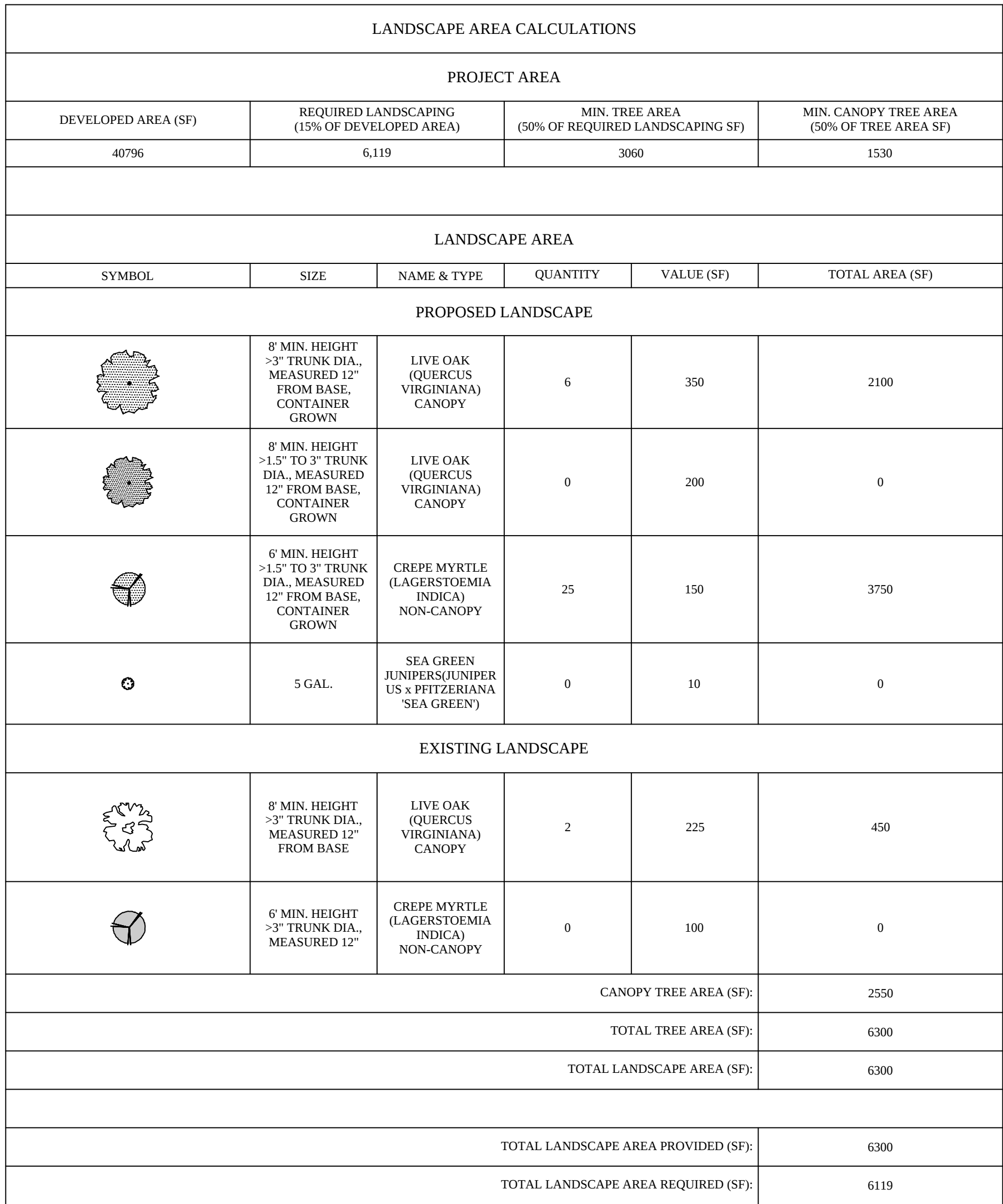




GENERAL NOTES:

1. 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE, OR A PERENNIAL GRASS) IS REQUIRED IN PARKING LOT ISLANDS, SLOPES 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. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN 180 DAYS OF THE COMMENCEMENT OF DEVELOPMENT ACTIVITY AS WELL AS THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. BARRICADE FOR INDICATED TRAIL TO BE CONSTRUCTED WITH 48" HIGH ORANGE PLASTIC CONSTRUCTION NETTING AND SECURED TO STEEL T-POSTS.
4. ALL SIGNS PLANTED FOR PARKING SCREENING SHALL BE AT LEAST 24" TALL WHEN PLANTED AND REACH 36" TALL WITHIN A YEAR.
5. PLANTS SHALL BE PLANTED A MINIMUM OF 3' FROM EXISTING UTILITIES.

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 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				THIS LANDSCAPE PLAN IS FOR PERMITTING ONLY AND IS NOT INTENDED FOR CONSTRUCTION				2300 S. COLLEGE AVENUE ACCESS & DRIVEWAY BRYAN, TX				LANDSCAPE PLAN				SCALE VERTICAL: <u>N/A</u> HORIZONTAL: <u>1" = 30'</u> PLOTTING SCALE: <u>1:1</u> FILE NAME: <u>25-371</u>				SHEET L1			
				SURVEYED KERR				DESIGNED DLD				DRAWN DLD				APPROVED JPS				JOB NO. 25-371				DATE OCTOBER 2025			
MARK				REVISION				BY				DATE															