



CODE LANDSCAPE REQUIREMENTS - CITY OF BRYAN, TEXAS

SITE LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
AN AREA EQUAL TO 1% PERCENT OF THE DEVELOPED AREA (BUILDING SET) SHALL BE REQUIRED TO BE LANDSCAPED. THE DEVELOPED AREA SHALL INCLUDE THE MAIN STRUCTURE, ANY ACCESSORY STRUCTURE(S), PARKING LOTS, EQUIPMENT LOTS, AND OUTSIDE STORAGE AREAS.		
35,019 SF (DEVELOPED AREA) x .17 = 6,000 SF*	6,000 SF*	15,414 SF*
NO LESS THAN 50% OF THE AREA TO BE LANDSCAPED SHALL BE PLANTED IN TREES.		
6,000 SF (LANDSCAPED AREA) x .5 = 3,000 SF	3,000 SF	3,200 SF**
NO LESS THAN 50% OF THE TREES PLANTED IN THE AREA TO BE LANDSCAPED SHALL BE CANOPY TREES. CANOPY TREES SHALL INCLUDE THOSE SPECIES WHOSE MATURE CROWN HEIGHT IS 20 FEET OR MORE IN HEIGHT. NON-CANOPY TREES SHALL INCLUDE THOSE SPECIES WHOSE MATURE CROWN HEIGHT IS AT LEAST 20 FEET IN HEIGHT.	8 CANOPY TREES	16 CANOPY TREES
16 TREES REQUIRED x .5 = 8 TREES	YES*	YES*
NEW TREES MUST BE AT LEAST 8" IN HEIGHT, 2.5" CALIPER, AND HAVE A MINIMUM OF 75% YEAR-ROUND FOLIAGE*		
PARKING LOT TREES		
SHADE OR EVERGREEN TREES OF A MODERATE TO VERY RAPID GROWTH RATE ARE RECOMMENDED FOR EVERY LANDSCAPED PARKING LOT END ISLAND. THE CROWN OF TREES IN END ISLANDS, A MINIMUM 24-INCH SOIL DEPTH AND 250 CUBIC FEET OF APPROXIMATE PLANTING MEDIA IS REQUIRED PER TREE. WITH TOPICAL, MAINTAINED TO A CENTER HEIGHT, SUBSTITUTED TREES MUST BE PLANTED 2' SPACING ON SITE IN A QUALIFYING LOCATION, END ISLANDS NOT LANDSCAPED SHALL BE TREATED WITH BRICK PAVING OR OTHER DECORATIVE ELEMENTS.	YES	YES
THE REMAINDER OF ALL PARKING LOT ISLANDS SHALL BE FULLY LANDSCAPED WITH SHRUBS, GRASS, LIVE GROUNDCOVERS, AND/OR NON-VEGETATIVE GROUNDCOVER APPROVED BY THE CITY. WHEN GRASS IS USED, 100 PERCENT LIVE GRASS GROUNDCOVER AND/OR LIVE GROUNDCOVER IS REQUIRED. VETERINARY SOIL SOIL OVERLAY OR PRE-PLANTING AND SUCCESSFUL TAKEOVER OF GRASS AND/OR PLANTING OF LIVE GROUNDCOVER.	YES	YES*
ALL PARKING ISLANDS MUST HAVE A CANOPY TREE	4 TREES	4 TREES**

NOTES:
*REQUIREMENT AS A PART OF THE WEST VILLA MARIA CORRIDOR OVERLAY DISTRICT
**TREES ARE TO BE PLANTED ON SITE DUE TO EASEMENTS
***REFERENCE SHEET L-1 FOR PLANT CHECK CHART

PLANT LEGEND

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
TREES			
	Q	QUERCUS POLYMOERHA	MEXICAN WHITE OAK
	Q	QUERCUS VERPAHANA	SOUTHERN LIVE OAK
	U	ULMUS CRASSIFOLIA	CELEBRITY ELM
SHRUBS			
	L	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE
	M	MYRTLE PALMELLA	DWARF SOUTHERN WAX MYRTLE
	S	SCOPOLARIA OFFICINALIS	UPRIGHT BLUE ROSEMARY
GROUND COVERS			
	D	DECOMPOSED GRANITE	
	S	CYNODON DACTYLON	BERMUDA GRASS

FULL PLANT SCHEDULE LOCATED ON SHEET L-1.



CAUTION!
EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE PRECISE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES ON THE PLANS.

DATE: 06/11/2025
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

Kimley»Horn
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TYPE: L-1 LANDSCAPE PLAN

CITY OF BRYAN, TEXAS
6/11/2025
REVISION: 01
DATE: 06/11/2025
BY: [Signature]
CHECKED: [Signature]
APPROVED: [Signature]

LANDSCAPE PLAN

MCDONALDS VILLA MARIA
042-3288
MCDONALDS USA LLC
SHEET NUMBER: L1.0

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.



