



PLANT SCHEDULE (PHASE II ONLY)

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES					
CE	07	CEDAR ELM	<i>Quercus coccinea</i>	4"-4.5" CAL.	UNIFORM HEIGHT, FULL CROWN
TRO	03	TEXAS RED OAK	<i>Quercus laevis</i>	4"-4.5" CAL.	UNIFORM HEIGHT, FULL CROWN
CM	09	NATCHEZ CRAPEMYRTLE	<i>Laguncularia imbricata</i> 'Natchez'	1.0'-1.2' H.	UNIFORM HEIGHT, FULL CROWN
SHRUBS					
NRS	11	NELIE R. STEVENS HOLLY	<i>Ilex x Nelsa R. Stevens</i>	30 GAL.	PLANT WHERE INDICATED
DWM	13	DWARF WAX MYRTLE	<i>Myrica aspera</i>	7 GAL.	PLANT 30" O.C. UNIFORM HEIGHT, PLANT WIDESPREAD
DTS	26	DWARF TEXAS SAGE	<i>Leucophyllum canadense</i> 'Tender Cloud'	7 GAL.	PLANT 30" O.C. UNIFORM HEIGHT, PLANT WIDESPREAD
BS	742	BONNEY SEDGE	<i>Carex aspera</i>	1 GAL.	PLANT 18" O.C.
TRO	11	JAPANESE YEW	<i>Taxus japonica</i>	1.5 GAL.	PLANT WHERE INDICATED
DA	11	DWARF ABELIA ROSE CREEK	<i>Abelia chinensis</i> 'Rose Creek'	5 GAL.	PLANT 30" O.C. UNIFORM HEIGHT, PLANT WIDESPREAD
SJ	11	SKYROCKET JUNIPER	<i>Juniperus scopulorum</i> 'Skyrocket'	7 GAL.	PLANT 30" O.C. UNIFORM HEIGHT, PLANT WIDESPREAD
GROUNDCOVER					
WC	11	PURPLE LEAF WINTER CREEPER	<i>Euonymus japonicus</i> 'Coloratus'	1 GAL.	PLANT 18" O.C.
TURF GRASS					
TURF	11	COMMON BERBERIS	<i>ONONCHUS DACTYLOID</i>	500	PLANT WHERE INDICATED, LEVEL SUB-BASE AND SOIL INTO PLACE



- GENERAL NOTES:**
- ALL LANDSCAPING WITHIN THE SIGHT TRIANGLE AREAS WILL PROVIDE UNOBSTRUCTED CROSS VISION.
 - THE AREA BETWEEN THE PROPERTY LINE AND THE STREET CURB SHALL BE MAINTAINED BY APPLICANT.
 - ALL LANDSCAPING SHALL BE MAINTAINED IN A LIVING GROWING CONDITION. ANY LANDSCAPING REMOVED MUST BE REPLACED WITH THE SAME OR COMPARABLE SPECIES AND CALIPER PLANT, AS WHEN IT WAS ORIGINALLY INSTALLED.
 - AN UNDERGROUND, LOW PRESSURE, IRRIGATION SYSTEM WILL BE INSTALLED PROVIDING 100% COVERAGE TO ALL PROPOSED AND EXISTING PLANT MATERIAL. THIS SYSTEM WILL BE EQUIPPED WITH A RAIN / WIND GAUGE AND FREEZE-THAW SENSOR.
 - AN IRRIGATION PLAN WILL BE PREPARED, BY A LICENSED IRRIGATION DESIGNER, REGISTERED IN THE STATE OF TEXAS. THIS PLAN WILL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO ISSUING A BUILDING PERMIT.

LANDSCAPE REQUIREMENTS (PHASE I & II)

TOTAL SITE 170,319.6 S.F. (3.91 AC.)
 TOTAL IMPERVIOUS COVER (82%) = 139,470 S.F.
 TOTAL BUILDING COVERAGE (43%) = 72,775 S.F.
 TOTAL PERVIOUS AREA = (18%) = 30,579.6 S.F.

05% REQUIRED (8,515 S.F.)
 18% PROVIDED (30,925 S.F.)

STREET TREES REQUIRED (BETWEEN BUILDING AND STREET R.O.W.):
 1 / 25 L.F. @ 3" CAL MIN.

