

SCALE: 1" = 40'

TREE#	CALIPER SIZE	TYPE	REMOVE
2401	20"	CEDAR ELM	
2402	22"	CEDAR ELM	
2403	26"	HACKBERRY	•
2404	25"	HACKBERRY	•
2405	19"	HACKBERRY	•
2406	13"	HACKBERRY	•
2407	27.5"	PECAN	•
2408	15"	HACKBERRY	•
2409	28"	HACKBERRY	•
2410	22.5"	HACKBERRY	•
2411	18.5"	HACKBERRY	•
2412	13"	PECAN	•
2413	14"	PECAN	•
2414	27"	PECAN	•
2415	19.5"	PECAN	•
2416	9"	HACKBERRY	•
2417	20"	PECAN	•
2418	28"	PECAN	•
2419	10.5"	HACKBERRY	•
2420	15.5"	HACKBERRY	•
2421	10"	HACKBERRY	•
2422	27"	PECAN	•
2423	22"	PECAN	•
2424	28.5"	HACKBERRY	•
2425	30.5"	HACKBERRY	•
2426	36"	HACKBERRY	•
2427	29"	HACKBERRY	•
2428	17"	HACKBERRY	•
2429	17.5"	HACKBERRY	•
2430	MULTI-TRUNK 3 @ 8" 5 @ 6"	HACKBERRY	•
2432	MULTI-TRUNK 7.5" 6.5" 4.5" 4"	HACKBERRY	•
2433	MULTI-TRUNK 10.5" 7.5" 4.5"	HACKBERRY	•
2434	MULTI-TRUNK 7.5" 6.5" 4"	HACKBERRY	•
2435	27.5"	AMERICAN ELM	•
2436	MULTI-TRUNK 14" 10" 9"	HACKBERRY	•
2437	MULTI-TRUNK 13" 12" 9" 7" 6"	HACKBERRY	•
2438	MULTI-TRUNK 10" 7"	HACKBERRY	•
2439	14"	HACKBERRY	•
2440	10"	HACKBERRY	•
2441	MULTI-TRUNK 10" 9" 8.5"	HACKBERRY	•
2442	MULTI-TRUNK 13" 13" 12" 9.5" 8"	HACKBERRY	•
2443	MULTI-TRUNK 15" 9.5" 7.5" 6"	HACKBERRY	•
2444	10"	HACKBERRY	•
2445	MULTI-TRUNK 7" 6.5"	HACKBERRY	•
2446	11"	HACKBERRY	•
2447	8.5"	HACKBERRY	•
2448	MULTI-TRUNK 18" 16.5" 14" 13"	HACKBERRY	•
2449	16"	HACKBERRY	•
2450	13"	HACKBERRY	•
2451	MULTI-TRUNK 11" 7"	HACKBERRY	•
2452	MULTI-TRUNK 16.5" 13"	HACKBERRY	•
2453	9"	HACKBERRY	•
2454	MULTI-TRUNK 13.5" 13" 7.5"	HACKBERRY	•
2455	26.5"	HACKBERRY	•
2456	MULTI-TRUNK 13" 11.5" 11" 9.5"	HACKBERRY	•
2457	MULTI-TRUNK 12" 11"	HACKBERRY	•
2458	15"	HACKBERRY	•
2459	11"	HACKBERRY	•
2460	36"	MESQUITE (DYING)	•

**LANDSCAPE REQUIREMENTS**  
 MINIMUM PERCENTAGE  
 220,675 SQ. FT. TOTAL LOT  
 220,675 SQ. FT. X .15% = 35,101 SQ. FT. MINUS 2,776 SQ. FT. (EX. TREE CREDIT) = 30,325 SQ. FT. DIVIDED BY 600 SQ. FT. = 50 UNITS  
 50 UNITS X 2 TREE / UNIT = 100 TREES REQUIRED  
 50 UNITS X 4 SHRUBS / UNIT = 200 SHRUBS REQUIRED

67 TREES ACHIEVED (SEE NOTE BELOW)  
 200 SHRUBS ACHIEVED

**ALTERNATIVE COMPLIANCE PROPOSAL**  
 all 67 trees increased in size by 1" cal. (to 3" cal.) to meet required cal. inches.  
 100 (2") TREES REQUIRED ON SITE = 200"  
 67 (3") TREES PROPOSED ON SITE = 201" (ALL TREES INCREASED 1" EQUAL REQD.)

