



STOP!
CALL BEFORE YOU DIG
 TEXAS ONE CALL SYSTEM
 1 800 245 4545
 (AT LEAST 72 HOURS PRIOR TO DIGGING)
 RESPONSIBILITY FOR CONSTRUCTION TO THE LOCATOR WHO HAS ALL UTILITIES
 PRIOR TO CONSTRUCTION AND IS SOLELY RESPONSIBLE FOR ALL DAMAGES
 TO EXISTING UTILITIES ARE TO ANY CONSTRUCTION ACTIVITY

SITE # LEGEND

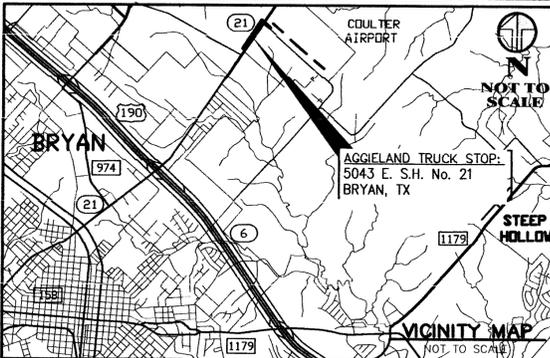
1	COMMERCIAL DRIVEWAY ENTRANCE, SEE B/C/S DETAIL ST2-03
2	TYPICAL FIRE LANE SIGN
3	TYPICAL FIRE LANE STRIPING
4	TYPICAL 4" WHITE STRIPE
5	AMBULATORY RAMP - TYPE 1
6	AMBULATORY RAMP - TYPE 2
7	27"x13.5" 2-BAY DUMPSTER PAD W/8" HIGH WOOD SCREENING FENCE (SEE CIVIL SITE NOTE #10)
8	H/C PARKING ROW, RAMP & SIGNS
9	6" RAISED CONCRETE CURB (SEE DETAIL SHEET C2.1)
10	DETENTION POND RETAINING WALL

PROPERTY INFORMATION
CHARLES (CAL) MARINO LAND PARTITION
 LOT 8R, BLOCK ONE
 CALLED: 3.98 ACRES
 (VOL. 11653, PG. 23)
 NOW OR FORMERLY
TEXAS LS INVESTMENTS, LLC
 (VOL. 11265, PG. 238)
 ZONED: INDUSTRIAL

PARKING REQUIREMENTS:
ORDINANCE:
 RESTAURANT - 1 SPC per 250 SQ.FT. (w/DRIVE-IN)
 RETAIL - 1 SPC per 250 SQ.FT.
REQUIRED:
 RESTAURANT (3,560 / 250) = 14.2 SPC
 RETAIL (8,440 / 250) = 33.8 SPACES
TOTAL REQUIRED = 48 SPACES
PROVIDED:
 REGULAR = 41 SPACES
 H/C = 2 SPACES
 TRACTOR TRAILER = 18 SPACES
TOTAL = 61 SPACES

SYMBOL & LINE LEGEND

PP	POWER POLE
LP	LIGHT POLE
WV	WATER VALVE
WM	WATER METER
BFP	BACKFLOW PREVENTOR
ET	ELECTRICAL TRANSFORMER
EB	ELECTRICAL PULL BOX
EM	ELECTRICAL METER
GM	GAS METER
MH	MANHOLE
C.O.	CLEANOUT
FH	FIRE HYDRANT
TP	TELEPHONE PEDESTAL
AI	AREA INLET
JB	JUNCTION BOX
PIV	POST INDICATOR VALVE
CL	CURB INLET
PL	PROPERTY LINE
EL	EASEMENT LINE
PUE	PUBLIC UTILITY EASEMENT (PUE)



RME Consulting Engineers
 3800 S.H. No. 6 SOUTH, STE. 108G - 77845-
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 TEXAS FIRM REGISTRATION No. F-4695
 CIVIL ENGINEER/SURVEYOR
 GARRETT ENGINEERING
 4444 CARTER CREEK PARKWAY, STE 108
 BRYAN, TX 77802
 OFF: (979) 846-2688

CHARLES (CAL) MARINO
 2nd PARTITION
 (VOL. 192, PG. 417)
 N/7
DOUGLASS H. GARRETT, ET. AL.
 (VOLUME 1237, PAGE 512)
 LOT 1, BLOCK TWO
 CALLED: 9.43 ACRES
 ZONED: INDUSTRIAL

