LEGEND

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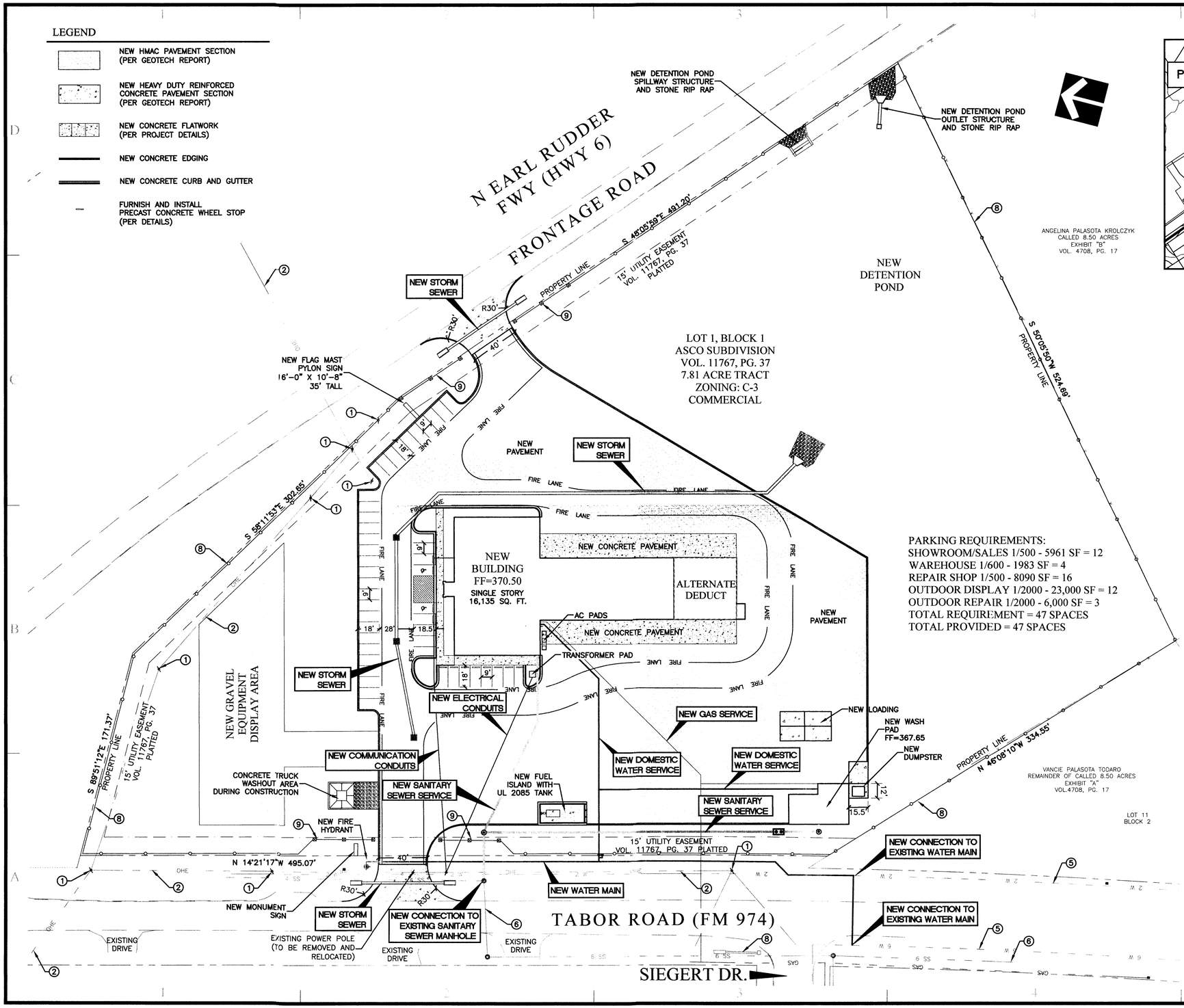
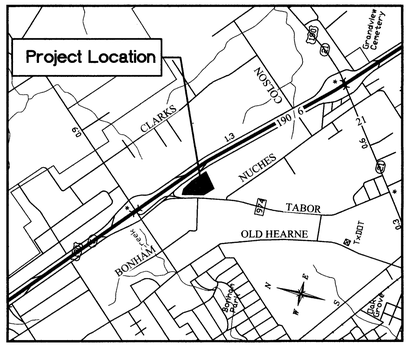
- NEW HEAVY DUTY REINFORCED CONCRETE PAVEMENT SECTION (PER GEOTECH REPORT)
- NEW CONCRETE FLATWORK (PER PROJECT DETAILS)
- NEW CONCRETE EDGING
- NEW CONCRETE CURB AND GUTTER
- FURNISH AND INSTALL PRECAST CONCRETE WHEEL STOP (PER DETAILS)



