

CALL BEFORE YOU DIG  
(AT LEAST 72 HOURS PRIOR TO DIGGING)  
WARNING: THE CONTRACTOR IS TO  
LOCATE ANY AND ALL UTILITIES PRIOR TO  
CONSTRUCTION AND IS SOLELY  
RESPONSIBLE FOR ALL DAMAGES TO  
EXISTING UTILITIES DUE TO ANY  
CONSTRUCTION ACTIVITY.

CEDAR CREEK  
SUBDIVISION, PHASE II  
LOT 7  
472/659  
NOW OR FORMERLY  
WADS BROADMOOR REALTY, LLC  
CALLED 0.98 ACRE  
8964/244  
ZONED: C-1

NOW OR FORMERLY  
ALBERT GONTER & MIKE  
TOMCHESSON  
CALLED 0.31 ACRE  
14386/784  
ZONED: C-2

BRIARCREST-HUGHES  
PHASE ONE  
BLOCK 1, LOT 1  
2626/249  
NOW OR FORMERLY  
DONALD BALL  
CALLED 4.63 ACRE  
3294/319  
ZONED: C-2

BRIARCREST-HUGHES  
PHASE TWO  
BLOCK 1, LOT 2R  
16295/104  
NOW OR FORMERLY  
VEDA INVESTMENTS, LLC  
CALLED 0.64 ACRE  
16612/21  
ZONED: C-2

BRIARCREST-HUGHES  
PHASE TWO  
BLOCK 1, LOT 3R  
16295/104  
NOW OR FORMERLY  
ALBERT GONTER  
CALLED 0.683 ACRE  
16252/19  
ZONED: C-2

SCASTA PLACE  
THIRD INSTALLMENT  
BLOCK 6, LOT 1  
271/773  
NOW OR FORMERLY  
BRIARCREST FOOD MART, INC.  
CALLED 0.62 ACRE  
13386/122  
ZONED: C-2

R=792.46'  
A=118.01'  
D=8°31'59"  
CHB=S 7417°54' W  
CHD=117.91'

BRIARCREST DRIVE  
100' RIGHT-OF-WAY  
(~85' HWAY w/ CONCRETE CURB  
& GUTTER)

### LANDSCAPE SCHEDULE

SYMBOL	NO. OF PLANTS	SIZE	TYPE	NOTES	SQ.FT. EACH	TOTAL SQ.FT.
	6	>3" CALIPER	CANOPY TREE TEXAS ASH	45 GALLON	250	1,500
	15	1.5" - 3" CALIPER	NON-CANOPY TREE CREPE MYRTLE or TEXAS MOUNTAIN LAURAL	30 GALLON	100	1,500
	17	15 GALLON	SHRUB NELLIE R STEVENS HOLLY	15 GALLON 4' SPACING (18" HEIGHT)	15	255

#### LANDSCAPE REQUIREMENTS:

EXISTING/PROPOSED DEVELOPED AREA = 17,096 SQ.FT.

REQUIRED LANDSCAPING: (17,096 SQ.FT. x 18%) = 3,078 SQ.FT.  
PROVIDED LANDSCAPING = 3,255 SQ.FT.

TREE REQUIREMENT: (3,078 SQ.FT. x 50%) = 1,539 SQ.FT.  
PROVIDED TREE AREA = 3,000 SQ.FT.

CANOPY REQUIREMENT: (1,539 SQ.FT. x 50%) = 770 SQ.FT.  
PROVIDED TREE AREA = 1,500 SQ.FT.

