





LANDSCAPE AREA CALCULATIONS					
PROJECT AREA					
DEVELOPED AREA (SF)	REQUIRED LANDSCAPING (10% OF DEVELOPED AREA)		MIN. TREE AREA (50% OF REQUIRED LANDSCAPING SF)	MIN. CANOPY TREE AREA (50% OF TREE AREA SF)	
25915	2,592		1296	648	
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	4	200	800
	6" MIN. HEIGHT >1.5" TO 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	CREPE MYRTLE (LAGERSTORMIA INDICA) NON-CANOPY	9	100	900
	5 GAL.	SEA GREEN JUNIPERS(JUNIPER US x PFTZERIANA SEA GREEN)	10	10	100
EXISTING LANDSCAPE					
	8" MIN. HEIGHT >4.5" TRUNK DIA., MEASURED 12" FROM BASE	EXISTING OAK	2	400	800
CANOPY TREE AREA (SF):					1600
TOTAL TREE AREA (SF):					2500
TOTAL LANDSCAPE AREA (SF):					2600
TOTAL LANDSCAPE AREA PROVIDED (SF):					2600
TOTAL LANDSCAPE AREA REQUIRED (SF):					2592

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
	PROPOSED WATERLINE, SIZE NOTED
	PROPOSED WATER SERVICE, SIZE NOTED
	EXISTING WATERLINE, SIZE NOTED
	PROPOSED SANITARY SEWER LINE, SIZE NOTED
	PROPOSED SANITARY SEWER SERVICE, SIZE NOTED
	EXISTING SANITARY SEWER LINE, SIZE NOTED
	PROPOSED GAS LINE, SIZE NOTED
	EXISTING GAS LINE, SIZE NOTED
	PROPOSED UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	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
BLOCK 2, LOT 4R
BRYAN, TX

LANDSCAPE PLAN

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

SHEET
L1