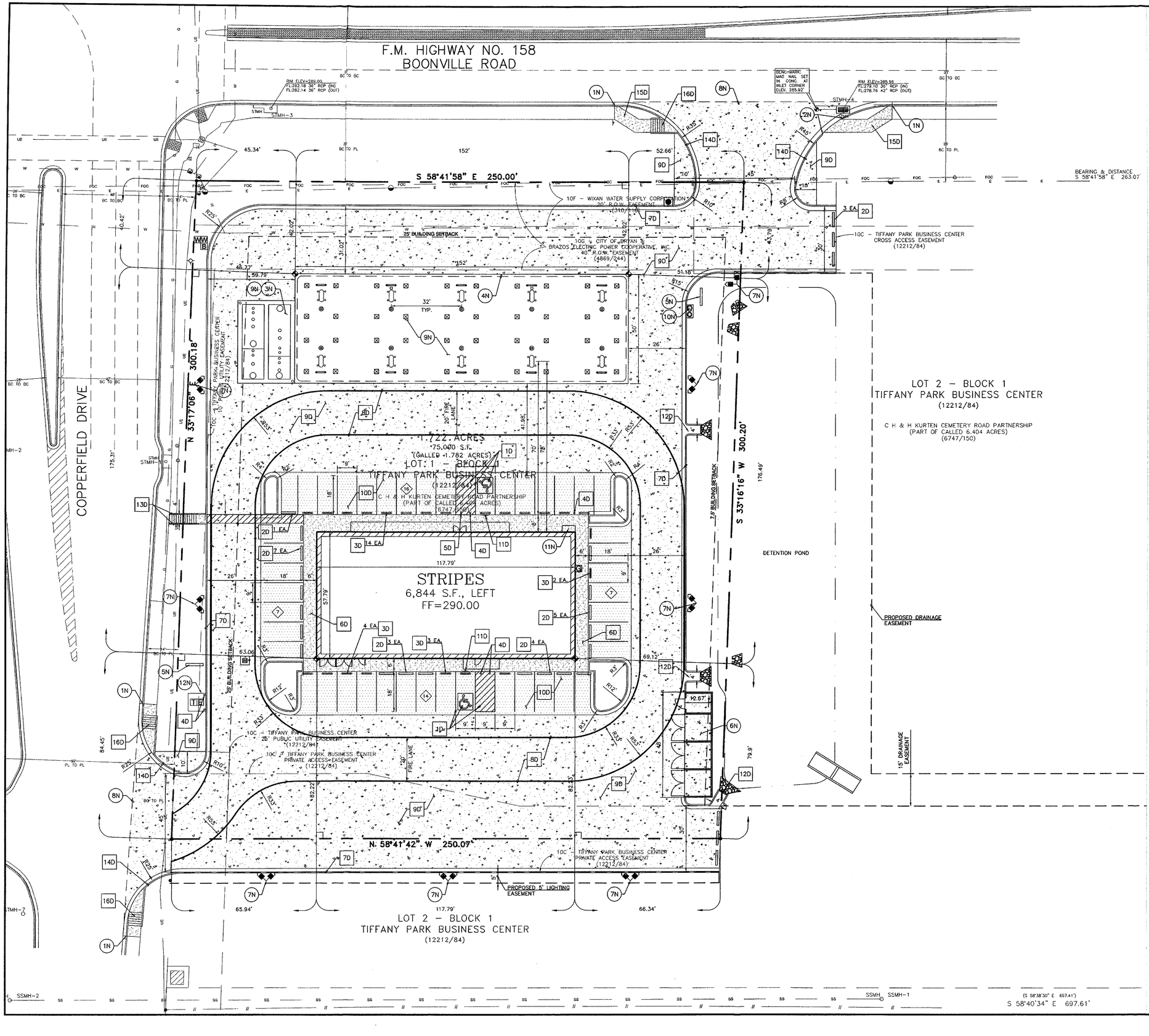

PROPOSED

- PROPERTY LINE
- CURBING
- FIRE LANE
- LIMITS OF PONDING
- BUILDING CONTROL POINT
- CURB INLET
- E — ELECTRIC METER
- G — GAS METER
- # — PARKING COUNT
- T — TRANSFORMER
- W — WATER METER
- B — 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.

