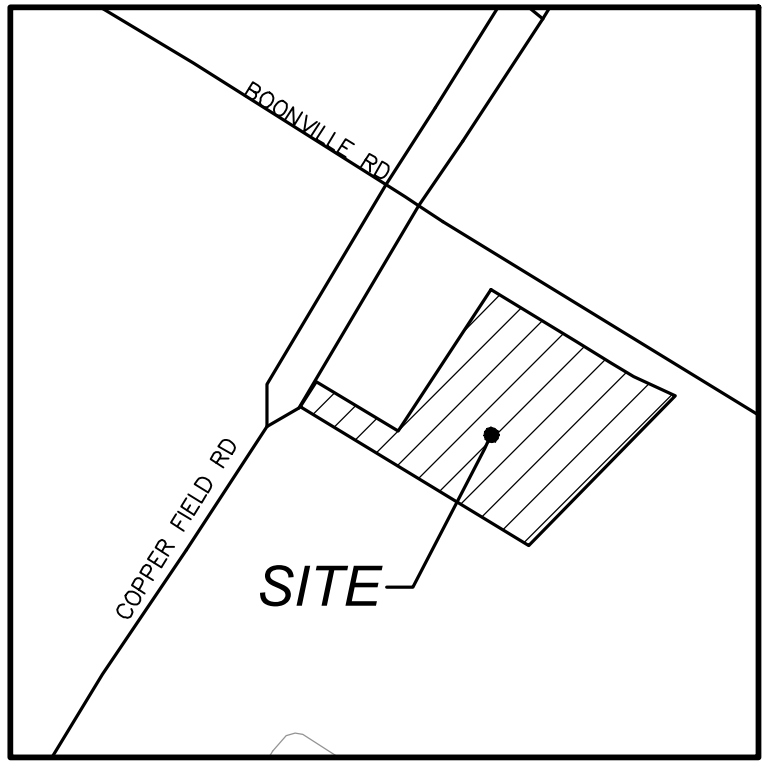




Location Map
SCALE: N.T.S.



Site Construction Drawings

Proposed

AutoZone Store #11092 4360 BOONVILLE, BRYAN, BRAZOS COUNTY, TX 77802

Contents:

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D1.0	SITE DEMOLITION PLAN
C1.0	SITE PLAN
C1.0A	SITE DETAILS
C1.0B	SITE DETAILS
C1.1	GRADING PLAN
C1.2	EXISTING CONDITIONS - DRAINAGE PLAN
C1.2A	PROPOSED CONDITIONS - DRAINAGE PLAN
C1.2B	DETENTION PLAN
C1.2C	DRAINAGE CALCULATIONS
C1.2D	DRAINAGE DETAILS
C1.2E	DRAINAGE DETAILS
C1.3	SITE UTILITIES PLAN
C1.3A	UTILITY DETAILS
C1.3B	UTILITY DETAILS
C1.4	EROSION PREVENTION & SEDIMENT CONTROL PLAN
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C1.5	FIRE PROTECTION PLAN
LP-1	LANDSCAPE PLANTING
LP-2	LANDSCAPE DETAILS & SPECIFICAITONS

Applicant / Developer:

AutoZone Development, LLC
123 S. Front Street, 3rd Floor
Memphis, Tennessee 38103
(901) 495-8969

Property Owner:

C H & H Kurten Cemetery
Road Partnership
7984 FM 3090 RD.
Anderson, TX 77830

Architect:

AutoZone Development, LLC
123 S. Front Street, 3rd Floor
Memphis, Tennessee 38103
(901) 495-8969

Civil Engineer:

Pape-Dawson
c/o: William E. Bood
2107 City West Blvd, 3rd Floor
Houston, Texas 77042
(713) 428-2400

Date:
AUGUST 2026

UTILITY CONTACT INFORMATION

ELECTRIC PROVIDER
BRYAN TEXAS UTILITIES
2611 N. EARL RUDDER FWY
BRYAN, TX 77803
979-821-5700

GAS SERVICE
ATMOS ENERGY
297 N. EARL RUDDER FWY
BRYAN, TX 77803
1-888-286-6700

TELEPHONE
AT&T
631 HARVEY MITCHELL PKWY, STE 101
BRYAN, TX 77803
979-779-2600

COUNTY/CITY ENGINEER
JAMES HAYES
CITY OF BRYAN
200 E. 29 ST.
BRYAN, TX 77803
979-209-5030

DOT
CHAD BOHNE, P.E.
TXDOT BRYAN DISTRICT OFFICE
2519 N. EARL RUDDER FREEWAY
BRYAN, TX 77803
979-778-9764

SANITARY SEWER
CITY OF BRYAN PUBLIC WORKS
1111 WACO ST.
BRYAN, TX 77803
979-209-5900

STORM WATER
CITY OF BRYAN
300 S. TEXAS AVE
BRYAN, TX 77803
PHONE
EMAIL

WATER
CITY OF BRYAN PUBLIC WORKS
1111 WACO ST.
BRYAN, TX 77803
979-209-5900

REVISIONS

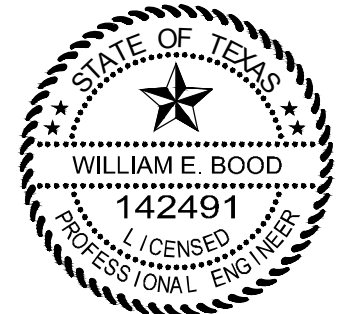
1	4	5	6
2			
3			

AutoZone Store No. 11092
4360 BOONVILLE RD. BRYAN, TX 77802

COVER SHEET

Owner / Developer: AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: FAX:

For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com



William E. Bood

8/6/2026

7N2

C0.0

PAPE-DAWSON

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

1 TITLE DESCRIPTION

BEING LOT TWO (2) IN BLOCK ONE (1) OF THE FINAL PLAT OF TIFFANY PARK BUSINESS CENTER, AN ADDITION OF 6.404 ACRES SITUATED 1/4 SEC. 34, T.22N, R.10E, S.4E, IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12212, PAGE 84, OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS.

THE LAND SHOWN IN THIS SURVEY IS THE SAME AS THAT DESCRIBED IN STEWART TITLE GUARANTY COMPANY COMMITMENT NUMBER 25189926-AZ, WITH AN EFFECTIVE DATE OF SEPTEMBER 21, 2025 AT 8:00 A.M.

2 TITLE INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM STEWART TITLE GUARANTY COMPANY, COMMITMENT NUMBER 25189926-AZ, DATED SEPTEMBER 21, 2025.

7 POSSIBLE ENCROACHMENTS

- CONCRETE EXTENDS UP TO 35.5' INSIDE PROPERTY
- WOODEN FENCE MEANDERS UP TO 1' INSIDE PROPERTY AS SHOWN
- BARBED WIRE FENCE MEANDERS UP TO 1.8' OUTSIDE PROPERTY AS SHOWN
- CONCRETE EXTENDS UP TO 5.6' INSIDE PROPERTY

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE 'B':

- EASEMENT(S) AND/OR BUILDING LINE(S) AFFECTING THE SUBJECT PROPERTY AS SHOWN ON MAP OR PLAT RECORDED IN VOLUME 12212, PAGE 84, MAP RECORDS, BRAZOS COUNTY, TEXAS, DOES AFFECT, AS SHOWN.
- EASEMENT(S) AS SET FORTH IN INSTRUMENT(S) RECORDED AT VOLUME 98, PAGE 74; VOLUME 98, PAGE 213; VOLUME 310, PAGE 118; VOLUME 1989, PAGE 28; VOLUME 1989, PAGE 31; VOLUME 11842, PAGE 241; AND VOLUME 12241, PAGE 258, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BRAZOS COUNTY, TEXAS, DOES AFFECT, AS SHOWN AND APPROXIMATE LOCATION (1989/28, 12241/258, 4869/241), DOES NOT AFFECT (310/118, 98/74, 98/213, 1989/31).
- OIL, GAS AND/OR MINERAL RIGHT(S) AND/OR RESERVATION(S) AS SET FORTH IN INSTRUMENT(S) RECORDED AT VOLUME 378, PAGE 325; VOLUME 560, PAGE 632; VOLUME 444, PAGE 228; VOLUME 11231, PAGE 196; VOLUME 11763, PAGE 193; VOLUME 11842, PAGE 172; AND VOLUME 11842, PAGE 203, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BRAZOS COUNTY, TEXAS, THE COMPANY MAKES NO REPRESENTATION AS TO THE PRESENT OWNERSHIP OF SAID INTEREST(S), NOT SURVEY RELATED.
- COMPANY DOES NOT GUARANTEE CHANGES IN THE BOUNDARIES OR AREA OF SUBJECT PROPERTY CAUSED BY THE FORCES OF EROSION, ACCRETION AND/OR AVULSION AS AFFECTED BY HUDSON CREEK, NOT SURVEY RELATED.
- ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF COAL, LIGNITE, OIL, GAS AND OTHER MINERALS, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED, NOT SURVEY RELATED.
- ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO, APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT, THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF THE GEOTHERMAL ENERGY AND ASSOCIATED RESOURCES BELOW THE SURFACE OF THE LAND THAT ARE NOT LISTED, NOT SURVEY RELATED.
- RIGHTS TO ANY CURRENT TENANT OF THE SUBJECT PREMISES, IF ANY, AND RIGHTS OF ALL PARTIES CLAIMING BY, THROUGH, OR UNDER SAID TENANT(S), NOT SURVEY RELATED.

4 SURVEYOR CERTIFICATION

TO:
AUTOZONE PARTS, INC., A NEVADA CORPORATION; AUTOZONE DEVELOPMENT, LLC; STEWART TITLE GUARANTY COMPANY AND FA COMMERCIAL DUE DILIGENCE SERVICES CO.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 7(C), 8, 9, 10, 11(B), 13, 16, 17, 18, 19, AND 20(A-K) (SEE EXHIBIT E), OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON DECEMBER 18, 2025.

DATE OF PLAT OR MAP: 12/23/2025

BRADLEY G. RUSSELL,
RPLS #6349, COA # 10193715
CON-ALTA-OFFICE@CRAFTONTULL.COM

NOT FOR FILING

PRELIMINARY. THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE AND SHALL
NOT BE USED OR VIEWED OR RELIED UPON AS
A FINAL SURVEY DOCUMENT

6 CEMETERY

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY AT THE TIME OF SURVEY.