PARKING REQUIREMENTS:
SHOWROOM/SALES 1/500 - 5961 SF = 12
WAREHOUSE 1/600 - 1983 SF = 4
REPAIR SHOP 1/500 - 8090 SF = 16
OUTDOOR DISPLAY 1/2000 - 23,000 SF = 12
OUTDOOR REPAIR 1/2000 - 6,000 SF = 3
TOTAL REQUIREMENT = 47 SPACES
TOTAL PROVIDED = 47 SPACES



VICINITY MAP
(NOT TO SCALE)

KEYED NOTES ①

1. CAUTION!!! EXISTING POWER POLE/LIGHT POLE
2. CAUTION!!! OVERHEAD ELECTRIC
3. EXISTING TELEPHONE/FIBER OPTIC
4. EXISTING FENCING
5. EXISTING WATER MAIN/METER
6. EXISTING SANITARY SEWER
7. EXISTING STORM SEWER
8. NEW INTRUDER RESISTANT 6' CHAIN LINE FENCE
9. NEW DECORATIVE IRON FENCE WITH STONE COLUMNS
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12. NEW SANITARY SEWER SERVICE (REFER TO UTILITY PLAN FOR CONSTRUCTION)
13. NEW ELECTRICAL/COMMUNICATION CONDUIT (REFER TO UTILITY PLAN FOR CONSTRUCTION)
14. NEW GAS SERVICE (REFER TO UTILITY PLAN FOR CONSTRUCTION)

NOTES

1. THE SUBJECT TRACTS DO NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0205F, MAP NO. 48041C0205F EFFECTIVE DATE APRIL 2, 2014.

2. 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 LITTLER FROM THE PROJECT SITE.

3. 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 THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.

4. IRRIGATION SYSTEM – POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER, OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED PER CITY ORDINANCE.

5. 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.

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MODEL FILE:BryanNew-Fv18
DRAWN BY: JB
CHK'D BY: JB

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SHEET TITLE
OVERALL SITE PLAN

