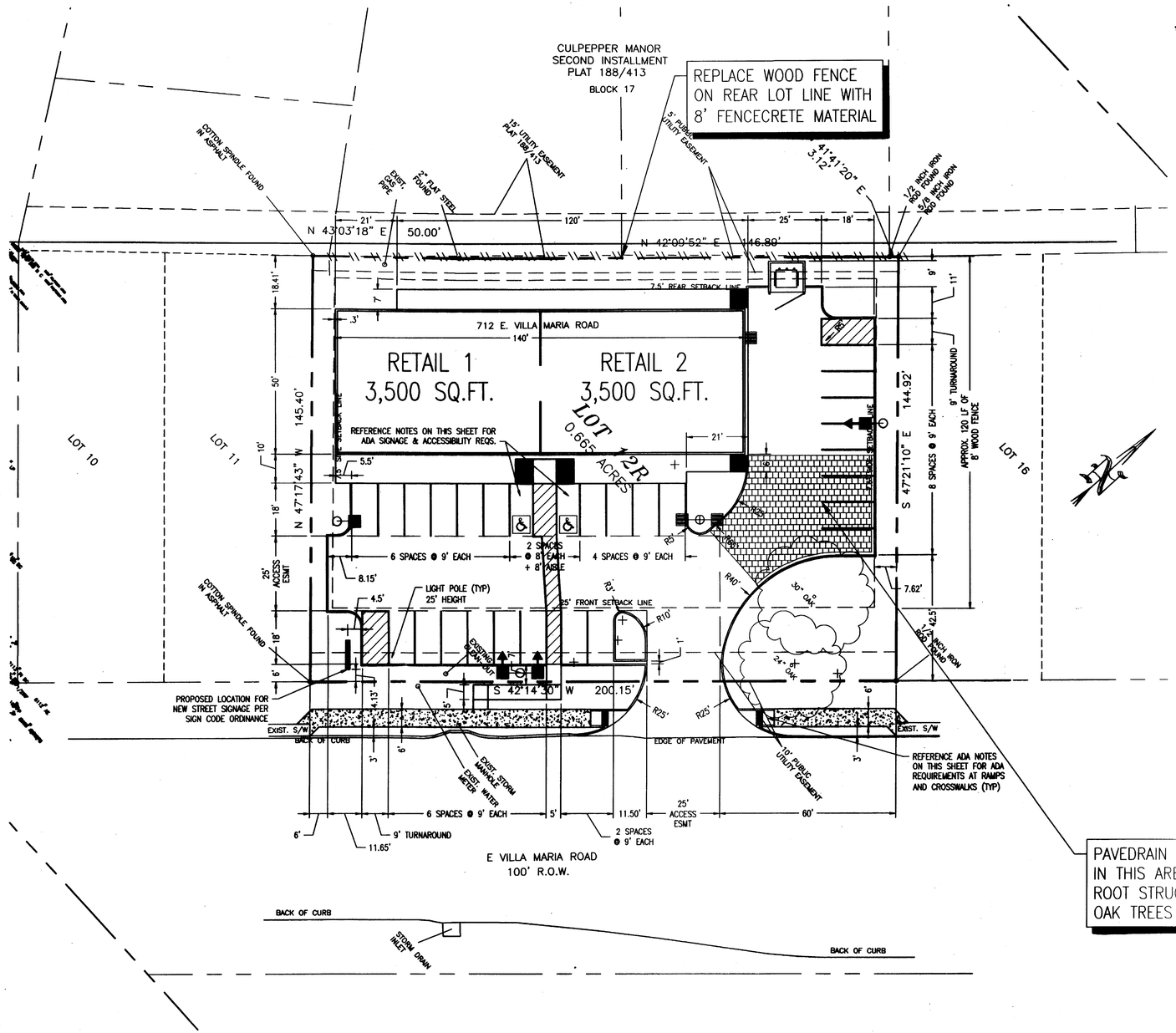
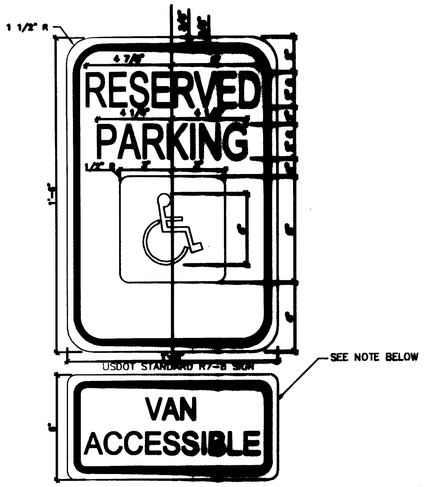


PAVEDRAIN TO BE USED IN THIS AREA TO PROTECT ROOT STRUCTURE OF OAK TREES

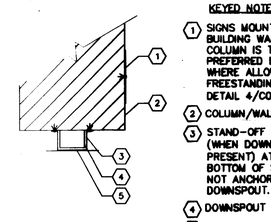
1 LAYOUT SITE PLAN

1" = 20'-0"



NOTE (R7-8 SIGN): THIS IS A STANDARD SIGN AND MAY BE ORDERED FROM ANY TRAFFIC SIGN SUPPLIER BY NUMBER. THE SIGN MUST BE SUPPLEMENTED WITH A "VAN ACCESSIBLE" SIGN AS APPLICABLE AND/OR AMOUNT OF THE FINE FOR ILLEGALLY PARKING IN THE RESERVED SPACE(S) A MUNICIPALITY MAY IMPOSE. CONFIRM WITH LOCAL REGULATIONS.

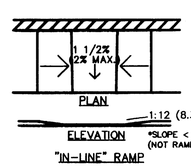
2 ACCESSIBILITY SIGNAGE



KEYED NOTES

1. SIGNS MOUNTED TO BUILDING WALL OR COLUMN IS THE PREFERRED DETAIL WHERE ALLOWED. FOR FREESTANDING SIGN, SEE DETAIL 4/C0.1
2. COLUMN/WALL
3. STAND-OFF BRACKET (WHEN DOWNSPOUT IS PRESENT) AT TOP AND BOTTOM OF SIGN. DO NOT ANCHOR SIGN TO DOWNSPOUT.
4. DOWNSPOUT
5. SIGN

3 ACCESSIBILITY SIGNAGE MOUNTING



"IN-LINE" RAMP

ADJOINING SLOPE SHALL NOT EXCEED 1:20 — SLOPE = Y:X WHERE X IS A LEVEL PLANE (X, Y; WALK, STREET)

MEASUREMENT OF CURB RAMP SLOPE

NOTES: A CURB RAMP(S) MUST BE PROVIDED ALONG AN ACCESSIBLE PATH FROM THE PARKING LOT TO WALGREENS CURBED SIDEWALK.

