SITE DEVELOPMENT REVIEW PACKAGE
FOR
PROPOSED

Walmart

BRYAN MARKET PLACE
643 N. HARVEY MITCHELL PKWY
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

METES AND BOUNDS DESCRIPTION

BEING a 21.616 acre tract of land situated in the Zeno Phillips League, Abstract Number 45, Brazos County, Texas, in the City of Bryan, being a portion of the tract of land described in the deed to Johnny Foster Lyon recorded in Volume 1093, Page 342, Deed Records of Brazos County, Texas, also being a portion of the tract of land described in the deed to Johnny Lyon recorded in Volume 3134, Page 271, Deed Records of Brazos County, Texas, also being a portion of the tract of land described as Tract One in the deed to R. Coke Mills Trustee recorded in Volume 1215, Page 232, Deed Records of Brazos County, Texas, and being a portion of the tract of land described in the deed to Kenneth R. Melber recorded in Volume 2628, Page 189, and Volume 2402, Page 86, Deed Records of Brazos County, Texas, said 21.616 acre tract of land being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod with a cap stamped "HP Mayo RPLS 5045" found in the westerly right-of-way line of F. M. 2818 (a variable width right-of-way) for the northeasterly corner of said R. Coke Mills Trustee tract;

THENCE with the westerly right-of-way line of F. M. 2818 North 25° 17' 02" West a distance of 113.53 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the POINT OF BEGINNING;

THENCE departing the westerly right-of-way line of F. M. 2818 South 66° 29' 02" West a distance of 78.77 feet to a P.K. nail with a washer stamped "Dunaway Assoc LP" set in asphalt for the point of curvature of a curve to the left having a radius of 495.00 feet;

THENCE Southwesterly along said curve through a central angle of 13° 11' 02" an arc distance of 113.90 with a chord bearing of South 59° 53' 31" West and a chord distance of 113.65 feet to a P.K. nail with a washer stamped "Dunaway Assoc LP" set in asphalt for the point of tangency of said curve;

THENCE South 53° 18' 00" West a distance of 100.08 feet to a P.K. nail with a washer stamped "Dunaway Assoc LP" set in asphalt for corner;

THENCE South 36° 42' 00" East a distance of 46.52 feet to a P.K. nail with a washer stamped "Dunaway Assoc LP" set in asphalt for the point of curvature of a curve to the right having a radius of 535.00 feet;

THENCE Southeasterly along said curve through a central angle of 13° 08' 07" an arc distance of 122.65 feet with a chord bearing of South 30° 07' 56" East and a chord distance of 122.38 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the point of tangency of said curve;

THENCE South 23° 33' 53" East a distance of 431.25 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE South 53° 23' 28" West a distance of 327.51 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE South 36° 45' 44" East a distance of 230.29 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE South 53° 23' 28" West a distance of 222.10 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner in the westerly line of said R. Coke Mills tract;

THENCE South 89° 55' 38" West a distance of 34.63 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set in a non-tangent curve to the left having a radius of 141.00 feet;

THENCE Northwesterly along said curve through a central angle of 36° 58' 19" an arc distance of 90.98 feet with a chord bearing of North 18° 09' 59" West and a chord distance of 89.41 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for the point of tangency of said curve;

THENCE North 36° 39' 08" West a distance of 119.81 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE North 53° 23' 28" West a distance of 482.31 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE South 26° 04' 37" East a distance of 263.11 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner in the northerly right-of-way line of Villa Maria Road (a 100 foot wide right-of-way) in a non-tangent curve to the left, the radius point of said curve being situated South 25° 05' 45" East a distance of 1,854.28 feet from said iron rod;

THENCE with the northerly right-of-way line of Villa Maria Road Southwesterly along said curve through a central angle of 01° 32' 42" an arc distance of 50.00 feet with a chord bearing of South 64° 07' 54" West and a chord distance of 50.00 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE departing the northerly right-of-way line of Villa Maria Road North 26° 04' 37" West a distance of 304.49 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE South 53° 25' 24" West a distance of 62.17 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE North 36° 39' 08" West a distance of 298.24 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE North 12° 30' 05" West a distance of 191.46 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE North 36° 39' 08" West a distance of 401.64 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner in the in the southeasterly line of Carriage Hills Subdivision Phase Two an addition to the City of Bryan according to the plat recorded in Volume 2936, Page 313, Plat Records of Brazos County, Texas;