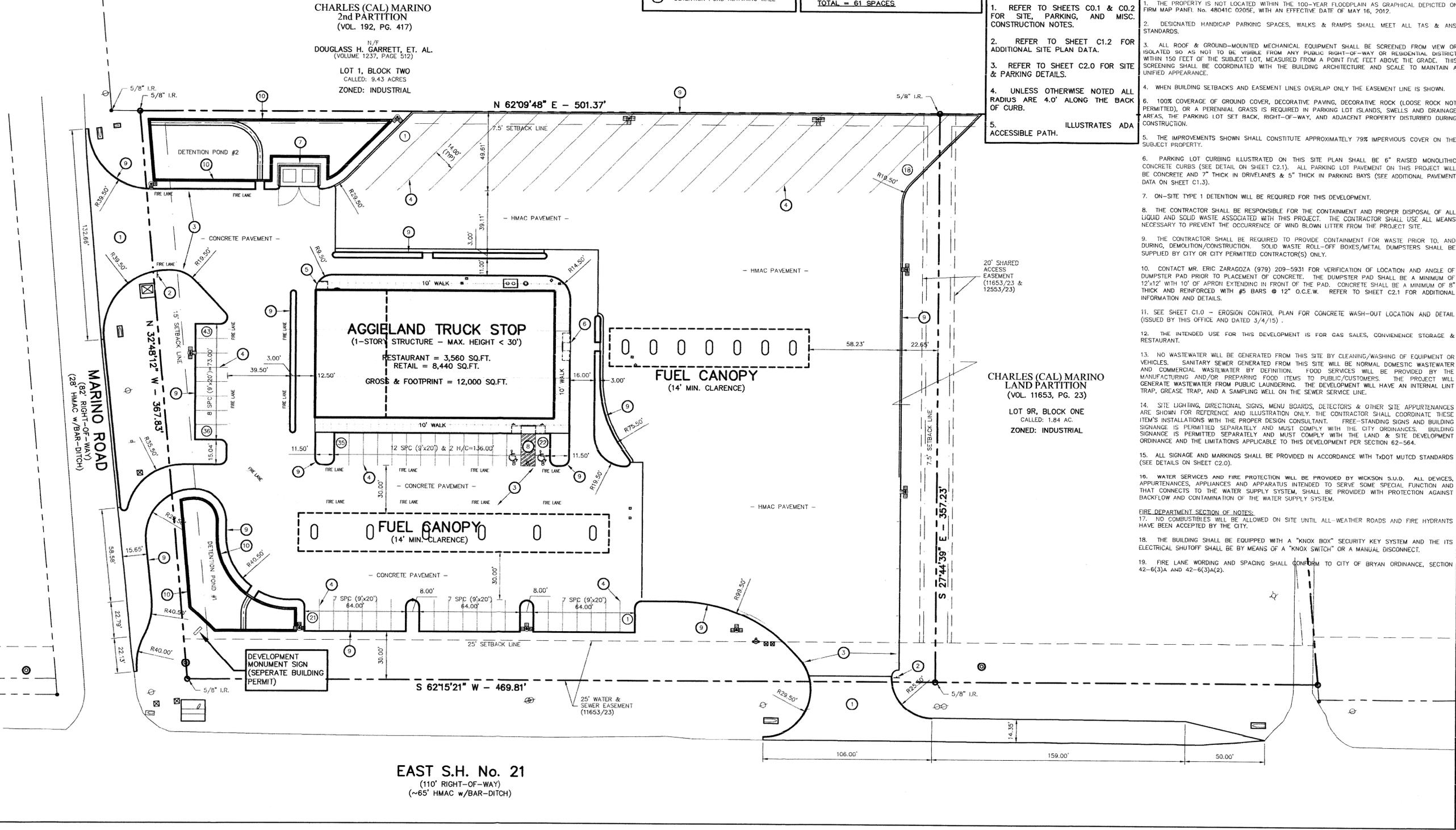
- PLAN NOTES:**
- REFER TO SHEETS C0.1 & C0.2 FOR SITE, PARKING, AND MISC. CONSTRUCTION NOTES.
 - REFER TO SHEET C1.2 FOR ADDITIONAL SITE PLAN DATA.
 - REFER TO SHEET C2.0 FOR SITE & PARKING DETAILS.
 - UNLESS OTHERWISE NOTED ALL RADII ARE 4.0' ALONG THE BACK OF CURB.
 - ACCESSIBLE PATH. ILLUSTRATES ADA