#### LANDSCAPE NOTES:

- TO ENSURE THE GROWTH OF TREES IN END ISLANDS, A MINIMUM 24-INCH SOIL DEPTH AND 250 CUBIC FEET OF APPROPRIATE PLANTING MEDIUM IS REQUIRED PER TREE, WITH TOPSOIL MOUND TO A CENTER HEIGHT.
- REPLACEMENT OF DEAD LANDSCAPING SHALL OCCUR WITHIN 90 DAYS OF NOTIFICATION. REPLACEMENT MATERIAL MUST BE OF SIMILAR CHARACTER AS THE DEAD LANDSCAPING. FAILURE TO REPLACE DEAD LANDSCAPING, AS REQUIRED BY THE ZONING OFFICIAL OR HIS OR HER DESIGNEE, SHALL CONSTITUTE A VIOLATION OF THIS ARTICLE SUBJECT TO THE GENERAL PENALTY PROVISIONS OF CITY CODE SECTION 1-14.

# Quicker Sticker

MIKE TOMCHESSON  
PO BOX 10734  
BRYAN, TX 77802  
PH: (979) 875-3456  
EMAIL: MTOMCHESSON@TAMU.EDU



P.O. BOX 9255  
COLLEGE STATION, TX 77842  
PH: (979) 764-0704  
EMAIL: Civil@rmengineer.com  
TEXAS FIRM REGISTRATION No. F-4695

MARK	DATE	DESCRIPTION

**ISSUED FOR PERMIT & CONSTRUCTION**  
5/11/23

LANDSCAPE PLAN  
FOR THE  
**BUILDING & SITE IMPROVEMENTS**  
LOCATED AT  
**QUICKER STICKER**  
**1617 BRIARCREST DRIVE**  
BRIARCREST-HUGHES, PHASE TWO - BLOCK ONE, LOT 3R  
BEING A CALLED 1.073 ACRE TRACT  
BRYAN, BRAZOS COUNTY, TEXAS

#### PLAN NOTES:

- SEE SHEET C0.1 & L2.0 FOR LANDSCAPE & IRRIGATION NOTES.
- SEE SHEET C1.2 FOR ADDITIONAL GRADING, DRAINAGE DESIGN.
- ALL DISTURBED AREAS, UNLESS OTHERWISE SPECIFIED, SHALL HYDRO-MULCH SEEDED HYDRO-MULCHED AREAS SHALL BE SEED WITH EITHER BERMUDA (2 LBS/1,000 SQ.FT.) FROM MARCH 15 TO SEPTEMBER 15 OR BERMUDA/RYE GRASS MIX (2 LBS/5 LBS PER 1,000 SQ.FT.) FROM SEPTEMBER 16 TO MARCH 14. REFERENCE LANDSCAPE DRAWINGS FOR TEMPORARY AND PERMANENT IRRIGATION REQUIREMENTS w/APPROPRIATE WATERING EFFORTS.
- AS FAR AS PRACTICAL ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION WORK.
- ALL UTILITIES, YARD PIPING & ABANDONED UTILITIES & STRUCTURES ARE SHOWN IN AN APPROXIMATE WAY ONLY! THE CONTRACTOR SHALL VERIFY THE LOCATIONS & LIMITS ILLUSTRATED FOR REMOVAL. THE SIZE & TYPE OF THESE UTILITIES VARY AND ARE UNKNOWN.

