

TREE REMOVAL LIST			
TREE TAG	TREE TYPE	SIZE (INCHES)	REASON FOR REMOVAL/MITIGATION
16910	Chinaberry	9.00	Invasive
16912	Ligustrum	11.00	Invasive
20038	Chinaberry	15.00	Invasive
20039	Cedar	10.00	Construction
20040	Cedar Elm	8.00	Construction
20041	Cedar Elm	13.00	Construction
20084	Live Oak	12.00	Construction
20086	Live Oak	12.00	Construction
20088	Live Oak	14.00	Construction
20089	Live Oak	11.00	Construction
20093	Live Oak	18.00	Construction
20094	Live Oak	12.00	Construction
20095	Live Oak	10.00	Construction
20096	Live Oak	11.00	Construction
20097	Live Oak	9.00	Construction
20098	Live Oak	12.00	Construction
20099	Live Oak	15.00	Construction
20100	Live Oak	12.00	Construction
20101	Live Oak	13.00	Construction
20102	Live Oak	27.50	Construction
20103	Live Oak	20.00	Construction
20105	Cedar Elm	15.00	Construction
20106	Live Oak	10.00	Construction
20107	Live Oak	12.00	Construction
20108	Live Oak	7.00	Construction
20109	Live Oak	12.00	Construction
TOTAL INCHES REMOVED		330.50	

NO.	DATE	DESCRIPTION	BY

The bar above measures one inch on the original drawing. Adjust scales accordingly.