7-15-14

STATE OF TEXAS
JUSTIN B. FULLER
100183
LICENSED
PROFESSIONAL ENGINEER

JUL 15 2014

KEYED NOTES

1. CAUTION!!! EXISTING POWER POLE/LIGHT POLE
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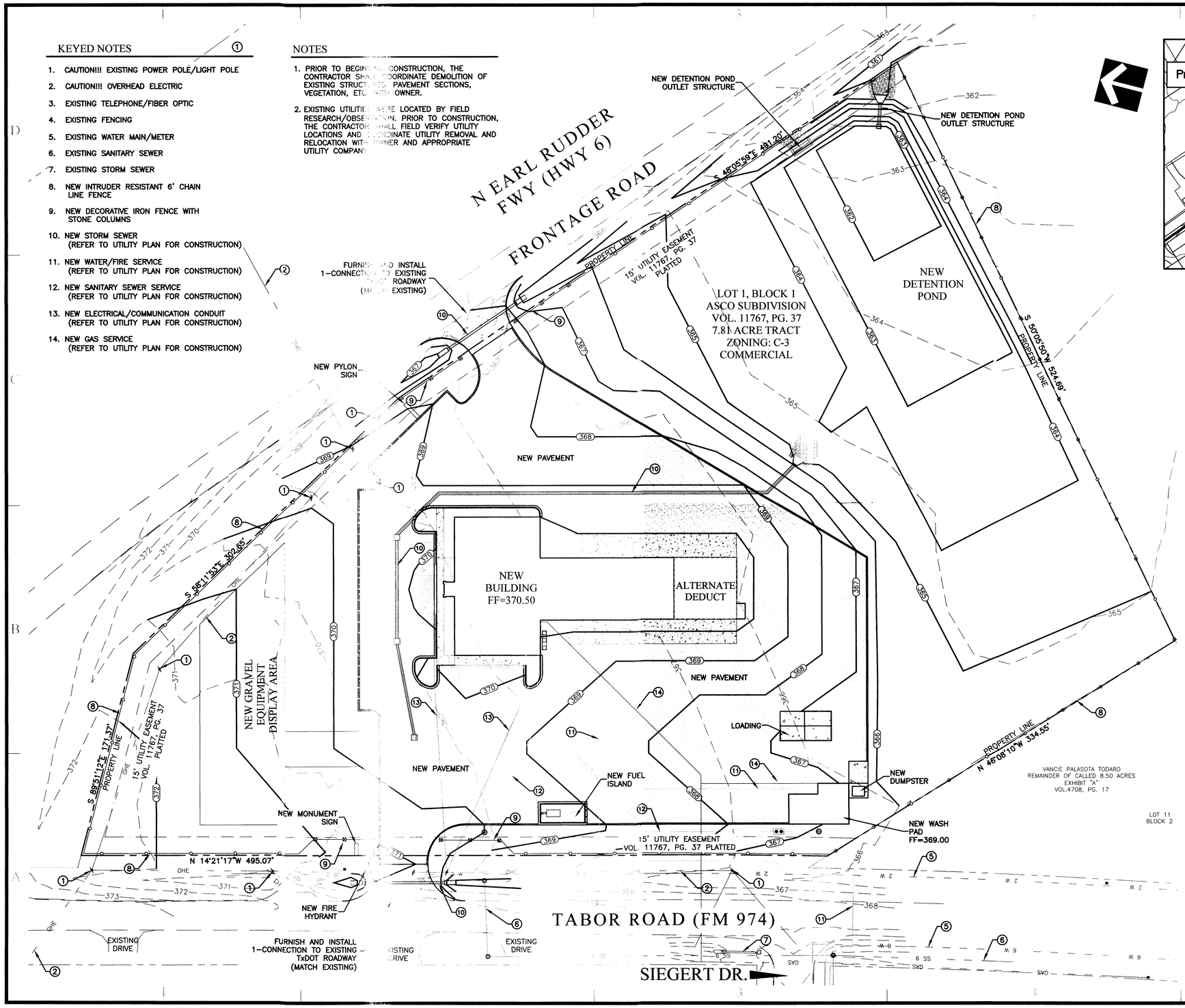
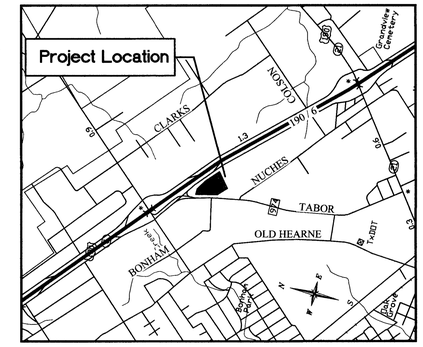
14. NEW GAS SERVICE (REFER TO UTILITY PLAN FOR CONSTRUCTION)

NOTES

1. PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE DEMOLITION OF EXISTING STRUCTURES, PAVEMENT SECTIONS, VEGETATION, ETC. WITH OWNER.
2. EXISTING UTILITIES WERE LOCATED BY FIELD RESEARCH/OBSERVATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL FIELD VERIFY UTILITY LOCATIONS AND COORDINATE UTILITY REMOVAL AND RELOCATION WITH OWNER AND APPROPRIATE UTILITY COMPANY.