5 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "AE" (AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED), AND ZONE "A" (AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED). THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS). OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48041C0220F, WHICH BEARS AN EFFECTIVE DATE OF APRIL 2, 2014.

THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD ZONE.

11 SURVEYOR'S NOTES

- NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT OF WAY LINES COMPLETED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION AND NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- PROPERTY HAS UNIMPROVED ACCESS TO BOONVILLE ROAD AND COPPERFIELD DRIVE, BOTH BEING PUBLIC STREETS.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS, ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- UTILITIES LOCATED BY: BLVD
PROJECT NAME: TX, BRYAN, AUTOZONE #11092
DATED: DECEMBER 10, 2025

12 PARKING INFORMATION

NO PARKING STRIPES OBSERVED
AT TIME OF SURVEY

13 LAND AREA

±203.965 SQ. FT. OR ±4.68 ACRES

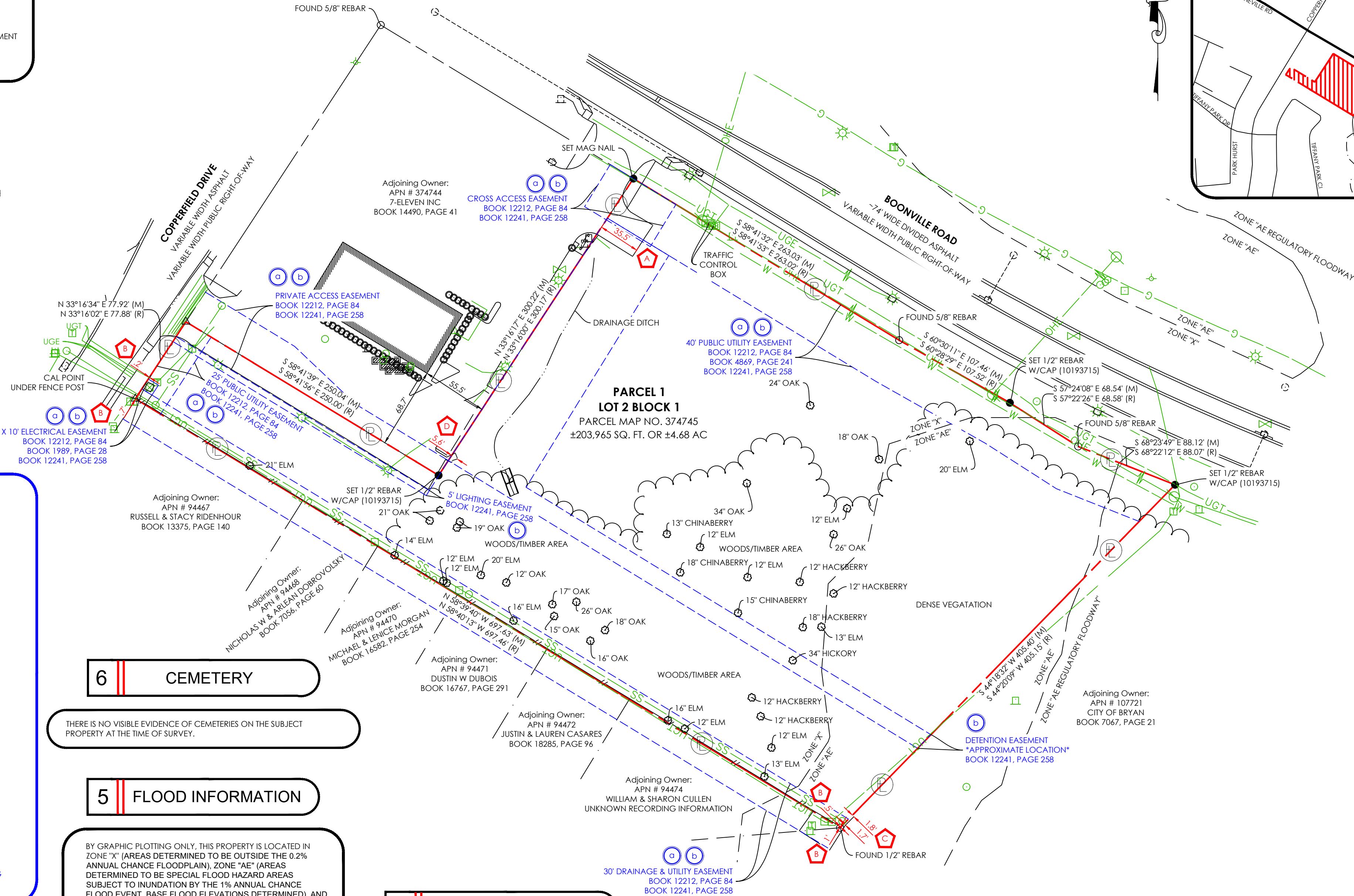
14 BUILDING AREA

NO BUILDINGS OBSERVED AT TIME OF SURVEY

15 BUILDING HEIGHT

BLDG 1: HEIGHT ±XXX'

19 SURVEY DRAWING



8 ZONING INFORMATION

ZONING INFORMATION OBTAINED FROM FA COMMERCIAL DUE DILIGENCE SERVICES CO. (CDS), JOB NO. 25-110290, DATED DECEMBER 12, 2025.
ZONING DESIGNATION: C-2, RETAIL DISTRICT
EXISTING USE: NONE

SETBACKS
FRONT: 25 FEET
SIDES: 5 FEET WHEN ADJACENT TO ABUTTING PROPERTY; 25 FEET WHEN ADJACENT TO ARTERIAL STREET; 15 FEET WHEN ADJACENT TO LOCAL OR COLLECTOR STREET
REAR: 5 FEET WHEN ADJACENT TO ALLEY OR ABUTTING PROPERTY

SITE AREA
MINIMUM LOT AREA- 20,000 SQUARE FEET
MINIMUM LOT WIDTH- 100 FEET
MINIMUM LOT DEPTH- 200 FEET

BUILDING HEIGHT
MAX HEIGHT- 35 FEET

DENSITY
MAXIMUM COVERAGE- 75%
MAXIMUM FLOOR AREA RATION: NO REQUIREMENT NOTED

OFF-STREET PARKING
PARKING FORMULA- RETAIL STORES - 1 SPACE / 250 SQUARE FEET OF GPA

10 BASIS OF BEARINGS

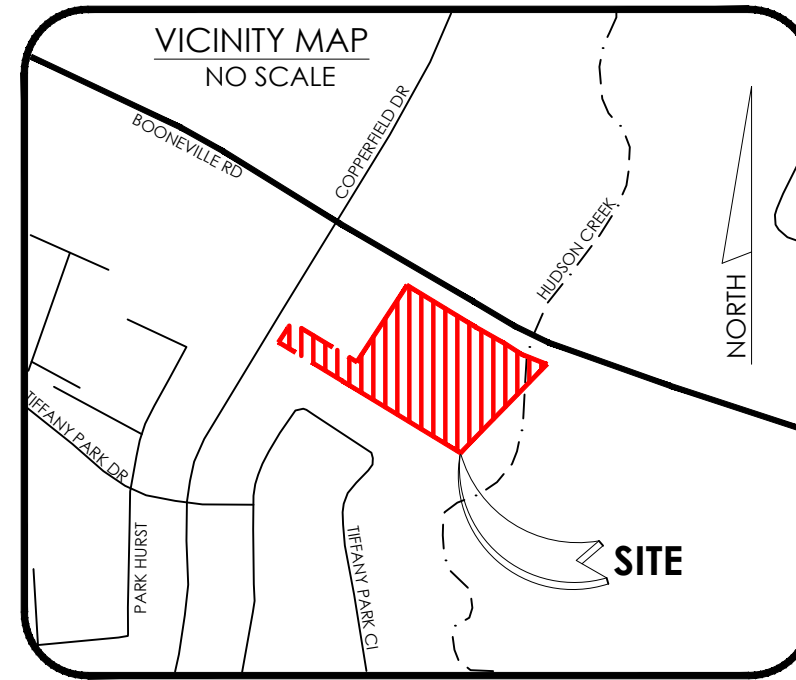
BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), CENTRAL ZONE AS DETERMINED BY GPS OBSERVATION. ALL DISTANCES ARE US SURVEY FEET.

Approved CDS Surveyor

Surveyors Name: BRADLEY G. RUSSELL
Address: 1000 LEDGELAWN DR
CONWAY, AR 72034
Telephone Number: 501-328-3316
email: con-alta-office@CRAFTONTULL.COM

Sheet 1 of 2

16 VICINITY MAP

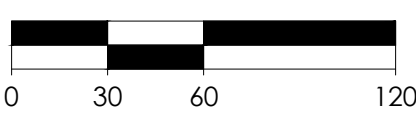


9 LEGEND

P.O.B.	PROPERTY LINE	○	FOUND MONUMENT (AS NOTED)
P.O.C.	POINT OF BEGINNING	●	SET MONUMENT (AS NOTED)
(M)	MEASURED CALL	△	CALCULATED POSITION
(R)	RECORD CALL	⊗	HANDICAP PARKING
M/L	MORE OR LESS	⊕	POWER POLE
(N.T.S.)	NOT TO SCALE	⊙	LIGHT POLE
Q	CENTERLINE	⊠	TELEPHONE BOX/PEDESTAL
---	BUILDING SETBACK LINE	⊞	TRANSFORMER / JCT. BOX
---	EASEMENT LINE	○	WATER METER
---	WOODEN FENCE	⊕	WATER VALVE
---	BARB WIRE FENCE	⊕	FIRE HYDRANT
---	OVERHEAD ELECTRIC	○	SEWER MANHOLE
---	UNDERGROUND TELEPHONE	○	SANITARY SEWER CLEANOUT
---	OVERHEAD ELECTRIC	○	STORM MANHOLE/DRAIN
---	GAS LINE	⊠	UTILITY VAULT/BOX
---	WATER LINE	○	UNDERGROUND UTILITY MARKER
---	OVERHEAD ELECTRIC	⊕	GUARD POST
---	SEWER LINE	⊕	SIGN
---	STORM DRAIN LINE		
---	TREE LINE		
---	APX. FLOODZONE BOUNDARY		

17 NORTH ARROW / SCALE

SCALE: 1" = 60'



Key to CDS ALTA Survey

- TITLE DESCRIPTION
- TITLE INFORMATION
- SCHEDULE 'B' ITEMS
- SURVEYOR CERTIFICATION
- FLOOD INFORMATION
- CEMETERY
- POSSIBLE ENCROACHMENTS
- ZONING INFORMATION
- LEGEND
- BASIS OF BEARINGS
- SURVEYOR'S NOTES
- PARKING INFORMATION
- LAND AREA
- BUILDING AREA
- BUILDING HEIGHT
- VICINITY MAP
- NORTH ARROW / SCALE
- CLIENT INFORMATION BOX
- SURVEY DRAWING
- PROJECT ADDRESS

18 ALTA/NSPS Land Title Survey

This survey prepared in accordance with the "2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys" (Effective February 23, 2021)

This Work Coordinated By:
FA Commercial Due Diligence Services Co.

