

- PROPOSED**
- PROPERTY LINE
 - CURBING
 - FIRE LANE
 - LIMITS OF PONDING
 - BUILDING CONTROL POINT
 - CURB INLET
 - ⊕ ELECTRIC METER
 - ⊕ GAS METER
 - ⊕ PARKING COUNT
 - ⊕ TRANSFORMER
 - ⊕ WATER METER
 - ⊕ BACKFLOW PREVENTER

- GENERAL SITE NOTES**
- UNLESS OTHERWISE SHOWN, ALL CURB RADII SHALL BE 2' OR 10'.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURBING SHALL BE TYPE B PER DETAIL TYPE B CURB, UNLESS OTHERWISE NOTED.
 - ALL WORK AND MATERIALS SHALL COMPLY WITH ALL LOCAL REGULATIONS AND O.S.H.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS AND UTILITY ENTRANCE LOCATIONS.
 - CONTRACTOR SHALL REFER TO SPECIFICATIONS AND GEOTECHNICAL REPORT DETAILS FOR PAVING DESIGN AND PROPER MATERIALS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE UNTIL WORK IS ACCEPTED BY THE OWNER.
 - ALL SIGNS SHALL BE PER MUTCD.
 - 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.

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.

- NOTES**
- TAPER CURB TO MATCH EXISTING
 - TRANSFORMER PAD
 - UNDERGROUND STORAGE TANKS (PER FUELING PLANS)
 - FUELING CANOPY (PER FUELING PLANS)
 - MONUMENT SIGN (PER SIGN PLANS)
 - DUMPSTER PAD
 - LIGHTING (PER LIGHTING PLAN)
 - SAWTOOTH LINE - PROPOSED PAVING TO MATCH EXISTING ELEVATIONS
 - CONCRETE PAVING BY OTHERS
 - AIR / WATER EQUIPMENT LOCATION
 - BLUE RIVING PROPANE
 - TRANSITION CURB FROM 6" TO 0" OVER 2'

- DETAILS**
- PARKING LOT STRIPING (SEE DETAIL 3/C7.0)
 - PRECAST CONCRETE WHEEL STOP (SEE DETAIL 2/C7.0)
 - U - PIPE BOLLARD (SEE DETAIL 15/C7.0)
 - PIPE BOLLARD (BOLLARDS IN ADA ACCESS LANES SHALL HAVE A 3" MINIMUM CLEARANCE BETWEEN BOLLARDS SO AS TO BE ADA COMPLIANT) (SEE DETAIL 7/C7.0)
 - REMOVABLE PIPE BOLLARD (BOLLARDS SHALL HAVE A 3" MINIMUM CLEARANCE BETWEEN BOLLARDS SO AS TO BE ADA COMPLIANT) (SEE DETAIL 10/C7.0)
 - CONCRETE SIDEWALK (SEE DETAIL SW1-02B/C7.3)
 - TYPE "B" INTEGRAL CURB AND GUTTER (SEE DETAIL 14/C7.0)
 - FIRE LANE MARKING (SEE DETAIL 11/C7.0)
 - CONCRETE PAVING DETAIL - HEAVY DUTY (SEE DETAIL 9/C7.0)
 - CONCRETE PAVING DETAIL - MEDIUM DUTY (SEE DETAIL 9/C7.0)
 - SITE SIGN BASE DETAIL (SEE DETAIL 4/C7.0)
 - TREE PROTECTION FENCING (SEE DETAIL 5/C7.1) (TO BE REMOVED AFTER CONSTRUCTION)
 - 4" CURB CUT END TREATMENT (SEE DETAIL 18/C7.0)
 - ADA RAMP IN SIDEWALK (SEE DETAIL 5/ C7.1)

BOARD CERTIFIED ARBORIST:
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 BRYAN, TEXAS 77801
 PROJ NUMBER: 10-15-00023

