

SITE PLAN FOR



2612 W VILLA MARIA ROAD
BRYAN, TEXAS 77807



VICINITY MAP
NOT TO SCALE

SUBMITTAL DATE:
JULY 6, 2016

LEGAL DESCRIPTION
LOT 1, BLOCK 13, AUTUMN LAKE SUBDIVISION PHASE 1

REVISIONS / CORRECTIONS

Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Sheets in Plan Set	Net Change Imp. Cover (sq.ft.)	Total Site Imp. Cover (sq. ft.)/%	City of Bryan Approval - Date	Date Imaged



TBPE Registration #F-2966
2705 Bee Cave Road, Suite 300
Austin, Texas 78746
(512) 314-3100 Fax (512) 314-3135

ENGINEER: JACOBS
JOEL BOCK P.E.
2705 BEE CAVE ROAD, SUITE 300
AUSTIN, TEXAS 78746
PHONE: (512) 314-3100

SURVEYOR: KERR SURVEYING, LLC
505 CHURCH AVENUE
P.O. BOX 269
COLLEGE STATION, TEXAS 77841
PHONE: (979) 268-3195

FLOODPLAIN INFORMATION

THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0285 E, EFFECTIVE DATE: MAY 16, 2012.

SUBJECT PROPERTY IS ZONED "PD" AND IS CONTAINED WITHIN THE WEST VILLA MARIA CORRIDOR OVERLAY.

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ACCEPTED FOR CONSTRUCTION

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEERS WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF BRYAN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



Joel Bock 7-6-16

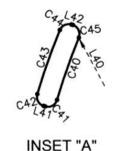
JOEL R. BOCK, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 98441
JACOBS
2705 BEE CAVE ROAD, SUITE 300
AUSTIN, TEXAS 78746
(512) 314-3100 PH.

SITE DEVELOPMENT PERMIT NUMBER: _____

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITY LOCATIONS VERTICALLY AND HORIZONTALLY PRIOR TO START OF CONSTRUCTION.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "TEXAS ONE CALL" AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN PER THE APPROPRIATE REMEDIAL ACTION AGREED UPON BY THE ENGINEER.

COMMON AREA NO. 1 (0.008 AC.)



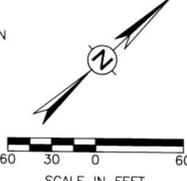
INSET "A" SCALE: 1"=60'

AUTUMN LAKE SUBDIVISION PHASE 2A VOL. 8366, PG. 61

REMAINDER OF 36.21 ACRE TRACT BCS DEVELOPMENT COMPANY VOL. 7082, PG. 70 FUTURE DEVELOPMENT AUTUMN LAKE SUBDIVISION PHASE 2B

PUBLIC PARK 0.740 ACS.

REMAINDER OF 36.21 ACRE TRACT BCS DEVELOPMENT COMPANY VOL. 7082, PG. 70 FUTURE DEVELOPMENT AUTUMN LAKE SUBDIVISION PHASE 3



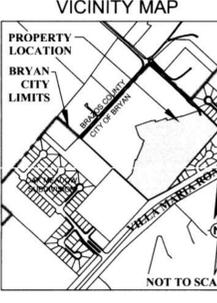
CITY LIMIT LINE

COMMON AREA NO. 2 (4.161 AC.)

LINE TABLE with columns: LINE, LENGTH, BEARING. Lists 15 line segments with their respective measurements.

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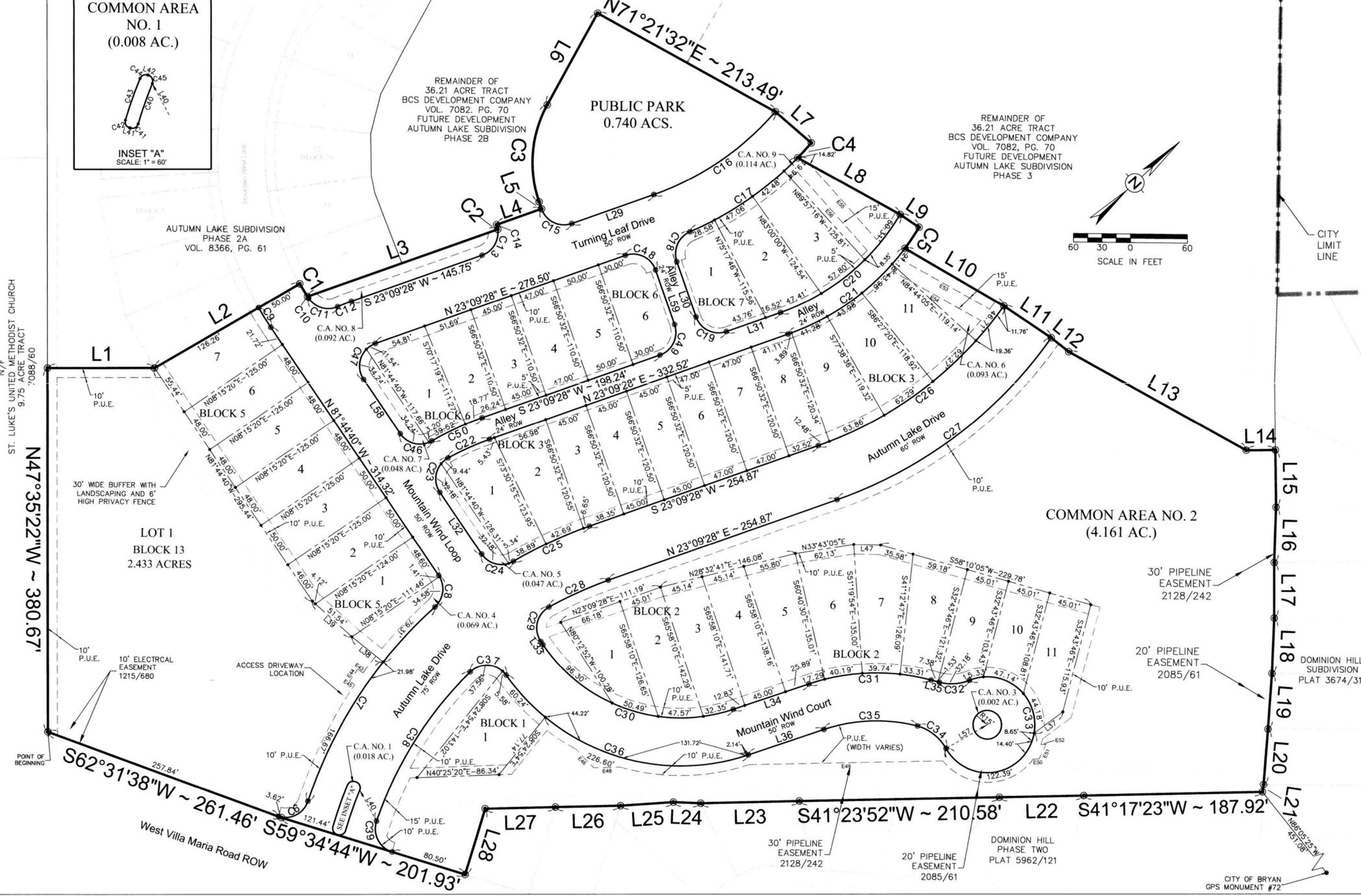
CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA, TANGENT, CHORD, CHORD BEARING. Lists 15 curves with their geometric details.



LEGEND defining symbols for PLAT BOUNDARY, ROW LINE, PROPERTY LINE, PROPERTY CORNER, PUBLIC UTILITY EASEMENT LINE, and P.U.E. PUBLIC UTILITY EASEMENT.

Filed for Record in BRAZOS COUNTY On: Feb 15, 2008 at 12:18:58 As a Plat Document Number: 08890988 Amount: \$68.00 Receipt Number: 335105 By: Susie Cohen CERTIFICATE OF THE COUNTY CLERK STATE OF TEXAS COUNTY OF BRAZOS I, Karen McQueen, County Clerk in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the 15th day of February 2008 at 12:18:58 PM, Page 207.

NOTES: 1. ACCESS TO LOT 1, BLOCK 13 SHALL BE FROM AUTUMN LAKE DRIVE AT THE LOCATION SHOWN. 2. BEARING SYSTEM SHOWN HEREON IS BASED ON GRID NORTH AS ESTABLISHED FROM G.P.S. OBSERVATION. 3. NO PORTION OF THIS TRACT LIES WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0143-C, EFFECTIVE DATE: 07-02-1992. 4. CURVE LENGTHS SHOWN ALONG THE BOUNDARY OR RIGHT-OF-WAY LINES ARE ARC LENGTHS. 5. OWNERSHIP OF THIS TRACT IS BY THE FOLLOWING DEED OF THE OFFICIAL DEED RECORDS OF BRAZOS COUNTY, TEXAS: VOL. 7082, PG. 70. 6. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS AND LANDSCAPE BUFFERS WILL BE BY THE HOMEOWNERS OR PROPERTY OWNERS ASSOCIATION. LANDSCAPING OR OTHER AMENITIES PROPOSED WITHIN THE STREET RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS SHALL BE APPROVED BY THE CITY OF BRYAN. UNRESTRICTED ACCESS TO PUBLIC UTILITY AND DRAINAGE EASEMENTS SHALL BE PROVIDED FOR UTILITY MAINTENANCE EQUIPMENT. 7. IRON RODS WILL BE SET AT ALL LOT CORNERS AND ANGLE POINTS, UNLESS NOTED OTHERWISE. 8. BUILDING SETBACKS FOR ALL RESIDENTIAL LOTS ARE AS FOLLOWS: 20' FRONT, 15' FRONT FOR HOMES WITH ALLEYS, 5' SIDE INCLUDING LOTS ADJACENT TO COMMON AREAS, 7.5' REAR, 15' SIDE STREET, 10' SIDE TO ALLEY. 9. ZONING OF THIS PROPERTY IS PLANNED DEVELOPMENT (PD) DISTRICT. LAND USE, PHYSICAL DEVELOPMENT AND SUBDIVISION OF LAND SHALL BE ALLOWED IN ACCORDANCE WITH THE PLANNED DEVELOPMENT DISTRICT ORDINANCE FOR THIS PROPERTY, APPROVED BY BRYAN'S CITY COUNCIL ON DECEMBER 12, 2006.



CERTIFICATE OF OWNERSHIP AND DEDICATION STATE OF TEXAS COUNTY OF BRAZOS I, Randy French, President of BCS Development Company, owner of the 16.824 acre tract shown on this plat, being part of the tract of land conveyed in the Deed Records of Brazos County in Volume 7082, Page 70, and designated herein as Autumn Lake Subdivision, Phase 1, in the City of Bryan, Texas and whose name is subscribed hereto, hereby dedicate to the use of the public for all streets, alleys, parks, easements and public places shown hereon for the purposes intended.

APPROVAL OF THE PLANNING ADMINISTRATOR I, the undersigned, Planning Administrator and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 15th day of February, 2008.

CERTIFICATE OF THE SURVEYOR STATE OF TEXAS COUNTY OF BRAZOS I, Brad Kerr, Registered Public Land Surveyor No. 4502, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that the property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

APPROVAL OF THE CITY ENGINEER I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the 15th day of February, 2008.

METES AND BOUNDS DESCRIPTION OF A TRACT 16.824 ACRES T. J. WOOLEN LEAGUE, A-59 BRYAN, BRAZOS COUNTY, TEXAS. BEGINNING AT A CONCRETE RIGHT-OF-WAY MARKING FOUND ON THE NORTHWEST LINE OF VILLA MARIA ROAD (VARIABLE WIDTH R.O.W.) MARKING THE MOST SOUTHERLY CORNER OF SAID 36.21 ACRE TRACT AND THE EAST CORNER OF A CALLED 9.75 ACRE TRACT AS DESCRIBED BY A DEED TO ST. LUKE'S UNITED METHODIST CHURCH RECORDED IN VOLUME 7086, PAGE 60 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; ... ENDING AT THE POINT OF BEGINNING.

METES AND BOUNDS, CONTINUED: N 72° 30' 59" E FOR A DISTANCE OF 120.29 FEET TO A POINT; N 70° 14' 55" E FOR A DISTANCE OF 60.03 FEET TO A POINT; N 80° 54' 39" E FOR A DISTANCE OF 23.34 FEET TO A POINT; N 71° 21' 32" E FOR A DISTANCE OF 213.43 FEET TO A POINT; N 41° 48' 55" E FOR A DISTANCE OF 30.81 FEET TO A POINT ON THE SOUTHWEST LINE OF DOMINION HILL SUBDIVISION, ACCORDING TO THE PLAT RECORDED IN VOLUME 3674, PAGE 311 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS; ... ENDING AT THE POINT OF BEGINNING.

FINAL PLAT OF AUTUMN LAKE SUBDIVISION PHASE 1 - 16.824 ACRES BEING AN AMENDING PLAT OF AUTUMN LAKE SUBDIVISION PHASE 1 - 16.824 ACRES. OWNER/DEVELOPER: BCS Development Company. ENGINEER: CIVIL DEVELOPMENT, Ltd. SURVEYOR: Brad Kerr, RPLS No. 4502. THOMAS J. WOOLEN LEAGUE, A-59 BRYAN, BRAZOS COUNTY, TEXAS. SCALE: 1"=60'. JANUARY, 2008.

GENERAL CONSTRUCTION NOTES:

- 1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF COLLEGE STATION MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL CALL THE ONE CALL CENTER (811) FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET R.O.W.
3. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. (OSHA STANDARDS MAY BE PURCHASED FROM THE GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 611 EAST 6TH STREET, AUSTIN, TEXAS.)
4. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.
5. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE "RELEASED SITE PLAN". ANY ADDITIONAL IMPROVEMENTS WILL REQUIRE A SITE PLAN AMENDMENT AND APPROVAL FROM THE CITY OF COLLEGE STATION; MINOR CORRECTIONS MAY BE APPROVED BY THE BUILDING PLAN REVIEW SECTION AT THE TIME OF BUILDING PERMIT.
6. APPROVAL OF THIS SITE PLAN DOES NOT INCLUDE BUILDING CODE APPROVAL; FIRE CODE APPROVAL; OR BUILDING, DEMOLITION, OR RELOCATION PERMITS APPROVAL.
7. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF COLLEGE STATION.
8. CITY GARBAGE PICKUP IS PROPOSED WITH THIS SITE PLAN.
9. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 UNLESS DESIGNED AS A RAMP. [TAS 4.3.7]
10. ACCESSIBLE ROUTES MUST HAVE A CROSS SLOPE NO GREATER THAN 1:50. [TAS 4.3.7]
11. NO WORK SHALL BE PERFORMED OUTSIDE THE LIMIT OF CONSTRUCTION.
12. BEFORE REMOVING ANY UTILITIES, THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT THE UTILITY TO BE REMOVED IS NOT SERVING ANY OTHER SITE.
13. FURNISH AND INSTALL HIGH VISIBILITY SAFETY FENCING AT ALL LEVEL CHANGES, DITCHES, AND OTHER HAZARDS WHICH RESULT FROM THE DEMOLITION.
14. CONTRACTOR SHALL COORDINATE WITH AND ALLOW ACCESS TO THE SITE FOR THE VARIOUS UTILITY PROVIDERS TO OBSERVE AND COORDINATE THE REMOVAL OF THEIR ABANDONED SERVICES WITHIN THE PROJECT FENCE.
15. CONTRACTOR SHALL ARRANGE FOR AND COORDINATE THE DISCONNECTION AND REMOVAL/RELOCATION OF OVERHEAD AND UNDERGROUND ELECTRIC SERVICES, ELECTRIC LINES, ELECTRIC VAULTS/MANHOLES, TRANSFORMERS, AND POLES WITHIN THE LIMIT OF CONSTRUCTION WITH COLLEGE STATION ENERGY AND THE OWNER.
16. CONTRACTOR TO FURNISH AND INSTALL APPROPRIATE EROSION CONTROLS.
17. ALL EXISTING TREES ON SITE NOT SCHEDULED TO BE REMOVED ARE TO BE PROTECTED.
18. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "ONE-CALL" AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN PER THE APPROPRIATE REMEDIAL ACTION AGREED UPON BY THE ENGINEER.
19. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.
20. WHERE A STATE OR LOCAL MUNICIPAL STANDARD DETAIL DUPLICATES A DETAIL SHOWN IN THE PLANS, THE MORE STRINGENT DETAIL, AS DETERMINED BY THE REVIEWING AGENCY, SHALL APPLY.
21. ANY EXISTING UTILITIES, PAVEMENT, CURBS, SIDEWALKS, STRUCTURES, TREES, ETC., THAT ARE DAMAGED OR REMOVED SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

SEQUENCE OF CONSTRUCTION

- 1. INSTALL EROSION CONTROLS AND TREE PROTECTION PER APPROVED PLANS.
2. EROSION CONTROLS WILL BE REVISED, IF NEEDED, TO COMPLY WITH INSPECTORS' DIRECTIVES, AND REVISED CONSTRUCTION SCHEDULE RELATIVE TO THE WATER QUALITY PLAN REQUIREMENTS AND THE EROSION PLAN.
3. ROUGH-CUT POND.
4. TEMPORARY CONTROLS TO BE INSPECTED AND MAINTAINED WEEKLY AND PRIOR TO ANTICIPATED RAINFALL EVENTS AND AFTER RAINFALL EVENTS, AS NEEDED.
5. BEGIN DEMOLITION, REMOVE BUILDINGS, CONCRETE SLABS, CONCRETE CURB & GUTTER, ASPHALT DRIVEWAYS AND ANY ASSOCIATED DEBRIS AND DISPOSE ALL DEMOLITION MATERIAL TO AN APPROVED OFF-SITE FACILITY. LOCATE ALL EXISTING UTILITIES AND REMOVE AND CAP-OFF.
6. BEGIN SITE CLEARING.
7. ROUGH-CUT PARKING AREAS, BUILDING AREAS, AND UTILITY CUTS AS REQUIRED PER PLAN.
8. CONSTRUCT POND, UTILITIES, BUILDING AND PARKING AREAS PER PLAN.
9. PERMANENT CONTROLS WILL BE CLEANED OUT AND FILTER MEDIA WILL BE INSTALLED PRIOR TO/CONCURRENTLY WITH REVEGETATION OF SITE.
10. COMPLETE CONSTRUCTION AND INSTALL LANDSCAPING.
11. REVEGETATE DISTURBED AREA OR COMPLETE A DEVELOPERS CONTRACT FOR THE REVEGETATION ALONG WITH ENGINEER'S CONCURRENCE LETTER.
12. PROJECT ENGINEER & LANDSCAPE ARCHITECT CONDUCTS WALK THRU AND SUBMITS CONCURRENCE LETTER TO THE CITY. FINAL INSPECTION IS SCHEDULED UPON RECEIPT OF LETTER AND PRIOR TO THE REMOVAL OF EROSION CONTROLS.
13. COMPLETE AND CLEAN OUT PERMANENT EROSION CONTROL, FILTER MEDIA WILL BE INSTALLED PRIOR TO /CONCURRENTLY WITH REVEGETATION OF SITE. REVEGETATE DISTURBED AREAS INCLUDING REMOVAL OF TEMPORARY EROSION/SEDIMENTATION CONTROLS AND TREE PROTECTION. RESTORE ANY AREAS DISTURBED DURING REMOVAL OF EROSION/SEDIMENTATION CONTROLS.

AMERICANS WITH DISABILITIES ACT:

THE CITY OF COLLEGE STATION HAS REVIEWED THIS PLAN FOR COMPLIANCE WITH CITY DEVELOPMENT REGULATIONS ONLY. THE APPLICANT, PROPERTY OWNER, AND OCCUPANT OF THE PREMISES ARE RESPONSIBLE FOR DETERMINING WHETHER THE PLAN COMPLIES WITH ALL OTHER LAWS, REGULATIONS, AND RESTRICTIONS WHICH MAY BE APPLICABLE TO THE PROPERTY AND ITS USE.

UTILITY CONTACTS

WATER AND WASTEWATER SERVICE: CITY OF COLLEGE STATION CONTACT: STEPHEN MALDONADO, JR. (979) 764-5011

ELECTRIC SERVICE: COLLEGE STATION UTILITIES CONTACT: TONY MICHALSKY (979) 764-3438

BRYAN TEXAS UTILITES CONTACT: ALLEN KRISTOF (979) 821-5730

FIRE DEPARTMENT: CITY OF COLLEGE STATION FIRE DEPARTMENT CONTACT: STEPHEN SMITH (979) 764-6273

TELEPHONE SERVICE: AT&T CONTACT: TYSCHA LISTER (512) 870-4711

GAS SERVICE: ATMOS ENERGY CONTACT: KIMBERLY WINN (979) 774-2506

EROSION CONTROL NOTES

- 1. THE CONTRACTOR SHALL INSTALL EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTIVE FENCING PRIOR TO ANY SITE PREPARATION WORK (CLEARING, GRUBBING OR EXCAVATION).
2. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION/SEDIMENTATION CONTROL PLAN.
3. THE PLACEMENT OF TREE/NATURAL AREA PROTECTIVE FENCING SHALL BE IN ACCORDANCE WITH APPROVED EROSION/SEDIMENTATION CONTROL PLAN
4. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD ON-SITE WITH THE CONTRACTOR, DESIGN ENGINEER/PERMIT APPLICANT AND INSPECTOR AFTER INSTALLATION OF THE EROSION/SEDIMENTATION CONTROLS AND TREE/NATURAL AREA PROTECTION MEASURES AND PRIOR TO BEGINNING ANY SITE PREPARATION WORK. THE CONTRACTOR SHALL NOTIFY THE CITY OF COLLEGE STATION AT LEAST THREE DAYS PRIOR TO THE MEETING DATE.
5. THE CONTRACTOR IS REQUIRED TO INSPECT THE CONTROLS AND FENCES AT WEEKLY INTERVALS AND AFTER SIGNIFICANT RAINFALL EVENTS TO INSURE THAT THEY ARE FUNCTIONING PROPERLY. THE PERSON(S) RESPONSIBLE FOR MAINTENANCE OF CONTROLS AND FENCES SHALL IMMEDIATELY MAKE ANY NECESSARY REPAIRS TO DAMAGED AREAS. SILT ACCUMULATION AT CONTROLS MUST BE REMOVED WHEN THE DEPTH REACHES SIX (6) INCHES.
6. PRIOR TO FINAL ACCEPTANCE BY THE CITY, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING DEBRIS SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
7. PERMANENT EROSION CONTROL: ALL DISTURBED AREAS SHALL BE RESTORED AS NOTED BELOW.
A. A MINIMUM OF FOUR INCHES OF TOPSOIL SHALL BE PLACED IN ALL DRAINAGE CHANNELS (EXCEPT ROCK) AND BETWEEN THE CURB AND RIGHT-OF-WAY LINE.
B. THE SEEDING FOR PERMANENT EROSION CONTROL SHALL BE APPLIED OVER AREAS DISTURBED BY CONSTRUCTION AS SPECIFIED IN BRYAN/COLLEGE STATION TECHNICAL SPECIFICATIONS SECTION 32 92 13 HYDRO-MULCH SEEDING AND SECTION 32 92 19 SEEDING FOR EROSION CONTROL.
8. DEVELOPER INFORMATION:
OWNER: SCOTT & WHITE. ADDRESS: 2400 S. 31ST STREET TEMPLE, TEXAS 76508 PHONE: (484)238-8982
OWNER'S REPRESENTATIVE FOR PLAN ALTERATIONS: ADDRESS: JACOBS 2705 BEE CAVE ROAD ROAD, SUITE 300 AUSTIN, TEXAS 78746 PHONE: (512) 314-3100 FAX: (512) 314-3135

CITY OF COLLEGE STATION GENERAL SITE PLAN NOTES:

- 1. ALL ROOF AND 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' OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
2. 100% COVERAGE OF GROUNDCOVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
3. IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2394.
4. ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.