- CIVIL SITE NOTES:**
- THE PROPERTY IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS GRAPHICAL DEPICTED ON FIRM MAP PANEL No. 48041C 0205E, WITH AN EFFECTIVE DATE OF MAY 16, 2012.
 - DESIGNATED HANDICAP PARKING SPACES, WALKS & RAMPS SHALL MEET ALL T&S & ANSI STANDARDS.
 - ALL ROOF & GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150 FEET OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE THE GRADE. THIS SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
 - WHEN BUILDING SETBACKS AND EASEMENT LINES OVERLAP ONLY THE EASEMENT LINE IS SHOWN.
 - 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (LOOSE ROCK NOT PERMITTED), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWELLS AND DRAINAGE AREAS, THE PARKING LOT SET BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
 - THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 79% IMPERVIOUS COVER ON THE SUBJECT PROPERTY.
 - PARKING LOT CURBING ILLUSTRATED ON THIS SITE PLAN SHALL BE 6" RAISED MONOLITHIC CONCRETE CURBS (SEE DETAIL ON SHEET C2.1). ALL PARKING LOT PAVEMENT ON THIS PROJECT WILL BE CONCRETE AND 7" THICK IN DRIVELANES & 5" THICK IN PARKING BAYS (SEE ADDITIONAL PAVEMENT DATA ON SHEET C1.3).
 - ON-SITE TYPE 1 DETENTION WILL BE REQUIRED FOR THIS DEVELOPMENT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
 - THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
 - CONTACT MR. ERIC ZARAGOZA (979) 209-5931 FOR VERIFICATION OF LOCATION AND ANGLE OF DUMPSTER PAD PRIOR TO PLACEMENT OF CONCRETE. THE DUMPSTER PAD SHALL BE A MINIMUM OF 12'x12' WITH 10' OF APRON EXTENDING IN FRONT OF THE PAD. CONCRETE SHALL BE A MINIMUM OF 8" THICK AND REINFORCED WITH #5 BARS @ 12" O.C.E.W. REFER TO SHEET C2.1 FOR ADDITIONAL INFORMATION AND DETAILS.
 - SEE SHEET C1.0 - EROSION CONTROL PLAN FOR CONCRETE WASH-OUT LOCATION AND DETAIL. (ISSUED BY THIS OFFICE AND DATED 3/4/15).
 - THE INTENDED USE FOR THIS DEVELOPMENT IS FOR GAS SALES, CONVENIENCE STORAGE & RESTAURANT.
 - NO WASTEWATER WILL BE GENERATED FROM THIS SITE BY CLEANING/WASHING OF EQUIPMENT OR VEHICLES. SANITARY SEWER GENERATED FROM THIS SITE WILL BE NORMAL DOMESTIC WASTEWATER AND COMMERCIAL WASTEWATER BY DEFINITION. FOOD SERVICES WILL BE PROVIDED BY THE MANUFACTURING AND/OR PREPARING FOOD ITEMS TO PUBLIC/CUSTOMERS. THE PROJECT WILL GENERATE WASTEWATER FROM PUBLIC LAUNDERING. THE DEVELOPMENT WILL HAVE AN INTERNAL LINT TRAP, GREASE TRAP, AND A SAMPLING WELL ON THE SEWER SERVICE LINE.
 - SITE LIGHTING, DIRECTIONAL SIGNS, MENU BOARDS, DETECTORS & OTHER SITE APPURTENANCES ARE SHOWN FOR REFERENCE AND ILLUSTRATION ONLY. THE CONTRACTOR SHALL COORDINATE THESE ITEM'S INSTALLATIONS WITH THE PROPER DESIGN CONSULTANT. FREE-STANDING SIGNS AND BUILDING SIGNAGE IS PERMITTED SEPARATELY AND MUST COMPLY WITH THE CITY ORDINANCES. BUILDING SIGNAGE IS PERMITTED SEPARATELY AND MUST COMPLY WITH THE LAND & SITE DEVELOPMENT ORDINANCE AND THE LIMITATIONS APPLICABLE TO THIS DEVELOPMENT PER SECTION 62-564.
 - ALL SIGNAGE AND MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH TxDOT MUTCD STANDARDS (SEE DETAILS ON SHEET C2.0).
 - WATER SERVICES AND FIRE PROTECTION WILL BE PROVIDED BY WICKSON S.U.D. ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.
 - FIRE DEPARTMENT SECTION OF NOTES:**
 17. NO COMBUSTIBLES WILL BE ALLOWED ON SITE UNTIL ALL-WEATHER ROADS AND FIRE HYDRANTS HAVE BEEN ACCEPTED BY THE CITY.
 18. THE BUILDING SHALL BE EQUIPPED WITH A "KNOX BOX" SECURITY KEY SYSTEM AND THE ITS ELECTRICAL SHUTOFF SHALL BE BY MEANS OF A "KNOX SWITCH" OR A MANUAL DISCONNECT.
 19. FIRE LANE WORDING AND SPACING SHALL CONFORM TO CITY OF BRYAN ORDINANCE, SECTION 42-6(3)A AND 42-6(3)A(2).

