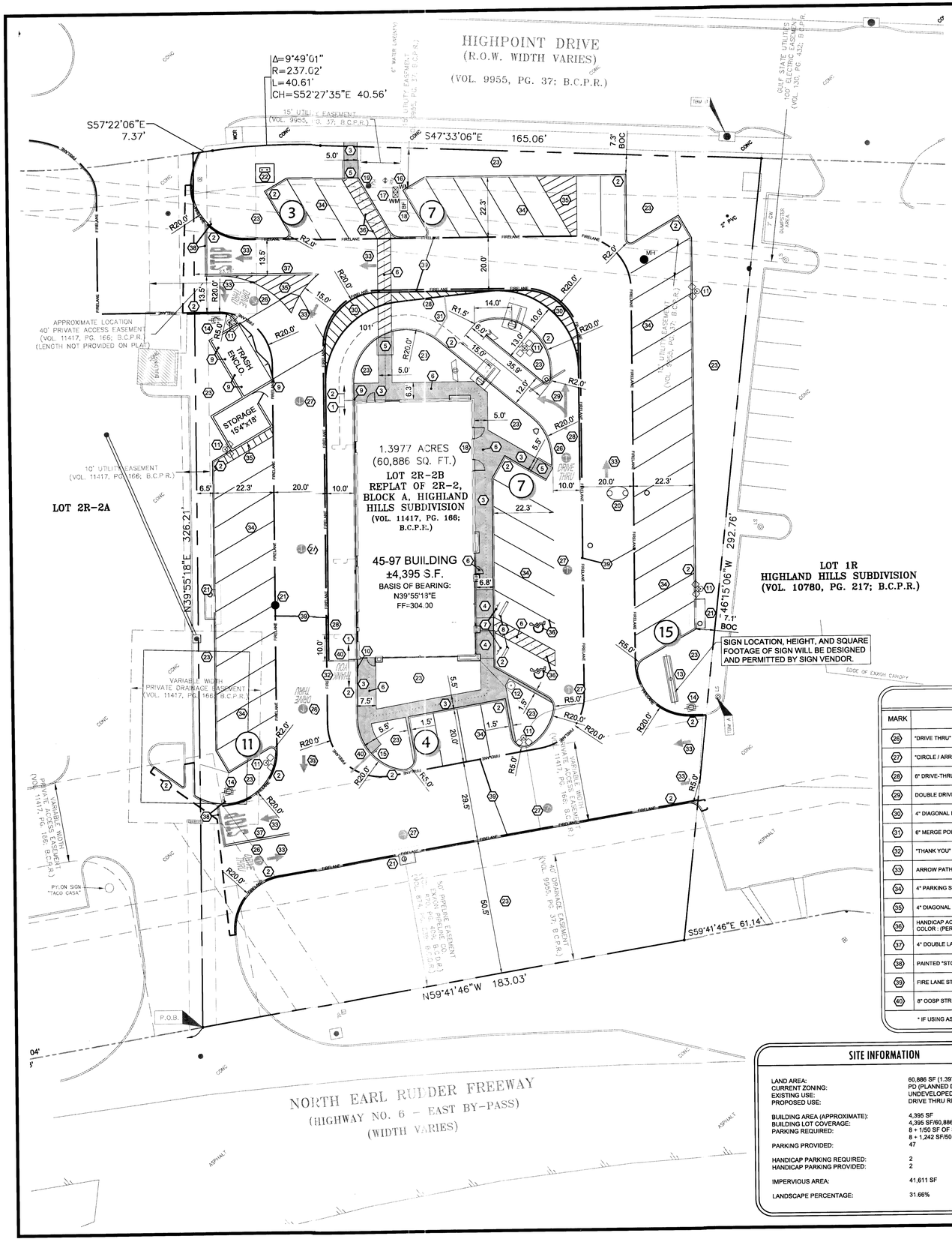


STANDARD ACCESSIBILITY REQUIREMENTS

PARKING:

(A) ACCESSIBLE PARKING SPACES SHALL BE A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE.

(B) EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. AT LEAST ONE SPACE MUST HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED 60" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF TEXT.

(C) ALL ACCESS AISLES SERVING H.C. PARKING SPACES SHALL BE 60" WIDE MINIMUM.

CURB RAMPS:

(D) RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.

(E) IF REQUIRED BY LOCAL OR STATE JURISDICTION, RAMPS SHALL CONTAIN A TRUNCATED DOME SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE AND MUST CONTRAST SIGNIFICANTLY TO DISTINGUISH IT FROM ADJACENT SURFACES - (OR PAINT STRIPE)

(F) BOTTOM LANDINGS FOR RAMPS SERVING REQUIRED EXITS SHALL BE 5'-0" LONG X 5'-0" WIDE MINIMUM.