A CURB RAMP(S) MUST ALSO BE PROVIDED IN THE PARKING LOT AT ALL INTERMEDIATE AND PERIMETER CURBS ALONG THE ACCESSIBLE ROUTE CONNECTING TO PUBLIC SIDEWALKS.

A RAMP IS ANY SLOPE GREATER THAN 1:20 (5%) AND SHALL HAVE A MAXIMUM SLOPE OF 1:12 (8.33%). THE MAXIMUM SLOPE IS 1" OF RISE PER FOOT OF DISTANCE TRAVELED. ALL DETECTABLE WARNING AREAS OF THE RAMP ARE TO HAVE AN INTEGRAL RED COLOR.

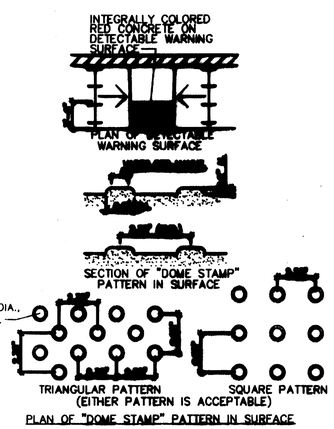
THE CLEAR WIDTH OF ANY RAMP IS A MINIMUM OF 36".

CURB RAMPS HAVE A MAXIMUM RISE OF 6" AND DO NOT REQUIRE HANDRAILS.
ANY RAMP WITH GREATER THAN A 6" RISE SHALL HAVE HANDRAILS ON BOTH SIDES AND CURBED EDGE PROTECTION ON BOTH SIDES. EDGE PROTECTION CONSISTS OF CURBS, WALLS, RAILINGS, OR PROJECTING SURFACES THAT PREVENT PEOPLE FROM SLIPPING OFF THE RAMP. HANDRAIL DETAILS SHALL FOLLOW ACCESSIBLE GUIDELINES.

CURB RAMPS MUST HAVE A DETECTABLE WARNING FEATURE EXTENDING THE FULL WIDTH AND DEPTH OF THE RAMP (MID-WALK "IN LINE" RAMPS ONLY NEED DETECTABLE WARNINGS AT WALK/PARKING TRANSITION). THE DETECTABLE SURFACE MUST CONSIST OF RAISED TRUNCATED DOMES WITH A DIAMETER OF NOMINAL 0.9 INCHES, A HEIGHT OF NOMINAL 0.2 INCHES AND A CENTER-TO-CENTER SPACING OF NOMINAL 2.35 INCHES. THE TEXTURE OF THE DETECTABLE WARNING FEATURE MUST CONTRAST WITH THE SURROUNDING SURFACES (EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT). SEE ABOVE.

ACCEPTABLE PAVER MANUFACTURERS:
- HANOVER ARCHITECTURAL PRODUCTS, DETECTABLE WARNING PAVERS, www.hanoverpavers.com/html/detectable.html
- TekWay™ – DETECTABLE WARNING SYSTEM www.stranggo.com/ourproducts.html
- NuWay, CAST IN TACT, DETECTABLE WARNING PAVERS www.nuwayinc.com/CAST_IN_TACT_1.pdf

LOCAL JURISDICTION:
THERE ARE LOCAL JURISDICTIONS THAT SPECIFICALLY REQUIRE DETECTIBLE WARNINGS ON THE SIDE FLARES OR TOP OF RAMP (CA.). THERE ARE LOCAL JURISDICTIONS THAT HAVE REDEFINED DETECTIBLE WARNINGS (e.g. EXPOSED CONTRASTING COLOR AGGREGATE, GROOVES IN A PARALLEL OR DIAMOND PATTERN ETC.). ACCESSIBILITY GUIDLINES DEFINED BY LOCAL ORDINANCE SHOULD SUPERSEDE WHEN MORE STRINGENT THAN ADAAG. IN THE ABSENCE OF A DEFINITION, FOLLOW ADAAG.



PLAN OF "DOME STAMP" PATTERN IN SURFACE

PROPERTY INFORMATION

1. THE ZONING CLASSIFICATION FOR THIS PROPERTY IS "SINGLE FAMILY 7000".
2. THE INTENDED USE OF THIS PROPERTY IS FOR A RETAIL/RESTAURANT USE.

SITE DATA

PROPOSED LAND AREAS:

LOT 12R	=	0.665 AC
TOTAL	=	0.665 AC

BUILDING DATA

PROPOSED BUILDING AREAS:

RETAIL 1	=	3,500 SF
RETAIL 2	=	3,500 SF
TOTAL	=	7,000 SF

PARKING DATA

PARKING REQUIRED:
RETAIL (1/250) 28 SPACES

PARKING AVAILABLE:
PROPOSED ONSITE 28 SPACES

ACCESSIBLE PARKING DATA

PARKING REQUIRED:
1 HC SPACE PER 25 SPACES
PARKING PROVIDED:
1 STD HANDICAPPED ACCESSIBLE
1 VAN HANDICAPPED ACCESSIBLE
(ACCESSIBLE SPACES INCLUDED IN TOTAL)

ENVIRONMENTAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT.
2. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER AND DEBRIS FROM THE PROJECT SITE.
3. WASTE STREAMS PRESENT AT SITE:
   - NORMAL DOMESTIC WASTE WATER
4. DEMOLITION/CONSTRUCTION WASTE: CONTRACTOR 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 CONTRACTORS ONLY.

STRIPING & SIGNAGE

1. ALL STRIPING SHALL BE PAINTED AS SHOWN ON SHEET C101 WITH TxDOT SPECIFICATION GRADE "YELLOW" PAINT FOR CONCRETE SURFACES, 4" WIDE, DOUBLE COATED TO COVER PAVING THOROUGHLY.
2. ALL LIGHT POLE BASES, SIGN BOLLARDS, ETC. SHALL BE PAINTED PER NOTE 1.
3. ALL DESIGNATED HANDICAP PARKING SPACES SHALL BE PAINTED WITH THE APPROPRIATE SYMBOLS AS REQUIRED BY THE TEXAS ACCESSIBILITY STANDARDS (T.A.S.) AND THE AMERICAN DISABILITIES ACT (A.D.A.).
4. ALL DESIGNATED HANDICAP PARKING SPACES SHALL BE IDENTIFIED WITH THE APPROPRIATE SIGNAGE AS REQUIRED BY THE T.A.S. AND THE A.D.A.
5. SPEED LIMIT SIGNS SHALL BE INSTALLED AT EACH DRIVEWAY ENTRANCE TO THE PROPERTY DESIGNATED AT "5 MPH".
6. STOP SIGNS SHALL BE INSTALLED AT EACH DRIVEWAY EXIT FROM THE PROPERTY.