**TREE MITIGATION**  
 all 67 trees increased in size by 1" cal. (to 4" cal.) to go toward mitigation cal. inches.  
 67" TO BE APPLIED TOWARD MITIGATION

**PARKING REQUIREMENTS**  
 44,702 SQ. FT. OF PARKING LOT X .05% = 2,235 SQ. FT. REQUIRED LANDSCAPE AREA

**REQUIRED ISLANDS**  
 89 SPACES DIVIDED BY 10 = 9 ISLANDS REQUIRED  
 10 ISLANDS PROVIDED

**TREES REQUIRED IN PARKING LOT**  
 2,235 SQ. FT. OF LANDSCAPE AREA REQUIRED IN PARKING LOT  
 2,235 SQ. FT. DIVIDED BY 250 = 9 TREES REQUIRED WITHIN PARKING LOT  
 9 TREES PROVIDED WITHIN PARKING LOT

**LANDSCAPE NOTES**

- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 6" CONCRETE CURB ARE REQUIRED.
- IRRIGATION SHALL BE BY AUTOMATIC SYSTEM WITH SHRUB AND TURF AREAS ON SEPARATE VALVE SECTIONS TO MEET CITY GUIDELINES.
- ALL LANDSCAPING SHALL BE CONTINUOUSLY MAINTAINED AND REPLACED AS NECESSARY BY THE OWNER.
- SHRUB AND TREE BEDS SHALL BE COVERED WITH A HARDWOOD BARK MULCH TO A DEPTH OF FOUR (4") INCHES.
- ALL LARGE TREE PLANTING AREAS FOR REQUIRED LANDSCAPING SHALL CONTAIN A MINIMUM OF 100 SQ. FT. OF SOIL AREA.
- ALL DISTURBED AREAS SHALL BE REVEGETATED TO MEET CITY OF TAYLOR STANDARDS.

**PLANT LIST**  
 ORDINANCE TREES  
 ALL TREES INCREASED IN SIZE 1" CAL. FOR EQUIV. CAL. INCHES  
 AND 1" CAL. FOR REPLACEMENT MITIGATION

KEY	#	CAL. SIZE / TYPE / HEIGHT
▲	5	4" CAL. LIVE OAK, 14' HT., MIN.
■	12	4" CAL. CEDAR ELM, 14' HT., MIN.
●	12	4" CAL. CHINQUAPIN OAK, 14' HT., MIN.

