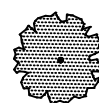





LANDSCAPE AREA CALCULATIONS					
PROJECT AREA					
DEVELOPED AREA (SF)	REQUIRED LANDSCAPING (15% OF DEVELOPED AREA)		MIN. TREE AREA (50% OF REQUIRED LANDSCAPING SF)	MIN. CANOPY TREE AREA (50% OF TREE AREA SF)	
25915	3,887		1944	972	
LANDSCAPE AREA					
SYMBOL	SIZE	NAME & TYPE	QUANTITY	VALUE (SF)	TOTAL AREA (SF)
PROPOSED LANDSCAPE					
	8" MIN. HEIGHT >1.5" TO 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	7	200	1400
	6" MIN. HEIGHT >1.5" TO 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	CREPE MYRTLE (LAGERSTOEMIA INDICA) NON-CANOPY	15	100	1500
	5 GAL.	SEA GREEN JUNIPERS(JUNIPER US x PFTZERIANA SEA GREEN)	19	10	190
EXISTING LANDSCAPE					
	8" MIN. HEIGHT >4.5" TRUNK DIA., MEASURED 12" FROM BASE	EXISTING OAK	2	400	800
CANOPY TREE AREA (SF):					2200
TOTAL TREE AREA (SF):					3700
TOTAL LANDSCAPE AREA (SF):					3890
TOTAL LANDSCAPE AREA PROVIDED (SF):					3890
TOTAL LANDSCAPE AREA REQUIRED (SF):					3887

LEGEND

---	###	PROPOSED CONTOUR
---	###	EXISTING CONTOUR
---	---	PROPERTY BOUNDARY
---	---	ADJACENT PROPERTY BOUNDARY
---	---	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
---	---	EXISTING PUBLIC UTILITY EASEMENT (PUE)
---	---	EXISTING RIGHT OF WAY EASEMENT
---	---	LIMITS OF DISTURBANCE
---	---	FIRE LANE
---	---	PROPOSED CURB AND GUTTER
---	---	EXISTING CURB AND GUTTER
---	---	FLOW ARROWS
---	W-B	PROPOSED WATERLINE, SIZE NOTED
---	---	PROPOSED WATER SERVICE, SIZE NOTED
---	W-B	EXISTING WATERLINE, SIZE NOTED
---	S-B	PROPOSED SANITARY SEWER LINE, SIZE NOTED
---	---	PROPOSED SANITARY SEWER SERVICE, SIZE NOTED
---	S-B	EXISTING SANITARY SEWER LINE, SIZE NOTED
---	GAS	PROPOSED GAS LINE, SIZE NOTED
---	GAS	EXISTING GAS LINE, SIZE NOTED
---	UE	PROPOSED UNDERGROUND ELECTRIC LINE
---	UE	EXISTING UNDERGROUND ELECTRIC LINE
---	AE	EXISTING OVERHEAD ELECTRIC LINE

- 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.
 - TREE PROTECTION BARRICADES MUST BE IN PLACE PRIOR TO ANY DEVELOPMENT ACTIVITY AS WELL AS THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. BARRICADE FOR INDICATED TREES TO BE CONSTRUCTED WITH 45" HIGH ORANGE PLASTIC CONSTRUCTION NETTING AND SECURED TO STEEL T-POSTS.
 - ALL SHRUBS PLANTED FOR PARKING SCREENING SHALL BE AT LEAST 24" TALL WHEN PLANTED AND REACH 36" TALL WITHIN 1 YEAR.
- 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.

MARK	REVISION	BY	DATE

911 Southwest Pkwy E.
College Station, Texas 77840
979.764.3900
TBPE FIRM NO. 12327

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
OLSON	DLD	DLD	JPS	25-301	JUNE 2025

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

1507 SOUTH COLLEGE AVENUE
SUBER'S ADDITION, PHASE 3
BRYAN, TX

LANDSCAPE PLAN

SCALE	
VERTICAL	N/A
HORIZONTAL	1"=10'
PLOTTING SCALE:	1:1
FILE NAME:	25-301

SHEET
L1