(G) RAMPS SHALL NOT EXCEED A 1:12 SLOPE

SIDEWALKS AND ACCESSIBLE ROUTES:

(H) SIDEWALKS MUST BE AT LEAST 36" WIDE
SIDEWALK CROSS SLOPE SHALL NOT EXCEED 1:50 (2%)

(I) LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%)

NOTICE TO CONTRACTOR

1. CONTRACTOR SHALL REFER TO ARCHITECTURAL BUILDING PLANS FOR EXACT LOCATION AND ORIENTATION OF EXTERIOR DOORS.
2. TRASH ENCLOSURE FINISH TO MATCH BUILDING. REFER TO SHEET TE-1 FOR FOUNDATION DESIGN.
3. LOCATION OF I.D. SIGN IS APPROXIMATE. IT IS THE RESPONSIBILITY OF THE SIGN CONTRACTOR TO VERIFY COMPLIANCE WITH SET-BACK, SIZE/HEIGHT AND RELATED ZONING REQUIREMENTS PRIOR TO SETTING.
4. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.

PAVEMENT MARKING LEGEND

MARK	MARK DESCRIPTION
26	"DRIVE THRU" WITH "CIRCLE/ARROW" - COLOR : YELLOW
27	"CIRCLE / ARROW" - COLOR : YELLOW
28	6" DRIVE-THRU STRIPING - COLOR : YELLOW
29	DOUBLE DRIVE-THRU "ARROW" MARKING - COLOR : YELLOW
30	4" DIAGONAL PAINTED ISLANDS AT DRIVE-THRU - COLOR : YELLOW
31	6" MERGE POINT - COLOR : YELLOW
32	"THANK YOU" AT END PATH - COLOR : YELLOW
33	ARROW PATH DIRECTION - COLOR : YELLOW *
34	4" PARKING STALL STRIPING - COLOR : YELLOW (TYP) *
35	4" DIAGONAL PAINTED ISLANDS IN PARKING AREA - COLOR : YELLOW *
36	HANDICAP ACCESSIBLE SPACES / SYMBOLS / CROSSWALK - COLOR : (PER STATE/CITY REQUIREMENTS)
37	4" DOUBLE LANE DIVIDER STRIPING - COLOR : YELLOW (TYP)
38	PAINTED "STOP" AND 12" STOP BAR WITH "STOP" SIGN - COLOR : YELLOW *
39	FIRE LANE STRIPING PER CITY OF BRYAN FIRE CODE STANDARDS
40	8" OOSP STRIPING - COLOR: YELLOW

* IF USING ASPHALT PAVEMENT, COLOR : WHITE

SITE INFORMATION

LAND AREA:	60,886 SF (1.3977 AC)
CURRENT ZONING:	PD (PLANNED DEVELOPMENT)
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	DRIVE THRU RESTAURANT
BUILDING AREA (APPROXIMATE):	4,395 SF
BUILDING LOT COVERAGE:	4,395 SF/60,886 SF = 7.22%
PARKING REQUIRED:	8 + 1/50 SF OF SEATING AREA 8 + 1,242 SF/50 SF = 33 SPACES
PARKING PROVIDED:	47
HANDICAP PARKING REQUIRED:	2
HANDICAP PARKING PROVIDED:	2
IMPERVIOUS AREA:	41,611 SF
LANDSCAPE PERCENTAGE:	31.66%

BENCHMARK DESCRIPTION

MONUMENT GPS-32 IS A BRASS OR ALUMINUM DISK SET IN CONCRETE LOCATED WEST OF THE BOONVILLE CEMETERY PARKING LOT, APPROXIMATELY 38.5' NORTH OF HIGHWAY 158. ELEVATION = 316.75' (NAVD 1988)

TBM A: BOX CUT ON LIGHT STANDARD BASE ALONG EXXON PROPERTY LINE, AS SHOWN.
ELEVATION = 301.83'

TBM B: BOX CUT ON H2-INLET ALONG SOUTH SIDE OF HIGHPOINT DRIVE, AS SHOWN.
ELEVATION = 304.47'

811 Know what's below. Call before you dig.

SCALE: 1" = 20'

OWNER INFORMATION

MCDONALD'S USA, LLC
HOUSTON REGION
5310 WOODALL COURT
COLLEGE STATION, TX 77845
(979) 587-0304
CONTACT: CARL AMDOR

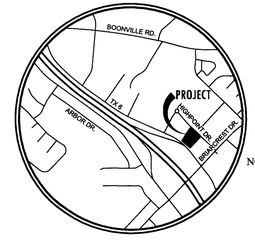
HERE WE GROW AGAIN SIGN

THE GENERAL CONTRACTOR SHALL DISPLAY A "HERE WE GROW AGAIN" BANNER DURING CONSTRUCTION. THESE BANNERS ARE AVAILABLE THROUGH WORLD WIDE COMPANY, OAKBROOK, IL PH#: 1-800-937-7671

