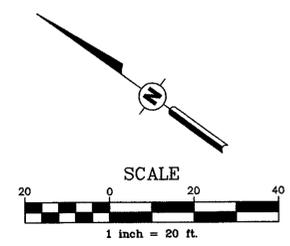
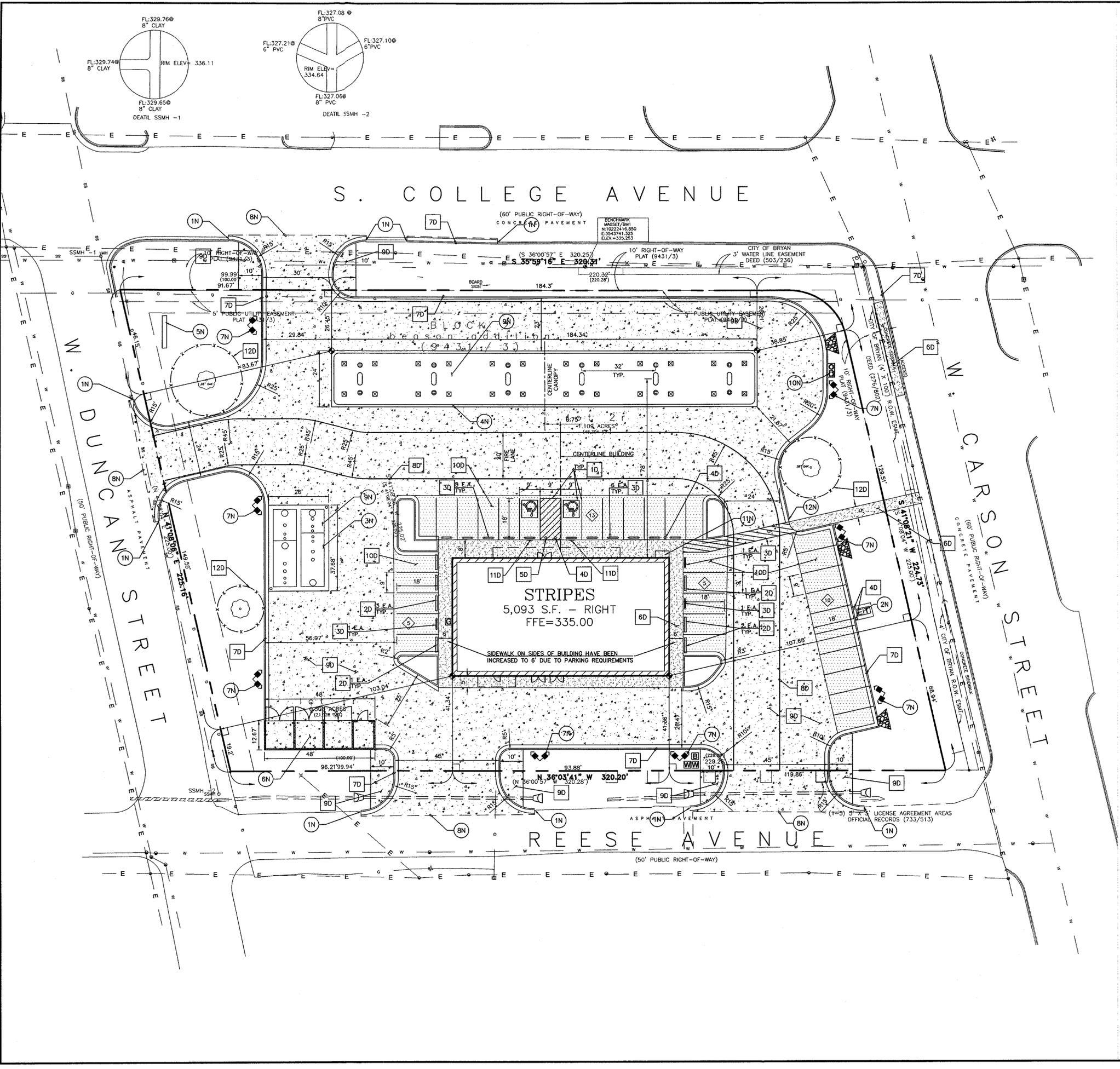


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- PROPOSED**
- PROPERTY LINE
 - CURBING
 - FIRE LANE
 - LIMITS OF PONDING
 - BUILDING CONTROL POINT
 - CURB INLET
 - ELECTRIC METER
 - GAS METER
 - PARKING COUNT
 - TRANSFORMER
 - WATER METER
 - BACKFLOW PREVENTER

- GENERAL SITE NOTES**
- UNLESS OTHERWISE SHOWN, ALL CURB RADI 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.