MC EWEN ROAD (520' L.F.)
 20.9 TREES REQUIRED
 03 EXISTING
 18 PROPOSED

09 PHASE I
 09 PHASE II

MIDWAY ROAD & RADII (265' 48" L.F.)
 10.6 TREES REQUIRED
 11 TREES PROVIDED
 11 PROPOSED



- GENERAL PLANTING NOTES:**
- QUANTITIES INDICATED ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT SCHEDULE.
 - CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF ANY OF THESE IS NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEMS ON BID.
 - SOIL AMENDMENTS TO BE "MIXED SOIL WITH COMPOST" AS PRODUCED BY LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL, INSTALL 5" OF TOPSOIL WITHIN ALL PLANTING AREAS. REMOVE EXISTING SOIL AND REPLACE WITH TOPSOIL TO GRADE.
 - TREE HOLES TO BE EXCAVATED 2' GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED IN #3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
 - SHRUB PIT SHALL BE EXCAVATED 12" GREATER THAN BALL DIAMETER AND 6" DEEPER. BACK FILL WITH 1/2 EXISTING SOIL AND 1/2 COMPOST AS NOTED IN #3 ABOVE. THOROUGHLY BLENDED BY MECHANICAL MEANS PRIOR TO BACKFILL.
 - MULCH TOP DRESSING FOR ALL PLANTING BEDS UNLESS OTHERWISE NOTED SHALL BE A MINI 3" DEPTH LAYER, DECOMPOSED GRANITE UNIFORMLY SPREAD ON ALL SHRUB AND GROUND COVER BEDS.
 - BED EDGING TO BE STEEL EDGING 12G, X 5.5" AS MANUFACTURED BY COL-MET. COLOR: BLACK OR APPROVED EQUAL.
 - ALL HOLES FOR TREES AND LARGE SHRUBS SHALL BE TESTED FOR WATER RETENTION PRIOR TO TREE OR SHRUB PLANTING. AFTER HOLE IS EXCAVATED, IT IS TO BE FILLED WITH WATER TO THE TOP OF THE EXCAVATION. IF, AFTER 24 HOURS, THE HOLE STILL HOLDS WATER, THE CONTRACTOR SHALL EXCAVATE AND ADDITIONAL 6" FROM THE BOTTOM OF THE HOLE. THE LANDSCAPE CONTRACTOR SHALL THEN INSTALL 6" OF NATIVE WASHED GRAVEL COVERED ON THE TOP (AND UP TO A MINIMUM OF 12" ON THE SIDES OF THE HOLE) WITH FILTER FABRIC. THE CONTRACTOR SHALL ALSO INSTALL A CARPED 3" DIAMETER PVC SUMP WHICH WILL EXTEND FROM NEAR THE BOTTOM OF THE ROCK LAYER TO 3" ABOVE THE PROPOSED FINISH GRADE SO THE HOLE CAN BE EXCAVATED THROUGH MECHANICAL MEANS.
 - ALL PLANTING (TREES, SHRUBS, GROUND COVER, AND/OR GRASS APPLICABLE) SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE.
 - ALL PROPOSED PLANT MATERIAL SHALL BE CONTAINER GROWN.
 - ANY LARGE OR SMALL TREE SHALL BE PLANTED AT LEAST 48" MIN. FROM THE EDGE OF ANY PAVED SURFACE.
 - GENERAL MAINTENANCE: REQUIRED PLANTS SHALL BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE. REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PEST PREVENTION, PRUNING AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES SHALL BE REPLACED WITH ANOTHER LIVING PLANT THAT IS COMPARABLE TO THE EXISTING PLANT MATERIALS SPECIFIED IN THE APPROVED LANDSCAPE PLAN.
 - LANDSCAPES AREAS WILL BE IRRIGATED WITH A SYSTEM THAT IS SUITABLE FOR "WATER EFFICIENT LANDSCAPE" WITHIN NINETY (90) DAYS AFTER NOTIFICATION BY THE CITY.
 - THE LOCATION OF ALL UTILITIES, INDICATED ON THESE PLANS, WERE PROVIDED BY OTHERS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES SHOULD BE DETERMINED BY THE LANDSCAPE CONTRACTOR PRIOR TO HIS COMMENCEMENT OF WORK.
 - RYBA LANDSCAPE ARCHITECTURE (RLA) ASSUMES NO RESPONSIBILITY FOR ANY EXCAVATION OR GRADING INDICATED IT SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO MAKE HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS, PRIOR TO CONSTRUCTION. PROTECT ALL SITE UTILITIES DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
 - GROUNDCOVER / SEASONAL COLOR BEDS WILL RECEIVE 3" OF "MIXED SOIL WITH COMPOST" FILLED INTO PLACE TO A 6" DEPTH.

DATE	ACTION
Planning & Zoning Commission Date: _____	
City Council Date: _____	
Ordinance No: _____	
Resolution No: _____	
Administrative Approval Date: _____	