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

CONSTRUCTION SCHEDULE

MARK	MARK DESCRIPTION
1	CONCRETE VERTICAL CURB @ DRIVE-THRU (RE: C10.2 STANDARD DETAILS)
2	CURB AND GUTTER @ NON DRIVE THRU AREAS (RE: C10.2 STANDARD DETAILS)
3	REINFORCED CONCRETE SIDEWALK (RE: C10.3 STANDARD DETAILS)
4	SLOPED SIDEWALK SECTION (NOT TO EXCEED 5% SLOPE) (RE: C10.3 STANDARD DETAILS)
5	H.C. ACCESS RAMP @ 1:12 MAX. SLOPE (RE: C10.1 STANDARD DETAILS)
6	HANDICAP ACCESSIBLE ROUTE
7	HANDICAP ACCESSIBLE SIGN (BUILDING OR POLE MOUNTED) (RE: C10.1 STANDARD DETAILS)
8	CONCRETE WHEEL STOP (RE: C10.3 STANDARD DETAILS)
9	BOLLARD (RE: C10.1 STANDARD DETAILS)
10	HANDRAIL @ INGRESS/EGRESS DOOR (RE: C10.1 STANDARD DETAILS)
11	LIGHT STANDARD (15' CLEAR FROM ALL OVERHEAD UTILITY LINES)
12	FLAG POLE
13	ROAD SIGN (POLE)
14	McDONALD'S DIRECTIONAL SIGN
15	OOSP SIGN
16	DOMESTIC WATER METER
17	IRRIGATION WATER METER
18	BACK FLOW PREVENTION DEVICE (RE: C9.0 UTILITY PLAN)
19	EXISTING FIRE HYDRANT
20	GREASE INTERCEPTOR (RE: C9.0 UTILITY PLAN)
21	DRAINAGE STRUCTURE (RE: DRAINAGE PLAN)
22	PAD MOUNTED TRANSFORMER (RE: C9.0 UTILITY PLAN)
23	LANDSCAPE FINISH GRADE 1" BELOW TOP OF CURB IN ALL LAWN AREAS AND 2" BELOW TOP OF CURB IN ALL BED AREAS
24	NOT USED
25	NOT USED



VICINITY MAP
N.T.S.

GENERAL NOTES

1. Bases, anchor bolts, conduit, and wiring for all signs are by the General Contractor.
2. ¾" empty conduit to locations shown at the lot perimeter for lot lighting is by the General Contractor. Lighting fixtures, bases, poles, conduit, and wiring are by the General Contractor.
3. Lot lighting concrete footings to conform with the soils report recommendations for this site.
4. Bases for flagpoles are by the General Contractor. Anchor bolts are by the flagpole supplier. General contractor shall coordinate with flag pole supplier prior to construction.
5. The Contractor shall coordinate with all utility companies to determine exact point of service connection at existing utility. Refer to the building electrical and plumbing drawings for utility service entrance locations, sizes, and circuiting.
6. General Contractor must provide exact "as built" information upon completion.
7. All elevations shown are in reference to the benchmark and must be verified by the General Contractor at groundbreak.
8. Curb elevations shall be 6" above finish pavement unless noted otherwise.
9. All landscape areas shall be rough graded to 6" below top of all walks and curbs. Finished grading, landscaping and sprinkler systems are by the Owner / Operator.
10. It is strongly recommended that no contractual agreements of any kind be signed prior to receiving and thoroughly reviewing all approvals from all of the regulatory authorities having jurisdiction over this project.
11. Due to the nature of the work, all dimensions shown shall be considered approximate. Contractor shall field verify all dimensions prior to beginning construction. Shop drawings shall be submitted to the Architect and/or Engineer for approval prior to fabrication or installation of any item. Failure to adhere to this procedure shall place full responsibility for any errors directly upon the Contractor.
12. Contractor shall contact appropriate jurisdictional agencies prior to construction to confirm if independent testing or inspections will be required prior to their acceptance of work. Contractor shall make necessary arrangements to insure proper testing & inspections are documented such that work will be accepted at project completion.
13. Sidewalks around building shall have same subgrade preparation as building foundation.
14. All materials and construction within easements and R.O.W. shall conform to all governing authorities' jurisdictional standard construction details and specifications.
15. Topographic information taken from a Topographic Survey performed by TEXAS ENGINEERING AND MAPPING. The Contractor shall notify the Engineer immediately, in writing, of any discrepancies or omissions to the topographic information. The Contractor(s) shall be responsible for confirming the location (horizontal/vertical) of any buried cables, conduits, pipes, and structures (storm sewer, sanitary sewer, water, gas, television, telephone, etc.) which impact the construction site. The Contractor(s) shall notify the Owner and Engineer if any discrepancies are found between the actual conditions versus the data contained in the construction plans. Any costs incurred as the result of not confirming the actual location (horizontal/vertical) of said cables, conduits, pipes, and structures shall be borne by the Contractor. Additionally, the Contractor(s) shall notify the Owner and Engineer if any errors or discrepancies are found on the construction documents (ps&e), which negatively impact the project. The Engineer and Owner shall be indemnified of problems and/or cost which may result from Contractor's failure to notify Engineer and Owner.
16. McDonald's reserves the right to request a compaction and/or a core sample. If tests prove correct, per the soils report, tests will be at the expense of McDonald's, otherwise G.C. will be charged.
17. Contractor shall comply to the fullest extent with the latest standards of OSHA directives or any other agency having jurisdiction for excavation and trenching procedure. Contractor shall use support systems, sloping, benching, or other means of protection, including but is not limited to, access and egress from all excavation and trenching. Contractor is responsible to comply with performance criteria for OSHA.

