

PLANT LIST

21 new trees provided - 100% new trees are large shade trees.

QTY	TREES				
13	Cedar Elm	Ulmus crassifolia	2" col. 10' Ht. 6' Spread	Container Grown	
13	Shumard Oak	Quercus shumardii	2" col. 10' Ht. 6' Spread	Container Grown	
SHRUBS					
240	Evergreen Daylily	Hemerocallis spp.	1 gal.		
41	Dwarf Palmetto	Subal palmetto	5 gal		
28	Green Cloud Sage	Leucophyllum frutescens 'Green Cloud'	5 gal		
51	Knockout Rose	Rosa 'Knockout'	5 gal		
160	Liriope	Liriope muscari	1 gal		
132	Pink Autumn Sage	Salvia greggii 'Big Pink'	5 gal		
51	Texas Satal	Dasyllirion texanum	5 gal		
TURF					
Celebration Bermuda Sod (all disturbed areas)					

IRRIGATION NOTES

Automatic irrigation systems shall comply with the following guidelines.

- Adjustable flow controls shall be required on circuit remote control valves and pressure regulation component(s) shall be required where static pressure exceeds manufacturer's recommended operating range.
- Valve and circuits shall be separated based on water use, so that turf areas are watered separately from shrub and ground cover areas. Irrigation heads in the turf areas will be valved separately from shrub and/or ground cover areas.
- Sprinkler heads shall have matched precipitation rates within each control valve circuit.
- Serviceable check valves shall be required adjacent to paved areas where elevation differences may cause low head drainage.
- Sprinkler head spacing shall be designed for head-to-head coverage or heads shall be spaced as per manufacturer's recommendations and adjusted for prevailing winds. The system shall be designed so that irrigation is not applied to vehicular traffic lanes, other pavement or structures.
- All automatic irrigation systems shall be equipped with a controller capable of dual or multiple programming. Controllers shall have multiple cycle start capacity and a flexible calendar program, including the capability of being set to water every five days. All automatic irrigation systems shall be equipped with a rain sensor shut-off device.
- Irrigation construction plans shall include a water budget. A laminated copy of the water budget shall be permanently installed inside the irrigation controller door. Water budget shall include:
 - Chart containing zone number, precipitation rate and gpm.
 - Location of emergency irrigation system shut-off valve.
 - The irrigation system will be reviewed once the irrigation application is submitted.

LANDSCAPE NOTES

- The developer and subsequent owners of the landscaped property, or the manager or agent of the owner, shall be responsible for the maintenance of all landscape areas. Said areas shall be maintained so as to present a healthy, neat and orderly appearance at all times and shall be kept free of refuse and debris. All planted areas shall be provided with an automatic irrigation system and watered as necessary to ensure continuous healthy growth and development. Maintenance shall include the replacement of all dead plant material if that material was used to meet the requirements of the Landscape Ordinance.
- Tree caliper is the trunk diameter of a tree at four (4') feet above natural grade per the Composite Zoning Ordinance.
- All new landscapes (non-residential and residential) are required to have a minimum of six inches (6") of soil depth in areas planted with turfgrass. This six-inch (6") minimum soil depth will consist of 75 percent soil blended with 25 percent compost. The soil/compost blend shall be incorporated into the top two inches of the native soil. The six-inch (6") depth requirement does not apply to the area between the drip line and trunk of existing trees, shrub beds or wildscape areas. Areas with existing native vegetation that remain undisturbed shall be exempt from the soil depth provision; provided that native soil and vegetation in such area is fenced during construction and protected from disturbance and compaction during the construction process.
- All disturbed areas and ROW will be re-vegetated by the developer.
- All invasive species shall be removed from the property.
- No more than 50% of the same species may be planted to meet the tree planting requirements.
- A minimum pervious area 3 feet in radius and not less than 50% of the calculated drip line area is provided around the trunks of all existing and proposed trees.
- No landscaping over 3 feet high is located within 40 feet of the intersection of any street. (Measured from the edge of pavement as if the curbs or pavement edges are not rounded off and intersect at a right angle).
- In the event of a conflict with tree removal/preservation call outs on plan sheet(s) versus tree removal/preservation matrix, the tree removal/preservation matrix shall apply. It is the contractors responsibility to verify with City staff should any inconsistency exist within an approved plan set. No in-field changes are made to approved plans, no exceptions.

	%	SQFT	Total	SQFT	%
Multi-Family	20%	X	= 0	52375	
Office/Professional	15%	X	= 7856.25	11532	22.018
Commercial	15%	X	= 0		
Industrial/Manufacturing	10%	X	= 0		
School/Church/Community	15%	X	= 0		
Park	15%	X	= 0		

*The minimum percentage of landscape area may include setback areas. However, the setback areas are required to be landscaped even if they exceed the above percentage.

