

LANDSCAPE DESIGN AND COMPLIANCE REVIEW SHEET
(Please attach to permit site plan)

Commercial Establishments and Public Buildings
(Staff may create an artificial lot)

1. TREE AND SHRUB PLANTING REQUIREMENTS

A. STREET TREES : Sec. 13.09

STREET NAME	Lineal Feet	Tree Planting Requirement	Total Trees Planted *
OVERLAND TRAILS DRIVE	234 / 30	8	6 + 2 planted elsewhere on site
IH-45 FRONTAGE ROAD	114 / 30	4	0 planted (utility easmt.) 4 trees included in shrub requirement calculation.
	/ 30		
TOTAL STREET TREES			

B. PARKING LOT TREES : Sec. 13.09

Each parking space must be within 120' of a tree.

Total Number of Proposed Parking Spaces	# of Spaces	Tree Planting Requirement	Total Trees Planted *
35	35 / 10	4	4 proposed

C. SHRUBS: Sec. 13.09

75% of the shrubs must be planted along the perimeter of the parking lot. (Shrubs are required for new and/or the expanded portion of parking lots)

Street Tree Planting Requirement	Requirement	Total Shrub Requirement **
12	12 x 10	120 (126 proposed)

D. LANDSCAPE BUFFER: Sec. 13.09 Wood, concrete masonry opaque screening fence. (Min. 6') Evergreen screening.

A 6' high wood, concrete masonry opaque screening fence, or 6' tall evergreen planting strip along the total length of property line adjacent to existing single family residential, or level of expansion adjacent to existing single family residential. (Site plan must show land use on all sides of the property, evergreen shall be 6' tall within 3 years of planting.)