PAVING SPECIFICATION		
	VERIFY W/MCDONALD'S:	ASPHALT: ☐ CONCRETE: ☒
	CONTRACTOR TO BID:	ASPHALT: ☐ CONCRETE: ☒

NOTE: ALL PAVING & SUBGRADE SPECIFICATIONS TO COMPLY WITH GEOTECHNICAL REPORT AS PREPARED BY: TERRACON CONSULTANTS, INC. NOVEMBER 8, 2013 PROJECT NO. A1135036

ASPHALT PAVEMENT RECOMMENDATIONS -ALTERNATE BID

PAVEMENT MATERIALS	LIGHT DUTY	HEAVY DUTY
Asphalt Surface Course	2"	2.5"
Base Material	8"	10"
Treated Subgrade	6"	6"

CONCRETE PAVEMENT RECOMMENDATIONS - BASE BID

PAVEMENT MATERIALS	LIGHT DUTY	HEAVY DUTY
Portland Cement Concrete PVMT	5"	6"
Treated Subgrade	6"	6"

PAVEMENT NOTES:
1. PAVEMENT AND SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC. DATED NOVEMBER 8, 2013 (PROJECT NUMBER A1135036)
2. SUBGRADE SHOULD BE SCARIFIED AND COMPACTED TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY FOR A DEPTH OF AT LEAST 6 INCHES BELOW THE SURFACE. SEE SECTION 4.2 OF GEOTECH REPORT.
3. PAVEMENT MAY BE PLACED AFTER THE SUBGRADE HAS BEEN CHEMICALLY TREATED IN ACCORDANCE WITH SECTION 4.5 OF THE REPORT AND PROPERLY COMPACTED, FINE-GRADED AND PROOF ROLLED AS SPECIFIED IN THE SOILS REPORT.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
5. WATER SHOULD NOT BE ALLOWED TO POND BEHIND CURBS AND SATURATE THE BASE MATERIALS. GRANULAR BASE MATERIAL SHOULD EXTEND THROUGH THE SLOPE PROVIDING UNDERGROUND DRAINAGE AN EXIT PATH.
6. REFER TO C10.2 FOR CONCRETE JOINT SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE SOILS REPORT.
7. ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI @ 28 DAYS AND REINFORCED WITH #3 BARS @ 18" O.C.E.W. (LIGHT DUTY) AND #4 BARS @ 18" O.C.E.W. (HEAVY DUTY AND DUMPSTER).
8. NOTE BS MATERIAL FOR ASPHALT OPTION TO BE TXDOT ITEM 247, TYPE A OR D, GRADE I COMPACTED TO 95% MODIFIED PROCTOR (ASTM 1557).
9. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

THE INFORMATION ABOVE IS BEING PROVIDED FOR REFERENCE ONLY AND SHALL NOT BE RELIED ON AS ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REFERRING TO THE GEOTECHNICAL REPORT REFERENCED ABOVE FOR ALL PAVEMENT/EARTHWORK REQUIREMENTS.

SURVEY INFORMATION

PREPARED BY:
TEXAS ENGINEERING AND MAPPING
12810 CENTURY DRIVE
STAFFORD, TX 77477
(281) 491-2525
DATE: 12/16/13

LEGAL DESCRIPTION:
A 1.3977 ACRE TRACT OF LAND, BEING ALL OF LOT 2R-2B, REPLAT OF 2R-2, BLOCK A, HIGHLAND HILLS SUBDIVISION, VOL. 11417, PG. 166, B.C.P.R.

PLAN SCALE: 1" = 20' DEC 26 2013

ADDITION
HIGHLAND HILLS SUBDIVISION
STREET ADDRESS
NEC OF HWY 6 & BRIARCREST
CITY: BRYAN
STATE: TX
COUNTY: BRAZOS
SURVEY: JOHN AUSTIN
ABSTRACT NO.: 2
L/C NUMBER: 042-3082
CORPORATE DWG. NAME: SITE PLAN

REV	DATE	DESCRIPTION	BY	ISSUE REF
---	12/20/2013	ISSUE FOR PERMIT	HJM	---
---	---	---	---	---
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Adams
910 S. Kimball Avenue ■ Southlake, Texas 76092 ■ (817) 328-3200

G. Robert Adams
STATE OF TEXAS
G ROBERT ADAMS
86194
LICENSED PROFESSIONAL ENGINEER
12.20.13

PLAN APPROVALS
SIGNATURE (2 REQUIRED) | DATE
REGIONAL MGR.
CONST. MGR.
OPERATIONS DEPT.
REAL ESTATE DEPT.