DEVELOPMENT SERVICES, INC.
TEXAS REGISTRATION #F-002239
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COMMERCIAL REDEVELOPMENT

712 EAST VILLA MARIA ROAD
BRYAN, TEXAS

~~REALM REALTY~~
900 TOWN & COUNTRY LANE, SUITE 210 HOUSTON, TEXAS 77024

No:	ISSUE:	DATE:
0	PERMIT	06/30/15

STATE OF TEXAS
STEVEN W. GRIGGS
79192
6/30/15

DRAWN	SWG
CHECKED	SWG
DATE	06/30/15
SHEET TITLE	LAYOUT SITE PLAN

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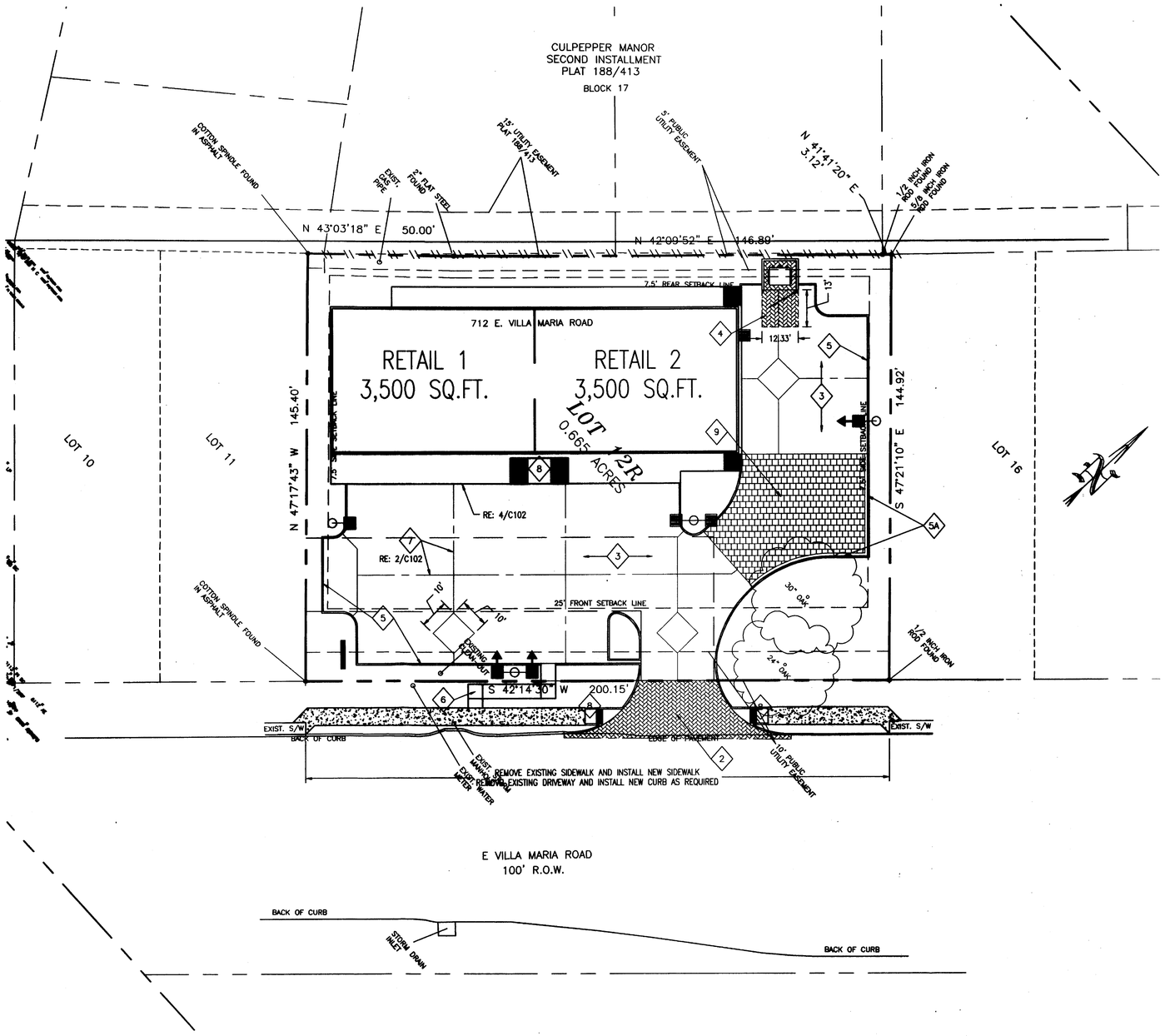
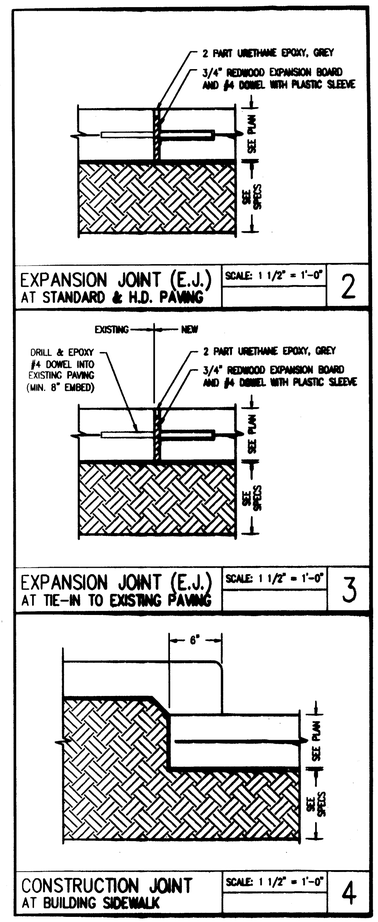
SHEET
C101



1 PAVING SITE PLAN
1" = 20'-0"



PAVING CONSTRUCTION NOTES

1. ~~INSTALL NEW DRIVEWAY PER CITY OF BRYAN REGULATIONS AND ENGINEERING STANDARDS.~~
2. INSTALL NEW DRIVEWAY PER TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) ENGINEERING STANDARDS.
3. STANDARD PAVING SPECIFICATION INSTALL 5" THICK, 3,000 PSI CONCRETE PAVING WITH #3 BARS @ 18' O.C.E.W.
4. HEAVY DUTY PAVING SPECIFICATION INSTALL 8" THICK, 3,000 PSI CONCRETE PAVING WITH #5 BARS @ 12" O.C.E.W.
5. INSTALL 6"x6" EXTRUDED CONCRETE CURB AROUND ALL LANDSCAPE ISLANDS AND DRIVES AS SHOWN ON PLAN. CURB SHALL BE 3,000 PSI CONCRETE WITH #3 VERT. BARS @ 18" O.C. (EMBEDDED IN PAVING) AND ONE (1) #3 HORIZ. BAR (CONT.). EXPANSION JOINTS IN CURBS SHALL MATCH THE EXPANSION JOINTS IN PAVING.

