwood	Populus deltoides
Mesquite	Prosopis glandulosa
Willow	Willow sp.
Honey Locust	Gleditsia triacanthos
Bois d' Arc	Maclura pomifera
Chinaberry	Melia azedarach

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."

Signature: _____ Date: _____

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		