NOTES

1N. TAPER CURB TO MATCH EXISTING
2N. TAPER CURB FROM 6" TO 0" OVER 2'
3N. UNDERGROUND STORAGE TANKS (PER FUELING PLANS)
4N. FUELING CANOPY (PER FUELING PLANS)
5N. PYLON 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. TRANSFORMER PAD

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 16/C7.0
4D. PIPE BOLLARD (BOLLARDS IN ADA ACCESS LANES SHALL HAVE A 9' MINIMUM CLEARANCE BETWEEN BOLLARDS SO AS TO BE ADA COMPLIANT), SEE DETAIL 7/C7.0
5D. REMOVABLE PIPE BOLLARD (BOLLARDS SHALL HAVE A 9' MINIMUM CLEARANCE BETWEEN BOLLARDS SO AS TO BE ADA COMPLIANT), SEE DETAIL 10/C7.0
6D. CONCRETE SIDEWALK, SEE DETAIL 8/C7.0
7D. TYPE "B" INTEGRAL CURB AND GUTTER, SEE DETAIL 14/C7.0
8D. FIRE LANE MARKING, SEE DETAIL 11/C7.0
9D. HEAVY DUTY CONCRETE, SEE DETAIL 9/C7.0
10D. REGULAR DUTY CONCRETE, SEE DETAIL 9/C7.0
11D. SITE SIGN BASE DETAIL, SEE DETAIL 4/C7.0
12D. CONCRETE FLUME, SEE DETAIL 17/C7.0
13D. TYPICAL PEDESTRIAN GUARDRAIL, SEE CITY DETAIL SW1-01/C7.4
14D. TYPICAL COMBINED CURB & GUTTER, SEE CITY DETAIL ST1-01/C7.4 (FOR CURB WITHIN THE RIGHT-OF-WAY)
15D. 6' CONCRETE SIDEWALK, SEE CITY DETAIL SW1-02B/C7.4
16D. 6' SIDEWALK AMBULATORY RAMP AT STREET INTERSECTION & DRIVES, SEE CITY DETAIL SW3-04/C7.4

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LICENSED PROFESSIONAL ENGINEER
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FOR PERMIT
TEXAS COA #F-8576