5A. INSTALL 18"x6" EXTRUDED CURB AND GUTTER AT PERIMETER OF PAVER AREA. CURB SHALL BE 6'X6", 3,000 PSI CONCRETE WITH #3 VERT. BARS @ 18" O.C. (EMBEDDED IN PAVING) AND ONE (1) #3 HORIZ. BAR (CONT.). EXPANSION JOINTS IN CURBS SHALL MATCH THE EXPANSION JOINTS IN PAVING.

6. INSTALL A CONCRETE SIDEWALK PER T.A.S. AND A.D.A. SIDEWALK SHALL BE 4" THICK 3,000 PSI CONCRETE WITH #3 BARS @ 15" O.C.E.W.
7. CONCRETE EXPANSION JOINTS SHALL BE 3/4" REDWOOD WITH GREENSTREAK "G-SEAL" EXTRUDED PVC JOINT SEAL CAP. "G-SEAL" SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATION USING FACTORY TEES, ELLS, CROSSES, ETC.
8. ALL SIDEWALKS SHALL HAVE AMBULATORY RAMPS AT DRIVEWAYS THAT MEET LOCAL, T.A.S., & A.D.A. STANDARDS WITH FULL DEPTH, INTEGRAL COLOR (LM SCOFIELD SUN "CORAL RED") IN THE TREAD WAY. PROVIDE A MIN. 4' WIDE SIDEWALK SECTION ACROSS DRIVEWAYS WITH A CROSS SLOPE OF NO GREATER THAN 1:50 BETWEEN AMBULATORY RAMPS. RAMP REQUIREMENTS ARE TYPICAL FOR ALL ONSITE AMBULATORY RAMPS.
9. INSTALL PERVIOUS PAVER MATERIAL WITH 6" DEEP STONE BEDDING IN AREA SHOWN TO PROTECT ROOT STRUCTURE OF EXISTING OAK TREE.

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79192
6/30/15

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CHECKED	SWG
DATE	06/30/15
SHEET TITLE	PAVING SITE PLAN

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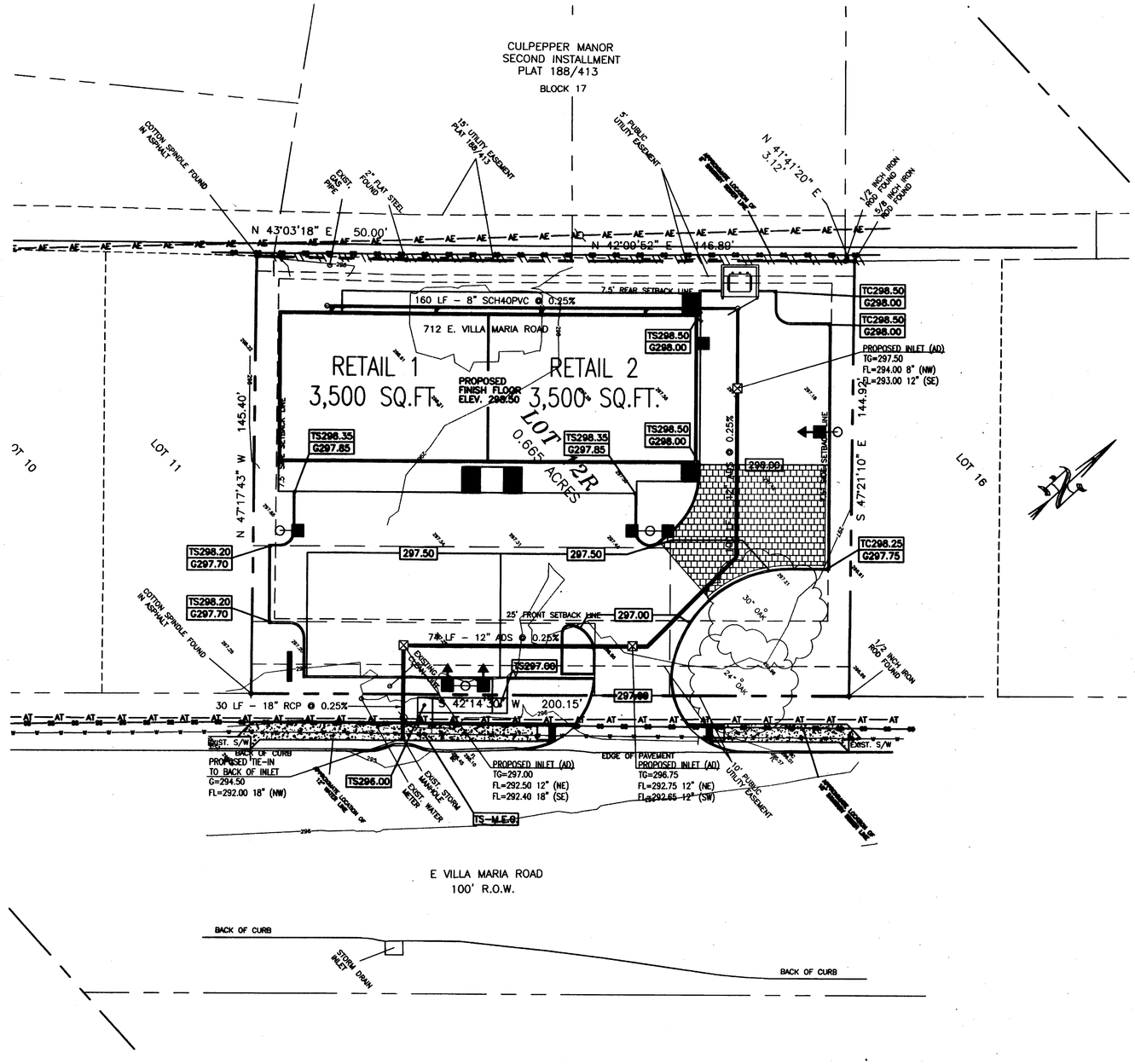
SHEET
C102



