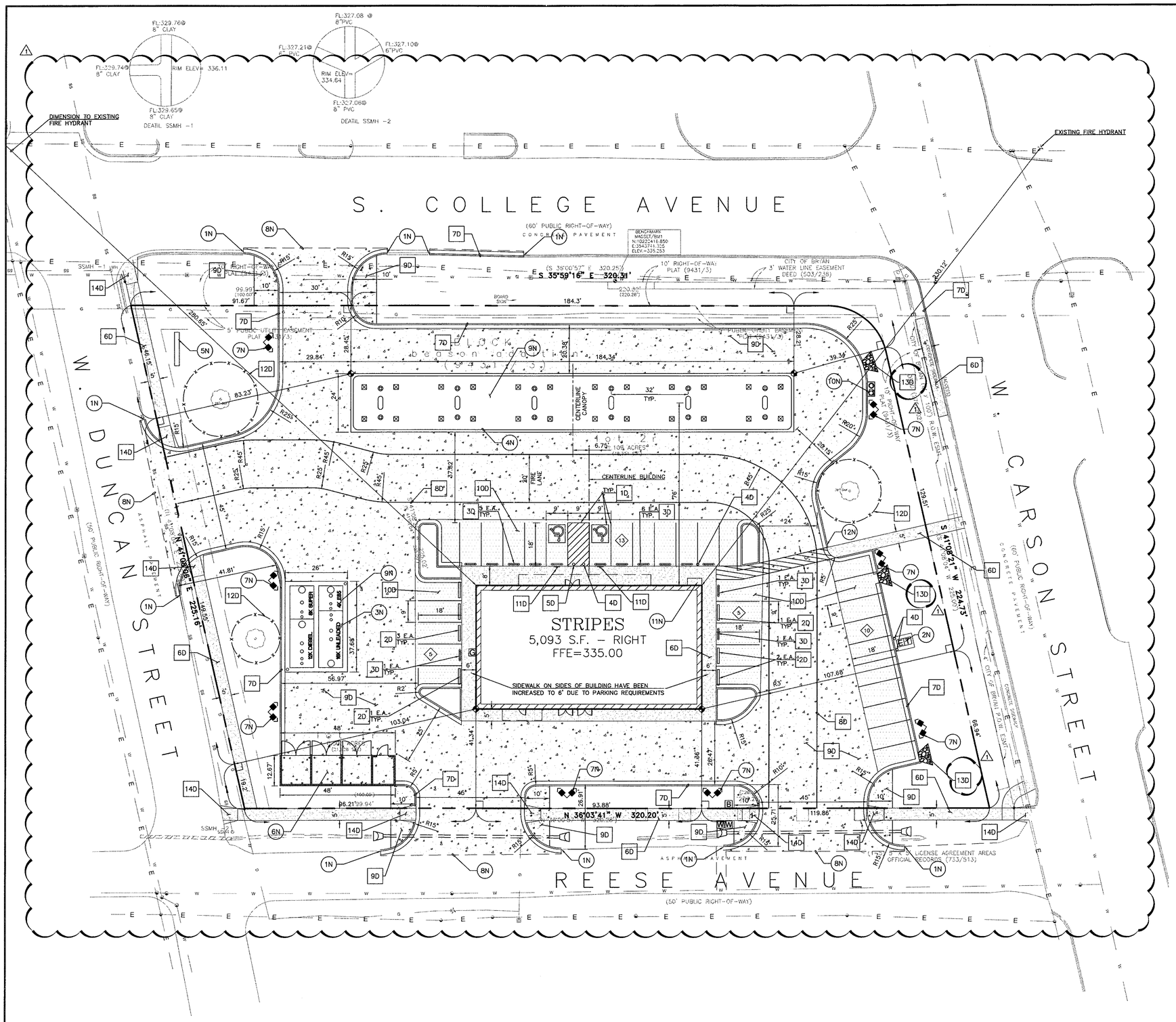

SCALE

20 0 20 40

1 inch = 20 ft.