FOR THE
AGGIELAND TRUCK STOP
5043 EAST STATE HIGHWAY No. 21
BRYAN, TX
 LOT 8R, BLOCK ONE - CHARLES (CAL) MARINO LAND PARTITION
 BRAZOS COUNTY, TEXAS



CIVIL SITE PLAN



EAST S.H. No. 21
 (110' RIGHT-OF-WAY)
 (~65' HMAC w/BAR-DITCH)

CHARLES (CAL) MARINO LAND PARTITION
 (VOL. 11653, PG. 23)
 LOT 9R, BLOCK ONE
 CALLED: 1.84 AC.
 ZONED: INDUSTRIAL

CLIENT INFORMATION
 TEXAS K&J INVESTMENTS, LLC
 c/o SAM TRINH
 4405 REGAL OAKS DRIVE
 COLLEGE STATION, TX 77845
 PH: (979) 575-4545
 EMAIL: samtrinh@verizon.net

FILENAME: 0567SP1A SCALE: 1"=30'
 SUBMITTED DATE: 8/19/15

DRAWN BY: R.A.M. CHECKED BY: R.A.M.
 FIELD BOOK: N/A PAGES: N/A

RME CONSULTING ENGINEERS
 CLIENT NO. PROJECT NO.
237 - 0567

C1.0
 SHEET 4 OF 12



SYMBOL & LINE LEGEND

⊕	POWER POLE
⊕	LIGHT POLE
⊕	WATER VALVE
⊕	WATER METER
⊕	BACKFLOW PREVENTOR
⊕	ELECTRICAL TRANSFORMER
⊕	ELECTRICAL PULL BOX
⊕	ELECTRICAL METER
⊕	MANHOLE
⊕	CLEANOUT
⊕	FIRE HYDRANT
⊕	TELEPHONE PEDESTAL
⊕	AREA INLET
⊕	JUNCTION BOX
⊕	POST INDICATOR VALVE
⊕	CURB INLET
---	PROPERTY LINE
---	EASEMENT LINE
---	SOLID SOD AREAS (TIF 419 BERMUDA)
---	COMMON BERMUDA SEEDS AREAS

PLAN NOTES:

- REFER TO SHEET C0.1 & C0.2 FOR MISCELLANEOUS CONSTRUCTION NOTES.
- REFER TO SHEET C1.3 FOR UTILITY INFORMATION & SLEEPING LOCATIONS.