FIRE DEPARTMENT - SITE PLAN NOTES

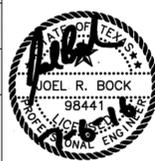
- 1. AN ALL-WEATHER DRIVING SURFACE MUST BE INSTALLED IN LOCATIONS SHOWN ON THE SITE PLAN TO BE FIRE LANES. PRIOR TO ANY BUILDING CONSTRUCTION BEYOND THE FOUNDATION. WATERLINE AND FIRE HYDRANTS MUST BE ACCEPTED BY THE CITY OF COLLEGE STATION PRIOR TO COMBUSTIBLES BEING BROUGHT ON SITE EXCEPT AS APPROVED BY THE FIRE MARSHAL.
2. HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR AND ONE-HALF INCH STEAMER OPENING AT LEAST 18" ABOVE FINISHED GRADE. THE FOUR AND ONE-HALF INCH STEAMER OPENING MUST FACE THE DRIVEWAY OR STREET WITH THREE TO SIX-FOOT SETBACKS FROM THE CURB LINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE FEET OF ANY HYDRANT, AND THE FOUR AND ONE-HALF INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET/DRIVEWAY. HYDRANT LOCATIONS SHALL BE IDENTIFIED BY THE INSTALLATION OF BLUE REFLECTIVE MARKERS.
3. ALL PERVIOUS/DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000-LB. LIVE-VEHICLE LOADS. ANY PERVIOUS/DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
4. COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN TEN FEET OF OPENINGS, COMBUSTIBLE WALLS, OR COMBUSTIBLE EAVE LINES.
5. VERTICAL CLEARANCE REQUIRED FOR FIRE APPARATUS IS 14 FEET FOR THE FULL WIDTH OF ACCESS DRIVES AND ROUTES FOR INTERNAL CIRCULATION. DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 100' IN LENGTH SHALL BE PROVIDED WITH APPROVED PROVISIONS FOR THE TURNING AROUND OF FIRE APPARATUS.
6. THE MARKINGS OF FIRE ZONES MUST BE RED WITH WHITE LETTERING READING "FIRE LANE/NO PARKING/TOW AWAY ZONE" FOUR INCHES IN HEIGHT. THE LETTERING SHALL BE AT INTERVALS OF 15 FEET OR LESS. ALL AREAS WHERE FIRE LANES ARE REQUIRED, BUT NO CONTINUOUS CURB IS AVAILABLE, SHALL BE MARKED WITH ONE CONTINUOUS EIGHT INCH RED STRIPE PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES AND ALL ADJOINING CURBS. RED STRIPES AND CURBS WILL CONTAIN THE WORDING "FIRE LANE-NO PARKING-TOW AWAY ZONE" PAINTED IN FOUR INCH WHITE LETTERS.
7. THE OWNER SHALL FURNISH THE FIRE DEPARTMENT AN 8 1/2" X 11" COPY OF THE BUILDING FLOOR PLANS AND SITE PLAN PRIOR TO ACCEPTANCE OF THE PROJECT FOR OCCUPANCY.
8. A "MASTER KEY BOX" (KNOX ACCESS SYSTEM) SHALL BE INSTALLED AT THE LOCATION SHOWN ON THE BUILDING PLANS AND APPROVED BY THE FIRE DEPARTMENT. CONTACT THE FIRE DEPARTMENT FOR ORDERING OF THE BOX. THE BUILDING WILL NOT BE ACCEPTED FOR OCCUPANCY UNTIL THE BOX IS INSTALLED.
9. THE F.D.C./SIAMESE CONNECTION SHALL BE INSTALLED WHERE SHOWN ON THE SITE PLAN.
10. THE MAXIMUM ALLOWABLE DRIVEWAY, DRIVE AISLE OR FIRE LANE GRADE IS 6% OR AS APPROVED BY THE FIRE MARSHAL.
11. CONTRACTOR SHALL INSTALL BLUE HYDRANT MARKERS IN THE PAVEMENT PER FIRE DEPARTMENT SPECIFICATIONS. THE PROJECT WILL NOT BE ACCEPTED FOR OCCUPANCY UNTIL THE MARKERS ARE INSTALLED.
12. ALL PLANS (SITE, BUILDING, ALARM, SPRINKLER, ETC.) WILL BE SUBMITTED FOR REVIEW. PLANS WILL NOT BE REVIEWED UNTIL THE FEES ARE PAID.
13. A CERTIFIED OR WITNESSED PRESSURE TEST IS REQUIRED FOR ALL WATER MODELS, REQUIRED HYDRANT FLOW TESTS OR SPRINKLER SYSTEM DESIGNS.
14. A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BEFORE OCCUPYING THE STRUCTURE.
15. HYDRANTS SHALL BE PAINTED SILVER AND THE BONNET AND CAPS SHALL BE PAINTED THE DESIGNATED COLOR PER THE GALLONS PER MINUTE (GPM) AS FOLLOWS:
CLASS AA LIGHT BLUE 1500 OR HIGHER GPM
CLASS A GREEN 1000 - 1499 GPM
CLASS B ORANGE 500 - 1499 GPM
CLASS C RED LESS THAN 500 GPM
CLASS D BLACK OUT OF SERVICE
16. CONTRACTOR SHALL FOLLOW SPECIFICATION 33 12 19 OF THE BRYAN COLLEGE STATION TECHNICAL SPECIFICATIONS FOR ALL FIRE HYDRANTS.
17. DESIGNS FOR SITE IMPROVEMENTS SHALL MEET THE CURRENT DESIGN CRITERIA AS REQUIRED BY THE CITY OF COLLEGE STATION.
18. FIRE HYDRANTS SHALL HAVE NATIONAL PIPE THREADS.



CAUTION: CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
WARNING: THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

Table with columns: NO., DATE, REVISION, BY.

JACOBS logo and contact information: TBP# Registration #F-29666, 2705 Bee Cave Road, Suite 300, Austin, Texas 78746, (512) 314-3100 Fax (512) 314-3135



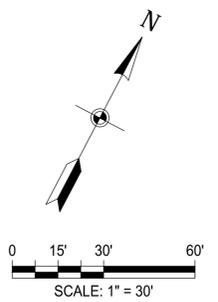
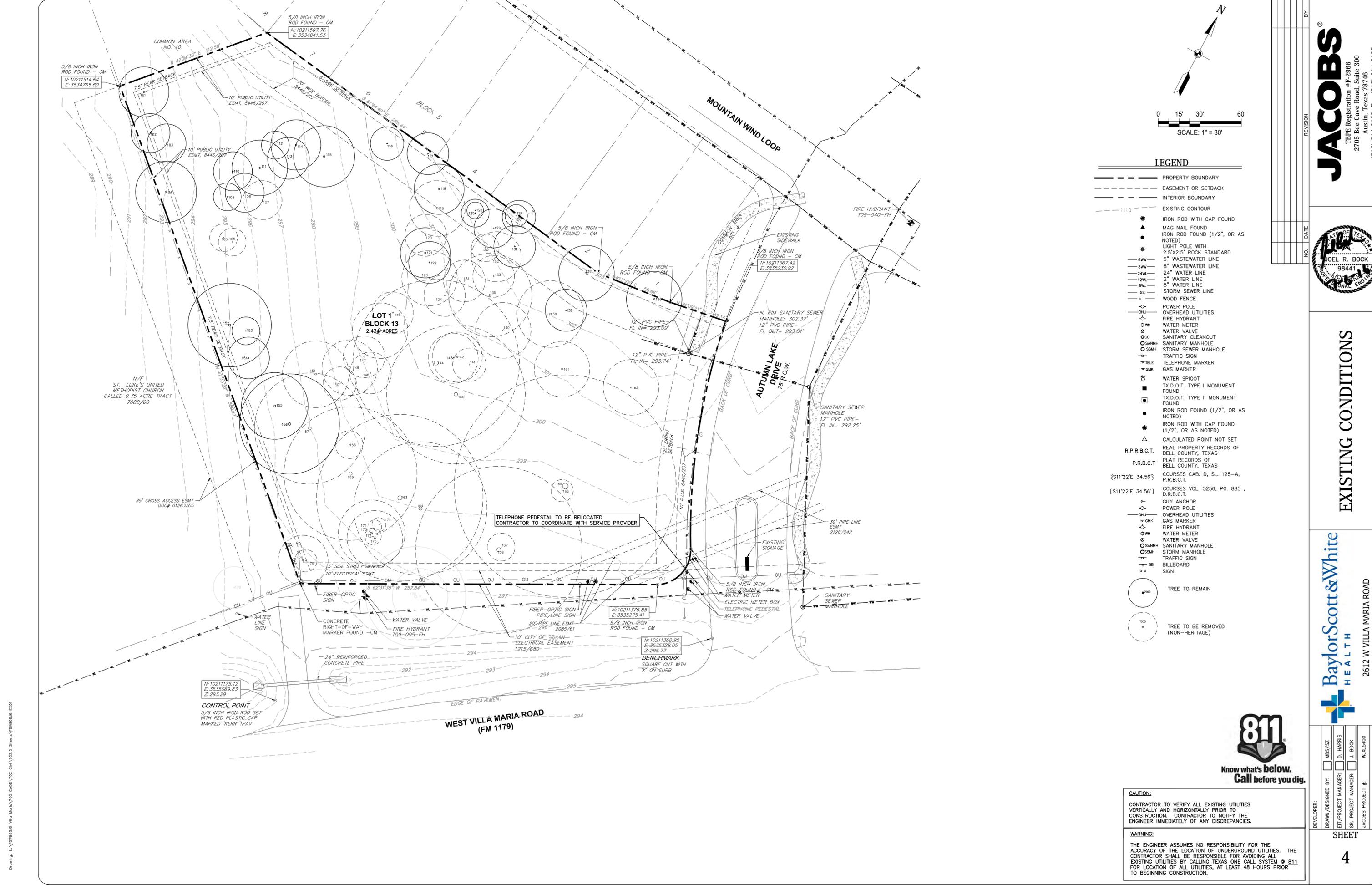
GENERAL NOTES

BaylorScott&White HEALTH logo and address: 2612 W VILLA MARIA ROAD BRYAN, TEXAS 77807

Table with columns: DEVELOPER, DRAWN/DESIGNED BY, EIT/PROJECT MANAGER, SR. PROJECT MANAGER, JACOBS PROJECT #.

Drawing: L:\VFW6856 Vlla Maria\700 CAD\702 Civil\702.5 Sheets\FW6856.dwg

L:\VFW6856 Vlla Maria\700 CAD\702 Civil\702.5 Sheets\FW6856.dwg



- LEGEND**
- PROPERTY BOUNDARY
 - - - EASEMENT OR SETBACK
 - INTERIOR BOUNDARY
 - - - EXISTING CONTOUR
 - 1110
 - IRON ROD FOUND
 - ▲ MAG NAIL FOUND
 - IRON ROD FOUND (1/2", OR AS NOTED)
 - LIGHT POLE WITH 2.5'X2.5' ROCK STANDARD
 - 6" WASTEWATER LINE
 - 8" WASTEWATER LINE
 - 24" WATER LINE
 - 2" WATER LINE
 - 8" WATER LINE
 - SS STORM SEWER LINE
 - WOOD FENCE
 - POWER POLE
 - OVERHEAD UTILITIES
 - FIRE HYDRANT
 - WM WATER METER
 - WATER VALVE
 - SANM SANITARY CLEANOUT
 - SANMH SANITARY MANHOLE
 - SSMH STORM SEWER MANHOLE
 - TRAFFIC SIGN
 - TELE TELEPHONE MARKER
 - GMR GAS MARKER
 - WATER SPIGOT
 - TX.D.O.T. TYPE I MONUMENT FOUND
 - TX.D.O.T. TYPE II MONUMENT FOUND
 - IRON ROD FOUND (1/2", OR AS NOTED)
 - IRON ROD WITH CAP FOUND (1/2", OR AS NOTED)
 - △ CALCULATED POINT NOT SET
 - R.P.R.B.C.T. REAL PROPERTY RECORDS OF BELL COUNTY, TEXAS
 - P.R.B.C.T. PLAT RECORDS OF BELL COUNTY, TEXAS
 - {S11'22"E 34.56'}
 - {S11'22"E 34.56'}
 - GUY ANCHOR
 - POWER POLE
 - GMR GAS MARKER
 - FIRE HYDRANT
 - WM WATER METER
 - WATER VALVE
 - SANMH SANITARY MANHOLE
 - SSMH STORM MANHOLE
 - TRAFFIC SIGN
 - BB BILLBOARD SIGN
 - TREE TO REMAIN
 - TREE TO BE REMOVED (NON-HERITAGE)

BY: _____

REVISION: _____

NO. _____ DATE _____

JACOBS

TBPE Registration #F-2966
2705 Bee Cave Road, Suite 300
Austin, Texas 78746
(512) 314-3100 Fax (512) 314-3135

JOEL R. BOCK
88441
Professional Engineer

VILLA MARIA - SITE PLAN

EXISTING CONDITIONS

BaylorScott&White
HEALTH

2612 W VILLA MARIA ROAD
BRYAN, TEXAS 77807



CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

WARNING:
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DEVELOPER: _____

DRAWN/DESIGNED BY: MBS/SZ

EDIT/PROJECT MANAGER: D. HARRIS

SR. PROJECT MANAGER: J. BOCK

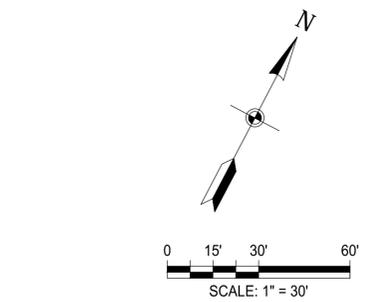
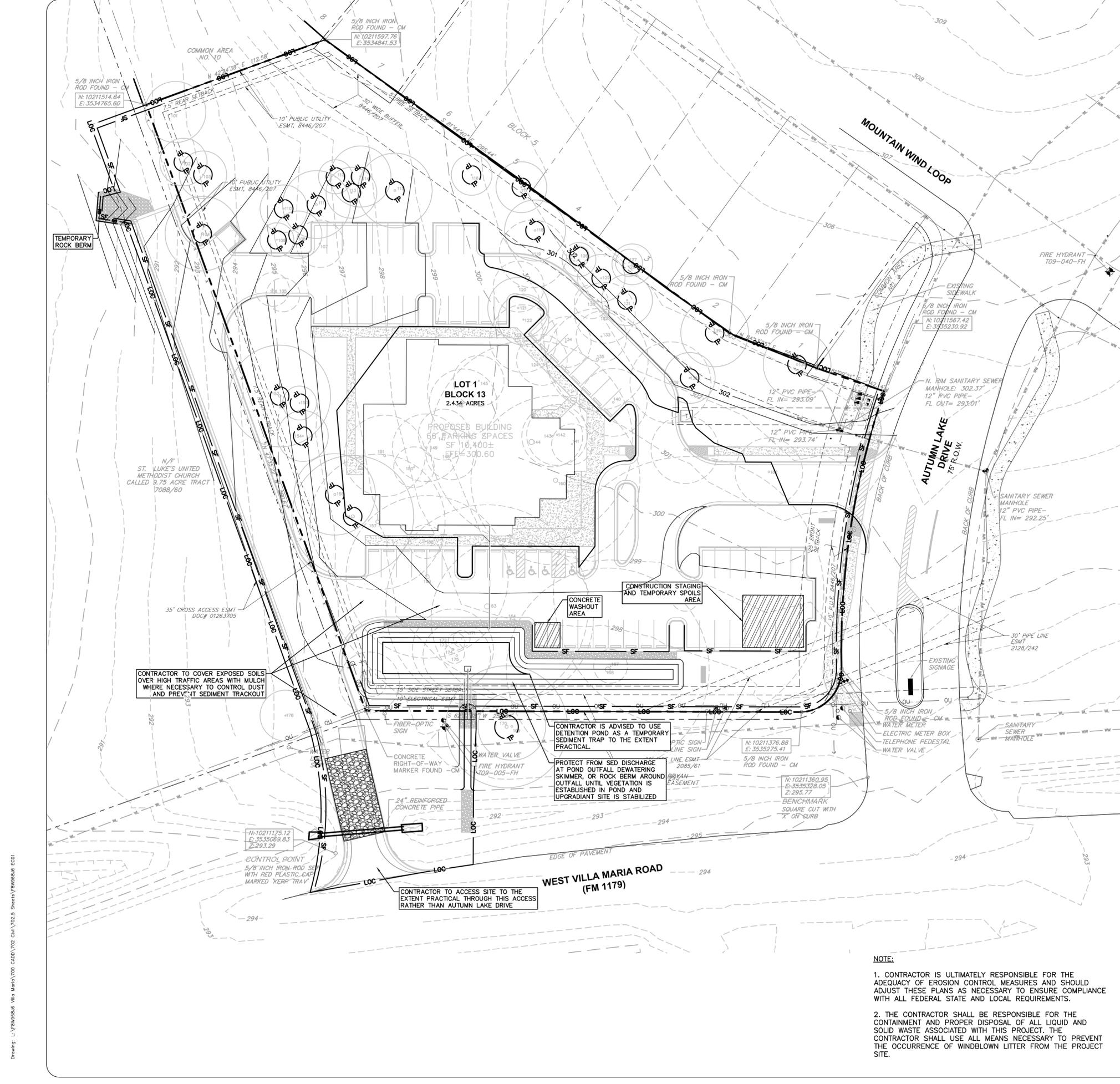
JACOBS PROJECT #: WML5400

SHEET

4

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LEGEND

- PROPERTY BOUNDARY
- - - EASEMENT OR SETBACK
- INTERIOR BOUNDARY
- EXISTING CONTOUR
- SF SILT FENCE
- LOC LIMITS OF CONSTRUCTION
- TP TREE PROTECTION FENCING
- TFD FILTER DIKE
- RB ROCK BERM
- MR MULCH ROLL
- EARTHEN BERM

- [Pattern] STABILIZED CONSTRUCTION ENTRANCE
- [Pattern] CONSTRUCTION STAGING AND TEMPORARY SPOILS AREA
- [Symbol] INLET PROTECTION (IP)
- [Symbol] CANOPY
- [Symbol] EXISTING TREE/TREE CLUSTER TO REMAIN
- [Symbol] EXISTING TREE TO BE REMOVED

NO.	DATE	REVISION	BY

JACOBS
 Registration #P-2966
 2705 Bee Cave Road, Suite 300
 Austin, Texas 78746
 (512) 314-3100 Fax (512) 314-3135

JOEL R. BOCK
 88441
 PROFESSIONAL ENGINEER

EROSION & SEDIMENTATION CONTROL PLAN

BaylorScott&White HEALTH
 2612 W VILLA MARIA ROAD
 BRYAN, TEXAS 77807

TREE LIST			
TREE TAG	C ALIPER	TYPE	REMOVE/ REMAIN
101	18	POST OAK	REMAIN
102	14	POST OAK	REMAIN
103	14	POST OAK	REMAIN
104	22	POST OAK	REMAIN
105	40	POST OAK	REMOVE
106	40	POST OAK	REMOVE
107	44	POST OAK	REMOVE
108	14	POST OAK	REMAIN
109	10	POST OAK	REMAIN
110	14	POST OAK	REMAIN
111	20	TWIN POST OAK	REMAIN
112	10	POST OAK	REMAIN
113	15	TWIN POST OAK	REMAIN
114	18	POST OAK	REMAIN
115	22	POST OAK	REMAIN
116	12	POST OAK	REMAIN
117	15	TWIN POST OAK	REMAIN
118	18	POST OAK	REMAIN
119	20	POST OAK	REMOVE
120	45	TRIPLE-ELM	REMOVE
121	18	TWIN POST OAK	REMAIN
122	15	TWIN POST OAK	REMAIN
123	45	TWIN POST OAK	REMOVE
124	45	POST OAK	REMOVE
125	10	POST OAK	REMAIN
126	6	POST OAK	REMAIN
127	8	LIVE OAK	REMAIN
128	12	POST OAK	REMAIN
129	14	POST OAK	REMAIN
130	40	POST OAK	REMOVE
131	15	POST OAK	REMAIN
132	48	TRIPLE-OAK	REMOVE
133	45	DEAD-OAK	DEAD-REMOVE
134	45	TWIN POST OAK	REMOVE
135	30	POST OAK	REMOVE
136	20	TWIN POST OAK	REMAIN
137	20	TWIN POST OAK	REMAIN
138	15	POST OAK	REMAIN
139	24	DEAD-OAK	DEAD-REMOVE
140	20	DEAD-OAK	DEAD-REMOVE
141	42	POST OAK	REMOVE
142	48	TWIN POST OAK	REMOVE
143	48	TWIN POST OAK	REMOVE
144	60	QUADRUPLE-OAK	REMOVE
145	45	TRIPLE-OAK	REMOVE
146	30	TRIPLE-OAK	REMOVE
147	45	TRIPLE-OAK	REMOVE
148	45	POST OAK	REMOVE
149	20	TWIN POST OAK	REMOVE
150	15	POST OAK	REMOVE

TREE LIST			
TREE TAG	C ALIPER	TYPE	REMOVE/ REMAIN
151	24	TRIPLE POST OAK	REMOVE
152	30	TWIN POST OAK	REMAIN
153	10	POST OAK	REMAIN
154	15	POST OAK	REMAIN
155	24	TWIN POST OAK	REMAIN
156	36	TRIPLE POST OAK	REMAIN
157	40	TWIN POST OAK	REMOVE
158	40	POST OAK	REMOVE
159	48	POST OAK	REMOVE
160	60	POST OAK	REMOVE
161	20	POST OAK	REMOVE
162	20	POST OAK	REMOVE
163	60	QUADRUPLE OAK	REMOVE
164	48	TRIPLE OAK	REMOVE
165	48	TWIN POST OAK	REMOVE
166	4	CEDAR	REMOVE
167	40	CEDAR	REMOVE
168	60	TWIN POST OAK	REMOVE
169	20	POST OAK	ROW
170	36	TWIN POST OAK	ROW
171	48	DEAD TWIN OAK	DEAD-REMOVE
172	6	POST OAK	REMOVE
173	24	TWIN OAK	REMOVE
174	6	POST OAK	REMOVE
175	20	POST OAK	REMOVE
176	6	POST OAK	REMOVE
177	48	POST OAK	REMOVE
178	15	LIVE OAK	REMAIN

NOTE:

- CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE ADEQUACY OF EROSION CONTROL MEASURES AND SHOULD ADJUST THESE PLANS AS NECESSARY TO ENSURE COMPLIANCE WITH ALL FEDERAL STATE AND LOCAL REQUIREMENTS.
- 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 WINDBLOWN LITTER FROM THE PROJECT SITE.

CAUTION:
 CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

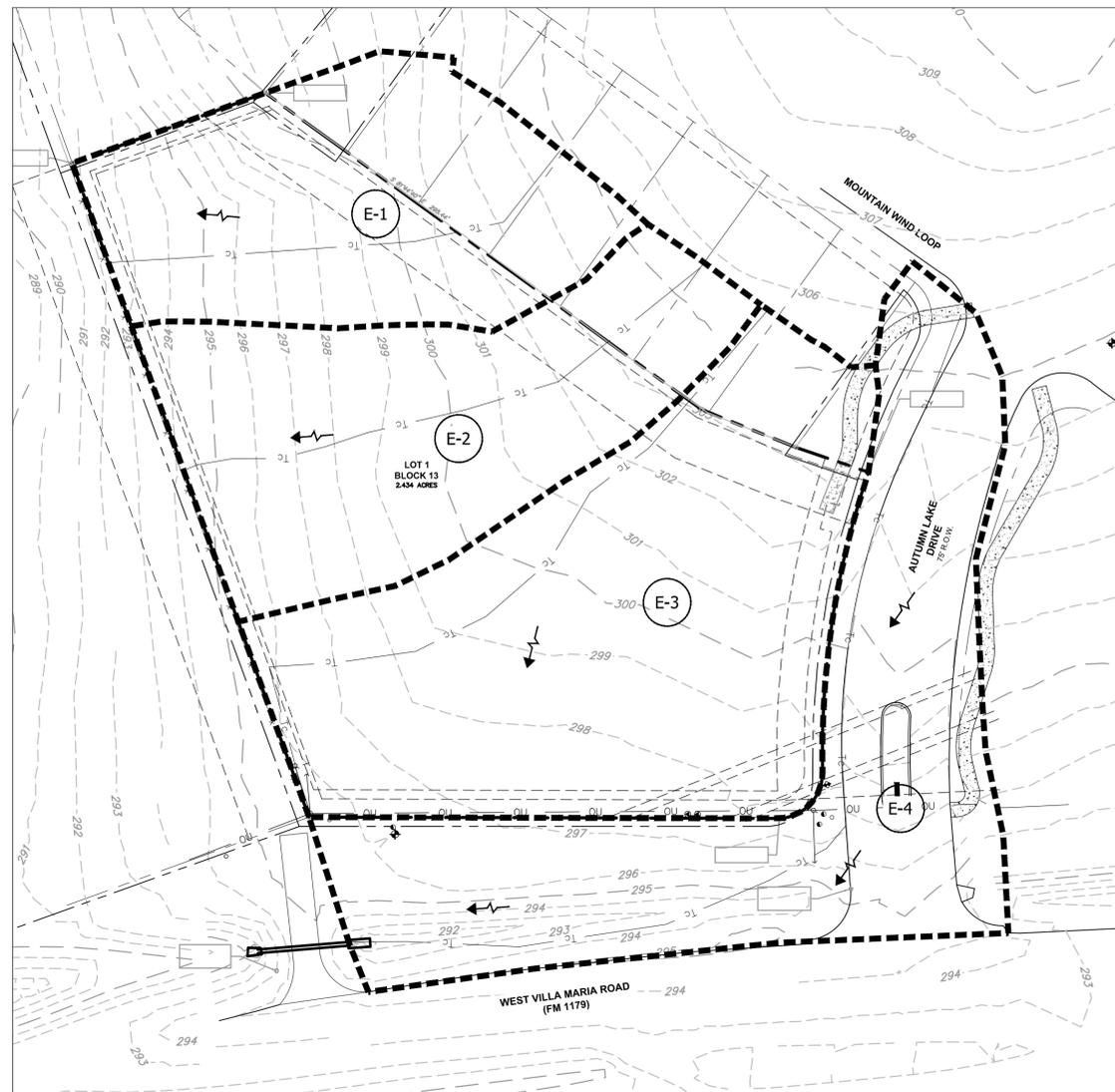
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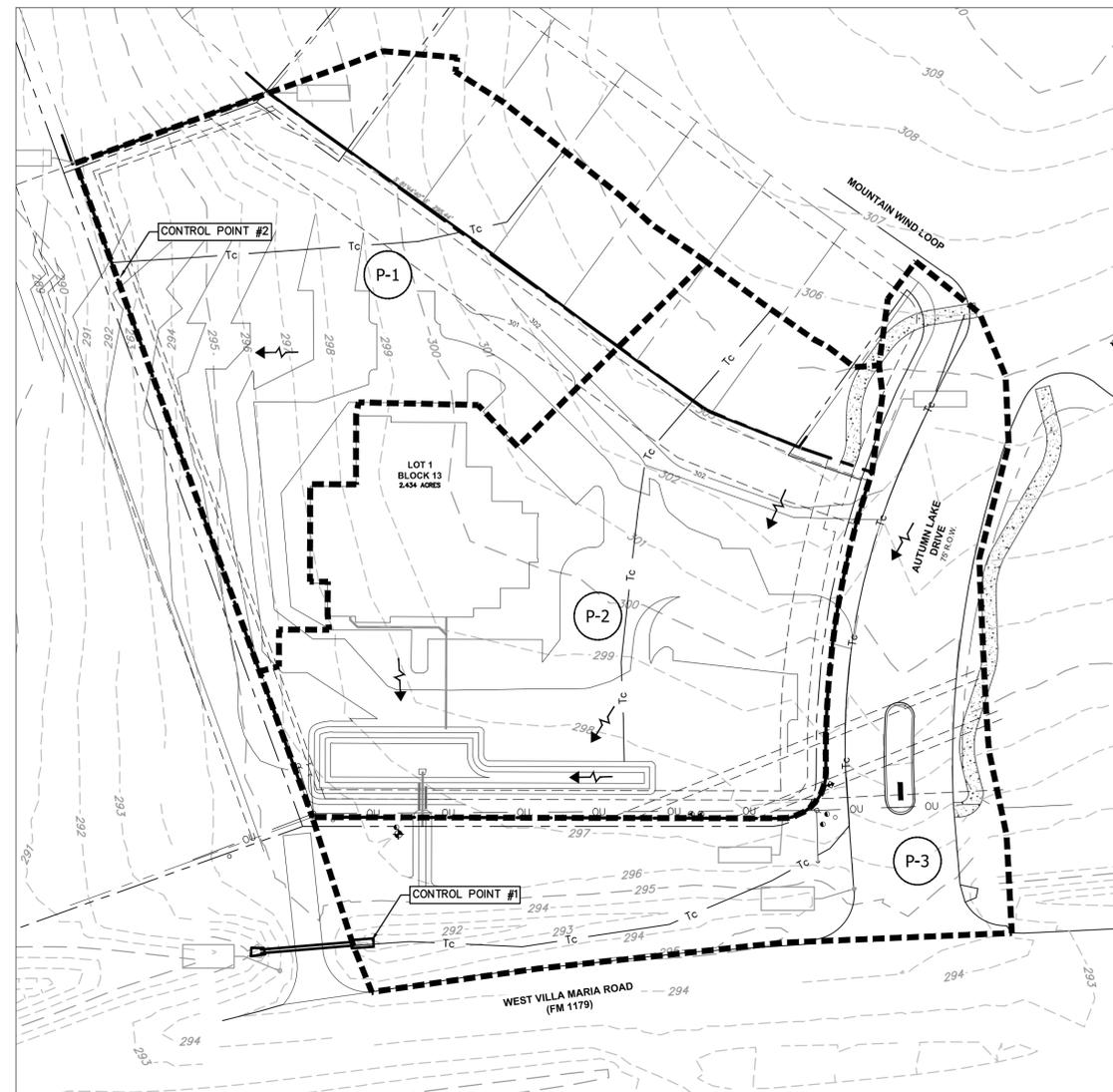
DEVELOPER: MBS/SZ
 DRAWN/DESIGNED BY: D. HARRIS
 EIT/PROJECT MANAGER: J. BOCK
 SR. PROJECT MANAGER: J. BOCK
 JACOBS PROJECT #: WML5400