CO-SIGN SIGNATURES
CONTRACTOR
OWNER

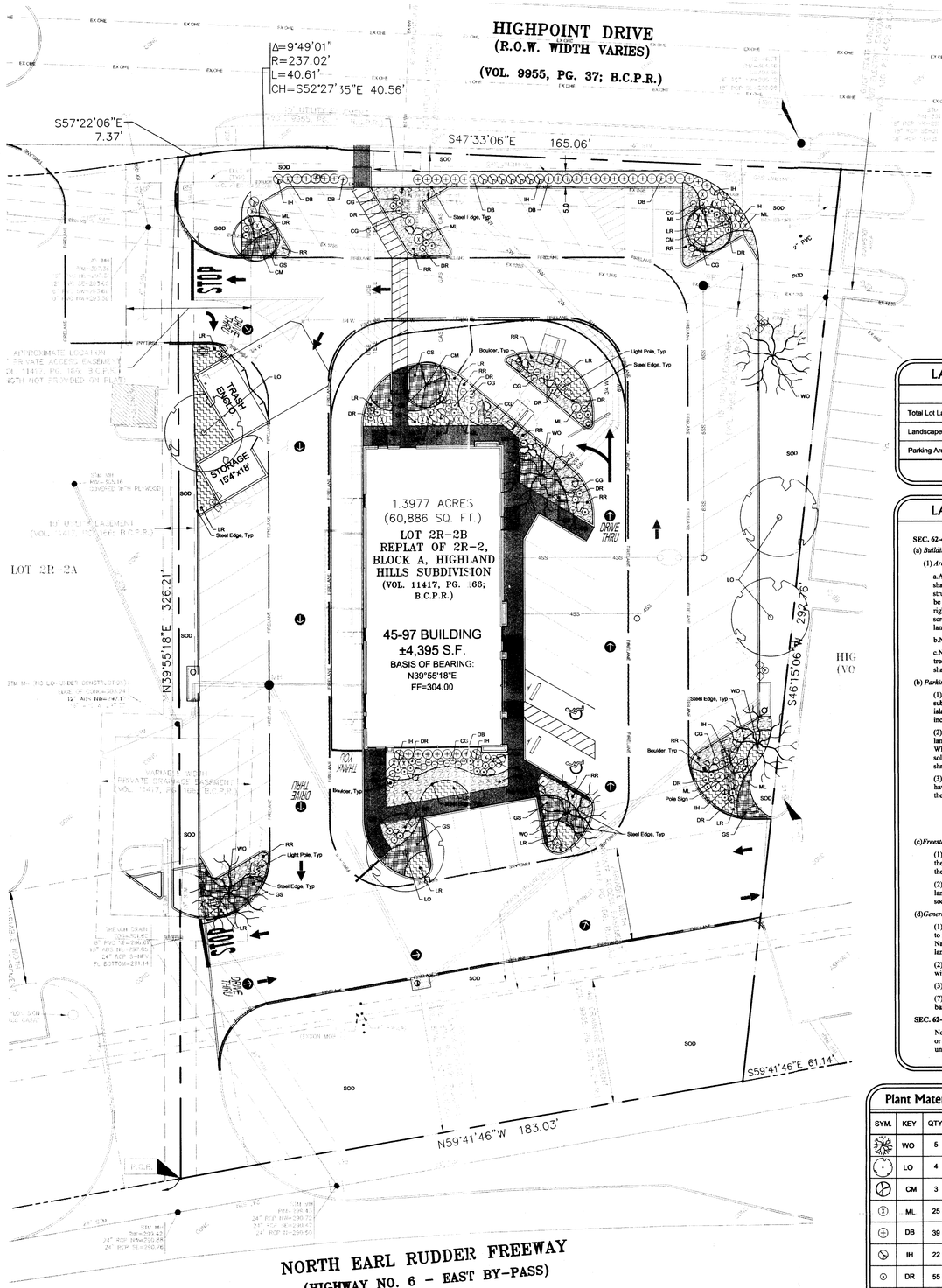
OFFICE: HOUSTON
ADDRESS: KROC DRIVE - OAK BROOK, ILLINOIS 60521

McDONALD'S
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.
TBPE Registration #: F-1002
McDONALD'S L/C: 042-3082
ADAMS ENGINEERING No. 2013.294

STATUS	DATE	BY
DATE DRAWN	DEC. 2013	HJM
PLAN CHECKED	12/19/13	DWL
AS-BUILT		

C4.0

FULL PATH: U:\Projects\2013\2013.294 McDonalds - Bryan, TX (Briarcrest)\Drawings\1-Permit\2013\2013.294 McDonalds - Bryan, TX (Briarcrest)Drawings\C4.0 SITE PLAN
PLOTTER: Adobe PDF pc3
PLOT TIME: 10:28:48 AM
PLOT DATE: Friday, December 20, 2013
PLOTTED BY: Heather Macomber
FILENAME: C4.0 SITE PLAN.dwg



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LANDSCAPE CALCULATIONS for the City of Bryan, TX

	REQUIRED	PROVIDED
Total Lot Landscape Area @ 60,886 SF	-	32% (19,275.31 SF)
Landscape Area: 15% of Developed Area @ 39,063.55 SF	15% (5,859.53 SF)	49% (19,275.31 SF)
Parking Area: 1 tree per Parking lot Island	8 Trees	8 Trees

LANDSCAPE REQUIREMENTS for the City of Bryan, TX

SEC. 62-429. LANDSCAPING REQUIREMENTS.

(a) *Building site.*

(1) *Area requirements.*

a.An area equal to 15 percent of the developed area (building site) shall be required to be landscaped. A lot shall not exceed a total of 90 percent impervious lot coverage. The developed area shall include the main structure, any accessory structure, parking lots, equipment lots, and outside storage areas. Landscaping shall be located to the front and sides of the parcel in those portions of the developed area facing public rights-of-way. Where screening is required along a public street, landscaping shall be placed between the screening and the street. The combination of trees, shrubs, and groundcover shall be used in fulfilling the landscaping requirements.

b.Not less than 50 percent of the area to be landscaped shall be planted in trees.

c.Not less than 50 percent of the trees planted in the area to be landscaped shall be canopy trees. Canopy trees shall include those species whose mature crown height is 30 feet or more in height. Noncanopy trees shall include those species whose mature crown height is at least 15 feet in height.