THENCE with the southeasterly line of said Carriage Hills Subdivision North 53° 18' 27" East at a distance of 153.10 feet passing the common southerly corner of said Carriage Hills Subdivision Phase Two and the tract of land described in the deed to Southwest Premier Properties, LLC recorded in Volume 3192, Page 310, Deed Records of Brazos County, Texas, also being Lot 1, Block 1, Southwest Premier Addition, an addition to the City of Bryan according to the plat recorded in Volume 7246, Page 54, Plat Records of Brazos County, Texas, continuing with the southeasterly line of said Lot 1, Block 1, Southwest Premier Addition in all a total distance of 427.26 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

THENCE departing the southeasterly line of said Lot 1, Block 1, Southwest Premier Addition South 36° 39' 08" East a distance of 293.20 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner;

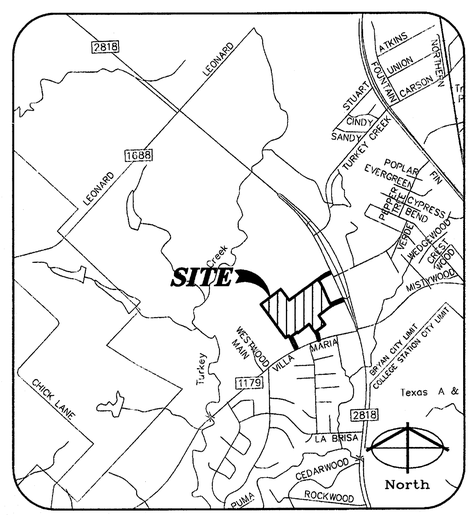
THENCE North 53° 18' 00" East a distance of 840.59 feet to a P.K. nail with a washer stamped "Dunaway Assoc LP" set in asphalt for the point of curvature of a curve to the right having a radius of 535.00 feet;

THENCE Northeasterly along said curve through a central angle of 13° 11' 02" an arc distance of 123.11 feet with a chord bearing of North 59° 53' 31" East and a chord distance of 122.83 feet to a P.K. nail with a washer stamped "Dunaway Assoc LP" set in asphalt for the point of tangency of said curve;

THENCE North 66° 29' 02" East a distance of 77.54 feet to a 5/8 inch iron rod with a cap stamped "Dunaway Assoc LP" set for corner in the westerly right-of-way line of F. M. 2818;

THENCE with the westerly right-of-way line of F. M. 2818 South 25° 17' 02" East a distance of 40.00 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 21.616 acres (941,580 square feet) of land.



SITE LOCATION MAP
N.T.S.

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1	COVER SHEET	
2	SITE PLAN	
3	GRADING PLAN	(APPROVED)
4	DRAINAGE PLAN	(APPROVED)
5a	UTILITY PLAN	(APPROVED)
5b	DEVELOPMENT UTILITY SERVICE LAYOUT	(APPROVED)
5c	SANITARY SEWER LINE 'A' PROFILE	(APPROVED)
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5f	WATER LINE 'A' PROFILE	(APPROVED)
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7	LANDSCAPE NOTES AND DETAILS	

ENGINEER:

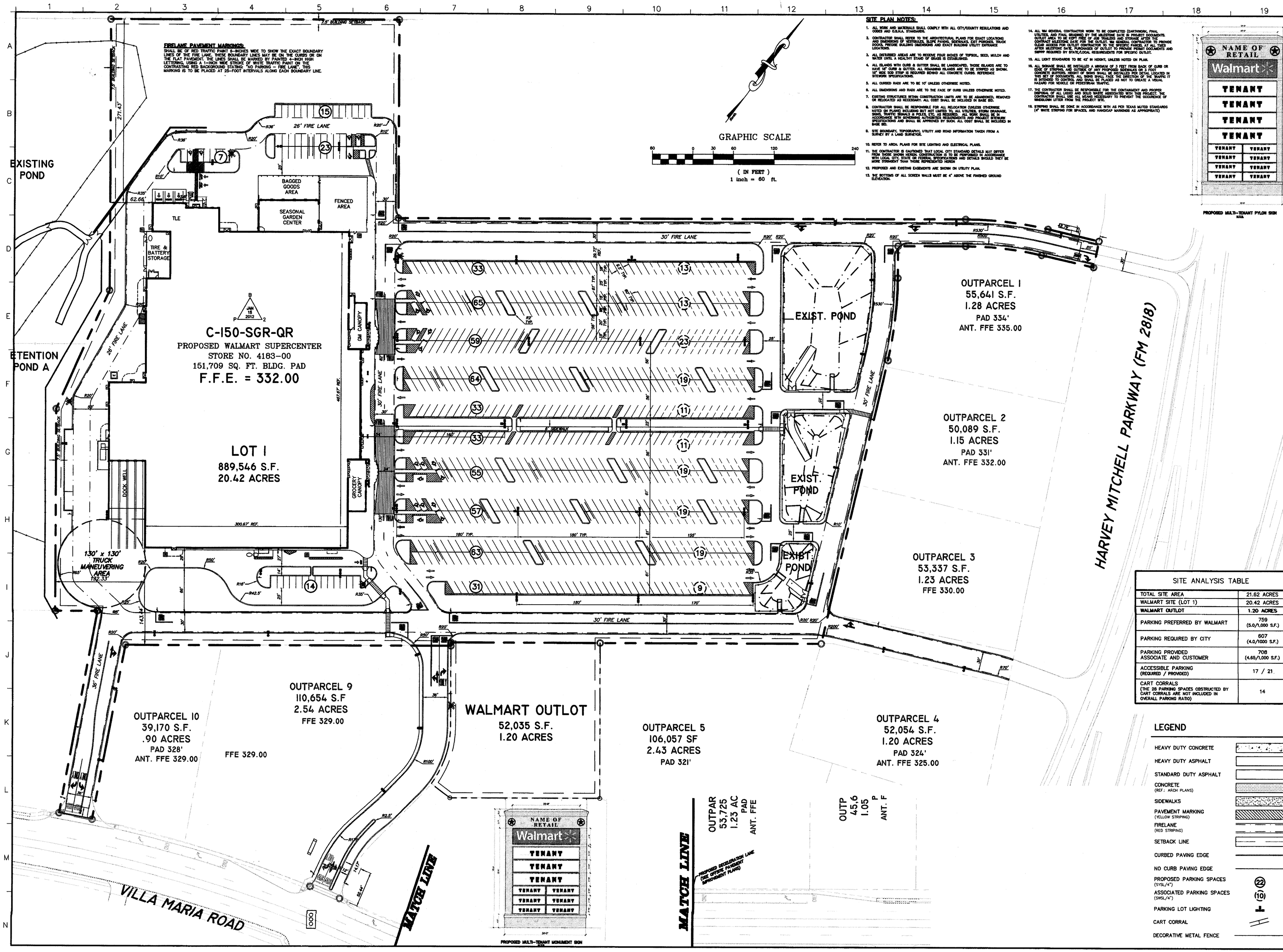
DUNAWAY
550 Bailey Avenue ◦ Suite 400 ◦ Fort Worth, Texas 76107
Tel: 817.335.1121 ◦ Fax: 817.335.7437
(TX REG. F-1114)

DEVELOPER:

Walmart
2001 S.E. 10th STREET
BENTONVILLE, ARKANSAS 72716-0550
PH. (479) 273-4000

STATE OF TEXAS
CHRISTOPHER M. BIGGERS
130189
LICENSED
PROFESSIONAL ENGINEER
07/16/2013

SAVE: 7/16/2013 2:15:00 PM BY: SUPERCADER



SITE PLAN NOTES:

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. INSIDE ISLANDS ARE TO HAVE 18" OF CURB & GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN. 18" WIDE SOD STRIP IS REQUIRED BEHIND ALL CONCRETE CURBS. REFERENCE SITEWORK SPECIFICATIONS.
5. ALL CURBED RADII ARE TO BE 10' UNLESS OTHERWISE NOTED.
6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATION (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITEWORK SPECIFICATIONS AND SHALL BE APPROVED BY SWDA. ALL COST SHALL BE INCLUDED IN BASE BID.
9. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
10. REFER TO ARCH. PLANS FOR SITE LIGHTING AND ELECTRICAL PLANS.
11. THE CONTRACTOR IS CAUTIONED THAT LOCAL CITY STANDARD DETAILS MAY DIFFER FROM THOSE SHOWN HEREIN. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH LOCAL CITY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS SHOULD THEY BE MORE STRINGENT THAN THOSE REPRESENTED HEREIN.
12. PROPOSED AND EXISTING EASEMENTS ARE SHOWN ON UTILITY PLAN.
13. THE BOTTOMS OF ALL SCREEN WALLS MUST BE 4" ABOVE THE FINISHED GROUND ELEVATION.
14. ALL 1BM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. 1BM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.
15. ALL LIGHT STANDARDS TO BE 42' IN HEIGHT, UNLESS NOTED ON PLAN.
16. ALL SIGNAGE SHALL BE INSTALLED A MINIMUM OF 3 FEET FROM BACK OF CURB OR EDGE OF STRIPING, AND OUTSIDE OF ANY PROPOSED SIDEWALKS OR 3 FOOT CONCRETE BUFFERS. HEIGHT OF SIGNS SHALL BE INSTALLED PER DETAIL LOCATED IN THIS SET OF DOCUMENTS. ALL SIGNS SHALL FACE THE DIRECTION OF THE TRAFFIC IT IS INTENDED TO CONTROL AND SHALL BE PLACED AS NOT TO CREATE A VISUAL HAZARD FOR VEHICLE OR PEDESTRIAN TRAFFIC.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURENCE OF WINDBLOWN LITTER FROM THE PROJECT SITE.
18. STRIPING SHALL BE DONE IN ACCORDANCE WITH AS PER TEXAS MUTCD STANDARDS (4" WHITE STRIPING FOR SPACES, AND HANDICAP MARKINGS AS APPROPRIATE)