FILENAME: 0794LP1A SCALE: 1"=20'  
SUBMITTED DATE: 2/22/23, 5/11/23

DRAWN BY: RAM CHECKED BY: MT  
KERR JOB No. #22-883

RME CONSULTING ENGINEERS  
CLIENT NO. PROJECT NO.  
**361 - 0794**

**L1.0**  
SHEET 10 OF 15



**TREE PLANTING NOTES:**

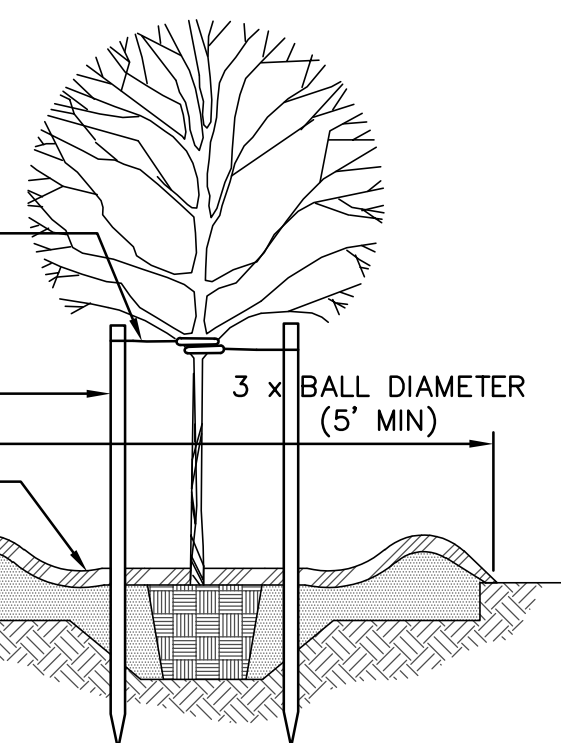
- 1. STAKE ABOVE FIRST BRANCHES OR AS NECESSARY TO PREVENT SLIPPING OF RUBBER HOSES.
- 2. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.

12 GAUGE GALVANIZED WIRE ENCASED IN 1"Ø RUBBER HOSE

6' METAL "T" POSTS (MINIMUM OF 3)

PINE BARK MULCH 2" THICK (MIN.)

NEW TOPSOIL w/FERTILIZER 8" DEEP (MIN.)