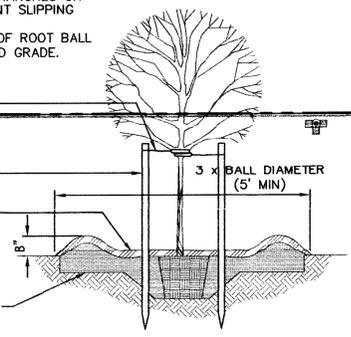
LANDSCAPE SCHEDULE

SYMBOL	NO. OF PLANTS	SIZE	BOTANICAL NAME	COMMON NAME	TYPE	NOTES	SQ.FT. EACH	TOTAL SQ.FT.
⊕	17	>3" CALIPER	QUERCUS VIRGINIANA	LIVE OAK	CANOPY TREE	45 GALLON 35' MIN. SPACING	350	5,950
⊕	14	>3" CALIPER	TAXODIUM DISTICHUM	BALD CYPRESS	CANOPY TREE	45 GALLON 20' MIN. SPACING	350	4,900
⊕	48	(MULTI-TRUNK)	LAGERSTROEMIA INDICA	CREPE MYRTLE	ORNAMENTAL NON-CANOPY TREE	15 GALLON (COUNTRY RED)	150	7,200
⊕	28	> 1.25" CALIPER	ILEX OPACA SAVANNAH	SAVANNAH HOLLY	(TREE FORM) NON-CANOPY TREE	30 GALLON	150	4,200
⊕	74	5 GALLON	ILEX CORNUTA BURFORDI-NANA	DWARF BURFORD HOLLY	SHRUB	4' O.C. (36" HEIGHT)	10	740
⊕	64	3 GALLON	NANDINA DOMESTICA 'COMPACTA'	COMPACT NANDINA	SHRUB	3' SPACING (18" HEIGHT)	10	640
⊕	93	5 GALLON	JUNIPERUS CHINENSIS	SEAGREEN JUNIPER	SHRUB	4' O.C. (36" HEIGHT)	10	930
⊕	16,453	N/A	CYNODON DACTYLON	BERMUDA BLOCK SOD	GROUND COVER	BLOCK SOD	10/100 SQ.FT.	1700 <15%

TREE PLANTING NOTES:

- STAKE ABOVE FIRST BRANCHES OR AS NECESSARY TO PREVENT SLIPPING OF RUBBER HOSES.
- PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.

12 GAUGE GALVANIZED WIRE ENCASED IN 1" RUBBER HOSE



TREE PLANTING
N.T.S.

LANDSCAPE REQUIREMENTS

LANDSCAPING AREA:
STANDARD DEVELOPED AREA = 173,369 SQ.FT.
173,369 x 15% = 26,005 SQ.FT.
REQUIRED LANDSCAPING AREA = 26,005 SQ.FT.
PROVIDED LANDSCAPING AREA = 26,260 SQ.FT.

TREE REQUIREMENT:
MINIMUM 50% TREES OF REQUIRED AREA
26,005 x 50% = 13,003 SQ.FT.
PROVIDED TREE AREA = 22,250 SQ.FT.

CANOPY TREE REQUIREMENT:
MINIMUM 50% CANOPY TREES OF REQUIRED TREES
13,003 x 50% = 6,502 SQ.FT.
PROVIDED CANOPY TREE AREA = 10,850 SQ.FT.

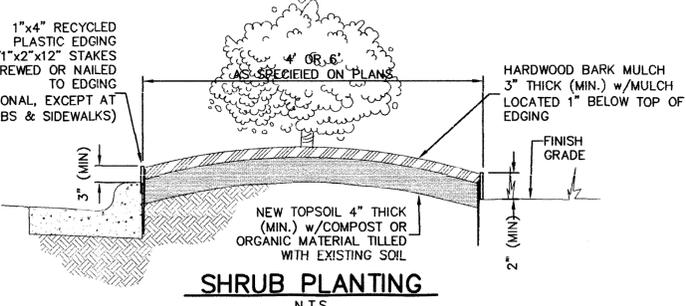
CHARLES (CAL) MARINO
2nd PARTITION
(VOL. 192, PG. 417)

N/E
OUGLASS H. GARRETT, ET. AL.
(VOLUME 1237, PAGE 512)

LOT 1, BLOCK TWO
CALLED: 9.43 ACRES
ZONED: INDUSTRIAL

LANDSCAPING NOTES:

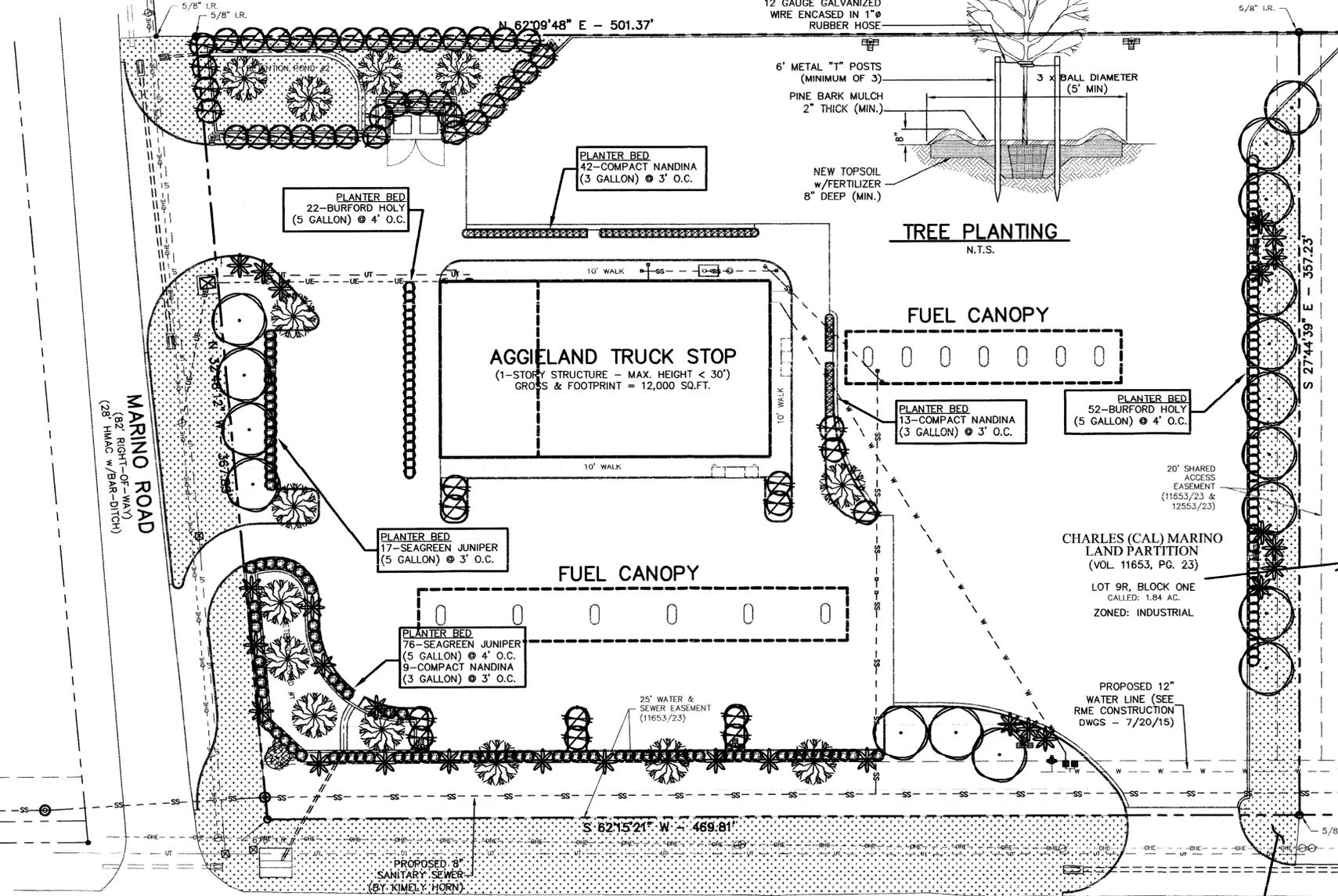
- THE LANDSCAPE PLAN PRESENTED WAS PREPARED BY RME CONSULTING ENGINEERS (RME). RME IS NEITHER A LICENSED LANDSCAPE ARCHITECT NOR IRRIGATOR. THIS PLAN WAS PREPARED FOR THE SOLE PURPOSE TO MEET THE CITY OF BRYAN (COB) SITE DEVELOPMENT ORDINANCE AND OBTAIN DEVELOPMENT PERMITS. ANY CHANGES MADE TO THIS PLAN SHALL BE SUBMITTED TO THE COB DEVELOPMENT SERVICES DEPARTMENT FOR REVIEW AND APPROVAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLAN LIST. ANY DISCREPANCIES BETWEEN QUANTITIES ON THE PLAN AND THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE INSPECTOR AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO PLANTING.
- 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWELLS AND DRAINAGE AREAS, THE PARKING LOT SET BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
- ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO ITS EXISTING CONDITIONS OR BETTER.
- ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PROPOSED PARKING ISLANDS PRIOR TO PLACEMENT OF TOPSOIL AND PLANTING, INCLUDING CONCRETE, ASPHALT, LIMESTONE BASE MATERIAL, OR COMPACTED STABILIZED EARTH.
- THE CROWN OF ALL PLANTS SHALL BE SLIGHTLY HIGHER, AFTER SETTLING, THAN ADJACENT SOIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING OR ADDING TOP SOIL, AS NEEDED, FOR THE INCLUSION OF THE SOIL AMENDMENTS, AS NEEDED, IN THE PREPARED GROUND COVER BEDS.
- ALL SINGLE TRUNK TREES ARE TO BE STAKED; HOSE AND GUY WIRES OVERLAPPED.
- COVER AREAS TO BE PLANTED WITH 3" APPROVED ORGANIC MATTER, 2" PINE BARK MULCH, AND 13-13-13 FERTILIZER AT THE RATE OF 5 LBS./100 SQ.FT. OF BED AREA.
- ALL DISTURBED AREAS, NOT DESIGNATED TO BE BLOCK SODED, SHALL BE SEEDED WITH EITHER BERMUDA (2 LBS./1,000 SQ.FT.) FROM MARCH 15 TO SEPTEMBER 15 OR BERMUDA/RYE GRASS MIX (2 LBS./5 LBS. PER 1,000 SQ.FT.) FROM SEPTEMBER 16 TO MARCH 14.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TREES AND SHRUBS THAT WILL MEET BOTH MINIMUM SIZE AND SPACING FOR TREE AND ZONING ORDINANCE COMPLIANCE. FAILURE TO INSTALL PLANT MATERIAL PER THIS PLAN WILL JEOPARDIZE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL LANDSCAPING SHALL BE INSTALLED.
- ALL TREES, SHRUBS AND PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN.
- ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- PRUNING: THIN BRANCHES AND FOLIAGE (NOT ALL END TIPS) BY 1/3, RETAINING NORMAL PLANT SHAPE; NEVER CUT EVERGREEN LEADERS.
