

NOTES:

- CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.
- CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. CONTACT ALL UTILITY COMPANIES MINIMUM 48 HOURS PRIOR TO ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, ETC. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
- CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN FORESEEN IN THE DESIGN. SUCH CONDITIONS SHALL BE BROUGHT UP TO THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY CHANGES DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

- CONTRACTOR SHALL COORDINATE ALL WORK WITH OTHER SUBCONTRACTORS ON THE JOBSITE AS REQUIRED TO COMPLETE CONSTRUCTION.
- CONTRACTOR TO PROVIDE SAMPLES OF EACH SHRUB AND GROUND COVER SPECIES OR NURSERY SOURCE FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ALL PLANTS ARE TO BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE. SHRUBS SHALL BE FULL TO GROUND. PLANT MATERIAL OF THE SAME SPECIES SHALL BE OBTAINED FROM THE SAME SOURCE.
- PLANT LIST QUANTITIES ARE FOR CONTRACTOR CONVENIENCE. CONTRACTOR SHALL BE RESPONSIBLE FOR PLANT QUANTITIES PER PLAN SYMBOLS AND NOT PROVIDED PLANT LIST. ANY DISCREPANCIES BETWEEN LIST AND PLAN SHOULD BE BROUGHT UP AND NOTED IN THE BIDDING PROCESS.

- ALL PLANT MATERIAL SHALL BE FROM THE CITY'S WATER SMART PLANT LIST. AT LEAST THREE DIFFERENT TREE SPECIES AND AT LEAST TWO DIFFERENT SHRUB SPECIES SHALL BE INCLUDED IN THE LANDSCAPING.
- MECHANICAL EQUIPMENT WILL BE LOCATED ON THE BUILDING ROOF. NO LANDSCAPE SCREENING OF THESE ELEMENTS WILL BE REQUIRED.

LANDSCAPE ROCK SHALL BE MOSS ROCK LARGE (2X3X4) 1 TO 2 STONES PER PALLET. LARGER PIECES SHALL BE USED IN TURN RADIUSES AS WHEEL STOPS. APPROX 60 TONS/130 ROCKS SHOULD BE USED ON PROPERTY. CONTRACTOR SHALL SUBMIT SAMPLE TO LANDSCAPE ARCHITECT.

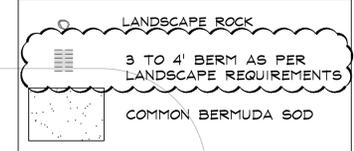
DECORATIVE GRAVEL SHALL BE BULLROCK 3"-5" AGGREGATE IN SIZE OR EQUAL. CONTRACTOR SHALL SUBMIT SAMPLE OR SOURCE TO LANDSCAPE ARCHITECT.

CONTRACTOR SHALL SET UP A PRE-CONSTRUCTION MEETING WITH LANDSCAPE ARCHITECT BEFORE WORK BEGINS.

PLANT LIST

SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	9	BALD CYPRESS	Taxodium distichum	65 gal	3" CAL. 12-14"ht; 7-8'sprds; specimen
	7	LIVE OAK	Quercus virginiana	65 gal	3" CAL. 12-14"ht; 7-8'sprds; specimen
	24	EAGLESTON HOLLY	Ilex opaca 'Eagleston'	45 gal	3" CAL. 8-10"ht; 5-6'sprds.; specimen. TREEFORM LEGGED UP 2.5'-3' MIN.
	8	LITTLE GEM MAGNOLIA	Magnolia virginiana 'Little Gem'	30 gal	3" CAL. 8-10"ht; 5-6'sprds.; specimen.
	43	MUHLY GRASS	Muhlenbergia capillaris	3 gal	24" ht.; 18" sprd. Full, rooted.
	223	DWARF BURFORD HOLLY	Ilex cornuta 'Burfordii Nana'	3 gal	36" ht.; 15" sprd. Full, rooted. 30"oc MAX. SPACING
	126	TEXAS SAGE SILVERADO	Leucophyllum frutescens 'Silverado'	3 gal	24" ht.; 18" sprd. Full, rooted. 30"oc MAX. SPACING
	18	DWARF YAUPON HOLLY	Ilex vomitoria 'Nana'	3 gal	15" ht.; 15" sprd. Full, rooted. 30"oc MAX. SPACING
	13	RED YUCCA	Hesperaloe parviflora	3 gal	12" ht.; 18" sprd. Full, rooted. YELLOW TO CREAM FLOWER
	28	VERBENA	Verbena 'Homestead Purple'	1 gal	6" ht.; 12" sprd. Full, rooted.
	15	NEW GOLD LANTANA	Lantana x 'New Gold'	1 gal	6" ht.; 12" sprd. Full, rooted.
	16	TRAILING LANTANA PURPLE	Lantana montevidensis 'Purple'	1 gal	6" ht.; 12" sprd. Full, rooted.
	28	DAYLILY	Hemerocallis sp.	1 gal	6" ht.; 12" sprd. Full, rooted.
		COMMON BERMUDA	Cynodon dactylon	SOD	ALL OPEN AREAS WILL BE SOLID SOD