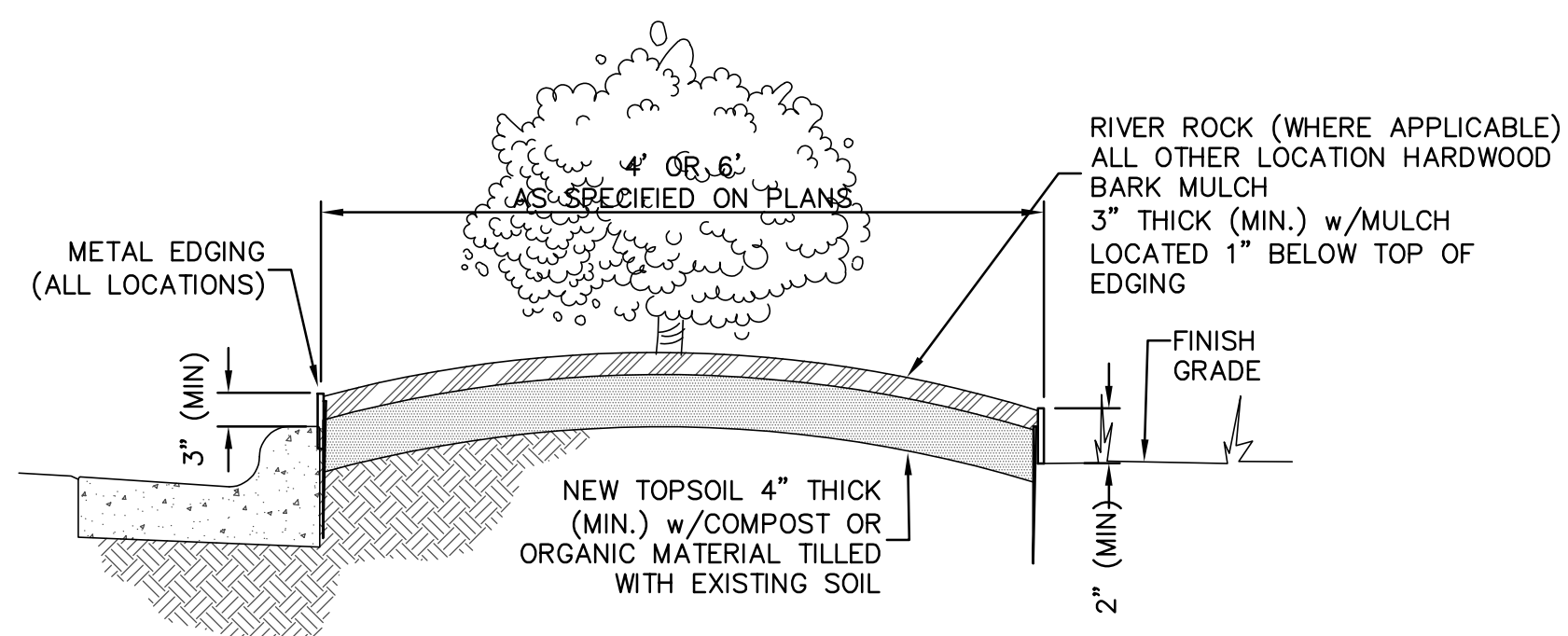


**TREE PLANTING**

N.T.S.

**LANDSCAPING NOTES:**

- 1. THE LANDSCAPE PLAN PRESENTED WAS PREPARED BY RME CONSULTING ENGINEERS (RME). RME IS NEITHER A LICENSED LANDSCAPE ARCHITECT NOR IRRIGATOR. THIS PLAN WAS PREPARED FOR THE SOLE PURPOSE TO MEET THE CITY ORDINANCE/CODES AND OBTAIN DEVELOPMENT PERMITS. ANY CHANGES MADE TO THIS PLAN SHALL BE SUBMITTED TO THE COCS DEVELOPMENT SERVICES DEPARTMENT FOR REVIEW AND APPROVAL.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF QUANTITIES IN THE PLANT LIST. ANY DISCREPANCIES BETWEEN QUANTITIES ON THE PLAN AND THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE AND ANY FIELD ADJUSTMENTS OR QUANTITY ADJUSTMENTS MUST BE AUTHORIZED PRIOR TO PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING TREES AND SHRUBS THAT WILL MEET BOTH MINIMUM SIZE AND SPACING FOR TREE AND ZONING ORDINANCE COMPLIANCE. FAILURE TO INSTALL PLANT MATERIAL PER THIS PLAN WILL JEOPARDIZE ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL LANDSCAPING SHALL BE INSTALLED.
- 3. THE CONTRACTOR SHALL VERIFY EXISTING UNDERGROUND UTILITIES PRIOR TO PLANT INSTALLATION AND SHALL BE RESPONSIBLE FOR ANY DAMAGES DUE TO LANDSCAPE OPERATIONS.
- 4. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND THE TREE TECHNICAL MANUAL GUIDELINES, REGARDING LANDSCAPING, TREE PLANTING AND IRRIGATION. ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH THE TREE TECHNICAL MANUAL, SECTION 3.8 "PRUNING NEWLY PLANTED TREES." ONLY BROKEN, DISEASED OR RUBBING LIMBS SHALL BE PRUNED AT PLANTING; PRUNING TO GENERALLY REDUCE THE OVERALL CROWN IS NOT PERMITTED. ALL NEW PLANT MATERIAL SHALL MEET THE LATEST REQUIREMENTS OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) 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).
- 5. NO CANOPY TREE SHALL BE PLANTED CLOSER THAN 5 FEET TO AN UNDERGROUND UTILITY OR WATER LINE, AND NO CANOPY TREE SHALL BE CLOSER THAN 15 LINEAR FEET FROM AN OVERHEAD UTILITY. NO CANOPY TREE SHALL BE CLOSER THAN FOUR FEET TO IMPERVIOUS COVER, AND NO NON-CANOPY (ORNAMENTAL) TREE SHALL BE CLOSER THAN THREE FEET TO IMPERVIOUS COVER (AS MEASURED FROM THE BASE OF THE TREE).
