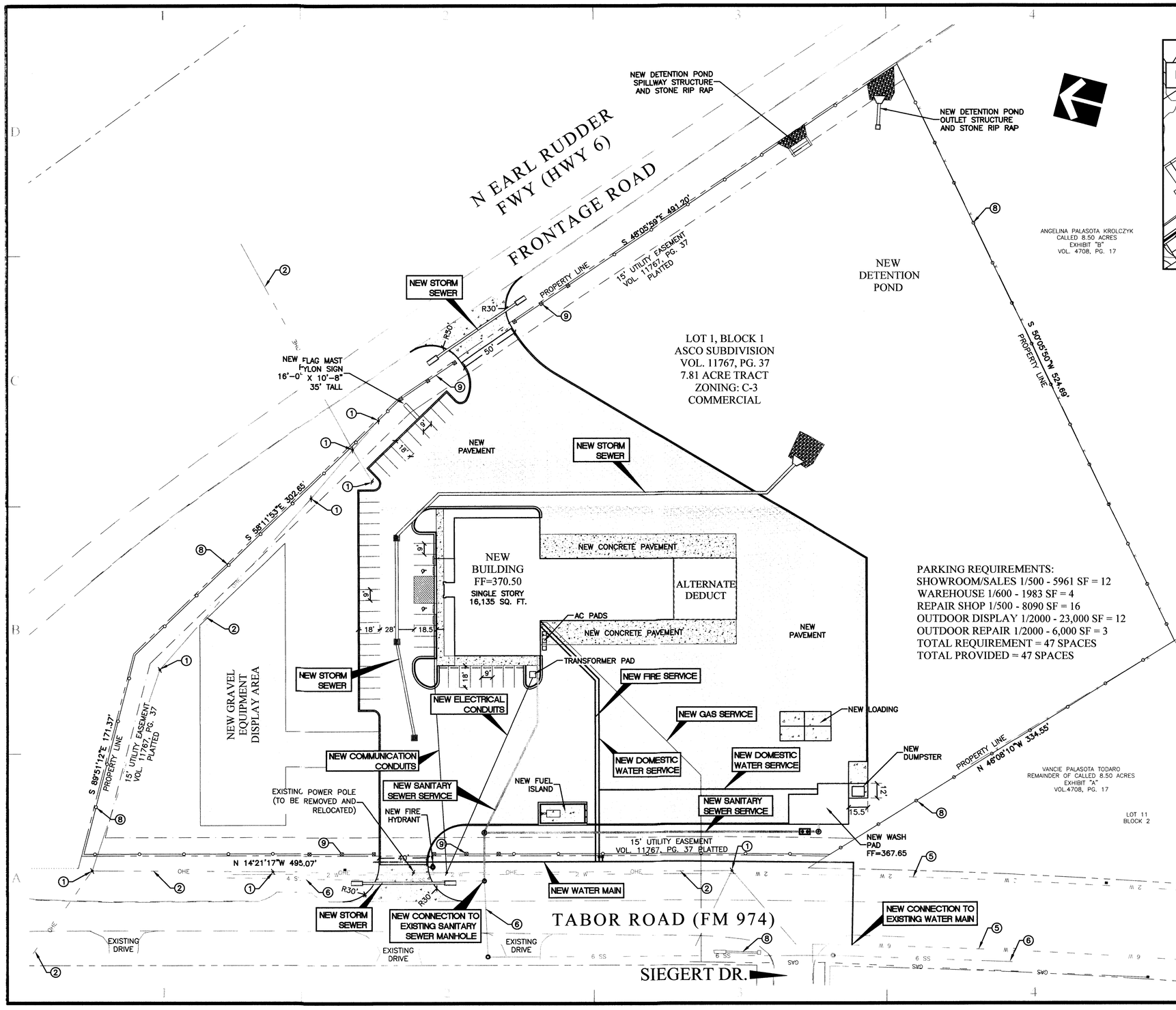
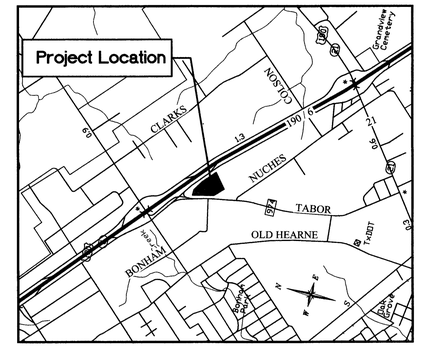