CDS
COMMERCIAL
DUE DILIGENCE
SERVICES
3550 W. Robinson Street, Third Floor
Norman, Oklahoma 73072
Office: 405-253-2444
website: www.firstamcads.com
Toll Free: 888.322.7371

Drwn By:	TM	Date:	
Surveyor		Revision:	
Ref.No:	FASV0539	Date:	
Aprvd By:	NT	Revision:	
Field Date:	12/18/2025	Date:	
Scale:	1"=60'	Revision:	

Prepared For:

Client Ref. No:

20 PROJECT ADDRESS

NEAR 4300 BOONVILLE RD
BRYAN, TEXAS 77802

Project Name:
AUTOZONE #11092 - BRYAN TX
CDS Project Number:
25-11-0290

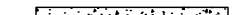
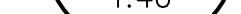
GENERAL NOTES

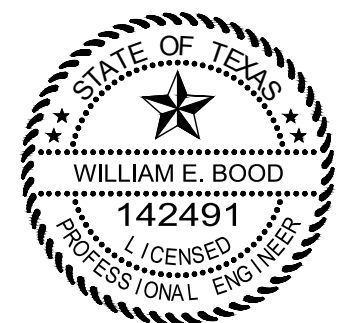
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHOD, CONTROLS, TECHNIQUES, SEQUENCES, PROCEDURES FOR THIS PROJECT. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY LABOR, MATERIAL, EQUIPMENT, TOOLS AND SERVICES REQUIRED TO COMPLETE THE CONSTRUCTION AND MATERIAL TESTING FOR THE WORK. ALL WORK SHALL BE PERFORMED IN A SAFE AND REASONABLE WORKING MANNER IN ACCORDANCE WITH THE BEST PRACTICES AND PROCEDURES.
2. CONTRACTOR SHALL MAINTAIN TEMPORARY BARRICADES, FENCES AND BRIDGES AROUND EXCAVATED AREAS, WITH WARNING SIGNS AND/OR LIGHTS AS REQUIRED BY COD, TO PROTECT PUBLIC AND WORKERS FROM INJURY DURING WORK UNDER THIS CONTRACT.
3. THE CONTRACTOR SHALL COMPLY WITH THE U.S. DEPT. OF LABOR SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION PROMULGATED UNDER THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1979 HOURS AND SAFETY STANDARDS ACT (P.L. 91-54). DURING ALL PHASES OF THIS PROJECT (INCLUDING EXCAVATIONS OR TRENCHING), THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AT ALL TIMES.
4. CONTRACTOR SHALL COMPLY WITH LOCAL CODES, ORDINANCES, AND REQUIREMENTS OF AGENCIES HAVING JURISDICTION CONCERNING SAFETY ISSUES IN ADDITION TO THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).
5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THESE PLANS, CITY OF BRYAN DESIGN. REGULATIONS, AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) CONSTRUCTION AND MATERIAL SPECIFICATIONS, UNLESS OTHERWISE NOTED.
6. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER.
7. NECESSARY BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC, SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS FOR EMERGENCY VEHICLES AROUND AND TO ALL BUILDINGS NEAR CONSTRUCTION: ROADS SHALL BE ABLE TO CARRY A FIRE TRUCK BY BEING PAVED OR HAVING A CRUSHED STORE BASE, ETC. WITH A MINIMUM WITH OF 18 FEET, OR AS REQUIRED BY APPLICABLE CODES AND REGULATIONS.
9. CONTRACTOR SHALL PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES FROM DAMAGE CAUSED BY CONSTRUCTION OPERATIONS.
10. ALL EXCAVATION SHALL BE UNCLASSIFIED AND SHALL INCLUDE EXCAVATION TO SUBGRADE ELEVATIONS, REGARDLESS OF THE CHARACTER OF MATERIAL ENCOUNTERED DURING EXCAVATION.
11. UNLESS NOTED OTHERWISE IN THE GEOTECHNICAL ENGINEERING REPORT, CONTRACTOR SHALL HAVE COMPACTION TESTS PERFORMED TO DETERMINE THAT THE AMOUNT OF COMPACTION ACHIEVED MEETS OR EXCEEDS THE COMPACTION REQUIREMENTS ESTABLISHED FOR THE PROJECT. TEST LOCATIONS SHALL BE EVENLY DISTRIBUTED THROUGHOUT THE FILL AREA WITH AT LEAST ONE TEST PER 10,000 SQ.FT. A MINIMUM OF 3 TESTS SHOULD BE TAKEN PER LIFT REGARDLESS OF THE FILL AREA. TESTING SHALL BE COORDINATED WITH THE GEOTECHNICAL ENGINEER.
12. ALL SLOPES SHALL BE STABILIZED AS SOON AS CONSTRUCTION OPERATIONS ALLOW.
13. UNLESS NOTED OTHERWISE IN THE GEOTECHNICAL ENGINEERING REPORT, COMPACTION OF THE BACKFILL OF ALL UTILITY/PIPE TRENCHES SHALL BE TO THE DENSITY OF 98% OF STANDARD PROCTOR (MAXIMUM DRY DENSITY PER ASTM D698). BACKFILL MATERIALS SHALL BE FREE FROM FOREIGN DEBRIS. ALL EMBANKMENT MATERIAL SHALL BE COMPACTED TO 98% OF STANDARD PROCTOR (MAXIMUM DRY DENSITY PER ASTM D698). FILL SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES, LOOSE MEASUREMENT. FILL MATERIAL SHALL BE WITHIN ±2 PERCENT OF OPTIMUM MOISTURE CONTENT WHEN COMPACTION OPERATIONS ARE PERFORMED.
14. EXCESS EXCAVATED CUT MATERIALS, IF ANY, SHALL BECOME THE REASONABILITY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE APPROVED OR DIRECTED.
15. THE CONTRACTOR SHALL PROVIDE ANY EXCAVATION AND MATERIAL SAMPLING NECESSARY TO CONDUCT THE REQUIRED SOIL TESTING. ALL ARRANGEMENTS AND SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY, UNLESS NOTED OR DIRECTED OTHERWISE.
16. WHEN BLASTING IS REQUIRED, THE CONTRACTOR SHALL COMPLY FULLY WITH THE PROVISIONS OF THE LAWS AND REGULATIONS GOVERNING EXPLOSIVES AND BLASTING, AS WELL AS THE TXDOT CONSTRUCTION AND MATERIAL SPECIFICATIONS.
17. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD BEFORE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHOULD NOTIFY THE ENGINEER IMMEDIATELY WITH ANY DISCREPANCIES BETWEEN THE ACTUAL FIELD AND THOSE SHOWN ON THESE PLANS.
18. ALL SPOT ELEVATIONS ON THE PLANS ARE TO FINISHED GRADE, UNLESS NOTED OTHERWISE.
19. THE PERFORMANCE OF THE WORK INDICATED SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS AND THE CONTRACTOR SHALL VERIFY THAT THE NECESSARY PERMITS INDICATING COMPLIANCE HAVE BEEN OBTAINED, AS REQUIRED.
20. UNLESS NOTED OTHERWISE IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE LOCAL UTILITY COMPANIES FOR THE REMOVAL, DISRUPTION OF SERVICE, INSTALLATION, ETC. OF EXCISING OR PROPOSED UTILITY SERVICES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BEAR ANY AND ALL EXPENSES TO REMOVE, RELOCATE, AND/OR MODIFY, IN ANYWAY, ALL KNOWN AND UNKNOWN SUBDRAINS AND UTILITIES, PUBLIC OR PRIVATE. IT FURTHER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WITH EACH UTILITY WHOSE RESPONSIBILITY IS TO REMOVE, RELOCATE, AND/OR MODIFY SUCH UTILITIES, EXISTING OR PROPOSED BY THESE PLANS OR FUTURE UTILITIES PROPOSED BY OTHERS. THE CONTRACTOR SHALL CONTACT THE UTILITY OWNER FOR VERIFICATION OF ANY UTILITY RELOCATIONS.
21. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE ELEVATION AND LOCATION OF ALL

UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION.

