

BCS TOYOTA EXPANSION

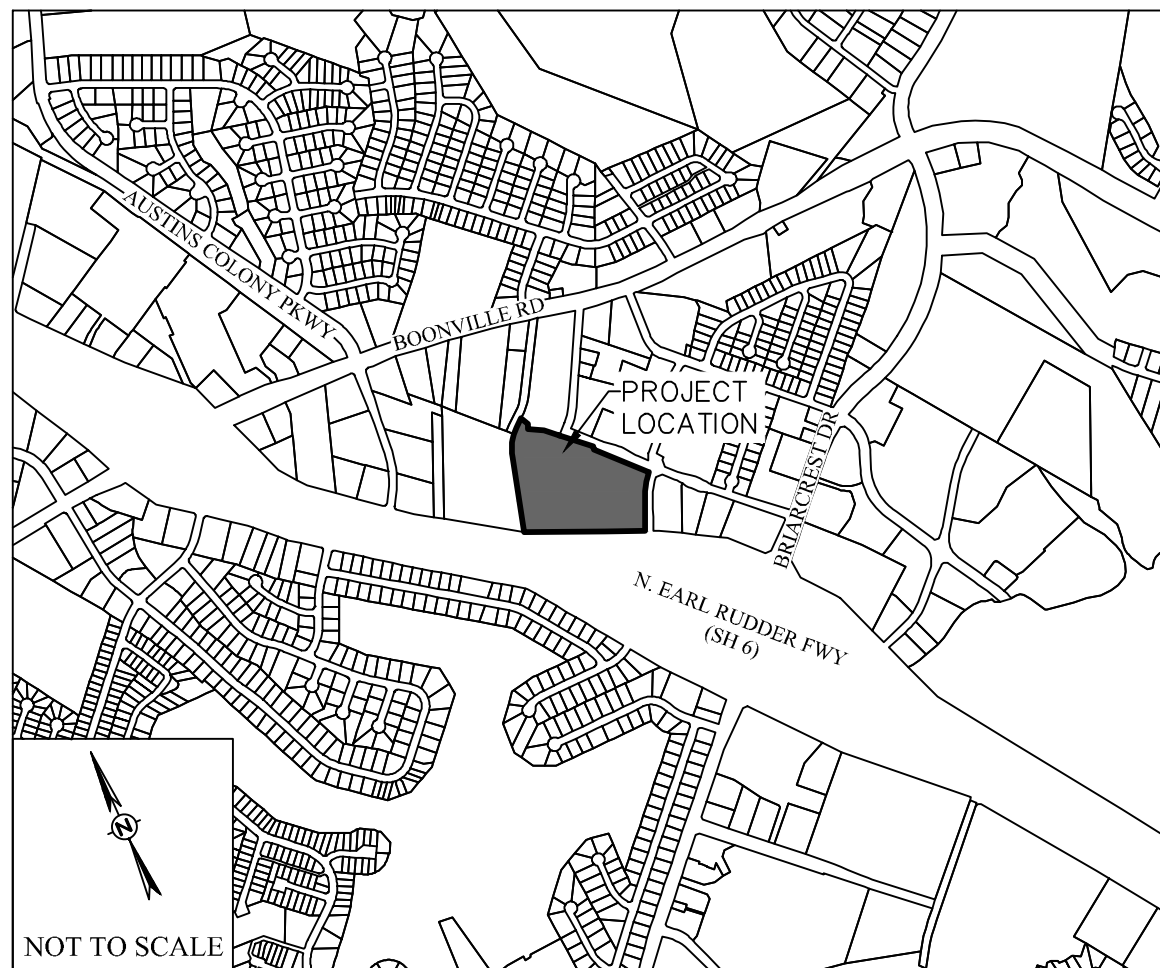
728 N. EARL RUDDER FREEWAY

TOTAL DISTURBED AREA = 4.333 ACRES
W. C. DAVIS
LOTS 1 AND 2, BLOCK 1
TOTAL AREA = 14.480 ACRES
VOL. 11071, PG. 227
JOHN AUSTIN, A - 2
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=60' JULY 2025