- 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
 - AIR / WATER EQUIPMENT LOCATION
 - BLUE RHINO 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/C7.0)
 - 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)

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SITE PLAN

SHEET:
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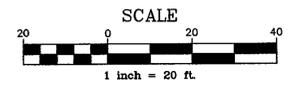
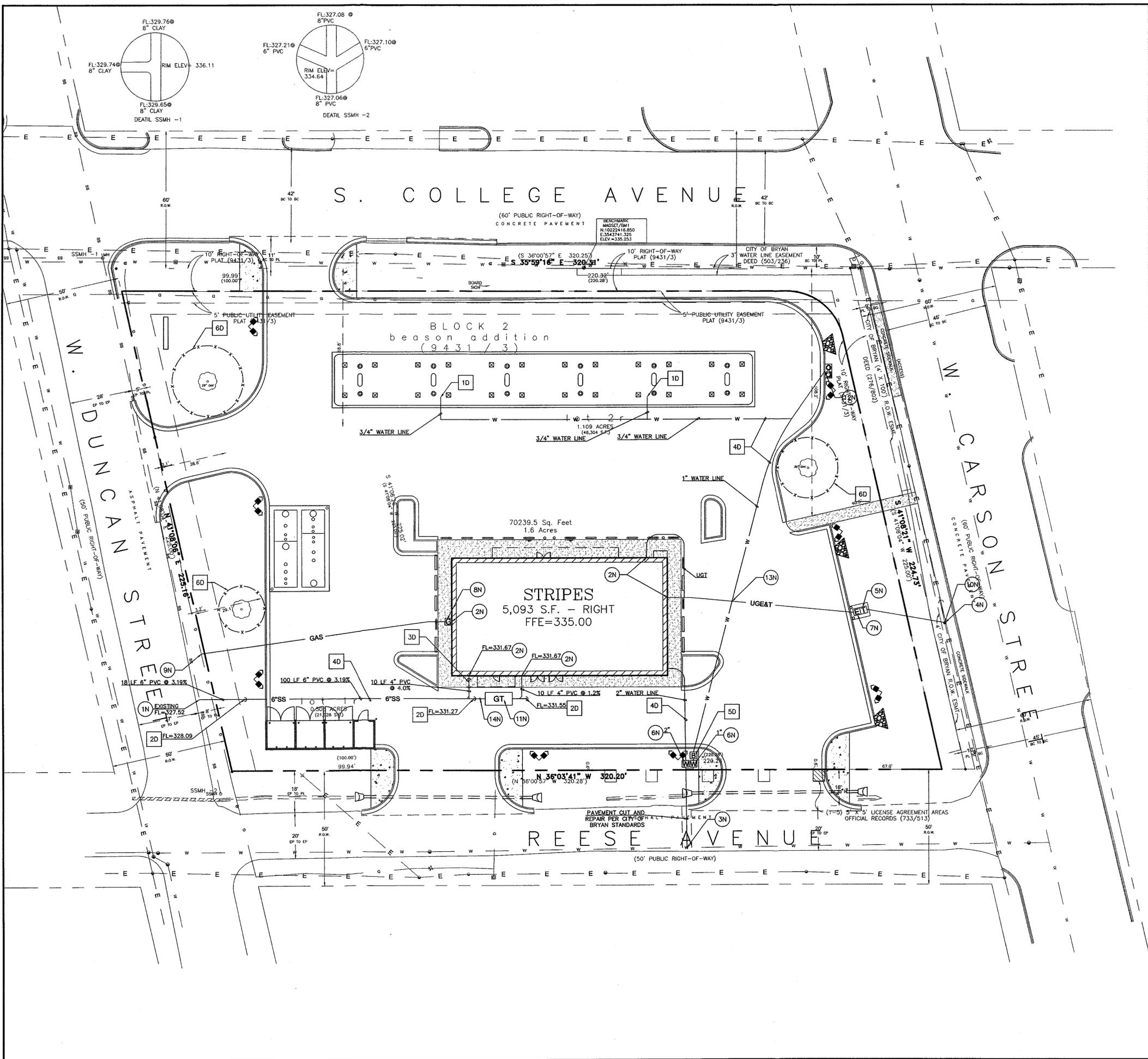
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UTILITY
PLAN