SITE ANALYSIS TABLE

TOTAL SITE AREA	21.62 ACRES
WALMART SITE (LOT 1)	20.42 ACRES
WALMART OUTLOT	**1.20 ACRES**
PARKING PREFERRED BY WALMART	759 (5.0/1,000 S.F.)
PARKING REQUIRED BY CITY	607 (4.0/1000 S.F.)
PARKING PROVIDED ASSOCIATE AND CUSTOMER	708 (4.65/1,000 S.F.)
ACCESSIBLE PARKING (REQUIRED / PROVIDED)	17 / 21
CART CORRALS (THE 28 PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO)	14

LEGEND

- HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT
- STANDARD DUTY ASPHALT
- CONCRETE (REF.: ARCH PLANS)
- SIDEWALKS
- PAVEMENT MARKING (YELLOW STRIPING)
- FIRELANE (RED STRIPING)
- SETBACK LINE
- CURBED PAVING EDGE
- NO CURB PAVING EDGE
- PROPOSED PARKING SPACES (SYSL/4") — 22
- ASSOCIATED PARKING SPACES (SWSL/4") — 10
- PARKING LOT LIGHTING
- CART CORRAL
- DECORATIVE METAL FENCE

No.	DATE	REVISION DESCRIPTION

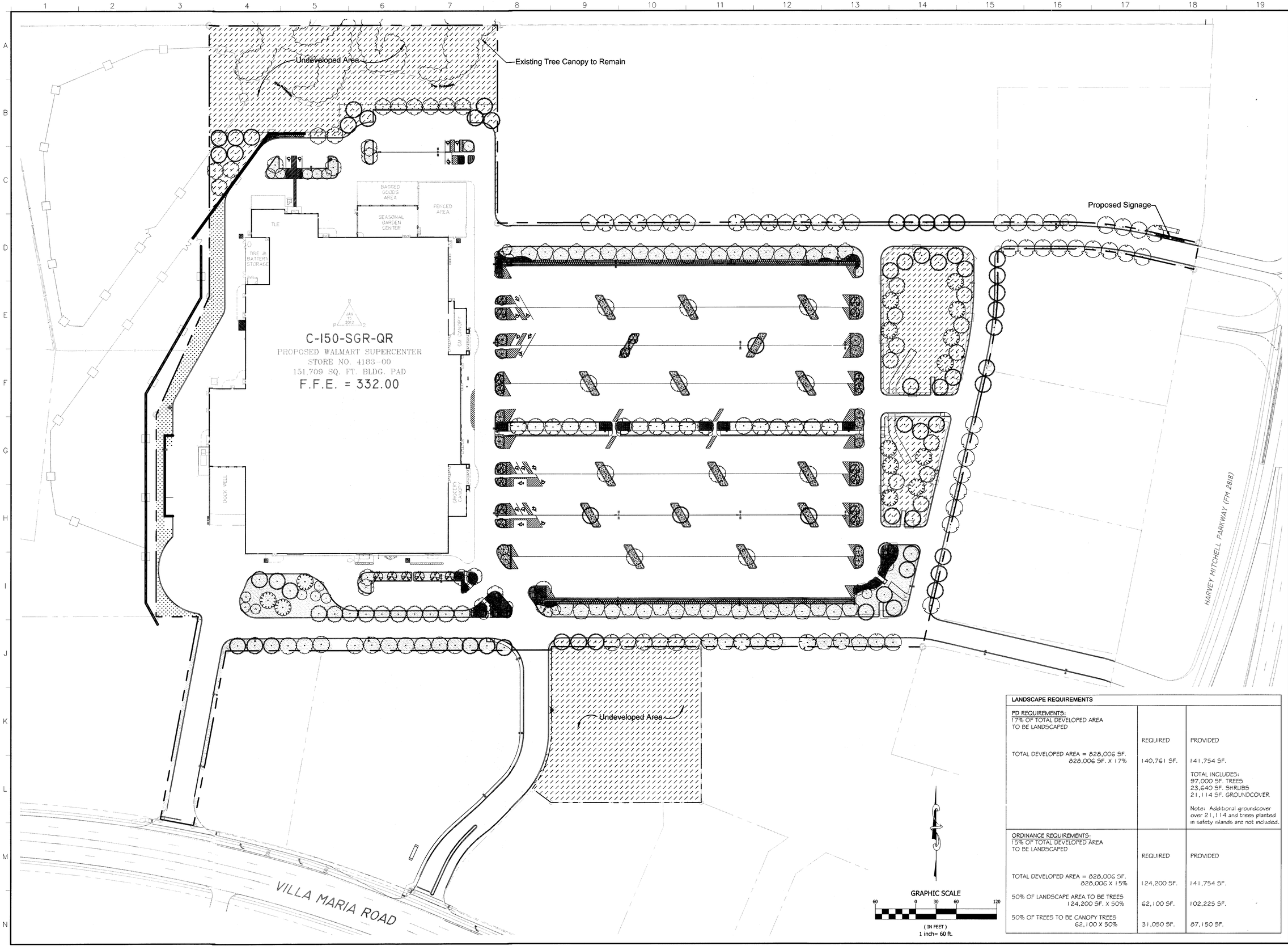
DUNAWAY
550 Bailey Avenue - Suite 400 - Fort Worth, Texas 76107
Tel: 817.335.1311 Fax: 817.335.4257
(TX.REG. F-1114)