DEMOLITION PLAN

Western Hills Athletic Club
4801 Rollingwood Drive
Rollingwood, TX 78746

PLOTTED: 3/11/2025
JOB NO: 863-02

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LANDSCAPE NOTES

1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL OVERHEAD AND UNDERGROUND UTILITIES (INCLUDING THOSE PROPOSED WITH THIS PROJECT, I.E. IRRIGATION, WASTEWATER, WATER, STORM SEWER, GAS, TELECOM, FIBER OPTIC, ELECTRIC, ETC.) PRIOR TO STARTING WORK.
2. INFORMATION PROVIDED ON THIS PLAN IS GENERAL IN NATURE; DIMENSIONS, AREAS, AND DISTANCES ARE APPROXIMATE AND SHOULD BE FIELD VERIFIED PRIOR TO BIDDING. DISCREPANCIES SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR RESOLUTION PRIOR TO STARTING WORK.
3. THE CONTRACTOR IS TO THOROUGHLY FAMILIARIZE HIM/HERSELF WITH ALL PLANS, SPECIFICATIONS AND THE SITE PRIOR TO BIDDING. FAILURE TO DO SO WILL NOT REDUCE THE CONTRACTOR'S OBLIGATION TO PERFORM THE WORK AS DESCRIBED FOR THE PRICE BID.
4. QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTORS IN EVALUATING THEIR OWN TAKE OFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS BID QUANTITIES AND IS REQUIRED TO REFLECT THE DESIGN INTENT.
5. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, OR EQUIVALENT
6. NO SUBSTITUTIONS OF PLANT MATERIAL LOCATIONS, SPECIES OR SIZE WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT. ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. AS PART OF THE BASE BID, THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL LANDSCAPE MAINTENANCE AS INDICATED IN THE PROJECT SPECIFICATIONS (INCLUDING, BUT NOT LIMITED TO MOWING, WATERING, REPLACEMENT OF UNACCEPTABLE, DISEASED OR DEAD PLANTS, ETC.) AND WEED CONTROL UNTIL FINAL ACCEPTANCE BY OWNER.
8. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL TO BE ALIVE AND BE IN A HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF ONE YEAR FROM THE DATE OF COMPLETION OF THE ENTIRE PROJECT OR OTHER DATE(S) ESTABLISHED BY THE LANDSCAPE ARCHITECT, OR OWNER, EXCEPT AS MAY RESULT FROM NEGLIGENCE OR DAMAGE BY THE OWNER, DAMAGE BY OTHERS OR UNUSUAL PHENOMENA BEYOND THE CONTRACTORS CONTROL.
9. CONTRACTOR SHALL REPLACE ALL DEAD, AND/OR UNHEALTHY PLANT MATERIALS AND/OR PLANT MATERIALS THAT HAVE PARTIALLY DIED PURSUANT TO THE CONDITION OF THE WARRANTY AT NO EXPENSE TO THE OWNER. DEAD MATERIALS MUST BE REPLACED WITHIN 10 BUSINESS DAYS PER TECHNICAL PROVISIONS. RE-WARRANT REPLACEMENT PLANTS FOR AN ADDITIONAL ONE YEAR UNDER THE SAME TERMS AS THE ORIGINAL WARRANTY. PLANT MATERIALS USED FOR REPLACEMENT SHALL BE THE SAME SPECIES, SIZE AND SHAPE.
10. ALL PLANTS SHALL BE HEALTHY, VIGOROUS AND REPRESENTATIVE OF THE SPECIES SPECIFIED. ALL PLANTS SHALL BE WELL BRANCHED, PROPORTIONED, AND FREE OF ALL INSECTS, DISEASES, BARK BRUISES, SCRAPES, CRACKED BRANCHES AND PHYSICAL DAMAGE. PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO PLANT MATERIALS WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL ROOT WRAPPING MATERIAL SHALL BE REMOVED AT TIME OF PLANTING, AS SHOWN ON DETAILS.
11. ALL PLANTS SHALL BE INSTALLED AS PER DETAILS AND THE CONTRACT SPECIFICATIONS.
12. ALL PLANTS AND STAKES SHALL BE SET PLUMB UNLESS OTHERWISE SPECIFIED.
13. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
14. INSTALLATION OF LANDSCAPE SHALL BE PERFORMED BY A QUALIFIED LANDSCAPE INSTALLER WITH A MINIMUM OF FIVE YEARS CONTINUOUS EXPERIENCE OF INSTALLING LANDSCAPE PLANTINGS OF SIMILAR SIZE AND SCOPE.
15. CONTRACTOR SHALL PROVIDE MAINTENANCE FOR LANDSCAPE & IRRIGATION SYSTEM FOR 12 MONTHS FOLLOWING FINAL ACCEPTANCE OF ENTIRE PROJECT.
16. LANDSCAPE MATERIALS SHALL BE LOCATED SO AS NOT TO OBSTRUCT VISUAL OR PHYSICAL ACCESS TO FIRE HYDRANTS. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN CONFORMANCE WITH UTILITY COMPANY REQUIREMENTS AT TRANSFORMERS, METERS, OVERHEAD LINES, ETC. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
17. EXECUTE ALL LANDSCAPING AND REVEGETATION PRIOR TO REQUEST FOR CERTIFICATE OF OCCUPANCY, FINAL INSPECTION OR AS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER. HOWEVER, NO PLANT MATERIALS SHALL BE INSTALLED BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE LANDSCAPE ARCHITECT, OWNER OR OWNER'S DESIGNATED REPRESENTATIVE. FULLY PREPARE ALL LANDSCAPE BEDS (INCLUDING IRRIGATION) PRIOR TO INSTALLATION OF LANDSCAPE PLANTS.
18. SITE STOCKPILED TOPSOIL MAY BE USED IF IT HAS BEEN DEEMED ACCEPTABLE IN QUALITY AND APPROVED BY LANDSCAPE ARCHITECT.
19. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
20. THE LANDSCAPE CONTRACTOR SHALL PROVIDE AN IRRIGATION SYSTEM FULLY COMPLIANT WITH TCEQ REQUIREMENTS AND COMPLIANT WITH THE LANDSCAPE IRRIGATION NOTES AND CONTRACT SPECIFICATIONS.