PARKING REQUIREMENTS:
SHOWROOM/SALES 1/500 - 5961 SF = 12
WAREHOUSE 1/600 - 1983 SF = 4
REPAIR SHOP 1/500 - 8090 SF = 16
OUTDOOR DISPLAY 1/2000 - 23,000 SF = 12
OUTDOOR REPAIR 1/2000 - 6,000 SF = 3
TOTAL REQUIREMENT = 47 SPACES
TOTAL PROVIDED = 47 SPACES



VICINITY MAP
(NOT TO SCALE)

LEGEND

- NEW HMAC PAVEMENT SECTION (PER GEOTECH REPORT)
- 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)

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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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.

0 40 80
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An ASCO Facilities Project

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MODEL FILE:BryanNew-Fv18
DRAWN BY: JB
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SHEET TITLE
OVERALL SITE PLAN

STATE OF TEXAS
JUSTIN B. FULLER
100183
LICENSED PROFESSIONAL ENGINEER

7-1-14

1

KEYED NOTES

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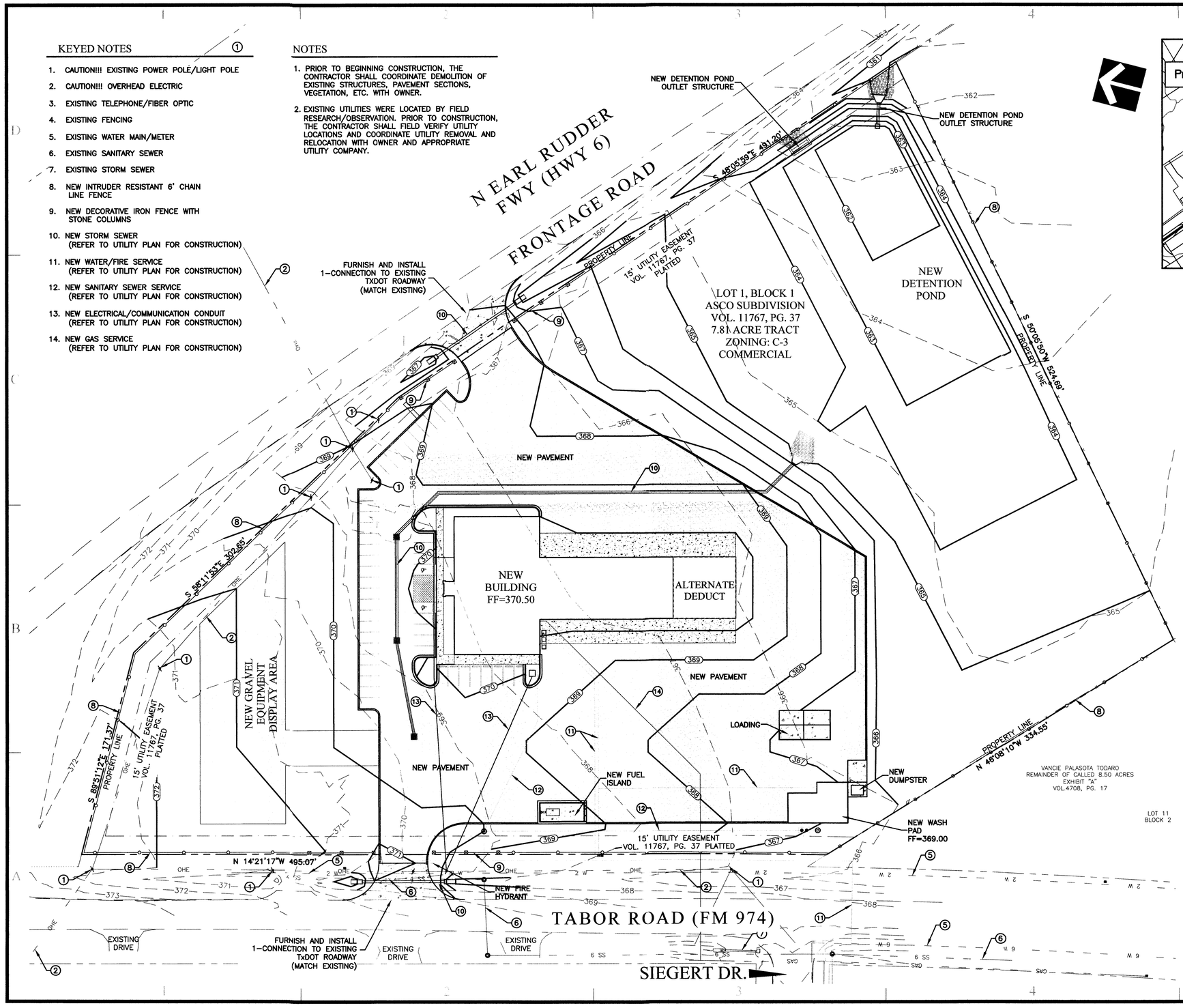
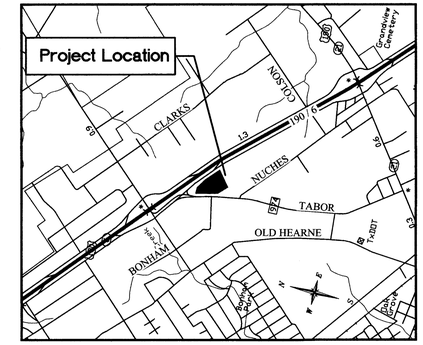
NOTES

