

VICINITY MAP (NTS)

- SITE PLAN NOTES:**
- Name of Project: Sterling Northgate Apartments (Parking Garage)
 - Legal Description: Lot 28A, Block 1 Hyde Park Subdivision
 - Address of Property: 807 Natalie Street
 - Owner: Sterling-A&M Northgate, L.L.C., 3411 Richmond Ave., Suite 200 Houston, Texas 77046 (832) 209-1200
 - Engineer: Mitchell & Morgan, L.L.P., 3204 Earl Rudder Pkwy, S. College Station, Texas 77845 (979) 260-6963
 - Architect: Humphreys and Partners Architects, 541 E. Horatio Ave., Ste. 100 Maitland, Florida 32751 (407) 339-9233
 - Zoning: PDH (Planned Development Housing)
 - Existing Use: Residential
 - Proposed Use: Multifamily
 - Setbacks: Zero setbacks for this development.
 - Site Area: 1.123 Acres
 - Water Demands: min=0 gpm, average=11.87 gpm, max=23.75 gpm
 - Sanitary Demands: max=43580 gpm
 - A TIA has not been prepared for this site.
 - Water Meter Size: 2" Water meter
 - Sanitation service for this complex will be provided through the use of rollout trash containers. It will be the responsibility of management to assure rollouts are placed in an area accessible for pick-up and returned to their enclosure within 6 hours of pick-up. Containers shall not block the fire lane.

This property is not located within a 100 - year flood hazard area as depicted from FLOOD INSURANCE RATE MAP NO 48041C0305 F, Map Revised Date: April 2, 2014.

This property is Zoned PD per ordinance # 2115. The following are physical development standards that were approved with the PD zones:

- Section 130-12.6 - We are requesting that we be allowed to develop to a maximum density of 50 dwelling units per acre.
- Section 62 Article IV - We are requesting zero setbacks for this development.
- Section 62 Article V - We are requesting the maximum height restriction be changed from 35-FT to 50-FT.
- Section 62-62.6.1 - We are requesting a reduction to 10 percent of the developed area be required to be landscaped.
- Parking for Lots 28A-Block 1 Hyde Park Addition will be provided within a parking garage located on Lots 1-5 Block 16 W.C. Boyett Subdivision. A parking agreement will be filed for record establishing this allowance.
- Section 88-43 - We are requesting one (1) wall sign per facade facing ROW's (We have two facades facing ROW's so would be requesting two signs) with 1.5F of sign area for each 1'F of building frontage - max 300 SF per sign. We are requesting to be allowed to place these two wall signs on any building facade.

BRYAN DEVELOPMENT

3 STORES RESIDENTIAL BUILDING	LEVEL 1	LEVEL 2	LEVEL 3	TOTAL	BED COUNT
Unit A1	1BR/1BA	4	4	4	12
Unit B1	2BR/2BA	3	3	3	9
Unit D1	4BR/4BA	4	4	4	12
Unit D2	4BR/4BA	4	4	4	12
Unit E1	5BR/5BA	3	1	1	6
Unit E1 ALT	5BR/5BA	0	2	2	4
Unit B1 MODEL	2BR/2BA	1	0	0	1
Total Bldgs	7	18	16	16	54

COLLEGE STATION DEVELOPMENT

7 STORES RESIDENTIAL BUILDING	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	TOTAL	BED COUNT
Unit A1	1BR/1BA	3	5	6	6	6	6	6	38
Unit B1	2BR/2BA	1	3	3	3	3	3	3	19
Unit D1	4BR/4BA	7	10	10	10	10	10	10	280
Unit D2	4BR/4BA	3	5	5	5	5	5	5	33
Unit E1	5BR/5BA	2	1	0	0	0	0	0	3
Unit E1 ALT	5BR/5BA	0	2	3	3	3	3	3	17
Unit B1 MODEL	2BR/2BA	1	0	0	0	0	0	0	1
Total Bldgs	7	17	26	27	27	27	27	27	578

BRYAN DEVELOPMENT

Parking Required = 171 (All bdrm units park at 1/2bdrm)

COLLEGE STATION DEVELOPMENT

Parking Required = 617 (171 and 214 bdrm units park at 1.5/bdrm, all other units park at 1/bdrm)

Total Parking Required = Parking Required - 25% Reduction (Northgate) = (617-154) = 463

OVERALL PARKING REQUIRED B/C/S DEVELOPMENT: 171+463 = 634

Total HC Required per Table 208.2, Chapter 2 of the Architectural Barriers Texas Accessibility Standards (TAS):

1 to 25 total parking spaces at facility ----> 1
 501 to 1000 total parking spaces at facility ----> 2% of total

PARKING GARAGE = 684 PS * 2% = 14 HC Spaces required
 16 HC spaces provided (2 Van Accessible)

SURFACE PARKING = 11 PS = 1 HC Space Required
 1 HC Space provided (1 Van Accessible)

PARKING GARAGE:

Regular Resident Vehicle Parking	582
Guest Parking	51
Handicap Van Accessible	14
Regular Handicap Accessible	35
Fuel Efficient Vehicle (FEV)	35
TOTAL VEHICLE PARKING @ GARAGE	684

SURFACE PARKING:

Regular Vehicle Parking	10
Handicap Van Accessible	1
TOTAL VEHICLE PARKING @ SURFACE	11

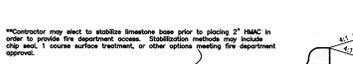
TOTAL VEHICLE PARKING PROVIDED AT THIS SITE: 695

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD BEARING
C1	40.18'	25.00'	92°03'56"	35.99'	S 89°04'02" E
C2	81.76'	4120.50'	01°08'13"	81.76'	S 44°19'53" E
C3	76.14'	50.00'	87°14'51"	68.99'	S 00°13'06" E
C4	80.00'	50.98'	89°54'08"	72.04'	S 88°21'23" E



FIRE LANE SIGN



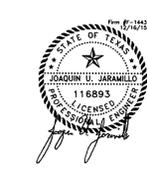
STANDARD PAVEMENT SECTION (HMAC)

GENERAL CONSTRUCTION NOTES:

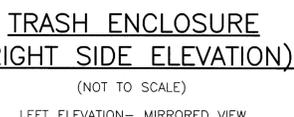
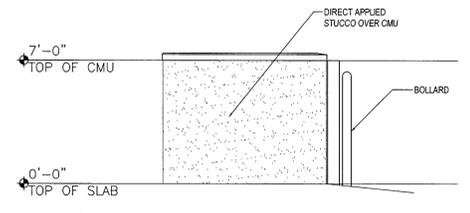
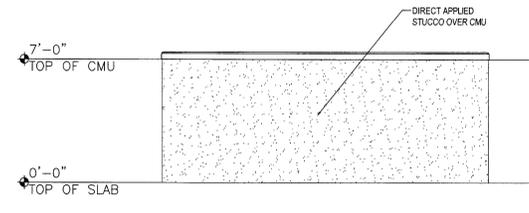
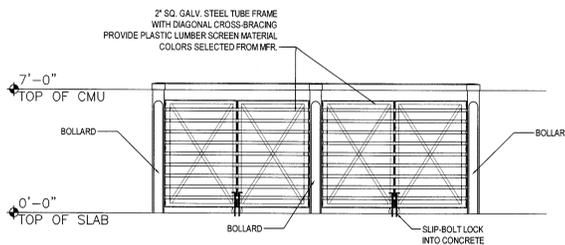
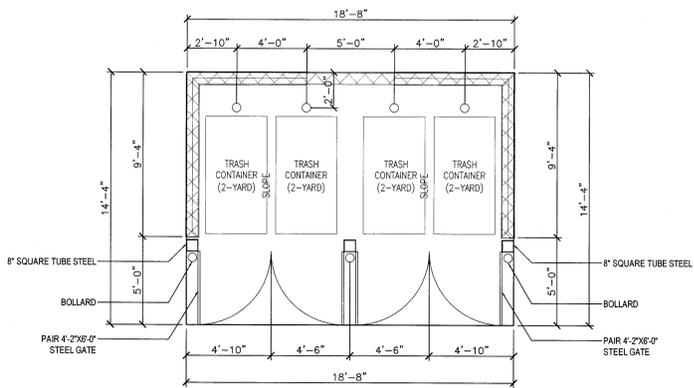
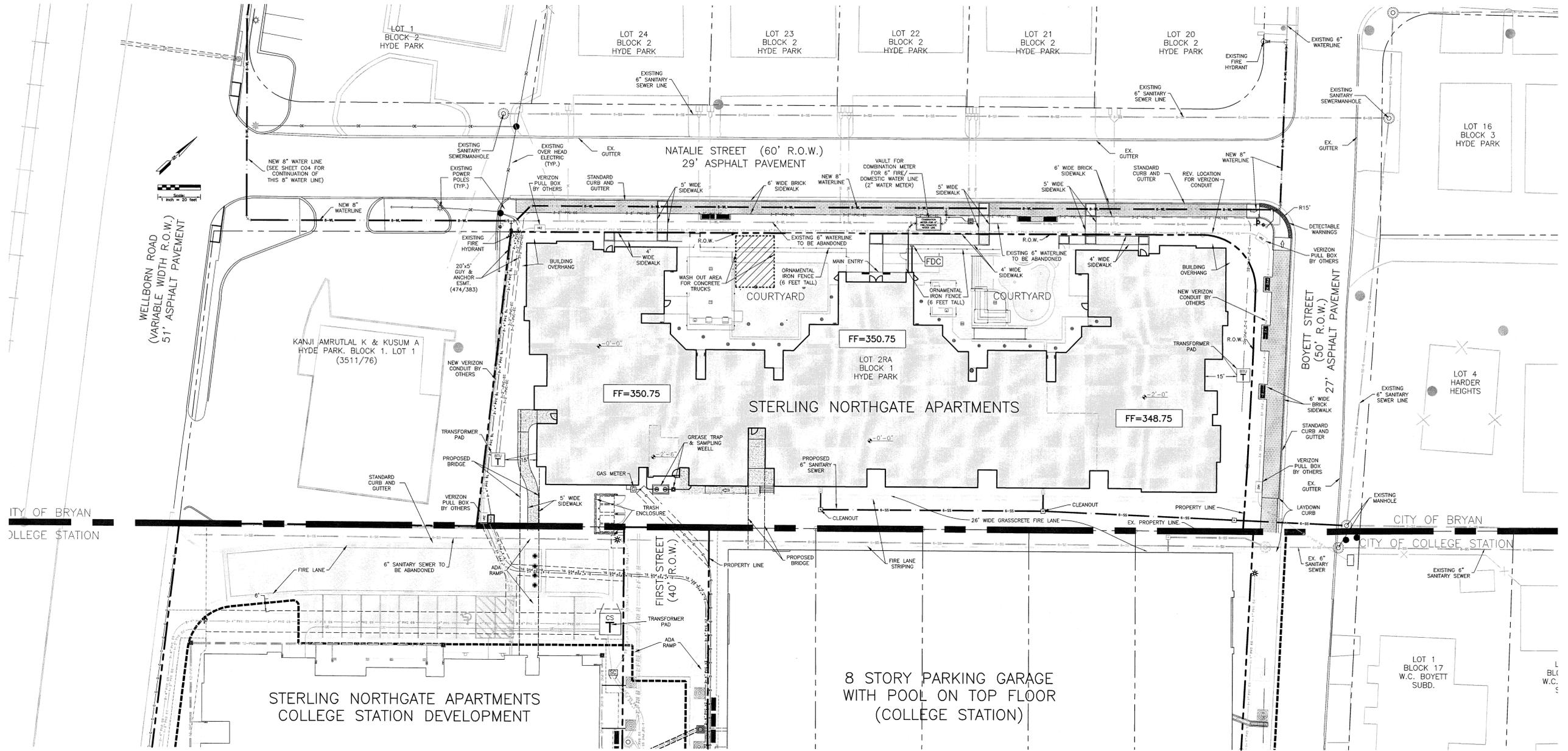
- It shall be the responsibility of the Contractor to verify the exact location of ALL existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
 - Contact Dan Augsburger @ Suddenlink 595-2429
 - Contact Richard Wallace @ Verizon 821-4752
 - Contact Sam Weida @ CSU (Electrical) 764-6255
 - Contact Butch Willis @ CSU (Water/Wastewater) 764-3660
 - Contact Luis Cisneros @ Atmos Gas (Gas) 229-4827
 - Contact David Hering @ BTU 204-2802
 - Contact xxxxxxxxxx @ COB (Water Services) xxx-xxxx
 - Contact xxxxxxxxxx @ COB (Sewer Services) xxx-xxxx
- All construction shall be in accordance with the current City of Bryan (COB) Standard Specifications for Street Construction, B/C/S Unified Technical Specifications, Water and Sewer and General, 2012, and BCS Unified Design Details. All inspection shall be performed by the staff of the City Engineer of Bryan. All construction shall be coordinated with the City of Bryan City Engineer.
- In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the City Engineer for any substitution prior to construction. Requests for changes should include product information and an engineers seal where applicable. The contractor shall be financially responsible for the engineer's time spent reviewing changes and redesigning based on contractors requests.
- Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P and all federal, state and local regulations.
- TRENCHING AND BACKFILLING: All trenching and backfilling shall conform to set herein. Testing shall be provided by a certified laboratory, at the Owner's expense, to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and shall extend 5' beyond the curb lines of all streets, alleys and parking areas.
- It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with the City of C.S. Electrical Division.
- All materials & labor not identified as a Separate Bid Item shall be considered subsidiary to the item in which it is used. All materials and equipment shall be both furnished and installed unless otherwise noted.
- The Contractor must provide construction staking from the information provided on these plans.
- All soil exposed by construction shall receive cellulose fibermulch seeding.
- Trenches may be left open overnight if properly barricaded.
- Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. are not separate pay items. The Price of the adjustment shall be subsidiary to the construction of Sewer Line, Force Main, etc.
- The contractor shall coordinate with Suddenlink Communications, CSU, ATMOS, and Verizon to adjust the location of existing facilities, if necessary.
- The contractor is responsible for traffic control in accordance with TMUTCD. This is not a separate pay item.
- Temporary spall areas will be identified on site by owner.
- All roof and ground-mounted mechanical equipment shall be screened from view or isolated so as not to be visible from any public right-of-way or residential district within 150' of the subject lot, measured from a point five feet above grade. Such screening shall be coordinated with the building architecture and scale to maintain a unified appearance.
- Exterior Building and site lighting will meet the standards of Section 7.11 of the Unified Development Ordinance. The light source shall not project below an opaque housing and no fixture shall directly project light horizontally. Fixtures will be mounted in such a manner that the projected cone of light does not cross any property boundary.
- All dimensions are to the back of curb unless otherwise noted.
- Contractor shall coordinate with BTU for location of all new power poles to be set.
- Contractor is responsible for cost & installation of all electrical conduit for BTU service areas.
- Contractor shall be aware of possible buried concrete rubble and debris on site. If any is found during utility construction, contractor shall over-excavate the area to remove debris prior to utility construction at the direction of the engineer.
- 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 occurrence of windblown litter from the project site.
- 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.
- Irrigation System - Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed as per City Ordinance.
- Fire Sprinkler System - Potable Water supply must be protected by testable double check valve assembly, and install as per City Ordinance.
- All gates will be required to have "knock" hardware as approved by the Fire Marshal's Office for emergency entry.