VICINITY MAP
(NOT TO SCALE)

LEGEND

	SPOT GRADE (FINAL GRADE AFTER LANDSCAPING)
×	SPOT GRADE LOCATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
TC	TOP OF CURB
TW	TOP OF WALL
FL	FLOW LINE
	DIRECTIONAL FLOW ARROWS
400	PROPOSED CONTOUR
400	EXISTING CONTOUR (SEE NOTES)
	NEW HMAC PAVEMENT SECTION (PER GEOTECH REPORT)
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	NEW CONCRETE FLATWORK (PER PROJECT DETAILS)
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An ASCO Facilities Project

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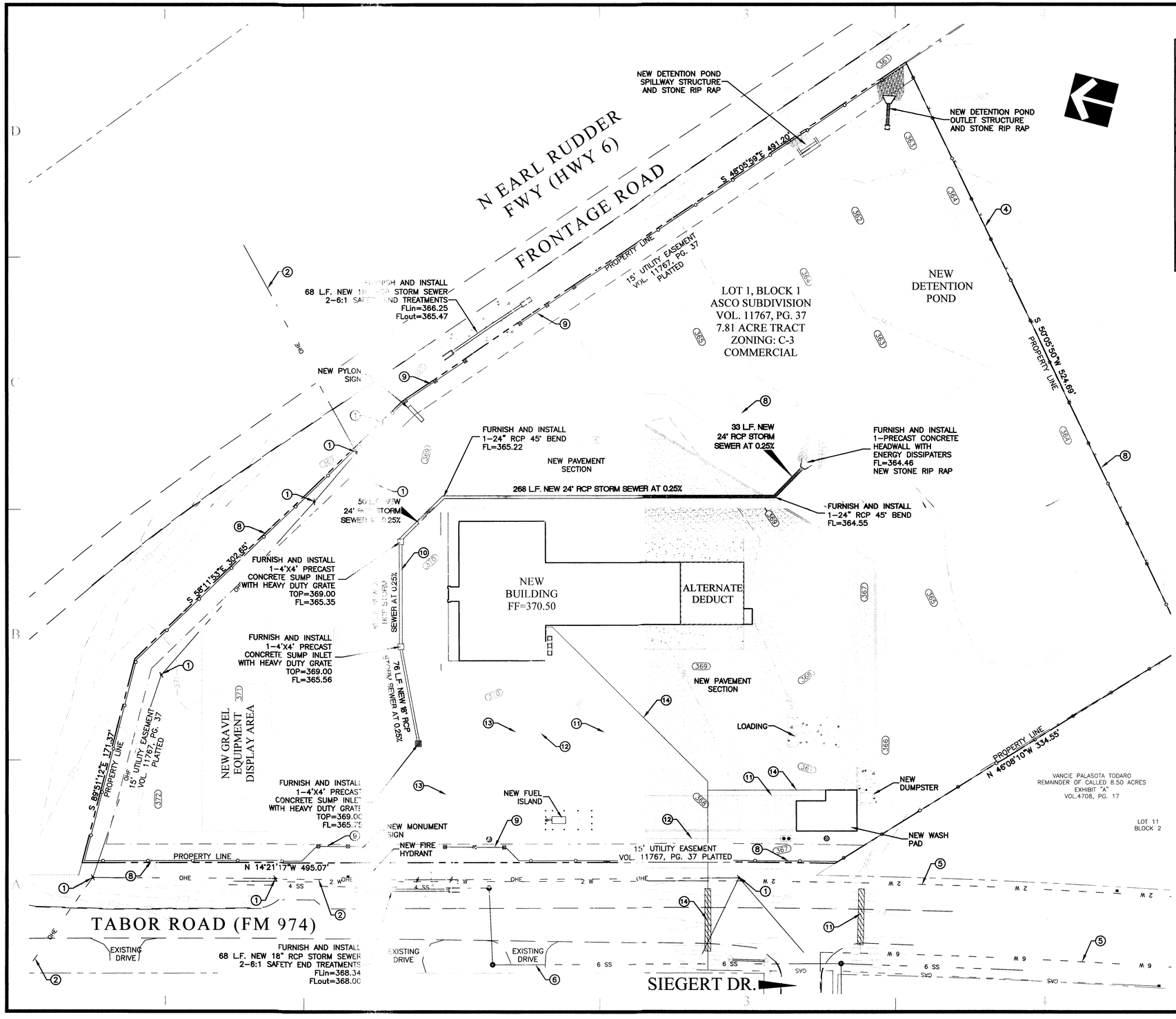
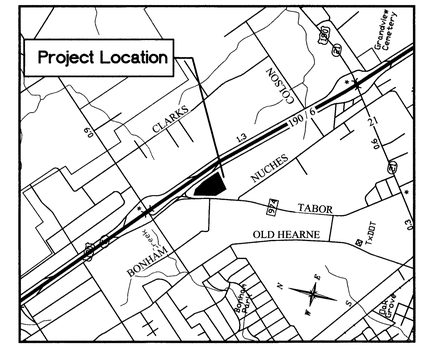
SHEET TITLE