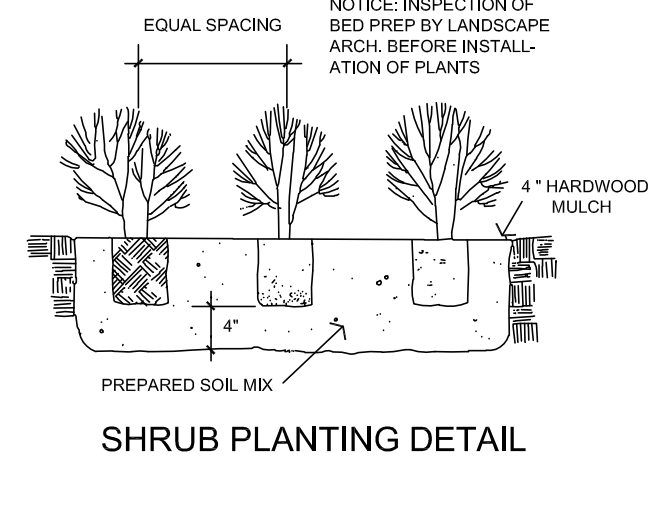
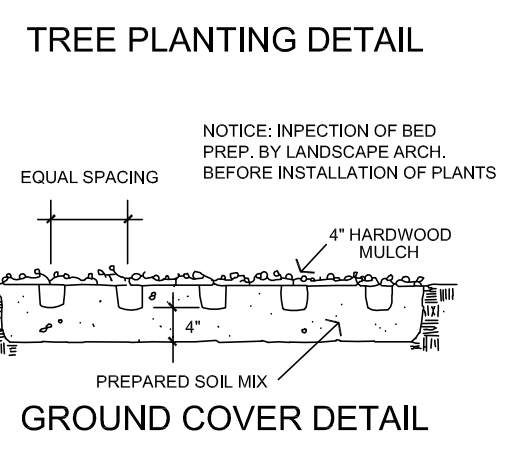
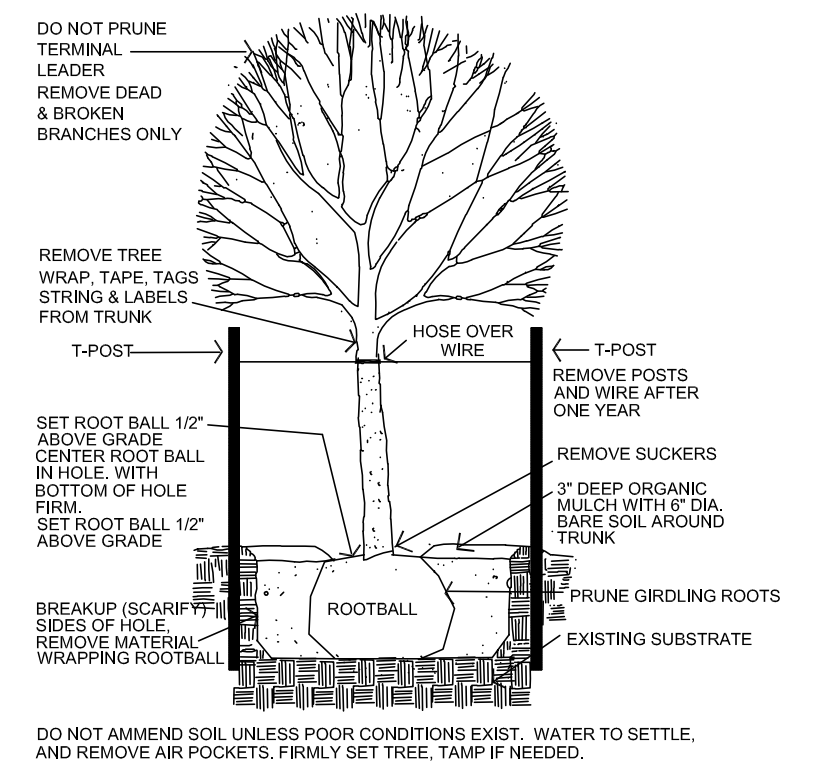
**ORNAMENTAL TREES**

KEY	#	CAL. SIZE / TYPE / HEIGHT
⊗	23	4" CAL. TREE YAUPON, 8' HT., MIN. MULTI TRUNK
⊕	11	4" CAL. TEXAS REDBUD, 8' HT., MIN. MULTI TRUNK
⊕	4	4" CAL. GRAPE MYRTLE, 9' HT. MIN. MULTI TRUNK, "RED ROCKET"

**SITE REQUIRED SHRUBS**

DY	GC	DA	EL	DW	KR	CT	BM
25	28	32	7	14	36	34	24
5 GAL. DWF. YAUPON, 36" O.C.	5 GAL. GREEN CLOUD SAGE, 36" O.C.	5 GAL. DWF. ABELIA, 36" O.C.	5 GAL. ELAEAGNUS, 36" O.C.	5 GAL. DWF. WAX MYRTLE, 36" O.C.	5 GAL. KNOCKOUT ROSE, 36" O.C.	5 GAL. COTONEASTER, 36" O.C.	5 GAL. BIG MUHLY, 36" O.C.