PLEASE ATTACH TO PERMIT SITE PLAN

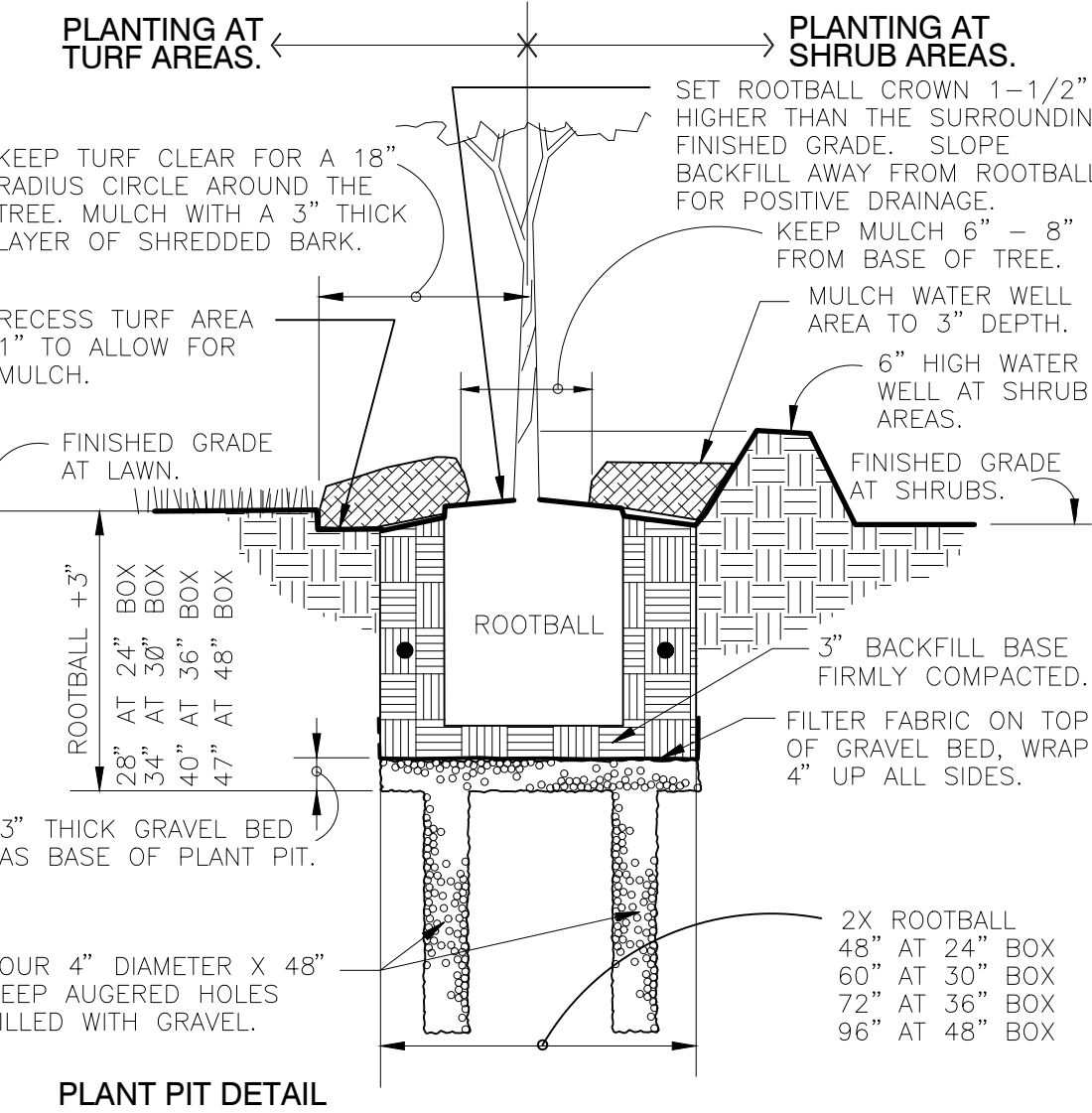
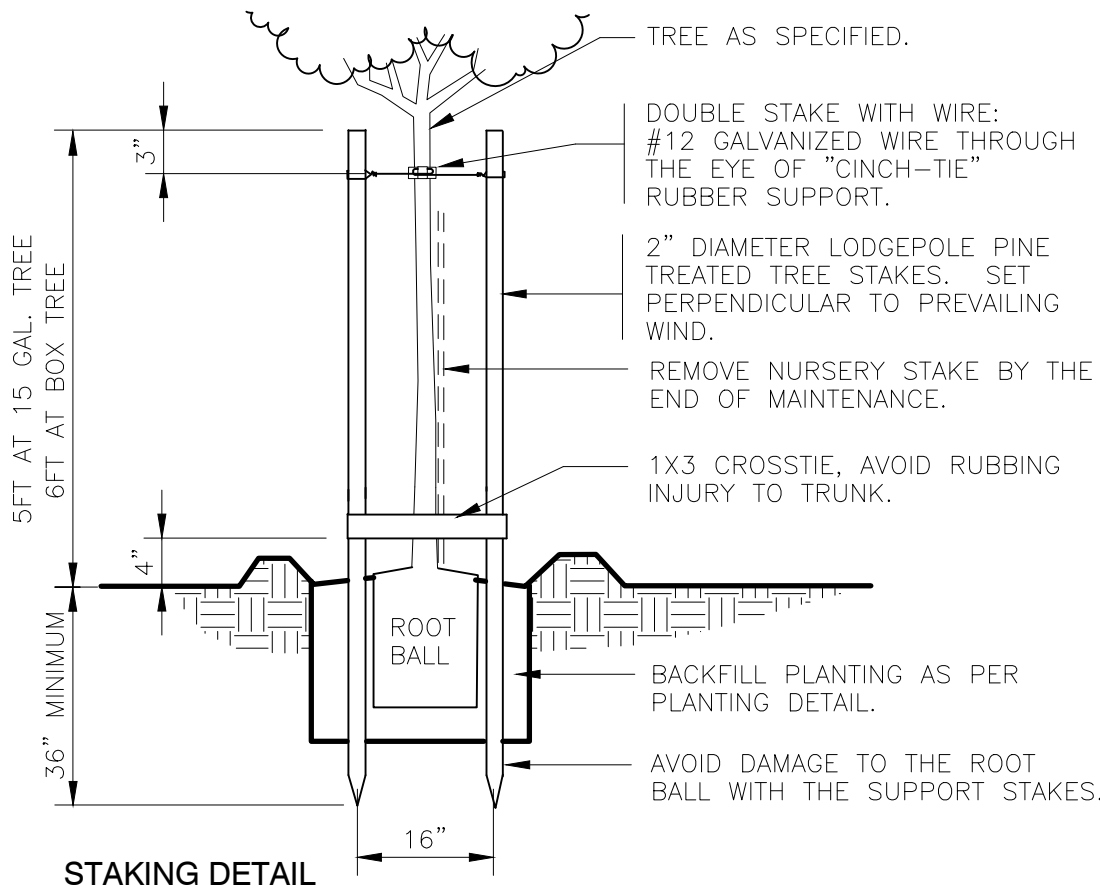
2. TREE PROTECTION REQUIREMENTS

Sec. 13.11 Preservation of existing trees.