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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	FURNISH AND INSTALL PRECAST CONCRETE WHEEL STOP (PER DETAILS)

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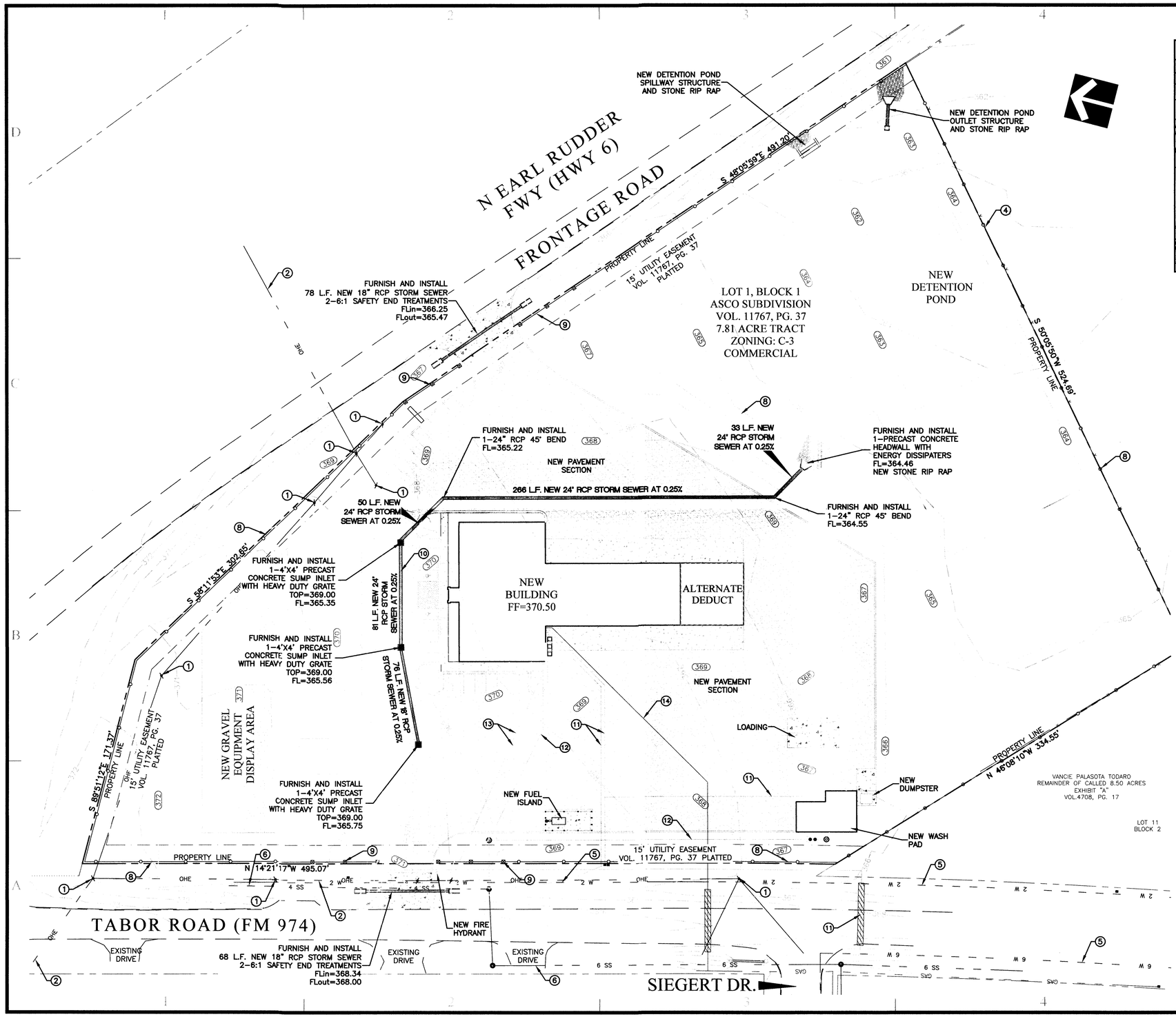
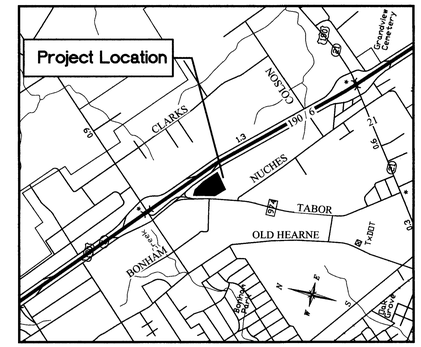
SHEET TITLE