1 GRADING/DRAINAGE SITE PLAN
1" = 20'-0"

STORM SEWER CONSTRUCTION NOTES

1. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING THE WORK. OWNER RESERVES THE RIGHT TO HAVE A THIRD PARTY TESTING COMPANY VERIFY CONTRACTOR'S REPORTS.
2. ALL ON-SITE STORM SEWER PIPING SHALL BE HDPE CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY (ADS SERIES N-12 OR ENGINEER APPROVED EQUAL). REINFORCED CONCRETE PIPE MAY BE USED AS AN ENGINEER APPROVED EQUAL.
3. AREA DRAINS (AD) SHALL BE CATCH BASIN MODEL CB 27 OR LARGER WITH LOOSE FRAME AND SLOTTED GRATE AS MANUFACTURED BY PARK EQUIPMENT CO. ALTERNATE MANUFACTURERS REQUIRE APPROVAL BY ENGINEER.
4. LANDSCAPE DRAINS (LD) SHALL BE CATCH BASIN MODEL CB 20 AS MANUFACTURED BY PARK EQUIPMENT CO. ALTERNATE MANUFACTURERS REQUIRE APPROVAL BY ENGINEER.
5. CURB INLET (BB) SHALL BE A TYPE BB GRATED CURB INLET AS MANUFACTURED BY PARK EQUIPMENT CO. ALTERNATE MANUFACTURERS REQUIRE APPROVAL BY ENGINEER.
6. MANHOLE (MH) SHALL BE A PRECAST CONCRETE MANHOLE FOR STORM SEWER WITH LOOS FRAME AND COVER AS MANUFACTURED BY PARK EQUIPMENT COMPANY. ALTERNATE MANUFACTURERS REQUIRE APPROVAL BY ENGINEER.
7. ALL STRUCTURES SHALL BE BACKFILLED WITH STABILIZED SAND WITHIN A 5' PERIMETER OF THE STRUCTURE AND UP TO 2' BELOW FINISHED GRADE.
8. ALL TRENCHES SHALL BE BACKFILLED WITH A CLASS "B" BEDDING MATERIAL, MATERIAL TO BE COMPACTED IN 8-12" LIFTS AND TESTED TO 95% STD. PROCTOR.

EARTHWORK CONSTRUCTION NOTES

1. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING THE WORK. OWNER RESERVES THE RIGHT TO HAVE A THIRD PARTY TESTING COMPANY VERIFY CONTRACTOR'S REPORTS.
2. PARKING AREAS AND DRIVES SHALL BE SMOOTH GRADED, PROOFROLLED, COMPACTED, AND TESTED TO 95% STD. PROCTOR.
3. ALL GRADES SHALL BE WITHIN +/- 0.10' OF FINISHED GRADES SHOWN ON PLAN.
4. STOCKPILE EXCESS TOP SOIL IN NORTHEAST CORNER OF SITE TO BE USED FOR BACKFILL IN LANDSCAPE AREAS.
5. BACKFILL ALL LANDSCAPE ISLANDS WITH EXCESS TOPSOIL LOCATED ONSITE TO WITHIN 1 1/2" OF TOP OF CURB.

FLOOD PLAIN DATA

THIS TRACT LIES IN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS DELINEATED IN THE NATIONAL FLOOD INSURANCE RATE MAP, PANEL NO. 0141C, COMMUNITY NO. 480082, MAP NO. 48041C0141C, EFFECTIVE DATE: JULY 2, 1992.

BENCHMARK DATA

BASIS OF ELEVATIONS IS CITY OF BRYAN GPS MONUMENT NO. 107, BEARS N72°44'28"W AT 2521.61', WITH AN ELEVATION OF 236.38'.

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STEVEN W. GRIGGS
79192
LICENSED
PROFESSIONAL ENGINEER
6/30/15

DRAWN	SWG
CHECKED	SWG
DATE	06/30/15

SHEET TITLE
GRADING/DRAINAGE SITE PLAN

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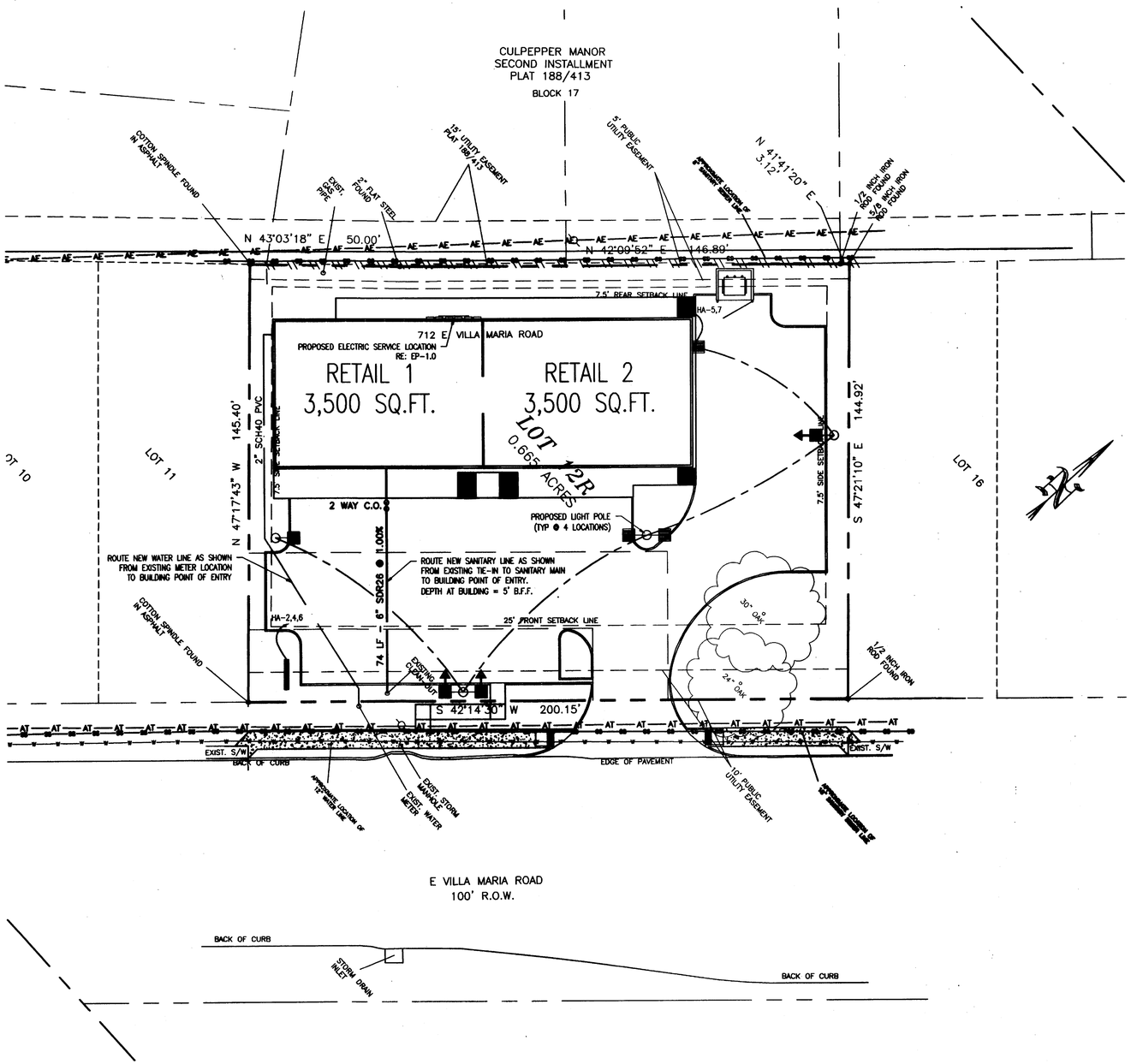
SHEET
C201