(b) *Parking areas.*

(1)*Trees.* Trees are required for every **parking lot end island regardless** of the number of trees required by **subsection (a)(1)** of this section. Other appropriate landscape materials may replace trees in some parking **islands. Substituted trees** must be planted elsewhere on site. Trees to be planted shall be a minimum of two **inches in caliper** when measured 12 inches from the base of the trunk or top of the ball.

(2)*Shrubs, grasses, and live groundcovers.* The remainder of all parking lot islands shall be fully landscaped with shrubs, grass, live groundcovers, and/or nonvegetative groundcover approved by the city. When grass is used, 100 percent live grass groundcover and/or live groundcover is required, whether by solid sod overlay or preplanting and successful takeover of grass and/or planting of live groundcover. Any shrubs used shall constitute partial fulfillment of the requirements of subsection (a)(1) of this section.

(3)*Screening.* A decorative wall or landscaped earth berm at least two feet in height, or dense shrubbery having year-round foliage at least three feet in height, is required as a visual buffer along street frontages in the following circumstances:

a.Where outdoor parking areas are located within 30 feet of any street right-of-way, except for driveway openings providing access from the street to the parking area.

c.Where a vehicle drive-up window faces a street.

(c)*Freestanding on-premises signs.*

(1)Landscaping shall be provided for an area extending a minimum four linear feet in all directions from the support of all freestanding on-premises signage. This landscaping shall constitute partial fulfillment of the requirements of subsection (a)(1) of this section.

(2)The landscaped area shall be composed of a minimum of 50 percent shrubs. The remainder of the landscaped area shall have 100 percent live grass groundcover and/or live groundcover whether by solid sod overlay or preplanting and successful takeover of grass and/or planting of live groundcover.

(d)*General.*

(1)Trees recommended for use in the Brazos Valley are identified on the tree species list and may be used to meet these requirements. Other species may be used upon review and approval of a landscape plan. Native species that conserve water and have reduced maintenance requirements are suggested for use in landscaping plans.

(2)All required landscaping shall be irrigated by either an underground sprinkler system, or hose attachment within 150 feet of all landscaping.

(3)All landscaping shall comply with the sight distance requirements as defined in article VI of this chapter.

(7)Nonvegetative groundcovers permitted by this article may include but is not limited to washed gravel, bark mulches, lava rock, sand, rock, or other decorative covers used in landscaping.

SEC. 62-431. TREE POLICY.

No trees other than those species listed as a noncanopy tree on the approved tree list may be planted under or within ten lateral feet of an overhead utility wire, or over or within five lateral feet of any public underground water line, sewer line, or other utility.

Plant Material List

City of Bryan, TX
Reference Recommended Plant Material List

SYM.	KEY	QTY.	COMMON NAME / SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
	WO	5	Water Oak Quercus nigra	N/A	B&B	3" cal.	12' min.	5' min.	Full Canopy,Strong Central Leader
	LO	4	Live Oak Quercus virginiana	N/A	B&B	3" cal.	12' min.	5' min.	Full Canopy,Strong Central Leader
	CM	3	Crape Myrtle 'Tuscarora' Lagerstroemia indica 'Tuscarora'	N/A	Cont.	30 gal.	8' min.	4' min.	Full Canopy, Healthy, Good Form Multi-trunk, 3 cane minimum
	ML	25	Morning Light Miscanthus Miscanthus sinensis	36"	Cont.	5 gal.	24" min.	18" min.	Full, Healthy, Even Growth
	DB	39	Dwarf Burford Holly Ilex comuta 'Burfordii'	36"	Cont.	7 gal.	36" min.	30" min.	Full, Healthy, Even Growth
	IH	22	Indian Hawthorn 'Snow' Rhaphiolepis indica	36"	Cont.	7 gal.	36" min.	30" min.	Full, Healthy, Even Growth
	DR	55	Red Drift Rose Rosa 'Meigalpio'	24"	Cont.	3 gal.	18" min.	24" min.	Full, Healthy, Red Bloom
	CG	30	Color Guard Adam's Needle Yucca filamentosa 'Color Guard'	30"	Cont.	3 gal.	12" min.	12" min.	Full, Healthy, No Broken Spines
	LR	1,130 sf	Big Blue Lirlope Liriope muscari 'Big Blue'	18"	Cont.	1 gal.	12" min.	12" min.	Full, Healthy
	GS	835 sf	Gray Santolina Santolina chamaecyparissus	24"	Cont.	1 gal.	12" min.	12" min.	Full, Healthy
	RR	1,560 sf	River Rock	-	-	-	-	-	Locally Available

In Accordance to the Current Edition of The American Standard for Nursery Stock

LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tilled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, and to the outside of utility easements with a clear ten feet (10') around fire hydrants. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 1/8" min. thickness unless bed is bordered by concrete. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz, woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

All areas of river rock as designated shall be locally available and of an average diameter of one and one-half inches (1 1/2") minimum to three inches (3") maximum. Contractor shall install to a depth of three inches (3"). Rock should be compacted and stable under foot when applied in a pedestrian area.