Site Plan

Walmart
Supercenter No. 4183-00
643 N. Harvey Mitchell Pkwy
Bryan, Texas

STATE OF TEXAS
CHRISTOPHER M. BIGGERS
100189
LICENSED PROFESSIONAL ENGINEER
07/16/2013

JOB No.	B000330
DRAWN BY:	BLG
DESIGNED BY:	DLC
CHECKED BY:	CMB
QUALITY CONTROL:	DLC
DATE:	July 16, 2013
SCALE:	1" = 60'
SHEET:	2 OF 7



LANDSCAPE REQUIREMENTS

PD REQUIREMENTS: 17% OF TOTAL DEVELOPED AREA TO BE LANDSCAPED	REQUIRED	PROVIDED
TOTAL DEVELOPED AREA = 828,006 SF. 828,006 SF. X 17%	140,761 SF.	141,754 SF. TOTAL INCLUDES: 97,000 SF. TREES 23,640 SF. SHRUBS 21,114 SF. GROUNDCOVER Note: Additional groundcover over 21,114 and trees planted in safety islands are not included.

ORDINANCE REQUIREMENTS: 15% OF TOTAL DEVELOPED AREA TO BE LANDSCAPED	REQUIRED	PROVIDED
TOTAL DEVELOPED AREA = 828,006 SF. 828,006 X 15%	124,200 SF.	141,754 SF.
50% OF LANDSCAPE AREA TO BE TREES 124,200 SF. X 50%	62,100 SF.	102,225 SF.
50% OF TREES TO BE CANOPY TREES 62,100 X 50%	31,050 SF.	87,150 SF.

No.	DATE	REVISION DESCRIPTION

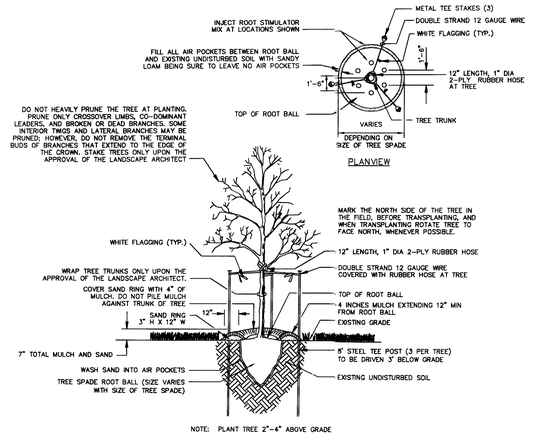
Overall Landscape Plan

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1776 Fax: 817.335.7437
TBPE Firm No. F-1014