SITE PLAN

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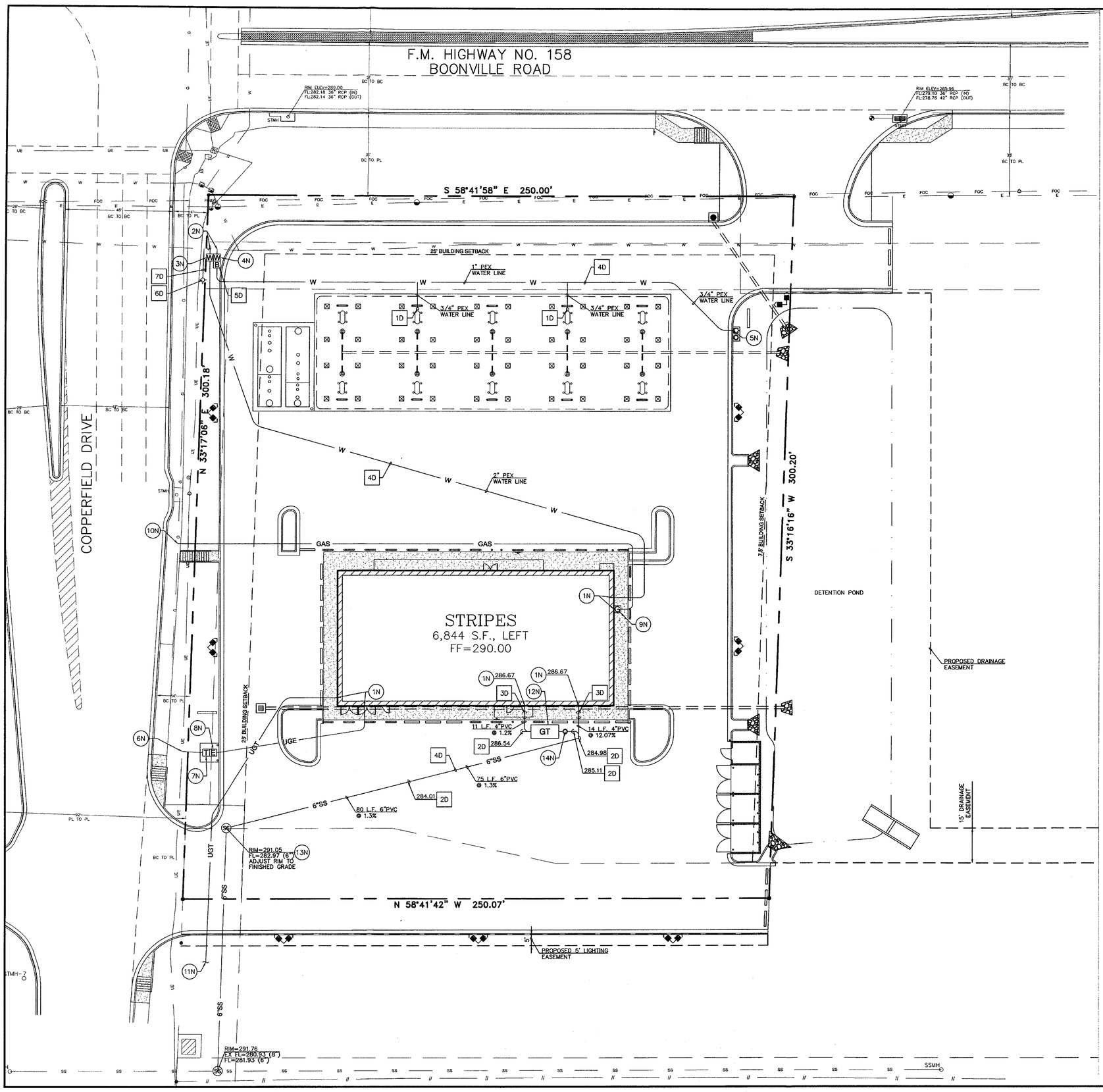

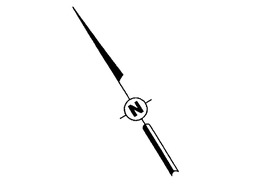

PROPOSED

PROPERTY LINE	
W	WATERLINE
X"SS	SANITARY SEWER LINE
UGT	UNDERGROUND TELEPHONE
UGE	UNDERGROUND ELECTRIC
GAS	GAS LINE
STORM SEWER	

GENERAL UTILITY NOTES

1. CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND IS RESPONSIBLE TO REPAIR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. ALL UTILITIES ARE SHOWN FROM INFORMATION GATHERED AND SHOULD NOT BE USED AS EXACT. CONTRACTOR SHALL VERIFY EXACT DEPTHS AND LOCATIONS PRIOR TO UTILITY INSTILLATION.
3. CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY FOR INSTALLATION AND SPECIFICATION REQUIREMENTS.
4. ALL PIPE MATERIALS SHALL COMPLY WITH LOCAL REGULATIONS.
5. ALL TRENCHING AND BEDDING SHALL BE PER THE UTILITY TRENCH AND BEDDING DETAIL.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING UTILITY TIE INS.
7. ALL THRUST BLOCKING SHALL BE PER THE VERTICAL AND HORIZONTAL THRUST BLOCKING DETAILS.
8. PIPE LENGTHS SHOWN ARE APPROXIMATE, CONTRACTOR SHALL VERIFY, BASED UPON FIELD CONDITIONS, EXACT LENGTHS OF PIPES NECESSARY FOR CONNECTIONS. IF LENGTH SHOWN VARIES SIGNIFICANTLY COMPARED TO FIELD CONDITIONS, CONTRACTOR SHALL NOTIFY ENGINEER OF RECORD PRIOR TO ORDERING MATERIAL AND INSTALLATION.

