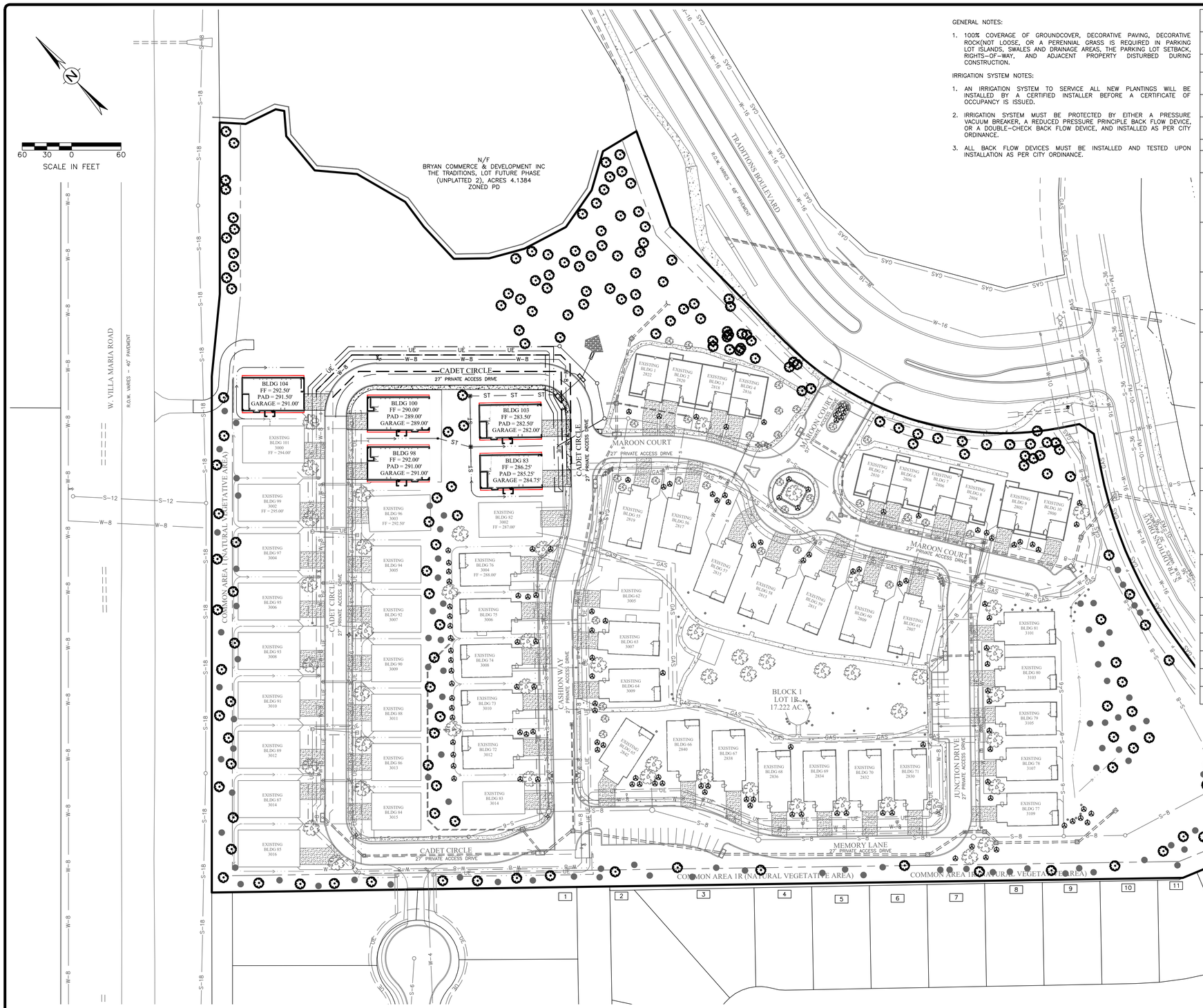

GENERAL NOTES:

1. 100% COVERAGE OF GROUNDCOVER, 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.

IRRIGATION SYSTEM NOTES:

1. AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTINGS WILL BE INSTALLED BY A CERTIFIED INSTALLER BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
2. 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.
3. ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.

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)
841362	126,204	63102	31551

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	0	200	0
	6' MIN. HEIGHT >1.5" TO 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	CREPE MYRTLE (LAGERSTOEMIA INDICA) NON-CANOPY	0	100	0
	5 GAL.	SEA GREEN JUNIPERS(JUNIPER US x PFITZERIANA 'SEA GREEN')	0	10	0
EXISTING PLANTED LANDSCAPE					
	8' MIN. HEIGHT >8" TRUNK DIA., MEASURED 12" FROM BASE	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	80	200	16000
	6' MIN. HEIGHT >3" TRUNK DIA., MEASURED 12"	CREPE MYRTLE (LAGERSTOEMIA INDICA) NON-CANOPY	126	100	12600
	5 GAL.	SEA GREEN JUNIPERS(JUNIPER US x PFITZERIANA 'SEA GREEN')	118	10	1180
EXISTING NATIVE LANDSCAPE					
	8' MIN. HEIGHT >8" TRUNK DIA., MEASURED 12" FROM BASE	CANOPY	169	400	67600
	6' MIN. HEIGHT >3" TRUNK DIA., MEASURED 12"	NON-CANOPY	93	400	37200
				CANOPY TREE AREA (SF):	83600
				TOTAL TREE AREA (SF):	133400
				TOTAL LANDSCAPE AREA (SF):	134580
				TOTAL LANDSCAPE AREA PROVIDED (SF):	134580
				TOTAL LANDSCAPE AREA REQUIRED (SF):	126204

MARK	REVISION	BY	DATE

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

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	25-319	JULY 2025

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

VILLAGES AT TRADITIONS PH 6
TRADITIONS SUBDIVISION, PHASE 19
BRYAN, TEXAS

LANDSCAPE PLAN

SCALE
VERTICAL N/A
HORIZONTAL 1"=40'
PLOTTING SCALE: 1:1
FILE NAME: 25-319

SHEET
L1