OVERALL GRADING PLAN

STATE OF TEXAS
JUSTIN B. FULLER
100183
LICENSED PROFESSIONAL ENGINEER





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KEYED NOTES (1)

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SHEET TITLE

UTILITY PLAN: STORM SEWER

7-15-14

STATE OF TEXAS
JUSTIN B. FULLER
100183
LICENSED PROFESSIONAL ENGINEER

JUL 16 2014

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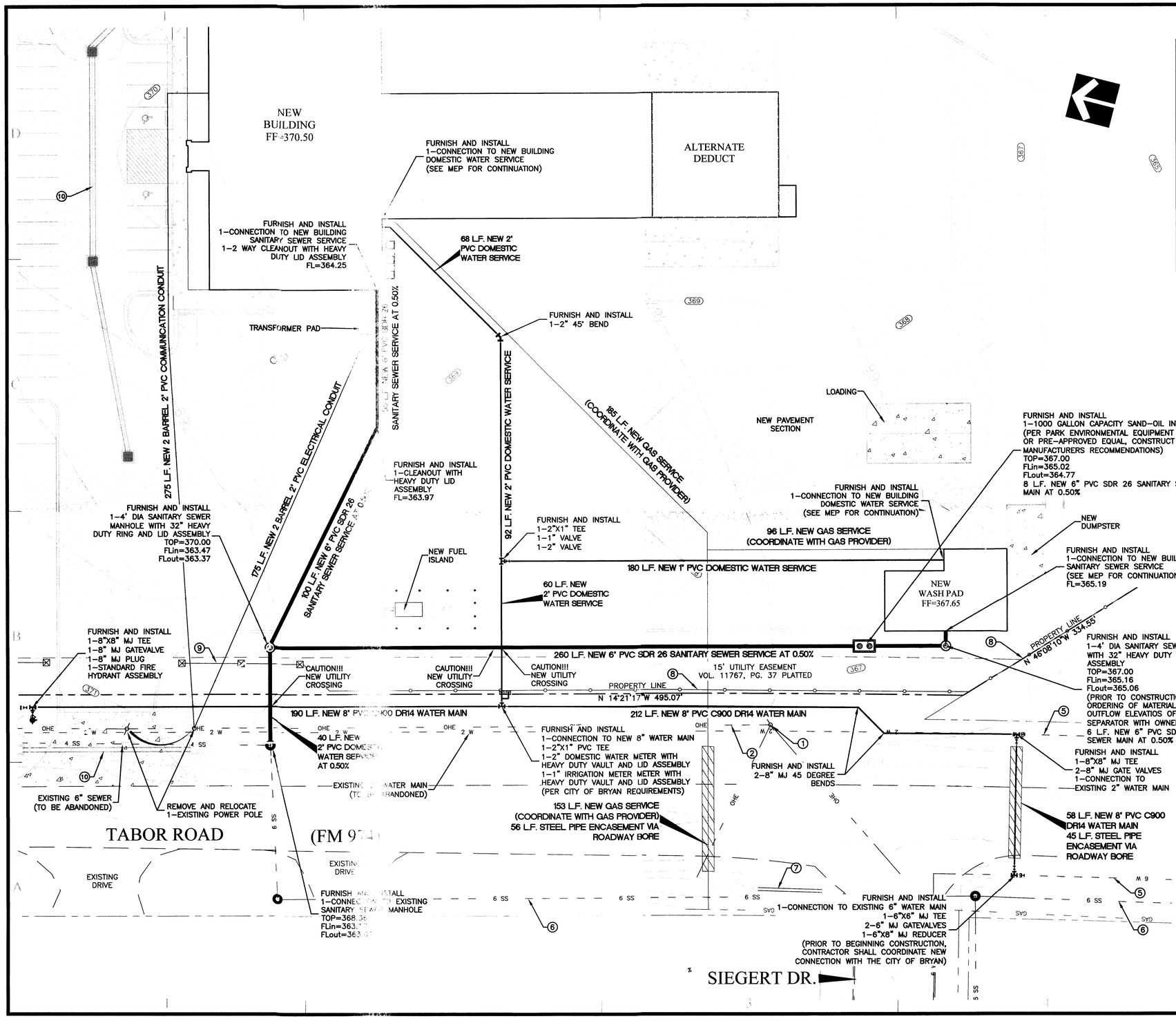