SHEET

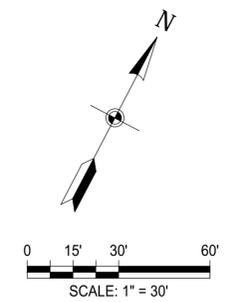
5



EXISTING ONSITE DRAINAGE AREA



PROPOSED ONSITE DRAINAGE AREA



Existing Conditions - Time of Concentration													
Area	Sheet Flow				Shallow Concentrated Flow				Channel Flow			t _c used	T lag
	Mann	L	Slope	t _c	L	Slope	Paved	t _c	Distance	Velocity	t _c		
No.	"n"	ft.	(ft./ft.)	min.	ft.	(ft./ft.)	Y/N	min.	(ft)	(ft/s)	min.	min.	min.
E-1	0.130	100	0.045	6.5	168	0.049	N	0.8	NA	NA	0.0	7.3	4.4
E-2	0.130	100	0.040	6.8	212	0.036	N	1.1	NA	NA	0.0	8.0	4.8
E-3	0.130	100	0.034	7.3	339	0.020	N	2.5	NA	NA	0.0	9.8	5.9
E-4	0.011	50	0.030	0.6	257	0.030	Y	1.2	272	5	0.9	5.0	3.0

Drainage Area ID	Drainage Area (acres)	Existing Condition Land Use			Weighted CN
		Brush Weed Grass %	Pasture %	Impervious %	
E-1	0.764	50	40	10	81.9
E-2	0.862	70	20	10	80.5
E-3	1.342	30	60	10	83.3
E-4	1.152	0	50	50	91.0

Brush Weed Grass (Fair): CN = 77
 Pasture (Fair): CN = 84
 Impervious (Fair): CN = 98

Existing Conditions Drainage Area Flow Summary					
Drainage Area ID	Drainage Area (Acres)	2-Year	10-Year	25-Year	100-Year
E-1	0.764	2.1	4.1	4.8	6.6
E-2	0.862	2.2	4.5	5.3	7.3
E-3	1.342	3.7	7.1	8.3	11.3
E-4	1.152	4.2	7.4	8.4	11.2

Proposed Conditions - Time of Concentration													
Area	Sheet Flow				Shallow Concentrated Flow				Channel Flow			t _c used	T lag
	Mann	L	Slope	t _c	L	Slope	Paved	t _c	Distance	Velocity	t _c		
No.	"n"	ft.	(ft./ft.)	min.	ft.	(ft./ft.)	Y/N	min.	(ft)	(ft/s)	min.	min.	min.
P-1	0.130	100	0.045	6.5	168	0.049	N	0.8	NA	NA	0.0	7.3	4.4
P-2	0.130	100	0.040	6.8	173	0.025	Y	0.9	NA	NA	0.0	7.7	4.6
P-3	0.011	50	0.030	0.6	257	0.030	Y	1.2	272	5	0.9	5.0	3.0

Drainage Area ID	Drainage Area (acres)	Proposed Condition Land Use			Weighted CN	
		Impervious Area (acres)	Brush Weed Grass %	Pasture %		
P-1	1.288	0.430	0	67	33	88.7
P-2	1.680	0.874	0	48	52	91.3
P-3	1.152	0.292	0	75	25	87.5

Brush Weed Grass (Fair): CN = 77
 Pasture (Fair): CN = 84
 Impervious (Fair): CN = 98

Proposed Conditions Drainage Area Flow Summary					
Drainage Area ID	Drainage Area (Acres)	2-Year	10-Year	25-Year	100-Year
P-1	1.288	4.3	7.7	8.9	11.9
P-2	1.680	5.9	10.3	11.8	15.7
P-3	1.152	3.9	7.1	8.2	11

Peak Flow at Outfall Summary					
Control Point	Existing	2-Year	10-Year	25-Year	100-Year
		Proposed	(Prop - Exist)	(Prop - Exist)	(Prop - Exist)
Control Point 1	Existing	7.7	14.1	16.3	22
	Proposed	6.2	12.3	14.3	20
Control Point 2	Existing	4.3	8.6	10.1	14
	Proposed	4.3	7.7	8.9	11.9
	(Prop - Exist)	0	-0.9	-1.2	-2.1

LEGEND

- 1110 EXISTING CONTOUR
- 1100 PROPOSED CONTOUR
- DRAINAGE AREA LINE
- DRAINAGE AREA
- FLOW ARROW
- PROPOSED STORM DRAIN (SIZE VARIES)



CAUTION:
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REVISION

NO.	DATE	BY

JACOBS
 TPE Registration # F-2966
 2705 Bee Cave Road, Suite 300
 Austin, Texas 78746
 (512) 314-3100 Fax (512) 314-3135

JOEL R. BOCK
 88441
 PROFESSIONAL ENGINEER

DRAINAGE AREA

BaylorScott&White
 HEALTH

2612 W VILLA MARIA ROAD
 BRYAN, TEXAS 77807

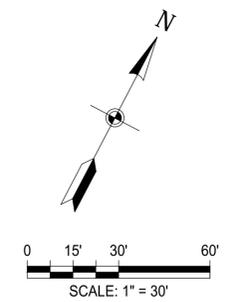
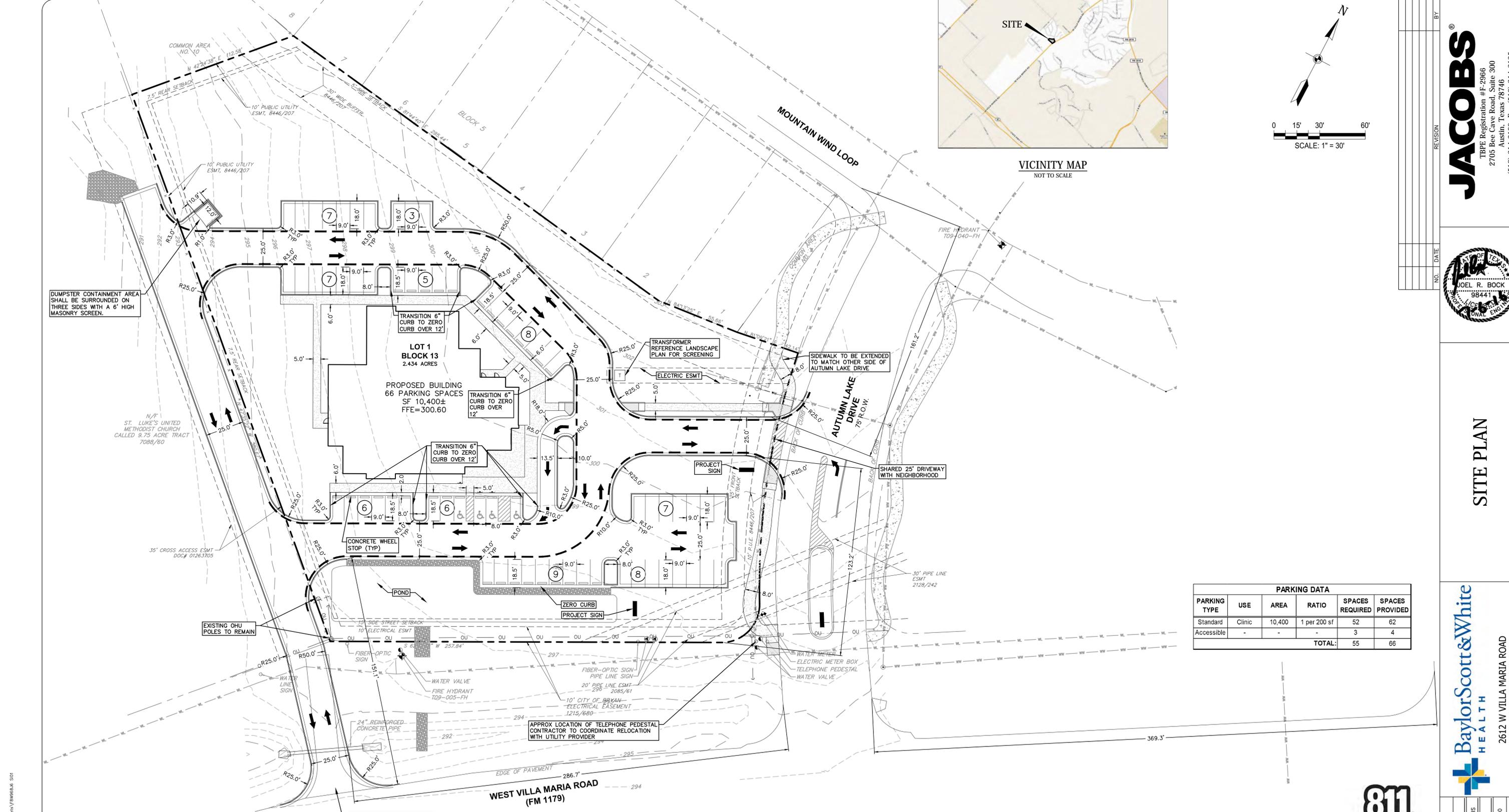
DEVELOPER: MBS/SZ
 DRAWN/DESIGNED BY: D. HARRIS
 EIT/PROJECT MANAGER: J. BOCK
 SR. PROJECT MANAGER: J. BOCK
 JACOBS PROJECT #: WML5400

SHEET

6

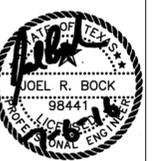
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NO.	DATE	REVISION	BY

JACOBS
 TPBE Registration #F-29666
 2705 Bee Cave Road, Suite 300
 Austin, Texas 78746
 (512) 314-3100 Fax (512) 314-3135



SITE PLAN

BaylorScott&White
HEALTH
 2612 W VILLA MARIA ROAD
 BRYAN, TEXAS 77807

DEVELOPER: MBS/SZ
 DRAWN/DESIGNED BY: D. HARRIS
 EIT/PROJECT MANAGER: J. BOCK
 SR. PROJECT MANAGER: J. BOCK
 JACOBS PROJECT #: WML5400

SHEET
 7

DUMPSTER CONTAINMENT AREA SHALL BE SURROUNDED ON THREE SIDES WITH A 6' HIGH MASONRY SCREEN.

N/F ST. LUKE'S UNITED METHODIST CHURCH CALLED 9.75 ACRE TRACT 7088/60

35' CROSS ACCESS ESMT DOC# 01263705

LOT 13
 BLOCK 13
 2.434 ACRES

PROPOSED BUILDING
 66 PARKING SPACES
 SF 10,400±
 FFE=300.60

TRANSFORMER
 REFERENCE LANDSCAPE
 PLAN FOR SCREENING

ELECTRIC ESMT

SIDEWALK TO BE EXTENDED
 TO MATCH OTHER SIDE OF
 AUTUMN LAKE DRIVE

AUTUMN LAKE
 DRIVE
 75' R.O.W.

SHARED 25' DRIVEWAY
 WITH NEIGHBORHOOD

CONCRETE WHEEL
 STOP (TYP)

ZERO CURB
 PROJECT SIGN

EXISTING OHU
 POLES TO REMAIN

15' SIDE STREET SETBACK
 10' ELECTRICAL ESMT

FIBER-OPTIC SIGN
 PIPE LINE SIGN

WATER VALVE
 FIRE HYDRANT
 109-005-FH

24" REINFORCED
 CONCRETE PIPE

APPROX LOCATION OF TELEPHONE PEDESTAL
 CONTRACTOR TO COORDINATE RELOCATION
 WITH UTILITY PROVIDER

WEST VILLA MARIA ROAD
 (FM 1179)

SHARED 25' DRIVEWAY WITH
 ST. LUKES UNITED METHODIST

DUMPSTER NOTES:
 DUMPSTER CONTAINMENT AREAS SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF THE CONTAINMENT AREA. AN ALL-WEATHER ACCESS ROUTE (I.E. PARKING LOTS, LOADING DOCKS, PRIVATE ROADS, ALLEYS, ETC.) CAPABLE OF SUPPORTING THE CONTAINER AND THE COLLECTION TRUCK MUST BE CONSTRUCTED AND WILL BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.

POTABLE WATER PROTECTION NOTE:
 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 SPRINKLER SYSTEM NOTE:
 POTABLE WATER SUPPLY MUST BE PROTECTED BY TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE.

IRRIGATION NOTE:
 IRRIGATION SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER, OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE

DEMOLITION 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.

NOTE:
 ALL CURBS TO BE SPILL CURBS UNLESS SPECIFICALLY CALLED OUT AS CURB & GUTTER.

SIGNAGE NOTE:
 ALL SIGNAGE WILL BE PERMITTED SEPARATELY AND APPROVAL OF THIS SITE PLAN DOES NOT CONSTITUTE APPROVAL OF ANY PROPOSED SIGNAGE.

FLOODPLAIN NOTE:
 NO PORTION OF THIS DEVELOPMENT IS CONTAINED WITHIN THE FEMA FLOODPLAIN AS SHOWN ON COMMUNITY PANEL NO. 48041C0285E, EFFECTIVE DATE MAY 16, 2012

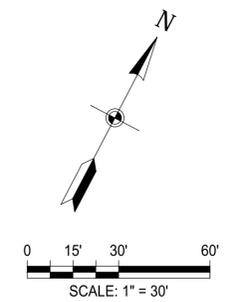
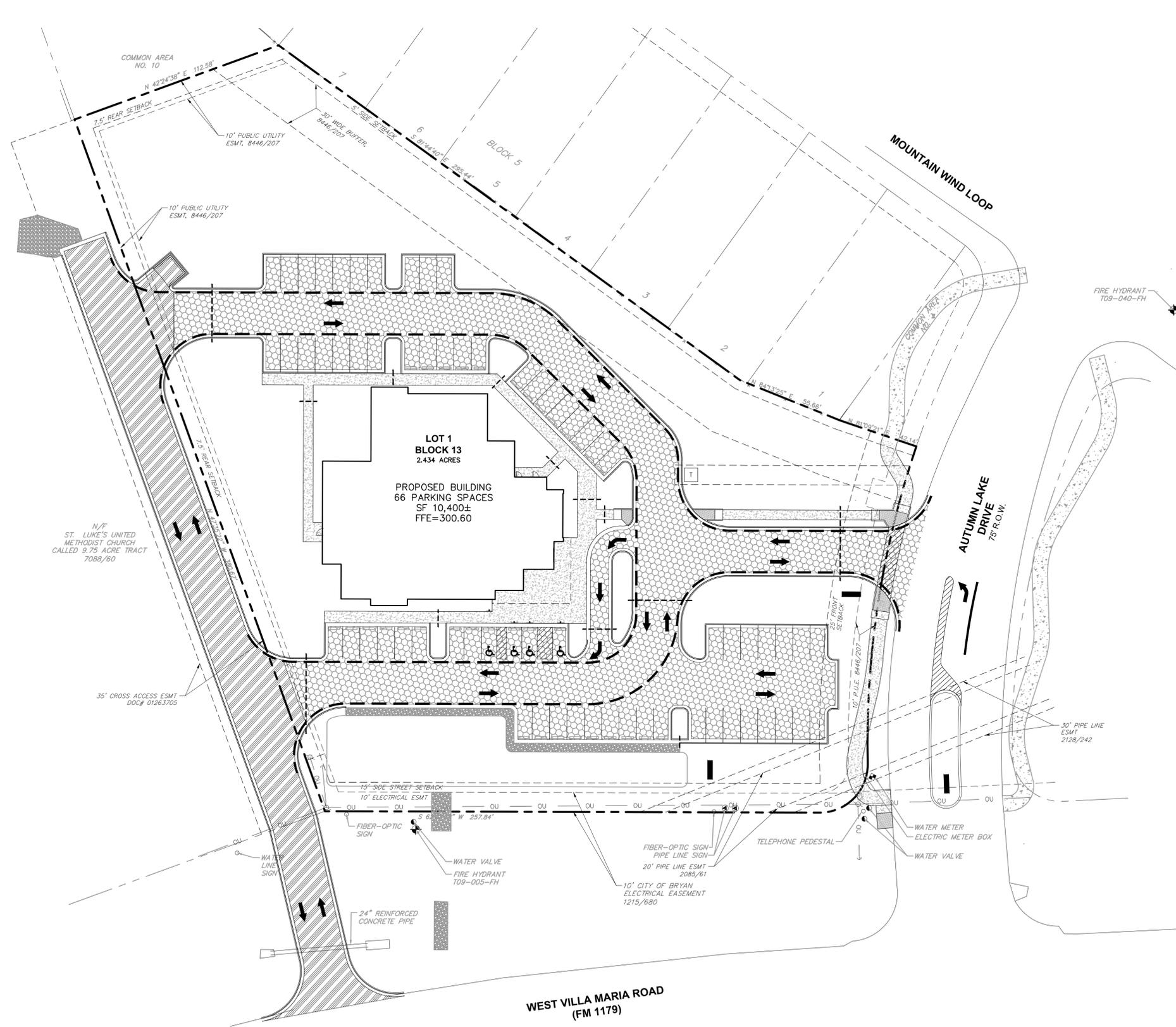
LEGAL DESCRIPTION:
 LOT 1 BLOCK 13 (2.433 ACRES), CONTAINED WITHIN THE AUTUMN LAKE SUBDIVISION PHASE 1.

CAUTION:
 CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

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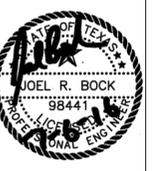


PARKING DATA					
PARKING TYPE	USE	AREA	RATIO	SPACES REQUIRED	SPACES PROVIDED
Standard	Clinic	10,400	1 per 200 sf	52	62
Accessible	-	-	-	3	4
TOTAL:				55	66



-  MEDIUM DUTY CONCRETE PAVEMENT
-  HEAVY DUTY CONCRETE PAVEMENT
-  PAINTED CROSSWALK STRIPING
-  FIRE LANE MARKINGS
-  4" SCHEDULE 40 IRRIGATION SLEEVING

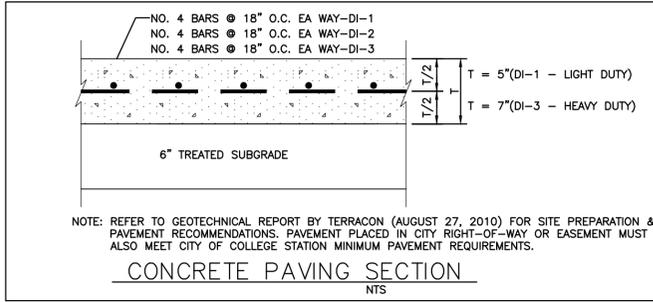
NO.	DATE	REVISION	BY



PAVING PLAN

BaylorScott&White
HEALTH

2612 W VILLA MARIA ROAD
BRYAN, TEXAS 77807



NOTES: (FOR CONCRETE PAVEMENT ONLY)

JOINTING AND SPACING SHOULD CONFORM TO THE AMERICAN CONCRETE INSTITUTE GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS, ACI REPORT 330, PER GEOTECHNICAL REPORT PREPARED BY TERRACON.

VERIFY JOINT SPACING AND REINFORCEMENT WITH GEOTECHNICAL ENGINEER PRIOR TO CONSTRUCTION.

NOTES:

REFERENCE GEOTECHNICAL REPORT FOR COMPACTION SPECIFICATIONS.

BASED ON THE GEOTECHNICAL ENGINEERING SURVEY PREPARED BY TERRACON ON AUGUST 27, 2010.

CONTRACTOR SHALL VERIFY PAVEMENT SECTION WITH TERRACON PRIOR TO CONSTRUCTION.

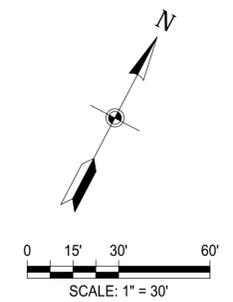
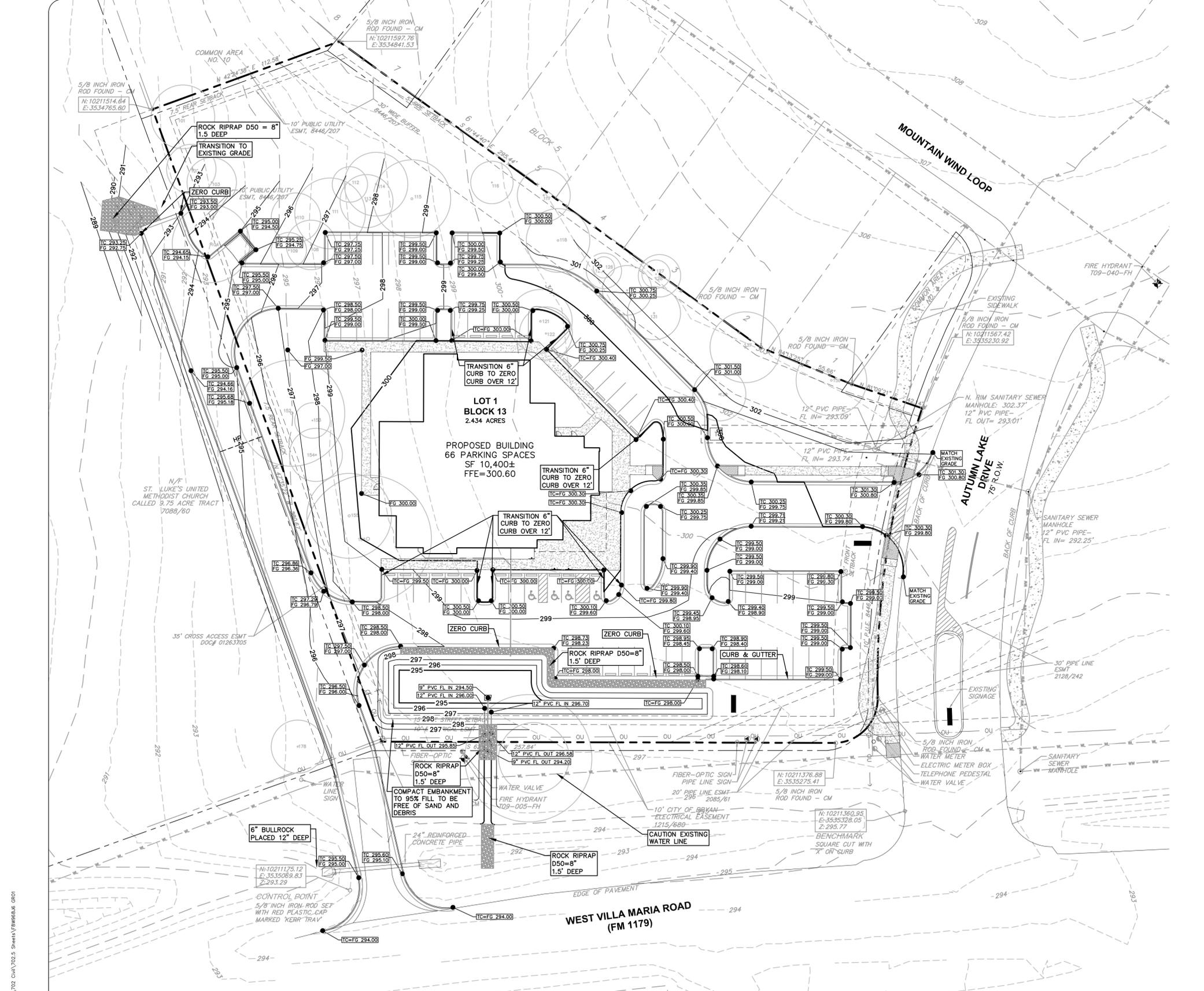
CAUTION:

CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

WARNING!

