

TREE NOTES

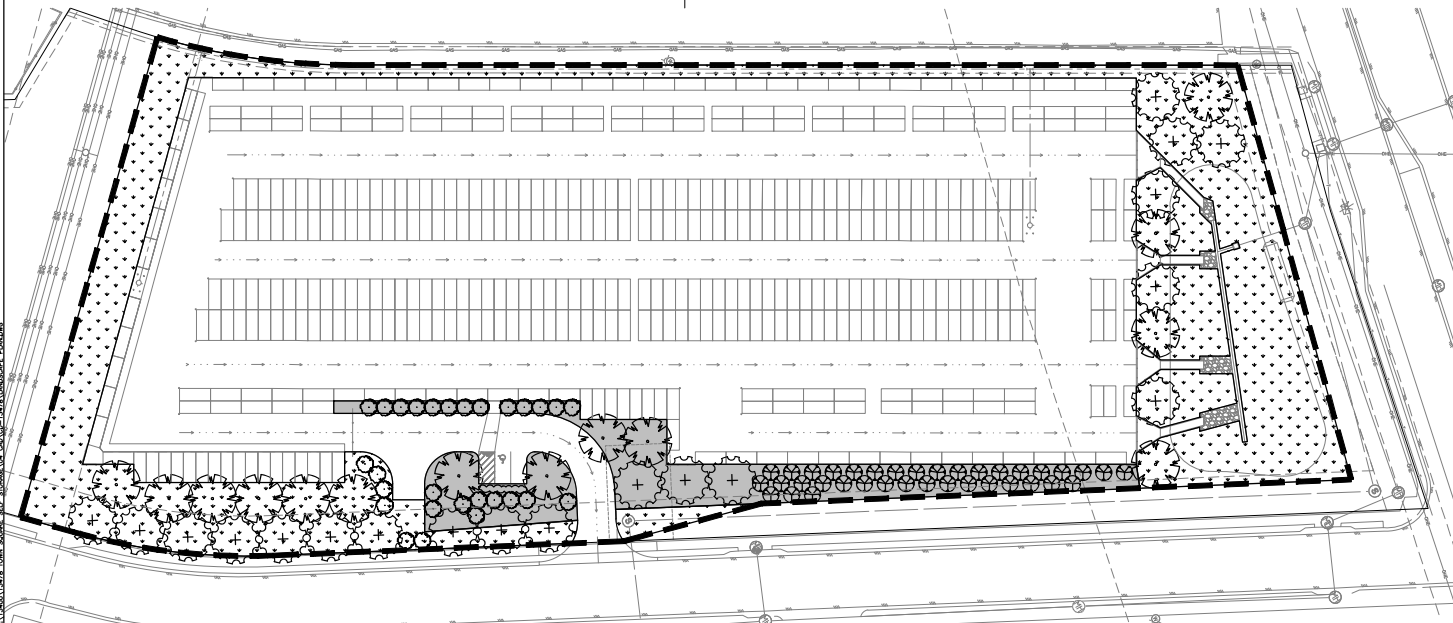
- TREES TO BE PLANTED SHALL BE EIGHT FEET OR MORE IN HEIGHT AND MEASURE A MINIMUM OF TWO AND ONE-HALF ON CALIPER WHEN MEASURED 12 INCHES FROM THE BASE OF THE TRUNK OR TOP OF THE BULL.
- PREPARE SITE BY REMOVING ALL UNDESIRABLE MATERIALS, SUCH AS ROCKS AND DEBRIS.
- PERFORM SLIGHT TRIMMING OF ANY EXISTING TREES TO REMAIN.
- SPREAD ORGANIC SOIL MIX AS REQUIRED TO FACILITATE PLANTER SETTING - PLANTER BEDS AND TURF AREAS NEED TREATMENT.
- LAYOUT ALL PLANTER BEDS WITH SPRAY PAINT, ADJUSTING AS REQUIRED DUE TO SITE CONDITIONS - ALTHOUGH TRY AS MUCH AS POSSIBLE TO FOLLOW PLAN.
- INSTALL A DESIGN BUILD IRRIGATION SYSTEM ENSURING PROPER HEAD SELECTION, COVERAGE, AND FLOW RATE ON FINAL BED AND TO EXISTING SYSTEM TURF LAYOUT. ENSURE ADEQUATE TIMER, DOUBLE-CHECK VALVE, AND RAIN SENSOR ARE INCLUDED.
- CONTRACTOR TO PROVIDE ALL PLANT MATERIAL FOR THE PROJECT. CONTRACTOR WILL ENSURE ALL PLANT MATERIAL BROUGHT TO THE JOB SITE IS FRESH, VISIBLE, AND THE CORRECTLY SPECIFIED GROWN SPECIES, AND TREES ADHERE TO SPECIFIED CALIPER REQUIREMENTS. INSTALLATION CONTRACTOR MUST ENSURE CREW IS AVAILABLE TO OFF-LOAD PLANT MATERIAL WHEN DELIVERED.
- PLANT ALL PLANT MATERIAL PER PLAN, ALLOWING SLIGHT MODIFICATIONS BASED ON ACTUAL SITE CONDITIONS.
- ENSURE ENTIRE JOB SITE IS POLICED, SWEEP, ALL LITTER AND DEBRIS IS REMOVED EVERYDAY BEFORE LEAVING. ENSURE ALL PLANTERS AND TURF ARE MAINTAINED IN ANY SETTLING OF MULCH AND PLANTERS IS REPAIRED. IRRIGATION HEADS ARE ADJUSTED AND OPERATIONAL. IRRIGATION SYSTEM TIMER IS ADJUSTED AND SET TO ENSURE ADEQUATE ESTABLISHMENT WATERING PERIOD IS IMPLEMENTED.
- TOUR COVERAGE OF BROOKS/CHECKER, DECORATIVE IRVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SMILES AND DRAINAGE AREAS. THE PARKING LOT STRIP, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
- ALL LANDSCAPE/STREETSCAPING, INCLUDING IRRIGATION SYSTEM, SHALL BE PERFORMED, PLANTED, AND INSTALLED ACCORDING TO THE RULES AND GUIDELINES IN THE CITY OF BRYAN CODE OF ORDINANCES.
- ALL IRRIGATION SYSTEMS MUST BE PROTECTED BY EITHER A PRESSURE WINDOW BREAKER, A REDUCED PRESSURE PRINCIPAL BACKFLOW DEVICE, OR A DR-CHECK BACKFLOW DEVICE. ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION.