ISSUE BLOCK

TITLE	DATE
95%	10-27-14
100%	11-10-14
OTP	12-19-14
CCR1	2-6-15

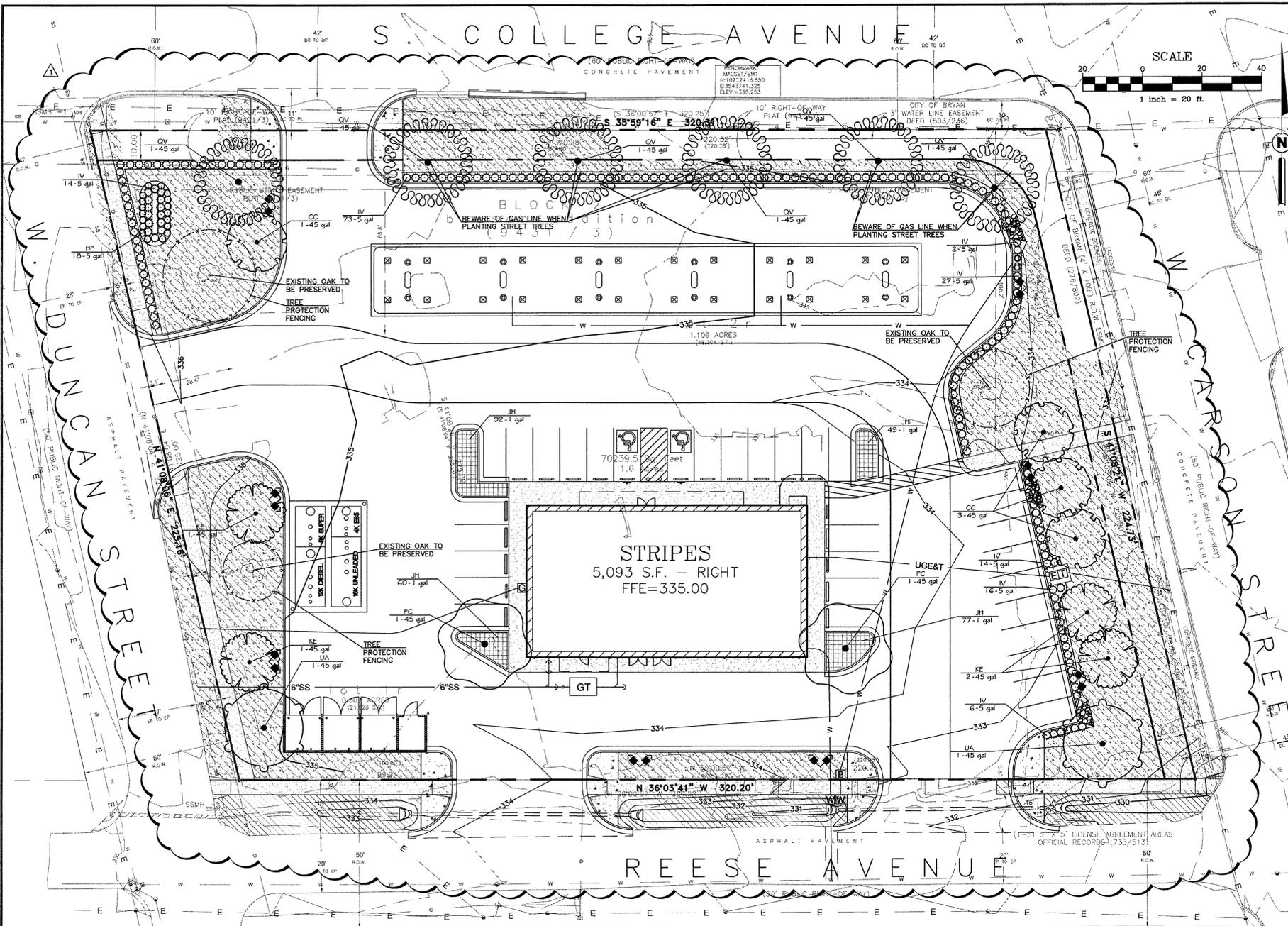
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FOR PERMIT
 TEXAS COA
 #F-8576

SITE PLAN

SHEET:
C1.0



PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
CC	4	Texas Redbud / <i>Cercis canadensis texensis</i>	45 gal	2.5"	Cal	8" min.
KE	4	Golden Rain Tree / <i>Koeleria elegans</i>	45 gal	2.5"	Cal	8" min.
PC	2	Chinese Pistache / <i>Pistacia chinensis</i>	45 gal	2.5"	Cal	8" min.
OV	6	Southern Live Oak / <i>Quercus virginiana</i>	45 gal	2.5"	Cal	8" min.
UA	2	American Elm / <i>Ulmus americana</i>	45 gal	2.5"	Cal	8" min.

SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
HP	18	Broombrush / <i>Hypenemum profolium</i>	5 gal	
IV	185	Dwarf Yaupon / <i>Ilex vomitoria 'Nana'</i>	5 gal	

GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
CD	2,261	sf	Bermuda Grass / <i>Cynodon dactylon</i>	sod
GRA SEE	15,106	sf	Grass Seed Mix See Grass seed mixture and seeding rates below	seed
JH	278		Blue Rug Juniper / <i>Juniperus horizontalis 'Blue Rug'</i>	1 gal

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.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAP AS INDICATED ON PLAN 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.

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 SEEDED WITH BERMUDA GRASS AS SHOWN ON PLANS.

SEDED 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.

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 MINIMUM 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).