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

DEVELOPER:	
DRAWN/DESIGNED BY:	MBS/SZ
EIT/PROJECT MANAGER:	D. HARRIS
SR. PROJECT MANAGER:	J. BOCK
JACOBS PROJECT #:	WML5400
SHEET	
8	



LEGEND

- PROPERTY BOUNDARY
- EASEMENT OR SETBACK
- INTERIOR BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- ROCK BERM
- EARTHEN BERM
- RETAINING WALL
- SLOPE
- PROPOSED STORM DRAIN MANHOLE
- AREA STORMDRAIN INLET (SIZE VARIES)
- GRATE STORMDRAIN INLET (SIZE VARIES)
- PROPOSED STORM CURB INLET (SIZE VARIES)
- PROPOSED STORM DRAIN LINE (LINE SIZE WILL VARY)
- TREE TO REMAIN
- PROPOSED SPOT ELEVATION
- HIGH POINT ELEVATION
- LOW POINT ELEVATION
- FINISH GRADE ELEVATION
- TOP OF CURB ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- FLOW DIRECTION

ABBREVIATIONS:

- G = GUTTER
- TC = TOP OF CURB
- TC = TOP OF GRATE
- HP = HIGH POINT
- LP = LOW POINT
- GR = GROUND ELEVATION
- TW = TOP OF WALL
- BW = BOTTOM OF WALL
- FL = FLOW LINE
- T.O.R. = TOP OF RAIL
- FG = FINISHED GRADE
- GB = GRADE BREAK
- BVC = BEGIN VERTICAL CURVE
- EVC = END VERTICAL CURVE

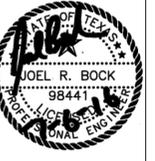
NOTE:
ALL CURBS TO BE SPILL CURBS UNLESS SPECIFICALLY CALLED OUT AS CURB & GUTTER.

CAUTION:
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WARNING:
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NO.	DATE	REVISION	BY

JACOBS
 TPE Registration #F-2966
 2705 Bee Cave Road, Suite 300
 Austin, Texas 78746
 (512) 314-3100 Fax (512) 314-3135
 VILLA MARIA - SITE PLAN



GRADING PLAN

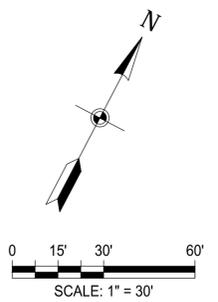
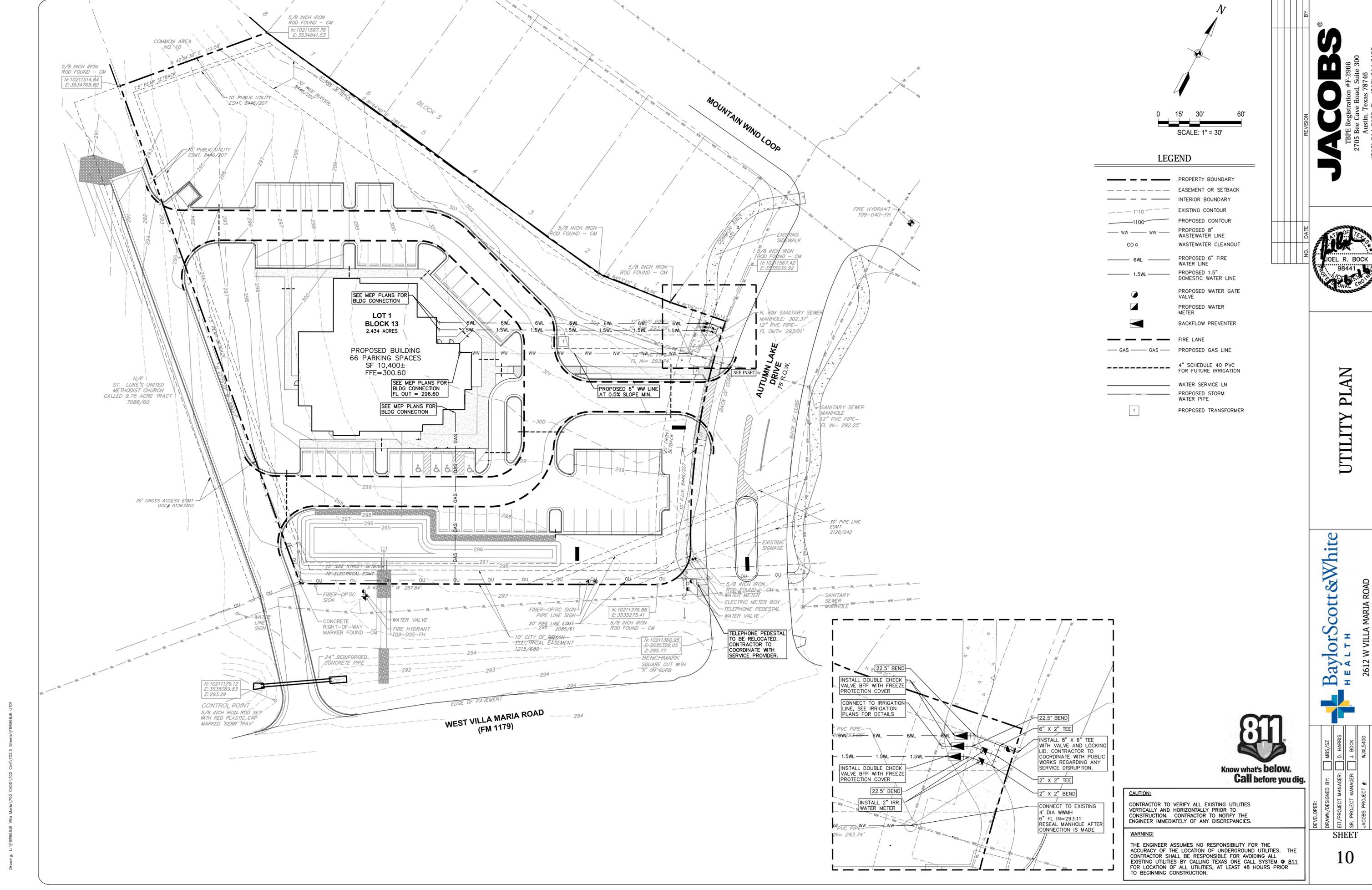
BaylorScott&White
HEALTH
 2612 W VILLA MARIA ROAD
 BRYAN, TEXAS 77807



DEVELOPER:	
DRAWN/DESIGNED BY:	MBS/SZ
EDIT/PROJECT MANAGER:	D. HARRIS
SR. PROJECT MANAGER:	J. BOCK
JACOBS PROJECT #:	WML5400

Drawing: L:\VFW68586_Villa_Maria\700_CADD\702_Civil\702.5_Sheets\FW68586.dwg

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LEGEND

- PROPERTY BOUNDARY
- - - - - EASEMENT OR SETBACK
- - - - - INTERIOR BOUNDARY
- 1110 ——— EXISTING CONTOUR
- 1100 ——— PROPOSED CONTOUR
- WW — WW — WASTEWATER LINE
- CO — WASTEWATER CLEANOUT
- 6WL — PROPOSED 6" FIRE WATER LINE
- 1.5WL — PROPOSED 1.5" DOMESTIC WATER LINE
- ◐ — PROPOSED WATER GATE VALVE
- ◑ — PROPOSED WATER METER
- ◒ — BACKFLOW PREVENTER
- FIRE LANE
- GAS — GAS — PROPOSED GAS LINE
- 4" SCHEDULE 40 PVC FOR FUTURE IRRIGATION
- WATER SERVICE LN
- PROPOSED STORM WATER PIPE
- ◻ — PROPOSED TRANSFORMER

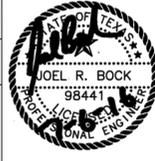
BY: _____

REVISION: _____

NO. _____ DATE _____

JACOBS
 TPE Registration # F-2966
 2705 Bee Cave Road, Suite 300
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 (512) 314-3100 Fax (512) 314-3135

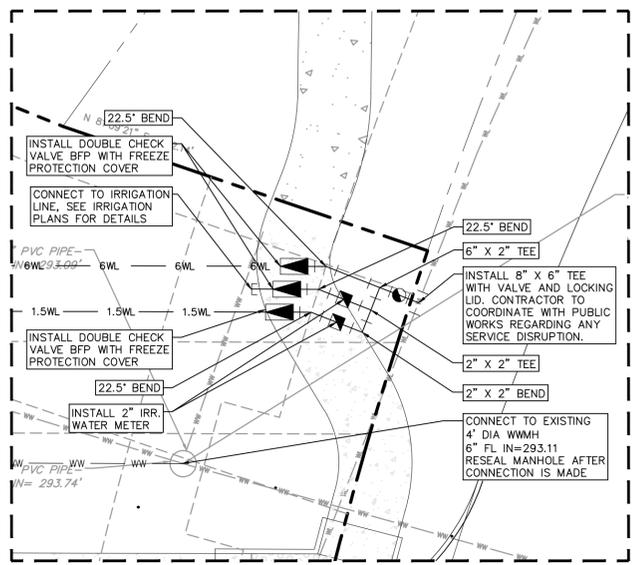
VILLA MARIA - SITE PLAN



UTILITY PLAN

BaylorScott&White
 HEALTH

2612 W VILLA MARIA ROAD
 BRYAN, TEXAS 77807



CAUTION:
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DEVELOPER: _____

DRAWN/DESIGNED BY: MBS/SZ

ET/PROJECT MANAGER: D. HARRIS

SR. PROJECT MANAGER: J. BOCK

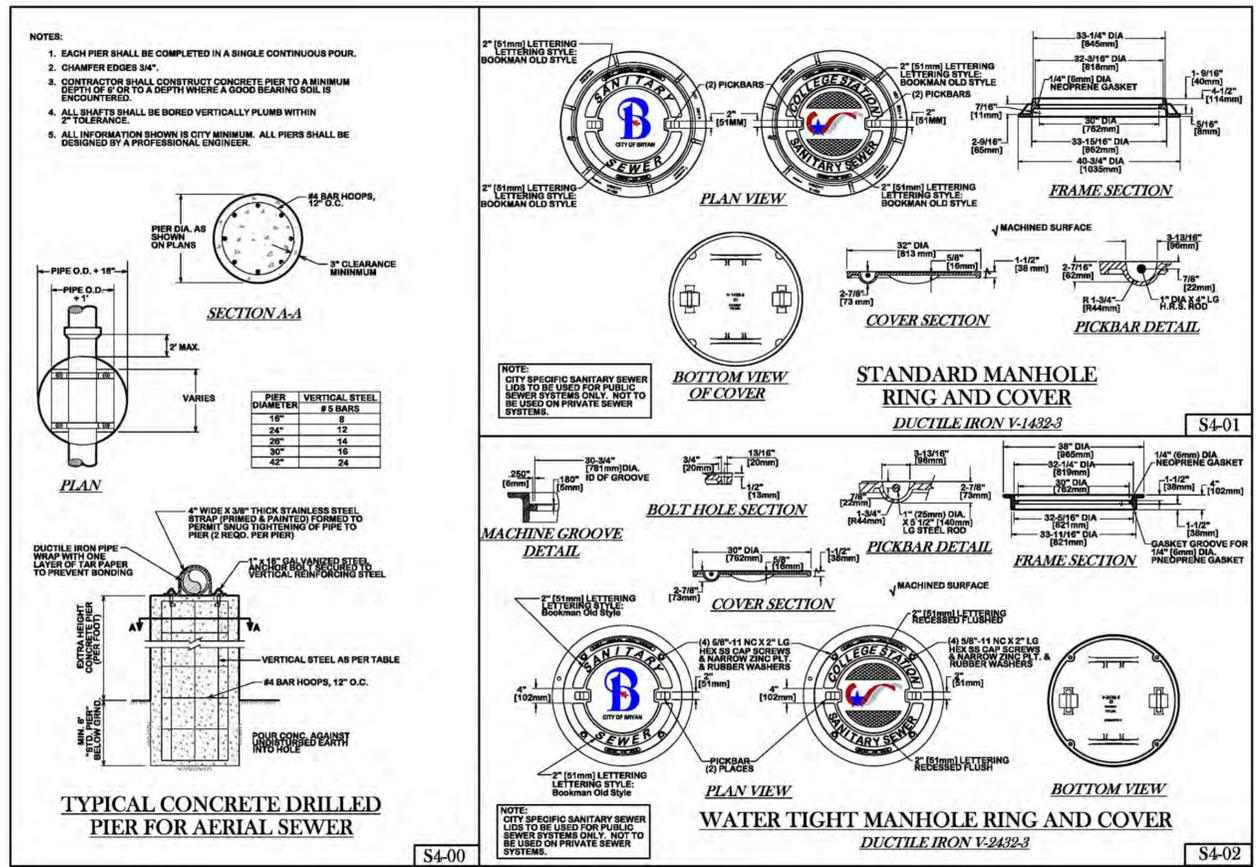
JACOBS PROJECT #: WML5400

SHEET

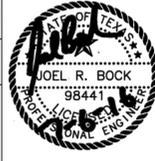
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NO.	DATE	REVISION	BY

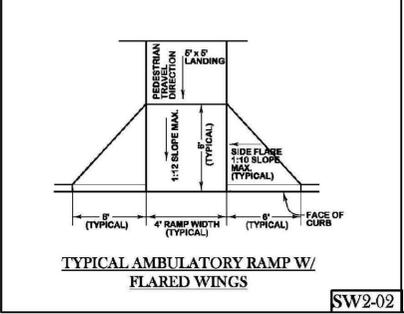
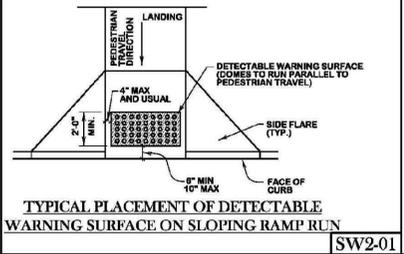
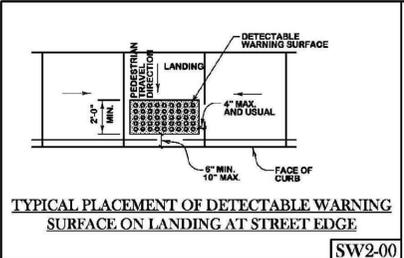
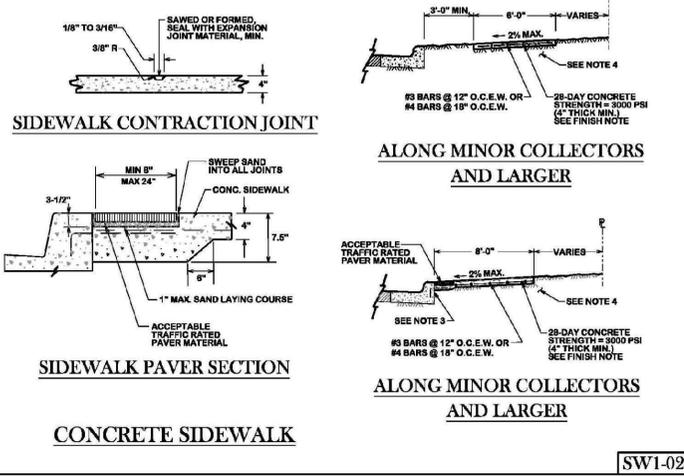
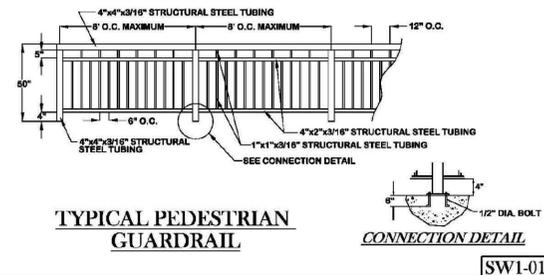
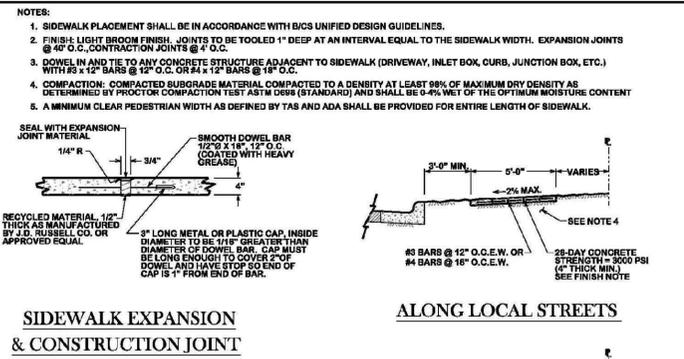
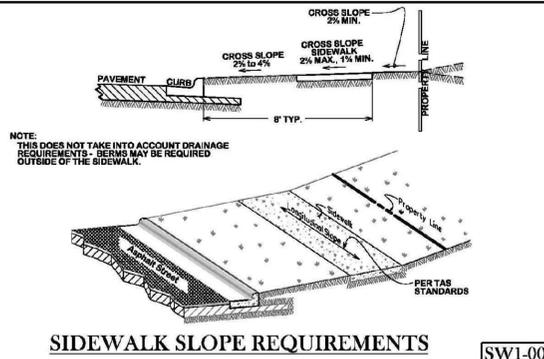


JACOBS
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SEWER DETAILS SHEET 1

BaylorScott&White HEALTH
 2612 W VILLA MARIA ROAD
 BRYAN, TEXAS 77807

DEVELOPER: _____
 DRAWN/DESIGNED BY: MBS/SZ
 EIT/PROJECT MANAGER: D. HARRIS
 SR. PROJECT MANAGER: J. BOCK
 JACOBS PROJECT #: NML5400



CROSSWALKS:
 CROSSWALK MARKINGS ARE IMPORTANT TRAFFIC CONTROL DEVICES AT CONTROLLED INTERSECTIONS. THESE DEVICES IDENTIFY THE APPROPRIATE LOCATION FOR PEDESTRIANS TO CROSS THE INTERSECTION AS WELL AS INFORMING DRIVERS WHERE PEDESTRIANS MAY BE PRESENT. NOT ALL LOCATIONS NEED THE CROSSWALKS MARKED, HOWEVER, TYPICALLY COLLECTOR AND ARTERY STREETS DO. AS STATED IN THE TMDOT, AN ENGINEERING STUDY SHOULD BE PERFORMED BEFORE CROSSWALKS ARE INSTALLED AT LOCATIONS OTHER THAN CONTROLLED INTERSECTIONS.

THE CITY OF BRYAN'S PREFERENCE FOR MARKING CROSSWALKS IS THE LONGITUDINAL OR "LADDER" STYLE. THE CITY OF COLLEGE STATION'S PREFERENCE IS THE TYPICAL "TRANSVERSE" STYLE; HOWEVER, IN THE NORTHGATE AREA ADJACENT TO SCHOOL OR SCHOOL ZONES, AND OTHER HIGH PEDESTRIAN CROSSINGS, THE LONGITUDINAL OR "LADDER" STYLE IS PREFERRED. DEVIATION FROM THESE PREFERENCES WILL BE ALLOWED ONLY WITH THE APPROVAL OF THE CITY ENGINEER.

THE LONGITUDINAL STYLE MARKING SHALL BE 24" WIDE AND 8 FEET IN LENGTH, SPACED 48-INCHES APART. THE TRANSVERSE MARKING SHALL CONSIST OF TWO 12-INCH WIDE LINES SEPARATED BY 6 FEET OF UNMARKED PAVEMENT. ALL CROSSWALK MARKINGS SHALL ALWAYS MEET TDDOT'S SPECIFICATION FOR TYPE I MARKINGS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

ADDITIONAL INFORMATION ABOUT CROSSWALK MARKINGS CAN BE FOUND IN THE TMDOT.

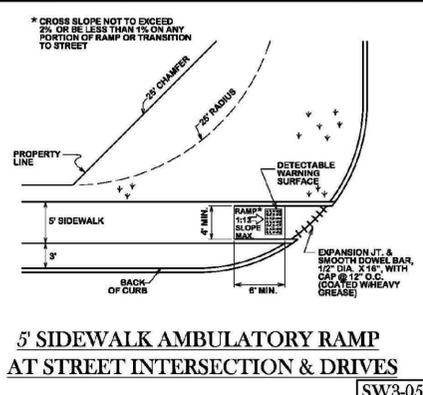
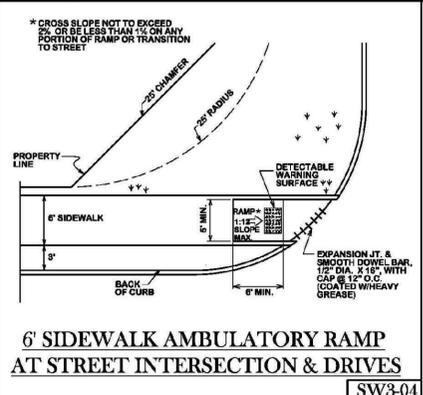
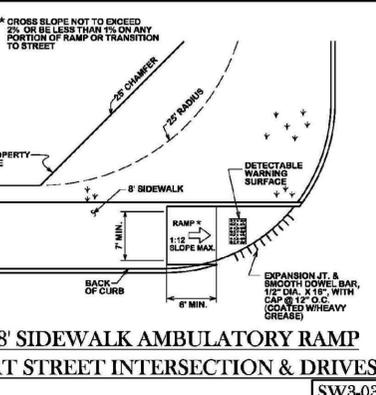
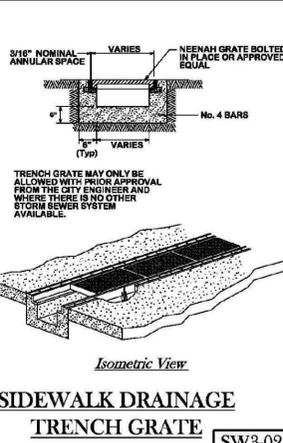
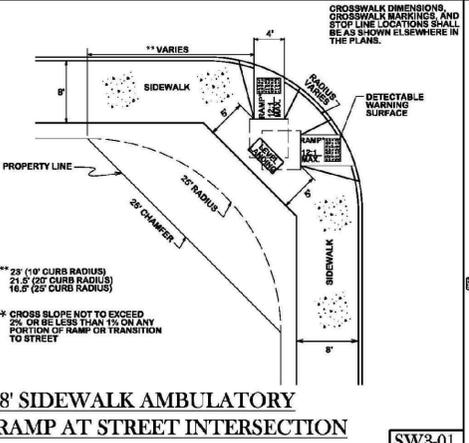
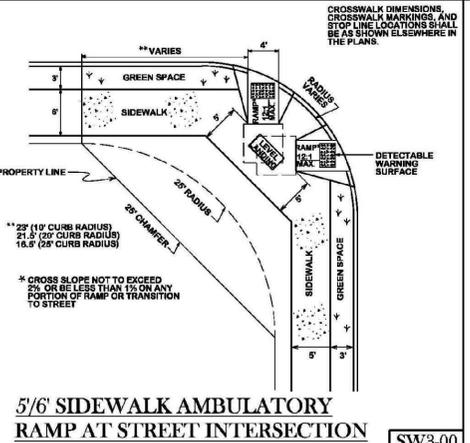
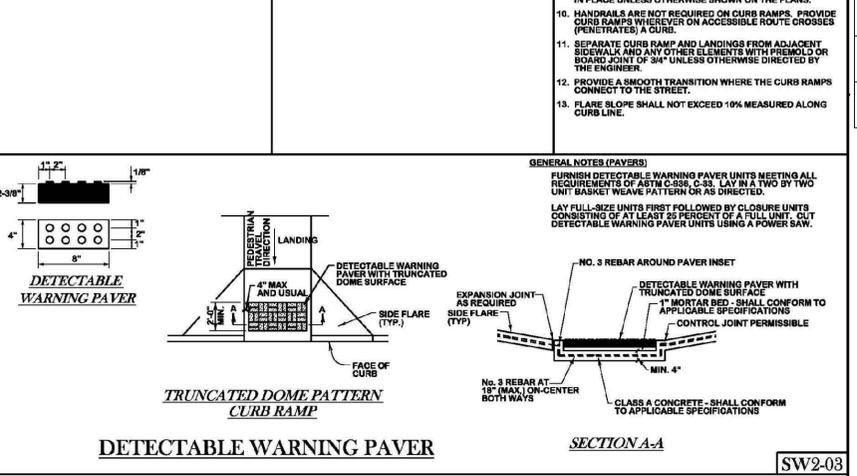
CROSSWALKS WITH BRICK PAVERS, STAMPED ASPHALT, STAMPED CONCRETE, ETC., SHALL ALSO REQUIRE REFLECTIVE, THERMOPLASTIC TRANSVERSE STRIPING.

DETECTABLE WARNINGS
GENERAL NOTES:

- CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 4.29 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. FURNISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
- DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
- ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
- SHADOWED AREAS ON SHEETS 3 AND 4 INDICATE THE APPROXIMATE LOCATION FOR THE DETECTABLE WARNING SURFACE FOR EACH CURB RAMP TYPE.
- DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
- DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 10" FROM THE EXTENSION OF THE FACE OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.
- ACCEPTABLE PAVEMENT MATERIAL SHALL BE CLAY, VITRIFIED POLYMER COMPOSITE, PRECAST POLYMER CONCRETE, AND CONCRETE.