**TURF**  
 HY = HYDROSEED BERMUDA ON 4" OF TOPSOIL  
 SOD = SOLID SOD BERMUDA ON 4" OF TOPSOIL



GENERAL CONTRACTORS SHALL LEAVE AREAS AT 4" BELOW REQUIRED FINISHED GRADE AND SHALL REMOVE ALL CONSTRUCTION DEBRIS. LANDSCAPE CONTRACTOR SHALL RAKE ALL LANDSCAPE AREAS BEFORE ADDING THE TOPSOIL LAYER. GENERAL CONTRACTOR SHALL REMOVE ALL NOXIOUS WEEDS AND ALL OTHER PLANT MATERIAL NOT SHOWN ON THE LANDSCAPE PLAN. 4" TOPSOIL AND AMENDMENTS SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR TO MEET FINISHED GRADE.

LANDSCAPE CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY, AND DEPTH. NO WORK SHOULD BE STARTED UNTIL ANY UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. LIMITS OF WORK SHALL BE VERIFIED BEFORE STARTING WORK.

TOPSOIL SHALL BE FERTILE, FRIABLE NATURAL LOAM FREE OF STONES AND LUMPS (OVER 1" DIAMETER), CLAY, CALICHE, WEEDS, WEED SEEDS, STICKS, AND OTHER DEBRIS OR SUBSTANCES WHICH WILL BE HARMFUL TO PLANTS. TOPSOIL SHALL BE ACQUIRED FROM ONE SITE ONLY AND SHALL BE CHARACTERISTIC OF PRODUCTIVE SOILS IN THE VICINITY.

POSITIVE DRAINAGE SHALL BE MAINTAINED IN LAWN AREAS. FINE GRADE LAWN AREA SHALL BE A SMOOTH CONSISTENT GRADE WITHOUT DEPRESSIONS OR IRREGULARITIES.

CONTAIN ALL SHRUBS WITHIN MULCH BED SURROUNDED BY STEEL EDGING. LANDSCAPE CONTRACTOR SHALL PROVIDE STEEL EDGING AT ALL LOCATIONS WHERE SHRUB BEDS AND GRASS AREAS CONVERGE. BEDS TO BE 3" WIDE MIN. BY VARIOUS LENGTHS.

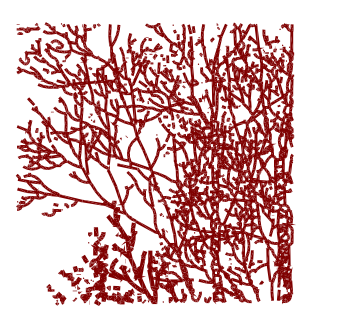
MULCH SHALL CONSIST OF SHREDDED HARDWOOD TO BE PROVIDED BY "GARDENVILLE" OR AN EQUIVALENT APPROVED BY THE LANDSCAPE ARCHITECT.

LANDSCAPE INSTALLATION SHALL BE COORDINATED WITH IRRIGATION SYSTEM INSTALLATION.

IRRIGATION SYSTEM SHALL BE DESIGNED TO CONFORM TO THE LANDSCAPE PLAN AND PROVIDE ENOUGH WATER TO MEET THE NEEDS OF EACH PLANT TYPE. SHRUB BEDS AND TURF AREAS SHALL BE ON SEPARATE SECTIONS.

MATERIAL QUANTITIES SHOWN ARE INTENDED TO ASSIST CONTRACTORS IN DEVELOPING THEIR OWN TAKEOFFS AND ARE NOT GUARANTEED AS ACCURATE REPRESENTATIONS OF REQUIRED MATERIALS. THE CONTRACTOR SHALL BE ACCOUNTABLE FOR HIS OWN BID QUANTITIES AS REQUIRED BY THE PLANS AND SPECIFICATIONS.

LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL PLANT MATERIAL INCLUDING LAWN IS HEALTHY AND VITAL FOR ONE YEAR AFTER THE COMPLETION DATE OF THE LANDSCAPE AREA OR THE OTHER DATE(S) ESTABLISHED BY THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL NOT BE RESPONSIBLE FOR DEGRADATION RESULTING FROM NEGLIGENCE BY THE OWNER OR OTHERS OR FOR ANY UNUSUAL PHENOMENON BEYOND THE CONTRACTOR'S CONTROL.



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