

FARM TO MARKET ROAD 1093

200' R.O.W.  
VOL. 243, PG. 159, F.B.C.D.R.  
PLAT NO. 20170077, F.B.C.P.R.

PARKING TREE RADIUS (120'), TYP.

THE CROSSING AT KATY - FULSHEAR GUIDELINES

Plant Category	Required Amount	Minimum Size	Comments	Provided
Shade Trees	1 per 20 Parking Spaces	3" Caliper at 12" above root crown, with matching heights	Stake Trees for 1 Year From Planting	30 Spaces Required; 30 / 20 = 1.5 2 Shade Trees
Ornamental Trees	1 per 6 Parking Spaces	8 ft. minimum height	Stake Trees for 1 Year From Planting	30 Spaces Required; 30 / 6 = 5 5 Ornamental Trees
Screening Shrubs	3 Per Parking Space	5 Gallon	Screen Parking From Public Roadways and Private Drives	30 Spaces Required; 30 x 3 = 90 90 Screening Shrubs
Ornamental Shrubs and Grasses	3 Per Parking Space	1 Gallon	For Plantings Around the Building and Building Entry	30 Spaces Required; 30 x 3 = 90 90 Ornamental Shrubs
Ground Cover	No Minimum	1 Gallon	For Plantings Around the Building and Building Entry	No Minimum
Seasonal Color	No Minimum	4" Pot	For Plantings Around the Building and Building Entry	No Minimum

PLANT SCHEDULE

SYMBOL CODE QTY BOTANICAL / COMMON NAME CAL.

STREET TREES

LP 5 Pinus taeda Loblolly Pine 3" CAL.

CANOPY TREES

QS 3 Quercus shumardii Shumard Oak Min. 8' Ht.

SHADE / ORNAMENTAL TREES

CM 3 Lagerstroemia indica Crape Myrtle Min. 8' Ht.

SCREENING SHRUBS

RI 87 Rhampholepis indica Indian Hawthorn 5 GAL / 18" Ht. Min. 36" OC

ORNAMENTAL SHRUBS & GRASSES

DB 17 Dietes bicolor Bicolor African Iris 3 GAL / 18" Ht. Min. 36" OC  
LN 22 Lantana 'New Gold' New Gold Lantana 3 GAL / 18" Ht. Min. 36" OC  
GC 34 Salvia clevelandii 'Green Cloud' Green Cloud Purple Sage 3 GAL / 18" Ht. Min. 36" OC  
MS 32 Miscanthus sinensis 'Adagio' Dwarf Maiden Grass 3 GAL / 18" Ht. Min. 36" OC

SEASONAL COLOR

SC 85 sf Varies 4" Cont. 12" OC

SOD/SEED

SOD 14,945 sf Cynodon 'TifTuf' TifTuf Hybrid Bermuda Grass

CITY OF HOUSTON DEPARTMENT OF PLANNING & DEVELOPMENT LANDSCAPE ANALYSIS FORM

Non-Single Family Residential

(Staff may create an artificial lot)

A. STREET TREES: Sec. 33-126 (a)  
Length of property line in lineal feet as measured along each street separately.  
Lineal feet of property / 30 = Total Street Trees.

STREET NAME	LINEAL FEET	STREET TREES
ROAD 1093	192 lf	7
(A1) TOTAL STREET TREES		7

Total number of street trees: 7 - 0 credits from below = 7 street trees required.  
Maximum street tree credits can not exceed 50% of each block face.

B. PARKING LOT TREES: Sec. 33-127 (a)  
Each parking space must be within 120' of a tree.  
(B1) Number of new parking spaces to be constructed 30 / 10 = 3 parking lot trees.

Total number of parking lot trees: 3 - 0 credits from below = 3 parking lot trees required.

C. SHRUBS: Sec. 33-127 (b)  
75% of the shrubs must be planted along the perimeter of the parking lot.  
(Shrubs are required for new or the expanded portion of parking lots)

Total number of street trees required, from (A1) above 7 x 10 = 70 shrubs required.

