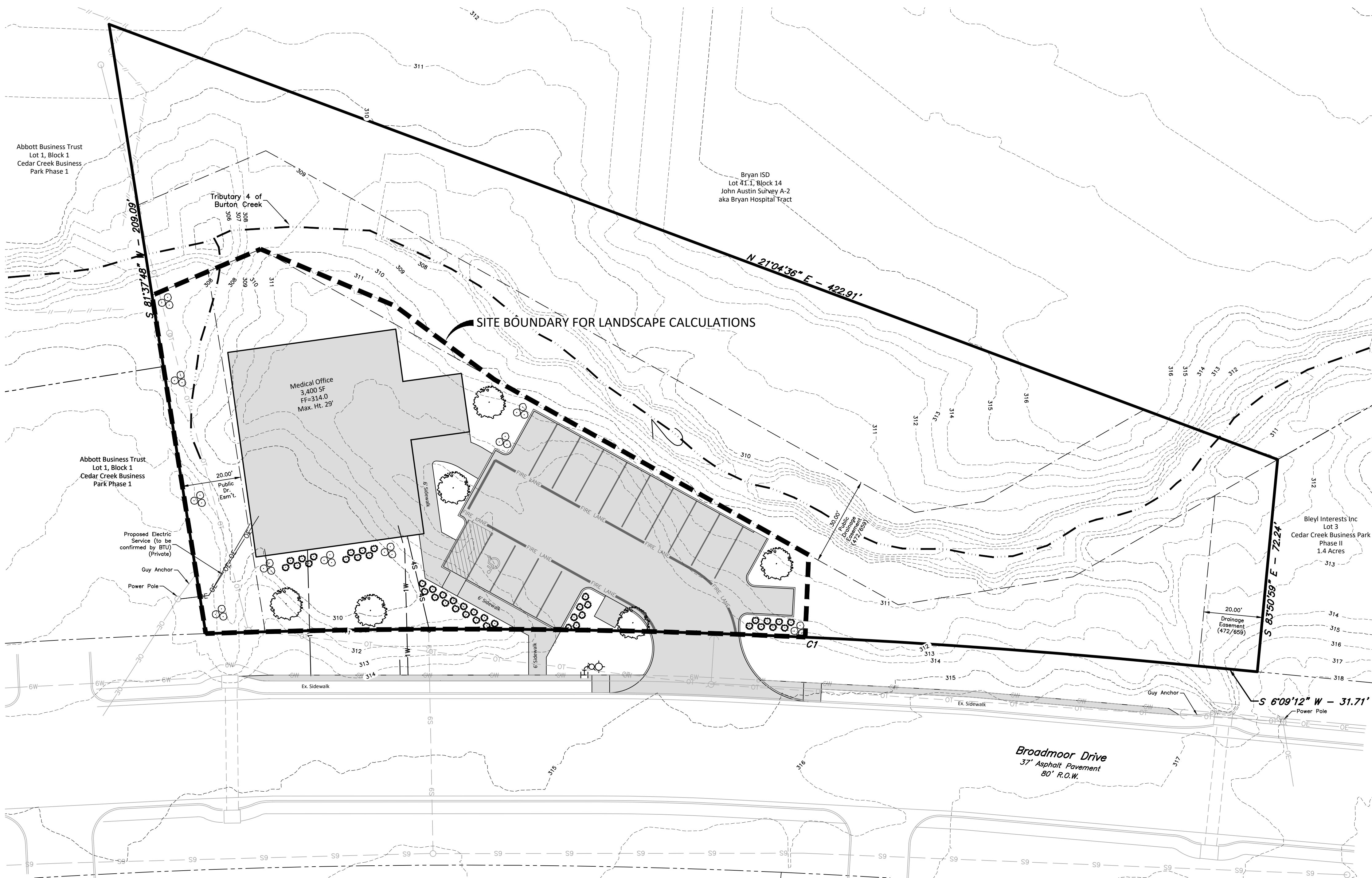
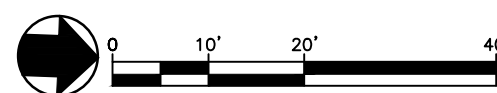




SITE PLAN

SCALE: Hor: 1" = 20'



LANDSCAPE NOTES

1. AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTING MUST BE APPROVED BY CITY AND INSTALLED BY A CERTIFIED INSTALLER PRIOR TO ISSUE OF CERTIFICATE OF OCCUPANCY.
2. REPLACEMENT OF DEAD LANDSCAPING SHALL OCCUR WITHIN 90 DAYS OF NOTIFICATION. REPLACEMENT MATERIAL MUST BE OF SIMILAR CHARACTER AS THE DEAD LANDSCAPING. FAILURE TO REPLACE DEAD LANDSCAPING, AS REQUIRED BY THE OFFICIAL ZONING OFFICIAL OR HIS OR HER DESIGNEE, SHALL CONSTITUTE A VIOLATION OF THIS ARTICLE SUBJECT TO GENERAL PENALTY PROVISIONS OF CITY CODE SECTION 1-14.
3. TO ENSURE THE GROWTH OF TREES IN END ISLANDS, A MINIMUM OF 24" SOIL DEPTH AND 250 CUBIC FEET OF APPROPRIATE PLANTING MEDIUM IS REQUIRED PER TREE, WITH TOPSOIL MOUNDED TO A CENTER HEIGHT.

PROPOSED PLANT SPECIES

- | COMMON NAME | BOTANICAL NAME |
|------------------------------|----------------------|
| Canopy Trees to be used: | Ulmus crassifolia |
| Cedar Elm | |
| Non-Canopy Trees to be used: | Lagerstroemia indica |
| Crape Myrtle | |
| Ground Cover to be used: | Cynodon dactylon |
| Bermuda Turf Grass | |
| Proposed shrubs to be used: | Rapheolepis indica |
| Indian Hawthorn | |

LANDSCAPE REQUIREMENTS

	QTY.	POINT VALUE	COMMON NAME	SIZE	POINTS
	6	250	Canopy Trees	>3"	1,500
	10	100	Non-Canopy Trees (3 shown)	1.5" - 3"	1,000
	42	10	Shrubs	2 gal.	420
TOTAL POINTS PROPOSED:					2,920
SITE AREA: 18,125 S.F. (Developed Area)					POINTS REQ'D: 18,125*0.15 = 2,718

- Legend
- - 1/2" Iron Rod Set
 - ⊙ - 1/2" Iron Rod Found
 - ⊗ - 5/8" Iron Rod Found
 - S— Existing Sewer Line w/ size
 - W— Existing Water Line w/ size
 - S—S— Proposed Sewer Line w/ size
 - W—W— Proposed Water Line w/ size
 - G— Existing Gas Line w/ size
 - OE— Existing Overhead Electric Line
 - ← Guy Anchor

LANDSCAPE PLAN

1712 Broadmoor Drive

1.15 Acres
Lot 2, Cedar Creek Subdivision
Phase II
John Austin Survey A-2

BRYAN, BRAZOS COUNTY, TEXAS
SUBMITTED: JANUARY 2025

Owner: McClure & Browne Engineering/Surveying, Inc.
Tx Construction and Investments, LLC
1722 Pecan Ave, Ste C
McAllen, Tx 78501

Prepared By: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838