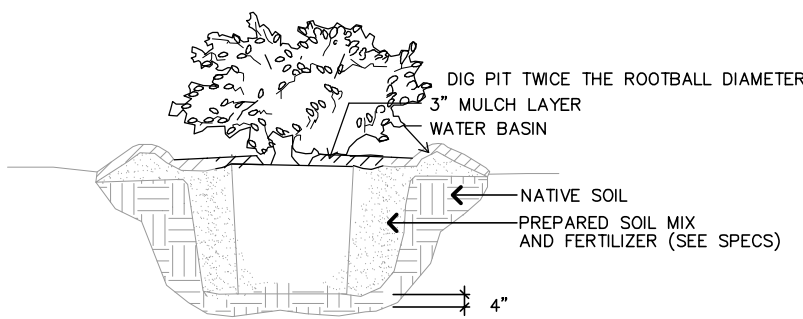
Setback Areas				REQUIRED				PROVIDED				DIFFERENCE	
	SQFT			Trees	Inches	Shrubs		Trees	Inches	Shrubs		Inches	Shrubs
Front	2507	÷ 600	= 4 Units	4	8	16		8	16	96		8	80
Side	503	÷ 600	= 1 Units	2	4	4		2	4	4		0	0
Side	488	÷ 600	= 1.00 Units	2	4	4		2	4	4		0	0
Rear	708	÷ 600	= 1 Units	2	4	4		2	4	4		0	0

8,982 sf lscp area in front of bldgs. 76% of required.
12 trees in front of bldgs. 57% of required.
16 shrubs in front of bldgs. 50% of required.
5,639 sf turfgrass. 49% of total lscp area.