- THE TOP OF ALL ROOT BALLS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GRADE AND GROWING CONDITIONS.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITIES PRIOR TO PLANT INSTALLATION AND SHALL BE RESPONSIBLE FOR ANY DAMAGES DUE TO LANDSCAPE OPERATIONS.
- TOPSOIL SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND USED FOR BACKFILLING ALL PITS FOR PLANTS. AVERAGE TOPSOIL MIXTURE SHALL CONSIST OF THREE (3) PARTS GOOD GARDEN SOIL, 1/2 PART PEAT MOSS, 1/2 PART MANURE OR BONE MEAL, AND ONE (1) POUND LIME PER CUBIC YARD.
- ALL PLANTS SHALL BE GUARANTEED TO BE IN HEALTHY CONDITION FOR ONE (1) YEAR AFTER ACCEPTANCE BY THE OWNER AND THE CITY OF BRYAN.
- ALL PLANT MATERIAL SHALL BE MULCHED WITH A MINIMUM 4" LAYER OF HARDWOOD BARK MULCH (UNLESS OTHERWISE SPECIFIED). PROVIDE MINIMUM 10' DIAMETER MULCH RING AROUND EXISTING TREES TO REMAIN, TYPICAL.
- MINIMUM TREE SIZE AT PLANTING IS SPECIFIED ON THE PLAN (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND BE THE MINIMUM SIZE SPECIFIED ON THE PLAN.
- ALL STRAPPING MUST BE CUT AWAY AND REMOVED FROM ROOT BALL PRIOR TO BACKFILLING PLANTING PIT, AND THE TOP 1/3 OF THE BURLAP MUST BE REMOVED FROM THE ROOT BALL.
- THE LANDSCAPE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDS AREAS.
- IN THE EVENT THAT PLANTING BEDS AND MULCH ARE REQUIRED, THE LANDSCAPE CONTRACTOR SHALL INSTALL BLACK FABRIC MESH UNDER THE MULCH TO PREVENT WEED GROWTH.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND THE MAINTENANCE OF ALL LANDSCAPED AREAS UNTIL THE LATER OF: (1) THIRTY (30) DAYS FOLLOWING THE PLANTING OF THE GRASS AND SHRUBS, OR (2) THE DATE THAT THE FACILITY IS OPEN TO THE PUBLIC FOR BUSINESS.
- NO TREE PLANTING SHALL BE WITHIN 10 LATERAL FEET OF AN OVERHEAD UTILITY WIRE OR WITHIN 5 LATERAL FEET OF AN UNDERGROUND PUBLIC UTILITY LINE (ORDINANCE 52-431).
- THE AREA AROUND THE FREE-STANDING SIGN SHALL BE LANDSCAPED AS PER THE REQUIREMENTS IN SECTION 62-429.
- PROPOSED LANDSCAPING INSTALLED IN AREAS REQUIRING SCREENING WILL PROVIDE DENSE SHRUBBERY HAVING YEAR-ROUND FOLIAGE AT LEAST THREE FEET IN HEIGHT.
- THE DRIVEWAY THROUGH WINDOW MUST BE SCREENED FROM MARINO ROAD.
- TREES ALONG S.H. NO. 21 MAY NOT BE PLANTED WITHIN TEN FEET OF THE PROPOSED SANITARY SEWER LINE.
- LANDSCAPING AT THE INTERSECTION OF MARINO ROAD AND S.H. NO. 21 SHALL NOT INTERFERE WITH SITE DISTANCES OR IN ANY WAY CREATE A SAFETY HAZARD.



