LANDSCAPE LEGEND

SYMBOL	SIZE	NAME & TYPE	QUANTITY	POINT VALUE	POINTS
+	2 to15 GALLON MINIMUM	FOUNTAIN GRASS	42	10	420
	3" or GREATER CALIPER	LIVE OAK TREE	3	350	1050
	SOD OR HYDRO-MULCH	BERMUDA	—	—	—

IRRIGATION:
AN IRRIGATION SYSTEM SHALL BE INSTALLED TO SERVICE ALL NEW PLANTINGS. THE SYSTEM SHALL BE DESIGNED, SUBMITTED, AND INSTALLED BY A LICENSED IRRIGATION CONTRACTOR BEFORE A CERTIFICATE OF OCCUPANCY WILL BE ISSUED.

CALCULATIONS:

LANDSCAPE REQUIREMENTS:

TOTAL AREA OF SITE:		9995sf
IMPERVIOUS COVERAGE ON SITE:		8490sf
15% LANDSCAPE POINTS REQ'D:	9995 * .15 =	1499

LANDSCAPING PROVIDED:

3" OR GREATER CANOPY TREES:	3 * 350 =	1050
2 to 15 GALLON SHRUBS:	42 * 10 =	420
GRASS (WITHIN PROPERTY):	1185/10 =	118
GRASS (WITHIN R.O.W.):	490/10 =	49
TOTAL PROVIDED:		**1637**

PARKING REQUIREMENTS:

NUMBER OF BEDROOMS:		11 BEDROOMS
PARKING REQUIRED:	11 * 130% =	14.3 SPACES
PARKING PROVIDED:		**15 SPACES**

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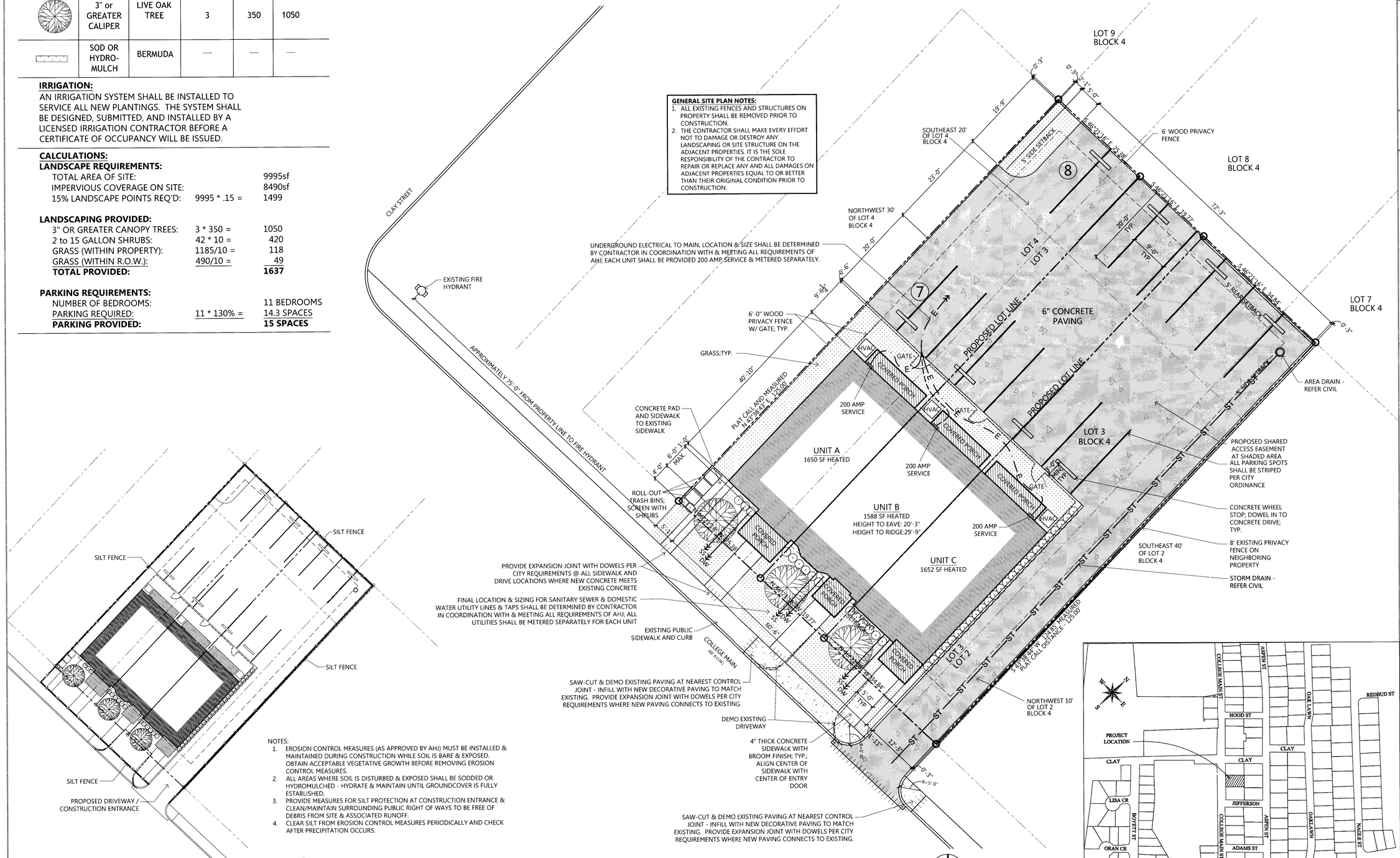
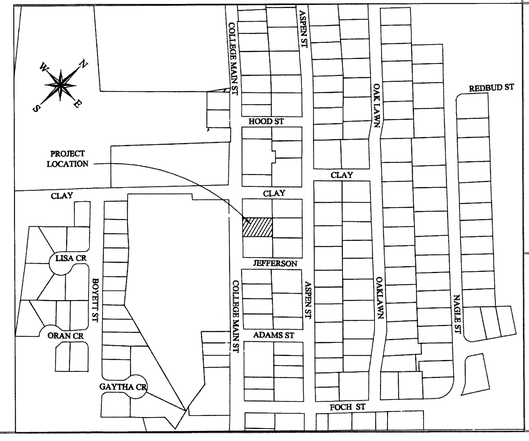
GENERAL SITE PLAN NOTES:
1. ALL EXISTING FENCES AND STRUCTURES ON PROPERTY SHALL BE REMOVED PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL MAKE EVERY EFFORT NOT TO DAMAGE OR DESTROY ANY LANDSCAPING OR SITE STRUCTURE ON THE ADJACENT PROPERTIES. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ANY AND ALL DAMAGES ON ADJACENT PROPERTIES EQUAL TO OR BETTER THAN THEIR ORIGINAL CONDITION PRIOR TO CONSTRUCTION.



NOTES:
1. EROSION CONTROL MEASURES (AS APPROVED BY AHJ) MUST BE INSTALLED & MAINTAINED DURING CONSTRUCTION WHILE SOIL IS BARE & EXPOSED. OBTAIN ACCEPTABLE VEGETATIVE GROWTH BEFORE REMOVING EROSION CONTROL MEASURES.
2. ALL AREAS WHERE SOIL IS DISTURBED & EXPOSED SHALL BE SODDED OR HYDROMULCHED - HYDRATE & MAINTAIN UNTIL GROUNDCOVER IS FULLY ESTABLISHED.
3. PROVIDE MEASURES FOR SILT PROTECTION AT CONSTRUCTION ENTRANCE & CLEAN/MAINTAIN SURROUNDING PUBLIC RIGHT OF WAYS TO BE FREE OF DEBRIS FROM SITE & ASSOCIATED RUNOFF.
4. CLEAR SILT FROM EROSION CONTROL MEASURES PERIODICALLY AND CHECK AFTER PRECIPITATION OCCURS.

2 EROSION CONTROL PLAN
SCALE: 1"=20'-0"

1 SITE/LANDSCAPING PLAN
SCALE: 1"=10'-0"



REGISTERED ARCHITECT MATTHEW FAULKNER 22509 STATE OF TEXAS
NOT FOR CONSTRUCTION

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LEGACY TOWNHOMES
4205 COLLEGE MAIN BRYAN, TEXAS

Project
14-027

Date
2015.03.10

Revision/Issue

SP-1