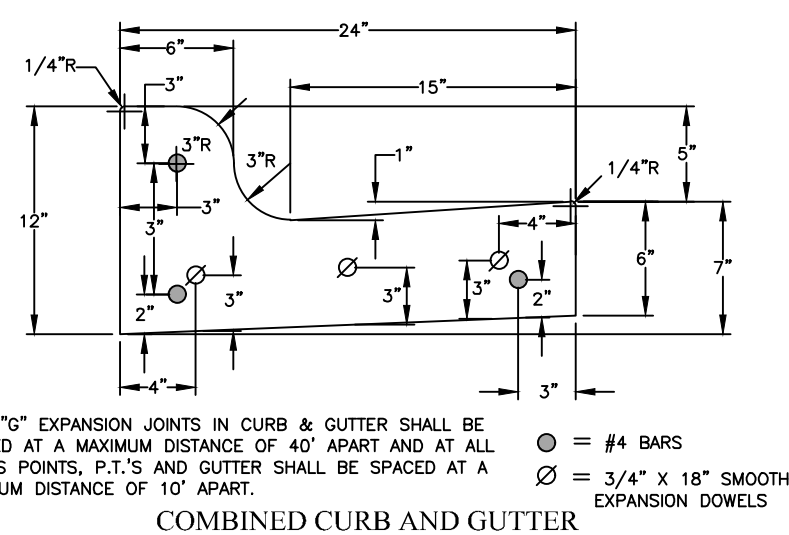
OWNER/DEVELOPER:
PMS AUTO SALES OF BRAZOS COUNTY LLC
728 N. EARL RUDDER FWY
BRYAN, TX

SURVEYOR:
J. DILLON MEANS, RPLS NO. 6770
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195

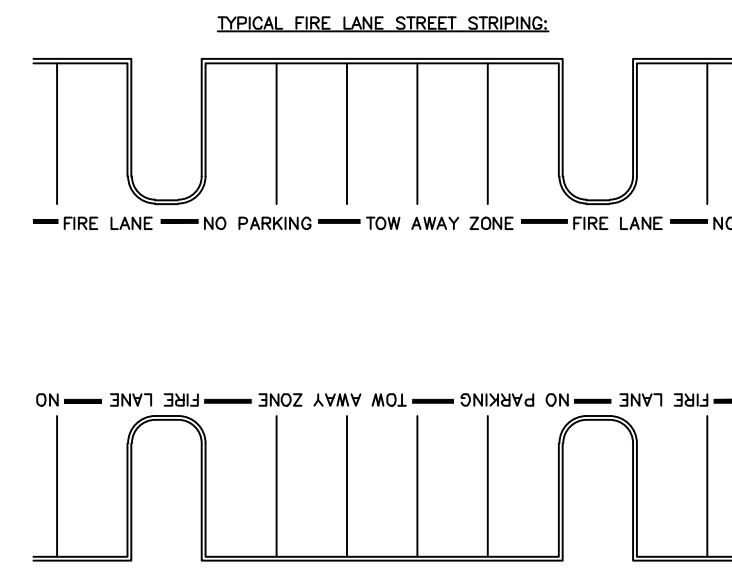
ENGINEER:
SCHULTZ ENGINEERING, LLC
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900



VICINITY MAP



COMBINED CURB AND GUTTER
SECTION DETAIL - TYPICAL



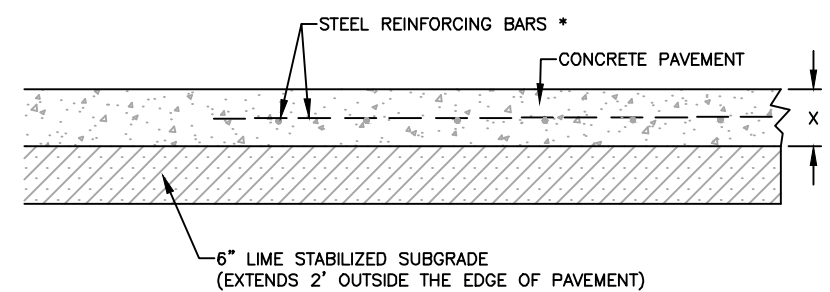
FIRE LANE STRIPING AND SIGNAGE DETAIL
N.T.S.

PVC SLEEVE DETAIL

N.T.S.

