

## NOTES:

- 1. 24,532 SF (DEVELOPED AREA) x .15 = 3,679 SF REQUIRED LANDSCAPING
- 2. AN IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL LANDSCAPED AREAS.
- 3. NEW CANOPY TREES PLANTED FOR LANDSCAPE CREDIT SHALL BE AT LEAST 8' IN HEIGHT AND AT LEAST 3" IN CALIPER AND HAVE A MINIMUM OF 75% YEAR-ROUND FOLIAGE.
- 4. NEW NON-CANOPY TREES PLANTED FOR LANDSCAPE CREDIT SHALL BE AT LEAST 8' IN HEIGHT AND AT LEAST 1.5" IN CALIPER AND HAVE A MINIMUM OF 75% YEAR-ROUND FOLIAGE.
- 5. ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETED AND THEN REMOVED BY
- CONTRACTOR.
  6. A SEPARATE SEALED IRRIGATION SPRINKLER PLAN IN COMPLIANCE WITH STATE REQUIREMENTS AND CITY PERMIT APPLICATION NEEDS TO BE SUBMITTED FOR REVIEW FOR IRRIGATION SYSTEMS. SEPARATE PLUMBING PERMIT IS REQUIRED.
  7. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE A TEMPORARY SPOILS, EARTHWORK, AND TOPSOIL AREA FOR THE SITE.
- 8. THE CONTRACTOR SHALL USE 6" OF TOPSOIL IN LANDSCAPED AREAS.

	PVD PHASE 6 LANDSCAPE REQUIREMENTS				
	SIZE	OFFICIAL NAME	#	SF VALUE	TOTAL SF
	4"+ CALIPER	EXISTING OAK CANOPY TREE TO REMAIN & PROTECTED	6	400	2,400
	3"+ CALIPER	WATER OAK QUERCUS NIGRA CANOPY TREE	2	250	500
Section of the sectio	1.5" CALIPER	CRAPE MYRTLE LAGERSTROEMIA NON- CANOPY	2	100	200
	5 GAL.	DWARF WAX MYRTLE MYRICA CERIFERA NANA SHRUB	77	10	770
	TOTAL AREA PROVIDED:				3,870

## LANDSCAPE REQUIREMENTS:

1) 15% OF DEVELOPED AREA 0.563 ACRES (24,532 SQ FT) = 3,679 SF LANDSCAPING
2) NO LESS THAN 50% OF RQD AREA SHALL BE TREES - 1,840 SF RQD; 3,100 SF PRVD
3) NO LESS THAN 50% OF TREES PLANTED SHALL BE CANOPY - 920 SF RQD; 2,900 SF PRVD
4) ALL PARKING ISLANDS MUST HAVE A CANOPY TREE

TOTAL AREA REQUIRED: 3,679 SF

LANDSCAPE AREA PROVIDED: 3,870 SF

VARIABLE WIDTH
PUBLIC ACCESS EASEMENT
VOL. 14886/PG. 263 - OPRBCT 1 WATER OAK TREE 3"+ CALIPER 30 GAL 1 WATER OAK TREE 3"+ CALIPER 30 GAL 7 DWARF WAX MYRTLES 2 ROWS OF 19 & 20, 3' O.C. **BLDG 800** 23 DWARF WAX MYRTLES **11**,000 SF 2 ROWS OF 19 & 20, 3' O.C. 60' x 183.33' BLDG HT = 24' GHNA 30 AREA TO RELOCATE 2
EXIST CREPE MYRTLES – 25' BLDG. SETBACK 2 EXIST CREPE MYRTLES TO BE REMOVED AND RELOCATED VARIABLE WIDTH
PUBLIC ACCESS EASEMENT VOL. 15818/PG. 102 - OPRBCT 6 EXIST CREPE MYRTLES TO BE PROTECTED WITH TREE 47 DWARF WAX MYRTLES 5 GAL. 2 ROWS OF 19 & 20, 3' O.C. FENCING (NO LANDSCAPE POINT VALUE) 6 EXIST WATER OAK TREE 4"+ CALIPER PROTECTED WITH TREE FENCING 10' LANDSCAPE & GREENBELT EASEMENT V15817/PG56 - OPRBCT DEERFIELD DRIVE DEERFIELD DRIVE ROW 60' WIDE DEDICATION – VOL 16644/PG 221 - OPRBCT



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Interm Review Only documents are not ted for construction, or permit purposes. Prepared by: nes T. Batenhorst No. 93631

For Interm Review
These documents a
intended for constr
bidding, or permit pu
James T. Batenh
No. 93631

Augusi 2023 Drawn By: JB, JT Checked By: JB

VD Development Co, LLC 222 Enchanted Oaks Dr. ollege Station, TX 77845 (979) 225-3222 9 AC of LOT 3, BLK 1 of the

PVD I 5222 S222 S222 Colleg

Revisions

PE PLAN

LANDSCAPE F
PHASE 6 - COMMERCIAL I
SH30 - BRYAN

09