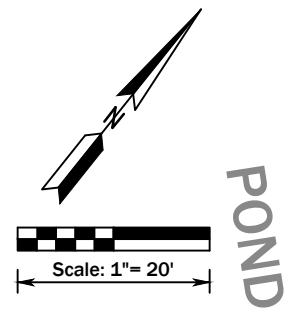
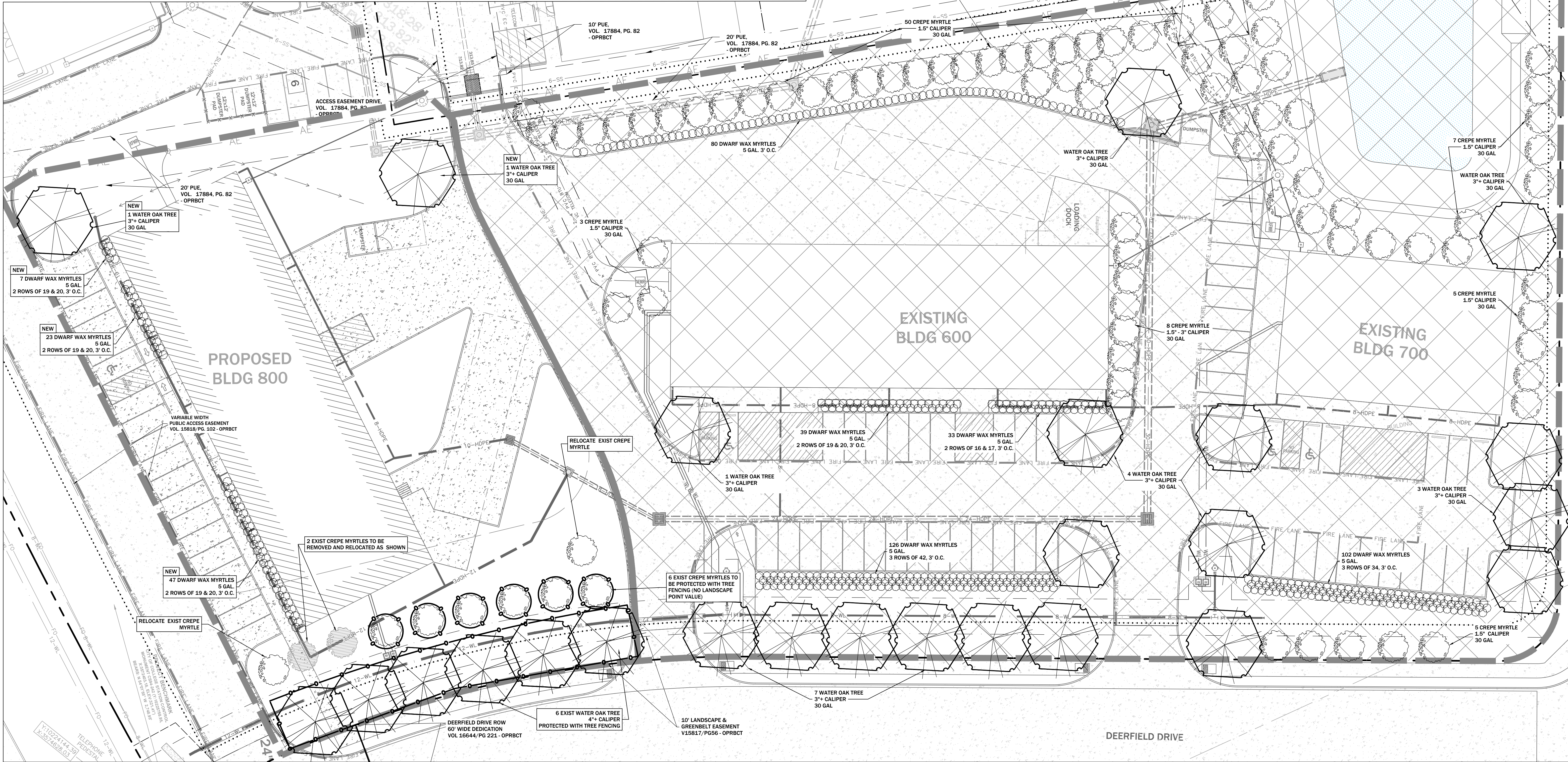