PROPOSED

- PROPERTY LINE
- CURBING
- FIRE LANE
- LIMITS OF PONDING
- BUILDING CONTROL POINT
- CURB INLET
- ELECTRIC METER
- GAS METER
- PARKING COUNT
- TRANSFORMER
- WATER METER
- BACKFLOW PREVENTER

GENERAL SITE NOTES

1. UNLESS OTHERWISE SHOWN, ALL CURB RADII SHALL BE 2' OR 10'.
2. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
3. ALL CURBING SHALL BE TYPE B PER DETAIL TYPE B CURB, UNLESS OTHERWISE NOTED.
4. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL REGULATIONS AND O.S.H.A. STANDARDS.
5. CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
6. CONTRACTOR SHALL REFER TO SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
8. ALL SIGNS SHALL BE PER MUTCD.
9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE TRAFFIC CONTROL THROUGHOUT THE PROJECT, INCLUDING PROPER TRAFFIC CONTROL DEVICES AND/OR PERSONNEL AS REQUIRED. THIS INCLUDES BOTH VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH M.U.T.C.D.

1 NOTE: DEMOLITION /CONSTRUCTION WASTE - SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.

NOTES

1N. TAPER CURB TO MATCH EXISTING
2N. TRANSFORMER PAD
3N. UNDERGROUND STORAGE TANKS (PER FUELING PLANS)
4N. FUELING CANOPY (PER FUELING PLANS)
5N. MONUMENT SIGN (PER SIGN PLANS)
6N. DUMPSTER PAD
7N. LIGHTING (PER LIGHTING PLAN)
8N. SAWCUT LINE - PROPOSED PAVING TO MATCH EXISTING ELEVATIONS
9N. CONCRETE PAVING BY OTHERS
10N. AIR / WATER EQUIPMENT LOCATION
11N. BLUE RHINO PROPANE
12N. TRANSITION CURB FROM 6" TO 0" OVER 2'

DETAILS

1D. PARKING LOT STRIPING (SEE DETAIL 3/C7.0)
2D. PRECAST CONCRETE WHEEL STOP (SEE DETAIL 2/C7.0)
3D. U - PIPE BOLLARD (SEE DETAIL 15/C7.0)
4D. PIPE BOLLARD (BOLLARDS IN ADA ACCESS LANES SHALL HAVE A 3' MINIMUM CLEARANCE BETWEEN BOLLARDS SO AS TO BE ADA COMPLIANT) (SEE DETAIL 7/C7.0)
5D. REMOVABLE PIPE BOLLARD (BOLLARDS SHALL HAVE A 3' MINIMUM CLEARANCE BETWEEN BOLLARDS SO AS TO BE ADA COMPLIANT) (SEE DETAIL 10/C7.0)
6D. CONCRETE SIDEWALK (SEE DETAIL SW1-02B/C7.3)
7D. TYPE "B" INTEGRAL CURB AND GUTTER (SEE DETAIL 14/C7.0)
8D. FIRE LANE MARKING (SEE DETAIL 11/C7.0)
9D. CONCRETE PAVING DETAIL - HEAVY DUTY (SEE DETAIL 9/C7.0)
10D. CONCRETE PAVING DETAIL - MEDIUM DUTY (SEE DETAIL 9/C7.0)
11D. SITE SIGN BASE DETAIL (SEE DETAIL 4/C7.0)
12D. TREE PROTECTION FENCING (SEE DETAIL 5/C7.1) (TO BE REMOVED AFTER CONSTRUCTION)
13D. 4" CURB CUT END TREATMENT (SEE DETAIL 18/C7.0)
14D. ADA RAMP IN SIDEWALK (SEE DETAIL 5/ C7.1)

1 BOARD CERTIFIED ARBORIST:
ANDREW HILLIS
(979) 268-6400

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BRYAN, TEXAS 77801
PROJ NUMBER: 10-15-00023

ISSUE BLOCK		
△	TITLE	DATE
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	100%	11-10-14
	OTP	12-19-14
1	CCR1	2-6-15

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STATE OF TEXAS
PAUL J. MOSS
116731
LICENSED PROFESSIONAL ENGINEER
2/6/15