- 6. ALL SINGLE TRUNK TREES ARE TO BE STAKED; HOSE AND GUY WIRES OVERLAPPED.
- 7. MINIMUM TREE SIZE AT PLANTING IS SPECIFIED ON THE PLAN (FOR SINGLE STEM TREES). ALL MULTI-STEM PLANTS MUST BE TREE FORM, MAXIMUM 3 TO 5 TRUNKS, AND BE THE MINIMUM SIZE SPECIFIED ON THE PLAN.
- 8. ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO ITS EXISTING CONDITIONS OR BETTER.
- 9. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL DISTURBED AREAS. ALL DISTURBED AREAS, UNLESS OTHERWISE SPECIFIED, SHALL BE HYDRO-MULCH SEEDING IN ACCORDANCE WITH B/C/S TECHNICAL SPECIFICATION No. 32 92 13.
- 10. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PARKING ISLANDS PRIOR TO PLACEMENT OF TOPSOIL AND PLANTING, INCLUDING CONCRETE, ASPHALT, LIMESTONE BASE MATERIAL, OR COMPACTED STABILIZED EARTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING OR ADDING TOP SOIL, AS NEEDED, FOR THE INCLUSION OF THE SOIL AMENDMENTS, AS NEEDED, IN THE PREPARED GROUND COVER BEDS.
- 11. THE CROWN OF ALL PLANTS SHALL BE ELEVATED (APPROXIMATELY 3"), AFTER SETTLING, THAN ADJACENT SOIL. ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- 12. BEDDING AREAS TO BE PLANTED WITH 3" APPROVED ORGANIC MATTER, 2" BARK MULCH, AND 13-13-13 FERTILIZER AT THE RATE OF 5 LBS./100 SQFT. OF BED AREA. THE CONTRACTOR SHALL INSTALL BLACK FABRIC MESH UNDER THE MULCH TO PREVENT WEED GROWTH.
- 13. ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING. THE TOP OF ALL ROOT BALLS SHALL BEAT THE SAME RELATIONSHIP TO FINISHED GRADE, AS BORN TO PREVIOUS GRADE AND GROWING CONDITIONS. THE ROOT FLARES ON ALL TREES (THE LOCATION WHERE THE TRUNK AND ROOTS MEET) SHOULD BE VISIBLE AFTER PLANTING IN ACCORDANCE WITH THE TREE TECHNICAL MANUAL, SECTION 3.7.6.
- 14. BACKFILL AND TOPSOIL SHALL BE PROVIDED BY CONTRACTOR AND USED FOR BACKFILLING ALL PITS FOR PLANTS. AVERAGE MIXTURE SHALL CONSIST OF A SANDY LOAM SOIL WITH A MINIMUM ORGANIC MATTER CONTENT OF 50%.
- 15. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WATERING AND THE MAINTENANCE OF ALL LANDSCAPED AREAS UNTIL THE LATER OF: (i) THIRTY (30) DAYS FOLLOWING THE PLANTING OF THE GRASS AND SHRUBS, OR (ii) THE DATE THAT THE FACILITY IS OPEN TO THE PUBLIC FOR BUSINESS.