22. UNLESS NOTED OTHERWISE ALL TOPSOIL SHALL BE REMOVED WITHIN THE CONSTRUCTION LIMITS UNLESS INSTRUCTED OTHERWISE BY THE OWNER. THE CONTRACTOR SHALL STOCKPILE TOPSOIL NECESSARY TO PLACE A MINIMUM 6 INCHES OF TOPSOIL IN GRASS AREAS AND 12 INCHES OF TOPSOIL IN ALL LANDSCAPE AREA. EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR UNLESS OTHERWISE INSTRUCTED BY THE OWNER.
23. IF ANY UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION THE CONTRACTOR SHALL NOTIFY THE OWNER TO SEEK THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AS TO THE EXTEND OF REMOVAL REQUIRED. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF AS DIRECTED BY THE OWNER.
24. THE CONTRACTOR SHALL PROVIDE POSITIVE AND ADEQUATE DRAINAGE FROM ALL AREAS OF THE PROJECT AT ALL TIMES, AND SHALL NOT CREATE A NUISANCE FOR OR ON ADJACENT PROPERTIES.
25. ALL PIPE LENGTHS BETWEEN STRUCTURES ARE MEASURED FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE ALONG A HORIZONTAL PLANE.
26. ALL STORM SEWERS SHALL BE LAID ON SMOOTH CONTINUOUS GRADES WITH NO VISIBLE BENDS AT THE JOINTS.
27. IF SPECIFIED, REINFORCED CONCRETE PIPE SHALL MEET TXDOT SPECIFICATIONS.
28. WHERE HDPE PIPE IS SPECIFIED, THE CONTRACTOR SHALL PROVIDE ADS N-12 PRO-LINK ST PIPE AS MANUFACTURED BY ADVANCED DRAINAGE SYSTEMS, INC. OR AN APPROVED ENGINEERING EQUIVALENT. THE PIPE SHALL HAVE A GASKETED BELL AND SPIGOT COUPLING SYSTEM THAT PROVIDES A SOIL TIGHT UNION. NYLOPLAST STRUCTURES, IF SPECIFIED, SHALL BE AS MANUFACTURED BY NYLOPLAST-ADS. , A DIVISION OF ADVANCED DRAINAGE SYSTEMS, INC. OR AN APPROVED ENGINEERING EQUIVALENT.
29. ALL PIPING SHALL BE INSTALLED ON A STABLE FOUNDATION TO MAINTAIN PROPER LINE AND GRADE.
30. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER RECOMMENDATIONS.
31. THE BEDDING, HAUNCHING AND INITIAL BACKFILL MATERIAL UP TO 12 INCHES ABOVE THE PIPE SHALL BE COMPACTED WITH A VIBRATORY PLATE COMPACTOR IN LIFTS NOT TO EXCEED 8 INCHES.
32. HAUNCHING PROVIDES A SUBSTANTIAL AMOUNT OF THE PIPE SUPPORT. THE HAUNCHING MATERIAL (CRUSHED STONE OR AS NOTED ON THE DRAWINGS) SHALL BE WORKED UNDER THE PIPE HAUNCHES BY HAND USING SHOVELS TO COMPLETELY WORK AND COMPACT THE MATERIAL UNDER THE PIPE.
33. THE INITIAL BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 12 INCHES ABOVE THE TOP OF THE PIPE.
34. A MINIMUM TWELVE (12) INCH DEPTH OF COVER OVER ALL STORM SEWER IS REQUIRED. A MINIMUM SIX (6) INCH ENCLOSED CLASS A CONCRETE ENCASEMENT WITH A MINIMUM PROJECTION INTO THE PAVEMENT STRUCTURE FOR ANY PIPE WITH REDUCED COVER IS REQUIRED.
35. UNLESS OTHERWISE NOTED IN THESE PLANS, ALL DITCHES DETENTION AREAS AND DISTURBED AREAS WITHIN PUBLIC RIGHTS OF WAY SHALL BE PROPERLY GRADED, FERTILIZED, SEEDED AND LINED WITH A TEMPORARY EROSION CONTROL BLANKET, SUCH AS A SUPERIOR EXCELSIOR S-2 BLANKET OR AN APPROVED EQUIVALENT. ALL DISTURBED AREAS SHALL BE RESTORED PER THE PLANS.
36. ALL LANDSCAPE ISLANDS SHALL BE MOUNDED TO 12 INCHES ABOVE THE TOP OF CURB. UNLESS NOTED OTHERWISE.
37. CONTRACTOR SHALL COORDINATE ALL WORK WITH THE ARCHITECTURAL, STRUCTURAL AND MEP PLANS.
38. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF THE PROJECT. CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS NEEDED TO PREVENT SEDIMENT DEPOSITION OFFSITE. ALL DISTURBED AREAS SHALL HAVE A PERMANENT GRASS COVER ESTABLISHED PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
39. SIDEWALK GRADE AT ACCESSIBLE RAMPS SHALL NOT EXCEED A 12:1 (8.33%) SLOPE, CROSS SLOPE SHALL NOT EXCEED 2% (50:1). ALL RAMPS SHALL HAVE DETECTABLE WARNINGS. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF AS-BUILT COMPLIANCE WITH ADA REQUIREMENTS.
40. ALL WORK SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING INVESTIGATION REPORT PREPARED BY GEOROX ENGINEERING, LLP, DATED DECEMBER 23, 2025 (REVISED JANUARY 6, 2026).
41. FOR PROTECTION OF UNDERGROUND UTILITIES, CALL THE TEXAS UTILITIES PROTECTION SERVICE AT 1-800-344-8377 OR 811 A MINIMUM OF 48 HOURS PRIOR TO EXCAVATING.
42. ALL MATERIAL AND CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE STATE OF TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) – LATEST EDITION.
43. SOIL EROSION AND SEDIMENTATION BEST MANAGEMENT PRACTICE (BMP) MEASURES WILL BE INSTALLED PRIOR TO START OF AN CONSTRUCTION AND WILL BE MAINTAINED AT ALL TIMES UNTIL CONSTRUCTION HAS BEEN COMPLETED, INCLUDING ALL GRASS BEING WELL ESTABLISHED AND/OR PERMANENT EROSION AND SEDIMENTATION BMP MEASURES ARE IN PLACE.
44. EROSION CONTROL MEASURES SHOWN IN THIS PLAN ARE THE MINIMUM REQUIRED. ADDITIONAL EROSION CONTROL MEASURES SHALL BE PROVIDED AS NEEDED, TO PREVENT SEDIMENT DEPOSITION OFFSITE.

LEGEND

EXISTING	PROPOSED
	 PROPOSED WATER SERVICE LINE
	 PROPOSED GAS SERVICE LINE
	 PROPOSED UNDERGROUND ELECTRIC AND TELEPHONE SERVICE LINES
	 PROPOSED STORM DRAIN PIPE
	 PROPOSED SANITARY SEWER PIPE
	 PROPOSED MAJOR CONTOUR
	 PROPOSED MINOR CONTOUR
	 PROPOSED EASEMENT
	 PROPOSED DRAINAGE BOUNDARY
	 PROPOSED 6" CURB
	 REINFORCED SILT FENCE
	 STABILIZED CONSTRUCTION ENTRANCE
	 CONCRETE TRUCK WASHOUT
	 INLET PROTECTION BARRIER
	 PROPOSED CONCRETE SIDEWALK
	 PROPOSED LIMITS OF DETENTION POND
	 SHEET FLOW - FLOW PATH
	 SHALLOW CONCENTRATED FLOW - FLOW PATH
	 PROPOSED HIGH POINT
	 DRAINAGE AREA NAME
	 DRAINAGE AREA ACREAGE
	 100-YEAR FLOW (CFS)
	
	
	
	
	
	
	
	
	 PROPOSED FIRE HYDRANT
	 PROPOSED WATER METER
	 PROPOSED STORM INLET

REVISIONS					
1	4	5	6		
AutoZone Store No. 11092 4360 BOONVILLE RD. BRYAN, TX 77802					
CONSTRUCTION NOTES AND LEGEND					
Owner / Developer: AUTOZONE DEVELOPMENT LLC 123 South Front Street, 3rd Floor Memphis, Tennessee 38103 TEL: FAX: For Bidding & Contractor Information Contact: Dodge Data & Analytics, Tel. 413-930-4215 Cindy.searcy@construction.com					
 <i>William E. Bood</i> 8/6/2026					
7N2					
C0.1					

PAPE-DAWSON

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

DEMOLITION NOTES

1. ALL WORK TO BE ACCOMPLISHED IN STRICT ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY OR STATE.
2. WITHIN THE SUBJECT PROPERTY, THE INTENT IS TO HAVE A CLEAN, CLEAR SITE, FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
3. ALL ITEMS NOTED TO BE REMOVED BY THE SELLER SHALL BE ACCOMPLISHED PRIOR TO THE CLOSING OF THE REAL ESTATE TRANSACTION. ALL OTHER ITEMS NOTED TO BE REMOVED SHALL BE DONE SO AS PART OF THE CONTRACT FOR GENERAL CONSTRUCTION.
4. REMOVE AND DISPOSE OF ANY SIDEWALKS, FENCES, STAIRS, WALLS, DEBRIS AND RUBBISH REQUIRING REMOVAL FROM THE WORK AREA IN AN APPROVED OFF SITE LANDFILL.
5. THE CONTRACTOR SHALL SECURE ALL PERMITS FOR HIS DEMOLITION AND DISPOSAL OF HIS DEMOLITION MATERIAL TO BE REMOVED FROM THE SITE. THE CONTRACTOR SHALL POST BONDS AND PAY PERMIT FEES AS REQUIRED. BUILDING DEMOLITION CONTRACTOR SHALL BE RESPONSIBLE FOR PERMITS AND DISPOSAL OF BUILDING DEMOLITION DEBRIS.
6. THE DETAILED PLANS MAY NOT REFLECT ALL THE UTILITIES ON THE SITE OR SURROUNDING STREETS AND PROPERTIES. THE CONTRACTOR SHALL VERIFY LOCATIONS AND EXISTENCE OF UTILITY SERVICES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CALL "TEXAS 811" AT 1-800-344-8377, 48 HOURS PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR TO REMOVE ALL UTILITIES TO EXISTING STRUCTURES, WHETHER SHOWN OR NOT, OR ARRANGE FOR THE APPROPRIATE UTILITY COMPANY TO CUT AND CAP SERVICE PIPING AT THE PROPERTY LINE OR MAIN (AS REQUIRED). ALL SERVICES MAY NOT BE SHOWN ON THIS PLAN.
8. FOR ALL ITEMS NOTED TO BE REMOVED - REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT NECESSARILY LIMITED TO: FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPES ETC.
9. BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR FILL OUTLINED IN THE GEOTECHNICAL REPORT.
10. THE CONTRACTOR SHALL PROTECT ALL IRON PINS, MONUMENTS AND PROPERTY CORNERS DURING CONSTRUCTION. ANY CONTRACTOR DISTURBED PINS, MONUMENTS, ETC. SHALL BE RESET BY A LICENSED LAND SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
11. THE CONTRACTOR SHALL RESTORE ANY UTILITY STRUCTURE, PIPES, PAVEMENT, CURBS, SIDEWALKS OR LANDSCAPED AREAS DISTURBED DURING DEMOLITION TO THEIR ORIGINAL CONDITION TO THE SATISFACTION OF THE OWNER OR AUTHORITY HAVING JURISDICTION.
12. ALL BUILDINGS, FOUNDATION WALLS AND FOOTINGS INDICATED ON THIS PLAN TO BE REMOVED FROM SITE. CONTRACTOR SHALL SECURE ANY PERMITS AND PAY ALL FEES AND PERFORM CLEARING AND GRUBBING AND DEBRIS REMOVAL PRIOR TO COMMENCEMENT OF GRADING OPERATIONS.
13. ASBESTOS AND ANY OTHER HAZARDOUS MATERIAL SHALL BE REMOVED BY THE GENERAL CONTRACTOR USING A LICENSED HAZARDOUS MATERIAL CONTRACTOR.
14. SITE DEMOLITION SHALL INCLUDE DEMOLITION WORK AND THE SITE PREPARATION WORK DETAILED IN THE GEOTECHNICAL REPORT, INCLUDING, BUT NOT LIMITED TO, ALL NECESSARY FOUNDATION UNDERCUTTING.

