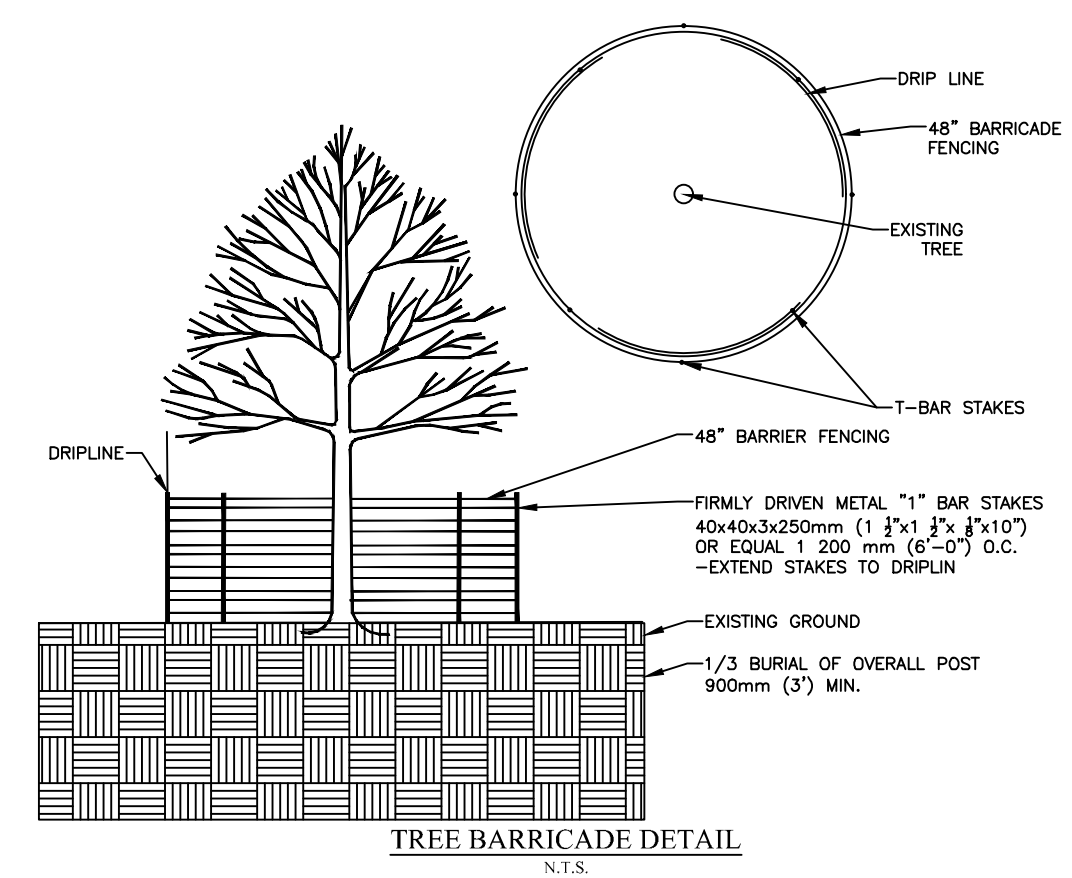


- GENERAL NOTES:**
- 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS. THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
 - ALL LANDSCAPING INSTALLED AROUND TRANSFORMER BOXES SHALL MAINTAIN 3' CLEARANCE FROM SIDES AND REAR AND 10' CLEARANCE FROM TRANSFORMER DOORS.
- IRRIGATION SYSTEM NOTES:**
- AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTINGS WILL BE INSTALLED BY A CERTIFIED INSTALLER BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
 - IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2394.
 - ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.



LANDSCAPE AREA CALCULATIONS					
PROJECT AREA					
DEVELOPED AREA (SF)	REQUIRED LANDSCAPING (15% OF DEVELOPED AREA)	MIN. TREE AREA (50% OF REQUIRED LANDSCAPING SF)	MIN. CANOPY TREE AREA (50% OF TREE AREA SF)		
275470	41,321	20660	10330		
LANDSCAPE AREA					
SYMBOL	SIZE	NAME & TYPE	QUANTITY	VALUE (SF)	TOTAL AREA (SF)
PROPOSED LANDSCAPE					
	8' MIN. HEIGHT -> 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	105	250	26250
	6' MIN. HEIGHT -> 1.5" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	CREPE MYRTLE (LAGERSTOEMIA INDICA) NON-CANOPY	112	100	11200
EXISTING LANDSCAPE					
	8' MIN. HEIGHT -> 4.5" TRUNK DIA., MEASURED 12" FROM BASE	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	10	400	4000
CANOPY TREE AREA (SF):					30250
TOTAL TREE AREA (SF):					41450
TOTAL LANDSCAPE AREA (SF):					41450
TOTAL LANDSCAPE AREA PROVIDED (SF):					41450
TOTAL LANDSCAPE AREA REQUIRED (SF):					41321

MARK	REVISION	BY	DATE

SCHULTZ Engineering, LLC
 911 Southwest Pkwy E.
 College Station, Texas 77840
 979.764.3900
 TBP# FIRM NO. 12327

THIS DOCUMENT IS RELEASED FOR PRELIMINARY REVIEW ONLY. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
ATM	DLD	DLD	JPS	24-267	FEBRUARY 2025

THIS LANDSCAPE PLAN IS FOR PERMITTING REVIEW ONLY AND IS NOT INTENDED FOR CONSTRUCTION

STERLING KIA
 6.32 ACRE TRACT
 197 N. EARL RUDDER FREEWAY, BRYAN, TX

LANDSCAPE PLAN
 PHASE 1, PHASE 2, AND PHASE 3

SCALE
 VERTICAL: N/A
 HORIZONTAL: 1"=40'
 PLOTTING SCALE: 1:1
 FILE NAME: 24-267

SHEET
L1