CONTRACTORS SHALL PREPARE TAKEOFFS FROM THE PLANS. QUANTITIES PROVIDED IN PLANT LIST ARE FOR CONVENIENCE ONLY. CONTRACTOR WILL BE HELD ACCOUNTABLE FOR QUANTITIES FROM THE PLAN.  
KEY:



FM 518 (AKA WEST MAIN ST)  
140' R.O.W.

**LANDSCAPE TABULATION**

- OVERALL PROPERTY = 56,449 SF
- LANDSCAPE TOTAL = 11,771 SF
- LANDSCAPE = 21% OF TOTAL PROPERTY

**LANDSCAPE REQUIREMENTS**

One shade tree for every 30 feet of linear street frontage, excluding driveways. Trees may be planted in clusters or spaced linearly rather than being on 30-foot centers. The minimum size of the tree should be 2 1/2" - inch caliper upon installation.

- FM 518 (AKA WEST MAIN ST) = 378' = 13 TREES REQUIRED (13) EAGLESTON HOLLY PROVIDED
- MAPLE LEAF DRIVE = 196' = 7 TREES REQUIRED (7) EAGLESTON HOLLY PROVIDED

A Shade tree shall be planted in the parking lot at a ratio of 1 tree for every 8 spaces. The minimum trunk size of parking lot trees shall have a minimum trunk height of 6 feet and a minimum of a 2 inch single trunk caliper measurement or a 1.5 inch average trunk caliper measurement for multiple trunk trees when planted, measured 4 feet above grade.