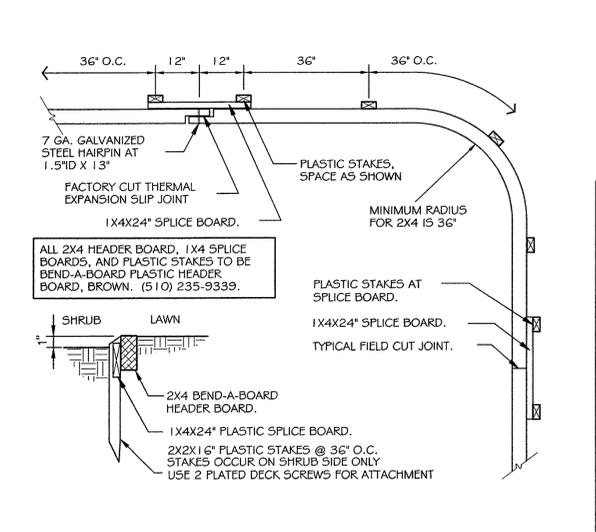
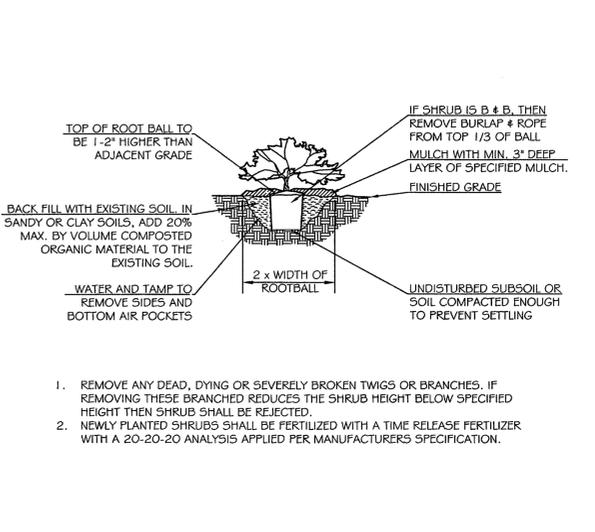
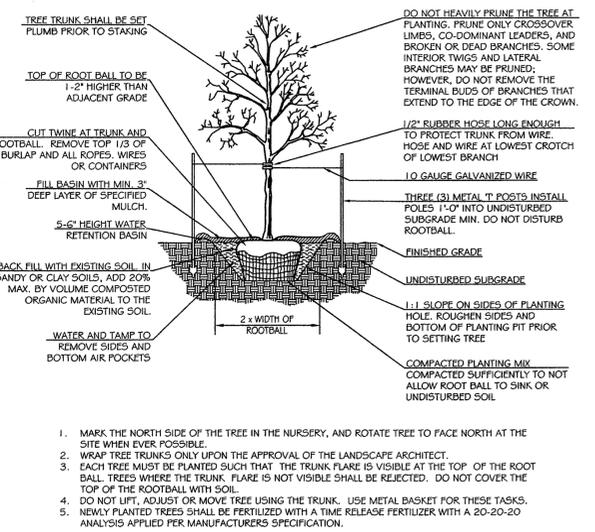
ALL TOPSOIL APPLIED TO THE SITE SHALL BE LOAMY, FRAGILE SOIL, CONTAINING A MINIMUM C.I.F. 5 PERCENT BY DRY WEIGHT ORGANIC MATTER; FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES; SUITABLE FOR 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 PLANTING AREAS 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:

OPEN SPACE	REQ.	PROV.
0% OF DEVELOPED AREA SHALL BE LANDSCAPED SITE AREA = 64,004 SF X 0.03 = 5,191 SF	5,191 SF	13,420 SF
NOT LESS THAN 50% OF REQUIRED AREA TO BE PLANTED IN TREES REQUIRED AREA = 5,191 SF X 0.5 = 2,595 SF	2,595 SF OF TREE COVERAGE 2,675 SF TOTAL	675 SF EXISTING 2,000 SF PROPOSED
NOT LESS THAN 50% OF TREES PLANTED IN REQUIRED AREA TO BE CANOPY TREES REQUIRED TREE AREA = 2,595 SF X 0.5 = 1,297 SF	1,297 SF OF CANOPY TREES 1,475 TOTAL	675 SF EXISTING 800 SF PROPOSED
NO MORE THAN 15% OF REQUIRED LANDSCAPE AREA CAN BE GRASSES OR GROUND COVER REQUIRED LANDSCAPE AREA = 5,191 SF X 0.15 = 778 SF	NO MORE THAN 778 SF GRASS COVER 776 SF GRASS	2,675 SF TREES 1,740 SF SHRUBS 776 SF GRASS
PARKING LOT LANDSCAPING	1 TREE IS REQUIRED FOR EVERY PARKING LOT END ISLAND 4 PARKING LOT END ISLANDS = 4 TREES	4 TREES 2 TREES IN ISLANDS 2 TREES ELSEWHERE ON SITE 4 TREES TOTAL
LANDSCAPING AROUND SIGNS	50% OF LANDSCAPE AROUND SIGN TO BE SHRUBS WITH THE REMAINDER PLANTED WITH LIVE GROUNDCOVER	YES YES
STREET TREE REQUIREMENT ON SOUTH COLLEGE	1 LIVE OAK PER 50 LF OF LOT FRONTAGE 310 LF FRONTAGE ON S. COLLEGE / 50 = 6 LIVE OAKS	6 LIVE OAKS 6 LIVE OAKS



