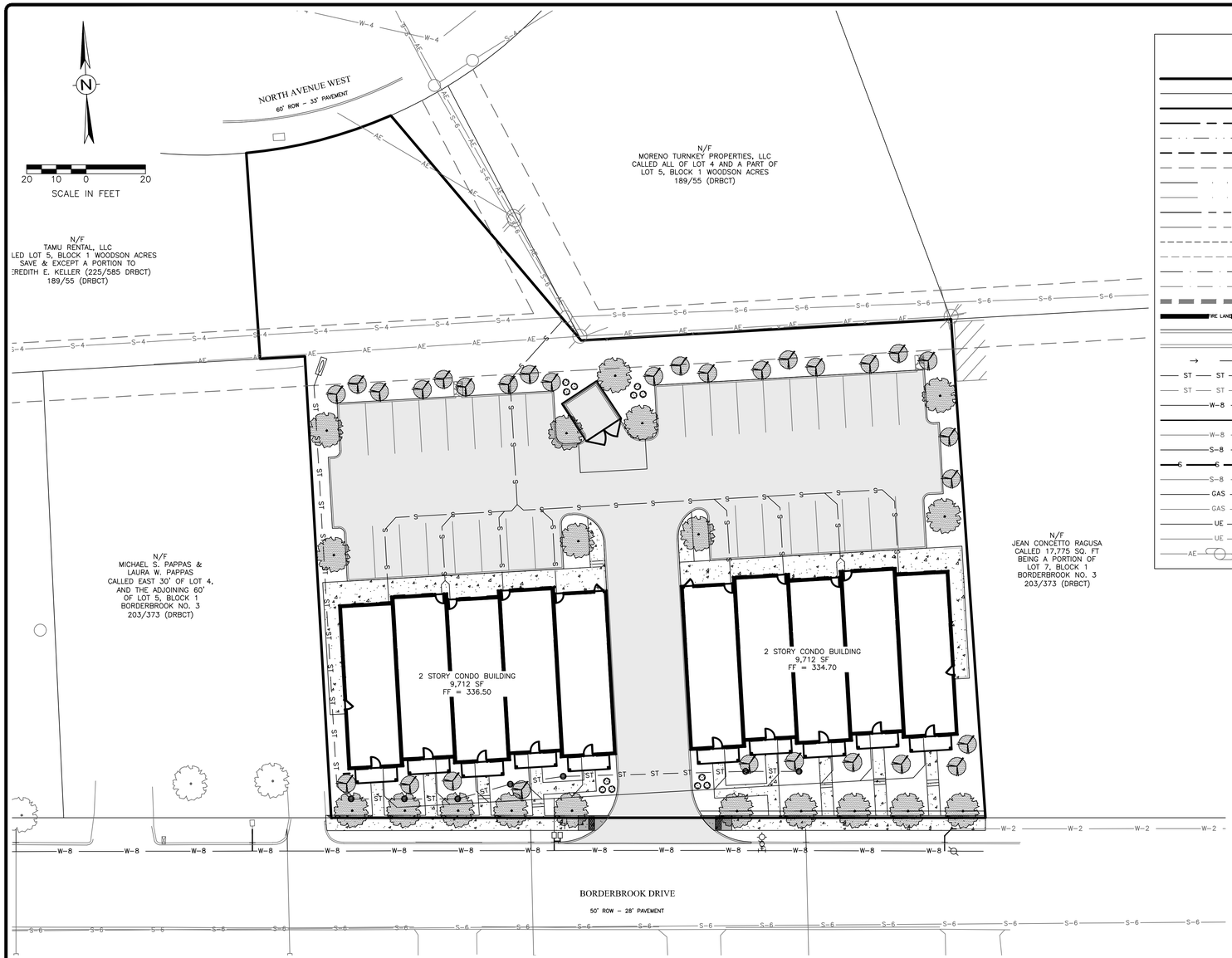

LEGEND

- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- RIGHT OF WAY (ROW)
- LOT LINE
- PROPERTY SETBACK
- PROPOSED PUBLIC UTILITY EASEMENT (PUE)
- EXISTING PUBLIC UTILITY EASEMENT (PUE)
- PROPOSED PUBLIC ACCESS EASEMENT (PAE)
- EXISTING PUBLIC ACCESS EASEMENT (PAE)
- PROPOSED PRIVATE ACCESS EASEMENT (PrAE)
- EXISTING PRIVATE ACCESS EASEMENT (PrAE)
- PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
- EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
- PROPOSED PRIVATE DRAINAGE EASEMENT (PrDE)
- EXISTING PRIVATE DRAINAGE EASEMENT (PrDE)
- LIMITS OF DISTURBANCE
- FIRE LANE
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- FLOW ARROWS
- STORM PIPE
- EXISTING STORM PIPE
- PROPOSED WATERLINE, SIZE NOTED
- PROPOSED WATER SERVICE, SIZE NOTED
- EXISTING WATERLINE, SIZE NOTED
- PROPOSED SANITARY SEWER LINE, SIZE NOTED
- PROPOSED SANITARY SEWER SERVICE, SIZE NOTED
- EXISTING SANITARY SEWER LINE, SIZE NOTED
- PROPOSED GAS LINE, SIZE NOTED
- EXISTING GAS LINE, SIZE NOTED
- PROPOSED UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE

LANDSCAPE AREA CALCULATIONS

PROJECT AREA

DEVELOPED AREA (SF)	REQUIRED LANDSCAPING (15% OF DEVELOPED AREA)	MIN. TREE AREA (50% OF REQUIRED LANDSCAPING SF)	MIN. CANOPY TREE AREA (50% OF TREE AREA SF)
52359	7,854	3927	1963

LANDSCAPE AREA

SYMBOL	SIZE	NAME & TYPE	QUANTITY	VALUE (SF)	TOTAL AREA (SF)
PROPOSED LANDSCAPE					
	8' MIN. HEIGHT >3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	19	250	4750
	6' MIN. HEIGHT >1.5" TO 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	CREPE MYRTLE (LAGERSTOEMIA INDICA) NON-CANOPY	30	100	3000
	5 GAL.	SEA GREEN JUNIPERS/JUNIPER US x PFITZERIANA 'SEA GREEN')	12	10	120
				CANOPY TREE AREA (SF):	4750
				TOTAL TREE AREA (SF):	7750
				TOTAL LANDSCAPE AREA (SF):	7870
				TOTAL LANDSCAPE AREA PROVIDED (SF):	7870
				TOTAL LANDSCAPE AREA REQUIRED (SF):	7854

GENERAL NOTES:

1. 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.
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.

IRRIGATION SYSTEM NOTES:

1. AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTINGS WILL BE INSTALLED BY A CERTIFIED INSTALLER BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
2. 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.
3. ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.

MARK	REVISION	BY	DATE

SCHULTZ Engineering, LLC
911 Southwest Pkwy E.
College Station, Texas 77840
979.764.3900
TBPE FIRM NO. 12327

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	25-376	APRIL 2026

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

CONDO SITE PLAN

WOODSON ACRES BLOCK 1, LOT 5, AND
BORDERBROOK PHASE 3
LOTS 5, 6, AND 7, BLOCK 1
BRYAN, TX

LANDSCAPE PLAN

SCALE
VERTICAL N/A
HORIZONTAL 1"=20'
PLOTTING SCALE: 1:1
FILE NAME: 25-376

SHEET
L1