STERLING NORTHGATE APARTMENTS (BLDG 1)
 BRYAN, TEXAS
STERLING-A&M NORTHGATE, LLC

MITCHELL M&M MORGAN
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 PLAN & DESIGN SPECIALISTS IN CIVIL, ENGINEERING, HYDRAULICS, HYDROLOGY, UTILITIES & STREETS SITE PLANS & SUBDIVISIONS
 www.mitchellandmorgan.com



SHEET CONTENTS:
OVERALL SITE PLAN - BRYAN
 SHEET NO. **C-01**
 PERMIT SET - 10/15/2015
 2015227



Drawn By: _____
Checked By: _____
Date Plotted: 17 December 2015
Issue Dates: _____

Issues for Pricing / Bidding: _____
Issues for Permit Application: _____
Issues for Construction: _____

Revisions:	#	DATE	COMMENTS
▲			
▲			
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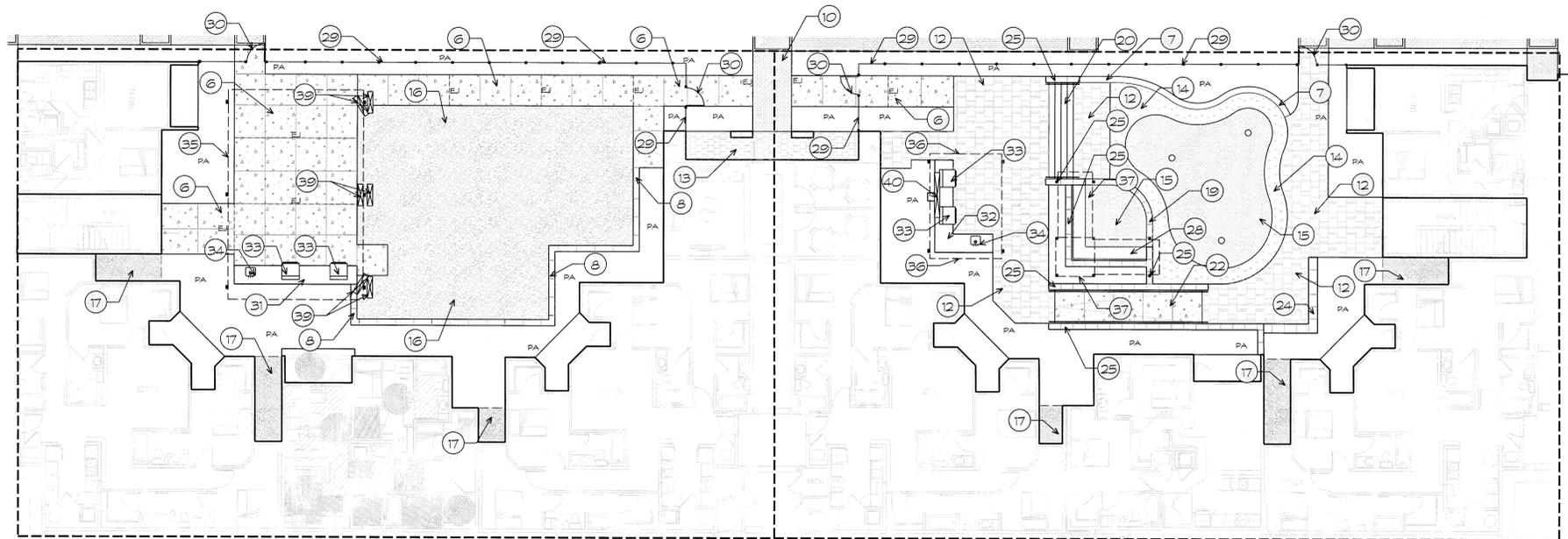
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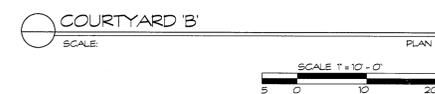
SHEET CONTENTS:
PARTIAL SITE PLAN - BRYAN
SHEET NO.