**SHRUB PLANTING**

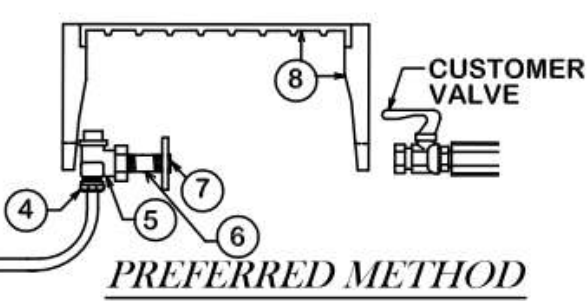
N.T.S.

**IRRIGATION NOTES:**

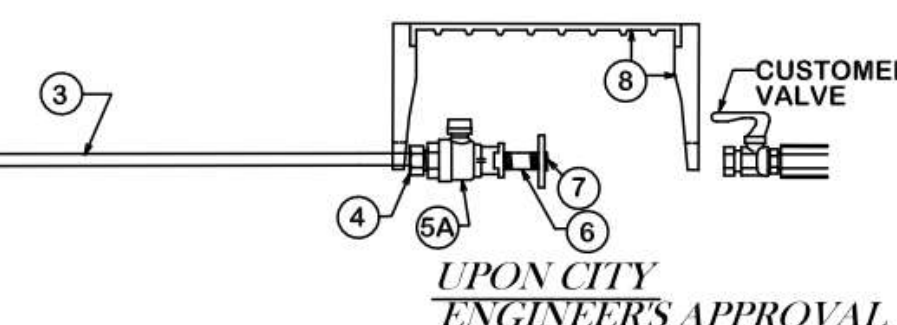
- 1. THE LANDSCAPE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM SUFFICIENT TO MEET LOCAL JURISDICTIONAL REQUIREMENTS AND SHALL BE SUFFICIENT TO PROPERLY IRRIGATE NEW PLANTED AND LANDSCAPED AREAS PER THE CITY PLUMBING CODE.
- 2. THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE CHECK BACK FLOW DEVICE, AND INSTALLED PER LOCAL CODES.
- 3. ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
- 4. INSTALLATION PVC (SCH 40) SLEEVING SHALL BE COORDINATED WITH THE CONTRACTOR AND ALL SLEEVING SHALL EXTEND A MINIMUM OF 24" PAST THE CURB OR SIDEWALK WHERE APPLICABLE (SEE SHEET C1.4 FOR SLEEVING LOCATIONS).
- 5. THE CONTRACTOR'S IRRIGATOR SHALL SUBMIT AN IRRIGATION PLAN TO THE OWNER FOR REVIEW AND APPROVAL. THE IRRIGATION PLAN SHALL DEMONSTRATE THAT THE IRRIGATION SYSTEM WILL SUFFICIENTLY SUPPLY ALL WATER NEEDS TO THE NEWLY PLANTED LANDSCAPING AND GROUND COVER AND MEET ALL INITIAL WATERING NEEDS FOR VIABLE ESTABLISHMENT AND GROWTH OF PLANTINGS.
- 6. THE IRRIGATION SYSTEM SHOULD BE OPERATED BETWEEN THE HOURS OF 6:00 PM AND 10:00 AM TO REDUCE LOSS TO REDUCE LOSS OF WATER TO EVAPORATION AND WIND.
- 7. RAIN SENSORS ARE REQUIRED FOR ALL IN-GROUND SPRINKLER SYSTEM FOR THE PURPOSE OF OVERRIDING THE NORMAL CYCLE OF AN IRRIGATION SYSTEM WHEN AN ADEQUATE AMOUNT OF RAINFALL HAS BEEN RECEIVED.
- 8. AN INSTALLER OF THE IRRIGATION SYSTEM MUST BE LICENSED BY THE TCEQ AND REGISTERED ANNUALLY WITH THE CITY DEVELOPMENT SERVICES DEPARTMENT.

**NOTES:**

- ① Service saddle, SS straps, CC threads installed per manufacturer's recommendations. All main types: Smith Blair 317
- ② Corporation Stop: Ford FB 1000-6-Q - 1-1/2"
- ③ Service tubing: Type K copper - soft - 1-1/2"
- ④ Ford male adapter - C84-66-Q - 1-1/2"
- ⑤ Meter box valve:  
5 = Ford Angle Stop - BA-11-666W - 1-1/2"  
5A = Ford Straight Stop - B11-666W - 1-1/2"
- ⑥ Brass all thread I.P.S. - 1-1/2"
- ⑦ Meter Flange - CF31-66 - 1-1/2"
- ⑧ Meter box and lid:  
Old Castle/Christy meter box and lid:  
- B85 Concrete Box  
- B85P001-F Concrete Lid Marked with Flex-Net Probe Hole Provision