PEDESTRIAN FACILITIES
GENERAL NOTES:

- ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE WILL BE USED. CURB RAMP LENGTH OR GRADE OF APPROACH SHALL BE AS DIRECTED.
- LANDINGS SHALL BE 6' X 6' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
- MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4' X 4' WHOLLY CONTAINED WITHIN THE PARALLEL VEHICULAR TRAVEL PATH.
- MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP IS 2%.
- CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP, EITHER BECAUSE THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR BECAUSE THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED. OTHERWISE, PROVIDE FLARED SIDES.
- ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, CURB RETRACTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND 19 TAC 68.102.
- TO SERVE AS A PEDESTRIAN REFUGE AREA, THE MEDIAN SHOULD BE A MINIMUM OF 6' WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
- CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, CURB RAMPS SHALL BE ALIGNED WITH THE ORIGINAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
- EXISTING FEATURES THAT COMPLY WITH TAS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
- HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. PROVIDE CURB RAMPS WHEREVER AN ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
- SEPARATE CURB RAMP AND LANDINGS FROM ADJACENT SIDEWALK AND ANY OTHER ELEMENTS WITH PREMOULD OR BOARD JOINT OF 3/4" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS OR BOARD JOINT SHALL NOT EXCEED 1/8" MEASURED ALONG CURB LINE.



BY: _____
 REVISION: _____
 NO. DATE

JACOBS
 Registration #18-29666
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 Austin, Texas 78746
 (512) 314-3100 Fax (512) 314-3135

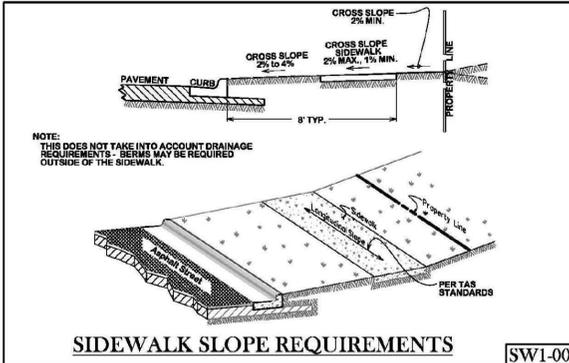
JOEL R. BOCK
 88441
 PROFESSIONAL ENGINEER

BaylorScott&White HEALTH
 2612 W VILLA MARIA ROAD
 BRYAN, TEXAS 77807

SIDEWALK DETAILS

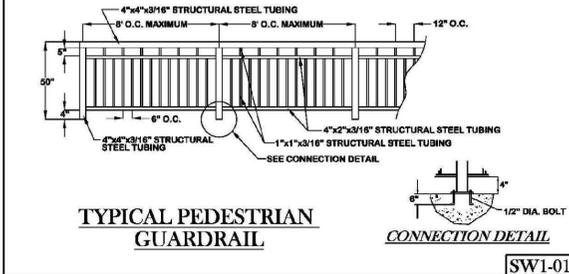
DEVELOPER: _____
 DRAWN/DESIGNED BY: MBS/SZ
 EIT/PROJECT MANAGER: D. HARRIS
 SR. PROJECT MANAGER: J. BOCK
 JACOBS PROJECT #: WML5400

SHEET 12



SIDEWALK SLOPE REQUIREMENTS

SW1-00



TYPICAL PEDESTRIAN GUARDRAIL

CONNECTION DETAIL

SW1-01

GENERAL NOTES:

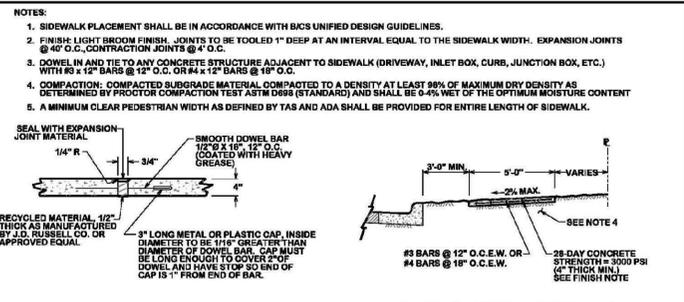
ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SOGGED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOGGING WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SOGGED WITHIN 14 DAYS OF LAST DISTURBANCE.

APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

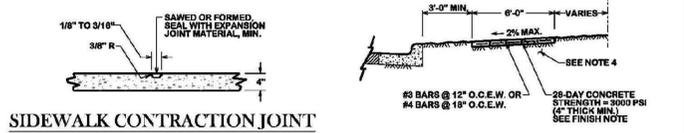
ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.

ALL TRAFFIC SIGNALS AND APPURTENANCES, AND ALL PAVEMENT MARKINGS AND MARKERS SHALL BE IN ACCORDANCE WITH TxDOT STANDARDS.

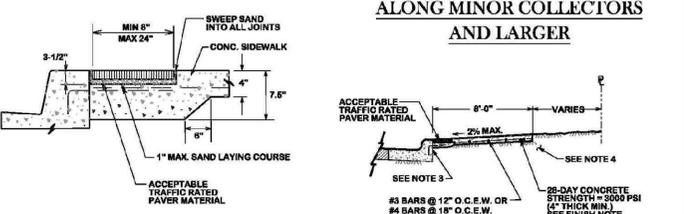
REFER TO SPEC 31 17 23.23 (PAVEMENT MARKINGS) FOR ADDITIONAL LOCAL REQUIREMENTS.



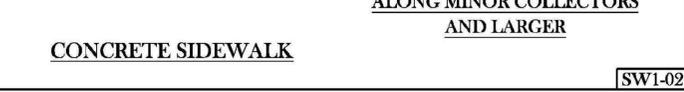
SIDEWALK EXPANSION & CONSTRUCTION JOINT



SIDEWALK CONTRACTION JOINT

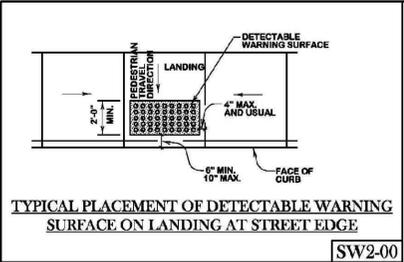


SIDEWALK PAVER SECTION



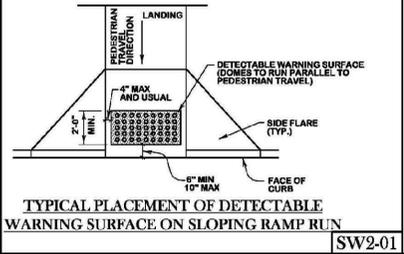
CONCRETE SIDEWALK

SW1-02



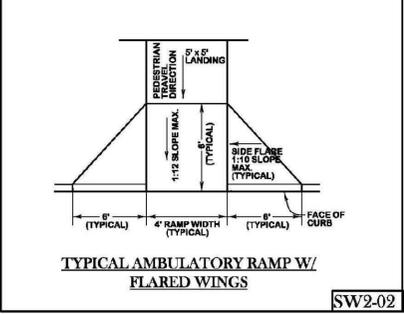
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE

SW2-00



TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN

SW2-01



TYPICAL AMBULATORY RAMP W/ FLARED WINGS

SW2-02

CROSSWALKS:

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THE LONGITUDINAL STYLE MARKING SHALL BE 24" WIDE AND 8 FEET IN LENGTH, SPACED 48-INCHES APART. THE TRANSVERSE MARKING SHALL CONSIST OF TWO 12-INCH WIDE LINES SEPARATED BY 6 FEET OF UNMARKED PAVEMENT. ALL CROSSWALK PAVEMENT MARKINGS SHALL ALWAYS MEET TMDOT'S SPECIFICATION FOR TYPE I MARKINGS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

ADDITIONAL INFORMATION ABOUT CROSSWALK MARKINGS CAN BE FOUND IN THE TMDOT.

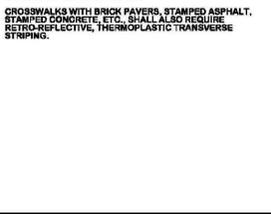
CROSSWALKS WITH BRICK PAVERS, STAMPED ASPHALT, STAMPED CONCRETE, ETC. SHALL ALSO REQUIRE RETRO-REFLECTIVE, THERMOPLASTIC TRANSVERSE STRIPING.

DETECTABLE WARNINGS GENERAL NOTES:

- CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 4.29 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJACING SURFACES, INCLUDING SIDE FLARE. FURNISH DARK BROWN OR DARK DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
- DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
- ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
- SHADED AREAS ON SHEETS 3 AND 4 INDICATE THE APPROXIMATE LOCATION FOR THE DETECTABLE WARNING SURFACE FOR EACH CURB RAMP TYPE.
- DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND TO THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
- DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE CORNER NEAREST THE CURB LINE IS A MINIMUM OF 8" AND A MAXIMUM OF 16" FROM THE EXTENSION OF THE FACE OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.
- ACCEPTABLE PAVER MATERIAL SHALL BE CLAY, VITRIFIED POLYMER COMPOSITE, PRECAST POLYMER CONCRETE, AND CONCRETE.

PEDESTRIAN FACILITIES GENERAL NOTES:

- ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
- LANDINGS SHALL BE 5' x 5' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
- MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4' x 4' WHOLLY CONTAINED WITHIN THE SIDEWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
- MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP IS 2%.
- CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. SETBACKS BECAUSE THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR BECAUSE THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED OTHERWISE, PROVIDE FLARED SIDES.
- ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND TAC 88.102.
- TO SERVE AS A PEDESTRIAN REFUGE AREA, THE MEDIAN SHOULD BE A MINIMUM OF 8' WIDE. MEDIAN SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
- CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, CURB RAMPS SHALL BE ALIGNED WITH THE DETECTABLE CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
- EXISTING FEATURES THAT COMPLY WITH TAS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
- HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. PROVIDE CURB RAMPS WHEREVER AN ACCESSIBLE ROUTE CROSSES PENETRATES A CURB.
- SEPARATE CURB RAMP AND LANDINGS FROM ADJACENT SIDEWALK AND ANY OTHER ELEMENTS WITH PRECAST OR BOARD JOINT OF 3/4" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET.
- FLARE SLOPE SHALL NOT EXCEED 10% MEASURED ALONG CURB LINE.



DETECTABLE WARNING PAVER

TRUNCATED DOME PATTERN CURB RAMP

DETECTABLE WARNING PAVER

SECTION A-A

DETECTABLE WARNING PAVER

SECTION A-A

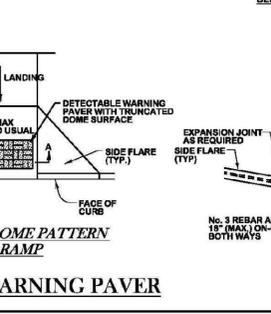
DETECTABLE WARNING PAVER

SECTION A-A

GENERAL NOTES (PAVERS):

FURNISH DETECTABLE WARNING PAVER UNITS MEETING ALL REQUIREMENTS OF ASTM C-834, C-33. LAY IN A TWO BY TWO UNIT BASKET WEAVE PATTERN OR AS DIRECTED.

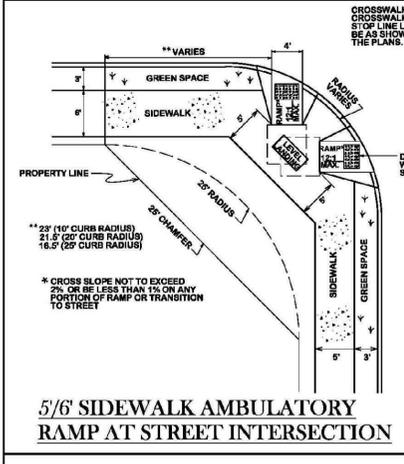
LAY FULL-SIZE UNITS FIRST FOLLOWED BY CLOSURE UNITS CONSISTING OF AT LEAST 25 PERCENT OF A FULL UNIT. CUT DETECTABLE WARNING PAVER UNITS USING A POWER SAW.



GENERAL NOTES (PAVERS):

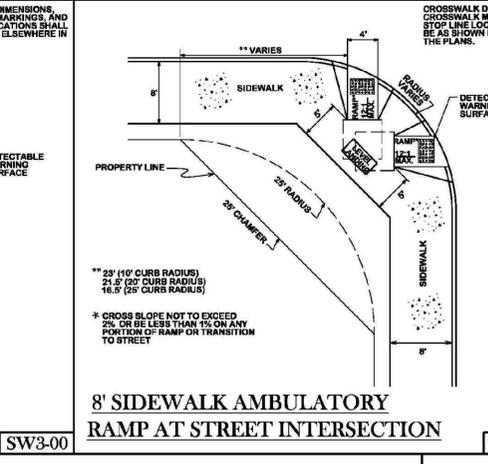
FURNISH DETECTABLE WARNING PAVER UNITS MEETING ALL REQUIREMENTS OF ASTM C-834, C-33. LAY IN A TWO BY TWO UNIT BASKET WEAVE PATTERN OR AS DIRECTED.

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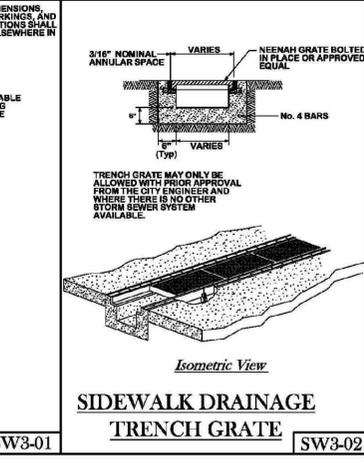
5/6' SIDEWALK AMBULATORY RAMP AT STREET INTERSECTION

SW3-00



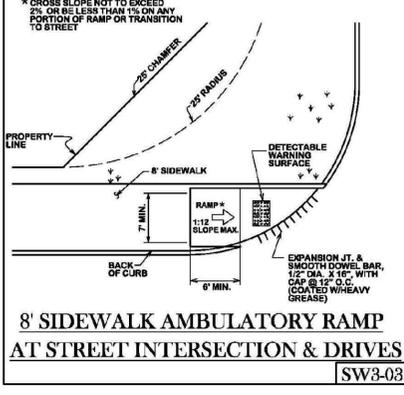
8' SIDEWALK AMBULATORY RAMP AT STREET INTERSECTION

SW3-01



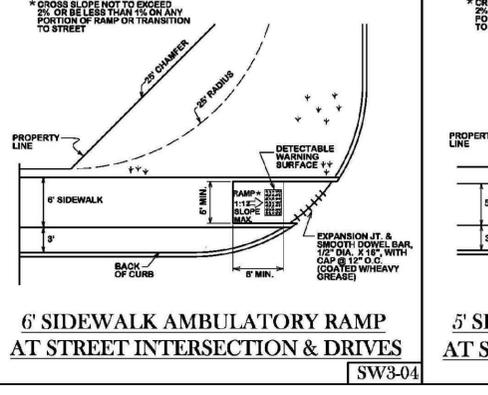
SIDEWALK DRAINAGE TRENCH GRATE

SW3-02



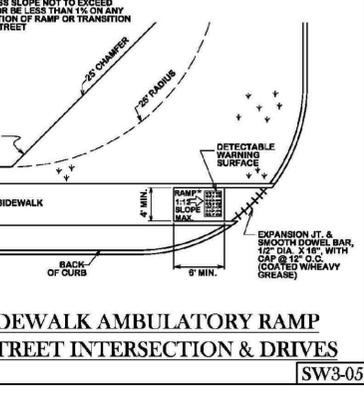
8' SIDEWALK AMBULATORY RAMP AT STREET INTERSECTION & DRIVES

SW3-03



6' SIDEWALK AMBULATORY RAMP AT STREET INTERSECTION & DRIVES

SW3-04



5' SIDEWALK AMBULATORY RAMP AT STREET INTERSECTION & DRIVES

SW3-05

BY: _____
NO. _____ DATE _____

JACOBS
TPE Registration #P-2966
2705 Bee Cave Road, Suite 300
Austin, Texas 78746
(512) 314-3100 Fax (512) 314-3135

VILLA MARIA - SITE PLAN

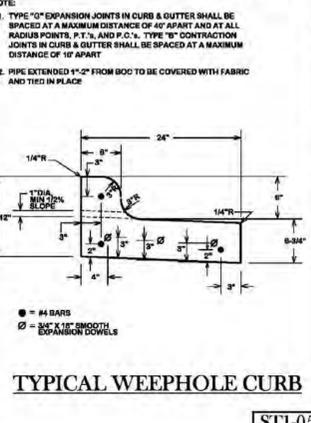
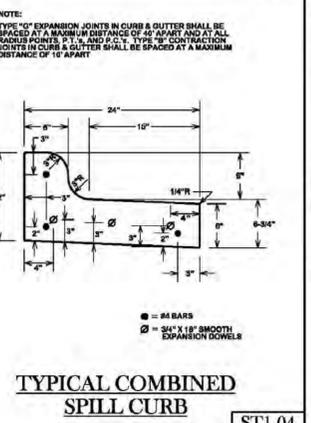
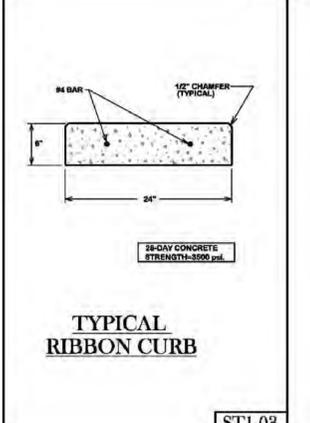
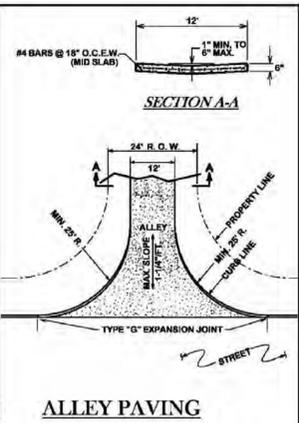
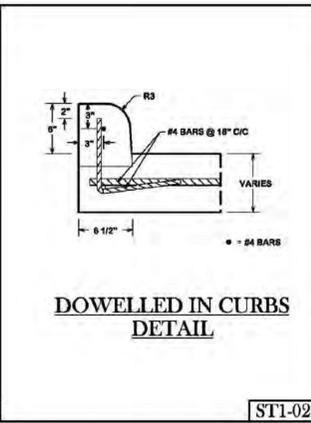
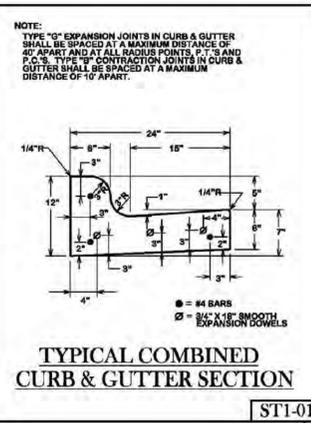
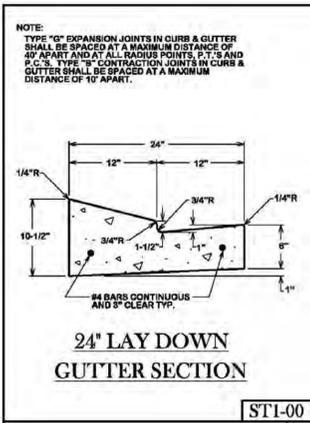
STREET DETAILS

BaylorScott&White
HEALTH
2612 W VILLA MARIA ROAD
BRYAN, TEXAS 77807

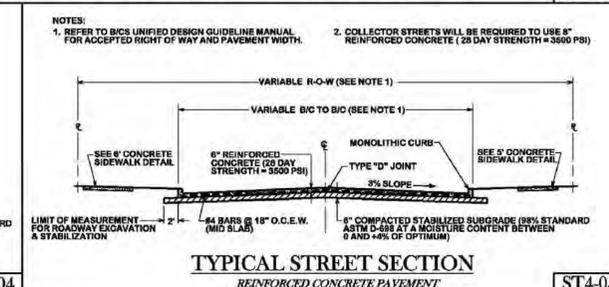
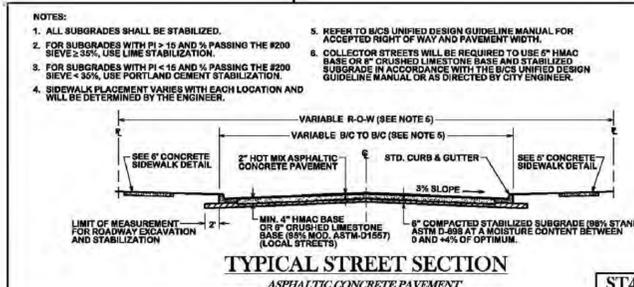
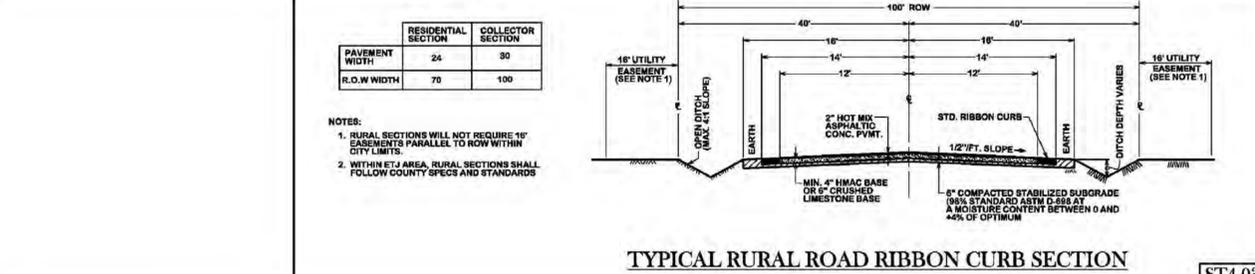
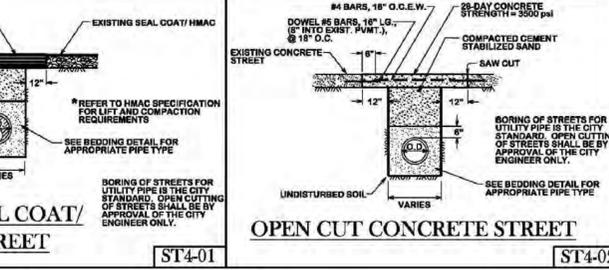
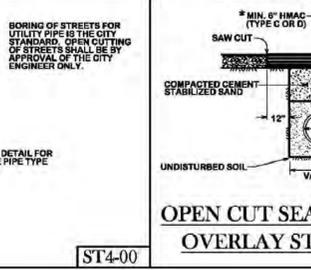
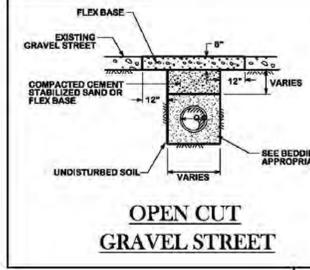
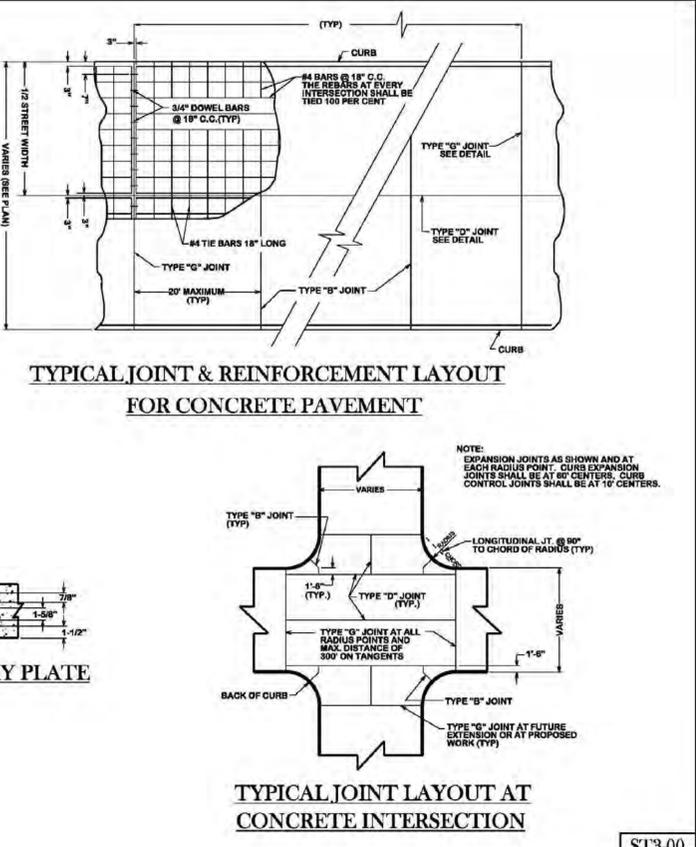
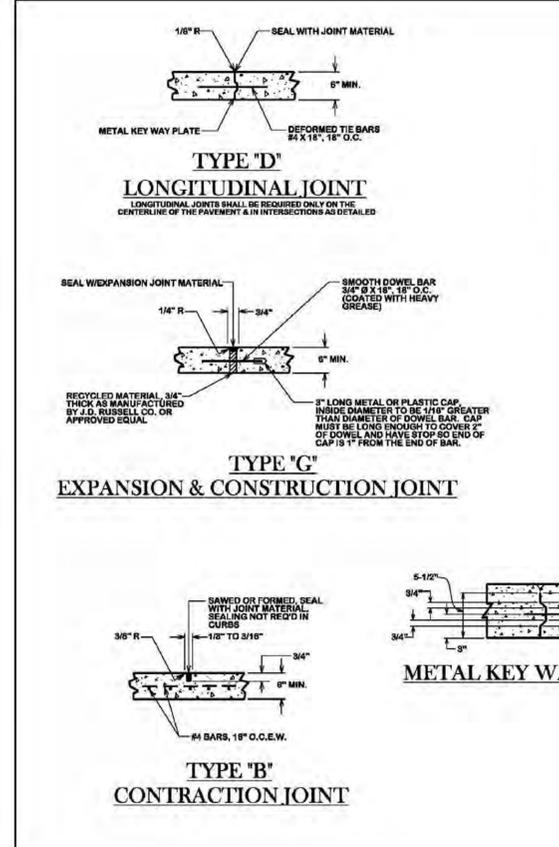
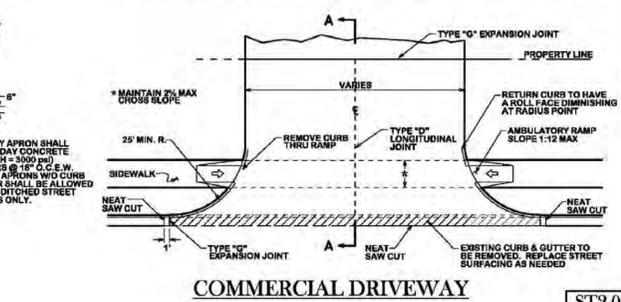
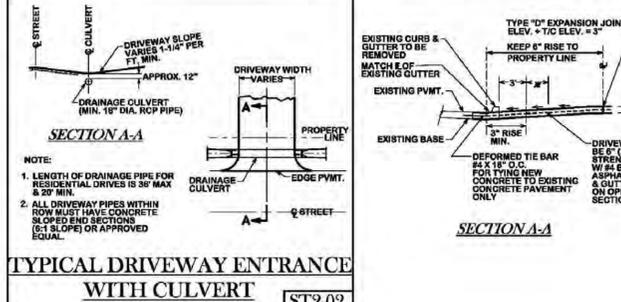
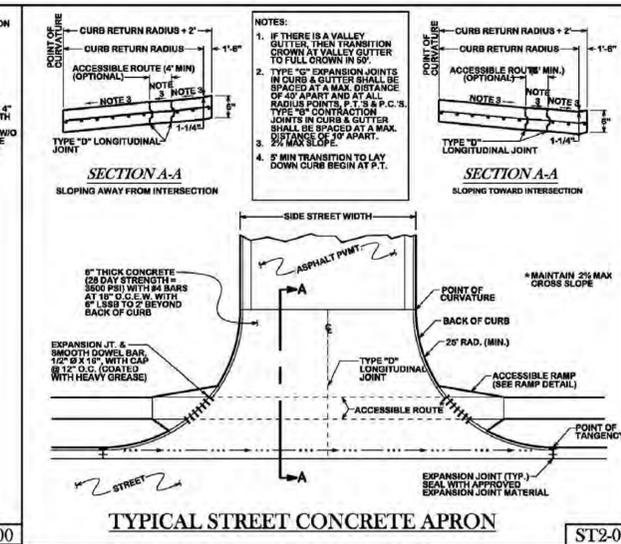
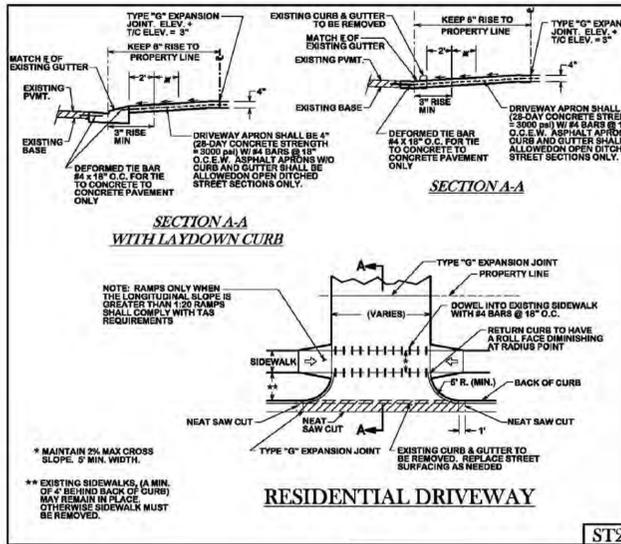
DEVELOPER: _____
DRAWN/DESIGNED BY: _____
EIT/PROJECT MANAGER: _____
SR. PROJECT MANAGER: _____
JACOBS PROJECT #: _____