NOTES

1N. CONNECT TO BUILDING
2N. CONNECT TO EXISTING WATER MAIN
3N. WATER METER
4N. IRRIGATION METER
5N. CONNECT WATER LINE TO AIR / WATER / VAC EQUIPMENT
6N. CONNECT TO EXISTING UNDERGROUND ELECTRICAL SERVICE
7N. PAD MOUNTED TRANSFORMER
8N. ELECTRIC METER
9N. GAS METER
10N. CONNECT TO EXISTING GAS LINE
11N. CONNECT TO EXISTING TELEPHONE LINE
12N. GREASE TRAP (SEE MEP PLANS)
13N. CONNECT TO PROPOSED SANITARY SEWER EXTENSION BY SCHULTZ ENGINEERING, LLC (JOB #14-328)
14N. SAMPLE WELL (SEE MEP PLANS)

DETAILS

1D. GRADE MOUNTED HOSE BIB, SEE DETAIL 12/C7.0
2D. SANITARY SEWER CLEAN-OUT (SEE MEP PLANS FOR SCHEDULE), SEE DETAIL 13/C7.0
3D. TWO-WAY SANITARY SEWER CLEANOUT (SEE MEP PLANS FOR SCHEDULE), SEE DETAIL 19/C7.0
4D. UTILITY TRENCH AND BEDDING, SEE DETAIL 6/C7.0
5D. DOUBLE CHECK VALVE ASSEMBLY, SEE DETAIL 18/C7.0
6D. STANDARD FIRE HYDRANT ASSEMBLY, SEE DETAIL W1-02/C7.3
7D. BEDDING AND TRENCH FOR DI PIPE & PVC PIPE WITHIN NON-STRUCTURAL OR NEW PAVED AREAS, SEE DETAIL W4-02.C7.3

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LICENSED PROFESSIONAL ENGINEER
12/15/14

FOR PERMIT
TEXAS COA #F-8576

UTILITY PLAN

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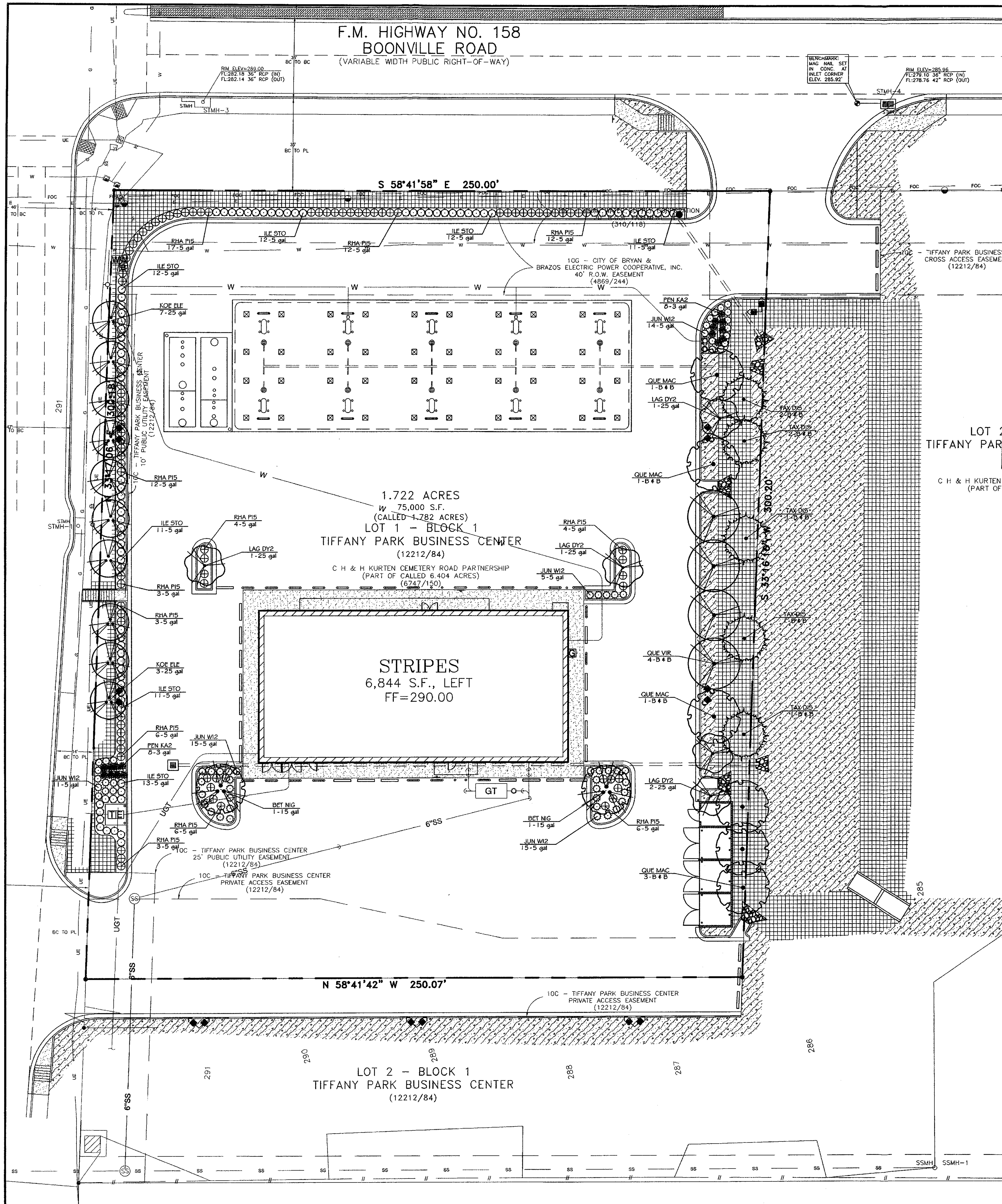