Boulders labeled on plan shall vary in size according to symbol size. Smaller boulders shall have a minimum exposed height of eighteen inches (18"), minimum width of thirty-six inches (36") and a minimum depth of twenty-four inches (24"). Larger boulders shall have a minimum exposed height of twenty-four inches (24"), minimum width of forty-eight (48") and a minimum depth of thirty-six (36"). Boulders shall be recessed into the grade and shall be oriented so that its longest side is parallel to the ground plane to achieve a natural look.

SOD PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.

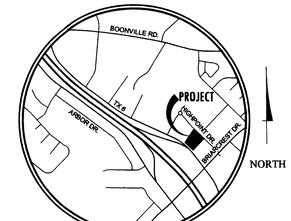
SOIL PREPARATION:
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Sod shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or float drag.

GRASS SOD:
Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, virile system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.



VICINITY MAP
N.T.S.

GENERAL NOTES

1. Bases, anchor bolts, conduit, and wiring for all signs are by the General Contractor.
2. ¾" empty conduit to locations shown at the lot perimeter for lot lighting is by the General Contractor. Lighting fixtures, bases, poles, conduit, and wiring are by the General Contractor.
3. Lot lighting concrete footings to conform with the soils report recommendations for this site.
4. Bases for flagpoles are by the General Contractor. Anchor bolts are by the flagpole supplier. General contractor shall coordinate with flag pole supplier prior to construction.
5. The Contractor shall coordinate with all utility companies to determine exact point of service connection at existing utility. Refer to the building electrical and plumbing drawings for utility service entrance locations, sizes, and circuiting.
6. General Contractor must provide exact "as built" information upon completion.
7. All elevations shown are in reference to the benchmark and must be verified by the General Contractor at groundbreak.
8. Curb elevations shall be 6" above finish pavement unless noted otherwise.
9. All landscape areas shall be rough graded to 6" below top of all walks and curbs. Finished grading, landscaping and sprinkler systems are by the Owner / Operator.
10. It is strongly recommended that no contractual agreements of any kind be signed prior to receiving and thoroughly reviewing all approvals from all of the regulatory authorities having jurisdiction over this project.
11. Due to the nature of the work, all dimensions shown shall be considered approximate. Contractor shall field verify all dimensions prior to beginning construction. Shop drawings shall be submitted to the Architect and/or Engineer for approval prior to fabrication or installation of any item. Failure to adhere to this procedure shall place full responsibility for any errors directly upon the Contractor.
12. Contractor shall contact appropriate jurisdictional agencies prior to construction to confirm if independent testing or inspections will be required prior to their acceptance of work. Contractor shall make necessary arrangements to insure proper testing & inspections are documented such that work will be accepted at project completion.
13. Sidewalks around building shall have same subgrade preparation as building foundation.
14. All materials and construction within easements and R.O.W. shall conform to all governing authorities' jurisdictional standard construction details and specifications.
15. Topographic information taken from a Topographic Survey performed by TEXAS ENGINEERING AND MAPPING . The Contractor shall notify the Engineer immediately, in writing, of any discrepencies or omissions to the topographic information. The Contractor(s) shall be responsible for confirming the location (horizontal/vertical) of any buried cables, conduits, pipes, and structures (storm sewer, sanitary sewer, water, gas, television, telephone, etc.) which impact the construction site. The Contractor(s) shall notify the Owner and Engineer if any discrepencies are found between the actual conditions versus the data contained in the construction plans. Any costs incurred as the result of not confirming the actual location (horizontal/vertical) of said cables, conduits, pipes, and structures shall be borne by the Contractor. Additionally, the Contractor(s) shall notify the Owner and Engineer if any errors or discrepencies are found on the construction documents (pa&e), which negatively impact the project. The Engineer and Owner shall be indemnified of problems and/or cost which may result from Contractor's failure to notify Engineer and Owner.
16. McDonald's reserves the right to request a compaction and/or a core sample. If tests prove correct, per the soils report, tests will be at the expense of McDonald's, otherwise G.C. will be charged.
17. Contractor shall comply to the fullest extent with the latest standards of OSHA directives or any other agency having jurisdiction for excavation and trenching procedure. Contractor shall use support systems, sloping, benching, or other means of protection, including but is not limited to, access and egress from all excavation and trenching. Contractor is responsible to comply with performance criteria for OSHA.

PAVING SPECIFICATION		
	VERIFY W/MCDONALD'S:	ASPHALT: ☐ CONCRETE: ☒
	CONTRACTOR TO BID:	ASPHALT: ☐ CONCRETE: ☒

NOTE:
ALL PAVING & SUBGRADE SPECIFICATIONS TO COMPLY WITH GEOTECHNICAL REPORT AS PREPARED BY:
TERRACON CONSULTANTS, INC.
NOVEMBER 8, 2013
PROJECT NO. A1135036

ASPHALT PAVEMENT RECOMMENDATIONS -ALTERNATE BID		
PAVEMENT MATERIALS	LIGHT DUTY	HEAVY DUTY
Asphalt Surface Course	2"	2.5"
Base Material	8"	10"
Treated Subgrade	6"	6"

CONCRETE PAVEMENT RECOMMENDATIONS - BASE BID		
PAVEMENT MATERIALS	LIGHT DUTY	HEAVY DUTY
Portland Cement Concrete PVMT	5"	6"
Treated Subgrade	6"	6"

