



Quantity	Symbol	Description	Common Name	Comments
Landscaping				
Annuals-Perennials				
66	☉	Agapanthus africanus 'Peter Pan' 3 Gallon	'Peter Pan' Agapanthus	27 In. CTC
70	☉	Diets bicolor 3 Gallon	African Iris	39 In. CTC
Ground Cover -Vines				
6354 918 =5436 Sod after TXDOT sidewalk install		Cynodon dactylon Square Foot	Bermuda Grass	Solid Sod or Hydroseed
1417		Trachleospermum asiaticum 4 in. pot	Asiatic Jasmine	1 Ft. Center to Center
Shrubs Over 4 Feet				
79	☉	Ligustrum japonicum 'Texanum' 7 Gallon	Waxleaf Privet	36 In. CTC Max., Min 36 In. Ht.
Shrubs Under 4 Feet				
48	☉	Pittosporum tobira 'Wheeler Dwarf' 5 Gallon	'Wheeler Dwarf' Pittosporum	36 In. CTC
41	☉	Raphiolepis indica 'Clara' 5 Gallon	'Clara' India Hawthorn	36 In. CTC
18	☉	Viburnum tinus 'Spring Bouquet' 5 Gallon	'Spring Bouquet' Viburnum	36 In. CTC
58	☉	Oleander, 'Calypso' 7 Gallon	'Calypso' Oleander	36 In. CTC Max., Min 36 In. Ht.
39	☉	Podocarpus macrophyllus 7 Gallon	Yew Podocarpus	36 In. CTC Max., Min 36 In. Ht.

Quantity	Symbol	Description	Common Name	Comments
Existing Trees				
10	☉	Lagerstroemia indica 'Tuscarora' 30 gallon	'Tuscarota' Crape Myrtle	Multi Trunk
2	☉	Quercus nigra 2 to 2 1/2 In. Cal.	Water Oak	6 Ft. Clear Trunk Min.
8	☉	Quercus virginiana 2 to 2 1/2 In. Cal.	Southern Live Oak	6 Ft. Clear Trunk Min.
7	☉	Taxodium distichum 2 to 2 1/2 In. Cal.	Bald Cypress	6 Ft. Clear Trunk Min.

Quantity	Symbol	Description	Common Name	Comments
Existing Trees To Be Relocated				
Demo Trees	☉	Bald Cypress	Southern Live Oak	Water Oak
New Trees	☉	Italian Cypress, 25 Gallon		

Exterior Air Conditioning Compressor Units to be screened with a 3'-8" Brick Wall
 All shrubs that screen parking areas and electrical transformers must be at least 36 inches in height at time of installation.
 The sidewalk/trail will need to be built according to the specifications of the Parks, Trails, and Open Space Master Plan.

Maximum Lot Coverage		Development Lot Size
Landscape Area Required.	15.00%	60,000 Square Feet
Landscape Area Provided	41.6%	9,000 Square Feet
		24,969 Square Feet

Landscape Setback		Street Frontage exclusive of driveways and TxMNP easement 200 Lin. Feet Total
Canopy Trees Required	7 Trees	1 Canopy Tree for each 30 Lin. Feet
Canopy Trees Provided	7 Trees	

Landscape Setback		1 Canopy Tree for each 8 spaces
Canopy Trees Required	9 Trees	67 Total Spaces
Canopy Trees Provided	9 Trees	

- GENERAL NOTES**
- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
 - ALL SHRUB AND GROUND COVER BEDS SHALL HAVE A MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH.
 - LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLAN.
 - TREES SHALL BE PLANTED AT LEAST FIVE (5') FEET FROM ANY UTILITY LINE, AND OUTSIDE ALL UTILITY EASEMENTS AND A THREE (3') CLEAR DIAMETER AROUND FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
 - TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.
 - TREES OVERHANGING VISIBILITY EASEMENTS OF RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.
 - TREES PLANTED ON SLOPES WILL HAVE THE SOIL STAIN AT AVERAGE GRADE OF SLOPE.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTROYED OR REMOVED.
 - LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS.
 - AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
 - ALL HYDROSEEDED AND PLANTING BEDS TO HAVE BIOSOL FORTE 7-2-1 FERTILIZER APPLIED AT MANUFACTURERS RATE.

A programmable automatic irrigation system shall be provided to all landscape areas.
 Water conservation fixtures shall be used in accordance with applicable city requirements.

Farm to Market FM 646/ 16TH STREET (120' R.O.W.)

SIGNATURE EYE CENTER
 ROW After Acquisition for Parcel 0215
 July 29, 2024
 McKenzie Architect