LANDSCAPE IRRIGATION NOTES

- AUTOMATIC IRRIGATION SYSTEMS SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS. THESE REQUIREMENTS SHALL BE NOTED ON THE SITE DEVELOPMENT PERMIT AND SHALL BE IMPLEMENTED AS PART OF THE LANDSCAPE INSPECTION:
1. A NEW COMMERCIAL AND MULTI-FAMILY IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED SO THAT:
- (A) THERE IS NOT DIRECT OVERSPRAY ONTO NON-IRRIGATED AREAS;
- (B) THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN SIX (6) FEET WIDE (SUCH AS MEDIANS, BUFFER STRIPS, AND PARKING LOT ISLANDS)
- (C) ABOVE-GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST SIX (6) INCHES FROM IMPERVIOUS SURFACES;
- (D) THE IRRIGATION SYSTEM HAS A MASTER VALVE;
- (E) CIRCUIT REMOTE CONTROL VALVES HAVE ADJUSTABLE FLOW CONTROLS;
- (F) SERVICEABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE;
- (G) THE IRRIGATION SYSTEM HAS A CITY- APPROVED WEATHER BASED CONTROLLER;
- (H) AN AUTOMATIC RAIN SHUT-OFF DEVICE SHUTS OFF THE IRRIGATION SYSTEM AUTOMATICALLY AFTER NOT MORE THAN A ONE-HALF INCH (1/2") RAINFALL;
- (I) ZONE VALVES AND CIRCUITS ARE SEPARATED BASED ON PLANT WATER REQUIREMENTS;
- (J) AN IRRIGATION EMISSION DEVICE (SUCH AS SPRAY, ROTOR, OR DRIP EMITTER) DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED OPERATING PRESSURE; AND
- (K) NO COMPONENT OF THE IRRIGATION SYSTEM DEVIATES FROM THE MANUFACTURER'S RECOMMENDED USE OF THE PRODUCT.
2. THE MAXIMUM SPACING BETWEEN SPRAY OR ROTARY SPRINKLER HEADS MUST NOT EXCEED THE RADIUS OF THROW OF THE HEAD UNLESS MANUFACTURER OF THE SPRINKLER HEAD SPECIFICALLY RECOMMENDS A GREATER SPACING. THE RADIUS OF THROW IS DETERMINED BY REFERENCE TO THE MANUFACTURER'S SPECIFICATIONS FOR A SPECIFIC NOZZLE AT A SPECIFIC OPERATING PRESSURE.
3. THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN AND WATER BUDGET TO THE CITY AT THE TIME THE FINAL PLUMBING INSPECTION IS PERFORMED. THE WATER BUDGET SHALL INCLUDE:
- (A) A CHART CONTAINING ZONE NUMBERS, PRECIPITATION RATE, AND GALLONS PER MINUTE; AND
- (B) THE LOCATION OF THE EMERGENCY IRRIGATION SYSTEM SHUT-OFF VALVE. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.
4. IRRIGATION CONTRACTOR SHALL PROVIDE A COMPLETE AS-BUILT PLAN TO OWNER, OR OWNER'S DESIGNATED REPRESENTATIVE SHOWING ALL IRRIGATION COMPONENTS AND SIZE OF COMPONENTS, INCLUDING WATER PRESSURE, MAIN LINE, LATERAL LINES, VALVES, HEADS, BACKFLOW DEVICE, CONTROLLER, QUICK COUPLERS, ETC.
5. COMPLY WITH ALL APPLICABLE TCEQ IRRIGATION RULES AND REGULATIONS.
6. CONTRACTOR IS TO VERIFY PRESSURE AND WATER SUPPLY CHARACTERISTICS ARE ADEQUATE FOR THIS INSTALLATION. ANY DISCREPANCIES OR INADEQUACIES SHALL BE REPORTED TO THE OWNER IMMEDIATELY, BEFORE STARTING CONSTRUCTION. DESIGN PRESSURE IS 65 PSI AT 45 GMP.
7. CONTRACTOR SHALL OBTAIN ALL PERMITS AND HANDLE ALL INSPECTIONS FOR THIS WORK AS REQUIRED BY LOCAL REGULATIONS AND SHALL PAY ALL FEES ASSOCIATED WITH THESE PERMIT(S).
8. VERIFY LOCATION OF CONTROLLER, WATER SUPPLY; SITE CONDITIONS MAY VARY. OPERABLE IRRIGATION EQUIPMENT (VALVES, QUICK COUPLERS, BFP, ETC.) SHALL BE INSTALLED SEPARATELY IN VALVE BOXES.
9. ALL HEADS SHALL BE INSTALLED ON TRIPLE SWING JOINTS. HEADS SHALL BE NOT BE LOCATED CLOSER THAN 6" FROM PAVEMENT.
10. ADJUST RADII AND SPRAY PATTERNS TO ELIMINATE OVERSPRAY ONTO BUILDINGS, SIDEWALKS, FENCES, DRIVEWAYS, ROADWAYS, ETC.
11. ALL PAVEMENT CROSSINGS (LATERALS, WIRING, MAINLINE, ETC.) SHALL OCCUR WITHIN SLEEVES. INCLUDING SIDEWALKS, DRIVEWAYS, TRAILS, BIKE WAYS, ROADWAYS, ETC.
12. PRIOR TO CONSTRUCTION, VERIFY WITH THE GENERAL CONTRACTOR AND ALL UTILITY COMPANIES THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES. IMMEDIATELY REPORT ANY BREAKAGES TO THE APPROPRIATE UTILITY COMPANY.
13. THE CONTRACTOR IS TO INSTALL ALL SLEEVES IN SEQUENCE WITH OTHER CONSTRUCTION ACTIVITIES, AND WILL BE RESPONSIBLE FOR COORDINATING WITH OTHER SITE CONTRACTORS FOR THIS WORK. ADEQUATELY MARK THE LOCATIONS OF ALL SLEEVES AND PIPE CONNECTION POINTS TO EXISTING LINES.
14. INSTALL THE MAIN LINE A MINIMUM OF 15" DEEP AND LATERAL LINES MIN. 12" DEEP.
15. PROVIDE A NEW WATER PROOF TAG WITH CONTRACTOR'S NAME AND TELEPHONE NUMBER CLEARLY SHOWN AND SECURELY ATTACHED TO THE INSIDE OF THE CONTROLLER DOOR.