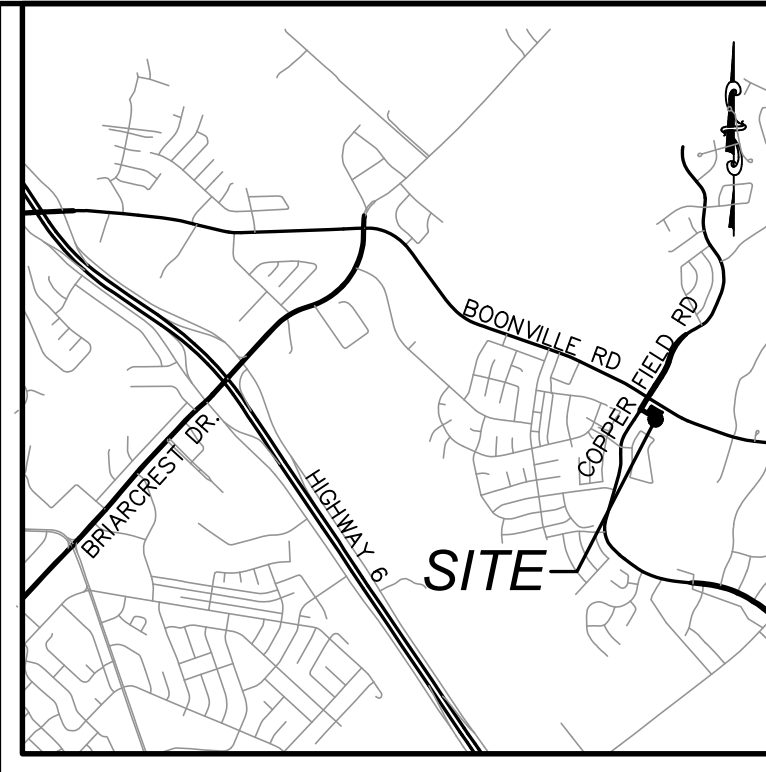
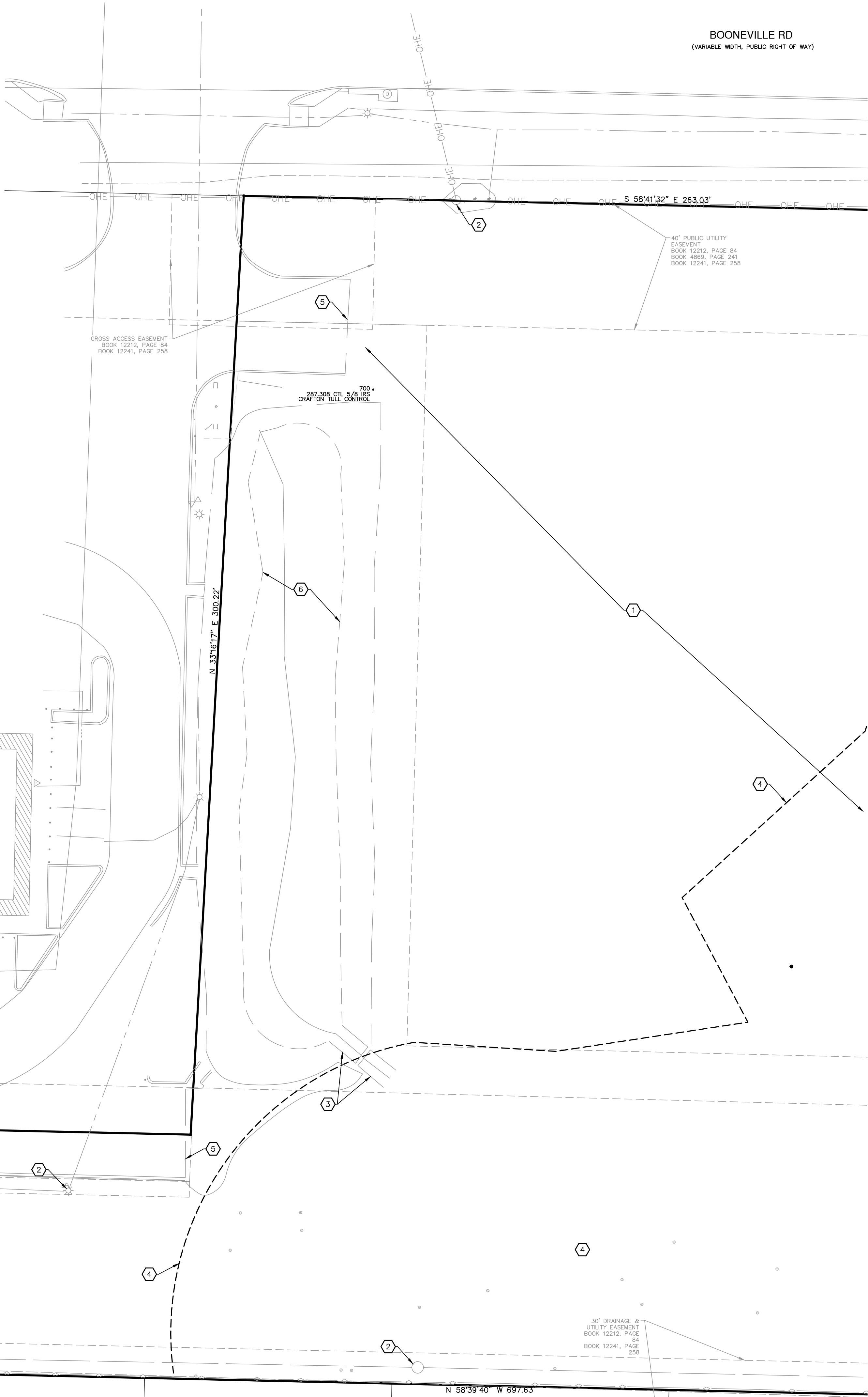
FLOOD NOTE (PER SURVEY)

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "AE" (AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED), AND ZONE "AE REGULATORY FLOODWAY" (AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS), OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48041C0220F, WHICH BEARS AN EFFECTIVE DATE OF APRIL 2, 2014.

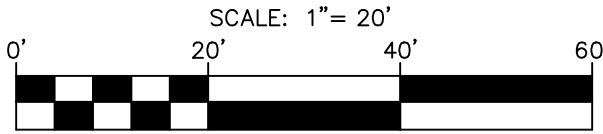
THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD ZONE.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY COMMERCIAL DUE DILIGENCE SERVICES. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF EXISTING INDIVIDUAL SERVICE LINES ARE NOT KNOWN.



Vicinity Map
Not-To-Scale



KEYNOTES

1. PREPARE SITE PER PLANS, SPECIFICATIONS AND GEOTECHNICAL REPORT.
2. EXISTING UTILITY TO REMAIN, PROTECT DURING CONSTRUCTION.
3. EXISTING STORM SEWER/STRUCTURE TO REMAIN. PROTECT DURING CONSTRUCTION.
4. REMOVE TREES/VEGETATION AS REQUIRED. CONTRACTOR SHALL ONLY REMOVE THOSE TREES/VEGETATION NECESSARY TO ACCOMMODATE THE PROPOSED GRADING. ALL OTHER VEGETATION SHALL REMAIN AND BE PROTECTED.
5. CONTRACTOR TO SAW CUT EXISTING PAVEMENT AS SHOWN TO FACILITATE PROPOSED CONSTRUCTION.
6. EXISTING POND TO REMAIN

TBM INFORMATION

BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD'83 (2011), CENTRAL ZONE AS DETERMINED BY GPS OBSERVATION. ALL DISTANCES ARE US SURVEY FEET.

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REVISIONS

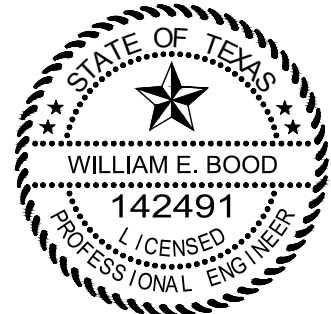
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3	6

AutoZone Store No. 11092
4360 BOONVILLE RD. BRYAN, TX 77802

SITE DEMOLITION PLAN

Owner / Developer: AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: FAX:

For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com



William E. Bood

8/6/2026

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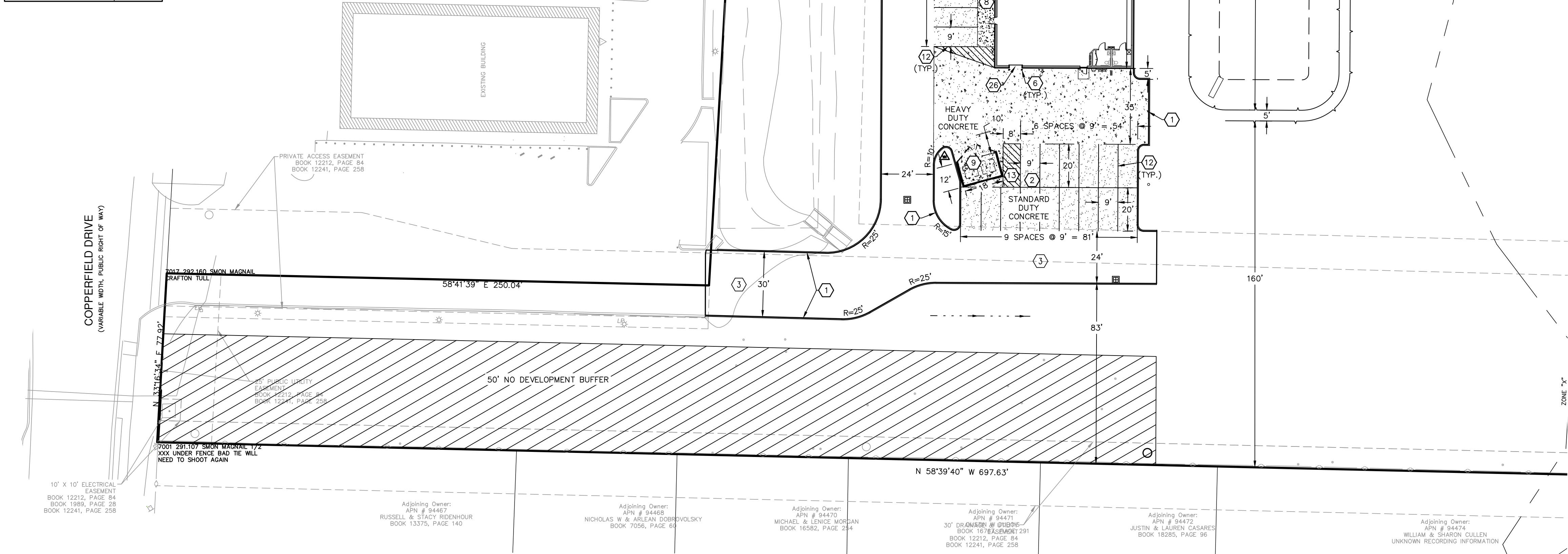