FIRE LANE MARKING NOTES:

- SIGN SHALL COMPLY WITH THE CITY FIRE SERVICE STANDARDS.
- ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE - NO PARKING - TOW AWAY ZONE". WORKING MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.
- A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT SHALL BE MOUNTED IN A CONSPICUOUS LOCATION AT EACH ENTRANCE TO THE PROPERTY AND AT THE LOCATIONS SHOWN. SUCH SIGNS SHALL BE TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES HIGH, WITH A COMPANION SIGN TWELVE INCHES (12") WIDE AND SIX INCHES (6") HIGH STATING "TOW AWAY ZONE". SUCH SIGNS SHALL BE PAINTED RED, RED STRIPES AND CURBS WILL CONTAIN THE WORKING "FIRE LANE-NO PARKING-TOW AWAY ZONE" PAINTED IN FOUR INCH (4") WHITE LETTERS. ("FIGURE A" IN ORDINANCE NO. 1630. ILLUSTRATIONS STRIPING ON DRIVE SURFACE BEHIND PARKING SPACES).
- TOW-AWAY ZONE SIGN SHALL BE 12" WIDE X 6" TALL PER MUTCD R7-2010P SIGNAGE.



CONCRETE PAVING SECTION DETAIL-TYPICAL
N.T.S.

LEGEND

###	PROPOSED CONTOUR
---	EXISTING CONTOUR
---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY BOUNDARY
---	RIGHT OF WAY (ROW)
---	LOT LINE
---	PROPERTY SETBACK
---	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
---	EXISTING PUBLIC UTILITY EASEMENT (PUE)
---	PROPOSED PUBLIC ACCESS EASEMENT (PAE)
---	EXISTING PUBLIC ACCESS EASEMENT (PAE)
---	PROPOSED PRIVATE ACCESS EASEMENT (PAE)
---	EXISTING PRIVATE ACCESS EASEMENT (PAE)
---	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
---	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
---	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
---	EXISTING PRIVATE DRAINAGE EASEMENT (PDE)
---	LIMITS OF DISTURBANCE
---	FIRE LANE
---	PROPOSED CURB AND GUTTER
---	EXISTING CURB AND GUTTER
---	FLOW ARROWS
---	STORM PIPE
---	EXISTING STORM PIPE
---	PROPOSED WATERLINE, SIZE NOTED
---	EXISTING WATERLINE, SIZE NOTED
---	PROPOSED SANITARY SEWER LINE, SIZE NOTED
---	EXISTING SANITARY SEWER LINE, SIZE NOTED
---	PROPOSED GAS LINE, SIZE NOTED
---	EXISTING GAS LINE, SIZE NOTED
---	PROPOSED UNDERGROUND ELECTRIC LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING OVERHEAD ELECTRIC LINE

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
- ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.
DIG TEST: (800) 344-8377
ATMOS ENERGY: (979) 774-2556
SUGDEN LINK COMMUNICATIONS: (979) 565-2429
FRONTIER COMMUNICATIONS: (979) 821-4783
WATER/SEWER CITY OF BRYAN: (979) 209-5900
BTU: (979) 821-5700
CITY OF BRYAN: (979) 209-5900
- THE CONTRACTOR SHALL SETUP A PRE-CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION.
- THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
- BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
- PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
- THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
- ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED, AND WATERED UNTIL GROWTH IS ESTABLISHED. UNDEVELOPED AREAS WHERE GRASS IS PRESENT BLOCK SODDING IS REQUIRED. BARED AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
- DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
- LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.
- ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.
- DETENTION AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED FIRST.
- THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
- A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.
- ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
- THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
- ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
- THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
- THE 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, AN INSTALLED AS PER CITY ORDINANCE 2394.
- ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
- THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY SCHULTZ ENGINEERING, LLC (SE), FOR THIS PROJECT IS TO BE CONFIDENTIAL. WHEN ISSUED, ITS USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR THE DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO ITS PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT SE, UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
- CURB DETAILS REFER TO BRYAN - COLLEGE STATION STANDARD STREET DETAILS SHEET (FIGURE: ST, SHEET 1 OF 2).
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE, AND REPLACE SAID FACILITIES UPON NOTICE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.

