



LANDSCAPE NOTES

AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTING
MUST BE APPROVED BY CITY AND INSTALLED BY A
CERTIFIED INSTALLER PRIOR TO ISSUE OF CERTIFICATE
OF OCCUPANCY.

REPLACEMENT OF DEAD LANDSCAPING SHALL OCCUR WITHIN 90 DAYS OF
NOTIFICATION. REPLACEMENT MATERIAL MUST BE OF SIMILAR CHARACTER AS THE
DEAD LANDSCAPING. FAILURE TO REPLACE DEAD LANDSCAPING, AS REQUIRED BY
THE OFFICIAL ZONING OFFICIAL OR HIS OR HER DESIGNEE, SHALL CONSTITUTE A
VIOLATION OF THIS ARTICLE SUBJECT TO GENERAL PENALTY PROVISIONS OF
THE CITY CODE SECTION 1-14.

TO ENSURE THE GROWTH OF TREES IN END ISLANDS, A MINIMUM OF 24"
DIL DEPTH AND 250 CUBIC FEET OF APPROPRIATE PLANTING MEDIUM IS
REQUIRED PER TREE, WITH TOPSOIL MOUNTED TO A CENTER HEIGHT.

PROPOSED PLANT SPECIES

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>
Canopy Trees to be used:	<i>Ulmus crassifolia</i>
Cedar Elm	
Non-Canopy Trees to be used:	<i>Lagerstroemia Indica</i>
Crepe Myrtle	
Ground Cover to be used:	<i>Cynodon dactylon</i>
Bermuda Turf Grass	
Proposed shrubs to be used:	<i>Rapheolepis indica</i>
Indian Hawthorn	

LANDSCAPE REQUIREMENTS

QTY.	POINT VALUE	COMMON NAME	SIZE	POINTS	
	7	250	Canopy Trees	>3"	1,750
	10	100	Non-Canopy Trees (3 shown)	1.5" - 3"	1,000
	47	10	Shrubs	2 gal.	470
TOTAL POINTS PROPOSED:				3,220	

LANDSCAPE PLAN

1712 Broadmoor Drive
1.15 Acres
Lot 2, Cedar Creek Subdivision
Phase II
John Austin Survey 4-2

BRYAN, BRAZOS COUNTY, TEXAS
SUBMITTED: JANUARY 2025

Legend

- - 1/2" Iron Rod Set
- ⊗ - 1/2" Iron Rod Found
- ◎ - 5/8" Iron Rod Found

— 8S — — — Existing Sewer Line w/ size
 — 8W — — — Existing Water Line w/ size
 — 8S — 8S — Proposed Sewer Line w/ size
 — 8W — 8W — Proposed Water Line w/ size
 — 6G — — — Existing Gas Line w/ size
 — OE — OE — Existing Overhead Electric Line

6. Guy Anchor