SHEET
14

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GENERAL NOTES:
 ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN REMOVED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SOCCED OR HYDRAL CURED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DRIVEWAY AREAS WHERE GRASS IS PRESENT, BLOCK SOCCS WILL BE REQUIRED. BARRIERS SHALL BE SLOPED OR SOCCED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
 APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARRIED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.
 ALL EROSION CONTROL MEASURES SHOULD BE CLEARED OF SILT AFTER EVERY RAIN.
 ALL TRAFFIC SIGNALS AND APPOINTMENTS, AND ALL PAVEMENT MARKINGS AND MARKERS SHALL BE IN ACCORDANCE WITH TDDC STANDARDS.
 REFER TO SPEC 11.23.03 (PAVEMENT MARKINGS) FOR ADDITIONAL LOCAL REQUIREMENTS.



BY: _____
 REVISION: _____
 NO. DATE

JACOBS
 Registration #1-2966
 2705 Bee Cave Road, Suite 300
 Austin, Texas 78746
 (512) 314-3100 Fax (512) 314-3135

JOEL R. BOCK
 88441
 PROFESSIONAL ENGINEER

WATER DETAILS SHEET 1

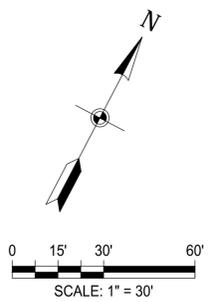
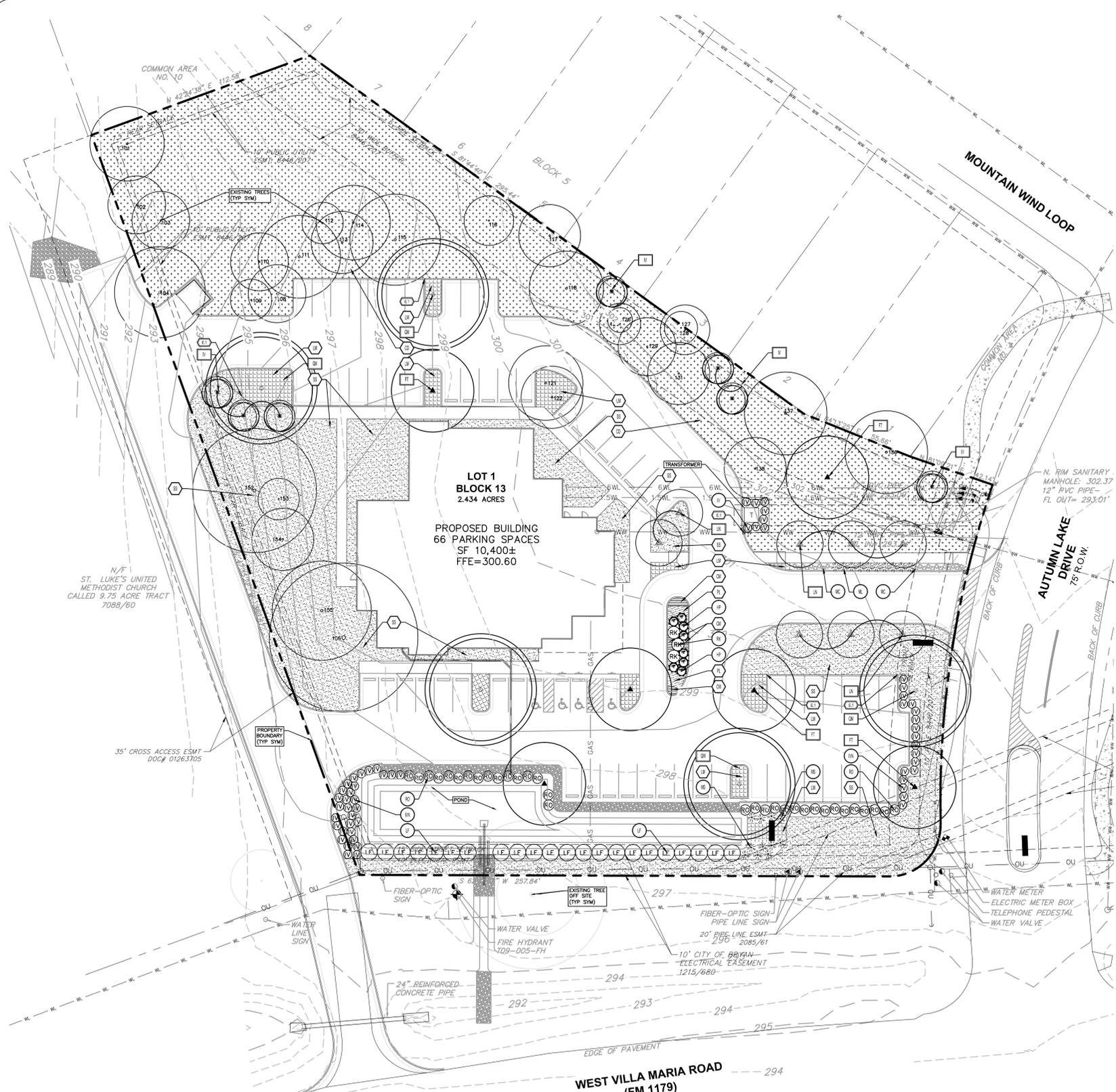
BaylorScott&White
 HEALTH

2612 W VILLA MARIA ROAD
 BRYAN, TEXAS 77807

DEVELOPER: _____
 DRAWN/DESIGNED BY: _____
 EIT/PROJECT MANAGER: _____
 SR. PROJECT MANAGER: _____
 JACOBS PROJECT #: _____

SHEET 15

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 VILLA MARIA - SITE PLAN



LEGEND

---	PROPERTY BOUNDARY
- - - -	EASEMENT OR SETBACK
---	INTERIOR BOUNDARY
WL	WATER LINE
WW	WASTEWATER LINE
---	STORM SEWER LINE
---	UNDERGROUND ELECTRIC
---	OVERHEAD ELECTRIC
---	UNDERGROUND TV CABLE (UNMARKED)
+	TRAFFIC SIGN
+	MONUMENT SIGN
+	FIRE HYDRANT
+	WATER VALVE
+	SEWER MANHOLE
+	AREA INLET
+	CURB INLET
+	TELECOMMUNICATIONS MANHOLE
+	LIGHT FIXTURES
+	CURB STOP
+	ADA SIGNAGE
○	EXISTING TREE

LANDSCAPE ANALYSIS

DEVELOPED SITE AREA	88,211 SF
TOTAL POINTS REQUIRED (17% OF DEVELOPED SITE AREA)	14,996 SF
TREE REQUIREMENT	14,996 * 50% = 7,498 SF
CANOPY TREE REQUIREMENT	7,498 * 50% = 3,749 SF
SCREENING REQUIREMENT: PARKING AREAS TO BE SCREENED FROM WEST VILLA MARIA ROAD & AUTUMN LAKE DRIVE.	
EXISTING TREE CREDIT	
EXISTING PROTECTED CANOPY TREES	31 at 225 SF = 6,975 SF
PROPOSED LANDSCAPING	
NEWLY PLANTED CANOPY TREES	11 at 350 SF (3" MIN) = 3,850 SF
NEWLY PLANTED NONCANOPY TREES	15 at 150 SF (1.5" MIN) = 2,250 SF
NEWLY PLANTED SHRUBS	166 at 10 SF (5 GAL MIN) = 1,660 SF
NEWLY PLANTED GRASSES OR GROUND COVER	2,703 SF at 10 SF (PER 100 SF OF COVERAGE) = 270 SF
(NOT TO EXCEED 15% OF OVERALL REQ'D LANDSCAPING)	
TOTAL PROTECTED & PROPOSED CANOPY TREE POINTS	10,825 SF
TOTAL PROPOSED NONCANOPY & SCREENING SHRUBS	4,180 SF
TOTAL PROPOSED & EXISTING POINTS =	15,005 SF
TOTAL REQUIRED POINTS =	14,996 SF

LANDSCAPE LEGEND

TREE TAG	TREES
T	TEXAS ASH
H	YAUPON HOLLY
N	NATCHEZ CRAPE MYRTLE
B	BUR OAK
S	SHRUBS
Y	RED YUCCA
D	DWARF YAUPON HOLLY
T	TEXAS SAGE
G	GULF MUHLY
B	BIG MUHLY
M	MAIDEN GRASS
R	KNOCK-OUT ROSE
U	UPRIGHT ROSEMARY
G.C. TAG	GROUND COVER / TURF / SEEDING
D	DAMIANITA
L	TRAILING LANTANA
M	MEXICAN OREGANO
B	BERMUDA LAWN GRASS
S	ST. AUGUSTINE GRASS
H	HARDSCAPE
E	STEEL EDGING

REFERENCE: SHEET 18 FOR LANDSCAPE SCHEDULE & DETAILS- TREE PROTECTION NOTES & DETAILS, SHEET 19 FOR LANDSCAPE NOTES & SPECIFICATIONS.

- NOTE:**
- ALL ITEMS TO BE FURNISHED & INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
 - ALL LANDSCAPE AREAS SHALL BE CONSTRUCTED, INSTALLED, AND MAINTAINED SO AS NOT TO OBSTRUCT VIEW OF MOTORISTS BETWEEN THE STREET AND ACCESS DRIVES. VISIBILITY TRIANGLES SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
 - ALL PERMEABLE SURFACES NOT OCCUPIED BY TREES, SHRUBS, PLANTING BEDS, SIGNS, AND OTHER PERMITTED ITEMS OR FIXTURES SHALL BE SOD UNLESS NOTED OTHERWISE.
 - REFERENCE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILED BUILDING LAYOUT, RAMPS, STAIRS AND WALKS.
 - REFERENCE ENGINEERING PLANS FOR PROPOSED GRADES.
 - REFERENCE EROSION/SEDIMENTATION CONTROL & TREE PROTECTION PLAN FOR LIMITS OF CONSTRUCTION.
 - NO TREE PLANTINGS WITHIN 5' OF UNDERGROUND UTILITIES.
 - CONTRACTOR TO INSTALL TREES THAT ARE AT THE DESIGNATED DIAMETER AT BREAST HEIGHT--NOT AT THE GROUND ELEVATION.
 - LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER MATERIALS OF PLANTS NOT A PART OF THE ORIGINAL LANDSCAPING.
 - ALL LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICULAR TRAFFIC THROUGH THE USE OF CONCRETE CURBS, WHEEL STOPS OR OTHER PERMANENT BARRIERS.

- OUTDOOR MECHANICAL EQUIPMENT SUCH AS COMPRESSORS, ABOVE GROUND UTILITIES AND OTHER BUILDING SERVICES EQUIPMENT ARE REQUIRED TO BE COMPLETELY SCREENED FROM VIEW ON ALL SIDES USING A PRIVACY FENCE, PARAPET WALL OR VEGETATIVE SCREEN USING AT LEAST TWO VARIETIES OF PLANT MATERIAL FROM THE CITY OF BRYAN PREFERRED PLANT LIST.
- PER THE CITY OF BRYAN CODE OF ORDINANCES, NO TREE SHALL BE PLANTED IN A PERMEABLE AREA LESS THAN 4" IN DIAMETER.
- FINAL LOCATION OF PLANT MATERIAL MAY VARY DUE TO ACTUAL FIELD CONDITIONS AND PROPOSED GRADES. GENERAL INTENT SHALL BE MET.
- FOR BIDDING PURPOSES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES SHOWN ON PLANS AND IN THE SCHEDULE. IN THE EVENT THAT THE PLAN DRAWING(S) AND SCHEDULE SHOULD DIFFER IN PLANT QUANTITY OR SPECIES, THE CONTRACTOR SHALL ASSUME THE MOST COSTLY QUANTITY AND SPECIES UNTIL CLARIFICATION CAN BE OBTAINED FROM THE LANDSCAPE ARCHITECT.
- THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH CITY OF BRYAN CODE OF ORDINANCES.
- ALL NEW PLANT MATERIAL SHALL MEET THE LATEST REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- 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).
- ADDITIONAL PLANT MATERIAL MAY BE INSTALLED ON SITE BY OWNER IN ACCORDANCE WITH THE CITY LANDSCAPE STANDARDS. MATERIAL SPECIFIED ON THIS PLAN IS TO MEET THE MINIMUM LANDSCAPE ORDINANCE REQUIREMENTS.
- OWNER MAY ELECT TO PROVIDE ADDITIONAL PLANT MATERIAL ABOVE AND BEYOND THE MATERIAL SHOWN ON THESE PLANS.
- ALL LANDSCAPING SHALL BE IRRIGATED BY AN AUTOMATED SYSTEM AND SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF BRYAN'S CODE OF ORDINANCES.
- CONTRACTOR TO VERIFY AND COMPLY WITH THE CITY OF TEMPLE IRRIGATION REQUIREMENTS FOR ALL TYPES OF LANDSCAPING, AS REQUIRED, AND PROVIDE 4" IRRIGATION SLEEVING WHERE NECESSARY.
- EXISTING TREES SCHEDULED TO REMAIN SHALL BE PROTECTED THROUGHOUT CONSTRUCTION. TREES THAT SUFFER DAMAGE (INCLUDING DAMAGE TO THE ROOT STRUCTURE) SHALL BE REPLACED PER CITY ORDINANCE.



CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

WARNING:
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

NO.	DATE	BY

JACOBS
 TPE Registration #F-2966
 2705 Bee Cave Road, Suite 300
 Austin, Texas 78746
 (512) 314-3100 Fax (512) 314-3135

LANDSCAPE PLAN

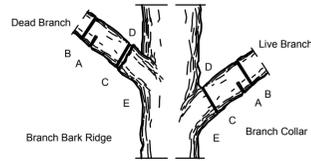
BaylorScott&White HEALTH
 2612 W VILLA MARIA ROAD
 BRYAN, TEXAS 77807

DEVELOPER: []
 DRAWN/DESIGNED BY: []
 EIT/PROJECT MANAGER: []
 SR. PROJECT MANAGER: []
 JACOBS PROJECT #: []

SHEET 17

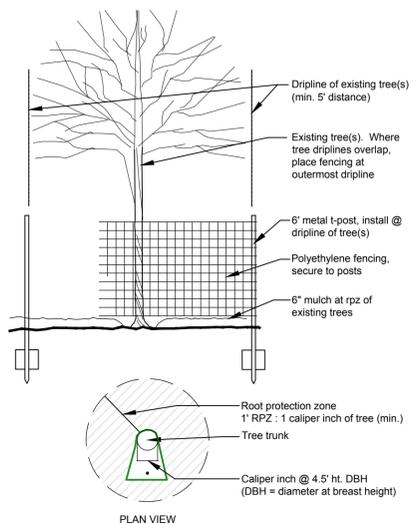
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- NOTES:**
- Do not cut from D to E
 - Pruning should be a part of preconstruction activities
 - All Oak wounds shall be painted within 30 minutes



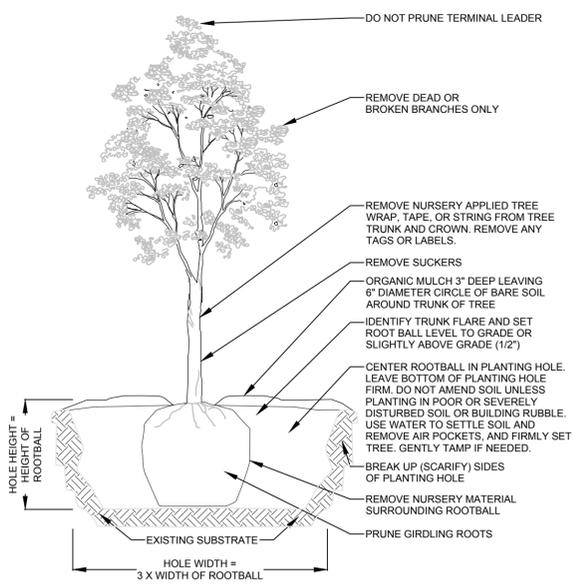
- A-First Cut: to prevent the bark from being peeled when branch falls
- B-Second Cut: to reduce the weight of the branch
- C-Final Cut: allow for healing collar but no stubs which are site for decay

2 TREE PRUNING SECTION SCALE: NTS

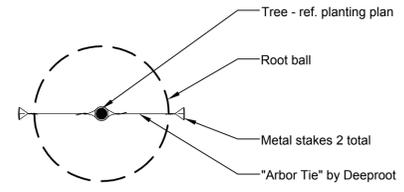


3 TREE PROTECTION AND PRESERVATION SECTION SCALE: NTS

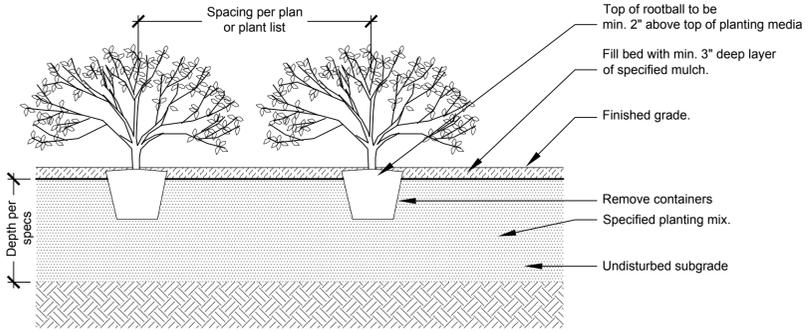
- TREE PRUNING NOTES:**
- GENERAL: NO PROTECTED, SPECIMEN, MAJESTIC, OR HISTORIC TREE SHALL BE PRUNED IN SUCH A MANNER THAT WOULD REASONABLY LEAD TO THE DEATH OF THE TREE.
 - ALLOWED PRUNING: THE CITY MAY APPROVE PRUNING OF A PROTECTED, SPECIMEN, MAJESTIC, OR HISTORIC TREE IN CASES WHERE THEY MUST BE STRATEGICALLY PRUNED TO ALLOW CONSTRUCTION OR DEMOLITION OF A STRUCTURE. ALL PRUNING OF TREES BY FRANCHISE UTILITY COMPANIES TO INSURE THE SAFE OPERATION OF UTILITY SERVICES SHALL BE ALLOWED. WHEN ALLOWED, ALL PRUNING SHALL BE BY APPROVED ARBORICULTURAL TECHNIQUES. THIS SECTION IS NOT INTENDED TO REQUIRE A PERMIT FOR REASONABLE PRUNING PERFORMED OR CONTRACTED TO BE PERFORMED BY THE OWNER OF THE TREE WHEN UNRELATED TO CONSTRUCTION ACTIVITY.
 - REQUIRED PRUNING: THE CITY SHALL HAVE THE RIGHT TO PRUNE TREES OVERHANGING WHICH INTERFERE WITH VISIBILITY OF ANY TRAFFIC-CONTROL DEVICE OR SIGN OR AS NECESSARY TO PRESERVE THE PUBLIC SAFETY. MATURE TREES SHOULD BE PRUNED OF BRANCHES UP TO NINE (9) FEET HIGH TO MAINTAIN SAFE PEDESTRIAN PASSAGE.
 - TREE TOPPING: IT SHALL BE UNLAWFUL AS A NORMAL PRACTICE FOR ANY PERSON, FIRM OR CITY DEPARTMENT TO SEVERELY CUT BACK LIMBS TO STUBS LARGER THAN THREE INCHES (3") IN DIAMETER WITHIN THE TREE'S CROWN TO SUCH A DEGREE SO AS TO REMOVE THE NORMAL CANOPY AND DISFIGURE THE TREE. TREES SEVERELY DAMAGED BY STORMS OR OTHER ACTS OF GOD, OR CERTAIN TREES UNDER OBSTRUCTIONS WHERE OTHER PRUNING PRACTICES ARE IMPRACTICAL MAY BE EXEMPTED FROM THIS ARTICLE AT THE DETERMINATION OF THE DIRECTOR.
 - BRANCH AND ROOT PRUNING OF WOUNDED TREES: ALL BROKEN BRANCHES AND EXPOSED ROOTS TWO (2) INCHES IN DIAMETER OR GREATER OF PROTECTED, SPECIMEN, MAJESTIC, HISTORIC, AND REPLACEMENT TREES SHALL BE CUT CLEANLY IN THE CASE OF OAK SPECIES, IN ORDER TO PREVENT INFECTION BY OAK WILT SPORES, WOUNDS MUST BE PAINTED WITH AN ACCEPTABLE WOUND DRESSING WITHIN THIRTY (30) MINUTES.
 - ROOT SYSTEM: NO MACHINE TRENCHING IS TO BE DONE WITHIN THE DRIPLINE OF EXISTING PRESERVED TREES. TRENCHING IS TO BE DONE BY HAND OR BY TUNNELING UNDER ROOT SYSTEM BY METHOD APPROVED BY OWNER'S REPRESENTATIVE.