D. LANDSCAPE BUFFER: Sec. 33-128 (1) Wood, concrete masonry opaque screening fence. (Min. 6')  
Sec. 33-128 (2) Evergreen screening.  
A 6' high wood, concrete masonry opaque screening fence, or 15' wide evergreen planting strip along the total length of property line adjacent to existing single family residential, or limit of expansion adjacent to existing single family residential. (Site plan must show land use on all sides of the property)

SEC. 33-123 (a) TREE PLANTING EQUIVALENCY CREDITS:  
1. Number of proposed trees exceeding 4" in caliper 0 x 2 = 0 credits.  
2. Depositing of monies with Parks and Recreation Department.  
\$500.00 per tree. Proposed credits cannot exceed 30% of (A1) and (B1) above.  
Amount to be deposited: Proposed credits 0 x \$500.00 = \$0.00  
The combined credit under items 1 & 2 may not exceed 50% of the total tree planting requirement.  
3. Preservation of on-site trees, per the following schedule in caliper:  
minimum 4" to 6" 2 tree credits x 0 trees  
greater than 6" but less than 12" 3 tree credits x 0 trees  
12" and greater 4 tree credits x 0 trees  
Total number of tree credit for this option... 36 trees.  
4. Credit for preserving existing right-of-way street trees... 0 trees.  
5. Proposed total number of tree credits. 1 + 2 + 3 + 4 = 0 trees.  
(To receive credits documentation must be provided in conformance with Section 33-122)

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/- 0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
  - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
  - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
  - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- AFTER FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, CONTRACTOR IS TO PROVIDE SUGGESTED MAINTENANCE, WATERING SCHEDULE, WEEDING SCHEDULE, AND FERTILIZATION SCHEDULE.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

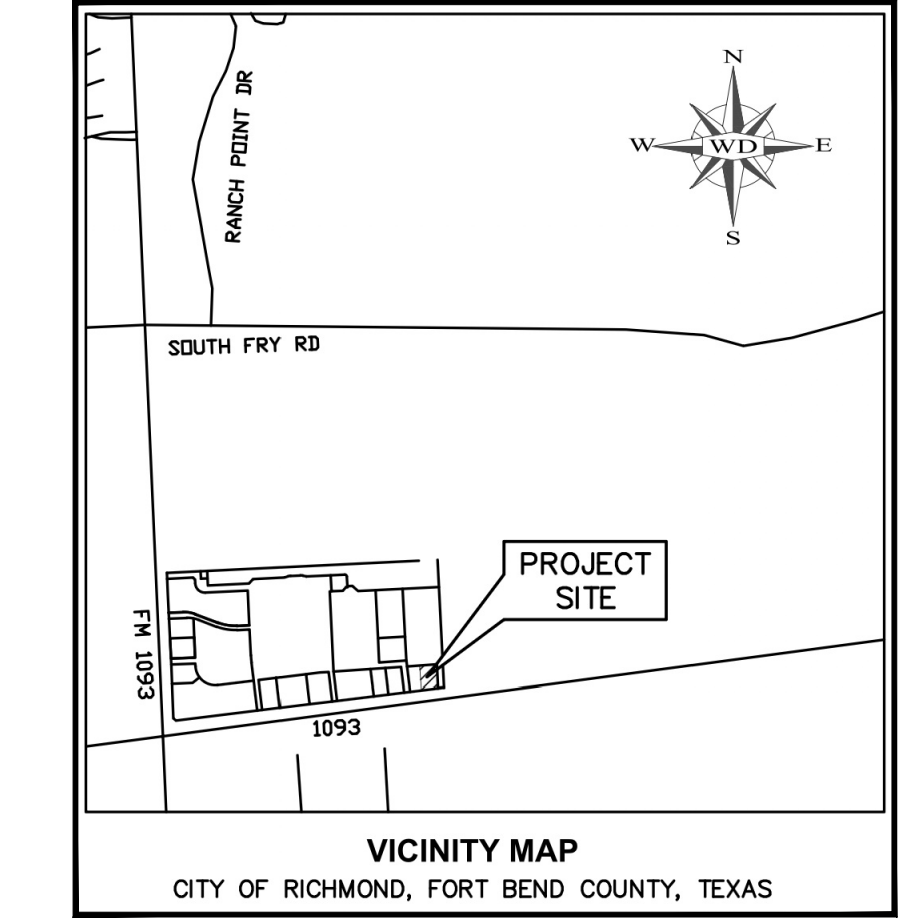
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.



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LANDSCAPE ARCHITECTURE  
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SHELL FEDERAL CREDIT UNION  
KATY-FULSHEAR  
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LANDSCAPE PLAN

Date	Comment

Project Number  
Date 03/20/2026  
Drawn By GL  
Checked By SS

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