SITE SPECIFIC NOTES:

- THE OWNER OF THE PROPERTY IS PMS AUTO SALES OF BRAZOS COUNTY, LLC. THE SUBJECT PROPERTY IS W. C. DAVIS LOTS 1 AND 2, BLOCK 1. PROPERTY IS ZONED COMMERCIAL DISTRICT (C-3).
- THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 4.333 ACRES (188,743 SF).
- THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0215F, MAP NO. 48041C0215F, EFFECTIVE DATE: 04-02-2014.
- THE MINIMUM REQUIRED FIRE FLOW FOR A COMMERCIAL RETAIL BUILDING (BC TYPE IIB OF 31,456 SF IS 3750 GALLONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WHICH DECREASES THE REQUIRED FIRE FLOW BY 75% (938 GPM). THE 2 HYDRANTS WILL BE SUFFICIENT.
- PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES: ITEM 666, TYPE 2 MARKING MATERIALS.
- THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALVE. THE LOCKAGE LID SHALL SUPPLY THE SAME PROTECTION AS THE SP INDUSTRIES CAST IRON VALVE BOX LOCKING LID AT MINIMUM. AN ALTERNATING LOCKABLE LID SHALL BE APPROVED BY THE FIRE MARSHAL OR THEIR DESIGNEE.
- CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
- THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE EASEMENT WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
- ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF LIQUID AND SOLID WASTE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
- NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
- ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
- THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
- 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #5 BARS AT 12" O.C.W AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
- THE SPRINKLER SYSTEM - PORTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.
- ALL DEVICES, APPLIANCE, 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.

PARKING ANALYSIS

REQUIRED PARKING

19,005 SF OF EXISTING AUTO REPAIR, GARAGE, OR SHOP
15,456 SF OF PROPOSED AUTO REPAIR, GARAGE, OR SHOP
34,461 SF OF TOTAL AUTO REPAIR, GARAGE, OR SHOP
1 SPACE PER 200 SF
173 SPACES REQUIRED
16,031 SF OF EXISTING AUTO SALES ENCLOSED SPACE
27,598 SF OF PROPOSED AUTO SALES ENCLOSED SPACE
43,619 SF OF TOTAL AUTO SALES ENCLOSED SPACE
1 SPACE PER 400 SF
110 SPACES REQUIRED
TOTAL REQUIRED: 283 SPACES

EXISTING AND PROPOSED PARKING

686 SPACES PARKING
9 SPACES ACCESSIBLE PARKING
695 SPACES PROVIDED

UTILITY DEMAND

WATER DEMAND

AVERAGE	32 GPM
MAXIMUM (PEAK)	127 GPM
2" DOMESTIC WATER METER	
SANITARY SEWER DEMAND	
AVERAGE	18 GPM
MAXIMUM (PEAK)	72 GPM
6" SANITARY SEWER LINE	
@ 1.04 % MIN. SLOPE	
FITTURE UNITS =	228
FITTURE UNITS ALLOWED =	700
PIPE SLOPE OK	

BENCHMARK INFORMATION

TBM 1 N: 10229090.38
E: 3555461.83
ELEV: 315.53
(5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KERR SURV. CONTROL POINT" SET AT THE WEST CORNER OF THE INTERSECTION OF HILLPOINT DRIVE AND HILLPOINT DRIVE, ~4.5' WEST OF THE SIDEWALK AND ~7' EAST OF THE END OF THE CHAINLINK FENCE)
TBM 2 N: 10228715.12
E: 35553258.79
ELEV: 303.45'
(5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KERR SURV. CONTROL POINT" SET AT THE NORTH CORNER OF THE INTERSECTION OF HILLPOINT DRIVE AND THE EARL RUDDER FREEWAY, ~22' NORTHWEST OF A STORM SEWER INLET MANHOLE AND ~41' NORTH OF A GRATE INLET)
TBM 3 N: 10229068.70
E: 3554474.18
ELEV: 316.08
(5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KERR SURV. CONTROL POINT" SET ON THE NORTHEAST SIDE OF THE EARL RUDDER FREEWAY, ~17.51' SOUTH OF A CHAINLINK FENCE AND ~55' NORTHWEST OF THE MOST WESTERLY DRIVE/ENTRANCE SHOWN HEREON)