TREE MITIGATION/REPLACEMENT LIST											
TREE TAG	TREE TYPE	SIZE (INCHES)			TOTAL CALIPER (INCHES)	REPLACEMENT FACTOR	REPLACEMENT INCHES REQUIRED	REASON FOR REMOVAL/MITIGATION	REPLACEMENT TREE TYPE	REPLACEMENT TREE LABEL	PROPOSED TREE CALIPER (INCHES)
16912	Ligustrum	8.00	6.0		11.0	0%	-	Invasive			
20033	Chinaberry	9.00			9.0	0%	-	Invasive			
20038	Chinaberry	15.00			15.0	0%	-	Invasive			
20039	Cedar	10.00			10.0	0%	-	Construction			
20040	Cedar Elm	8.00			8.0	0%	-	Construction			
20041	Cedar Elm	13.00			13.0	25%	3.25	Construction	Live Oak	A	4.00
20084	Live Oak	12.00			12.0	25%	3.00	Construction	Live Oak	B	4.00
20086	Live Oak	12.00			12.0	25%	3.00	Construction	Live Oak	C	4.00
20088	Live Oak	14.00			14.0	25%	3.50	Construction	Cedar Elm	D	4.00
20089	Live Oak	11.00			11.0	0%	-	Construction			
20093	Live Oak	18.00			18.0	25%	4.50	Construction	Cedar Elm	E	4.50
20094	Live Oak	12.00			12.0	25%	3.00	Construction	Cedar Elm	F	4.00
20095	Live Oak	10.00			10.0	0%	-	Construction			
20096	Live Oak	11.00			11.0	0%	-	Construction			
20097	Live Oak	9.00			9.0	0%	-	Construction			
20098	Live Oak	12.00			12.0	25%	3.00	Construction	Cedar Elm	L	4.00
20099	Live Oak	15.00			15.0	25%	3.75	Construction	Live Oak	P	4.00
20100	Live Oak	12.00			12.0	25%	3.00	Construction	Live Oak	Q	4.00
20101	Live Oak	13.00			13.0	25%	3.25	Construction	Texas Ash	J	4.00
20102-H	Live Oak +	19.00	17.0		27.5	25% x 3	18.00 (6" x 3)	Construction	Live Oak	G, H, I	18.00 (6" x 3)
20103	Live Oak	20.00			20.0	25%	5.00	Construction	Texas Ash	K	5.00
20105	Cedar Elm	15.00			15.0	25%	3.75	Construction	Cedar Elm	M	4.00
20106	Live Oak	10.00			10.0	0%	-	Construction			
20107	Live Oak	12.00			12.0	25%	3.00	Construction	Cedar Elm	N	4.00
20108	Live Oak	7.00			7.0	0%	-	Construction			-
20109	Live Oak	12.00			12.0	25%	3.00	Construction	Live Oak	O	4.00
					TOTAL INCHES REMOVED	330.50	TOTAL REPLACEMENT INCHES REQUIRED	66.00	TOTAL REPLACEMENT INCHES PROVIDED		71.50