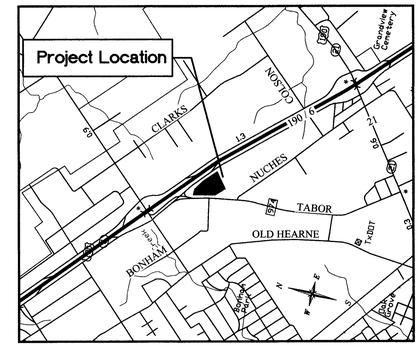

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An ASCO Facilities Project

TDLR - AB# EABPRJB#####

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SHEET TITLE

UTILITY PLAN: SANITARY SEWER AND WATER

STATE OF TEXAS
JUSTIN B. FULLER
100183
LICENSED PROFESSIONAL ENGINEER

7-15-14

LEGEND

- NEW BUFFALO GRASS
- NEW BERMUDA GRASS
- NEW GROUNDCOVER IN PARKING ISLANDS
- NEW NATIVE ROCK WITH WEED BARRIER
- CEDAR ELM (UC)
- LIVE OAK (QV)
- BALD CYPRESS (TD)
- LACEBARK ELM (UP)
- FAN-TEX ASH (FV))
- TEXAS REDBUD (CC)
- CREPE MYRTLE (LI)
- LANTANA (LU)
- ROSEMARY (RO)
- BLUE SAGE (SF)
- RED YUCCA (HP)
- GOLDSPOT EUONYMUS (EJ)
- GULF MUHLY (MC)