Street Name/Location	Inches Protected	Inches Required
PROJECT SITE HAS NO EXISTING TREES		

Preservation of existing trees and associated understorey.

* Trees shall be a minimum of 1.5 caliper inches in size and from the approved list found in Appendix "A" of Chapter 33 of the City of Houston Code of Ordinances.
** The shrubs shall be a minimum of 18 inches in height and shall be selected from the City of Houston's approved shrub list found in Appendix "D" of Chapter 33 of the City of Houston Code of Ordinances.

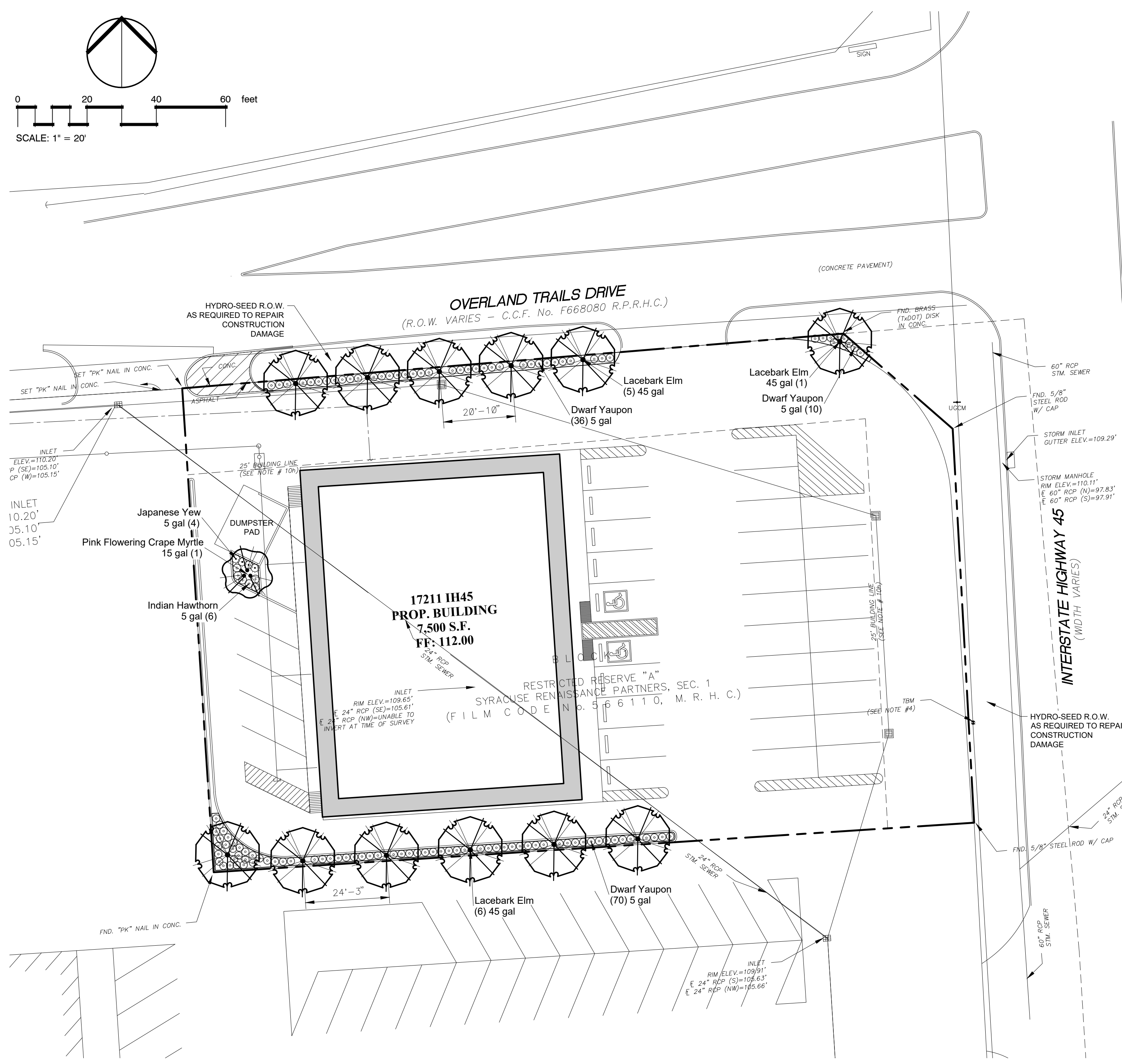
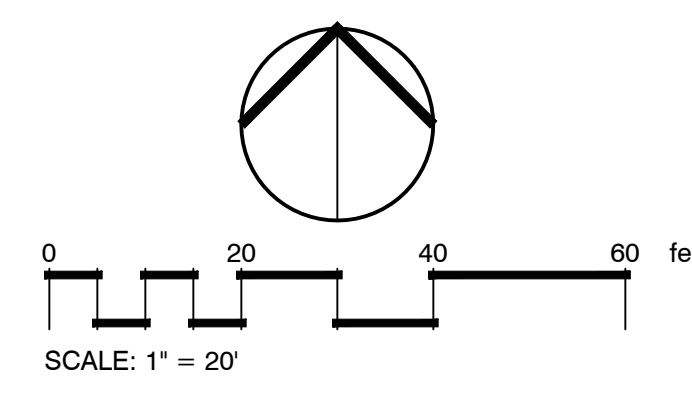