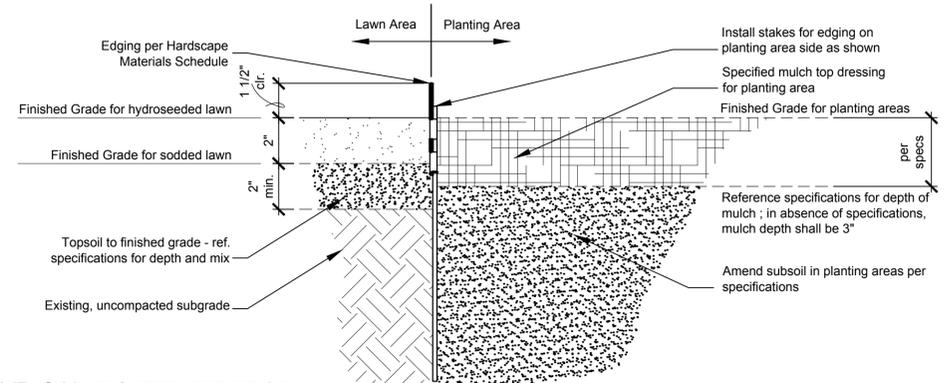
- ALTERNATIVE DETAILS CAN BE REVIEWED BY THE CITY ARBORIST
- STAKING MAY BE USED AT THE DISCRETION OF THE APPLICANT. POST AND TIES ARE TO BE ESTABLISHED WITHOUT HARMING THE TREE (E.G. NON-BINDING STRAPS, POSTS ESTABLISHED OUTSIDE OF ROOTBALL) BUT ENSURE THAT ALL STAKING MATERIAL IS REMOVED AFTER ONE YEAR
- SEE ANSI A300 (PART 1) FOR ADDITIONAL INFORMATION REGARDING PRUNING STANDARDS
- SEE ANSI Z60.1 FOR NURSERY STOCK STANDARDS



1 TYPICAL TREE PLANTING SECTION SCALE: NTS



2 TYPICAL SHRUB PLANTING SECTION SCALE: 3/4" = 1'-0"



3 TYPICAL PLANTER BED EDGE SECTION SCALE: 3" = 1'-0"

PLANTING LEGEND & SCHEDULE

TAG/QTY	COMMON / Scientific	SIZE	NOTES
7	6 TEXAS ASH <i>Fraxinus texensis</i>	2.0" caliper	Container grown; Single straight leader; 5' clear trunk; Full symmetrical canopy.
8	7 YAUPON HOLLY <i>Ilex vomitoria</i>	2.0" caliper	Container grown; Single straight leader; 5' clear trunk; Full symmetrical canopy.
9	8 NATCHEZ CRAPE MYRTLE <i>Lagerstroemia indica x laurii 'Natchez'</i>	2.0" caliper	Container grown; Single straight leader; 5' clear trunk; Full symmetrical canopy.
10	5 BUR OAK <i>Quercus macrocarpa</i>	2.0" caliper	Container grown; Single straight leader; 5' clear trunk; Full symmetrical canopy.

TAG/QTY	COMMON / Scientific	SIZE	NOTES
11	8 RED YUCCA <i>Hesperaloe parviflora</i>	3 gallon	Container grown; Full plant.
12	56 DWARF YAUPON HOLLY <i>Ilex yaupon 'Jade Ball'</i>	3 gallon	Container grown; Full plant.
13	22 TEXAS SAGE <i>Leucophyllum frutescens</i>	3 gallon	Container grown; Full plant.
14	22 GULF MUHLY <i>Muhlenbergia capillaris</i>	3 gallon	Container grown; Full plant.
15	10 BG MUHLY <i>Muhlenbergia bullheimii</i>	3 gallon	Container grown; Full plant.
16	11 MAIDEN GRASS <i>Miscanthus shenensis 'Gracillimus'</i>	3 gallon	Container grown; Full plant.
17	4 KNOCK-OUT ROSE <i>Rosa 'Flora-Ramblant'</i>	3 gallon	Container grown; Full plant.
18	32 UPRIGHT ROSEMARY <i>Rosmarinus officinalis</i>	3 gallon	Container grown; Full plant.

TAG/ QTY	COMMON / Scientific	SIZE/ SPACING	NOTES
19	80 sf DAMIANITA <i>Chrysanthemum mexicanum</i>	1 gallon / 18" o.c.	Container grown; Full plant.
20	1,565 sf TRAILING LANTANA <i>Lantana montevidensis</i>	1 gallon / 12" o.c.	Container grown; Full plant.
21	125 sf MEXICAN OREGANO <i>Polakmonia longifolia</i>	1 gallon / 12" o.c.	Container grown; Full plant.
22	28,850 BERMUDA LAWN GRASS <i>Cynodon dactylon</i>	Seed	See Landscape Details and Specifications.
23	17,900 sf ST. AUGUSTINE GRASS <i>Stenotaphrum secundatum</i>	Sod	See Landscape Details and Specifications.

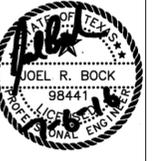
TAG/ QTY	COMMON / Scientific	SIZE/ SPACING	NOTES
24	505 PLANTER BED EDGE <i>Steel edging</i>	1/8" by 4"	As manufactured by Joseph Ryerson Co. Inc., or approved equal.



CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

WARNING:
THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM @ 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

JACOBS
TYPE Registration #F-29666
2705 Bee Cave Road, Suite 300
Austin, Texas 78746
(512) 314-3100 Fax (512) 314-3135



LANDSCAPE SCHEDULE & DETAILS- TREE PROTECTION NOTES & DETAILS

BaylorScott&White HEALTH
2612 W VILLA MARIA ROAD
BRYAN, TEXAS 77807

DEVELOPER:	
DRAWN/DESIGNED BY:	MBS/SZ
EDIT/PROJECT MANAGER:	D. HARRIS
SR. PROJECT MANAGER:	J. BOCK
JACOBS PROJECT #:	WAL5400

Drawing: L:\VFW6856\ Villa Maria\700 CAD\702 Civil\702.5 Sheets\VFW6856.dwg

LANDSCAPE NOTES:

- ALL ITEMS TO BE FURNISHED & INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
- ALL LANDSCAPE AREAS SHALL BE CONSTRUCTED, INSTALLED, AND MAINTAINED SO AS NOT TO OBSTRUCT VIEW OF MOTORISTS BETWEEN THE STREET AND ACCESS DRIVES. VISIBILITY TRIANGLES SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
- ALL PERMEABLE SURFACES NOT OCCUPIED BY TREES, SHRUBS, PLANTING BEDS, SIGNS, AND OTHER PERMITTED ITEMS OR FIXTURES SHALL BE SOD UNLESS NOTED OTHERWISE.
- REFERENCE ARCHITECTURAL AND STRUCTURAL PLANS FOR DETAILED BUILDING LAYOUT, RAMPS, STAIRS AND WALKS.
- REFERENCE ENGINEERING PLANS FOR PROPOSED GRADES.
- REFERENCE EROSION/SEDIMENTATION CONTROL & TREE PROTECTION PLAN FOR LIMITS OF CONSTRUCTION.
- NO TREE PLANTINGS WITHIN 5' OF UNDERGROUND UTILITIES.
- DIAMETER TO INSTALL TREES THAT ARE AT THE DESIGNATED DIAMETER AT BREAST HEIGHT--NOT AT THE GROUND ELEVATION.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER MATERIALS OF PLANTS NOT A PART OF THE ORIGINAL LANDSCAPING.
- ALL LANDSCAPE AREAS SHALL BE PROTECTED FROM VEHICULAR TRAFFIC THROUGH THE USE OF CONCRETE CURBS, WHEEL STOPS OR OTHER PERMANENT BARRIERS.
- OUTDOOR MECHANICAL EQUIPMENT SUCH AS COMPRESSORS, ABOVE GROUND UTILITIES AND OTHER BUILDING SERVICES EQUIPMENT ARE REQUIRED TO BE COMPLETELY SCREENED FROM VIEW ON ALL SIDES USING A PRIVACY FENCE, PARAPET WALL OR VEGETATIVE SCREEN USING AT LEAST TWO VARIETIES OF PLANT MATERIAL FROM THE CITY OF BRYAN PREFERRED PLANT LIST.
- PER THE CITY OF BRYAN CODE OF ORDINANCES, NO TREE SHALL BE PLANTED IN A PERMEABLE AREA LESS THAN 4' IN DIAMETER.
- FINAL LOCATION OF PLANT MATERIAL MAY VARY DUE TO ACTUAL FIELD CONDITIONS AND PROPOSED GRADES. GENERAL INTENT SHALL BE MET.
- FOR BIDDING PURPOSES, THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES SHOWN ON PLANS AND IN THE SCHEDULE. IN THE EVENT THAT THE PLAN DRAWING(S) AND SCHEDULE SHOULD DIFFER IN PLANT QUANTITY OR SPECIES, THE CONTRACTOR SHALL ASSUME THE MOST COSTLY QUANTITY AND SPECIES UNTIL CLARIFICATION CAN BE OBTAINED FROM THE LANDSCAPE ARCHITECT.
- THE OWNER WILL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH CITY OF BRYAN CODE OF ORDINANCES.
- ALL NEW PLANT MATERIAL SHALL MEET THE LATEST REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- 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).
- ADDITIONAL PLANT MATERIAL MAY BE INSTALLED ON SITE BY OWNER IN ACCORDANCE WITH THE CITY LANDSCAPE STANDARDS. MATERIAL SPECIFIED ON THIS PLAN IS TO MEET THE MINIMUM LANDSCAPE ORDINANCE REQUIREMENTS.
- OWNER MAY ELECT TO PROVIDE ADDITIONAL PLANT MATERIAL ABOVE AND BEYOND THE MATERIAL SHOWN ON THESE PLANS.
- ALL LANDSCAPING SHALL BE IRRIGATED BY AN AUTOMATED SYSTEM AND SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF BRYAN'S CODE OF ORDINANCES.
- CONTRACTOR TO VERIFY AND COMPLY WITH THE CITY OF TEMPLE IRRIGATION REQUIREMENTS FOR ALL TYPES OF LANDSCAPING, AS REQUIRED, AND PROVIDE 4" IRRIGATION SLEEVING WHERE NECESSARY.

LANDSCAPE SPECIFICATIONS - GENERAL PLANTING NOTES

- All plant material shall conform to the sizes given in the plant list and shall be nursery grown in accordance with the "American Standard for Nursery Stock, 2004."
- All planting shall be in accordance with standard American Nursery & Landscape Association (ANLA) procedures and specifications.
- Contractor shall verify the correct location of all underground utilities in the field prior to installation of any plant materials.
- Plant materials location to be staked in the field and approved by the Landscape Architect prior to planting.
- All plant beds to be mulched to a depth of 3 inch unless otherwise noted on drawings or specifications.
- All areas disturbed by planting operations shall be fine graded and seeded.
- Obtain approval from Landscape Architect or Owner's Representative before making any substitutions or changes.
- Should no steel edging be specified then plant bed shall be contained with a spaced edge.
- Should steel edging be specified, then plant bed shall be contained with a steel edging per plan, natural ball of soil.
- Quantities shown on the plant list are for the Contractor's convenience only and are not guaranteed to be accurate. In the event of a discrepancy between quantities shown on the plan and quantities shown on the plant list, the quantities on the plan shall apply.

END OF SECTION

LANDSCAPE GRADING

PART 1 - GENERAL

- SECTION INCLUDES
 - Final grade topsoil for finish landscaping.
- RELATED SECTIONS
 - The Drawings, other specifications, the general and supplementary conditions of the Contract apply to work specified in this section.

PART 2 - PRODUCTS

- MATERIAL
 - Existing Topsoil:
 - Existing 3 inch of topsoil removed/excavated from site and stockpiled.
 - Stockpiled topsoil shall be cleaned of all stumps, stones over 2 inch in diameter, trash, debris and other materials deleterious to plant growth and free drainage of soil.
 - Contractor shall obtain, at the contractor's cost, an agricultural suitability analysis of the on-site topsoil per the recommendations of the soils analysis, and shall submit a copy of the soils analysis to the Owner's Representative for acceptance.
 - If additional topsoil is required it shall conform to the following steps:
 - Imported Topsoil (if req'd):
 - Sandy loam from source approved by the Owner's Representative; 100 percent passing through 1-inch screen.
 - Sand (2,000 mm to 0.50 mm): 40 to 40 percent.
 - Silt (0.050 mm to 0.005 mm): 30 to 40 percent.
 - Clay (0.005 mm and smaller): 10 to 30 percent.
 - Free of subsoil, brush, stumps, roots, organic litter, objectionable weeds, clods, shale, stones 1-inch minimum dimension or larger, or other material harmful to grading, planting, plant growth, or maintenance operations.
 - Presence of vegetative parts of Bermuda grass, Johnson grass, nut grass (Cyperus rotundus), and other hard to eradicate weeds or grass will be cause for rejection of topsoil.

PART 3 - EXECUTION

- EXAMINATION
 - Verify trench backfilling has been inspected.
- SUBSTRATE PREPARATION
 - Apply herbicide, per manufacturer's specifications, to all areas of the project site shown to receive new seeding, sodding, landscape improvements, or mulching.
 - Eliminate uneven areas and low spots.
 - Remove roots, stumps, branches, stones, in excess of 2 inches in size. Remove subsoil contaminated with petroleum products.
 - Scarify surface to depth of 3 inches where topsoil is scheduled. Scarify in areas where equipment used for hauling and spreading topsoil has compacted subsoil.
- PLACING TOPSOIL
 - Place topsoil in 4 inch lifts maximum in areas where new landscape planting is required. Place topsoil during dry weather.
 - Place topsoil as required in new parking areas and adjacent to building areas to provide adequate soil for new planting and insure proper drainage. Provide a minimum 4-inch layer of stockpiled, amended, or imported topsoil over all new landscape areas, except 3 inches with amended areas.
 - Fine grade topsoil to eliminate rough or low areas. Maintain profiles and contour of subgrade.
 - Remove roots, weeds, rocks, and foreign material in excess of 1 inch in size while spreading.
 - Manually spread topsoil close to existing plant life, to prevent damage.
 - Roll placed topsoil.
 - Dispose of surplus subsoil and topsoil as directed by the Owner's Representative. On-site surplus soils may be used provided that an analysis is provided indicating the on-site material meets the imported topsoil specifications.
 - Leave stockpile area and site clean and raked, ready to receive landscaping.
- TOLERANCES
 - Top of Topsoil: Plus or minus 1 inch.
- PROTECTION
 - Protect landscaping and other features remaining as final work.
 - Protect existing structures, fences, sidewalks, utilities, paving, and curbs.

END OF SECTION

LANDSCAPE SPECIFICATIONS - TREES, SHRUBS, AND GROUND COVER

PART 1 - GENERAL

- SECTION INCLUDES
 - Furnish and install trees, shrubs, ground cover, and soil amendments.
 - Maintenance.
- UNIT PRICE - MEASUREMENT AND PAYMENT
 - Plants: By the unit. Price includes preparation of planting soil mix, planting, watering and maintenance to specified time period.
- REFERENCES
 - NAA (National Arborist Association) Pruning Standards for Shade Trees.
 - American Nursery & Landscape Association; American Standard for Nursery Stock, 2004 (ANSI Publication Z60.1 - 2004).
 - American Joint Committee on Horticultural Nomenclature; Standardized Plant Names.
- DEFINITIONS
 - Weeds: Include Dandelion, Jimsonweed, Quackgrass, Horsetail, Morning Glory, Rush Grass, Mustard, Lambsquarter, Chickweed, Grass, Crabgrass, Canadian Thistle, Nutgrass, Poison Oak, Blackberry, Tansy Ragwort, Bermuda Grass, Johnson Grass, Poison Ivy, Nut Sedge, Nimble Will, Bindweed, Bent Grass, Wild Garlic, Perennial Sorrel, and Bromo Grass.
 - Plants: Living trees, plants, and ground cover specified in this Section, and described in ANSI Z60.1.
- SUBMITTALS
 - Certificates
 - Submit fertilizer analysis with invoice.
 - File with the Owner's Representative prior to material acceptance.
 - Product Data: Submit list of plant life sources.
 - Maintenance Instructions: Submit written maintenance schedule for maintaining plant material after completion of job to the Owner's Representative before final inspection.
- QUALITY ASSURANCE
 - Nursery Qualifications: Company specializing in growing and cultivating the plants with three years documented experience.

- Installer Qualifications: Company specializing in installing and planting the plants with three years documented experience on projects of similar size.
- Maintenance Services: Performed by installer.
- Pest Control Applicator: Licensed landscape pest control advisor.
- Comply with American Joint Committee on Horticultural Nomenclature "Standardized Plant Names," American Nursery & Landscape Association (ANLA) "American Standard for Nursery Stock."

DELIVERY, STORAGE, AND HANDLING

- Preparation for Delivery
 - Balled and Burlapped (BB) Plants
 - Dig and prepare for shipment in manner that will not damage roots, branches, shape, and future development after planting.
 - Ball with firm, natural ball of soil.
 - Wrap ball firmly with burlap.
 - Ball Size and Ratios: Conform to American Nursery & Landscape Association (ANLA) standard sizes and plant list, if conflict occurs, notify the Owner's Representative.
 - Pack and ventilate to protect against climatic, seasonal, and breakage injuries during transit.
 - Securely cover plant tops with tarpaulin or canvas to minimize windwhipping and drying. Use antidesiccant upon approval of the Owner's Representative.
 - Pack and ventilate to prevent sweating of plants during transit by rail. Ensure prompt delivery and careful handling to point of delivery at planting job site.
- Delivery
 - Fertilizer and Soil Amendments: Original unopened containers bearing manufacturer's guaranteed chemical analysis, name, trademark and conformance to State law.
 - Plants: Provide legible identification labels. Minimum one plant of each species delivered to site shall have identification tag. Do not remove tag until after final inspection.
 - Prevent damage to root ball or desiccation of leaves.
 - Notify the Owner's Representative 10 days in advance of delivery.
 - Pest Moss: Original, unopened and unbroken packages.
 - Inspect trees, shrubs, and ground cover plants for injury, insect infestation, and trees and shrubs for improper size and shape.
 - Storage
 - Protect roots of plant material from drying or other possible injury with soil or acceptable material.
 - Store plant material in area which is shaded and protected from weather.
 - Maintain and protect plant material not to be planted immediately upon delivery in healthy, vigorous condition.
 - Handling
 - Do not drop plants.
 - Do not pick up container or balled plants by stem or trunks.
 - Lift and handle balled plants from bottom of ball.

ENVIRONMENTAL REQUIREMENTS

- Do not install plant life when ambient temperatures may drop below 35 degrees F (2 degrees C) or rise above 95 degrees F (32 degrees C).
- Do not install plant life when wind velocity exceeds 30 mph (48 k/hr).

SCHEDULING

- Install trees, shrubs, and ground cover plants prior to lawn installation.
- Coordinate scheduling with underground irrigation system installation.

WARRANTY

- Warrant plant materials to be in healthy, vigorous and attractive growing condition for period of 6 months for shrubs and ground cover and 1 year for trees after Final Acceptance.
- Replace plants which die, become diseased or unhealthy, or are otherwise found to be in poor condition, as determined by the Owner's Representative.
- Warranty will not apply to damage or injury to plant materials caused by vandalism, vehicles, and storms.
- Replace plants within 15 days of written notification by the Owner's Representative.

PART 2 - PRODUCTS

1. TREES, PLANTS, AND GROUND COVER

- Plants:
 - Type and Size: As shown on Drawings.
 - Plants shall have normal habit of growth and shall be sound, healthy, vigorous, and free of insect infestations, plant diseases, sunscalds, windburn, knots, injuries, fresh abrasions of bark, excessive abrasions, or other objectionable disfigurements.
 - Root Conditions of Plants Furnished in Containers: Determine condition by removal of earth from roots of not less than two plants or more than 2 percent of total number of plants of each species or variety. Where container grown plants are from several sources, roots of not less than two plants of each species or variety from each source will be inspected. In case sample plants inspected are found to be defective, the Owner's Representative reserves right to reject entire lot or lots of plants represented by defective samples. The Owner's Representative will be sole judge as to acceptability. Plants rendered unsuitable for planting will be considered samples.
 - Root Conditions of Balled and Burlapped Plants: Determine condition by examination of plant balls and removal of 1/3 to 1/2 of burlap covering from not less than two plants or more than 2 percent of the total number of plants of each species or variety. Where balled and burlapped plants are from several sources, balls of not less than two plants of each species or variety from each source will be inspected. In case sample plants inspected are found to be defective, the Owner's Representative reserves right to reject entire lot or lots of plants represented by defective samples. The Owner's Representative will be sole judge as to acceptability. Plants rendered unsuitable for planting will be considered samples.
 - Size and shape of plants shall correspond with that normally expected for species and variety of commercially available nursery stock per sizes shown on Drawings. Overall shape and minimum acceptable size of plants measured before pruning with branches in normal position shall conform to ANLA standards. Plants larger in size than specified may be used with approval of the Owner's Representative, at no additional cost to the Owner. If use of larger plants is approved, ball of earth or spread of roots for each plant will be increased proportionately.
 - Plant material shall be true to botanical and common name and variety.
 - Weak, thin trunks incapable of support will not be accepted.
 - Plants with specified trunk caliper of 3 inches or more shall not branch less than 5 feet above finish grade, unless specified as multi-trunk.
 - Trunks:
 - Sturdy, with hardened systems and vigorous and fibrous root systems which are not rot or pot-bound.
 - Single straight trunks unless otherwise shown on Drawings.
 - Nursery Ground Stock:
 - Provide nursery grown stock except as shown on Drawings or as approved by Landscape Architect; grown under climatic conditions similar to those in locality of project.
 - Provide container grown or balled and burlapped stocks (as indicated on drawings) in vigorous, healthy condition. Plants that are root bound, with root system hardened off, or with damaged root balls will not be acceptable.
 - Balled and burlapped stock will have firm root balls with no loose or fractured soil. Balled and burlapped stock will have been collected and re-balled if necessary no less than 4 months prior to delivery at job site.
 - Use well established liner stock plant material, in removable containers or formed homogeneous soil sections.
- SOIL AND AMENDMENT MATERIALS
 - Imported Topsoil for Prepared Soil Mixtures
 - Sandy loam from source approved by the Owner's Representative; 100 percent passing through 1-inch screen.
 - Sand (2,000 mm to 0.50 mm): 40 to 50 percent.
 - Silt (0.050 mm to 0.005 mm): 30 to 40 percent.
 - Clay (0.005 mm and smaller): 10 to 30 percent.
 - Free of subsoil, brush, stumps, roots, organic litter, objectionable weeds, clods, shale, stones 1-inch minimum dimension or larger, or other material harmful to grading, planting, plant growth, or maintenance operations.
 - Presence of vegetative parts of Bermuda grass, Johnson grass, nut grass (Cyperus rotundus), and other hard to eradicate weeds or grass will be cause for rejection of topsoil.
 - Nitrogen: 10 percent or 12 percent.
 - Phosphoric Acid: 10 percent or 12 percent.
 - Potash: 10 percent or 12 percent.
 - Organic Soil Conditioner: Soil Building Systems, "Acid Gro Premix", (214) 239-4777, or approved equal.
 - Sharp Sand: Clean, washed sand, fine to coarse sizes, free of clay lumps or other objectionable materials.
 - Root Activator: Carl Pool Root Activator.
 - Mulch: Composted and finely shredded Hardwood of no more than 2 inch size in any dimension free of insects, debris, trash, weeds, seeds, and other foreign or noxious materials. Texas Native Hardwood Mulch or approved equal.
 - Controlled Release Fertilizer Tablets:
 - 21 gram tablets with following percentages of available nutrients by weight:
 - Nitrogen: 28 percent.
 - Phosphorus: 8 percent.
 - Potassium: 4 percent.
 - Product: Sierra Chemical Co., "Agriform".
 - Pest Moss: Shredded, loose, Canadian, Dutch, or German sphagnum moss; free of lumps, roots, inorganic material or acidic materials; minimum of 85 percent organic material measured by oven dry weight, pH range of 4 to 5; moisture content of 30 percent.
- Water: Potable, available on site.

- Steel Edging: New steel curb 1/8" x 4" factory painted brown as manufactured by Joseph Ryerson Co., Inc. of Houston, Texas, including all companion stakes, or approved equal.
- Stakes: Stakes for supporting trees shall be steel "T" stakes of appropriate length.
- Tree Ties: "Arbor Tie" synthetic tree tie, by Deeproot Inc.