C-02

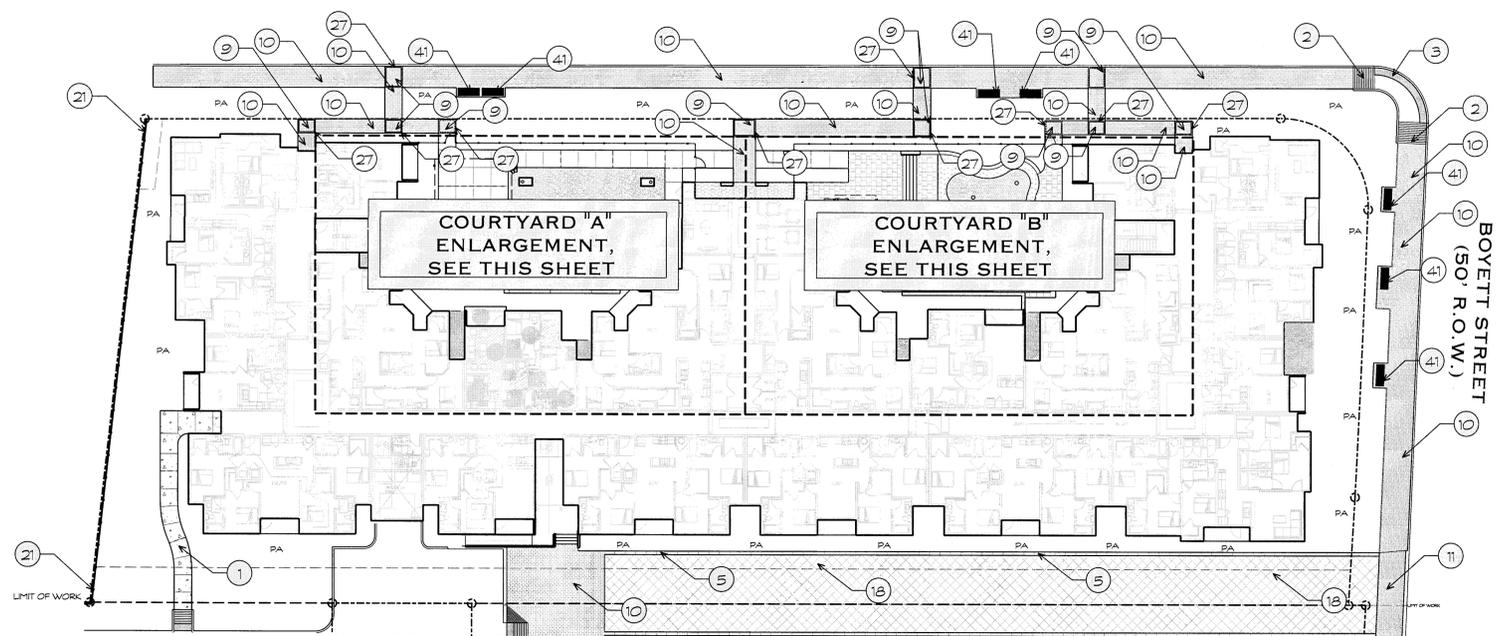


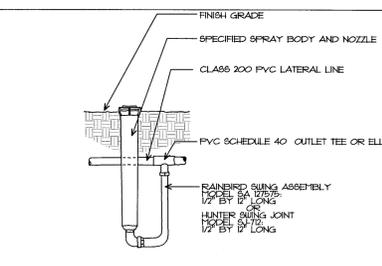
MATERIALS LEGEND

- 1 CONCRETE SIDEWALK, 4 1/2" (N) THICK, WITH LIGHT BROOM FINISH, DASHED LINES (---), INDICATE EXPANSION JOINTS. RE: 14.3.07.
- 2 ONE-WAY CURB RAMP W/ LIGHT BROOM FINISH & DETECTABLE/ADA PAVERS BY PAVESTONE. CONTACT DAVID DAUGHTRY AT 832-971-0891. RE: 10.3.07.
- 3 CONCRETE UNIT PAVER, ADA PAVER, 4" x 8" x 60MM, PRODUCT NO. 200, COLOR TO BE RIVER RED, SET IN HERRINGBONE PATTERN, SET ON 4 1/2" THICK CONCRETE SUBSLAB. CONTACT DAVID DAUGHTRY AT 832-971-0891. RE: 14.3.07.
- 4 6" CONCRETE BAND W/ LIGHT BROOM FINISH. RE: 5.1.3.07.
- 5 CONCRETE BAND, 12" (N) THICK WITH LIGHT BROOM FINISH. RE: 7.1.3.07.
- 6 INTEGRAL COLORED CONCRETE TO BE SELECTED BY L.A. EXPANSION JOINT. RE: 14.3.07, 5M.
- 7 INTEGRAL COLORED CONCRETE CURB TO BE SELECTED BY L.A. EXPANSION JOINT. RE: 12.1.3.06.
- 8 INTEGRAL COLORED CONCRETE BAND TO BE SELECTED BY L.A. EXPANSION JOINT. RE: 14.3.06.
- 9 CONCRETE UNIT PAVER, HOLLAND STONE, 4" x 8" x 60MM, PRODUCT NO. 271, COLOR TO BE RIVER RED, SET IN HERRINGBONE PATTERN, SET ON 4 1/2" THICK CONCRETE SUBSLAB. CONTACT DAVID DAUGHTRY AT 832-971-0891. RE: 3.1.3.07.
- 10 CONCRETE UNIT PAVER, HOLLAND STONE, 4" x 8" x 60MM, PRODUCT NO. 271, COLOR TO BE RIVER RED, SET IN RUNNING BOND PATTERN. SET ON 4 1/2" THICK CONCRETE SUBSLAB. CONTACT DAVID DAUGHTRY AT 832-971-0891. RE: 3.1.3.07.
- 11 CONCRETE UNIT PAVER, HOLLAND STONE, 4" x 8" x 60MM, PRODUCT NO. 271, COLOR TO BE RIVER RED, SET IN RUNNING BOND PATTERN. SET ON CIVIL SUBSLAB. CONTACT DAVID DAUGHTRY AT 832-971-0891. RE: 6.1.3.07.
- 12 CONCRETE UNIT PAVER, VERONA SERIES, 3" x 15" x 80MM, 6" x 15" x 80MM, & 15" x 15" x 80MM, COLOR TO BE SELECTED BY L.A. SET IN VERONA REPEATING PATTERN. SET ON CIVIL SUBSLAB. CONTACT DAVID DAUGHTRY AT 832-971-0891. RE: 3.1.3.07.
- 13 PORCELAIN TILE TO BE SELECTED BY L.A. CONTACT ALISON CALAGNA @ THORNTREE AT 832-287-7460. PROVIDE \$25/SF ALLOWANCE. RE: 14.3.07.
- 14 ARTIFICIAL TURF 'A' TO BE SELECTED BY L.A. FROM SYNLAWN'S FULL RANGE. RE: 10.1.3.06.
- 15 ARTIFICIAL TURF 'B' TO BE SELECTED BY L.A. FROM SYNLAWN'S FULL RANGE. RE: 10.1.3.06.
- 16 DECOMPOSED GRANITE, 4" (N) THICK OVER FILTER FABRIC. CONTACT ALAMO STONE AT 281-240-4800. RE: 14.1.3.06.
- 17 BLAUGSTAR GRASS, 4" (N) THICK OVER FILTER FABRIC. CONTACT ALAMO STONE AT 281-240-4800. RE: 14.1.3.06.
- 18 TUFFTRACK GRASSPAD PAVERS BY N.D.S. INSTALL PER MANUFACTURERS SPECIFICATIONS. SOLID 500 TO BE PLANTED OVER PAVERS. CONTACT AT 877-301-5242. RE: 7.1.3.07.
- 19 6" (N) CONCRETE STEP W/ NATURAL STONE TREAD AND RISER. STONE TO BE SELECTED BY L.A. PROVIDE \$25/SQ. FT. ALLOWANCE FOR STONE. RE: 14.1.3.06.
- 20 CONCRETE STEPS W/ NATURAL STONE TREADS & RISERS W/ CUSTOM HANDRAL AT COURTYARD 'B'. STONE TO BE SELECTED BY L.A. PROVIDE \$25/SQ. FT. ALLOWANCE FOR STONE. RE: 6.1.3.06.
- 21 6" TALL WOOD FENCE. RE: 7.1.3.06.
- 22 ACCESSIBLE RAMP W/ CUSTOM HANDRAL AT COURTYARD 'B'. RE: 3.1.3.06.
- 23 NOT USED.
- 24 SEATWALL, 18" (N) TALL AT COURTYARD 'B' W/ BRICK VENEER TO MATCH BUILDING & NATURAL STONE CAP. PROVIDE \$25/SQ. FT. ALLOWANCE FOR CAP. RE: 6.1.3.06.
- 25 RETAINING WALL, 24" (N) TALL AT COURTYARD 'B' W/ BRICK VENEER TO MATCH BUILDING & NATURAL STONE CAP. PROVIDE \$25/SQ. FT. ALLOWANCE FOR CAP. RE: 6.1.3.06.
- 26 RETAINING WALL, 30" (N) TALL AT COURTYARD 'B' W/ BRICK VENEER TO MATCH BUILDING & NATURAL STONE CAP. PROVIDE \$25/SQ. FT. ALLOWANCE FOR CAP. RE: 6.1.3.06.
- 27 CONCRETE UNIT PAVER BAND, HOLLAND STONE, 4" x 8" x 60MM, PRODUCT NO. 271, COLOR TO BE RIVER RED, SET IN SINGLE BOND COURSE PATTERN. SET ON 4 1/2" THICK CONCRETE SUBSLAB. CONTACT DAVID DAUGHTRY AT 832-971-0891. RE: 3.1.3.07.
- 28 CUSTOM BUILT-IN BENCH AT COURTYARD 'B'. RE: 5.1.3.06.
- 29 ORNAMENTAL IRON FENCE, 6" TALL. RE: 14.3.06.
- 30 ORNAMENTAL IRON GATE, 6" TALL, W/ SELF-CLOSING HARDWARE. RE: 24.3.06.
- 31 CUSTOM OUTDOOR GRILL STATION AT COURTYARD 'A' W/ BRICK VENEER TO MATCH BUILDING AND NATURAL STONE COUNTER TOP. PROVIDE \$45/SQ. FT. ALLOWANCE FOR COUNTER TOP. RE: 14.3.07.
- 32 CUSTOM OUTDOOR GRILL STATION AT COURTYARD 'B' W/ BRICK VENEER TO MATCH BUILDING AND NATURAL STONE COUNTER TOP. PROVIDE \$45/SQ. FT. ALLOWANCE FOR COUNTER TOP. RE: 14.3.07.
- 33 36" NATURAL GAS STAINLESS STEEL GRILL, MODEL #PP36G BY PRO FIRE GRILLS. PROVIDE 36" (N) W x 10" H x 24 1/2" D OPENING & INSULATION JACKET. EACH GRILL TO HAVE BRILLIANT HORIZONTAL SLENDER MODELS. PROVIDE \$120 (SEE 501 SPECIFIC HINGE SIDE PER DETAILS) BY PRO FIRE GRILLS. CONTACT TRU-LITE GAS PRODUCTS @ 735-652-2051. PROVIDE 2" (N) W x 1 1/4" H OPENING.
- 34 STAINLESS STEEL, ADA SINK, MODEL NO. ELU404916 BY LUBBERSTONE W/ ADA COMPLIANT CHROME FAUCET, MODEL NO. LK81040814. CONTACT ELKAY COMMERCIAL PRODUCTS AT 630-374-6444. 18" (N) x 18" (N) 1/8 GAUGE STAINLESS STEEL SINK COVER, MODEL NO. 305129 BY EAGLE GROUP. CONTACT AT 302-653-3000.
- 35 CUSTOM OUTDOOR KITCHEN SHADE STRUCTURE AT COURTYARD 'A'. RE: 14.3.03.
- 36 CUSTOM OUTDOOR KITCHEN SHADE STRUCTURE AT COURTYARD 'B'. RE: 14.3.04.
- 37 CUSTOM SHADE STRUCTURE AT CUSTOM BUILT-IN BENCH AT COURTYARD 'B'. RE: 14.3.02.
- 38 NOT USED.
- 39 37" (N) OUTDOOR TELEVISION, MODEL NO. 58-3280-HD-BL W/ 37" ARTICULATING WALL MOUNT, COLOR TO BE BLACK BY SUNBRETE TV. CONTACT 565-357-8656.
- 40 55" (N) OUTDOOR TELEVISION, MODEL NO. 5510 HD W/ 46" 55" WALL MOUNT ATTACHED TO PLANTER POLE STAND, COLOR TO BE BLACK BY SUNBRETE TELEVISIONS. CONTACT @ 866-357-8656. RE: 44.1.3.02.
- 41 PEDESTRIAN BENCH, 72" (N) LONG BY VICTOR STANLEY, INC., MODEL HRB-28 OR EQUIVALENT. SUBJECT TO APPROVAL BY ADMINSTRATOR.
- PA PLANTING AREA. SEE PLANTING PLAN.