PAVEMENT NOTES:
1. PAVEMENT AND SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS , INC. DATED NOVEMBER 8, 2013. [PROJECT NUMBER A1135036]
2. SUBGRADE SHOULD BE SCARIFIED AND COMPACTED TO AT LEAST 95 PERCENT OF THE STANDARD PROCTOR (ASTM D 698) MAXIMUM DRY DENSITY FOR A DEPTH OF AT LEAST 6 INCHES BELOW THE SURFACE. SEE SECTION 4.2 OF GEOTECH REPORT.
3. PAVEMENT MAY BE PLACED AFTER THE SUBGRADE HAS BEEN CHEMICALLY TREATED IN ACCORDANCE WITH SECTION 4.5 OF THE REPORT AND PROPERLY COMPACTED, FINE-GRADED AND PROOF ROLLED AS SPECIFIED IN THE SOILS REPORT.
4. ALL WORK SHALL BE IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
5. WATER SHOULD NOT BE ALLOWED TO POND BEHIND CURBS AND SATURATE THE BASE MATERIALS . GRANULAR BASE MATERIAL SHOULD EXTEND THROUGH THE SLOPE PROVIDING UNDERGROUND DRAINAGE AN EXIT PATH.
6. REFER TO C10.2 FOR CONCRETE JOINT SPECIFICATIONS UNLESS NOTED OTHERWISE IN THE SOILS REPORT.
7. ALL CONCRETE PAVEMENT SHALL BE 4,000 PSI @ 28 DAYS AND REINFORCED WITH #3 BARS @ 18" O.C.E.W. (LIGHT DUTY) AND #4 BARS @ 18" O.C.E.W. (HEAVY DUTY AND DUMPSTER).
8. NOTE BASE MATERIAL FOR ASPHALT OPTION TO BE TXDOT ITEM 247, TYPE A OR D, GRADE 1 COMPACTED TO 95% MODIFIED PROCTOR (ASTM 1557).
9. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION.

THE INFORMATION ABOVE IS BEING PROVIDED FOR REFERENCE ONLY AND SHALL NOT BE RELIED ON AS ACCURATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REFERRING TO THE GEOTECHNICAL REPORT REFERENCED ABOVE FOR ALL PAVEMENT/EARTHWORK REQUIREMENTS.

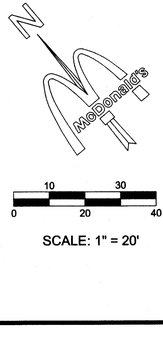
SURVEY INFORMATION

PREPARED BY:
TEXAS ENGINEERING AND MAPPING
12810 CENTURY DRIVE
STAFFORD, TX 77477
(281) 491-2525
DATE: 12/6/13

LEGAL DESCRIPTION:
A 1.3977 ACRE TRACT OF LAND, BEING ALL OF LOT 2R-2B, REPLAT OF 2R-2, BLOCK A, HIGHLAND HILLS SUBDIVISION, VOL. 11417, PG. 166, B.C.P.R.

PLAN SCALE: 1" = 20'

ADDITION
HIGHLAND HILLS SUBDIVISION
STREET ADDRESS
NEC OF HWY 6 & BRIARCREST
CITY: BRYAN
STATE: TX
COUNTY: BRAZOS
SURVEY: JOHN AUSTIN
ABSTRACT NO.: 2
L/C NUMBER: 042-3082
CORPORATE DWG. NAME: LANDSCAPE PLAN



10 30
0 20 40
SCALE: 1" = 20'

REV	DATE	DESCRIPTION	BY	ISSUE REF.
---	12/20/2013	ISSUE FOR PERMIT	---	---
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REGISTERED LANDSCAPE ARCHITECT
MARGARET J. RUBY
2705
STATE OF TEXAS
12/20/2013

Adams
910 S. Kimball Avenue ■ Southlake, Texas 76092 ■ (817) 328-1200

PLAN APPROVALS
SIGNATURE (2 REQUIRED) | DATE
REGIONAL MGR.
CONST. MGR.
OPERATIONS DEPT.
REAL ESTATE DEPT.

CO-SIGN SIGNATURES
CONTRACTOR
OWNER

OFFICE: HOUSTON
ADDRESS: KROC DRIVE - OAK BROOK, ILLINOIS 60521

McDONALD'S
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF McDONALD'S CORPORATION AND SHALL NOT BE REPRODUCED WITHOUT THEIR WRITTEN PERMISSION.

TBPE Registration #: F-1002
MCDONALD'S L/C: 042-3082
ADAMS ENGINEERING No. 2013.294

NEC OF HWY 6 & BRIARCREST
BRYAN, TX

STATUS	DATE	BY
DATE DRAWN	DECEMBER 2013	MJB
PLAN CHECKED	DECEMBER 2013	BRH
AS-BUILT		

L1.0

FULL PATH: I:\Projects\2013\2013.294 McDonalds - Bryan, TX (Briarcrest)\Drawings\ \Project\2013\2013.294 McDonalds - Bryan, TX (Briarcrest)\Drawings\L1.0 LANDSCAPE PLAN
PLOTTER: KIP 9000 CAD pc3
PLOT TIME: 9:45:58 AM
PLOT DATE: Friday, December 20, 2013
PLOTTED BY: Jill Busby
FILENAME: L1.0 LANDSCAPE PLAN.dwg