GENERAL NOTES:

- Contractor shall verify site information, including property lines, easements, spot elevations, buildings, roadway curb and gutters, utilities and other information affecting the scope of work included on these drawings. More specific utility information is indicated on the civil drawings. Contractor shall contact the owner or owner's representative for direction on how to proceed if actual site conditions vary from what is shown on the civil or landscape plans.
- Excavation in the vicinity of utilities shall be undertaken with care. The contractor bears full responsibility for this work. The contractor shall verify the location of all site utilities prior to beginning excavation. Any damage to utilities caused by any person, vehicle, equipment, or tool related to the execution of the contract shall be repaired immediately at no expense to the owner.
- Base information including the location of property lines, easements, buildings, roads and curbs have been taken from the architect's drawings. For additional information refer to general contractor.
- Building footprints have been taken from the architectural drawings. For additional information refer to architectural drawings.
- The contractor shall notify local authorities and the general contractor for location of existing underground utilities.

PLANTING NOTES:

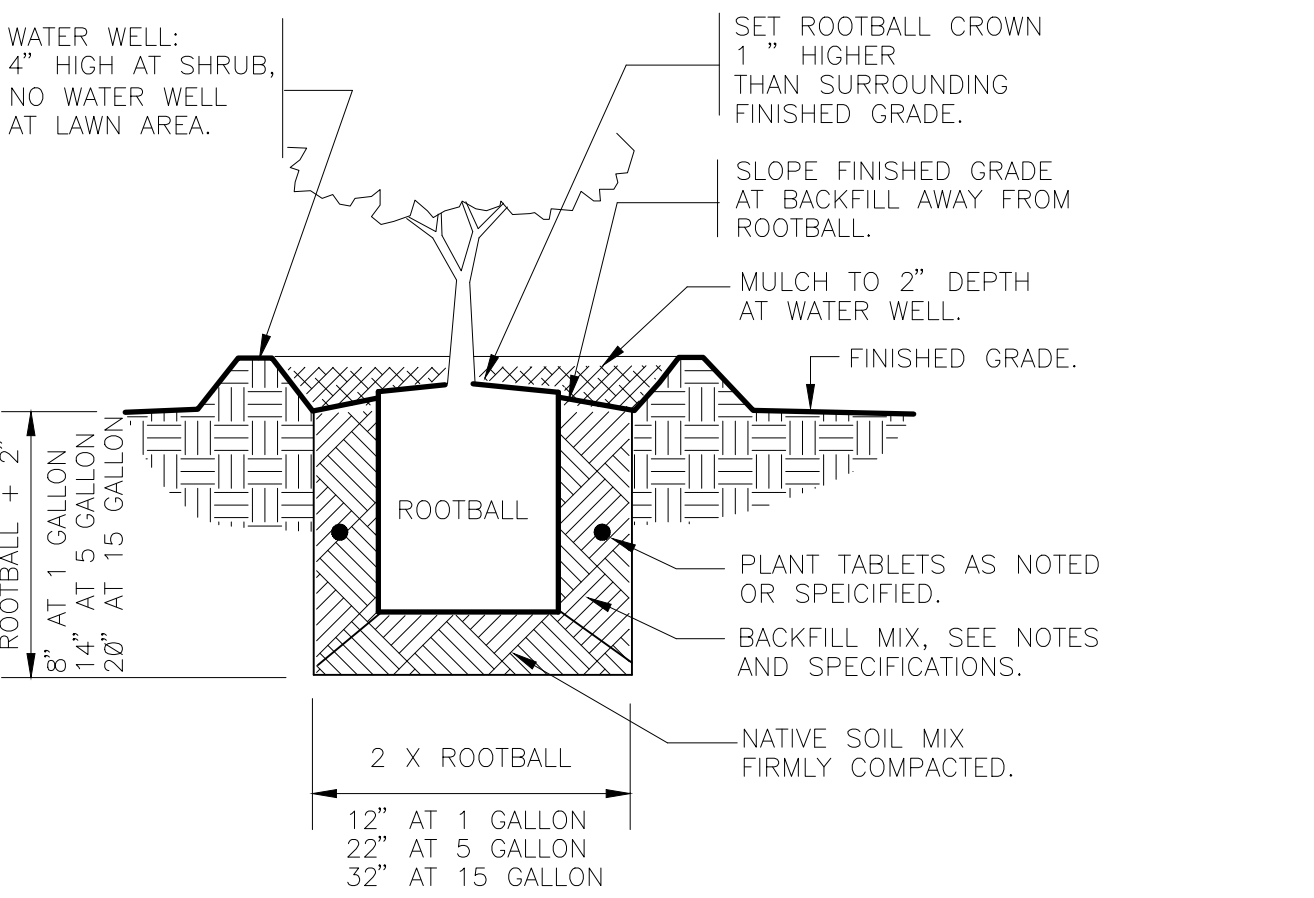
- Final grading shall be approved by the owner's representative in the field prior to planting or planting layout.
- Contractor is responsible for verifying locations of underground utilities prior to construction.
- Trees shall be planted at least five (5') feet from any utility line and outside all utility easements.
- Landscaped areas shall be kept free of trash, litter, and weeds at all times during construction.
- Landscape Contractor shall be responsible for fine grading, removal of miscellaneous debris and any additional fill required to create a smooth condition prior to planting in all planting areas.
- The quantities shown on the plan are for the contractor's convenience. Contractor shall verify all quantities.
- Contractor shall provide samples of compost and compost mulch mix to the Owner's representative along with soil testing data.
- Excess soil from landscape grading to be removed and disposed off-site by the Contractor.
- All plants shall be nursery grown or transplanted on site and in accordance with The American Standard for Nursery Stock latest edition.
- All plants shall be hardy under climatic conditions similar to those in the locality of the project.
- All plants shall be typical of their species or variety and shall have a normal growth habit. They shall be sound, healthy and vigorous, well balanced and densely foliated when in leaf. They shall be free of disease and insect pests, eggs or larvae. Plants shall have healthy, well-developed root systems.
- Substitutions: when plants of a specified kind or size are not available within a reasonable distance, substitutions may be made, upon request by the contractor, if approved by the owner or their representative.
- Measurement: dimensions of trees and shrubs shall conform to The American Standard for Nursery Stock latest edition.
- Size: all plants shall conform to the measurements specified on the plant material schedule unless authorized, in writing, by the owner or their representative.
