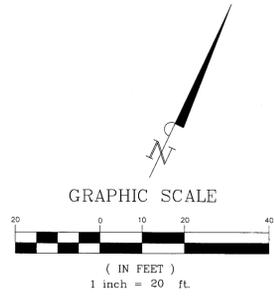
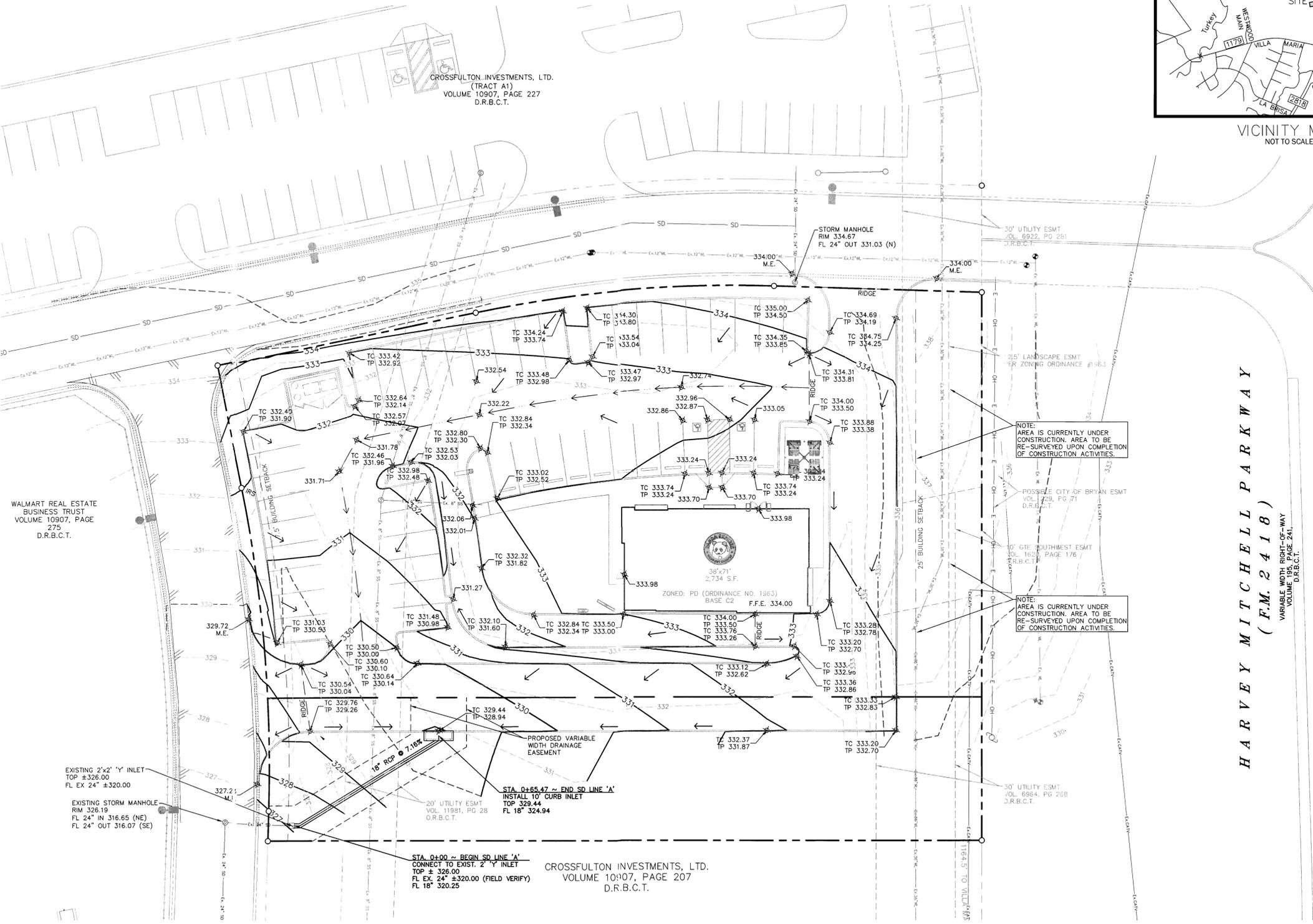


VICINITY MAP  
NOT TO SCALE



LEGEND

	PROPOSED DRAINAGE
	EXISTING DRAINAGE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	TOP OF PAVEMENT OR PROPOSED GRADE
	MATCH EXISTING



WALMART REAL ESTATE  
BUSINESS TRUST  
VOLUME 10907, PAGE  
275  
D.R.B.C.T.