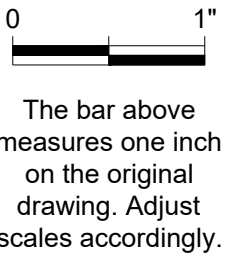
*Only replacing 6" trees maximum, as allowed by code

NOTE:
TOTAL CALIPER OF REPLACEMENT INCHES MUST EQUAL REQUIRED INCHES AS MEASURED AT DBH.

PLANT LIST			
QUANTITY	COMMON NAME	BOTANICAL NAME	COMMENT
2	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER
1	CEDAR ELM	ULMUS CRASSIFOLIA	4.5" CALIPER
6	LIVE OAK	QUERCUS FUSIFORMIS	4" CALIPER
3	LIVE OAK	QUERCUS FUSIFORMIS	6" CALIPER
1	TEXAS ASH	FRAXINUS TEXENSIS	4" CALIPER
1	TEXAS ASH	FRAXINUS TEXENSIS	5" CALIPER
16	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPRAIUM	1 GAL
10	OBEDIENT PLANT	PHYSOSTEGIA VIRGINIANA	1 GAL
11	SWITCH GRASS	PANICUM VIRGATUM	1 GAL
16,204 SF	BERMUDA SOD	CYNODON DACTYLON	SOD

City Tree Requirements
Total Lot Area = 139,929
1 tree per 2000' s.f.
Required trees = 70 trees
Existing Tree Credit
11' height or more (1 for 1) = 95 trees
Trees Provided
Proposed trees = 17 trees
Total trees provided = 112 trees