Walmart
Supercenter No. 4183-00
643 N. Harvey Mitchell Pkwy
Bryan, Texas

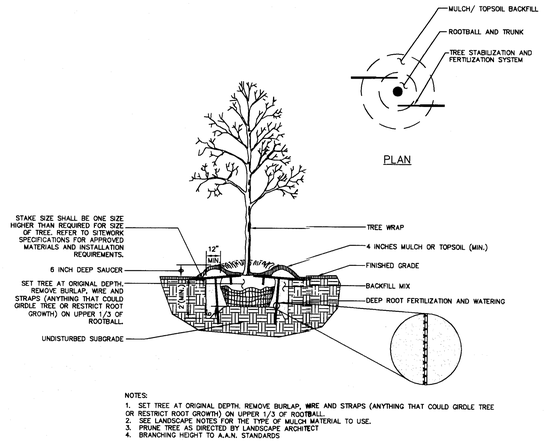
REGISTERED LANDSCAPE ARCHITECT
ADAM BRENSTER
2297
STATE OF TEXAS
2-19-13

JOB No.	B000330
DRAWN BY:	JMT
DESIGNED BY:	AGB
CHECKED BY:	AGB
QUALITY CONTROL:	DLC
DATE:	July 16, 2013
SCALE:	1" = 60'
SHEET:	7 OF 6



MACHINE DUG TREE PLANTING

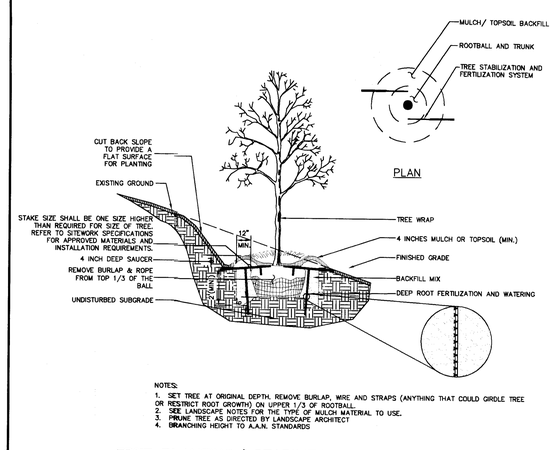
N.T.S.
04/21/03



NOTES:
1. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
2. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
3. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT
4. BRANCHING HEIGHT TO A.A.N. STANDARDS

TREE PLANTING/ STABILIZATION

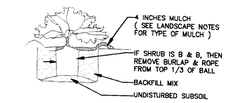
N.T.S.
11/29/07



NOTES:
1. SET TREE AT ORIGINAL DEPTH. REMOVE BURLAP, WIRE AND STRAPS (ANYTHING THAT COULD GIRDLE TREE OR RESTRICT ROOT GROWTH) ON UPPER 1/3 OF ROOTBALL.
2. SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
3. PRUNE TREE AS DIRECTED BY LANDSCAPE ARCHITECT
4. BRANCHING HEIGHT TO A.A.N. STANDARDS