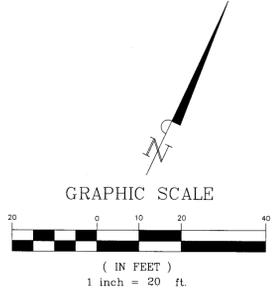
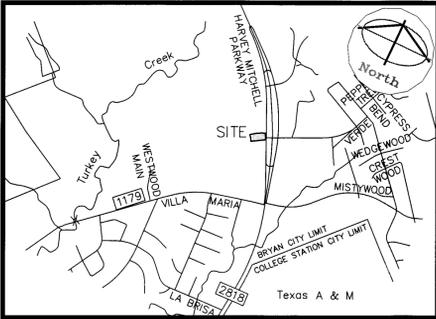
CROSSFULTON INVESTMENTS, LTD.  
(TRACT A1)  
VOLUME 10907, PAGE 227  
D.R.B.C.T.

CROSSFULTON INVESTMENTS, LTD.  
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D.R.B.C.T.

HARVEY MITCHELL PARKWAY  
( F.M. 2418 )  
VARIABLE WIDTH RIGHT-OF-WAY  
VOLUME 10907, PAGE 241  
D.R.B.C.T.

PRELIMINARY GRADING &  
DRAINAGE PLAN

for  
Panda Express  
Out Parcel 1  
Bryan Market Place  
City of Bryan  
Brazos County, Texas



**LEGEND**

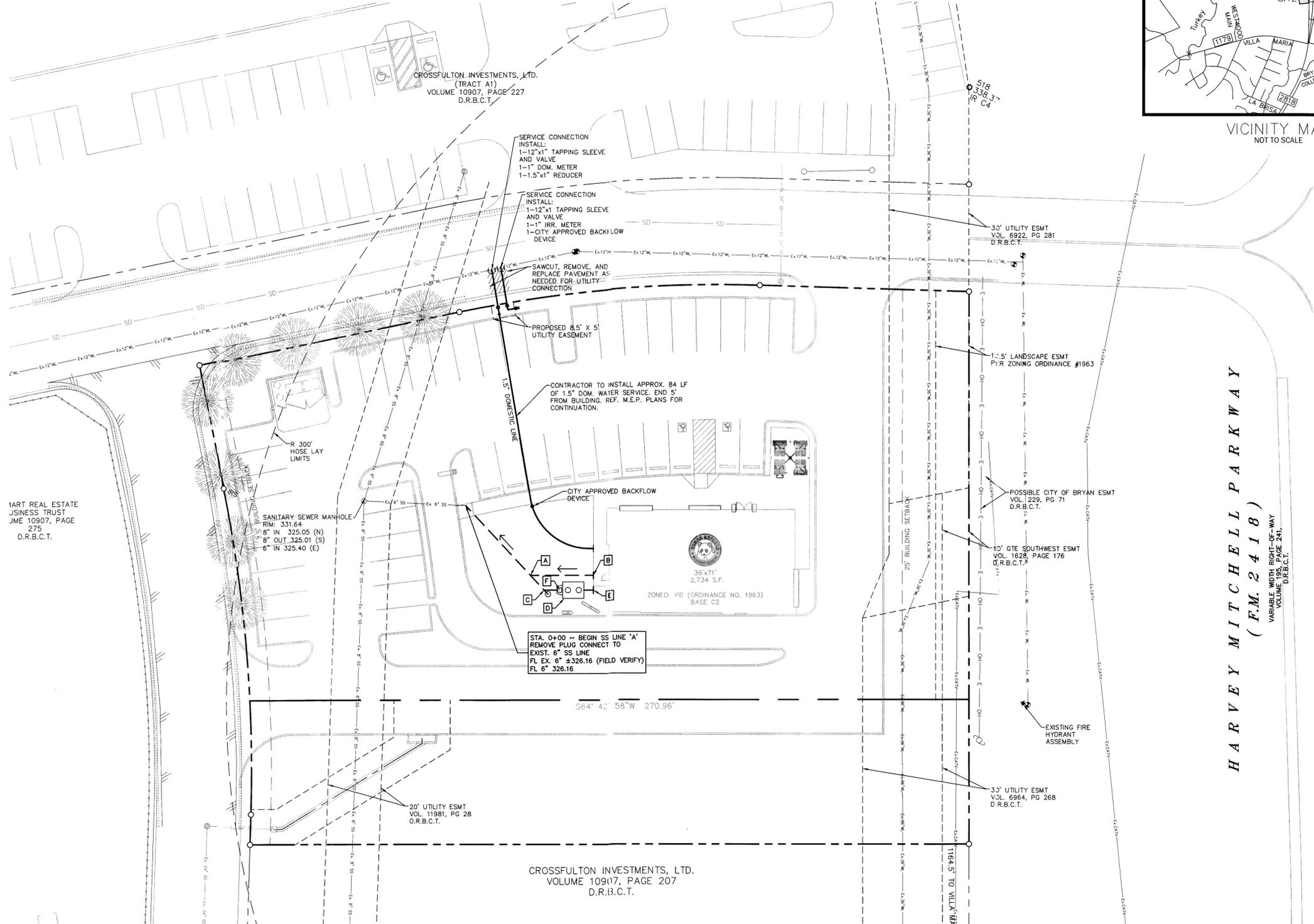
	EXISTING WATER LINE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	FLOW ARROW