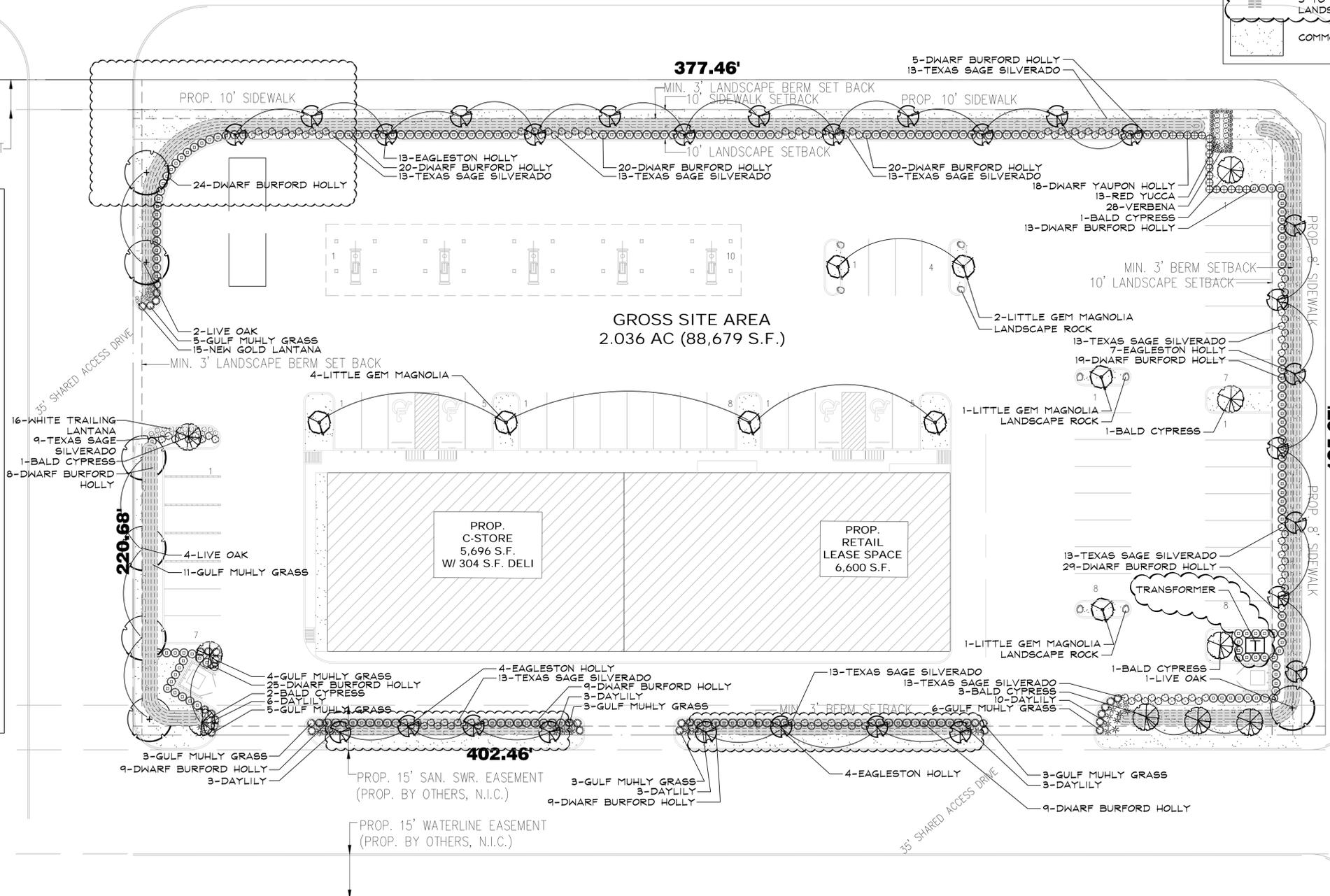
52 PARKING SPACES = 7 TREES  
(8) LITTLE GEM MAGNOLIA 3" CAL  
(3) BALD CYPRESS 3" CAL

A continuous hedge consisting of shrubs that are not less than 2 feet at the time of installation and planted in 3- or 5-gallon container stocks upon installation.

- A CONTINUOUS HEDGE OF DWARF BURFORD HOLLY, TEXAS SAGE, DWARF YAUPON HOLLY PROVIDED ALONG FRONTAGE SPACED 36" OC

A berm measuring not less than three feet or more four feet in height from finish grade of the parking lot shall be utilized. The berm shall be set back a minimum of three and a maximum of six feet from the property line or parking area. In addition to the berm a continuous hedge and 1 tree per 30 linear feet will be required along all property lines.

- A BERM, CONTINUOUS HEDGE AND 1 TREE PER 30 LINEAR FEET PROVIDED



CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH LANDSCAPE ARCHITECT BEFORE INSTALLATION. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY TO MEET LANDSCAPE ARCHITECT & OWNER'S APPROVAL.

NO LANDSCAPING SHALL BLOCK ACCESS OR SIGHT OF REMOTE FDC.



**Convenience Store**  
FM 518 & Maple Leaf Drive  
Landscape Improvements  
League City, TX

Job No.: 219-21-003

Scale: 1" = 20' - 0"

Date: March 31, 2021

Revised: CITY COMMENTS May 18, 2021  
COMMENTS June 9, 2021  
COMMENTS June 15, 2021  
COMMENTS July 6, 2021

Landscape Plan

L1.1

Scale: 1" = 20' - 0"