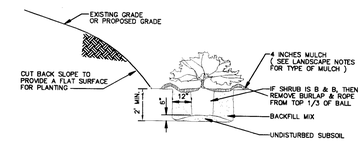
TREE PLANTING/ STABILIZATION ON SLOPE

N.T.S.
11/29/07



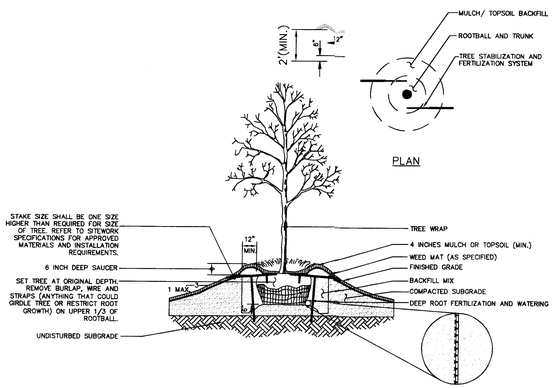
SHRUB PLANTING

N.T.S.
12/04/01



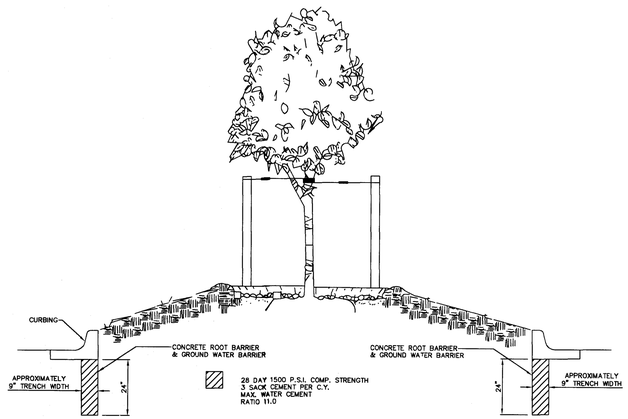
SHRUB PLANTING ON SLOPE

N.T.S.
12/04/01

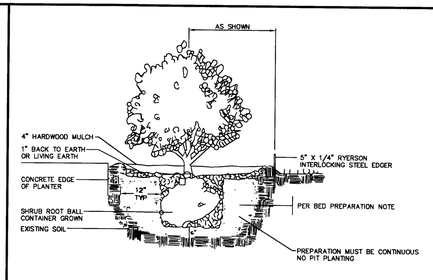


LANDSCAPE BERM WITH TREE PLANTING/STABILIZATION

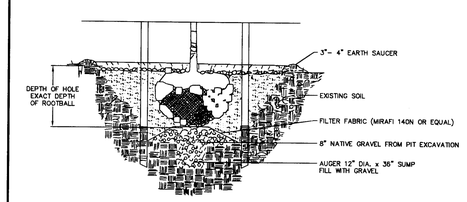
N.T.S.
11/29/07



TYPICAL CURB ISLAND TRENCH DETAIL



SHRUB PLANTING AND EDGING DETAIL



TREE PLANTING IN ROCK CONDITIONS

PLANT SCHEDULE

CANOPY TREES	QTY	COMMON NAME	BOTANICAL NAME	CAL.	CONT.	HT.	SPREAD	REMARKS
	21	BALD CYPRESS	TAXODIUM DISTICHUM	3 1/2" MIN.	60 GAL. CONTAINER TREE	8' MIN.	5'-7'	350 SF.
	14	BURR OAK	QUERCUS MACROCARPA	3 1/2" MIN.	60 GAL. CONTAINER TREE	8' MIN.	5'-7'	350 SF.
	32	CEDAR ELM	ULMUS CRASSIFOLIA ULMUS	3 1/2" MIN.	60 GAL. CONTAINER TREE	8' MIN.	5'-7'	350 SF.
	23	CHINESE PISTACHE	PISTACIA CHINENSIS	3 1/2" MIN.	60 GAL. CONTAINER TREE	8' MIN.	5'-7'	350 SF.
	24	LACEBARK ELM	ULMUS PARVIFOLIA	3 1/2" MIN.	60 GAL. CONTAINER TREE	8' MIN.	5'-7'	350 SF.
	24	RIVER BIRCH	BETULA NIGRA	3 1/2" MIN.	60 GAL. CONTAINER TREE	8' MIN.	5'-7'	350 SF.
	62	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	3 1/2" MIN.	60 GAL. CONTAINER TREE	8' MIN.	5'-7'	350 SF.
	55	WATER OAK	QUERCUS NIGRA	3 1/2" MIN.	60 GAL. CONTAINER TREE	8' MIN.	5'-7'	350 SF.
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	CAL.	CONT.	HT.	SPREAD	REMARKS
	13	CRAPE MYRTLE	LAGERSTROEMIA X 'NATCHEZ'	MULTI-TRUNK, 4 TRUNK MIN.	45 GAL. CONTAINER TREE	8' MIN.	3'-5'	225 SF.
	18	TEXAS REDBUD	CERCIS CANADENSIS TEXENSIS	3 1/2" MIN.	45 GAL. CONTAINER TREE	8' MIN.	3'-5'	225 SF.
	13	TEXAS REDBUD	CERCIS CANADENSIS TEXENSIS	3 1/2" MIN.	45 GAL. CONTAINER TREE	8' MIN.	3'-5'	NOT INCLUDED IN LANDSCAPE AREA TOTAL
	6	VITEX	VITEX AGNUS-CASTUS	MULTI-TRUNK, 4 TRUNK MIN.	45 GAL. CONTAINER TREE	8' MIN.	3'-5'	225 SF.
	18	VITEX	VITEX AGNUS-CASTUS	MULTI-TRUNK, 4 TRUNK MIN.	45 GAL. CONTAINER TREE	8' MIN.	3'-5'	NOT INCLUDED IN LANDSCAPE AREA TOTAL
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HT.	SPREAD	SPACING	REMARKS
	638	DWARF BURFORD HOLLY	ILEX CORNUTA	5 GAL	30"-36"	24"-26"	3' OC.	20 SF.
	265	INDIAN HAWTHORN 'CLARA'	RHAPHIOLEPIS INDICA	5 GAL	24"-26"	24"-26"	3' OC.	20 SF.
	324	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	5 GAL	18"-24"	16"-18"	3' OC.	20 SF.
GROUND COVERS	QTY	COMMON NAME	BOTANICAL NAME	CONT./SPACING	HT.	SPREAD	REMARKS	
	2,007 SF	ASIATIC JASMINE	TRACHELOSPERMUM ASIATICUM	1 GAL	4"-6"	8"-12"	10 SF. FOR EVERY 100 SF.	
GRASSES	QTY	COMMON NAME	BOTANICAL NAME	CONT./SPACING	HT.	SPREAD	REMARKS	
	61,460 SF	COMMON BERMUDA	CYNODON DACTYLON	SOID SOD	N/A	N/A	10 SF. FOR EVERY 100 SF.	
	164,774 SF	NATIVE LAWN MIX	NATIVE LAWN MIX	HYDROMULCH	3"-8"	N/A	10 SF. FOR EVERY 100 SF.	
	12,017 SF	NATIVE LAWN MIX	NATIVE LAWN MIX NOT INCLUDED	HYDROMULCH	3"-8"	N/A	NOT INCLUDED IN LANSCAPED AREA TOTAL	
MULCH	QTY	COMMON NAME	BOTANICAL NAME	CONT./SPACING	HT.	SPREAD	REMARKS	
	12,162 SF	MULCH	MULCH	N/A	N/A	N/A	10 SF. FOR EVERY 100 SF.	