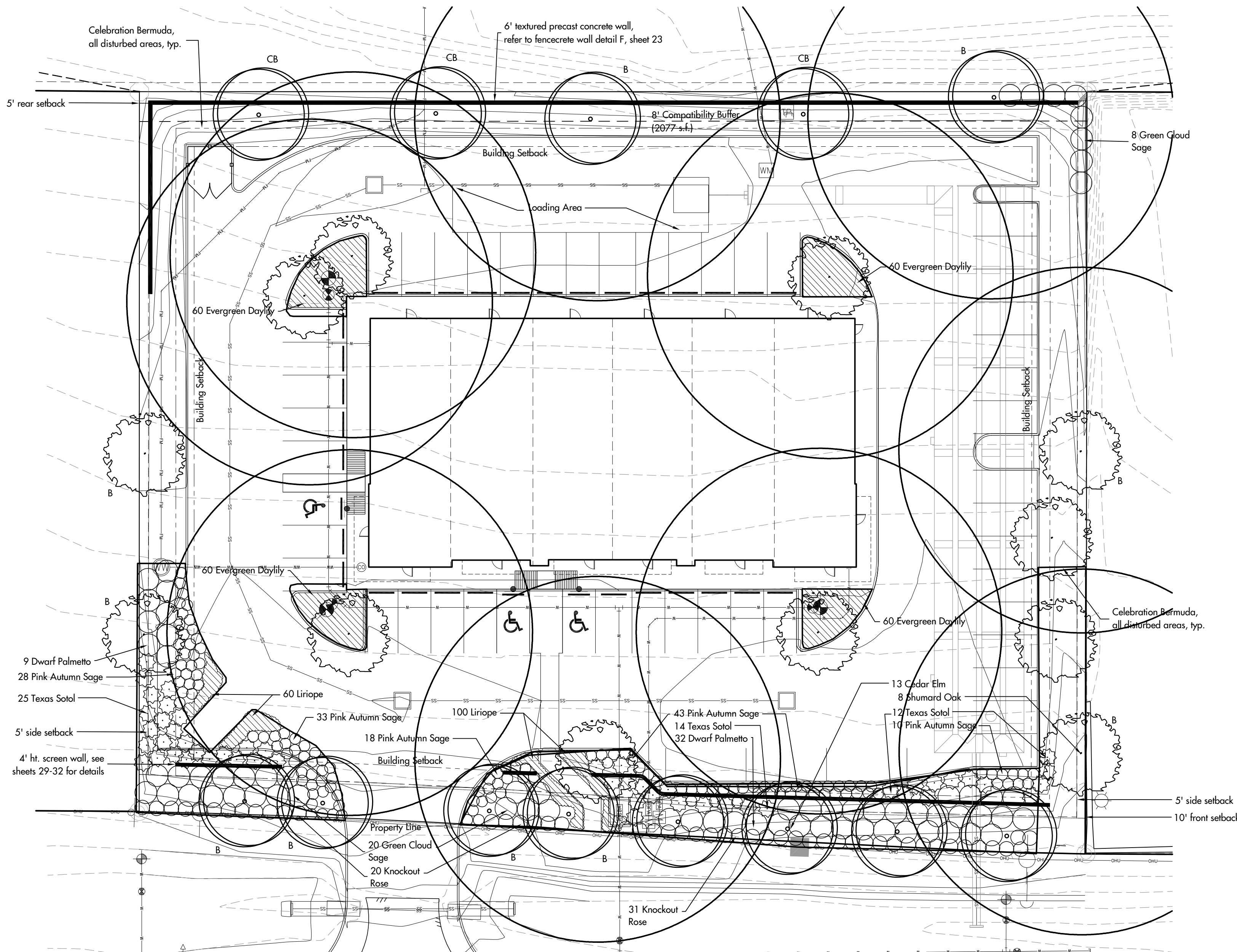
TREE PRESERVATION PLAN

Tree Size	Total inches	Saved inches	Saved inches %	Removed	Mitigation
8"-18"	0	0	0	0	0
>18"-26"	0	0	0	0	0

Tree Size	Total trees	Saved trees	Saved trees %	Removed
8"-18"	0	0	0	0
>18"-26"	0	0	0	0



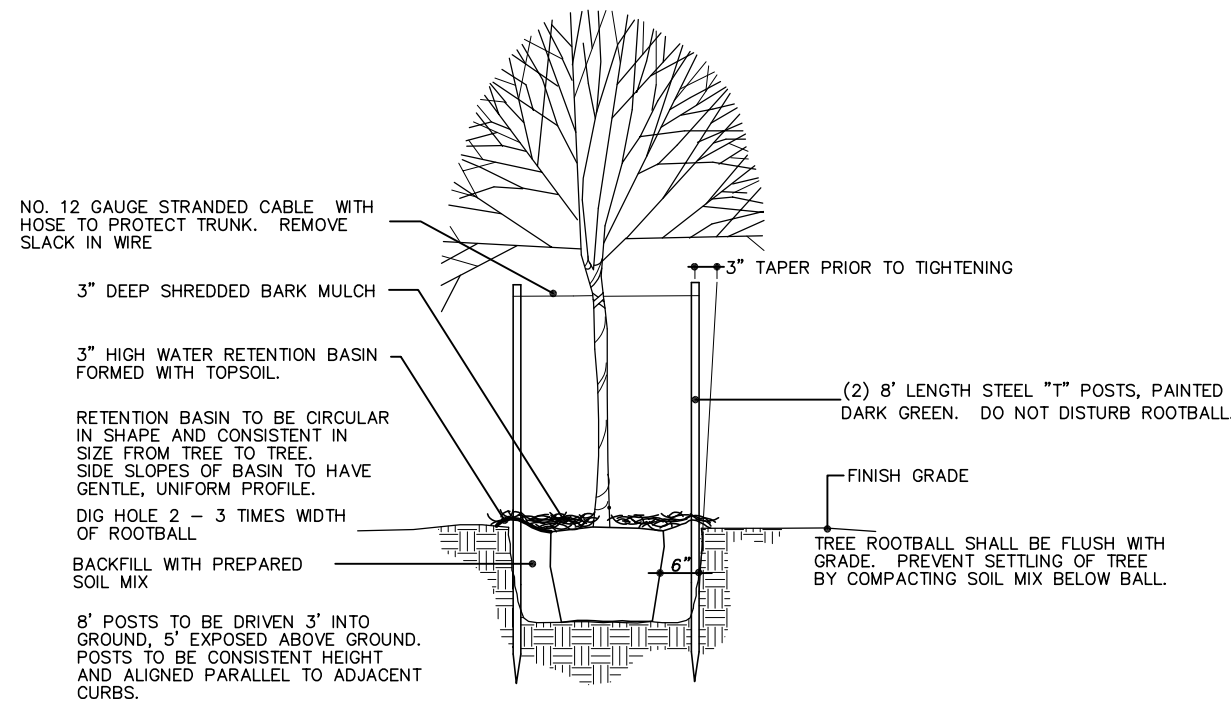
Pit-Planted Shrub
NOT TO SCALE



HWY 183

The irrigation system will be reviewed once the irrigation application is submitted.