BCS TOYOTA EXPANSION
W.C. DAVIS BLOCK 1, LOTS 1 AND 2
BRYAN, TX

SITE PLAN


SCALE

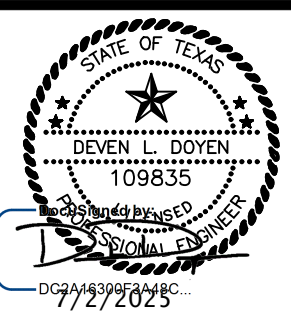
VERTICAL N/A
HORIZONTAL 1"=60'
PLOTING SCALE: 1:1
FILE NAME: 24-211

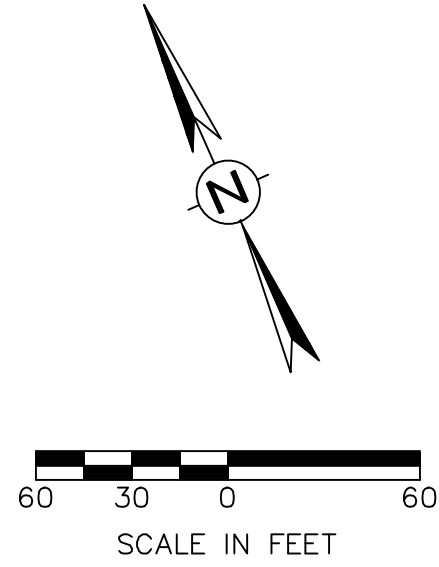
SHEET

C1

MARK	REVISION	BY	DATE

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SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE					
KERR	DLD	DLD	JPS	24-211	JULY 2025					





###	EXISTING CONTOUR
_____	PROPERTY BOUNDARY
_____	ADJACENT PROPERTY BOUNDARY
_____	RIGHT OF WAY
_____	LOT LINE
_____	EXISTING PUBLIC UTILITY EASEMENT
_____	EXISTING PUBLIC ACCESS EASEMENT
_____	EXISTING PRIVATE ACCESS EASEMENT
_____	EXISTING PUBLIC DRAINAGE EASEMENT
_____	EXISTING PRIVATE DRAINAGE EASEMENT
_____	EXISTING CURB AND GUTTER
_____	EXISTING STORM PIPE
W-B	EXISTING WATERLINE, SIZE NOTED
S-B	EXISTING SANITARY SEWER LINE, SIZE NOTED
GAS	EXISTING GAS LINE, SIZE NOTED
UE	EXISTING UNDERGROUND ELECTRIC LINE
AE	EXISTING OVERHEAD ELECTRIC LINE

1. DEMOLITION OF EXISTING STRUCTURES AND IMPROVEMENTS SHALL INCLUDE ALL WORK CONTAINED ON THESE PLANS, BUT SHALL NOT BE LIMITED TO THE ITEMS SPECIALLY IDENTIFIED, ANY MATERIALS TO BE REMOVED OR CLEARED SHALL BE COMPLETELY REMOVED AND DISPOSED OF. THIS WORK WILL NOT ONLY CONSIST OF ABOVE GROUND ITEMS, BUT UNDERGROUND ELEMENTS AS WELL. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR THE REMOVAL OF ANY UTILITIES. HOWEVER, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY ADDITIONAL ITEMS THAT REQUIRE REMOVAL, BUT NOT IDENTIFIED ON THESE PLANS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO STAGE AND SEQUENCE ALL DEMOLITION WORK WITH UTILITY COMPANIES TO PROVIDE MINIMAL INTERRUPTION AND INCONVENIENCE OF UTILITY SERVICES.
3. DEMOLISHED SURPLUS MATERIAL SHALL BE LEGALLY DISPOSED OF OFF-SITE.
4. ALL PAVEMENT DECKS, BOUNDING THE CONSTRUCTION AREA & MATCHING WITH NEW CONSTRUCTION, SHALL BE REMOVED TO A MINIMUM 2" GRANULITE. FLEXIBLE PAVEMENT SHALL BE SAW CUT A MINIMUM OF 24" BEYOND ANY PROPOSED STRUCTURES.
5. THE CONTRACTOR SHALL CLEAR ALL RIGHT-OF-WAYS AND EASEMENTS CONTAINED IN THESE CONSTRUCTION DRAWINGS.
6. THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO DEMOLITION.
7. THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS AND AS DIRECTED BY THE OWNER'S SUPERVISOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND ANY FEES REQUIRED FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE AUTHORITIES.
8. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES, AS SHOWN, ON THE EROSION CONTROL PLAN PRIOR TO COMMENCING DEMOLITION WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES THAT ARE TO REMAIN IN PLACE.
10. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO ANY EXISTING ROAD SURFACE.
11. ALL EXISTING ITEMS THAT ARE TO REMAIN IN PLACE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION, OR BETTER, AT THE SOLE EXPENSE OF THE CONTRACTOR.
12. SHOULD ANY EXISTING UTILITIES NOT SHOWN OR SHOWN INCORRECTLY ON THIS PLAN BE FOUND ON SITE, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY TO DISCUSS ANY CONFLICTS BEFORE PROCEEDING WITH ANY WORK IN THAT AREA.
13. ALL CONSTRUCTION ACTIVITIES, INCLUDING CLEARING, GRUBBING, AND GRADING SHALL BE WITHIN THE LIMITS OF DISTURBED AREA SHOWN ON THIS PLAN.
14. COORDINATE AND PHASE DEMOLITION WITH OWNER AS TO MINIMIZE OPERATIONAL DISTURBANCE.