— — — — TREE PROTECTION FOR EXISTING TREES IN UNDEVELOPED AREA

LANDSCAPE NOTES:

1. ALL LANDSCAPED AREAS ARE TO RECEIVE 4" OF TOP SOIL, SOD, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED PER EARTHWORK SPECIFICATIONS.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
3. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
7. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
10. CONTRACTOR IS RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME SHOWN IN SITEWORK SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
13. THE ARCHITECT SHALL HAVE THE RIGHT TO APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
14. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
15. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
16. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
17. ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH HARDWOOD MULCH TO A MINIMUM DEPTH OF FOUR INCHES, AND INCLUDE STEEL EDGING INSTALLED FOR TURF/SHRUB, TURF/GROUNDCOVER, GROUNDCOVER/SHRUB AND GROUNDCOVER/GROUNDCOVER EDGES.
18. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
19. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
20. DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN A HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
21. ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
22. ALL DISTURBED AREAS ARE TO RECEIVE 4" OF TOP SOIL, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. THIS IS EXCLUDING ALL LANDSCAPED ISLANDS AND ENTRANCE AREAS.
23. REFER TO SPECIFICATIONS FOR ALL INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
24. CONTRACTOR SHALL REFER TO UTILITY PLANS FOR COORDINATION WITH UNDERGROUND PIPELINES PRIOR TO INSTALLATION OF LANDSCAPE. IF LANDSCAPE CONTRACTOR DEMONSTRATES THAT ALL KNOWN RESOURCES HAVE BEEN EXHAUSTED FOR SPECIFIED PLANT MATERIAL AND AVAILABILITY OR QUALITY DOES NOT MEET OR EXCEED CRITERIA, CONTACT LANDSCAPE ARCHITECT FOR ALTERNATIVE PLANT MATERIAL POSSIBILITIES. A HEALTHY STAND OF GRASS (i.e. NON ERODABLE CONDITION WILL BE ESTABLISHED PRIOR TO POSSESSION DATE OR CONTRACTOR WILL BE OBLIGATED TO INSTALL SOLID SOD PRIOR TO GRAND OPENING AT HIS EXPENSE.
25. THE CONTRACTOR IS CAUTIONED THAT LOCAL CITY STANDARD DETAILS MAY DIFFER FROM THOSE SHOWN HEREIN. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH LOCAL CITY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS SHOULD THEY BE MORE STRINGENT THAN THOSE REPRESENTED HEREIN.
26. ALL AREAS TO RECEIVE PERMANENT AUTOMATED IRRIGATION AS REQUIRED.

No.	DATE	REVISION DESCRIPTION

Landscape Notes And Details

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121 • Fax: 817.335.7457
(TX REG. F-1148)

Walmart
Supercenter No. 4183-00
643 N. Harvey Mitchell Pkwy
Bryan, Texas

REGISTERED LANDSCAPE ARCHITECT
ADAM BREWSTER
2297
STATE OF TEXAS
2-19-13

JOB No.	B000330
DRAWN BY:	JMT
DESIGNED BY:	AGB
CHECKED BY:	AGB
QUALITY CONTROL:	DLC
DATE:	February 19, 2013
SCALE:	nts
SHEET:	7 OF 7