NO.	DATE	DESCRIPTION	BY



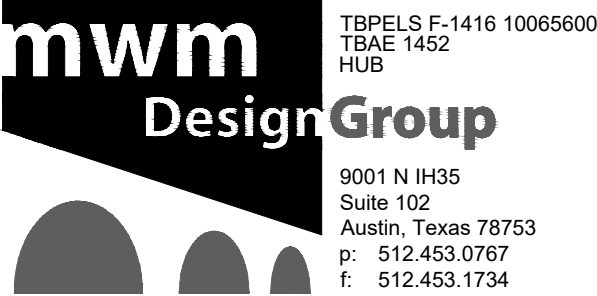
LANDSCAPE NOTES & CALCULATIONS

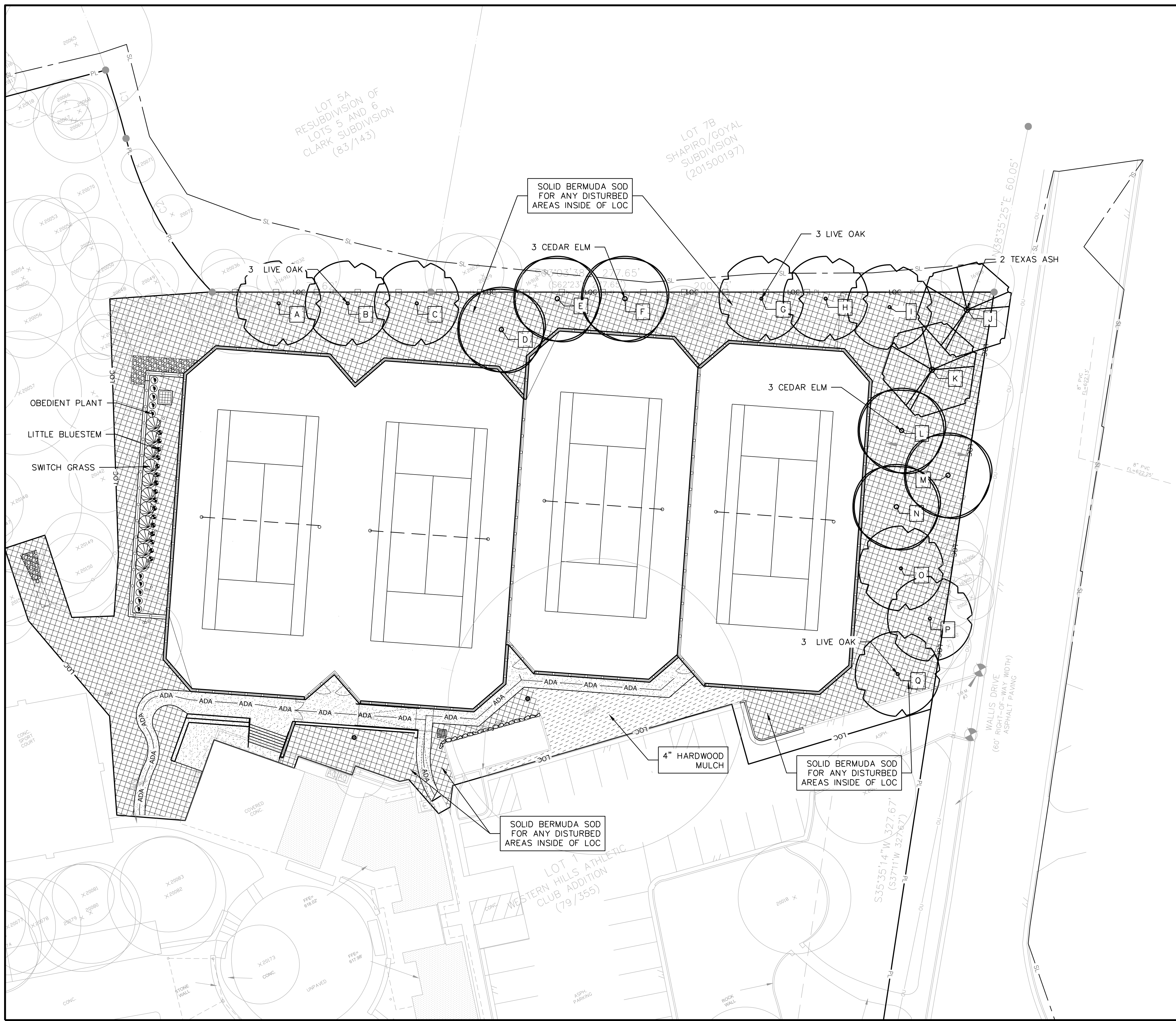
Western Hills Athletic Club
4801 Rollingwood Drive
Rollingwood, TX 78746

PLOTTED: 3/11/2025
JOB NO: 863-02


700

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0 1"



The bar above measures one inch on the original drawing. Adjust scales accordingly

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