- A** STA. 0+59.44 ~ SS LINE "A" ~ STA. 0+00 ~ BEGIN SS LINE "A-1" INSTALL: 1 - 6"x6" WYE CONNECTION FL 6" 328.17
- B** STA. 0+59.44 ~ LINE "A" END 6" SS LINE 5' FROM BUILDING. SEE MEP PLANS FOR CONTINUATION WITH DOUBLE CLEANOUT WITH DOUBLE CLEANOUT FL 6" 329.50
- C** STA. 0+07.53 ~ SS LINE "A-1" INSTALL: 1 - 6"x6" WYE CONNECTION WITH SINGLE CLEANOUT FL 6" 328.55
- D** INSTALL: 1-GREASE INTERCEPTOR (REF. MEP FOR DETAIL AND FL OUT)
- E** STA. 0+26.06 ~ LINE "A-1" END 6" SS LINE 5' FROM BUILDING. SEE MEP PLANS FOR CONTINUATION WITH DOUBLE CLEANOUT WITH DOUBLE CLEANOUT FL 6" 329.50
- F** SAMPLING PORT

**NOTES**

- 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 INSTALLED PER CITY ORDINANCE
- POTABLE WATER PROTECTION-ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.

**PRELIMINARY UTILITY PLAN**  
for  
**Panda Express**  
Out Parcel 1  
Bryan Market Place  
City of Bryan  
Brazos County, Texas  
3 of 5



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275  
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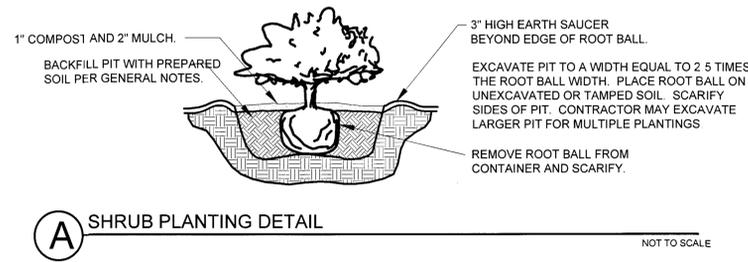
**ENGINEER:**  
BANNISTER ENGINEERING, LLC  
1696 COUNTRY CLUB DR.,  
MANSFIELD, TX 76063  
(817) 842-2094  
CONTACT: DAVID GREER

**DEVELOPER:**  
PANDA RESTAURANT GROUP, INC  
1683 WALNUT GROVE AVE.,  
ROSEMead, CA 91770  
(626) 372-8151  
CONTACT: CHRIS POPE