BULK AREA REQUIREMENTS		
LOCATION:	4360 BOONEVILLE RD. BRYAN, TEXAS 77802	
ZONING:	C-2; RETAIL DISTRICT	
USE:	RETAIL SALE OF AUTO PARTS	
ITEM	REQUIREMENTS	PROVIDED
MINIMUM LOT AREA	20,000 SF	203,924 SF
MINIMUM LOT FRONTAGE	--	605 FT
MINIMUM FRONT SETBACK (BUILDING)	25 FT	25 FT
MINIMUM SIDE SETBACK (BUILDING)	7.5 FT	--
MINIMUM REAR SETBACK (BUILDING)	15 FT	--
MAXIMUM BUILDING HEIGHT	35 FT	--
PARKING INFORMATION		
ITEM	REQUIREMENTS	PROVIDED
BUILDING SIZE	--	7,381 S.F.
PARKING REQUIRED	30	33
MIN. PARKING DIM.	9' X 20'	9' x 20'
MIN. DRIVEWAY WIDTH	23' WIDTH	24' WIDTH
ACCESSIBLE SPACES	2	2

PAVEMENT LEGEND	
	HEAVY DUTY CONCRETE PAVING – SEE DETAIL 4/C1.A
	STANDARD DUTY CONCRETE PAVING – SEE DETAIL 4/C1.A
	ASPHALT PAVING – SEE DETAIL 5/C1.A

SIGN LEGEND	
LEGEND	QTY.
	2
	1

- NOTES**
1. THE PROJECT IS LOCATED IN ZONE C-2 RETAIL DISTRICT AS DESCRIBED PER CITY OF BRYAN CITY ORDINANCE DIV. 2, ARC VIII, CH.62 SEC. 130-28.
 2. THE PROPERTY IS LOCATED WITHIN THE FM 158 CORRIDOR OVERLAY DISTRICT.
 3. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
 4. ALL SIGNAGE TO BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGNAGE ORDINANCE.
 5. BEFORE ENCLOSURE CONSTRUCTION/ MODIFICATION BEGINS, PLEASE CONTACT SOLID WASTE (979) 209-5900 FOR AN ON-SITE REVIEW.
 6. IF ANY CHANGES WERE MADE TO THE ENCLOSURE PLAN PRIOR TO CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
 7. ALL WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.
 8. WHERE ALL ELECTRICAL FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, AND REPLACE FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDING IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRICAL FACILITIES.
 9. DUMPSTER CONTAINMENT AREAS SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" OCW AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF THE CONTAINMENT AREA.
 10. BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE AT (979) 209-5900 FOR AN ON-SITE REVIEW.
 11. IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
 12. ALL WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.



FLOOD NOTE (PER SURVEY)

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "AE" (AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED), AND ZONE "AE REGULATORY FLOODWAY" (AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS), OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48041 C0220F, WHICH BEARS AN EFFECTIVE DATE OF APRIL 2, 2014.

THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD ZONE.

GENERAL NOTES

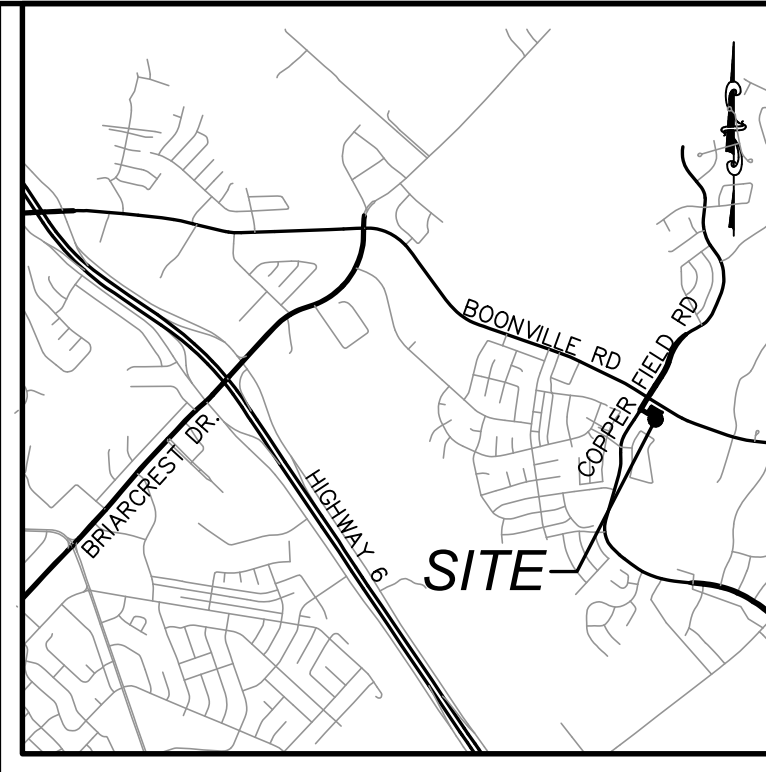
1. PROPERTY LINE AND RIGHT-OF-WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
2. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY AUTOZONE OF ANY UNACCEPTABLE AREAS.
3. BUILDING DIMENSIONS SHOWN ON THE CIVIL ENGINEERING PLANS ARE FOR REFERENCE PURPOSES ONLY, CONTRACTOR SHALL USE THE ARCHITECTURAL AND STRUCTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4. ALL SITE DIMENSIONS ARE REFERENCED TO THE FACE OF CURBS OR EDGE OF PAVING UNLESS OTHERWISE NOTED.
5. ALL SIDEWALKS, CURB AND GUTTER, STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMPS, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
6. ALL DISTURBANCE INCURRED TO ANY ADJOINING PROPERTY DUE TO CONSTRUCTION OR DEMOLITION SHALL BE RESTORED TO THE PREVIOUS CONDITION OR BETTER, AND TO THE SATISFACTION OF THE CITY OR STATE AUTHORITY.
7. THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO AUTOZONE AT THE END OF CONSTRUCTION.
8. CONTRACTOR SHALL PROVIDE FULL AS-BUILT TOPOGRAPHIC SURVEY OF THE SITE CERTIFIED BY A LAND SURVEYOR LICENSED IN THE STATE OF TEXAS.

UTILITY PROTECTION NOTE

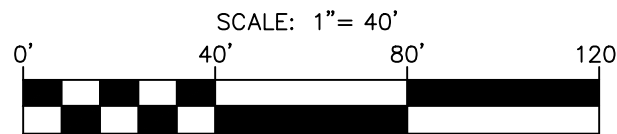
ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUB-CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "TEXAS 811" (TOLL-FREE PHONE NO. 1-800-344-8377, 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION OF EXISTING BELOW GROUND UTILITIES (I.E.: CABLES, ELECTRICAL WIRES, TELEPHONE LINES, GAS, AND WATERLINES). THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY COMMERCIAL DUE DILIGENCE SERVICES. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF EXISTING INDIVIDUAL SERVICE LINES ARE NOT KNOWN.



Vicinity Map
Not-To-Scale



KEYNOTES

- ① CONCRETE CURB – SEE DETAILS 1 & 2/C1.A
- ② CONCRETE PAVING – SEE DETAIL 4/C1.A. EXPANSION AND CONTROL JOINTS – SEE DETAILS 21 & 22/C1.A. MAXIMUM SPACING FOR CONTROL JOINTS IS 15'-0" O.C. EACH WAY.
- ③ ASPHALT PAVING – SEE DETAIL 5/C1.A. G.C. TO PROVIDE ALTERNATE BID FOR CONCRETE PAVING
- ④ HANDICAP PARKING AREA – SEE DETAILS 6 & 7/C1.A
- ⑤ HANDICAP PARKING SIGN – SEE DETAIL 12/C1.A
- ⑥ PIPE GUARD – SEE DETAILS 14, 15 & 16/C1.A
- ⑦ CONCRETE LIGHT POLE BASE – SEE DETAIL 13/C1.A. LOCATE 3'-0" FROM BACK OF CURB OR SIDEWALK TO CENTER OF BASE. AIM LIGHT FIXTURE IN DIRECTION AS INDICATED.
- ⑧ CONCRETE SIDEWALK – SEE DETAIL 19 & 20/C1.A FOR SIDEWALKS AROUND BUILDING.
- ⑨ DUMPSTER LAYOUT – 6' HIGH WOOD ENCLOSURE W/ GATES – SEE DETAILS 8, 9, 10 & 11/C1.A
- ⑩ 6'-0" LONG CONCRETE WHEEL STOP, PINNED TO PAVEMENT – SEE DETAIL 17/C1.A. LOCATE 2'-6" FROM FACE OF CURB OR SIDEWALK.
- ⑪ NOT USED.
- ⑫ 4" WIDE PARKING STRIPE PAINTED WHITE (TYP.)
- ⑬ 4" WIDE DIAGONAL STRIPES PAINTED WHITE @ 2 FT. O.C.
- ⑭ CONCRETE HANDICAP RAMP – MAXIMUM SLOPE 1:12 (8.33%) (PER A.D.A. REQUIREMENTS). MAXIMUM CROSS SLOPE 1:50 (2.00%)
- ⑮ NEW LANDSCAPE AREA – PROVIDE SOD AND 3" TOPSOIL – SEE SHEET L1.0 FOR ADDITIONAL INFORMATION
- ⑯ NOT USED.
- ⑰ NOT USED.
- ⑱ NOT USED.
- ⑲ NOT USED.
- ⑳ NOT USED.
- ㉑ NOT USED.
- ㉒ NOT USED.
- ㉓ NOT USED.
- ㉔ NOT USED.
- ㉕ NOT USED.
- ㉖ CONCRETE LOADING DOCK – SEE DETAIL 20/C1.A
- ㉗ NOT USED.