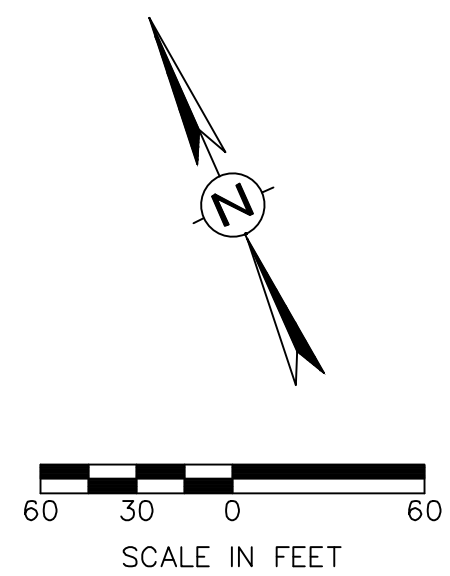
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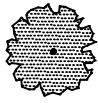




DEMOLITION PLAN

FILE NAME: 24-211

C2



- IRRIGATION SYSTEM NOTES:**
1. AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTINGS WILL BE INSTALLED BY A CERTIFIED INSTALLER BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
 2. IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2394.
 3. ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.

LANDSCAPE AREA CALCULATIONS					
PROJECT AREA					
DEVELOPED AREA (SF)	REQUIRED LANDSCAPING (15% OF DEVELOPED AREA)	MIN. TREE AREA (50% OF REQUIRED LANDSCAPING SF)	MIN. CANOPY TREE AREA (50% OF TREE AREA SF)		
209263	31,389	15695	7847		
LANDSCAPE AREA					
SYMBOL	SIZE	NAME & TYPE	QUANTITY	VALUE (SF)	TOTAL AREA (SF)
PROPOSED LANDSCAPE					
	8" MIN. HEIGHT >1.5" TO 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER- GROWN	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	40	200	8000
	6" MIN. HEIGHT >1.5" TO 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER- GROWN	CREPE MYRTLE (LAGERSTOEMIA INDICA) NON-CANOPY	87	100	8700
	5 GAL.	SEA GREEN JUNIPER/JUNIPER (US x FITTZERIANA 'SEA GREEN')	124	10	1240
EXISTING LANDSCAPE					
	8" MIN. HEIGHT >3" TRUNK DIA., MEASURED 12" FROM BASE	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	35	225	7875
	6" MIN. HEIGHT >3" TRUNK DIA., MEASURED 12"	CREPE MYRTLE (LAGERSTOEMIA INDICA) NON-CANOPY	56	100	5600
CANOPY TREE AREA (SF):					15875
TOTAL TREE AREA (SF):					30175
TOTAL LANDSCAPE AREA (SF):					31415
TOTAL LANDSCAPE AREA PROVIDED (SF):					31415
TOTAL LANDSCAPE AREA REQUIRED (SF):					31389

THIS LANDSCAPE
PLAN IS FOR
PERMITTING ONLY
AND IS NOT
INTENDED FOR
CONSTRUCTION

LANDSCAPE PLAN

SHEET

L1