1 UTILITY SITE PLAN
1" = 20'-0"

SANITARY SEWER CONSTRUCTION NOTES

1. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING THE WORK. OWNER RESERVES THE RIGHT TO HAVE A THIRD PARTY TESTING COMPANY VERIFY CONTRACTOR'S REPORTS.
2. SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE MANHOLES FOR SANITARY SEWER WITH LOOSE FRAME AND COVER AS MANUFACTURED BY PARK EQUIPMENT CO. ALTERNATE MANUFACTURERS REQUIRE APPROVAL BY ENGINEER.
3. ALL SANITARY SEWER PIPING SHALL BE CONSTRUCTED OF SDR-26. SDR-35 MAY BE USED WHEN THE DEPTH IS GRETAER THAN 3' BUT LESS THAN 6'.
4. ALL TRENCHES SHALL BE BACKFILLED WITH A CLASS "B" BEDDING MATERIAL, MATERIAL TO BE COMPACTED IN 8-12" LIFTS AND TESTED TO 95% STD. PROCTOR.
5. ALL MANHOLE AND CLEAN-OUT ELEVATIONS TO BE ADJUSTED AS NECESSARY TO MATCH FINISHED GRADES.
6. EXTERIOR CLEAN-OUTS SHALL BE SUITABLE FOR MEDIUM DUTY TRAFFIC CONDITIONS.

WATER CONSTRUCTION NOTES

11. AN APPROVED UTILITY CONTRACTOR SHALL INSTALL ALL TAPS FOR METERS AND FIRE PROTECTION AT CONTRACTORS EXPENSE.
12. ALL WATER PIPING, 3" AND SMALLER SHALL BE BURIED A MINIMUM OF 3'-0" BELOW GRADE AND CONSTRUCTED OF SCH40 PVC PIPE.
13. ALL WATER PIPING, 4" AND LARGER SHALL BE BURIED A MINIMUM OF 4'-0" BELOW GRADE AND CONSTRUCTED OF C-900 (DR-18) PIPE.
14. ALL TRENCHES SHALL BE BACKFILLED WITH A CLASS "B" BEDDING MATERIAL, MATERIAL TO BE COMPACTED IN 8-12" LIFTS AND TESTED TO 95% STD. PROCTOR.

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REALM REALTY
900 TOWN & COUNTRY LANE, SUITE 210 HOUSTON, TEXAS 77024

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STATE OF TEXAS
STEVEN W. GRIGGS
79192
LICENSED
PROFESSIONAL ENGINEER
6/30/15

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CHECKED	SWG
DATE	06/30/15
SHEET TITLE	UTILITY SITE PLAN

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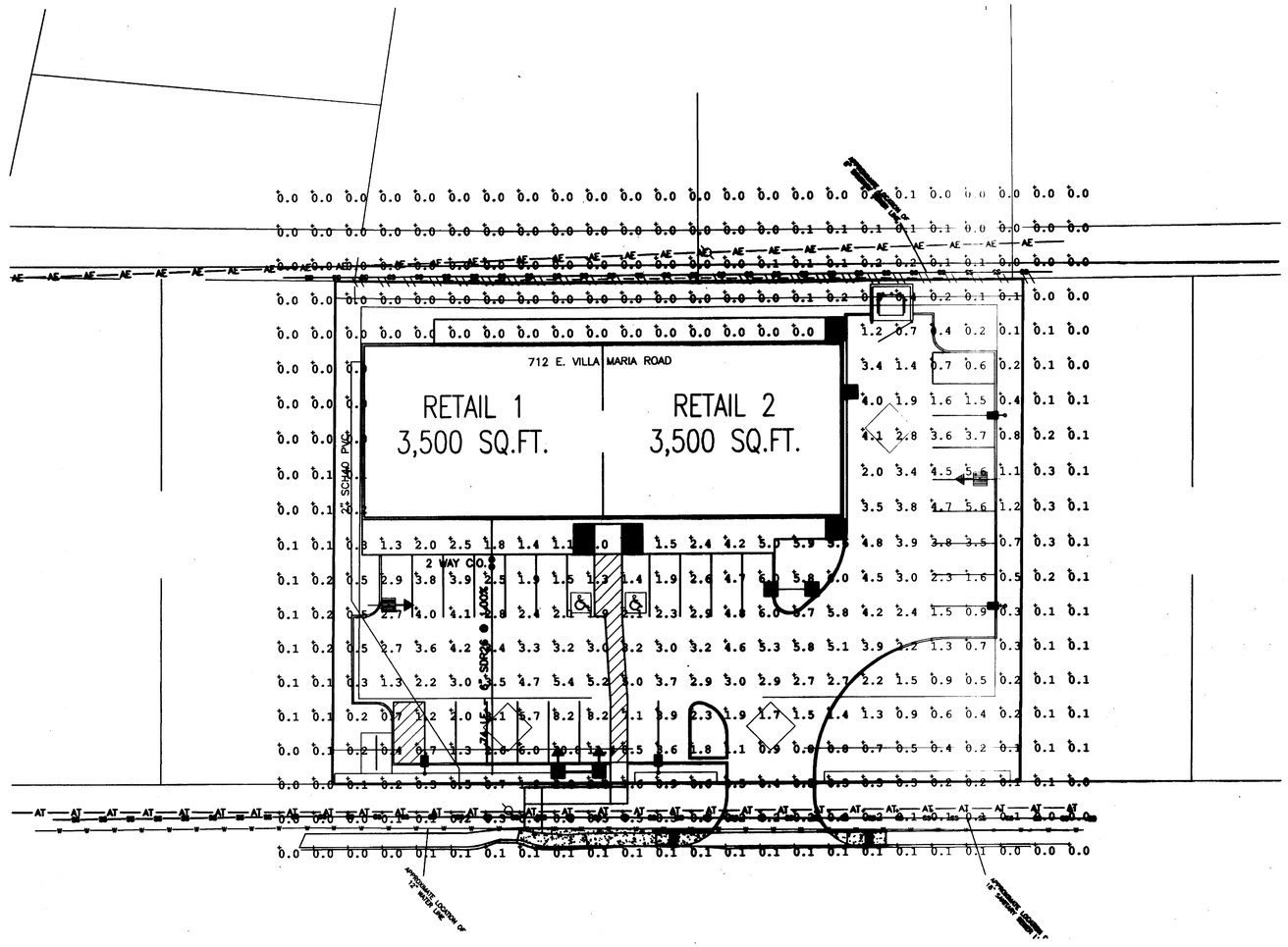
SHEET
C301