SHRUB PLANTING
N.T.S.

IRRIGATION NOTES:

- IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL NEW PLANTED AND LANDSCAPED AREAS. THIS IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO ISSUANCE OF CERTIFICATION OF OCCUPANCY.
- THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE CHECK BACK FLOW DEVICE.
- ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION.
- INSTALLATION PVC (SCH 40) SLEEVING SHALL BE COORDINATED WITH THE CONTRACTOR AND ALL SLEEVING SHALL EXTEND A MINIMUM OF 24" PAST THE CURB OR SIDEWALK WHERE APPLICABLE.
- THE CONTRACTOR'S IRRIGATOR SHALL SUBMIT AN IRRIGATION PLAN TO THE OWNER FOR REVIEW AND APPROVAL. THE IRRIGATION PLAN SHALL DEMONSTRATE THAT THE IRRIGATION SYSTEM WILL SUFFICIENTLY SUPPLY ALL WATER NEEDS TO THE NEWLY PLANTED LANDSCAPING AND GROUND COVER AND MEET ALL INITIAL WATERING NEEDS FOR VIABLE ESTABLISHMENT AND GROWTH OF PLANTINGS.
- THE CONTRACTOR SHALL COORDINATE ALL SLEEVING REQUIRED FOR PUBLIC AND PRIVATE UTILITIES AND IRRIGATION AS DIRECTED BY THE DEVELOPER.
- THE LANDSCAPE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM SUFFICIENT TO MEET LOCAL JURISDICTIONAL REQUIREMENTS OR SHALL BE SUFFICIENT TO PROPERLY IRRIGATE THE LANDSCAPING AND GRASS AREAS LOCATED IN THE FRONT YARD AND SIDE YARDS ADJACENT TO THE PARKING LOT.



EAST S.H. No. 21
(110' RIGHT-OF-WAY)
(~65' HMAC w/BAR-DITCH)

HYDRO-SEED ALL AREAS DISTURBED ALONG DRIVEWAY DECELERATION LANE



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COLLEGE STATION, TEXAS 77842
EMAIL: civil@rmeengineer.com
OFFICE: (979) 764-0704
FAX: (979) 764-0704
TEXAS FIRM REGISTRATION No. F-4695

CIVIL ENGINEER/SURVEYOR
GARRETT ENGINEERING
4444 CARTER CREEK PARKWAY, STE. 108
BRYAN, TX 77802
OFF: (979) 846-2688

SUBSTANTIALLY COMPLETE ISSUED FOR PERMITTING 8/19/15

LANDSCAPE PLAN
FOR THE
AGGIELAND TRUCK STOP
5043 EAST STATE HIGHWAY No. 21
BRYAN, TX
LOT 8R, BLOCK ONE - CHARLES (CAL) MARINO LAND PARTITION
BRAZOS COUNTY, TEXAS

CLIENT INFORMATION
TEXAS K&J INVESTMENTS, LLC
c/o SAM TRINH
4405 REGAL OAKS DRIVE
COLLEGE STATION, TX 77845
PH: (979) 575-4545
EMAIL: samtrinh@verizon.net

FILENAME: 0567LP1A SCALE: 1"=30'
SUBMITTED DATE: 8/19/15

DRAWN BY: R.A.M. CHECKED BY: R.A.M.
FIELD BOOK: N/A PAGES: N/A

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
237 - 0567

L1.0
SHEET 12 OF 12