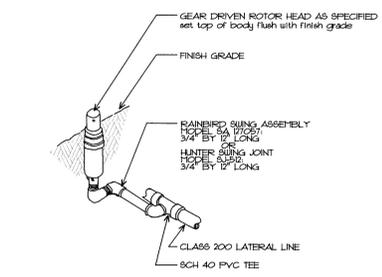


NATALIE STREET
(60' R.O.W.)

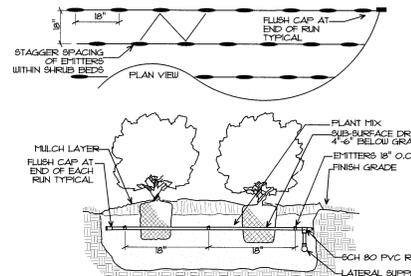




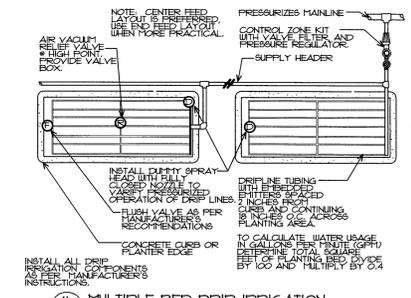
14 HIGH-POP SPRAY HEAD DETAIL
NO SCALE



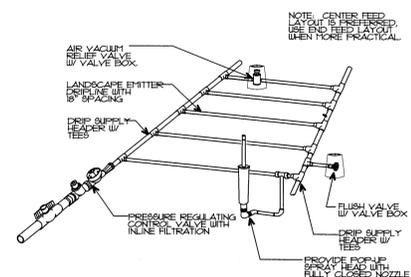
13 GEAR DRIVEN ROTOR HEAD
NO SCALE



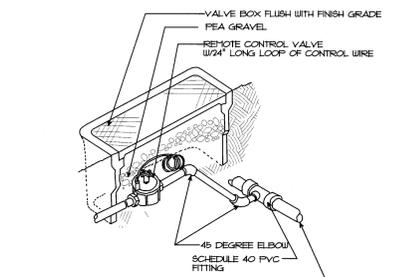
12 18" x 18" SUB-SURFACE DRIP IRRIGATION DETAIL
NO SCALE



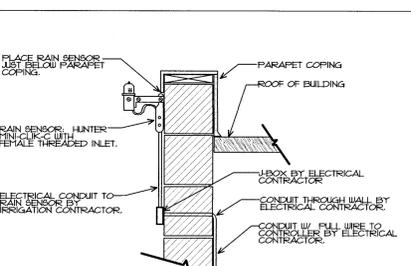
11 MULTIPLE BED DRIP IRRIGATION
NO SCALE



