

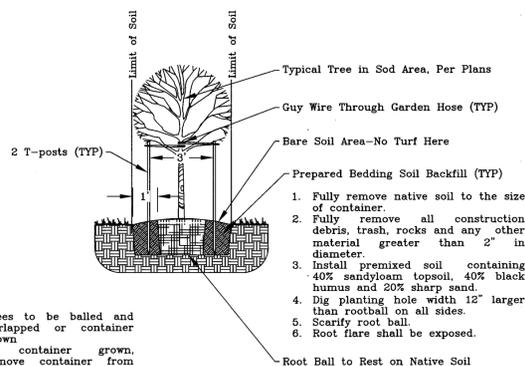
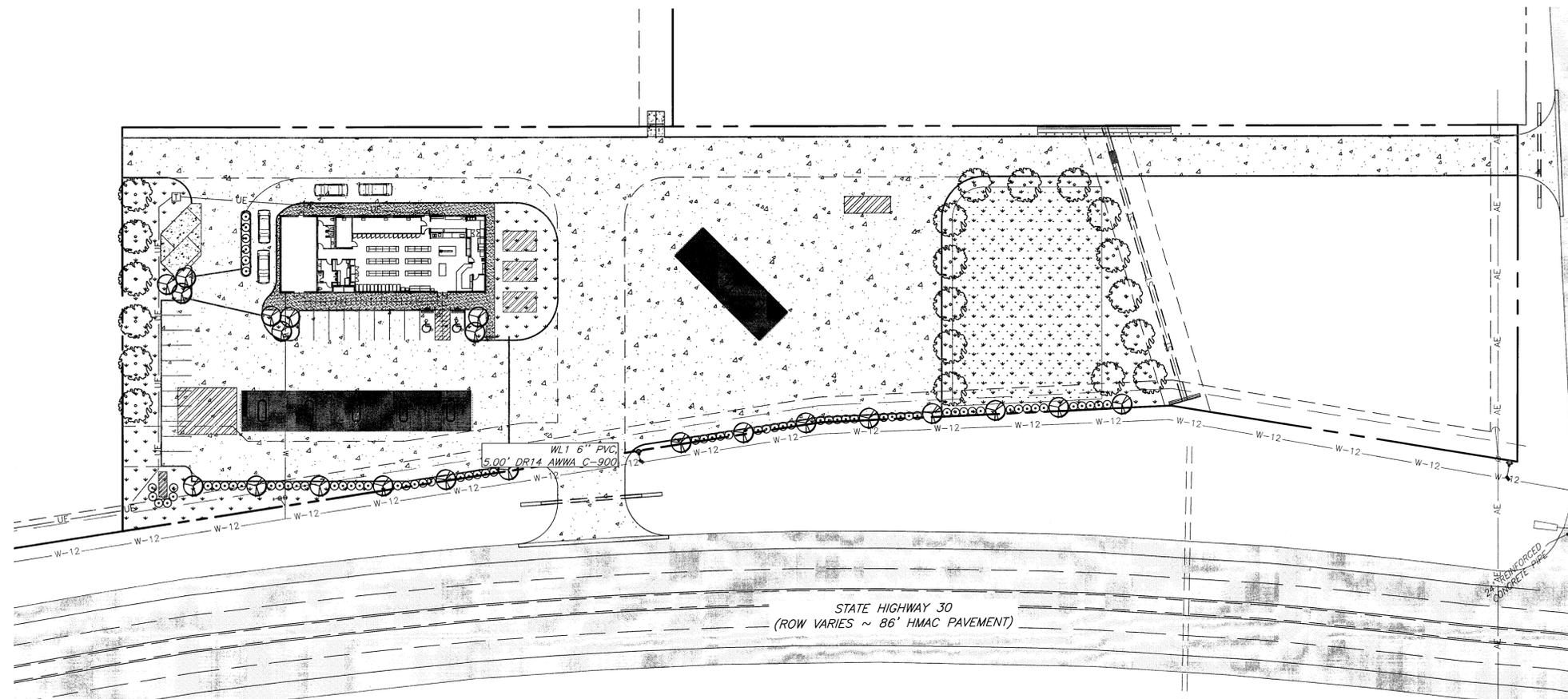
Landscape Analysis:

Construction Activities:	
Parking & Pavement	= 89,731 SF
Building	= 5,632 SF
Net Total	= 95,363 SF
Requirements:	
Building, Parking, & Pavement	95,363 SF @ 15%
	= 14,304 SF
Total Required	= 14,304 SF
Provided:	
Canopy Trees	20 @ 350 SF = 7,000 SF
Non-Canopy Trees	22 @ 225 SF = 4,950 SF
Shrubs	72 @ 10 SF = 720 SF
Grasses/Ground Cover	10 SF per 100 @ 24,968 SF (Limited to 15% of Required) = 2,155 SF
Net Total	= 14,825 SF

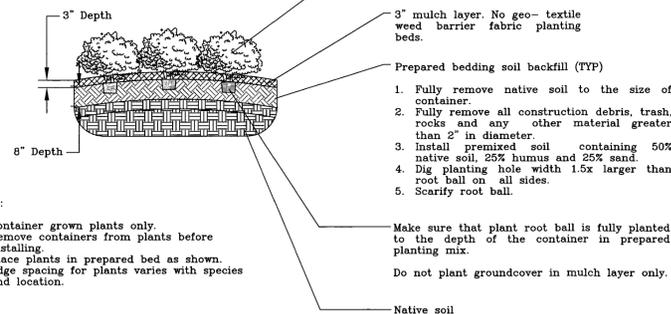
Symbol	Qty.	Common Name	Botanical Name	Size
	20	Live Oak	Quercus virginiana	>3" cal.
	22	Crepe Myrtle	Lagerstroemia indica	>3" cal.
	72	Waxleaf Ligustrum Shrub	Ligustrum japonicum	2 Gallon

Landscape Notes:

- All disturbed area to be seeded with Bermuda Grass except where Bermuda Grass Sod is called for on the plans.
- "Cal." indicates caliper at 12" above the ground.
- All trees shall be provided as container grown trees.
- All landscaping plant material shall be guaranteed for a period of one year from the date of installation by contractor. After one year, the owner will be responsible for maintenance of all landscaping.
- Plant material shown here is represented at its mature size. Plants to be installed will be significantly smaller than those shown and should not be expected to reach maturity for several years dependant on growing conditions.
- Contractor is to seed all disturbed areas left unpaved and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or Rye/Bermuda mixture.
- Plantings for parking lot screening (Crepe Myrtles) shall be planted a maximum of 3 feet from the edge of parking lot pavement. No Plantings shall be placed directly over existing water/sewer lines.



Tree Staking & Planting
N.T.S



Shrub Planting
N.T.S

Landscape Plan

General Notes:

- An irrigation system to service all new plantings will be inserted by a certified installer prior to a certificate of occupancy being issued.
- Irrigation system must be protected by either a pressure vacuum breaker, reduced pressure principle back flow device, or a double-check back flow device and installed as per city ordinance 2394.
- All back backflow devices must be installed and tested upon installation as per city ordinance 2394.
- Contractor/developer to furnish accurate as built irrigation plans to city of Bryan parks department. Show lines, valves, heads, controller, wiring, etc.
- It is the intent of these plans to comply with all City of Bryan guidelines, specifications & details.
- See Sheet C1 - General Notes

**Preliminary Plans Only
Not for Construction**

This document is released for the purpose of interim review under the authority of Glenn Jones, P. E. 97600 on Feb 3, 2016. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Issue	Date

Firm Name and Address:

J4 Engineering
 PO Box 5192 - Bryan, Texas - 77805
 979-739-0567 www.J4Engineering.com
 Firm# 9951

Project Name and Address:

Cole Stop Convenience Store
 Highway 30 Business Park
 Lot 2 - 3.65 AC
 Bryan, Brazos County, Texas

Date:	Feb 2016	Sheet:	L1
Scale:	As Noted		