SHEET:
C4.0

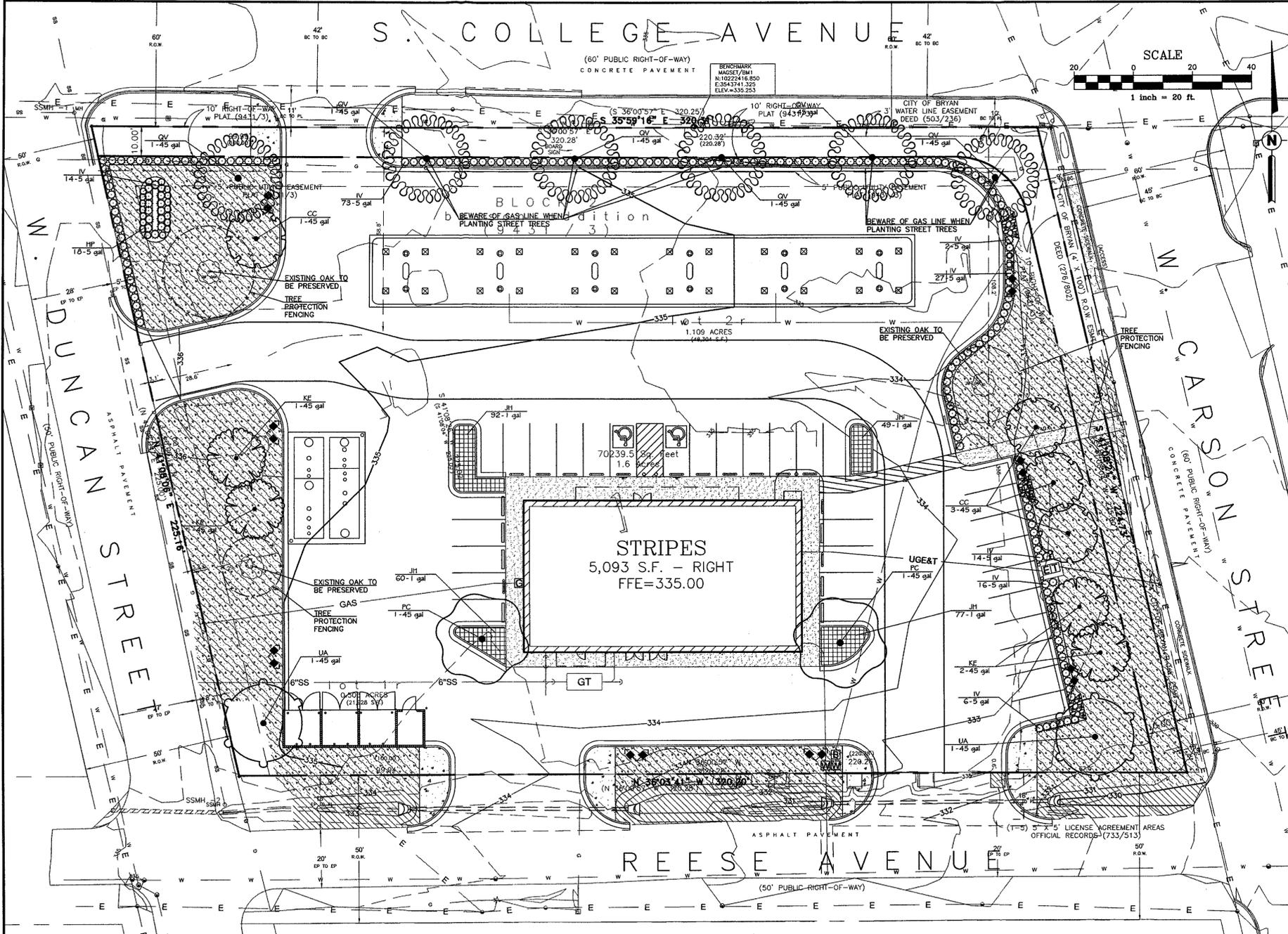


- PROPOSED**
- PROPERTY LINE
 - W WATERLINE
 - X'SS SANITARY SEWER LINE
 - UGT UNDERGROUND TELEPHONE
 - UGE UNDERGROUND ELECTRIC
 - GAS
 - GAS LINE
 - STORM SEWER