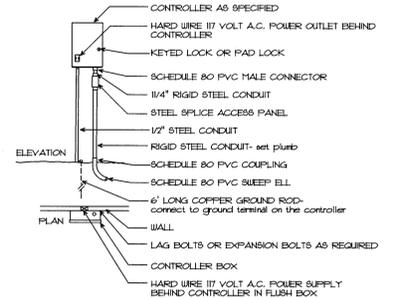
10 TYPICAL DRIP IRRIGATION
NO SCALE



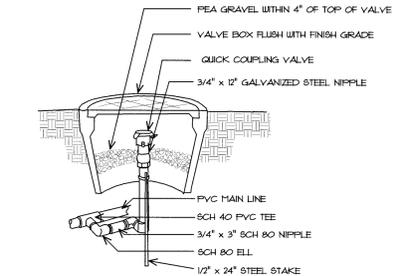
9 REMOTE CONTROL VALVE DETAIL
NO SCALE



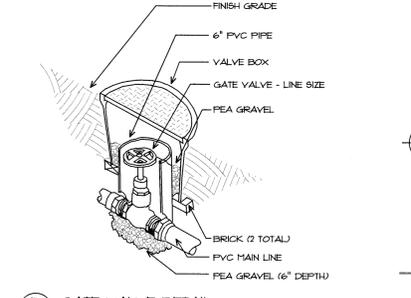
8 RAIN SENSOR
NO SCALE



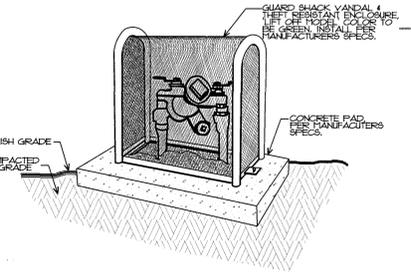
7 WALL MOUNTED CONTROLLER
NO SCALE



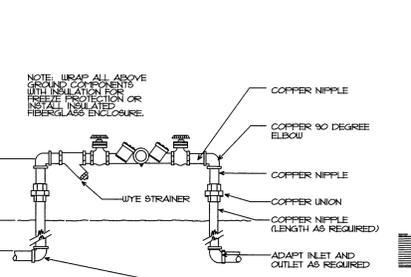
6 QUICK COUPLING VALVE DETAIL
NO SCALE



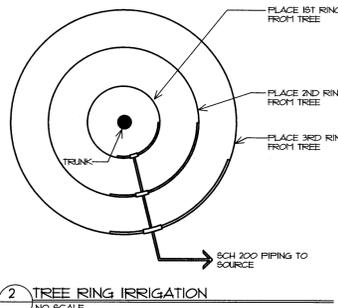
5 GATE VALVE DETAIL
NO SCALE



4 BACKFLOW VALVE COVER
NO SCALE



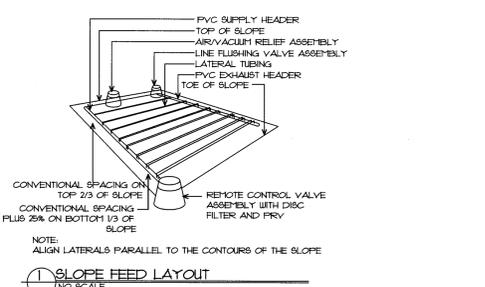
3 REDUCED PRESSURE BACKFLOW PREVENTOR
NO SCALE



2 TREE RING IRRIGATION
NO SCALE

GENERAL NOTES

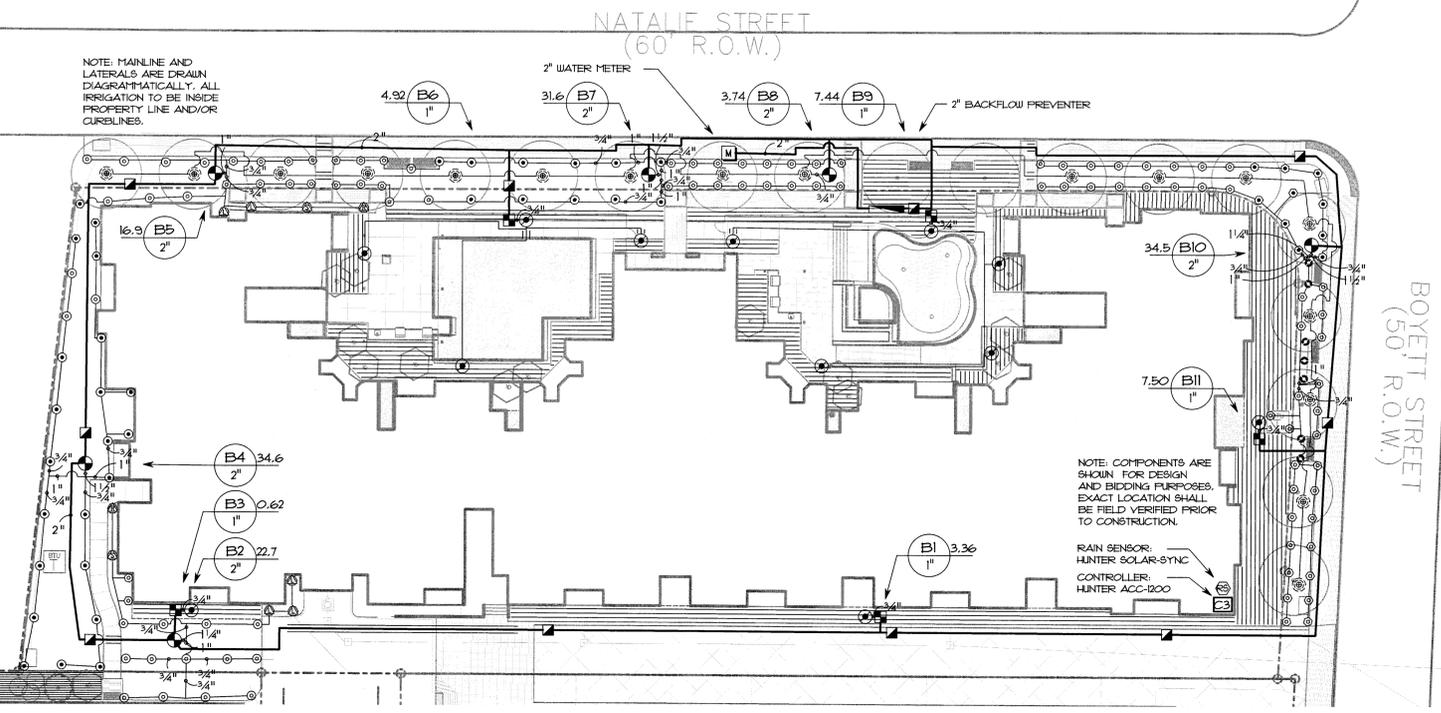
- 1) Install all irrigation components as per manufacturer's requirements.
- 2) Components are shown for design purposes. Exact location shall be field verified prior to construction.
- 3) Mainline and laterals may be shown diagrammatically. Contractor shall locate all mainline along sidewalks, within curblines, and inside property lines. Sleeves shall be provided by contractor wherever mainline or lateral lines cross under sidewalks or roadways even if not indicated on plan. Mainline and laterals may be shown diagrammatically near sleeves and should be located inside sleeves. Sleeve sizes are to be 6" for mainline and 4" for lateral lines unless otherwise indicated. Additional sleeves may be indicated on plans to carry control wires.
- 4) Valve Callout:
 - Valve Number
 - Valve Flow
 - Valve Size
- 5) Install ball valve before each valve. Group valves as much as possible. Place boxes parallel to curbs, buildings, and each other. Provide 6" base of Pea Gravel for all valve boxes installed. Install a ball valve before each valve or group of valves.
- 6) All controller wires should be located underneath mainline piping inside trenches to avoid possible cutting of wires if lines are dug up in the future. Contractor shall also run spare control wires in each direction from controller to farthest valves to serve as backup wires.
- 7) All un-surfaced areas are to receive four inches of topsoil, seed, mulch, or sod and watered until a healthy stand of grass is obtained.
- 8) Contractor shall field verify best possible location to mount Rain Sensor within 25 feet of the controller. Avoid interference from trees, buildings, and other structures for optimum accuracy.
- 9) All trenching within the dripline of existing trees is to be done by hand. No mechanical trencher shall be used in these areas and no roots larger than 1 1/2" in diameter shall be cut. Contact the Landscape Architect if a problem arises.
- 10) Irrigation heads and components shall be located a MINIMUM of 24 inches from all buildings to avoid adverse performance of foundations and slabs due to the shrinking and swelling of clay subsoils.
- 11) Installation Contractor and Maintenance Contractor shall closely monitor system to ensure that excessive irrigation moisture does not cause swelling of clay subsoil thereby causing harm to foundations and slabs.
- 12) Label valves in each valve box with livestock ear or neck tags rubbered in correlation with controller assignments.
- 13) Sleeves are 4" diameter for one lateral pipe of 2" diameter and under. All other sleeves are 6" unless noted on plan.
- 14) No laterals less than 3/4" diameter.