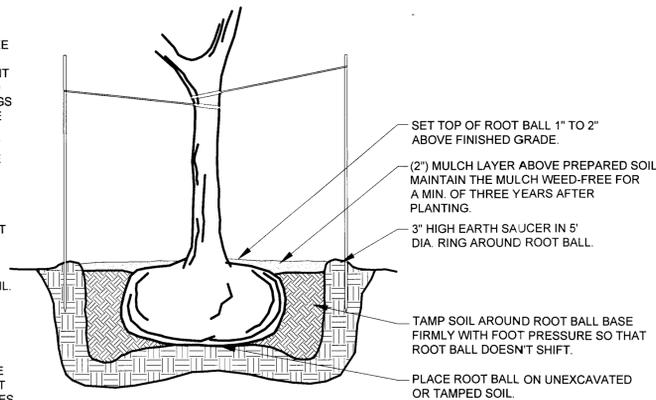
**GENERAL NOTES:**

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet
11. Soil preparation for planting beds shall be as follows
  - 3" of organic compost
  - 20 pounds of organic fertilizer / 1,000 sf of bed area
  - Till bed to a depth of 6" to 8"
  - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 2" of tan river rock mulch.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.



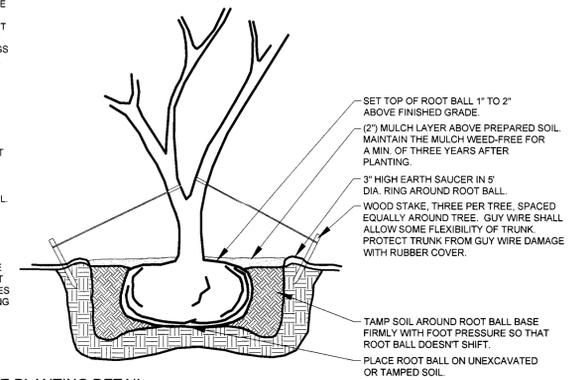
**NOTES:**

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. 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 ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.



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**C TREE PLANTING DETAIL**

**PLANT LIST AND SPECIFICATIONS:**

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION
<b>TREES</b>				
QV	7	Quercus virginiana	Live Oak	4" cal., 10' height, Full, Matching
QS	3	Quercus shumardii	Red Oak	4" cal., 10' height, Full, Matching
PC	8	Pistacia chinensis	Chinese Pistache	4" cal., 10' height, Full, Matching
LI	6	Lagerstroemia indica	Crape Myrtle 'Natchez'	2" cal., 6' ht., 5 canes min., Full, Matched
<b>SHRUBS</b>				
IN	12	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	7 gal., 36" ht., 36" O.C.
ND	38	Nandina domestica 'Firepower'	Nandina 'Firepower'	3 gal., 18"-24" ht., 30" O.C., triangular spacing
RI	45	Raphiolepis indica	Indian Hawthorn 'Clara'	3 gal., 18"-24" ht., 30" O.C., triangular spacing
LF	19	Leucophyllum frutescens	Texas Sage	3 gal., 18"-24" ht., 30" O.C., triangular spacing
PA	43	Pennisetum alopecuroides 'Hamel'	Hamel's Grass	1 gal., 12" min. ht., 24" O.C. triangular spacing
MP	9	Myrica pusilla	Dwarf Wax Myrtle	3 gal., 18"-24" ht., 30" O.C., triangular spacing
IC	28	Ilex cornuta burfordii nana	Dwarf Burford Holly	3 gal., 18"-24" ht., 30" O.C., triangular spacing
<b>GROUND COVER</b>				
ANN	15		Seasonal Annuals	4" pots, 10" O.C., triangular spacing
TA	56	Trachelospermum asiaticum	Asian Jasmine	1 gal., 18" O.C. triangular spacing
LAWN	Per Plan	Cynodon dactylon	Common Bermuda	Sod or seed at a rate of 2 lbs/1,000 sf
BOULDER	Per Plan			2' to 3' in diameter, buried approximately 1/3 into surrounding soil
STEEL EDGING	Per Plan			4" steel edge to be buried 3" deep. Contractor to install steel stakes at end of each section of edging.

All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (ET) weather based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.

**NOTE:**

All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.