North
Scale: 1" = 20'



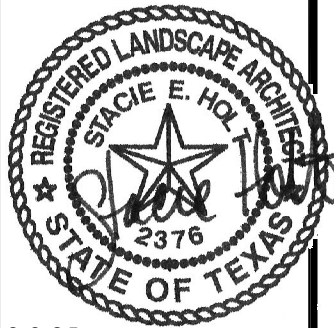
Tree Planting & Staking
NOT TO SCALE

APPROVAL

GREEN EYE
STUDIO



Austin, TX 512.484.1105
stacie@hush.com



9-8-25

The Shoppes at Monarch

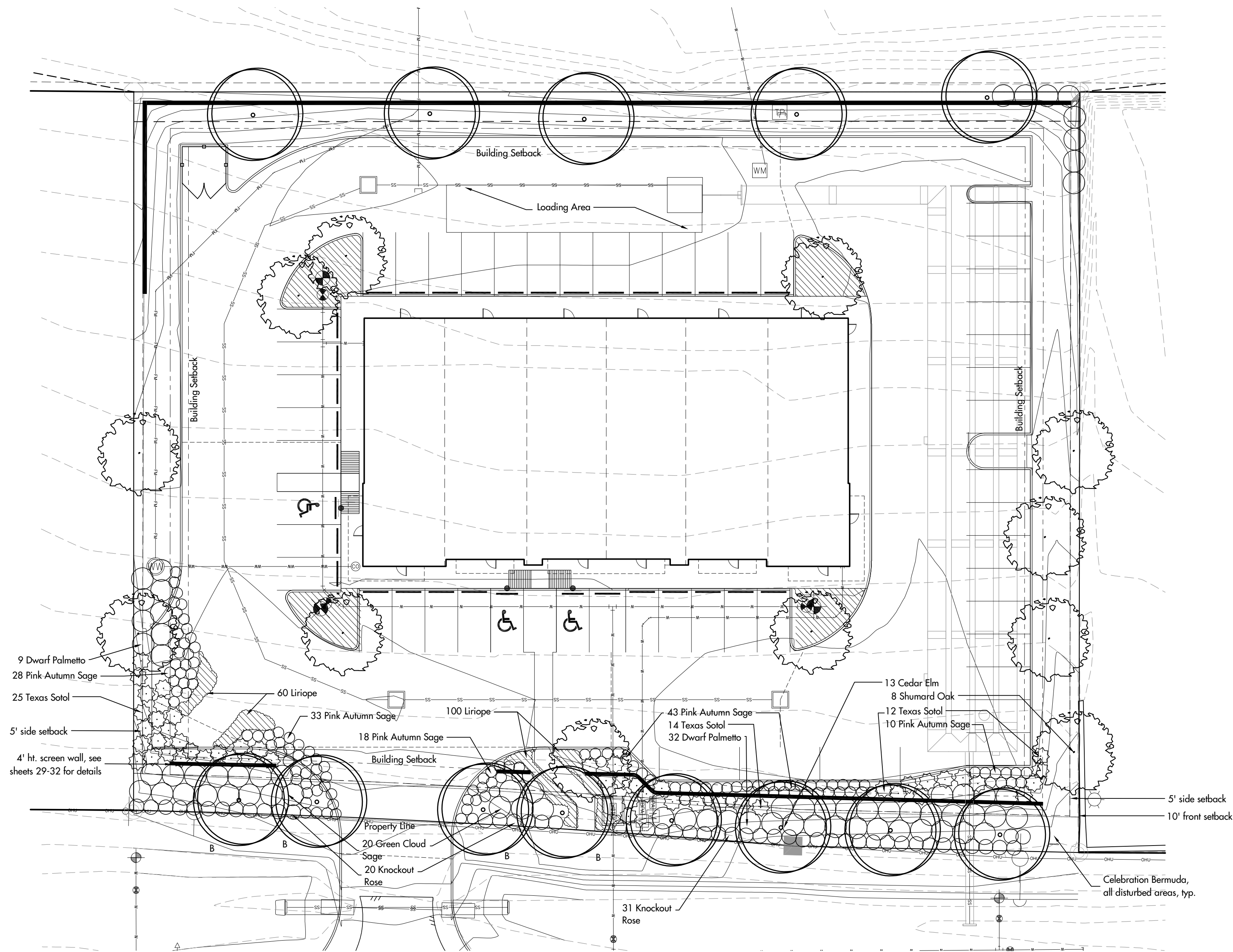
Leander, TX

Landscape Plan

DATE: September 8, 2025

SHEET NUMBER:

27



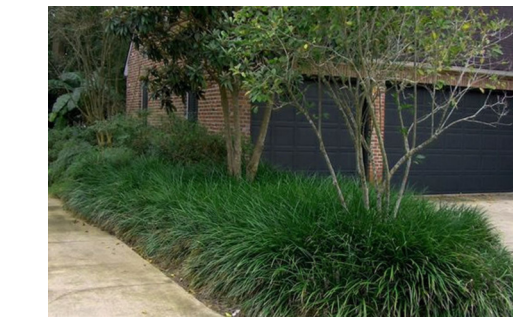
HWY 183

The irrigation system will be reviewed once the irrigation application is submitted.

North
Scale: 1" = 20'



Green Cloud Sage



Liriope



Knockout Rose



Pink Autumn Sage



Shumard Oak



Cedar Elm



Texas Sotol



Dwarf Palmetto

APPROVAL