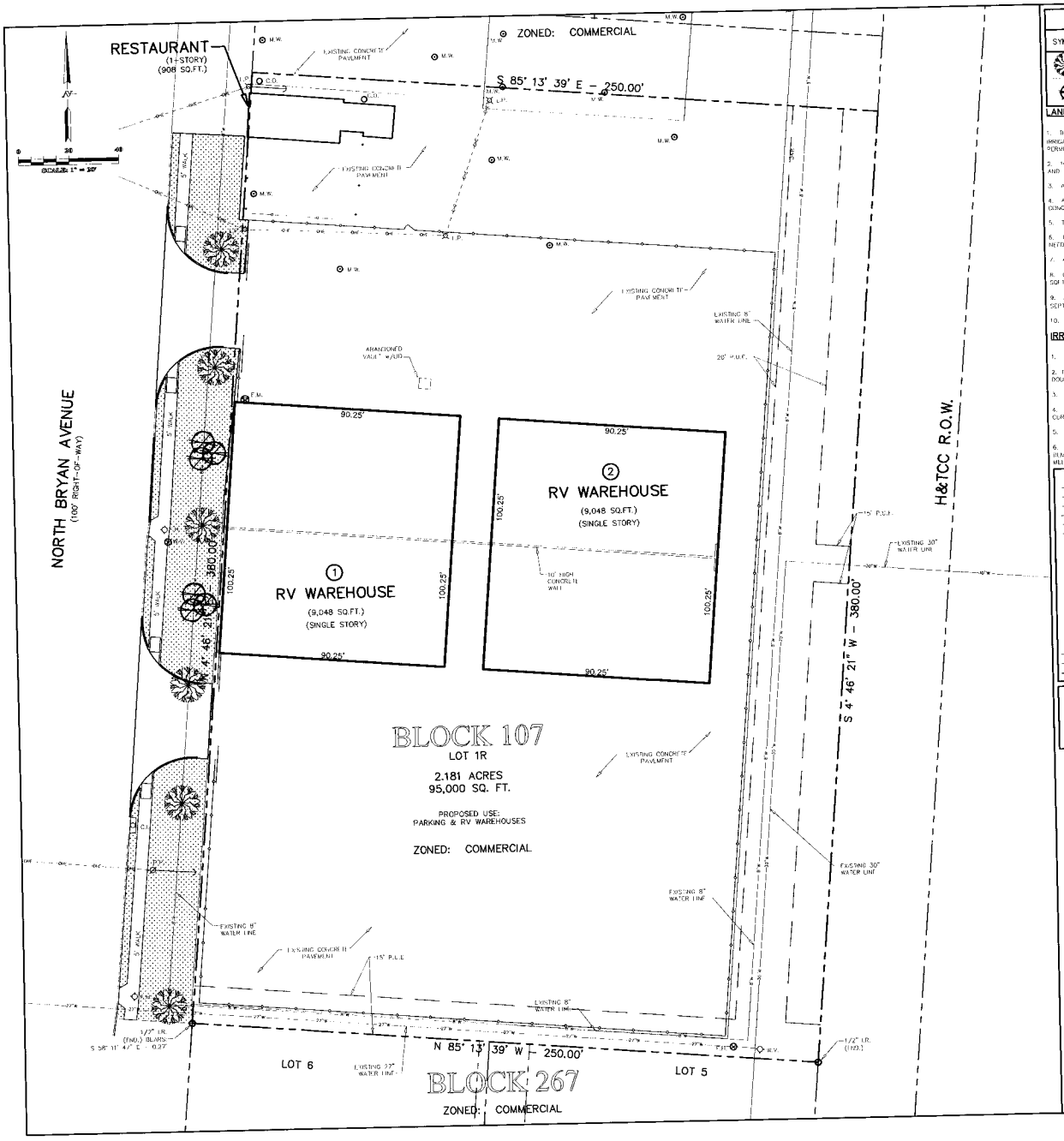


LANDSCAPE SCHEDULE

SYMBOL	NO. OF PLANTS	SIZE	BOTANICAL NAME	COMMON NAME	TYPE	NOTES	SQ.FT. EACH	TOTAL SQ.FT.
	6	1.5" TO 2" CALIPER	QUERCUS NIGRA	WATER OAK	CANOPY TREE	30 GALLON	225	1350
	6	> 1.25" CALIPER	LAGERSTROEMIA INDICA	CREPE MYRTLE	NON-CANOPY TREE	15 GALLON	100	600

LANDSCAPING NOTES:

1. THE LANDSCAPE PLAN PRESENTED WAS PREPARED BY RABON METCALF ENGINEERING (RME). RME IS NEITHER A LICENSED LANDSCAPE ARCHITECT NOR IRRIGATOR. THIS PLAN WAS PREPARED FOR THE SOLE PURPOSE TO MEET THE CITY OF BRYAN'S (CoB) ZONING ORDINANCE AND OBTAIN DEVELOPMENT PERMITS. ANY CHANGES MADE TO THIS PLAN SHALL BE SUBMITTED TO THE CoB PLANNING & DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL.
2. 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWELLS AND DRAINAGE AREAS, THE PARKING LOT SET BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
3. ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO ITS EXISTING CONDITIONS OR BETTER.
4. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PROPOSED PARKING ISLANDS PRIOR TO PLACEMENT OF TOPSOIL AND PLANTING, INCLUDING CONCRETE, ASPHALT, LIMESTONE BASE MATERIAL, OR COMPACTED STABILIZED EARTH.
5. THE CROWN OF ALL PLANTS SHALL BE SLIGHTLY HIGHER, AFTER SETTLING, THAN ADJACENT SOIL.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING OR ADDING TOP SOIL, AS NEEDED, FOR THE INCLUSION OF THE SOIL AMENDMENTS, AS NOTED, IN THE PREPARED GROUND COVER BEDS.
7. ALL SINGLE TRUNK TREES ARE TO BE STAKED, HOSE AND GUY WIRES OVER RAPPED.
8. COVER AREAS TO BE PLANTED WITH 3" APPROVED ORGANIC MATTER, 2" PINE BARK MULCH, AND 15-13-13 FERTILIZER AT THE RATE OF 5 LBS./100 SQ.FT. OF BED AREA.
9. ALL DISTURBED AREAS, NOT DESIGNATED TO BE BLOCK SODDED, SHALL BE SEEDED WITH LITHER BERMUDA (2 LBS/1,000 SQ.FT.) FROM MARCH 15 TO SEPTEMBER 15 OR BERMUDA/RYE GRASS MIX (2 LBS/5 LBS. PER 1,000 SQ.FT.) FROM SEPTEMBER 16 TO MARCH 14.
10. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL LANDSCAPING SHALL BE INSTALLED.

IRRIGATION NOTES:

1. AN IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED IRRIGATOR FOR ALL NEW PLANTED AND LANDSCAPED AREAS.
2. THE 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.
3. ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED.
4. INSTALLATION PVC (SCH 40) SLEEVING SHALL BE COORDINATED WITH THE CONTRACTOR AND ALL SLEEVING SHALL EXTEND A MINIMUM OF 24" PAST THE CURB OR SIDEWALK WHERE APPLICABLE.
5. THE IRRIGATION SYSTEM MUST BE INSTALLED AND APPROVED PRIOR TO ISSUANCE OF CoB CERTIFICATION OF OCCUPANCY.
6. THE CONTRACTOR'S IRRIGATION SHALL SUBMIT AN IRRIGATION PLAN TO THE OWNER FOR REVIEW AND APPROVAL. THE IRRIGATION PLAN SHALL DEMONSTRATE THAT THE IRRIGATION SYSTEM WILL SUFFICIENTLY SUPPLY ALL WATER NEEDS TO THE NEWLY PLANTED LANDSCAPING AND GROUND COVER AND MEET ALL INITIAL WATERING NEEDS FOR VIABLE ESTABLISHMENT AND GROWTH OF PLANTINGS.

SYMBOL & LINE LEGEND

- CHAIN LINK FENCE
- ROD IRON FENCE
- UNDERGROUND ELEC. LINE
- OVERHEAD ELEC. LINE
- WATER LINE
- SEWER LINE
- POWER POLE
- LIGHT POLE
- GUY WIRE ANCHOR
- A/C AIR COND. COMP.
- WV WATER VALVE
- WM WATER METER
- EM ELECTRICAL TRANSFORMER
- GM GAS METER
- MH MANHOLE
- C.O. CLEANOUT
- FH FIRE HYDRANT
- TP TELEPHONE PEDESTAL
- BUILDING SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE

HATCH LEGEND

- SOLID SOD AREAS (TIF 419)
- SEEDED AREAS

LANDSCAPING REQUIREMENTS

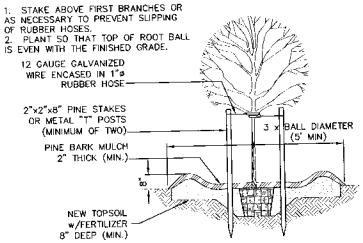
LANDSCAPING AREA:
STANDARD DEVELOPED AREA = 95,000 SQ.FT.
95,000 x 2% = 1,900 SQ.FT.
REQUIRED LANDSCAPING AREA = 1,900 SQ.FT.
PROVIDED LANDSCAPING AREA = 1,950 SQ.FT.

TREE REQUIREMENT:
MINIMUM 50% TREES OF REQUIRED AREA
1,900 x 50% = 950 SQ.FT.
PROVIDED TREE AREA = 1,350 SQ.FT.

CANOPY TREE REQUIREMENT:
MINIMUM 50% CANOPY TREES OF REQUIRED TREES
950 x 50% = 475 SQ.FT.
PROVIDED CANOPY TREE AREA = 1,350 SQ.FT.

TREE PLANTING NOTES:

1. STAKE ABOVE FIRST BRANCHES OR AS NECESSARY TO PREVENT SLIPPING OF RUBBER HOSES.
2. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.



TREE PLANTING
N.T.S.

AUG 1 8 2006

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SUBSTANTIALLY COMPLETE FOR CONSTRUCTION 8/16/06

CONSTRUCTION DRAWINGS ISSUED PRIOR TO THIS DATE ARE REPLACED BY THIS SET & SHOULD NOT BE USED FOR CONSTRUCTION.

LANDSCAPE PLAN
FOR THE
NEW RV STORAGE FACILITY
911 NORTH BRYAN AVENUE
BRYAN, TX

BRYAN ORIGINAL TOWNSITE
BLOCK 107 LOT 1R
BRYAN, BRAZOS COUNTY, TEXAS

AUG 1 9 2006

CLIENT INFORMATION
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c/o BILL BALLARD
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OFF: (979) 822-3392

FILENAME: 0285LP1A	SCALE: 1" = 20'
SUBMITTAL DATE: JUNE 28, 2006	
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RABON METCALF ENGINEERING
CLIENT NO. 205 - PROJECT NO. 0285

C1.2

SHEET 2 OF 2