

	1	LANDSCAPE AREA	A CALCULATION	S	
		PROJEC	T AREA		
DEVELOPED AREA (SF)		ANDSCAPING LLOPED AREA)	MIN. TREE AREA (50% OF REQUIRED LANDSCAPING SF)		MIN. CANOPY TREE AREA (50% OF TREE AREA SF)
188743	28,	311	14	156	7078
		LANDSCA	APE AREA		
SYMBOL	SIZE	NAME & TYPE	QUANTITY	VALUE (SF)	TOTAL AREA (SF)
		PROPOSED I	LANDSCAPE		
	8' MIN. HEIGHT >1.5" TO 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	23	200	4600
\bigcirc	6' MIN. HEIGHT >1.5" TO 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	CREPE MYRTLE (LAGERSTOEMIA INDICA) NON-CANOPY	59	150	8850
•	5 GAL.	SEA GREEN JUNIPERS(JUNIPER US x PFITZERIANA 'SEA GREEN')	89	10	890
		EXISTING L	ANDSCAPE		
	8' MIN. HEIGHT >3" TRUNK DIA., MEASURED 12" FROM BASE	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	35	225	7875
	6' MIN. HEIGHT >3" TRUNK DIA., MEASURED 12"	CREPE MYRTLE (LAGERSTOEMIA INDICA) NON-CANOPY	62	100	6200
			CAN	OPY TREE AREA (SF):	12475
TOTAL TREE AREA (SF):					27525
TOTAL LANDSCAPE AREA (SF):					28415
		7	TOTAL LANDSCAPE A	AREA PROVIDED (SF):	28415
TOTAL LANDSCAPE AREA REQUIRED (SF):					28311

GENERAL NOTES:

- 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.
- 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.
- ALL SHRUBS PLANTED FOR PARKING SCREENING SHALL BE AT LEAST 24' TALL WHEN PLANTED AND REACH 36' TALL WITHIN 1 YEAR.
- 5. EXISTING LANDSCAPE OUTSIDE OF THE LIMITS OF DISTURBANCE IS NOT INCLUDED.

IRRIGATION SYSTEM NOTES:

- AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTINGS WILL BE INSTALLED BY A CERTIFIED INSTALLER BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
- 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 2394.
- 3. ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.

				911 Southwest Pkwy E. College Station, Texas 77840 979.764.3900 TBPE FIRM NO. 12327						TI PE
				SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE	
MARK	REVISION	BY	DATE	KERR	DLD	DLD	JPS	24-211	APRIL 2025	

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

BCS TOYOTA EXPANSION
W.C. DAVIS BLOCK 1, LOTS 1 AND 2

BRYAN, TX

LANDSCAPE PLAN

SCAL	SHE	
VERTICAL	N/A	_
HORIZONTAL	1"=60'	
PLOTTING SCALE:	1:1	
FILE NAME:	24-211	