GENERAL LANDSCAPE NOTES

LANDSCAPING LEGEND AND REQUIREMENTS

SYMBOL	SIZE	NAME AND TYPE	QUANTITY	SF VALUE	TOTAL (SF)
	2.0'-3" Cal. or larger	OHMIE PISTACHE (Pistacia Texasensis) Non-Canopy Tree	14	200	2,800
	2.0'-3" Cal. or larger	EASTERN RED CEDAR (Juniperus virginiana) Canopy Tree	19	200	3,800
	2.0'-3" Cal. or larger	TEXAS MOUNTAIN LAUREL (Elaeagnus thornbushii) Non-Canopy Tree	37	100	3,700
	2.0'-3" Cal. or larger	HOLLY VAURON (Ilex microcarpa) Non-Canopy Tree	28	100	2,800
	18 Gal. or larger	JANZEN SPECIES LIGHTS (Emergent species) Single/Double Arm for Parking Strip/Island (max 3' or minimum)	10	15	150
		LANDSCAPE ROCK	13,000	1	13,000
		GRASS			
		AREA OF DISTURBANCE			

LANDSCAPING REQUIREMENTS:	
REQUIRED:	PROVIDED:
75% MAX COVERAGE OF THE PROPERTY	60% COVERAGE
17% OF DEVELOPED AREA (0.80 ACRES (26,150 SF))	17% OF DEVELOPED AREA (0.80 ACRES (26,200 SF))
>50% OF REQUIRED AREA SHALL BE TREES (13,075 SF)	13,100 SF
>50% OF TREES PLANTED SHALL BE CANOPY (6,537.5 SF)	6,600 SF
>75% HAVING YEAR-ROUND FOLIAGE	79% HAVING YEAR-ROUND FOLIAGE
ALL PARKING ISLANDS MUST HAVE A CANOPY TREE	ALL PARKING ISLANDS HAVE A CANOPY TREE
IRRIGATION SYSTEM	IRRIGATION PLAN TO BE PROVIDED BY LANDSCAPE CONTRACTOR



REV	DATE	BY	APP	COMMENT

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LANDSCAPE PLAN
TOWN SQUARE SELF STORAGE
BRAZOS COUNTY, TEXAS

THE ENGINEER HAS PREPARED UNDER THE DIRECTION OF THE BOARD, PER NO. 100106
IT IS HEREBY TO BE USED FOR CONSTRUCTION AND IS RELEASED SOLELY FOR THE PURPOSE OF
REVIEW
12/18/2024

DESIGN: BOB
CAD: BOB RWR: TOM
PROJECT NO: 13478
SHEET: 12 OF 13