- GENERAL UTILITY NOTES**
- CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND IS RESPONSIBLE TO REPAIR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION AT NO COST TO THE OWNER.
 - ALL UTILITIES ARE SHOWN FROM INFORMATION GATHERED AND SHOULD NOT BE USED AS EXACT. CONTRACTOR SHALL VERIFY EXACT DEPTHS AND LOCATIONS PRIOR TO UTILITY INSTALLATION.
 - CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITY COMPANY FOR INSTALLATION AND SPECIFICATION REQUIREMENTS.
 - ALL PIPE MATERIALS SHALL COMPLY WITH LOCAL REGULATIONS.
 - ALL TRENCHING AND BEDDING SHALL BE PER THE UTILITY TRENCH AND BEDDING DETAIL.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR ALL BUILDING UTILITY TIE INS.
 - ALL THRUST BLOCKING SHALL BE PER THE VERTICAL AND HORIZONTAL THRUST BLOCKING DETAILS.
 - 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**
- CONNECT TO EXISTING SANITARY SEWER LINE
 - CONNECT TO BUILDING
 - CONNECT TO EXISTING WATER LINE
 - CONNECT TO EXISTING ELECTRICAL SERVICE
 - PAD MOUNTED TRANSFORMER
 - WATER METER
 - ELECTRIC METER
 - GAS METER
 - CONNECT TO EXISTING GAS LINE
 - CONNECT TO EXISTING TELEPHONE LINE
 - GREASE TRAP (SEE MEP PLANS)
 - CONNECT WATER LINE TO AIR / WATER / VAC EQUIPMENT
 - MAINTAIN 18" VERTICAL SEPARATION
 - SAMPLE WELL (SEE MEP PLANS)

- DETAILS**
- GRADE MOUNTED HOSE BIB (SEE DETAIL 12/07.0)
 - SANITARY SEWER CLEAN-OUT (SEE MEP PLANS FOR SCHEDULE) (SEE DETAIL 13/07.0)
 - TWO-WAY SANITARY SEWER CLEANOUT (SEE MEP PLANS FOR SCHEDULE) (SEE DETAIL 17/07.0)
 - BEDDING & TRENCH FOR DI PIPE & PVC PIPE WITHIN NON-STRUCTURAL OR NEW PAVED AREAS (SEE DETAIL W4-02/07.0)
 - DOUBLE CHECK VALVE ASSEMBLY (SEE DETAIL 16/07.0)
 - TREE PROTECTION FENCING (SEE DETAIL 5/07.1) (TO BE REMOVED AFTER CONSTRUCTION)



PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	CC	4	Texas Redbud / <i>Cercas 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>Platanus chinensis</i>	45 gal	2.5" Cal	8" min.
	QV	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	Broomhush / <i>Hypenicum proflitum</i>	5 gal
	IV	188	Dwarf Yaupon / <i>Ilex vomitoria "Nana"</i>	5 gal

GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	CD	2,125 sf	Bermuda Grass / <i>Cynodon dactylon</i>	sod
	GRA SEE	13,852 sf	Grass Seed Mix See Grass seed mixture and seeding rates below	seed
	JH	276	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 PLANS.

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 CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON SITE DESIGNATED TO BE SEEDED, SHALL BE COMPLETELY SEEDDED WITH BERMUDA GRASS AS SHOWN ON PLANS.

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.

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 DEFLATES (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.