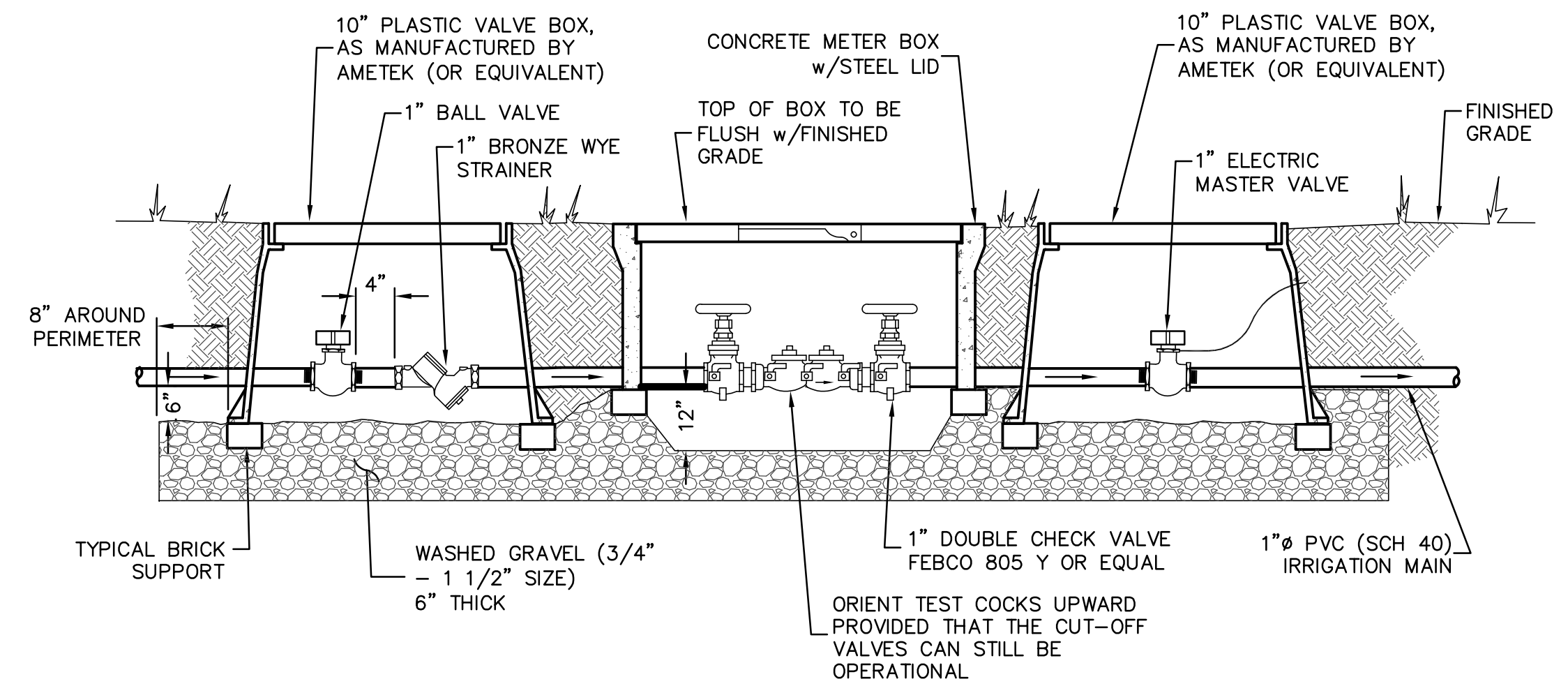
PREFERRED METHOD



UPON CITY ENGINEER'S APPROVAL

**CITY OF BRYAN  
STRAIGHT OR ANGLE TAP-1-1/2"**

W6-02



**IRRIGATION ASSEMBLY**

N.T.S.

MARK	DATE	DESCRIPTION

**ISSUED FOR PERMIT & CONSTRUCTION 5/11/23**

LANDSCAPE NOTES & DETAILS  
FOR THE BUILDING & SITE IMPROVEMENTS LOCATED AT  
**QUICKER STICKER**  
1617 BRIARCREST DRIVE  
BRIARCREST-HUGHES, PHASE TWO - BLOCK ONE, LOT 3R  
BRYAN, BRAZOS COUNTY, TEXAS