PVD PHASE 5 & PHASE 6 LANDSCAPE REQUIREMENTS				
SIZE	OFFICIAL NAME	#	SF VALUE	TOTAL SF
3"+ CALIPER	WATER OAK QUERCUS NIGRA CANOPY TREE	25	250	6,250
3"+ CALIPER	WATER OAK QUERCUS NIGRA CANOPY TREE	2	250	500
1.5" CALIPER	CREPE MYRTLE LAGERSTROEMIA NON-CANOPY	94	100	9,400
5 GAL.	DWARF WAX MYRTLE MYRICA CERIFERA NANA SHRUB	380	10	3,800
5 GAL.	DWARF WAX MYRTLE MYRICA CERIFERA NANA SHRUB	77	10	770
TOTAL AREA PROVIDED:			20,720	
LANDSCAPE REQUIREMENTS:				
1A) PHASE 5: 17% OF DEVELOPED AREA 1.513 ACRES (65,914 SQ. FT) = 11,206 SF LANDSCAPING				
1B) PHASE 6: 17% OF DEVELOPED AREA 0.563 ACRES (24,533 SQ. FT) = 4,171 SF LANDSCAPING				
2) NO LESS THAN 50% OF ROD AREA SHALL BE TREES - 7,689 SF ROD; 16,150 SF PRVD				
3) NO LESS THAN 50% OF TREES PLANTED SHALL BE CANOPY - 3,845 SF ROD; 6,750 SF PRVD				
4) ALL PARKING ISLANDS MUST HAVE A CANOPY TREE				
TOTAL AREA REQUIRED: 15,377 SF				
LANDSCAPE AREA PROVIDED: 20,720 SF				

17% Developed area reqd per FM 158 Overlay District

NOTES:

- 1A. PHASE 5: 65,914 SF (DEVELOPED AREA) x 0.17 = 11,206 SF REQUIRED LANDSCAPING
- 1B. PHASE 6: 24,533 SF (DEVELOPED AREA) x 0.17 = 4,171 SF REQUIRED LANDSCAPING
2. AN IRRIGATION SYSTEM HAS BEEN INSTALLED FOR PHASE 5 - NEW LANDSCAPED AREAS TO BE ADDED TO IRRIGATION SYSTEM.
3. NEW CANOPY TREES PLANTED FOR LANDSCAPE CREDIT SHALL BE AT LEAST 8' IN HEIGHT AND AT LEAST 3" IN CALIPER AND HAVE A MINIMUM OF 75% YEAR-ROUND FOLIAGE.
4. NEW NON-CANOPY TREES PLANTED FOR LANDSCAPE CREDIT SHALL BE AT LEAST 8' IN HEIGHT AND AT LEAST 1.5" IN CALIPER AND HAVE A MINIMUM OF 75% YEAR-ROUND FOLIAGE.
5. ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETED AND THEN REMOVED BY CONTRACTOR.
6. A SEPARATE SEALED IRRIGATION SPRINKLER PLAN IN COMPLIANCE WITH STATE REQUIREMENTS AND CITY PERMIT APPLICATION NEEDS TO BE SUBMITTED FOR REVIEW FOR IRRIGATION SYSTEMS. SEPARATE PLUMBING PERMIT IS REQUIRED.
7. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE A TEMPORARY SPOILS, EARTHWORK, AND TOPSOIL AREA FOR THE SITE.
8. THE CONTRACTOR SHALL USE 6" OF TOPSOIL IN LANDSCAPED AREAS.



MITCHELL
MORGAN

T.979.260.6963
F.979.260.3564
TX. FIRM # F-1443
3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845
PLAN & DESIGN SPECIALISTS IN
CIVIL ENGINEERING HYDRAULICS
HYDROLOGY UTILITIES STREETS
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www.mitchellandmorgan.com

STATE OF TEXAS
JAMES T. BATHORST
93631
PROFESSIONAL ENGINEER
on Oct. 8, 2025

OCTOBER 2025
Drawn By: JB, JT
Checked By: JB

Prepared For:
PVD Development Co. LLC
5222 Enclined Oaks Dr.
College Station, TX 77845
(979) 226-3222
0.99 AC of LOT 3, BLK 1 of the
PVD DEVELOPMENT SUBDIVISION

Revisions

LANDSCAPE PLAN
PHASE 6 - COMMERCIAL BUILDING
SH30 - BRYAN

09