REVISIONS		
REV #	DATE	BY:
1	6/15/15	J.P.



Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcFb
PARKING SUMMARY	Fc	3.35	11.4	0.4	8.38	28.50	10	10

Luminaire Schedule					
WLS10731 RETAIL BUILDING BRYAN, TX PM: HOLLY PLEASE CONTACT US FOR PRICING AT WLS@WLSLIGHTING.COM					
Symbol	Qty	Label	Lumens	LLF	Description
	1	A	N.A.	0.900	WLS-FVL-FT-LED-LW-NW-GS 20' MOUNTING HEIGHT
	2	B	N.A.	0.900	WLS-FVL-FT-LED-LW-NW-GS 20' MOUNTING HEIGHT
	1	C	N.A.	0.900	WLS-FVL-5-LED-LW-NW 20' MOUNTING HEIGHT
	1	D	N.A.	0.900	WLS-WMEL-WT-28-LED-450-CW 14' MOUNTING HEIGHT

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

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PM:HOLLY | BY: J.P. | SHEET 1 OF 1

RETAIL BUILDING
BRYAN, TX

WLS-10731B | DATE -4/14/15 | SCALE: 1"=20'

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No:	ISSUE:	DATE:
0	PERMIT	06/30/15

STATE OF TEXAS
STEVEN W. GRIGGS
79192
LICENSED
PROFESSIONAL ENGINEER
6/30/15

DRAWN	SWG
CHECKED	SWG
DATE	06/30/15

SHEET TITLE
LIGHTING PLAN
PHOTOMETRIC

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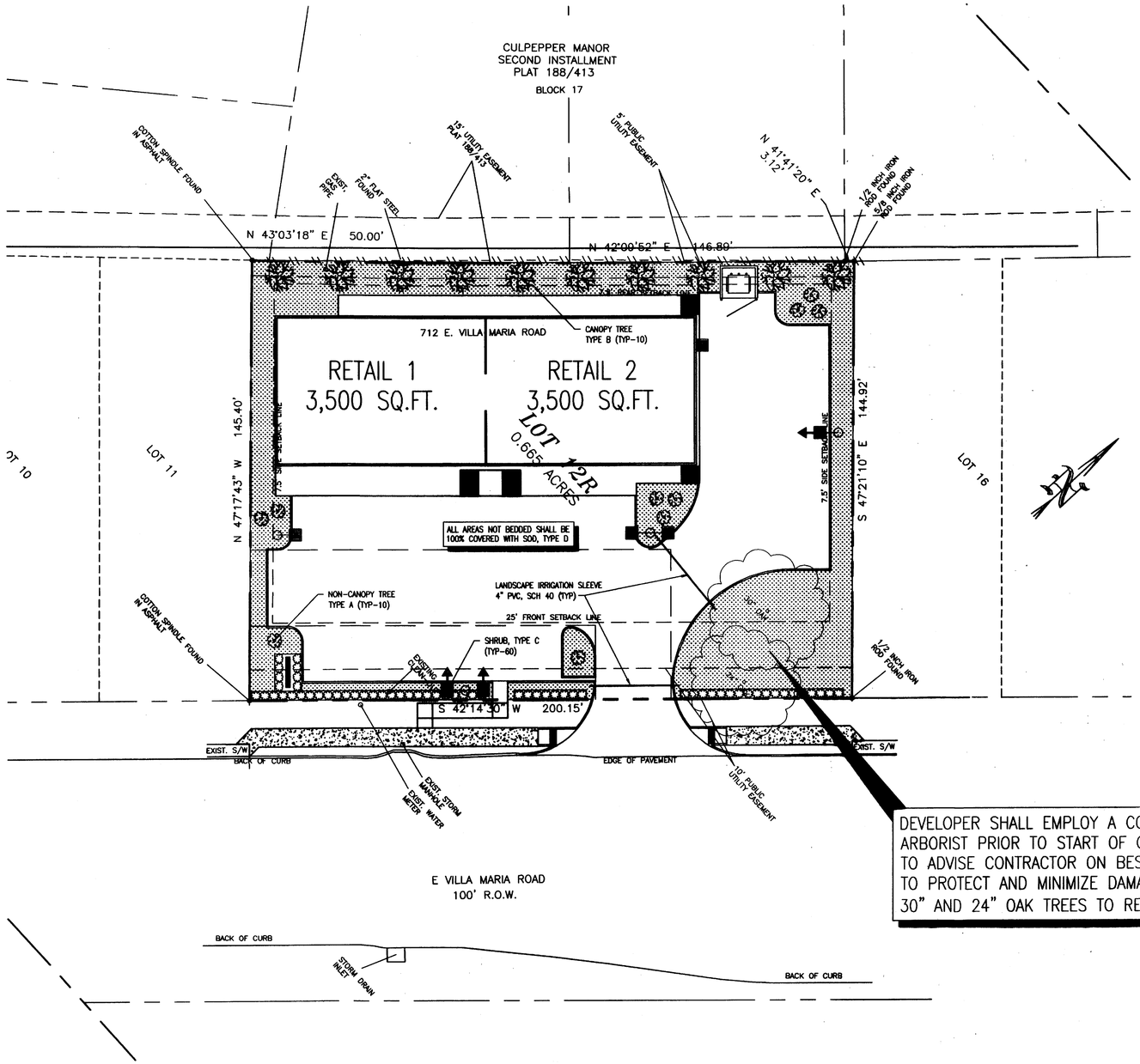
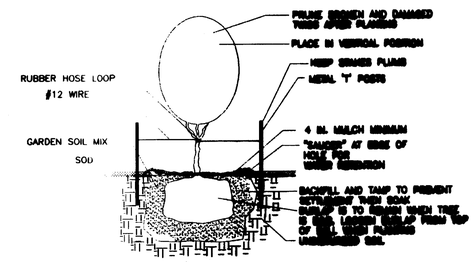
SHEET
C302

