



### SITE PLAN

SCALE: Hor: 1" = 20'



### LANDSCAPE NOTES

1. 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.
2. 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 CITY CODE SECTION 1-14.
3. TO ENSURE THE GROWTH OF TREES IN END ISLANDS, A MINIMUM OF 24" SOIL DEPTH AND 250 CUBIC FEET OF APPROPRIATE PLANTING MEDIUM IS REQUIRED PER TREE, WITH TOPSOIL MOUNDED TO A CENTER HEIGHT.

### PROPOSED PLANT SPECIES

- | COMMON NAME                  | BOTANICAL NAME       |
|------------------------------|----------------------|
| Canopy Trees to be used:     | Ulmus crassifolia    |
| Cedar Elm                    |                      |
| Non-Canopy Trees to be used: | Lagerstroemia indica |
| Crape Myrtle                 |                      |
| Ground Cover to be used:     | Cynodon dactylon     |
| Bermuda Turf Grass           |                      |
| Proposed shrubs to be used:  | Rapheolepis indica   |
| 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
SITE AREA: 18,125 S.F. (Developed Area)					POINTS REQ'D: 18,125*0.15 = 2,718

- Legend
- — 1/2" Iron Rod Set
  - ⊙ — 1/2" Iron Rod Found
  - ⊗ — 5/8" Iron Rod Found
  - SS— Existing Sewer Line w/ size
  - SW— Existing Water Line w/ size
  - SS— Proposed Sewer Line w/ size
  - BW— Proposed Water Line w/ size
  - GG— Existing Gas Line w/ size
  - OC— Existing Overhead Electric Line
  - ← Guy Anchor

### LANDSCAPE PLAN

1712 Broadmoor Drive

1.15 Acres  
Lot 2, Cedar Creek Subdivision  
Phase II  
John Austin Survey A-2

BRYAN, BRAZOS COUNTY, TEXAS  
SUBMITTED: JANUARY 2025

Owner:  
Tx Construction and Investments, LLC  
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