FOR PERMIT
TEXAS COA
#F-8576

SITE PLAN

SHEET:
C1.0

Feb06,2015-9:24am - User: sarah.bryant
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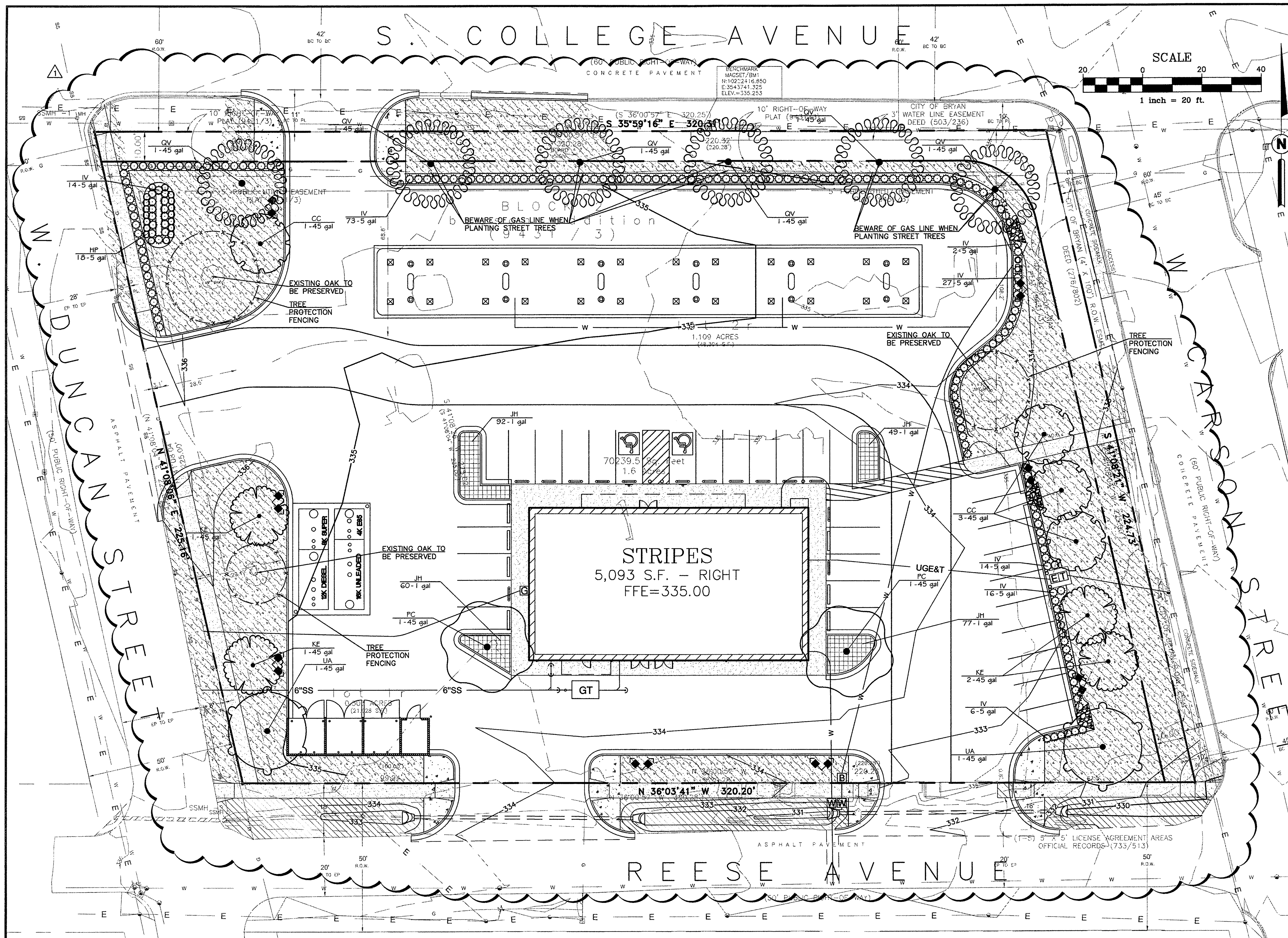


PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	CC	4	Texas Redbud / Cercis canadensis texensis	45 gal	2.5"Cal	8` min.
	KE	4	Golden Rain Tree / Koelreuteria elegans	45 gal	2.5"Cal	8` min.
	PC	2	Chinese Pistache / Pistacia chinensis	45 gal	2.5"Cal	8` min.
	QV	6	Southern Live Oak / Quercus virginiana	45 gal	2.5"Cal	8` min.
	UA	2	American Elm / Ulmus americana	45 gal	2.5"Cal	8` min.

SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	HP	18	Broombrush / Hypericum prolificum	5 gal
	IV	185	Dwarf Yaupon / Ilex vomitoria `Nana`	5 gal

GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	CD	2,261 sf	Bermuda Grass / Cynodon dactylon	sod
	GRA SEE	15,108 sf	Grass Seed Mix See Grass seed mixture and seeding rates below	seed
	JH	278	Blue Rug Juniper / Juniperus horizontalis `Blue Rug`	1 gal

GENERAL LANDSCAPE NOTES:

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD. CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LEGIBLY MARKED BEFORE BEGINNING INSTALLATION OF PLANT MATERIAL, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAP AS INDICATED ON PLANT LIST.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND/OR THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

ALL TREES SHALL BE PLANTED PER THE TREE PLANTING DETAIL, THIS SHEET. ALL SHRUBS SHALL BE PLANTED PER THE SHRUB PLANTING DETAIL, THIS SHEET. THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON SITE DESIGNATED TO BE SEEDED, SHALL BE COMPLETELY SEEDED WITH BERMUDA GRASS AS SHOWN ON PLANS.

SEEDED AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING OR UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED. IMMEDIATELY RESEED, FERTILIZE, AND MULCH DAMAGED AREAS OR ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

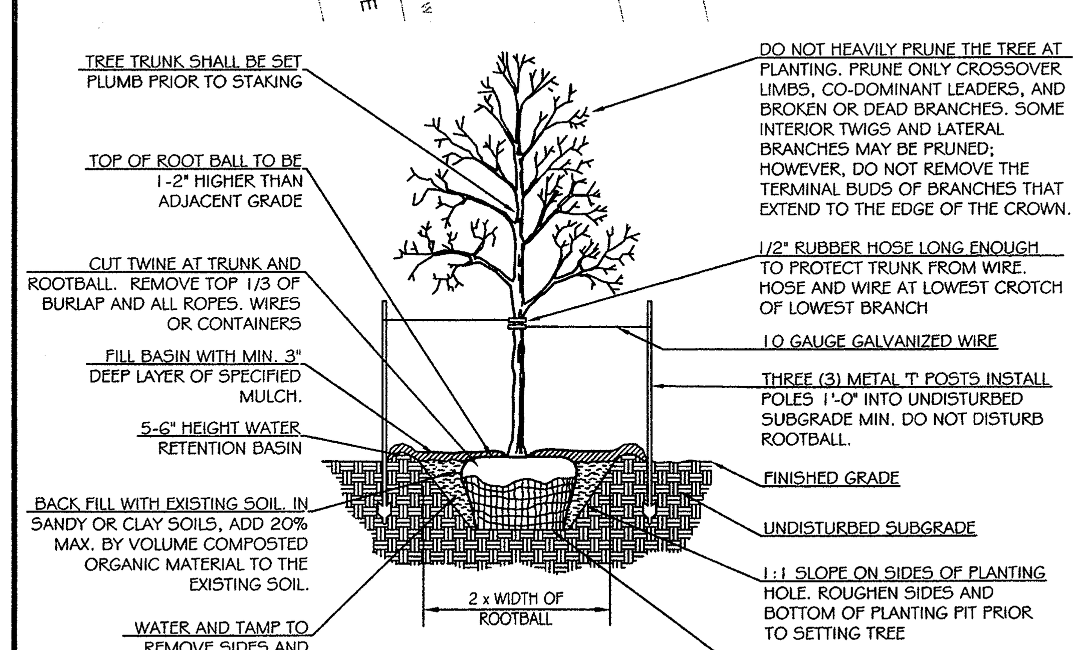
STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUMS QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6).