1 SLOPE FEED LAYOUT
NO SCALE

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
ES, LOS, RCS, CS, SS	Hunter FROS-04-FRS30-CV 5' strip spray Turf Spray 30 psi regulated 4.0" Pop-Up. With factory installed Drain Check Valve. Co-molded wiper seal with UV Resistant Material.	9	30
4, 6, 8, 10, 12, 15, 17	Hunter FROS-12-FRS30-CV ADJ Strip Spray 30 psi regulated 12.0" Pop-Up. With factory installed Drain Check Valve. Co-molded wiper seal with UV Resistant Material.	149	30
■	Rain Bird XCF-100-FRB-COM Medium Plus Flow Drip Control Kit for Commercial Applications. 1" Ball Valve with 1" FESB Valve and 1" Pressure Regulating 40psi Quick-Check Basket Filter. 3gpm to 20gpm.	5	
○	Pipe Transition Point in Drip Box Pipe transition point from PVC lateral to drip tubing with riser in 6" (150mm) drip box.	12	
⊙	Tree Ring XFS Sub-Surface Pressure Compensating Landscape Dripline w/Copper Shield Technology. 0.6GPH emitters at 18.0" O.C. UV Resistant. Approx. 33 L.F. of tubing per tree	17	
▨	Area to Receive Dripline Rain Bird XFS-06-18 (18) XFS Sub-Surface Pressure Compensating Landscape Dripline w/Copper Shield Technology. 0.6GPH emitters at 18.0" O.C. Dripline laterals spaced at 18.0" apart, with emitters offset for triangular pattern. UV Resistant.	5,072 s.f.	
●	Hunter ICV-G 1", 1-1/2", 2", and 3" Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	6	
—	Febco 850U Double Check Backflow prevention with union end ball valve, 1/2" to 2".	1	
M	Water Meter 2"	1	
—	Irrigation Lateral Line: PVC Class 200 SDR 21 PVC Class 200 Irrigation pipe.	2,334 l.f.	
—	Irrigation Mainline: PVC Schedule 40 PVC Schedule 40 Irrigation pipe.	1,183 l.f.	



SCALE 1" = 20' - 0"