- Balled plants shall be dug with firm, natural balls of earth of a diameter and depth to include most of the fibrous roots. Container grown stock shall have been grown in a container long enough for the root system to have sufficiently developed to hold its soil together firm and whole. No plants shall be loose in the container or root bound.
- Root balls and canopies of all plants shall be adequately protected at all times from sun and drying winds or frost.
- The Owner or their representative shall be notified prior to beginning planting operations.
- Plants with broken root balls, excessive damage to the crown, or girdling roots shall be replaced prior to planting.
- Trees shall be staked and guy-wired, when required, according to accepted industry practice and details.
- Each newly planted tree and shrub shall be pruned in accordance with The American Association of Nurserymen standards or as directed by owner's representative to preserve the natural character of the plant. All dead wood, sucker, and broken or badly bruised branches shall be removed.
- Mulch: immediately after planting operations are completed all trees and shrub planting pits shall be covered with a 2" layer of shredded decomposed hardwood mulch or other material approved by the owner or their representative. Mulch limits for trees shall be the area of the pit; mulch limits for shrubs in beds shall be the entire area of the shrub bed.
- Planting soil for trees if native topsoil is not available shall consist of 20% to 30% organic material mixed with existing soil at a rate of 1/3 planting soil to 2/3 existing soil for bedding plants.
- Planting soil for shrub beds consists of 100% mix soil with compost from Nature's Way Resources or approved equal.
- Guarantee: all plant material shall be guaranteed by the contractor no less than 90 days from the date of installation. The Owner shall be responsible for maintenance unless otherwise agreed with the Contractor. It shall be the Contractor's responsibility to monitor the project during the guarantee period and inform the owner if problems develop with the plant material. A plant shall be considered dead if 25% or more of the crown, or main leader has died.
- All planting shall be at the locations indicated on the drawings. The Contractor shall be responsible for planting at the correct grades to ensure positive drainage, and for establishing planting beds as indicated.
- Layout of planting: the contractor shall lay out, with identifiable stakes, the location of all plants and the arrangement and outlines of planting beds as indicated on drawing. The layout of planting shall be approved by the project representative prior to any excavation of plant pits or plant beds.
- Conditions detrimental to plants: The contractor shall notify the project representative, in writing, of all soil or drainage conditions which the contractor considers detrimental to the growth of plants. The contractor shall state the conditions and submit a proposal for correcting the conditions, including any change in cost for review and acceptance by the project representative.
- Minor adjustment to tree location may be necessary due to field conditions and final grading. The contractor shall notify the owner if major adjustments are required.
- Use triangular spacing of plant material when planting large masses, unless otherwise noted.