ALL TOPSOIL APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM CF 1.5 PERCENT BY DRY WEIGHT ORGANIC MATTER; FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES; SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.

LANDSCAPE EDGING TO BE 'BEND A BOARD' EDGE 2"x4" SECTIONS AND SHALL BE BROWN IN COLOR (SEE DETAIL THIS SHEET).

ALL PLANTING AREAS SHALL BE TOP DRESSED WITH 2"-3" BROWN, COLORADO BULL ROCK AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP ROCK SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12"

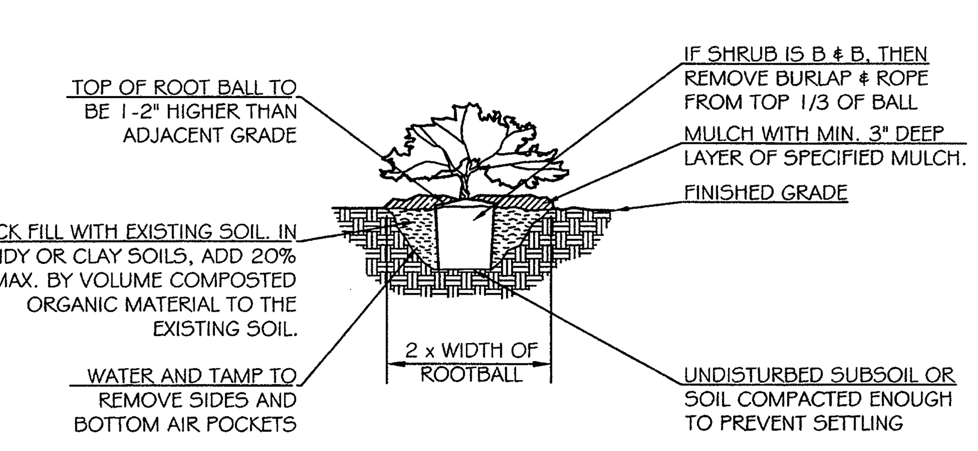
CITY PLANTING REQUIREMENTS:		REQ.	PROV.
OPEN SPACE	8% OF DEVELOPED AREA SHALL BE LANDSCAPED SITE AREA = 64,894 SF X 0.08 = 5,191 SF	5,191 SF	13,420 SF
	NOT LESS THAN 50% OF REQUIRED AREA TO BE PLANTED IN TREES REQUIRED AREA = 5,191 SF X 0.5 = 2,595 SF	2,595 SF OF TREE COVERAGE	675 SF EXISTING 2,000 SF PROPOSED 2,675 SF TOTAL
	NOT LESS THAN 50% OF TREES PLANTED IN REQUIRED AREA TO BE CANOPY TREES REQUIRED TREE AREA = 2,595 SF X 0.5 = 1,297 SF	1,297 SF OF CANOPY TREES	675 SF EXISTING 800 SF PROPOSED 1,475 TOTAL
	NO MORE THAN 15% OF REQUIRED LANDSCAPE AREA CAN BE GRASSES OR GROUND COVER REQUIRED LANDSCAPE AREA = 5,191 SF X 0.15 = 778 SF	NO MORE THAN 778 SF GRASS COVER	2,675 SF TREES 1,740 SF SHRUBS 776 SF GRASS
PARKING LOT LANDSCAPING	1 TREE IS REQUIRED FOR EVERY PARKING LOT END ISLAND 4 PARKING LOT END ISLANDS = 4 TREES	4 TREES	2 TREES IN ISLANDS 2 TREES ELSEWHERE ON SITE 4 TREES TOTAL
	ALL ISLANDS TO BE COVERED WITH SHRUBS, GRASS, OR LIVE GROUND COVER	YES	YES
	3' TALL EVERGREEN HEDGE IS REQUIRED BETWEEN PARKING AREAS/FUELING AREAS AND ALL ROWs	YES	YES
LANDSCAPING AROUND SIGNS	LANDSCAPE AREA EXTENDING 4' IN ALL DIRECTIONS FROM BASE OF SIGN	YES	YES
	50% OF LANDSCAPE AROUND SIGN TO BE SHRUBS WITH THE REMAINDER PLANTED WITH LIVE GROUNDCOVER	YES	YES
STREET TREE REQUIREMENT ON SOUTH COLLEGE	1 LIVE OAK PER 50 LF OF LOT FRONTAGE 310 LF FRONTAGE ON S. COLLEGE / 50 = 6 LIVE OAKS	6 LIVE OAKS	6 LIVE OAKS



1. MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHEN EVER POSSIBLE.
2. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
3. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOTBALL WITH SOIL.
4. DO NOT LIFT, ADJUST OR MOVE TREE USING THE TRUNK. USE METAL BASKET FOR THESE TASKS.
5. NEWLY PLANTED TREES SHALL BE FERTILIZED WITH A TIME RELEASE FERTILIZER WITH A 20-20-20 ANALYSIS APPLIED PER MANUFACTURERS SPECIFICATION.

3 HFA TREE PLANTING DETAIL

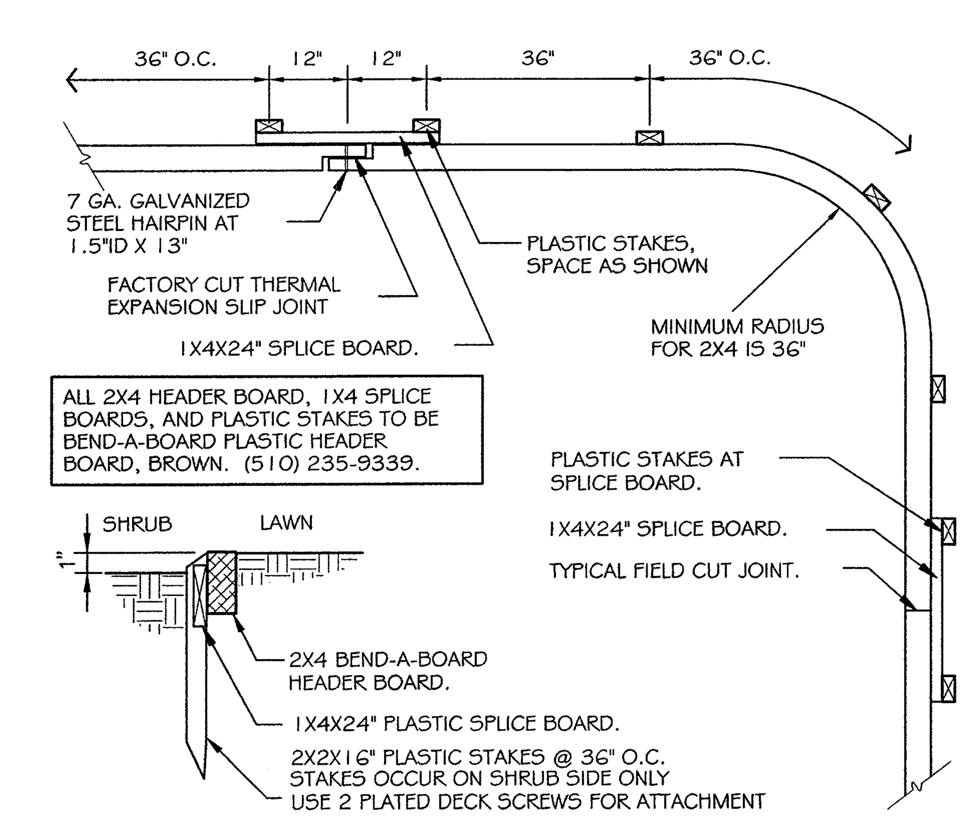
1" = 1" 329343.01–01



1. REMOVE ANY DEAD, DYING OR SEVERELY BROKEN TWIGS OR BRANCHES. IF REMOVING THESE BRANCHED REDUCES THE SHRUB HEIGHT BELOW SPECIFIED HEIGHT THEN SHRUB SHALL BE REJECTED.
2. NEWLY PLANTED SHRUBS SHALL BE FERTILIZED WITH A TIME RELEASE FERTILIZER WITH A 20-20-20 ANALYSIS APPLIED PER MANUFACTURERS SPECIFICATION.