TREE PROTECTION NOTES

1. ALL TREES SHOWN ON THIS PLAN TO BE RETAINED SHALL BE PROTECTED DURING ALL PHASES OF DEMOLITION/CONSTRUCTION WITH TEMPORARY FENCING. IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH LANDSCAPE CONTRACTOR.

2. TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK INCLUDING, GRUBBING OR GRADING. CLEARING SHALL BE DONE BY HAND.

3. FENCES SHALL COMPLETELY SURROUND TREE OR CLUSTERS OF TREES. SHALL BE PLANTED WITH LIVE GROUNDCOVER.

4. DISCRETIONS TO INSTALLING FENCES FROM TREE TRUNK SHALL BE PERMITTED IN THE FOLLOWING CASES:

A. WHERE REMOVAL OF FENCING IS REQUIRED TO INSTALL OR REMOVE CONSTRUCTION EQUIPMENT.

B. WHERE FENCES ARE CLOSE TO THE PROPOSED BUILDING. FENCES SHALL BE INSTALLED TO THE OUTSIDE LIMITS OF THE PERMISSIBLE FENCING AREA.

C. WHERE ANY OF THE ABOVE DISCRETIONS RESULT IN A FENCE BEING CLOSER THAN 2 FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH SHARPED-ON PLANKING TO A HEIGHT OF 8 FEET OR TO THE LIMITS OF LOWER BRANCHES IN ADDITION TO THE REDUCED FENCING PROVIDED.

D. WHERE ANY OF THE ABOVE DISCRETIONS RESULT IN AREAS OF UNPROTECTED ROOT EXPOSURE, PROTECT THESE AREAS WITH MULCH OR COVERED WITH A LAYER OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.

5. ALL ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PROTECTED WITH A CLEAN CUT FLUSH WITH THE SOIL. EXPOSED ROOT AREAS WITH GOOD QUALITY TOP SOIL IMMEDIATELY EXPOSED ROOT AREAS ARE NOT BACKFILLED WITH SAND, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.

6. PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE TRUNK LINES, MAKE A CLEAN CUT BETWEEN THE EXPOSED AND UNEXPOSED ROOT ZONES WITH A ROCK SAW OR SIMILAR EQUIPMENT TO MINIMIZE DAMAGE TO REMAINING ROOTS.

7. TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES SHOULD BE WATERED DAILY ONCE A WEEK DURING PERIODS OF DRY WEATHER. TREE ACCUMULATION ON THE LEAVES.

8. NO CONCRETE OR UTILITIES CAN BE INSTALLED WITHIN TREE PROTECTION AREAS. ANY FENCING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.

9. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 6 INCHES SHALL BE PERMITTED WITHIN THE TREE TRUNK LINES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE. SHRUBS WITHIN TREE PROTECTION AREAS SHALL BE WATERED PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

10. ALL MATERIALS USED FOR CONSTRUCTION SHALL BE STORED WITHIN TREE PROTECTION AREAS. ANY FENCING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.

11. ALL MATERIALS USED FOR CONSTRUCTION SHALL BE STORED WITHIN TREE PROTECTION AREAS. ANY FENCING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.

12. ALL MATERIALS USED FOR CONSTRUCTION SHALL BE STORED WITHIN TREE PROTECTION AREAS. ANY FENCING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.

13. FENCING SHALL BE INSTALLED WITHIN TREE PROTECTION AREAS. ANY FENCING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.

14. ALL MATERIALS USED FOR CONSTRUCTION SHALL BE STORED WITHIN TREE PROTECTION AREAS. ANY FENCING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.

15. DAMAGE TO TREES OR ANY NATURAL RESOURCE DUE TO CONSTRUCTION ACTIVITIES SHALL BE REPAIRED OR REPLACED AT THE OWNERS RISK AND SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND SUPERVISOR OF THE PROJECT.

TREE PROTECTION N.T.S.

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FOR PERMIT

LANDSCAPE PLAN

SHEET: **C5.0**