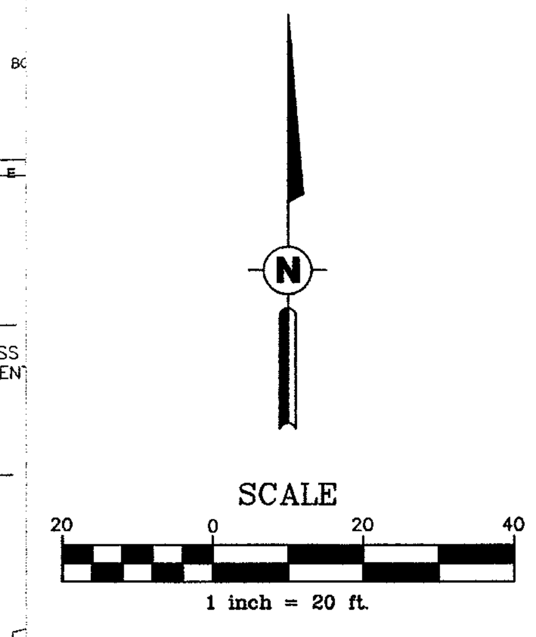

PLANT SCHEDULE

CANOPY TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL
	BET NIG	2	River Birch Multi-Trunk / Betula nigra	15 gal	2"Cal
	QUE MAC	6	Burr Oak / Quercus macrocarpa	B & B	2"Cal
	QUE VIR	4	Southern Live Oak / Quercus virginiana	B & B	2"Cal
	TAX DIS	5	Bald Cypress / Taxodium distichum	B & B	1.5"Cal
NONCANOPY TREES	**CODE**	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**	**CAL**
	KOE ELE	10	Golden Rain Tree / Koelreuteria elegans	25 gal	1.5"Cal
	LAG DY2	5	Dynamite Crape Myrtle / Lagerstroemia indica `Dynamite`	25 gal	1.5"Cal
SHRUBS	**CODE**	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**	
	ILE STO	83	Dwarf Yaupon / Ilex vomitoria `Stokes Dwarf`	5 gal	
	JUN WI2	60	Blue Rug Juniper / Juniperus horizontalis `Wiltonii`	5 gal	
	RHA PI5	88	Pink Lady Indian Hawthorn / Rhaphiolepis indica `Pink Lady`	5 gal	
GRASSES	**CODE**	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**	
	PEN KA2	16	Fountain Grass / Pennisetum alopecuroides `Karley Rose`	3 gal	
GROUND COVERS	**CODE**	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**	
	CYN DAC	11,176 sf	Bermuda Grass / Cynodon dactylon	sod	
	GRA SEE	19,634 sf	Grass Seed Mix See below for seeding type an sapplication rates	seed	

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.