KEYED NOTES

1. CAUTION!!! EXISTING POWER POLE/LIGHT POLE
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4. EXISTING FENCING
5. EXISTING WATER MAIN/METER
6. EXISTING SANITARY SEWER
7. EXISTING STORM SEWER
8. NEW PRIVATE SANITARY SEWER SERVICE (REFER TO UTILITY SHEET FOR CONSTRUCTION)
9. NEW DOMESTIC WATER/FIRE SERVICE (REFER TO UTILITY PLAN FOR CONSTRUCTION)
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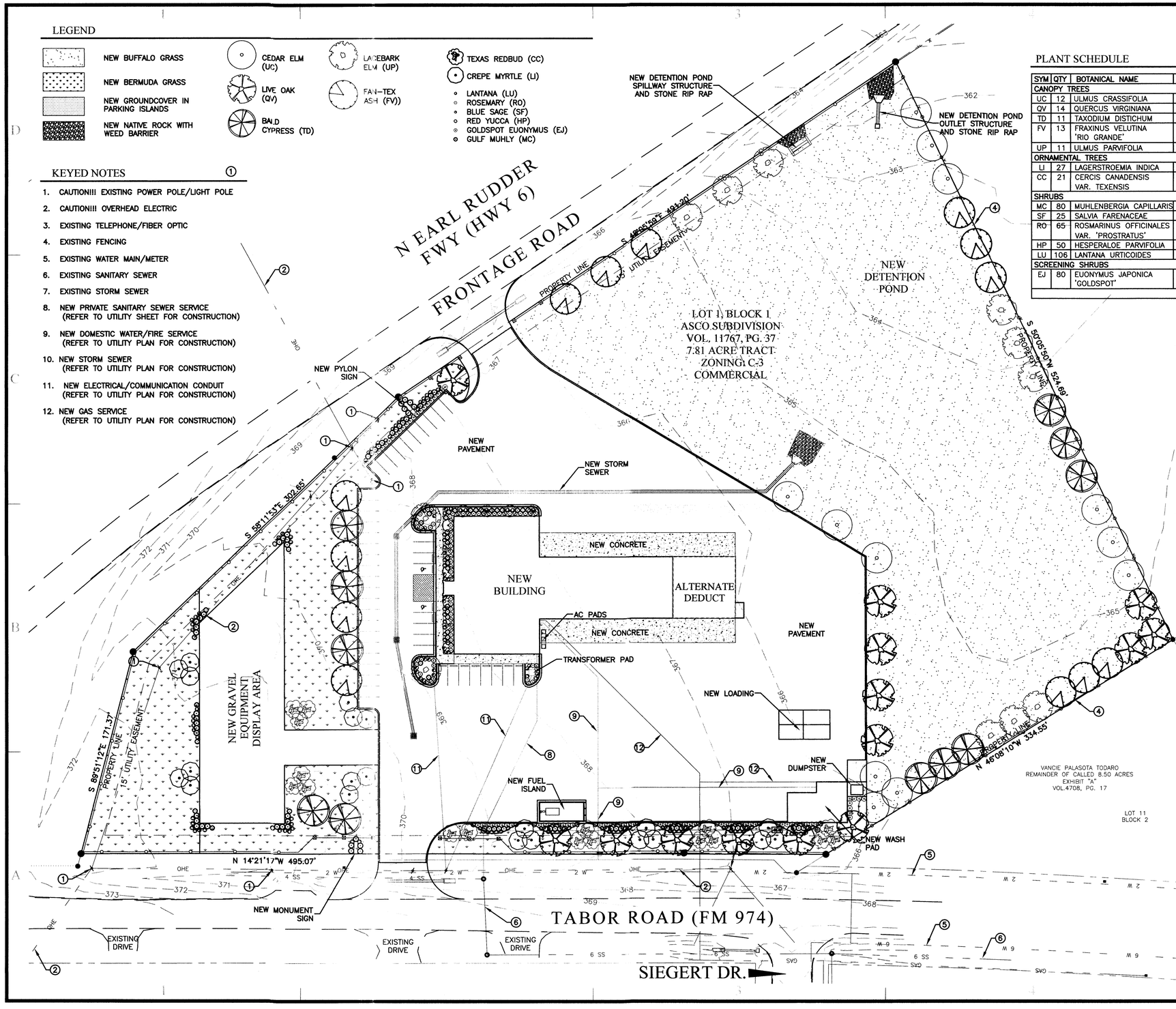

PLANT SCHEDULE

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CREDIT–SQ FT	NOTES
CANOPY TREES					1–1/2"–3" CALIPER =200 SQ FT	
UC	12	ULMUS CRASSIFOLIA	CEDAR ELM	3" CAL.	TOTAL 12 = 2400	SPECIMEN QUALITY
QV	14	QUERCUS VIRGINIANA	LIVE OAK	3" CAL.	TOTAL 14 = 2800	SPECIMEN QUALITY
TD	11	TAXODIUM DISTICHUM	BALD CYPRESS	3" CAL.	TOTAL 11 = 2200	SPECIMEN QUALITY
FV	13	FRAXINUS VELUTINA 'RIO GRANDE'	FAN–TEX ASH	3" CAL.	TOTAL 13 = 2600	SPECIMEN QUALITY
UP	11	ULMUS PARVIFOLIA	LACEBARK ELM	3" CAL.	TOTAL 11 = 2200	SPECIMEN QUALITY
ORNAMENTAL TREES					1–1/2"–3" CALIPER =150 SQ FT	
LI	27	LAGERSTROEMIA INDICA	CREPE MYRTLE	3" CAL.	TOTAL 27 = 4050	SPECIMEN QUALITY
CC	21	CERCIS CANADENSIS VAR. TEXENSIS	TEXAS REDBUD	3" CAL.	TOTAL 21 = 3150	SPECIMEN QUALITY
SHRUBS					2–15 GAL=10 SQ FT	
MC	80	MUHLENBERGIA CAPILLARIS	GULF MUHLY	<2 GAL.	TOTAL 80 = 800	SPECIMEN QUALITY
SF	25	SALVIA FARENACEAE	BLUE SAGE	<2 GAL.	TOTAL 25 = 250	SPECIMEN QUALITY
RO	65	ROSMARINUS OFFICINALES VAR. 'PROSTRATUS'	CREEPING ROSEMARY	<2 GAL.	TOTAL 65 = 650	SPECIMEN QUALITY
HP	50	HESPERALOE PARVIFOLIA	RED YUCCA	<2 GAL.	TOTAL 50 = 500	SPECIMEN QUALITY
LU	106	LANTANA URTICOIDES	TEXAS LANTANA	<2 GAL.	TOTAL 106 = 1060	SPECIMEN QUALITY
SCREENING SHRUBS					2–15 GAL=10 SQ FT	
EJ	80	EUONYMUS JAPONICA 'GOLDSPOT'	GOLDSPOT EUONYMUS	MIN. 30"	TOTAL 80 = 800	SPECIMEN QUALITY
				LANDSCAPE TOTAL	TOTAL 23,460 SQ FT	