PART 3 - EXECUTION

- EXAMINATION
 - Verify established grades are correct; determine locations of underground utilities prior to planting.
 - Areas shall be free of weed and foreign material prior to planting.
 - Do not begin planting until deficiencies are corrected, or plants replaced to begin work indicates acceptance of site conditions.
 - Do not begin planting until irrigation system has been installed and it proper function confirmed.
 - Saturate soil with water to test drainage.
 - PROTECTION
 - Protect lawn areas from vehicular traffic and from material storage.
 - SOIL PREPARATION
 - Plant Locations and Measurements:
 - Stake outline of planting beds on ground.
 - Stake locations of trees.
 - Place shrubs and ground cover in indicated locations.
 - Notify the Owner's Representative of discrepancies between plants indicated on Drawings and actual conditions prior to planting.
 - Plant locations will be approved by the Owner's Representative prior to planting.
 - Pits:
 - Shape: Vertical sides and crowned bottom; Plant pits shall be circular.
 - Size for Trees: 2 feet wider and 6 inches deeper than root ball.
 - Size for Balled and Burlapped Shrubs: 1 foot wider and 3 inches deeper than root ball.
 - Size for seedling trees: 6 inches larger than root ball and 6 inches deeper than root ball.
 - Scarify sides of bottom of planting pits to improve root penetration.
 - Ground Cover and Shrub Beds: Excavate existing soil to depth specified.
 - Obstructions Below Ground:
 - Remove rock or underground obstructions to depth of 6 inches below bottom of plant ball or root, measured when plant is properly set at the required grade.
 - If underground obstructions cannot be removed, notify the Owner's Representative for new instructions.
 - Avoid damaging underground utility lines.
 - Repair damage to existing utilities.
 - Final Grades:
 - Minor modification to grade may be required to establish final grade.
 - Ensure proper drainage of site as determined by Landscape Architect.
 - Fine grade areas so finished grades shall be 1 inch in lawn and 2 inches in shrub beds, below adjacent paved areas, sidewalks, valve boxes, headers, clean-outs, drains, and manholes, etc.
 - Surface drainage shall be away from building foundations at 2 percent minimum, for 5-foot minimum.
 - Fill erosion scars and compact prior to planting.
 - Disposal of Excess Soil:
 - Use acceptable excess excavated topsoil for filling holes, pits, and beds as directed by the Owner's Representative.
 - Dispose of unacceptable or unused excess soil at off-site location as directed by the Owner's Representative.
 - Shrub and Ground Cover Beds:
 - Preplant Weed Control:
 - If live perennial weeds exist on site at beginning of work, spray with nonselective systemic contact herbicide, as recommended and applied by approved licensed landscape pest control advisor and applicator. Leave sprayed plants intact for minimum 15 days to allow systemic kill. Apply herbicide in accordance with manufacturer's instructions.
 - Clear and remove existing weeds by scraping or grubbing off plant parts at least 1/4-inch below surface of soil over entire area to be planted.
 - Soil Amendment:
 - Subgrade: 10 inches below finish grade. Layer of soil amendments shall be 8 inches deep, leaving finish grade after watering and settling 2 inches below adjacent paved areas. Excavation and fill may be required to achieve grades.
 - Organic Soil Conditioner: 4-inch deep layer.
 - Topsoil: 4-inch deep layer.
 - Fertilizer: 5 pounds per 1000 square feet of bed area.
 - Spread amendments uniformly, cultivate thoroughly to light and friable consistency, using mechanical rototiller into top 2 inches of subgrade. Make bed approximately 6-inch total depth of amended soil.
 - Pre-Emergence Herbicide: Apply at rates recommended by manufacturer. Incorporate into top 1/2-inch of soil by hand raking.
 - Top 2 inches of areas to be planted shall be free of stones, stumps, or other deleterious matter 1-inch in diameter or larger; free from wire, plaster, or similar objects that hinder planting or maintenance.
 - Planting Mixture for Trees and Pocket Planting of Large Shrubs 5 Gallons and Larger:
 - Topsoil: Two parts.
 - Organic Soil Conditioner: One part.
 - Sharp Sand: One part.
- PLANTING
 - Plant during periods when weather and soil conditions are suitable and in accordance with locally accepted practice, or as approved by the Owner's Representative.
 - Distribute number of plants which can be planted and watered on same day.
 - Open containers and remove plants in manner to not break root ball. Plant and water as specified immediately after removal from containers. Do not open containers prior to placing plants in planting pits.
 - Place plants in pits at level shown on Drawings. Set plants plumb and rigidly braced in position until planting mixture has been tamped solidly around plant ball. Thoroughly settle plant by watering and tamping mixture. Rake planting beds level before after planting. Thoroughly water trees and shrubs. Stake and guy trees as shown on Drawings.
 - Balled Plants:
 - Place in pit on hand tamped planting mixture.
 - Place with burlap intact so location of ground line at top of plant ball shall be some as prior to digging.
 - Remove binding at top of ball and lay burlap back from top of plant ball.
 - Do not pull wrapping from under ball.
 - Do not plant if ball is cracked or broken before or during planting process or if stem is loose.
 - Backfill with planting mixture.
 - Container-Grown Plants:
 - Cut cans on two sides with can cutter.
 - Do not injure root ball.
 - Remove plants without injury or damage to root balls.
 - Superficially cut edge roots with knife on three sides.
 - Place in pit on hand tamped planting mixture.
 - Backfill with planting mixture.
 - Mulching:
 - Cover watering basins or planting beds evenly with layer of mulch minimum of 3 inches deep after final settlement.
 - Areas on slopes designated to receive erosion control netting shall not be mulched.
 - Water immediately after mulching.
 - Close down planting area with fine spray to wash mulch off of leaves of plants.
 - Pruning:
 - Prune minimum necessary to remove injured twigs and branches, decayed or broken limbs, or dead or dying wood.
 - Do not prune evergreens, except to remove injured branches.
 - Pruning may not be done prior to delivery.
 - Make cuts flush leaving no stubs.
 - Paint cuts over 3/4-inch diameter with tree wound paint.
 - Root Activator: Use on trees as recommended by manufacturer.
 - Steel Edging: Install as shown on Drawings and in accordance with manufacturer's recommendations.
 - Staking and Guying: Stake trees immediately after planting as shown on Drawings.
 - Wrap stakes with reflective tape at one foot intervals when tree pits are within 15 feet of pedestrian walks, drives, or parking.
 - Ground Covers:
 - Plant in straight rows and evenly spaced, unless otherwise shown; at intervals shown on Drawings. Use triangular spacing unless otherwise shown on Drawings.
 - Irrigate immediately after planting until entire area is soaked to full depth of each root ball.
 - Protect plants after planting. Repair damage to plants caused by trampling or other operations.
 - Controlled Release Fertilizer: Provide fertilizer tablets in accordance with manufacturer's instructions at following rates:
 - Shrubs, less than 5 gallons: None.
 - Shrubs, 5 gallons or larger: Two each.
 - Trees: One tablet per 1/2-inch of trunk caliper, measured 1 foot above top of root ball.
 - Watering:
 - Water as required when soil moisture is below optimum level for best plant growth.
 - Coordinate watering with the Owner's Representative and recommend watering schedule for areas to be watered with landscape irrigation system as well as those to be watered manually.
 - Pruning: Prune trees or plant materials or trim in accordance with NAA; after shape only with approval of the Owner's Representative. Removal of branch leaders (TIPS) will not be acceptable.
- CLEANING
 - Remove trash, excess soil, empty plant containers, and rubbish from property. Repair scars, ruts, or other remarks in ground. Leave ground in neat and orderly condition throughout site.
 - Wash down paved areas, leaving premises in clean condition.
- ADJUSTING
 - Trees, plants, and ground cover shall be in healthy growing condition, weed free, pruning complete and staking and guying secure.
 - Mark materials not conforming to specified requirements as defective and rejected; remove from site and replace with new.
 - Remove dead, injured, or diseased materials, or materials not true to name or size; replace with new.
 - Repair damage to trees, plants, ground cover, and lawns.
- MAINTENANCE
 - Maintenance Period: All trees, shrubs, and groundcovers shall be maintained for a period of ninety (90) days following planting of each area and until the final acceptance by the Owner's Representative.

END OF SECTION



Know what's below. Call before you dig.

CAUTION: CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

WARNING: THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.

NO.	DATE	BY

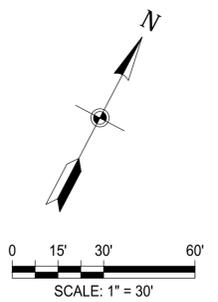
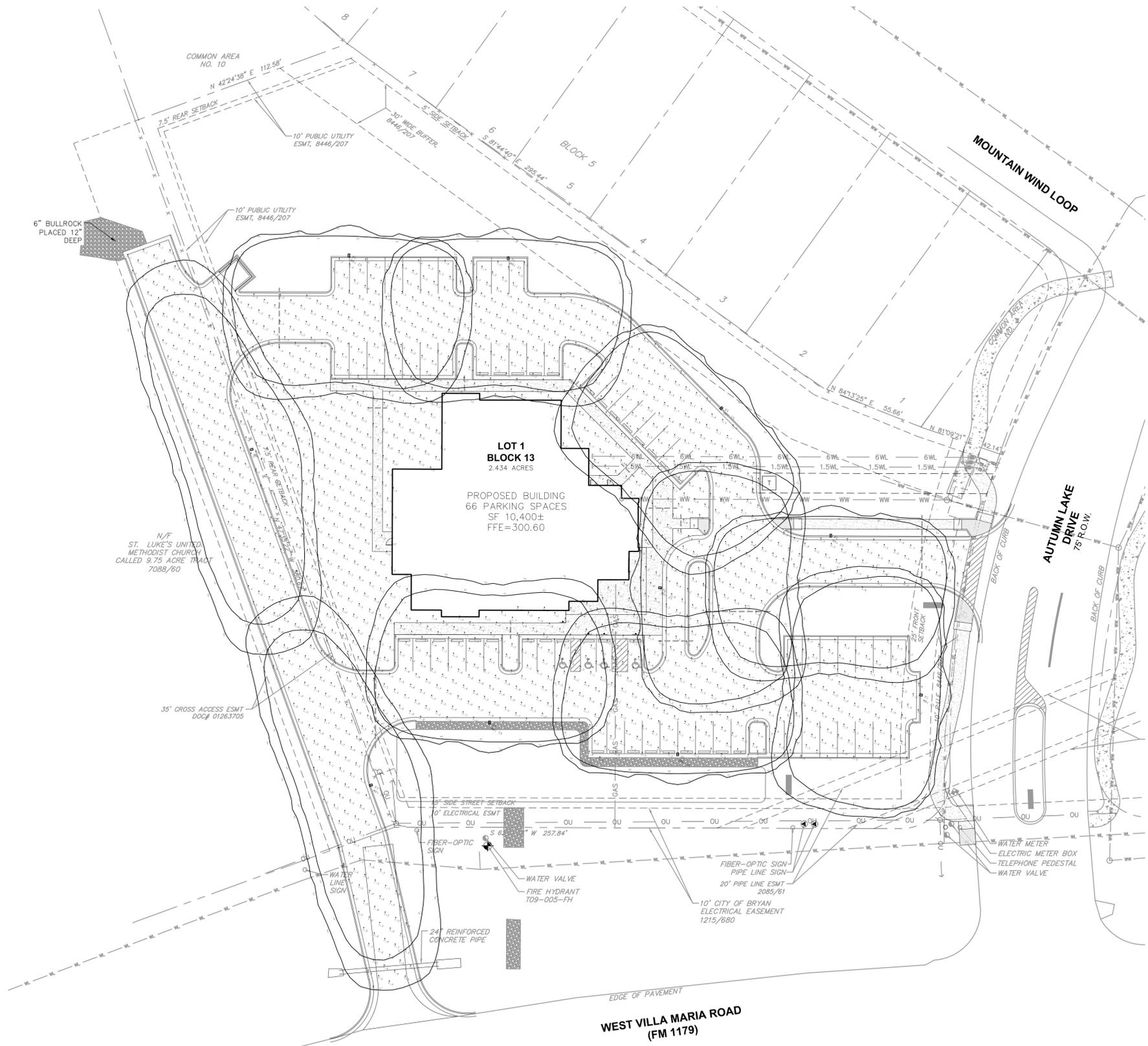


LANDSCAPE NOTES & SPECIFICATIONS

Baylor Scott & White HEALTH

DEVELOPER:
DRAWN/DESIGNED BY: MBS/SZ
EIT/PROJECT MANAGER: D. HARRIS
SR. PROJECT MANAGER: J. BOCK
JACOBS PROJECT #: NML5400

SHEET



Symbol	Label	Arrangement	Total Lamp Lumens	IES	Description	Lum. Watts	Total Watts	Lum. Lumens	MANUFACT
8	PI	SPRINK	N.A.	0.950	BCF-E-2152A-41A-BC-18	211.7	1693.6	35431	PHILIPS GARDOL
2	PI	SPRINK	N.A.	0.950	BCF-E-2152A-41A-BC-18	211.7	1693.6	35431	PHILIPS GARDOL

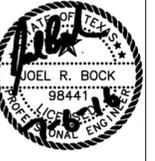
Calculation Summary	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site Lighting Planar	Illuminance	Fc	1.96	3.6	0.0	0.4	N.A.



CAUTION:
 CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

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NO.	DATE	REVISION	BY



PHOTOMETRIC PLAN

BaylorScott&White
HEALTH
 2612 W VILLA MARIA ROAD
 BRYAN, TEXAS 77807

DEVELOPER: MBS/SZ
 DRAWN/DESIGNED BY: D. HARRIS
 EIT/PROJECT MANAGER: J. BOCK
 SR. PROJECT MANAGER: WML/SAO
 JACOBS PROJECT #

JACOBS
 TPE Registration #F-2966
 2705 Bee Cave Road, Suite 300
 Austin, Texas 78746
 (512) 314-3100 Fax (512) 314-3135

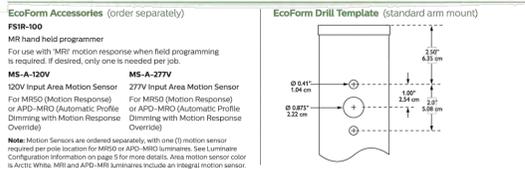


Philips Gardco EcoForm LED luminaire combines economy with performance. Capable of delivering up to 20,000 lumens or more in a compact, low profile housing, EcoForm offers a new level of customer value. EcoForm features an innovative retrofit arm kit, simplifying site conversions to LED by eliminating the need to drill additional holes in most existing poles. Integral control systems, including motion response and wireless controls are available for further energy savings during off peak hours.

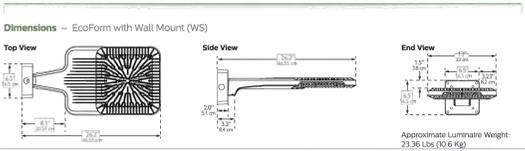
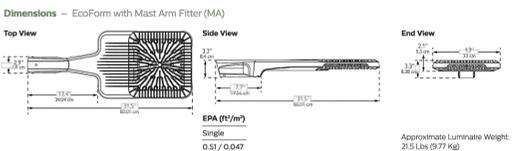
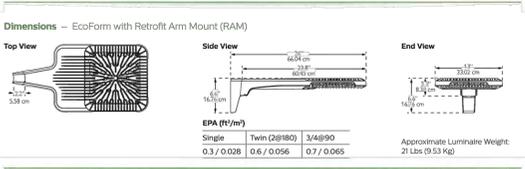
Ordering guide example: ECF-APD-MRO-1-4-75LA-NW-10-10-1NF

Profile	Controls	Mounting	Optical System	Wattage	Color Temp	Voltage	Finish	Options
ECF		1	2	3	4	5	6	7
ECF	Standard Luminaire (leave blank)	1	2	3	4	5	6	7
ECF	DM Dimming	2	3	4	5	6	7	8
ECF	APD Auto Profile Dimming	3	4	5	6	7	8	9
ECF	APD-MRO Motion Response Override	4	5	6	7	8	9	10
ECF	APD-MRO-MSD Motion Response 50% low pole mounted sensor	5	6	7	8	9	10	11
ECF	APD-MRO-MSD Motion Response 50% low pole mounted sensor	6	7	8	9	10	11	12
ECF	APD-MRO-MSD Motion Response 50% low pole mounted sensor	7	8	9	10	11	12	13
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ECF EcoForm LED luminaire



ECF EcoForm LED luminaire



ECF EcoForm LED luminaire



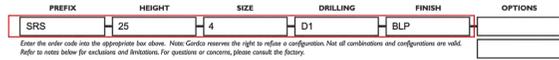
Job:
Type:
Notes:

Poles

Straight Round Steel

Page 1 of 4

The Philips Gardco SRS straight round steel pole consists of a one-section design fabricated steel tubing circumferentially welded to a structural quality hot rolled carbon steel plate. The poles are finished with an electrostatically applied, thermally cured TGIC polyester powdercoat. All poles include anchor bolts, full base cover, hand hole, ground lug and top cap.



Enter the order code into the appropriate box above. **Note:** Gardco reserves the right to revise its configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX	HEIGHT	SIZE	DRILLING
SRS	10'	3"	D1 1 Way
	14'	4"	D2 2 Way
	18'	5"	D2@90 2 Way at 90°
	20'		D3 3 Way
	25', 25H'		D3@120 3 Way at 120°
	30', 30H'		D4 4 Way
			T2 2.38" OD Tension
			T4 4" OD Tension

¹ Refer to relative strength based on wind load factors. ² I = Heavy

PREFIX	HEIGHT	SIZE	DRILLING
PP	Prime Painted		
BRP	Bronze Paint		
BLP	Black Paint		
WP	White Paint		
NP	Natural Aluminum Paint		
GV	Galvanized (No Hand)		
FGV	Finished Paint over Galvanized (specify color)		
OC	Optional Color Paint (Specify RAL designation or CC-RAL7024)		
SC	Special Color Paint (Specify finish supply color chip)		

PREFIX	HEIGHT	SIZE	DRILLING
FES	Festoon Outlet		
AHH	Additional Hand Hole		

COUPLING	PROVISIONS
CL	GMR
CL	MSM

1611 Clovis Barker Road, San Marcos, TX 78666
(800) 227-0758 (512) 753-1000 FAX: (512) 753-7855 www.sitelighting.com
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79415-190611



Page 2 of 4

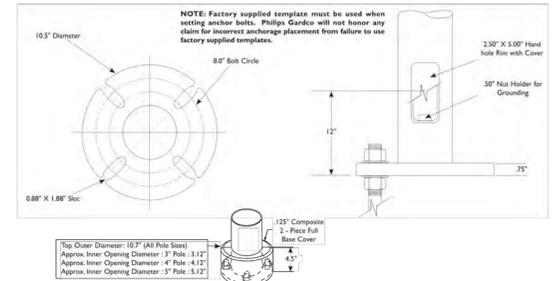
Straight Round Steel

POLE DATA

CATALOG NUMBER	POLE SIZE	MAXIMUM LUMINAIRE LOADING ¹	ANCHOR BOLT DATA ⁴
PREFIX - HEIGHT - SIZE	ACTUAL HEIGHT	160 MPH EPA-FY ²	BOLT SIZE (inches)
SRS-10-3.0	10'	6.0	3/4 x 17 x 3
SRS-14-3.0	14'	3.3	3/4 x 17 x 3
SRS-10-4.0	10'	12.2	3/4 x 17 x 3
SRS-14-4.0	14'	7.6	3/4 x 17 x 3
SRS-16-3.0	16'	2.3	3/4 x 17 x 3
SRS-16-4.0	16'	5.9	3/4 x 17 x 3
SRS-20-4.0	20'	3.5	3/4 x 17 x 3
SRS-25-4.0	25'	1.3	3/4 x 17 x 3
SRS-20-5.0	20'	7.2	3/4 x 17 x 3
SRS-25-5.0	25'	4.2	3/4 x 17 x 3
SRS-25H-5.0 ³	25'	7.4	3/4 x 17 x 3
SRS-30-5.0	30'	2.2	3/4 x 17 x 3
SRS-30H-5.0 ³	30'	4.7	3/4 x 17 x 3

¹ SRS-25H-5.0 and SRS-30H-5.0 poles feature a wall thickness of .180" for increased wind loading. All other SRS poles have a wall thickness of .120".
² Warning: Additional wind loading in terms of DR, from factors, connectors, floodlights and other accessories attached to the pole, must be added to the luminaire(s) DR before selecting the pole with the appropriate wind load capability.
³ Warning: Additional wind loading in terms of DR, from factors, connectors, floodlights and other accessories attached to the pole, must be added to the luminaire(s) DR before selecting the pole with the appropriate wind load capability.
⁴ Factory supplied template must be used when setting anchor bolts. Philips Gardco will not honor any claim for incorrect anchorage placement resulting from failure to use factory supplied templates.

DIMENSIONS



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Page 3 of 4

Poles

Straight Round Steel

SPECIFICATIONS

POLE SHAFT: The pole shaft is a one-section cylindrical design fabricated from hot rolled welded steel tubing with a guaranteed minimum yield strength of 42,000 PSI. Pole wall thickness is .120", except SRS-25H-5.0 and SRS-30H-5.0 poles feature a wall thickness of .180".

ANCHOR BASE: The anchor base is fabricated from structural quality hot rolled carbon steel plate conforming to ASTM A36. The base plate telescopes the pole shaft and is circumferentially welded on both top and bottom.

ANCHOR BOLTS: Anchor bolts are fabricated from a commercial quality hot rolled carbon steel bar with a guaranteed minimum yield strength of 36,000 PSI. Bolts have an "L" bend on one end and threaded on the opposite end. Anchor bolts are hot dipped galvanized a minimum length of 12" on the threaded end. Four (4) properly sized bolts, each furnished with two (2) regular hex nuts and two (2) flat washers, are provided per pole, unless otherwise specified.

BASE COVER: A two-piece base cover completely seals the entire base plate and anchorage. The base cover is secured together with two (2) fasteners.

HAND HOLE: The reinforced hand hole consists of a 2.5" x 5" rectangular tubing, steel attachment bar, steel cover and one round head zinc plated machine screw. A nut holder is welded to the hand hole and includes a 5" - 13 UNC hex head bolt and nut for grounding. The hand hole is welded in the pole shaft and located at 12" above the base of the pole.

FINISH: The standard finish for pole and accessories is an electrostatically applied, thermally cured TGIC polyester powdercoat. Prime painted poles are also available.

FASTENERS: All structural fasteners are galvanized high strength carbon steel. All other fasteners are galvanized or zinc plated carbon steel or stainless steel.

GENERAL POLE INFORMATION

DESIGN: The poles as charted are designed to withstand dead loads and specified dynamic loads developed by variable wind speeds with an additional 30% gust factor under the following conditions:

The charted weights include luminaire(s) and/or mounting bracket(s).

The wind velocities are based on 10 mph increments from 80 mph through 100 mph. Poles to be located in areas of known abnormal conditions may require special consideration. For example: coastal areas, airports and areas of special winds.

Poles are designed for ground mounted applications. Poles mounted on structures (such as buildings and bridges) may also necessitate special consideration requiring Philips Gardco's recommendation.

Height correction factors and drag coefficients are applied to the entire structure. An appropriate safety factor is maintained based on the minimum yield strength of the material incorporated in the pole.

WARNING: This design information is intended as a general guideline only. The customer is solely responsible for proper selection of pole, luminaire, accessory and foundation under the given site conditions and intended usage. The addition of any items to the pole, in addition to the luminaire, will dramatically impact the EPA load on that pole. It is strongly recommended that a qualified professional be consulted to analyze the loads given the user's specific needs to ensure proper selection of the pole, luminaire, accessories, and foundation. Philips Gardco assumes no responsibility for such proper analysis or product selections. Failure to insure proper site analysis, pole selection, loads and installation can result in pole failure, leading to serious injury or property damage.

GENERAL INFORMATION: Mounting height is the vertical distance from the base of the lighting pole to the center of the luminaire arm at the point of luminaire attachment. Two arms as charted are oriented at 180° with respect to each other. For applications of two (2) arms at 90° or other multiple arm applications, consult the factory.

WARRANTY: Philips Gardco poles feature a 1 year limited warranty. See Warranty Information on www.sitelighting.com for complete details and exclusions.

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Poles

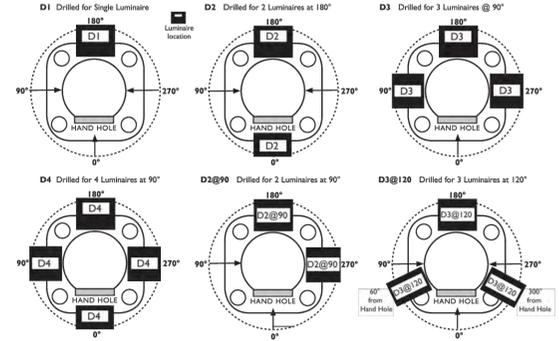
Straight Round Steel

ORIENTATION INFORMATION

FACTORY INSTALLED OPTIONS AND ACCESSORIES



STANDARD ARM MOUNT LUMINAIRE ORIENTATION

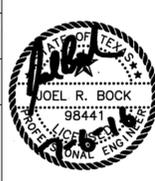


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NO.	DATE	REVISION	BY

TYPE Registration #F-2966
2705 Bee Cave Road, Suite 300
Austin, Texas 78746
(512) 314-3100 Fax (512) 314-3135



PHOTOMETRIC DETAILS - SHEET 3

2612 W VILLA MARIA ROAD
BRYAN, TEXAS 77807

DEVELOPER:	
DRAWN/DESIGNED BY:	MBS/SZ
EDIT/PROJECT MANAGER:	D. HARRIS
SR. PROJECT MANAGER:	J. BOCK
JACOBS PROJECT #:	WML5400



LIST OF MATERIALS USED ON THE EXTERIOR ELEVATIONS:

- 1.- Cut Limestone Veneer
- 2.- Modular Brick - ACME "Americana"
- 3.- Stucco (3-step cement) Painted (SW9110-Malabar)
- 4.- Aluminum Storefronts and Windows
- 5.- Sheet Metal Coping
- 6.- Wood Soffit at Entrance Vestibule

	Total Vertical Square Footage of Facade Including Openings	Total Vertical Square Footage of Cut Limestone	Total Vertical Square Footage of Modular Brick	Total Vertical Square Footage of Stucco (Color 1)
SOUTH ELEVATION	2,184 sf	692.3 sf	297.2 sf	844.3 sf
WEST ELEVATION	2,099 sf	787.2 sf	286.1 sf	894.5 sf
NORTH ELEVATION	2,302 sf	540.3 sf	386.2 sf	1,170.1 sf
EAST ELEVATION	1,925 sf	548.4 sf	225.7 sf	652.4 sf
TOTALS:	8,510 sf	2,568.2 sf	1,195.2 sf	3,561.3 sf

H+C
HADDON + COWAN
 architects collaborative
 2301 E. Riverside Dr., Austin, Texas 78741 | Building A, Suite 80
 ph. 512-374-8120
www.architectcollaborative.net
 In Association with

DBR
 ENGINEERING CONSULTANTS
 7800 Shoal Creek Blvd. | Suite 100-W
 Austin, Texas 78757
 512.677.4382 | 512.257.4386 |
 TBPCE Firm Registration No. 2234

EDCI
 ENGINEERS
 800 CONGRESS AVE. SUITE 1210
 AUSTIN TEXAS 78701
 PHONE: (512) 472-0797 • FAX: (512) 472-5656
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 CIVIL / STRUCTURAL
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Baylor Scott & White
 HEALTH
West Bryan
 2612 W Villa Maria Road
 Bryan, Texas 77807

Legal Description
 Lot 1, Block 13, Autumn Lake
 Subdivision, Phase 1

JACOBS
 TBPCE Registration #F-2966
 2705 Bee Cave Road, Suite 300
 Austin, Texas 78746
 (512) 314-3100 Fax (512) 314-3135

REVISIONS

No.	Issue	Date

SHEET INFORMATION

Date	June 22, 2016
Job Number	15-1042
Scale	1/8" = 1'-0"
Drawn	-
Checked	-
Approved	-

TITLE

Exterior Elevations

SHEET