1 LANDSCAPE PLAN
1" = 20'

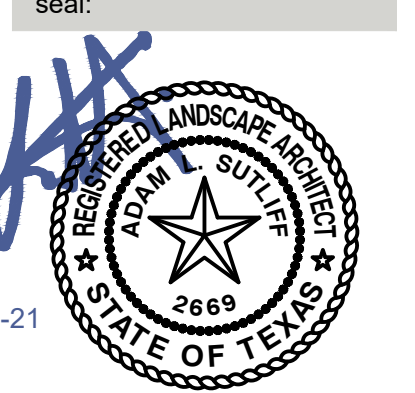
PLANT SCHEDULE

TREES	COMMON NAME / BOTANICAL NAME	CONT	QTY
	Lacebark Elm / Ulmus parvifolia	45 gal	12
	Pink Flowering Crape Myrtle / Lagerstroemia indica 'Basham's Party Pink'	30 gal	1
SHRUBS	COMMON NAME / BOTANICAL NAME	SIZE	QTY
	Dwarf Yaupon / Ilex vomitoria 'Nana'	5 gal	116
	Indian Hawthorn / Rhaphiolepis indica 'Clara'	5 gal	6
	Japanese Yew / Podocarpus macrophyllus	5 gal	4



2 SHRUB PLANTING
1" = 1'-0"

3 SPECIMEN TREE PLANTING
1" = 1'-0"



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issue/revision:
2018-05-21 Issued for Permit
Harris County

project name:

17211 PAD SITE
LANDSCAPE DEVELOPMENT PACKAGE

project address:
physical:
17211 IH-45
Houston, TX 77090

project number:
180118
Floor & Decor

sheet name:
LANDSCAPE PLAN

sheet number:
L200