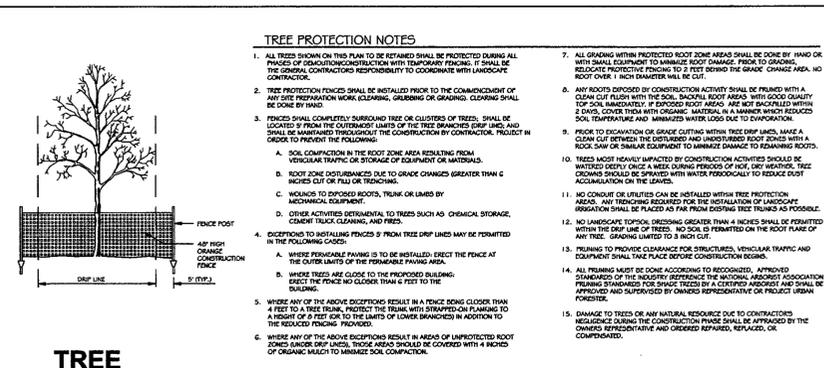
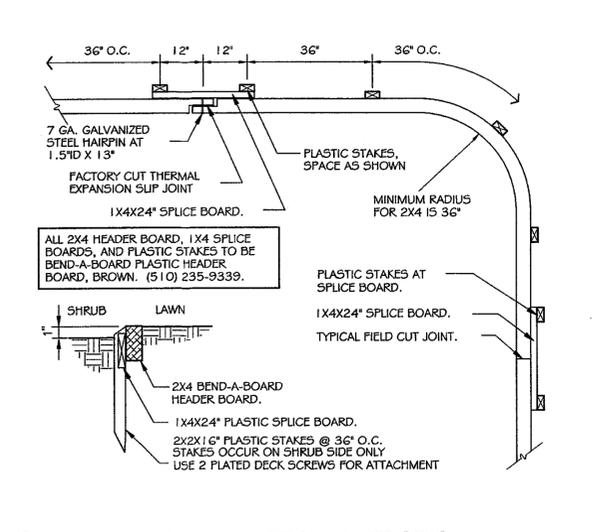
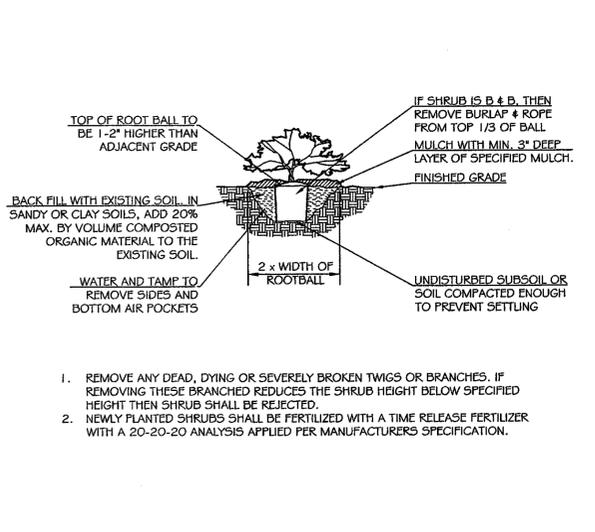
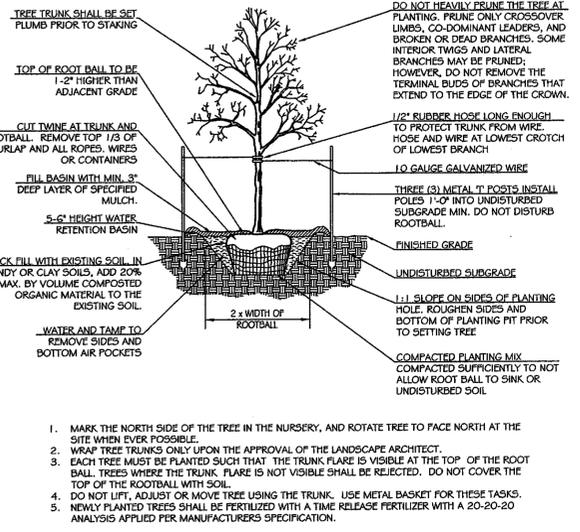
STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUMS QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A800 PARTS 1 THROUGH 6).

ALL TOPSOIL APPLIED TO THE SITE SHALL BE LOAMY, FRABLE SOIL, CONTAINING A MINIMUM OF 1.5 PERCENT BY DRY WEIGHT ORGANIC MATTER, FREE FROM SUBSOL, 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:	REQ.	PROV.
OPEN SPACE	0% OF DEVELOPED AREA SHALL BE LANDSCAPED SITE AREA = 64,884 SF X 0.06 = 5,191 SF	5,191 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 675 SF EXISTING 2,000 SF PROPOSED 2,675 SF TOTAL
	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 675 SF EXISTING 800 SF PROPOSED 1,475 TOTAL
	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 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 ELSEWHERE ON SITE 4 TREES TOTAL
	ALL ISLANDS TO BE COVERED WITH SHRUBS, GRASS, OR LIVE GROUND COVER	YES
	3' TALL EVERGREEN HEDGE IS REQUIRED BETWEEN PARKING AREAS/FUELING AREAS AND ALL ROWS	YES
LANDSCAPING AROUND SIGNS	LANDSCAPE AREA EXTENDING 4' IN ALL DIRECTIONS FROM BASE OF SIGN	YES
	50% OF LANDSCAPE AROUND SIGN TO BE SHRUBS WITH THE REMAINDER PLANTED WITH LIVE GROUND COVER	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



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LANDSCAPE PLAN

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