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 HYDROSEEDED WITH 75% PERENNIAL GULF RYE AND 25% BERMUDA GRASS SEED AT A RATE OF 5# PER 1000 SQ FT.

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.

ALL SOD AREAS SHALL BE GRADED SMOOTH TO ALLOW FOR COMPLETE CONTACT BETWEEN SOD AND SOIL. SOD SHALL BE WATERED REGULARLY, DEPENDING ON WEATHER AND SEASON, SO AS NOT TO ALLOW SOIL TO DRY OUT AND ALLOW FOR SOD TOP BE ESTABLISHED. ANY SODDED AREAS THAT DO NOT ESTABLISH BEFORE ACCEPTANCE BY OWNER SHALL BE RE-SODDED AS PER ABOVE AT NOT COST TO OWNER.

SOIL AMENDMENTS
APPLY LIME AND FERTILIZER ACCORDING TO SOIL TESTS, OR APPLY 1 LB PER 1,000 SQ. FT. GROUND AGRICULTURAL QUALITY LIMESTONE AND 1 LB PER 1,000 SQ. FT. 31-3-10 TYPE 'B' TOP DRESSING FERTILIZER THOROUGHLY WATERED INTO THE SOIL.

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 OF 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 AREAS DESIGNATED ON THIS PLAN TO RECEIVE DECORATIVE ROCK 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	15% OF DEVELOPED AREA SHALL BE LANDSCAPED SITE AREA = 75,000 SF X 0.15 = 11,250 SF (3,400 SF CANOPY TREES+2,250 SF NON-CANOPY TREES+2,310 SHRUBS+1,687 GRASS AREA = 9,647)	11,250 SF	9,647 SF*
	NOT LESS THAN 50% OF REQUIRED AREA TO BE PLANTED IN TREES REQUIRED AREA = 11,250 SF X 0.5 = 5,625 SF	5,525 SF	5,650 SF TOTAL
	NOT LESS THAN 50% OF TREES PLANTED IN REQUIRED AREA TO BE CANOPY TREES REQUIRED TREE AREA = 5,625 SF X 0.5 = 2,312 SF	2,312 SF OF CANOPY TREES	3,400 SF TOTAL (17 CANOPY TREES)
	SHRUBS AND PLANTING BEDS 2 GALLONS UP TO 15 GALLONS = 10 SF (231 SHRUBS * 10 SF = 2310)		2310 SF TOTAL
	TEN SQUARE FEET WILL BE GRANTED FOR EVERY 100 SQUARE FEET OF GRASS OR LIVE GROUNDCOVER. THIS AMOUNT SHALL NOT EXCEED 15 PERCENT OF THE OVERALL LANDSCAPING REQUIRED.		1,647 SF PROV.
PARKING LOT LANDSCAPING	1 TREE IS REQUIRED FOR EVERY PARKING LOT END ISLAND 4 PARKING LOT END ISLANDS = 4 TREES	4 TREES	4 TREES IN ISLANDS
	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
SCREENING	A DECORATIVE WALL OR LANDSCAPED EARTH BERM AT LEAST TWO FEET IN HEIGHT, OR DENSE SHRUBBERY HAVING YEAR-ROUND FOLIAGE AT LEAST THREE FEET IN HEIGHT, IS REQUIRED AS A VISUAL BUFFER ALONG STREET FRONTAGES.	YES	YES

*DETENTION AREA WILL BE APPROXIMATELY 18,600 SF OF PERMANENT GREENSPACE

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REGISTERED LANDSCAPE ARCHITECT RYAN D. EDWARDS 2843 STATE OF TEXAS
12-15-14

FOR PERMIT

LANDSCAPE PLAN

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