REQUIRED LANDSCAPING

LANDSCAPE REQUIREMENTS:
15% OF THE LOT IS REQUIRED TO BE LANDSCAPED AREA

TOTAL SQUARE FEET	182,572	SF
REQUIRED SQUARE FEET	27,385	SF
SQUARE FEET IN LG TREES	12,200	SF
SQUARE FEET IN SM TREES	7,200	SF
SQUARE FEET IN SHRUBS	4,060	SF
SQUARE FEET IN TURF (15% MAX)	4,108	SF (47,606)
PROVIDED SQUARE FEET	27,568	SF

SCREENING:
OUTDOOR PARKING AREAS LOCATED WITHIN 30' OF ANY STREET R.O.W MUST HAVE A VISUAL BUFFER FROM THE STREET FRONTAGE. (DECORATIVE WALL, LANDSCAPED EARTH BERM MIN. 2' IN HEIGHT, OR DENSE, EVERGREEN FOLIAGE AT LEAST 3' IN HEIGHT.

NOTES

1. COORDINATE LOCATION OF TREES WITH OWNER PRIOR TO INSTALLATION.
2. NO REQUIRED LANDSCAPING SHALL BE PLANTED IN SUCH A MANNER AS TO ADVERSELY AFFECT DRAINAGE OR UTILITY EASEMENTS. TREES WITH A MAXIMUM MATURE HEIGHT GREAT ENOUGH TO INTERFERE WITH OVERHEAD POWER LINES SHALL NOT BE PLANTED BELOW OVERHEAD POWER LINES. NO TREE SHALL BE PLANTED WITHIN FIVE (5) FEET OF ANY EXISTING UTILITY POLE, GUY WIRE OR PAD MOUNTED TRANSFORMER.
3. ALL LANDSCAPED AREAS SHALL BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM THAT IS DESIGNED AND INSTALLED BY A LICENSED IRRIGATION PROFESSIONAL.
4. ALL AREAS NOT COVERED BY IMPERVIOUS SURFACES SHALL HAVE NEW GRASS SOD, GRASS SEEDING, MULCH, WASHED GRAVEL, ROCK, SAND OR OTHER DECORATIVE COVERS.
5. PRIOR TO BEGINNING CONSTRUCTION, LANDSCAPE CONTRACTOR SHALL COORDINATE THE TYPE OF NEW GRASS, TREES, AND SHRUBBERY WITH OWNER.
6. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON.
7. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED ACCORDING TO AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (AN&LA) STANDARDS.
8. ALL IRRIGATION SYSTEM SHALL BE DESIGNED AND SEALED IN ACCORDANCE WITH THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND SHALL BE PROFESSIONALLY INSTALLED. NO IRRIGATION SHALL BE REQUIRED FOR UNDISTURBED NATURAL AREAS OR UNDISTURBED EXISTING TREES.
9. TURF AREAS TO BE SEEDED SHALL BE BERMUDA AND BUFFALO GRASS AS PER THE PLANS. BUFFALO GRASS AREAS WILL HAVE A TEMPORARY IRRIGATION SYSTEM INSTALLED THAT WILL BE REMOVED AFTER 85% ESTABLISHMENT OF THE GRASS.

JUL 18 2014

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SHEET TITLE
LANDSCAPE PLAN

STATE OF TEXAS
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LICENSED PROFESSIONAL ENGINEER