OVERALL GRADING PLAN

STATE OF TEXAS
JUSTIN B. FULLER
100183
LICENSED PROFESSIONAL ENGINEER

7-1-14





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DRAWN BY: JB
CHK'D BY: JB

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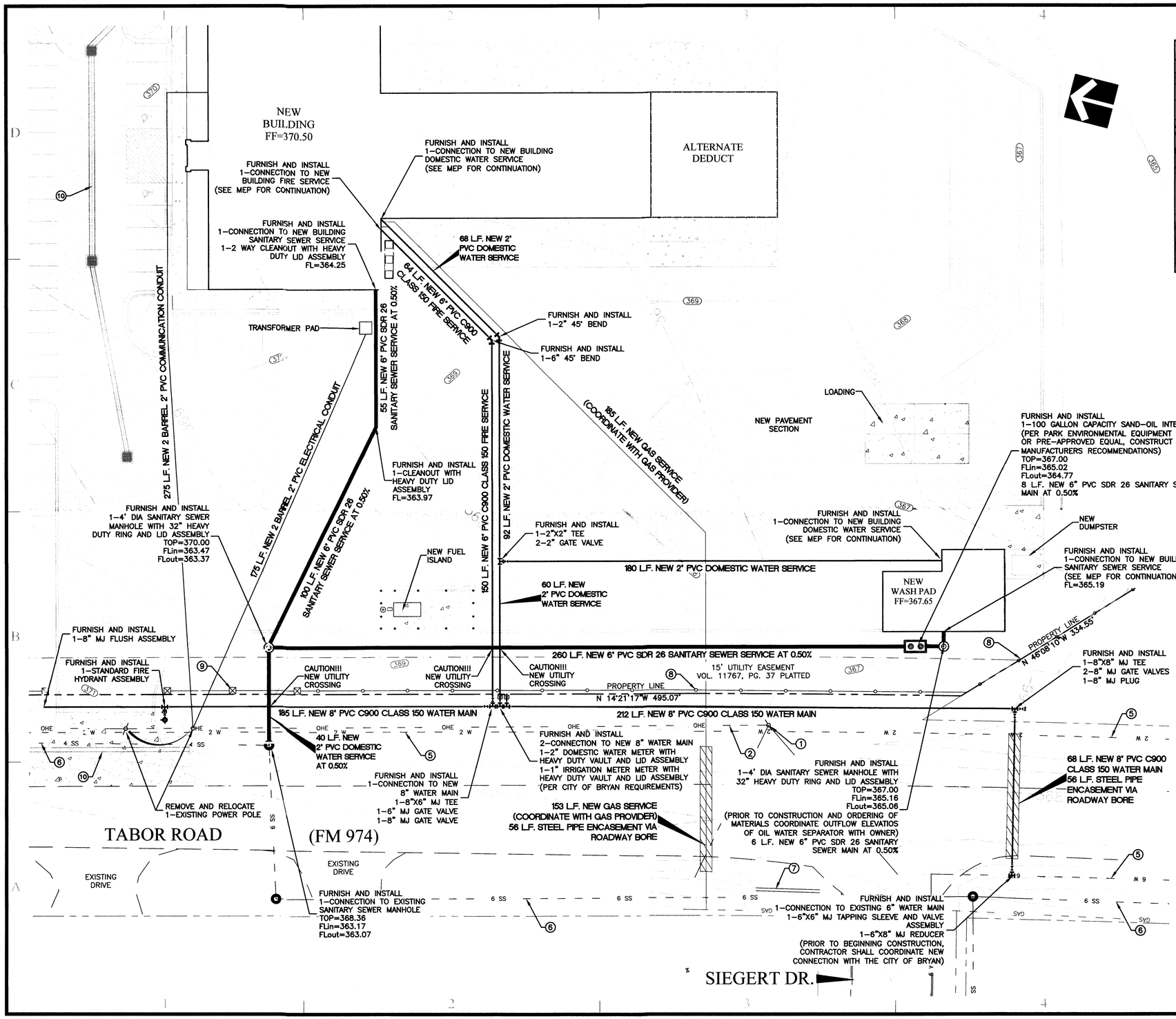
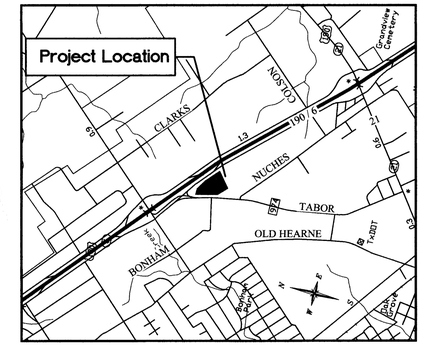
SHEET TITLE

UTILITY PLAN: STORM SEWER

7-1-14

STATE OF TEXAS
JUSTIN B. FULLER
100183
LICENSED PROFESSIONAL ENGINEER





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14. NEW GAS SERVICE (REFER TO UTILITY PLAN FOR CONSTRUCTION)

0 20 40
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[redacted]