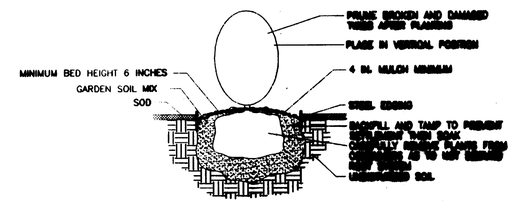


DEVELOPER SHALL EMPLOY A CONSULTING ARBORIST PRIOR TO START OF CONSRUCTION TO ADVISE CONTRACTOR ON BEST METHODS TO PROTECT AND MINIMIZE DAMAGE TO THE 30" AND 24" OAK TREES TO REMAIN

1 LANDSCAPE SITE PLAN
1" = 20'-0"



2 TREE PLANTING DETAIL
1" = 20'-0"



3 SHRUB PLANTING DETAIL
1" = 20'-0"

LANDSCAPE CONSTRUCTION NOTES

1. PROVIDE 4"x1/8" STEEL LANDSCAPE EDGING WITH STAKES BETWEEN ALL GRASS AND BED AREAS.
2. BED AREAS (STEEL EDGING) TO BE LOCATED AT LEAST 2'-0" FROM BACK OF CURB.
3. PROVIDE A MIN. 2" DEPTH OF SHREDDED HARDWOOD MULCH IN ALL BED AREAS. FINISHED GRADE OF MULCH SHALL BE 1/2" BELOW THE STEEL EDGING OR CONCRETE CURB. SUBMIT A SAMPLE OF THE MULCH FOR APPROVAL BY OWNER.
4. PRIOR TO LANDSCAPE INSTALLATION, REVIEW THE SUBSURFACE DRAINAGE CONDITIONS AND INSTALL THE MATERIALS "HIGH" IF NECESSARY. NOTIFY OWNER PRIOR TO PLANTING IF THE EXISTING CONDITIONS MIGHT JEOPARDIZE THE PLANT MATERIALS "LIVABILITY". PROVIDE POSITIVE DRAINAGE IN ALL GRASS AND BED AREAS.
5. PROVIDE A MIN. 5'-0" DIAMETER TREE WELL WITH A 4'-0" SAUCER FOR ALL TREE PLANTINGS WITH MIN. 3" DEPTH OF MULCH INSIDE SAUCERS.
6. PROVIDE COMPLETE IRRIGATION SYSTEM, INCLUDING DESIGN DRAWINGS AND SPECIFICATIONS, TO BE REVIEWED AND APPROVED BY ENGINEER PRIOR TO INSTALLATION. PROVIDE ZONE MAP UPON COMPLETION.
7. TREES SHALL BE ZONED SEPARATELY WITH BUBBLER AT EACH TREE LOCATION.
8. PROVIDE A BACKFLOW PREVENTION DEVICE IN ACCORDANCE WITH LOCAL UTILITY REGULATIONS ON THE IRRIGATION SYSTEM WITH LOCKABLE CAGE TO PREVENT THEFT OR TAMPERING.
9. BACKFLOW DEVICES SHALL BE TESTED UPON COMPLETION IN ACCORDANCE WITH LOCAL UTILITY REGULATIONS.

LANDSCAPE CALCULATIONS

LOT 12R TOTAL AREA:	28,967 SF
BUILDING:	7,000 SF
SIDEWALK/PAVING:	14,511 SF
DEVELOPED AREA:	21,511 SF
REQ'D LANDSCAPE AREA @ 15%:	4,345 SF
ACTUAL LANDSCAPE AREA:	7,456 SF
TREE COVERAGE	x 50 %
REQUIRED TREE COVERAGE	3,728 SF
CANOPY TREE COVERAGE	x 50 %
CANOPY TREE AREA	1,864 SF
	@ 350 SF/TREE
REQ'D CANOPY TREES (>3")	6 TREES
NON-CANOPY TREE AREA	1,864 SF
	@ 150 SF/TREE
REQ'D NON-CANOPY TREES (<3")	13 TREES
TOTAL TREES REQUIRED	19 TREES
CANOPY TREE COVERAGE PROVIDED	10 TREES
NON-CANOPY TREE COVERAGE PROVIDED	10 TREES

SPECIAL NOTE:
BEST EFFORTS WILL BE MADE TO PRESERVE EXISTING 30" AND 24" OAK TREES. EXISTING 48" OAK TREE TO BE REMOVED.

LANDSCAPE MATERIALS

A. CREPE MYRTLE TREE (LAGERSTROEMIA INDICA) 6'-8' MULTI-TRUNK B&B COLOR TO BE "TUSCARORA RED"

B. POND CYPRESS TREE (TAXODIUM ASCENDENS) >3" CAL. @ 12" ABOVE BASE OF TRUNK

C. INDIAN HAWTHORNE "WHITE", 5 GALLON

D. ST. AUGUSTINE SOD

DEVELOPMENT SERVICES, INC.
TEXAS REGISTRATION #F-002239
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COMMERCIAL REDEVELOPMENT
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BRYAN, TEXAS
REALM REALTY
900 TOWN & COUNTRY LANE, SUITE 210 HOUSTON, TEXAS 77024

No:	ISSUE:	DATE:
0	PERMIT	06/30/15

STATE OF TEXAS
STEVEN W. GRIGGS
79192
06/30/15

DRAWN	SWG
CHECKED	SWG
DATE	06/30/15
SHEET TITLE	LANDSCAPE SITE PLAN

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