

		LANDSCAPE AREA	A CALCULATION	S	
		PROJEC	T AREA		
DEVELOPED AREA (SF)		ANDSCAPING ELOPED AREA)		EE AREA D LANDSCAPING SF)	MIN. CANOPY TREE AREA (50% OF TREE AREA SF)
40796	6,	119	30	060	1530
		LANDSCA	APE AREA		
SYMBOL	SIZE	NAME & TYPE	QUANTITY	VALUE (SF)	TOTAL AREA (SF)
		PROPOSED I	LANDSCAPE		
	8' MIN. HEIGHT >3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	6	350	2100
	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	25	150	3750
•	5 GAL.	SEA GREEN JUNIPERS(JUNIPER US x PFITZERIANA 'SEA GREEN')	0	10	0
		EXISTING L	ANDSCAPE		
	8' MIN. HEIGHT >3" TRUNK DIA., MEASURED 12" FROM BASE	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	2	225	450
$\bigcirc$	6' MIN. HEIGHT >3" TRUNK DIA., MEASURED 12"	CREPE MYRTLE (LAGERSTOEMIA INDICA) NON-CANOPY	0	100	0
			CANO	OPY TREE AREA (SF):	2550
			TO	TAL TREE AREA (SF):	6300
			TOTAL LA	NDSCAPE AREA (SF):	6300
			ГОТАL LANDSCAPE A	AREA PROVIDED (SF):	6300
		5	ГОТАL LANDSCAPE A	AREA REQUIRED (SF):	6119

- 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.
- CONSTRUCTION.

  2. ALL LANDSCAPING INSTALLED AROUND TRANSFORMER BOXES SHALL MAINTAIN 3' CLEARANCE FROM SIDES AND REAR AND 10' CLEARANCE FROM TRANSFORMER DOORS.

  3. TREE PROTECTION BARRICADES MUST BE IN PLACE PRIOR TO ANY DEVELOPMENT ACTIVITY AS WELL AS THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. BARRICADE FOR INDICATED TRESS TO BE CONSTRUCTED WITH 48" HIGH ORANGE PLASTIC CONSTRUCTION NETTING AND SECURED TO STEEL T-POSTS.

  4. ALL SHRUBS PLANTED FOR PARKING SCREENING SHALL BE AT LEAST 24' TALL WHEN PLANTED AND REACH 36' TALL WITHIN 1 YEAR.

  5. PLANTS SHALL BE PLANTED A MINIMUM OF 3' FROM EXISTING UTILITIES.

## 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.

				SCH	ULTZ 911 S Colle eering, LLC 979. TBPE	Southwest Pkwy E. ge Station, Texas 778 764.3900 FIRM NO. 12327	40			P
				SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE	
MARK	REVISION	BY	DATE	KERR	DLD	DLD	JPS	25-371	OCTOBER 2025	

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

2300 S. COLLEGE AVENUE ACCESS & DRIVEWAY BRYAN, TX

LANDSCAPE PLAN

SCA	\LE	
VERTICAL	N/A	
HORIZONTAL	1"=30'	
PLOTTING SCALE	:1:1	
FILE NAME:	25-371	