An ASCO Facilities Project

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SHEET TITLE
UTILITY PLAN: SANITARY SEWER AND WATER

STATE OF TEXAS
JUSTIN B. FULLER
100183
LICENSED PROFESSIONAL ENGINEER

7-1-14

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)
10. NEW STORM SEWER (REFER TO UTILITY PLAN FOR CONSTRUCTION)
11. NEW ELECTRICAL/COMMUNICATION CONDUIT (REFER TO UTILITY PLAN FOR CONSTRUCTION)
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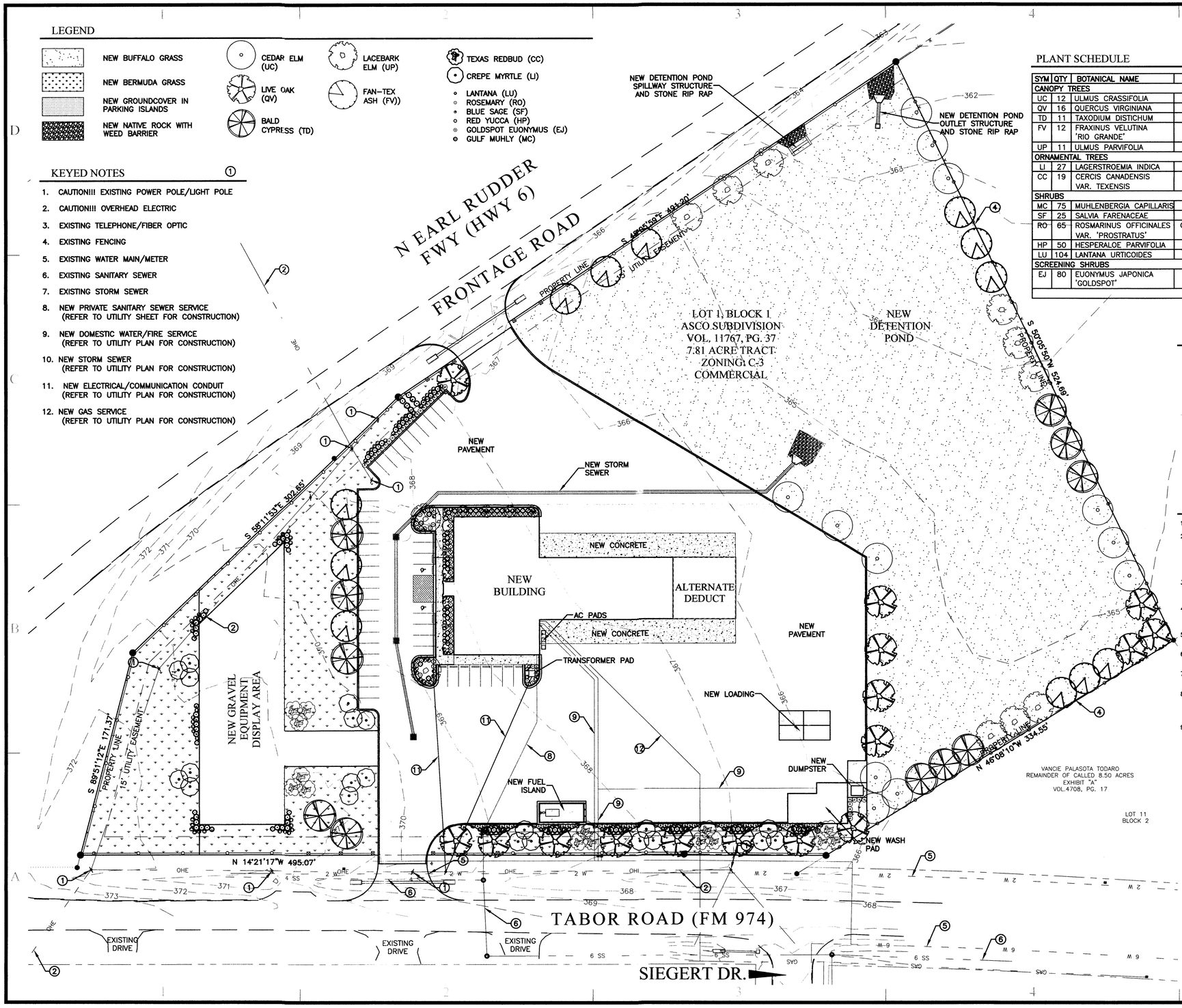

PLANT SCHEDULE

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	16	QUERCUS VIRGINIANA	LIVE OAK	3" CAL.	TOTAL 16 = 3200	SPECIMEN QUALITY
TD	11	TAXODIUM DISTICHUM	BALD CYPRESS	3" CAL.	TOTAL 11 = 2200	SPECIMEN QUALITY
FV	12	FRAXINUS VELUTINA 'RIO GRANDE'	FAN-TEX ASH	3" CAL.	TOTAL 12 = 2400	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	19	CERCIS CANADENSIS VAR. TEXENSIS	TEXAS REDBUD	3" CAL.	TOTAL 19 = 2850	SPECIMEN QUALITY
SHRUBS				2-15 GAL=10 SQ FT		
MC	75	MUHLENBERGIA CAPILLARIS	GULF MUHLY	<2 GAL.	TOTAL 75 = 750	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	104	LANTANA URTICOIDES	TEXAS LANTANA	<2 GAL.	TOTAL 104 = 1040	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 23,290 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	12,400	SF
SQUARE FEET IN SM TREES	6,900	SF
SQUARE FEET IN SHRUBS	3,990	SF
SQUARE FEET IN TURF (15% MAX)	4,108	SF (47,606)
PROVIDED SQUARE FEET	27,398	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 (ANL&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.

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LANDSCAPE PLAN

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