STERLING NORTHGATE APARTMENTS
807 NATALIE STREET
IRVING, TEXAS

STERLING-A&M NORTHGATE, LLC

DATE/ISSUE
21 AUGUST 2015 DD REVIEW SET
18 SEPTEMBER 2015 50% CD REVIEW SET
15 OCTOBER 2015 PERMIT SET

10/15/2015

K&W KUDELA & WEINHEIMER

LANDSCAPE ARCHITECTURE
SITE PLANNING
URBAN DESIGN

7155 OLD KATY ROAD
SUITE 270
HOUSTON, TEXAS 77024
713-869-6987
713-869-0908 FAX
WWW.KWTEXAS.COM

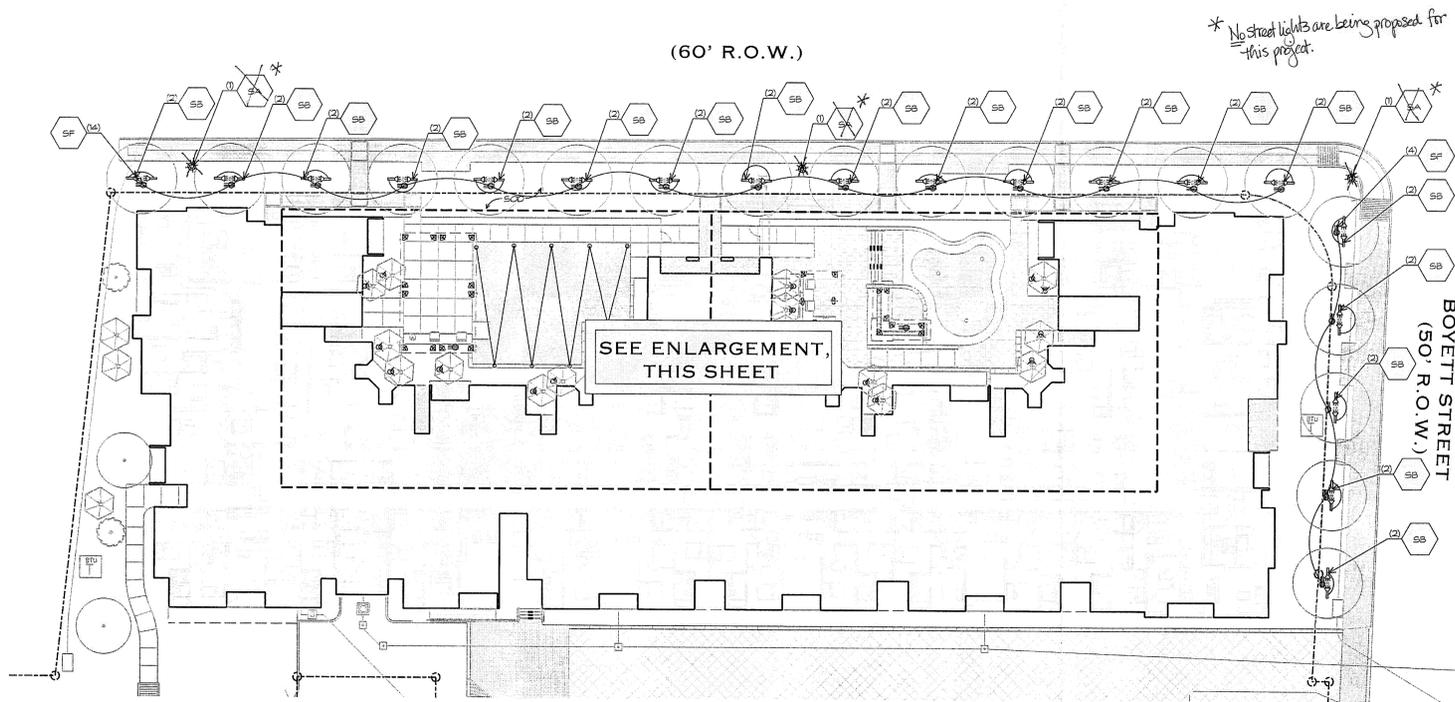
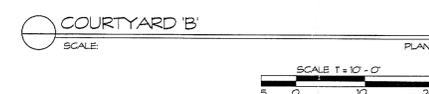
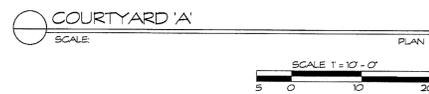
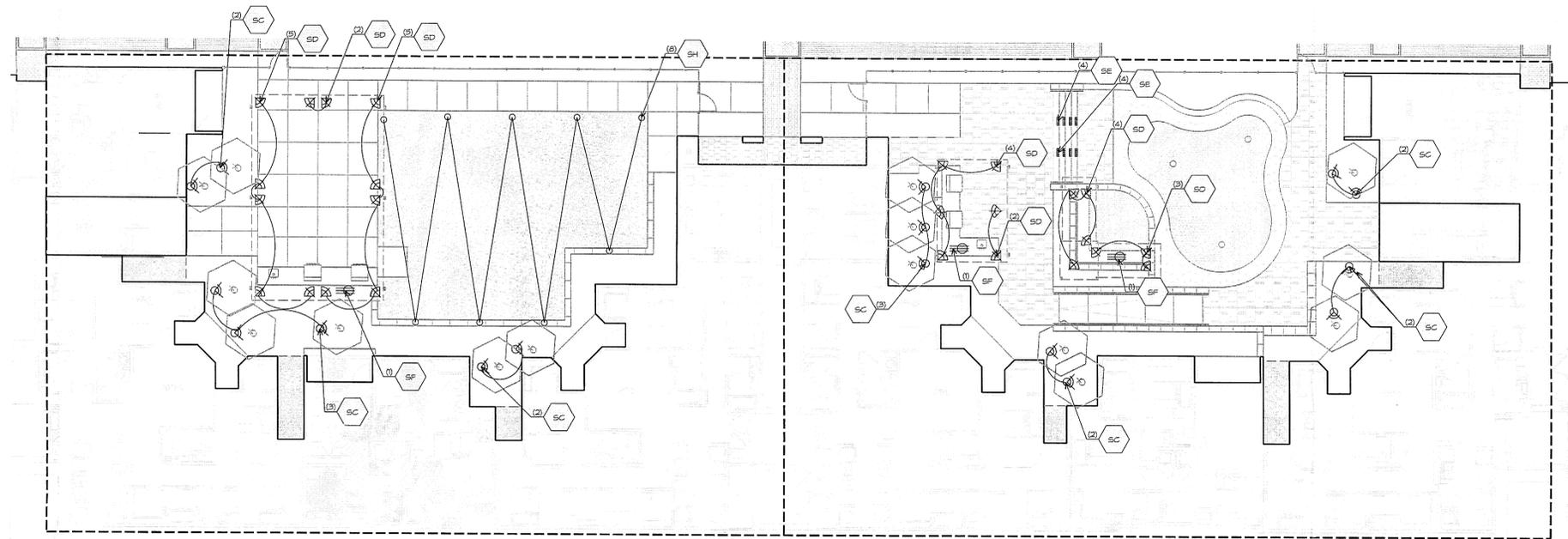
PROJECT NUMBER
DIN-551

SCALE

NORTH

SHEET TITLE
IRRIGATION PLAN

SHEET NUMBER
L6.01



LIGHTING NOTES

1. CONTRACTOR TO PROVIDE CUT SHEETS OF ALL FIXTURES FOR APPROVAL.
2. CONTRACTOR TO PROVIDE ALL TRANSFORMER OR BALLAST BOX FOR PROPER LIGHTING LEVELS PER MANUFACTURERS REQUIREMENTS.
3. PROVIDE ALL LAMPS W/ FIXTURE PER SCHEDULE. IF NOT LISTED PLEASE CONTACT LANDSCAPE ARCHITECT FOR WATT AND SIZE.
4. CONTRACTOR TO VERIFY ALL UPLIGHTS HAVE LENSES INCLUDED.
5. ALL FIXTURES TO COMPLY WITH THE CITY OF COLLEGE STATION LIGHTING REGULATIONS.
6. EXPOSED CONDUIT, JUNCTION BOXES, & U-STRAPS TO BE PAINTED BLACK.

FIXTURE SYMBOL	PROPOSED USE	FIXTURE MAKE/TYPE	MODEL NO.	REMARKS
SA	STREET LIGHT	T.B.D.	T.B.D.	FIXTURE TO BE CITY OF COLLEGE STATIONS NORTHGATE DISTRICT REQUIRED POLE AND FIXTURE
SB	LARGE TREE UPLIGHT	T.B.D.	KL2025L-75WTR16-EP7 WITH REMOTE TRANSFORMER	FOR USE W/ TREE GRATE SPECIFIED. CONTACT CHRIS MYERS W/ LIGHTING ASSOCIATES, INC. AT 713-365-2745
SC	ORNAMENTAL TREE LIGHT	KM LIGHTING	KL2025L-75WTR16-EP7 WITH REMOTE TRANSFORMER	CONTACT CHRIS MYERS W/ LIGHTING ASSOCIATES, INC. AT 713-365-2745
SD	TRELLIS TASK LIGHT	BLK LIGHTING	NS-TR-9-BLP-12-3-360SL	CONTACT CHRIS MYERS W/ LIGHTING ASSOCIATES, INC. AT 713-365-2745
SE	STEP/WALL LIGHT	COLE LIGHTING	F25AGW-N-9-TP-BLK	CONTACT CHRIS MYERS W/ LIGHTING ASSOCIATES, INC. AT 713-365-2745
SF	DUPLEX RECEPTACLE	T.B.D.	T.B.D.	FOR OUTDOOR USE W/ WATER RESISTANT COVER. SEE MEP PLANS FOR DETAILS
SG	LIGHT BOLLARD	T.B.D.	T.B.D.	FIXTURE TO BE SELECTED BY L.A.
SH	FESTOON LIGHTING	TOOKSTAR LIGHTING INC.	EXBK-36-NH-C	J48 WATT LED BULB SPACED AT 36" (N) O.C. EXHIBITOR SERIES. POLE TO BE MODEL NO. PR2-48H-025, 14 TALL. CONTACT CHRIS MYERS AT L.A. @ 713-467-8436