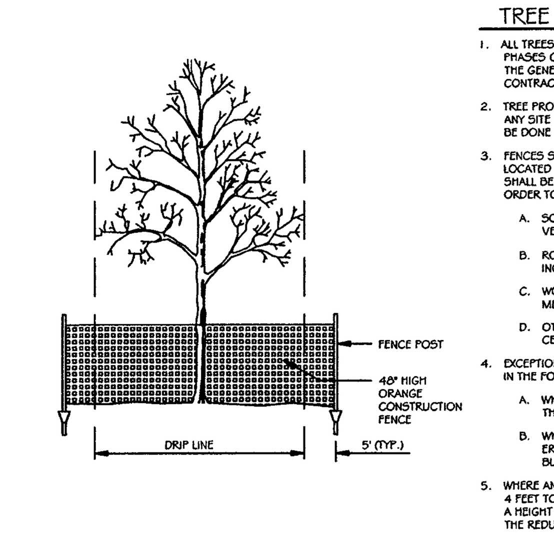
2 HFA SHRUB PLANTING DETAIL

1" = 1" 329333.01–01



1 BEND-A-BOARD PLASTIC 2"X4" EDGING

1" = 1" 329413.16–14



TREE PROTECTION
N.T.S.

TREE PROTECTION NOTES

1. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF DEMOLITION/CONSTRUCTION WITH TEMPORARY FENCING. IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO COORDINATE WITH LANDSCAPE CONTRACTOR.
2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR GRADING). CLEARING SHALL BE DONE BY HAND.
3. FENCES SHALL COMPLETELY SURROUND TREE OR CLUSTERS OF TREES; SHALL BE LOCATED 5' FROM THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIP LINE); AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION BY CONTRACTOR. PROJECT IN ORDER TO PREVENT THE FOLLOWING:
   A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS.
   B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6 INCHES CUT OR FILL) OR TRENCHING.
   C. WOUNDS TO EXPOSED ROOTS, TRUNK OR LIMBS BY MECHANICAL EQUIPMENT.
   D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
4. EXCEPTIONS TO INSTALLING FENCES 5' FROM TREE DRIP LINES MAY BE PERMITTED IN THE FOLLOWING CASES:
   A. WHERE PERMEABLE PAVING IS TO BE INSTALLED: ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
   B. WHERE TREES ARE CLOSE TO THE PROPOSED BUILDING: ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
5. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHES) IN ADDITION TO THE REDUCED FENCING PROVIDED.
6. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES (UNDER DRIP LINES), THOSE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
7. ALL GRADING WITHIN PROTECTED ROOT ZONE AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA. NO ROOT OVER 1 INCH DIAMETER WILL BE CUT.
8. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED WITH A CLEAN CUT FLUSH WITH THE SOIL. BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL IMMEDIATELY. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
9. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIP LINES, MAKE A CLEAN CUT BETWEEN THE DISTURBED AND UNDISTURBED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.
10. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS SHOULD BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
11. NO CONDUIT OR UTILITIES CAN BE INSTALLED WITHIN TREE PROTECTION AREAS. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
12. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE DRIP LINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE. GRADING LIMITED TO 3 INCH CUT.
13. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
14. ALL PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE NATIONAL ARBORIST ASSOCIATION PRUNING STANDARDS FOR SHADE TREES) BY A CERTIFIED ARBORIST AND SHALL BE APPROVED AND SUPERVISED BY OWNERS REPRESENTATIVE OR PROJECT URBAN FORESTER.
15. DAMAGE TO TREES OR ANY NATURAL RESOURCE DUE TO CONTRACTOR'S NEGLIGENCE DURING THE CONSTRUCTION PHASE SHALL BE APPRAISED BY THE OWNERS REPRESENTATIVE AND ORDERED REPAIRED, REPLACED, OR COMPENSATED.

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REGISTERED LANDSCAPE ARCHITECT RYAN D. EDWARDS 2843 STATE OF TEXAS
02-06-15

FOR PERMIT

LANDSCAPE PLAN

SHEET: C5.0

Feb06,2015–10:35am – User sarah.bryant
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