TBM INFORMATION

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PAPE-DAWSON

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REVISIONS

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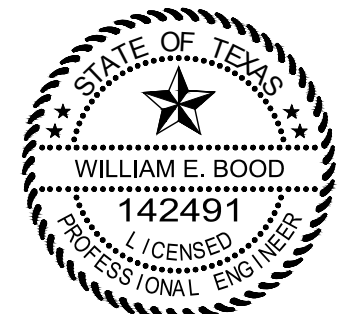
AutoZone Store No. 11092

4360 BOONVILLE RD. BRYAN, TX 77802

SITE PLAN

Owner / Developer: AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: FAX:

For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com



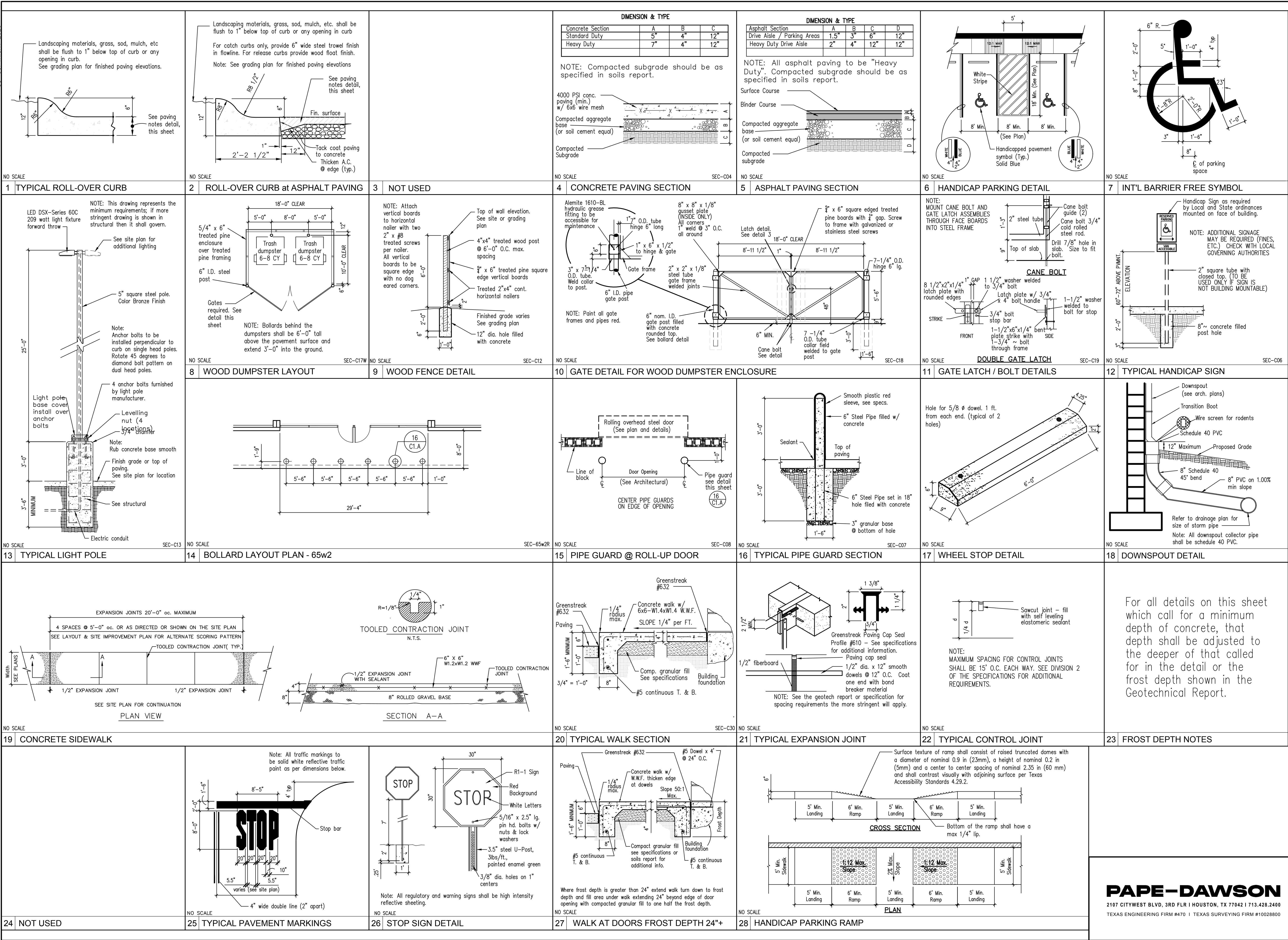
William E. Bood

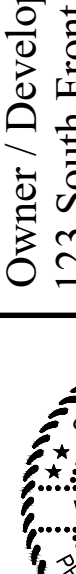
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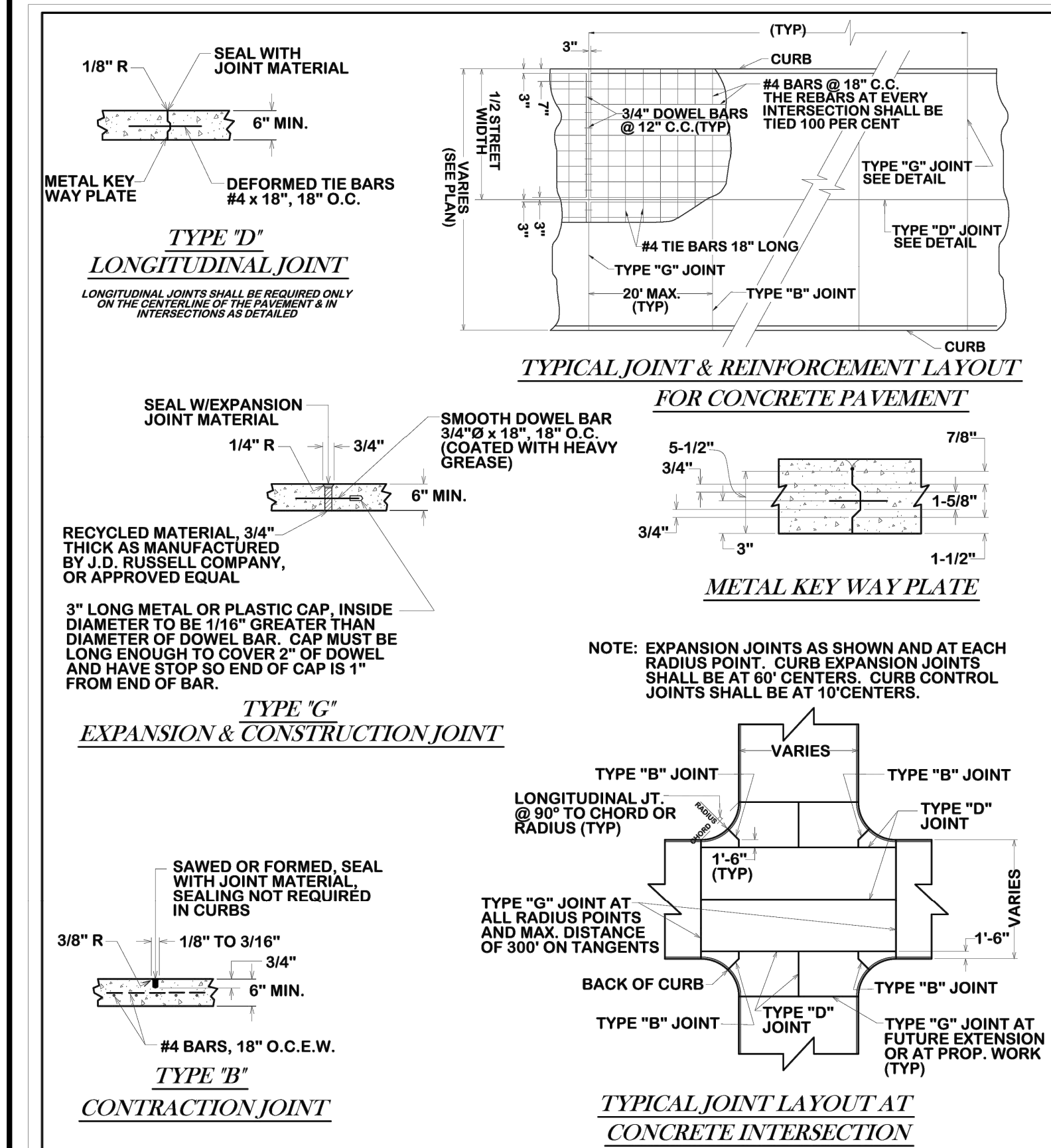
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C1.0A	7N2	 <i>William E. Boyd</i> 8/6/2026	Owner / Developer: AUTOZONE DEVELOPMENT LLC 123 South Front Street, 3rd Floor Memphis, Tennessee 38103 TEL: FAX: For Bidding & Contractor Information Contact: Dodge Data & Analytics, Tel. 413-930-4215 Cindy.searcy@construction.com	AutoZone Store No. 11092 4360 BOONVILLE RD. BRYAN, TX 77802		REVISIONS	
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				SITE DETAILS			



GENERAL NOTES:

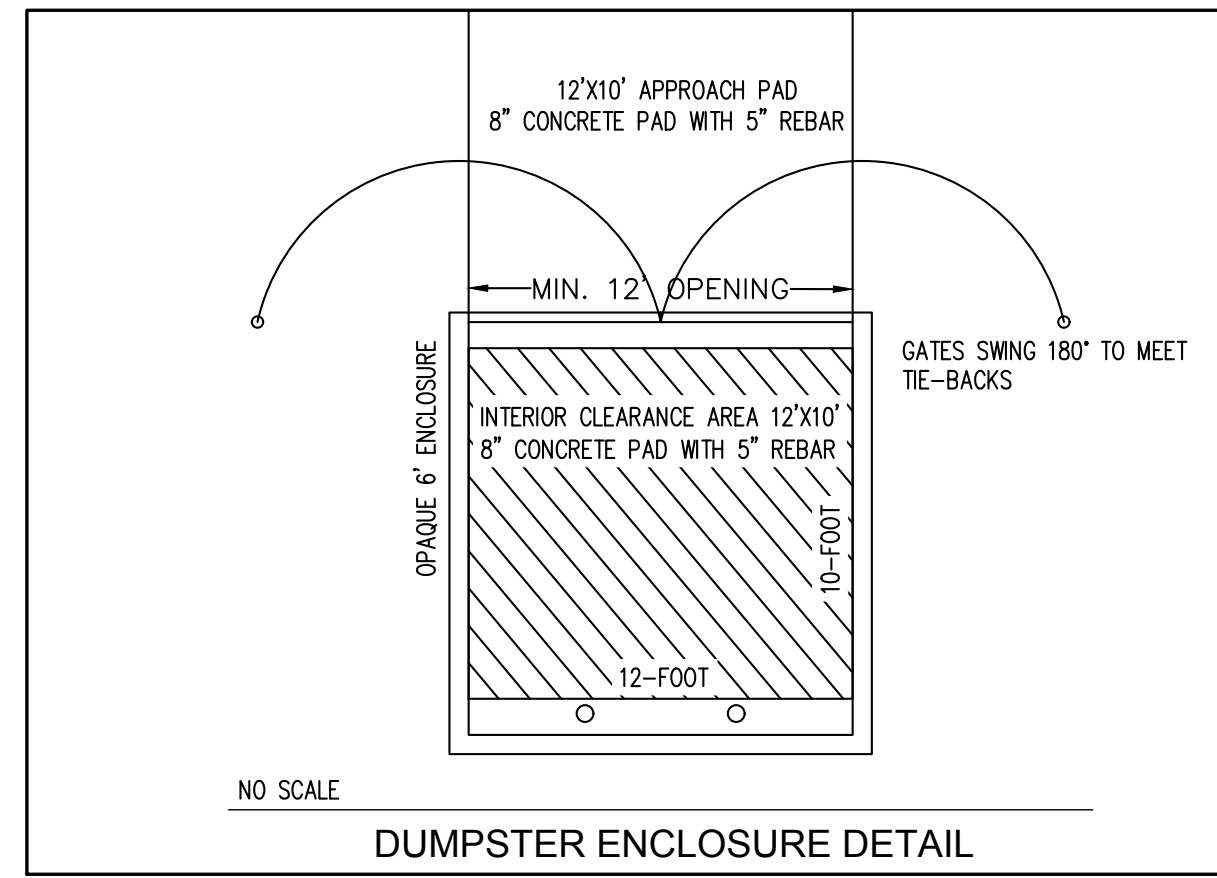
ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BROADCAST SODDED OR HYDROMULCHED AND WATERED UNTIL GRASS ESTABLISHMENT. EXISTING GRASS SHALL REMAIN WHERE PRESENT. BROADCAST SOD SHALL BE REQUIRED. BARED AREAS SHALL BE SEEDDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION. EROSION CONTROL 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.



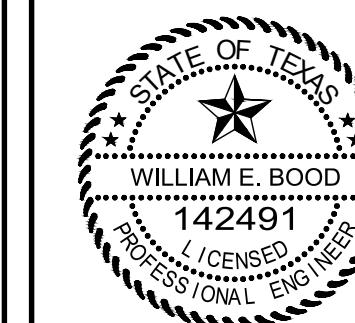
REVIEWS	
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Willie E. Earl

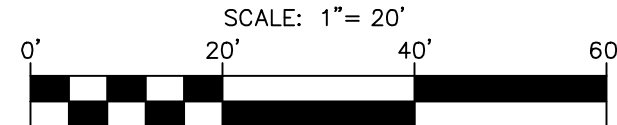
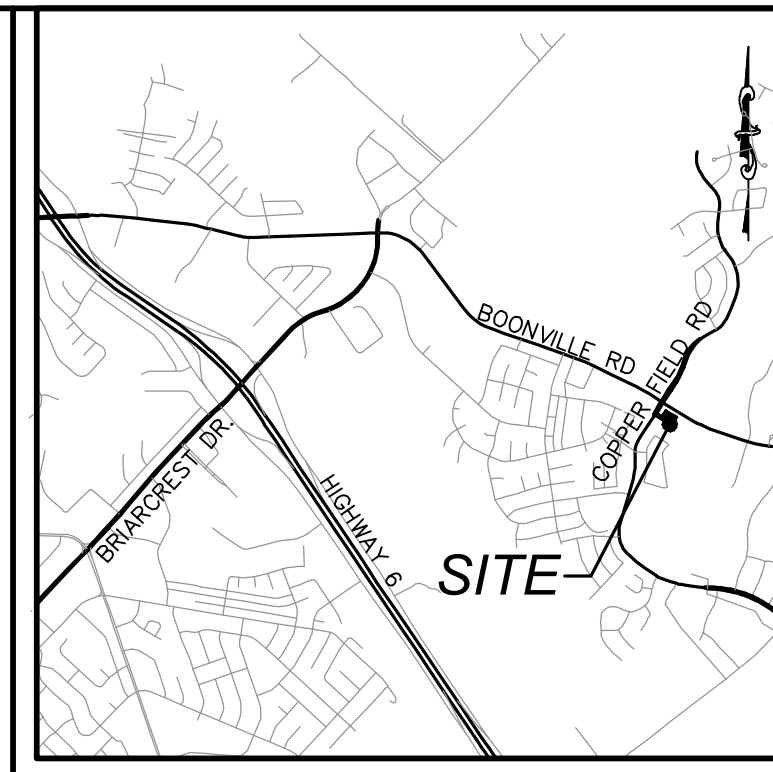
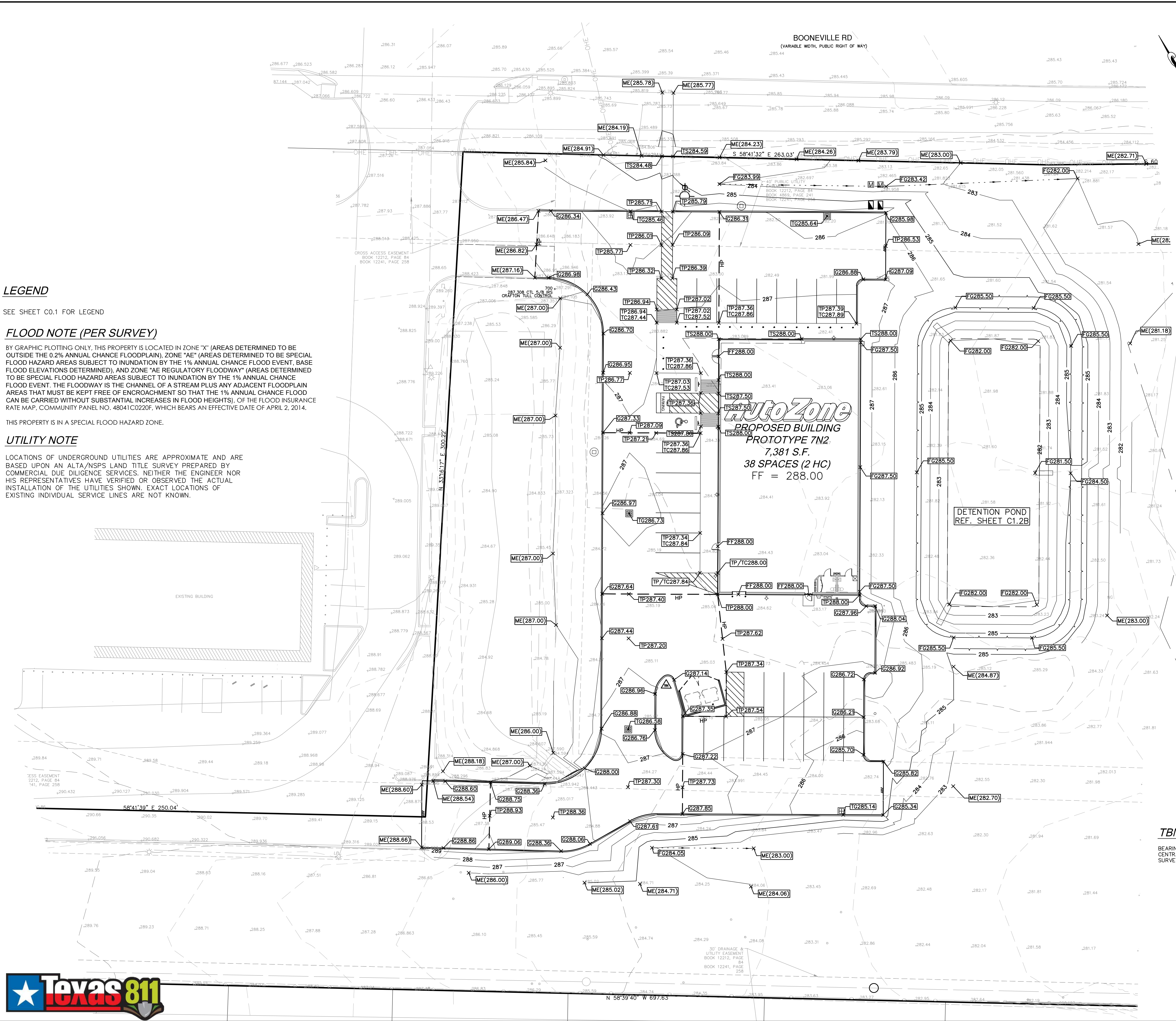
8/6/2026

7N2

C1.0B

PAPE-DAWSON

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800



LEGEND

SEE SHEET C0.1 FOR LEGEND

FLOOD NOTE (PER SURVEY)

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "AE" (AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED), AND ZONE "AE REGULATORY FLOODWAY" (AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS), OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48041C0220F, WHICH BEARS AN EFFECTIVE DATE OF APRIL 2, 2014.

THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD ZONE.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY COMMERCIAL DUE DILIGENCE SERVICES. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF EXISTING INDIVIDUAL SERVICE LINES ARE NOT KNOWN.

GENERAL NOTES

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO CONSTRUCTION.
- CONTRACTOR TO COORDINATE ALL WORK WITH THE ARCHITECTURAL STRUCTURAL AND MEP DRAWINGS AND ALL AFFECTED UTILITY COMPANIES.
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- ALL GRASS/LAWN AREAS SHALL BE GRADE TO DRAIN.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
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- AN EROSION PREVENTION AND SEDIMENT CONTROL PLAN SHALL BE INSTALLED, MAINTAINED AND REPORTS MAINTAINED PER ALL LOCAL, STATE, AND NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
- ALL EXISTING CASTINGS THAT ARE TO REMAIN SHALL BE ADJUSTED TO GRADE.
- ALL ADA RAMPS SHALL HAVE A 5' X 5' LANDING AT THE TOP OF ALL RAMPS, LANDINGS SHALL HAVE A MAXIMUM SLOPE OF 2 PERCENT IN ANY DIRECTION.

LEGEND

TP285.00	PROPOSED TOP OF PAVEMENT ELEVATION
G285.00	PROPOSED GUTTER ELEVATION
FG285.00	PROPOSED FINISHED GRADE ELEVATION
TG285.00	PROPOSED TOP OF GRATE ELEVATION
TR285.00	PROPOSED TOP OF RIM ELEVATION
ME(285.00)	MATCH EXISTING ELEVATION
TC285.00	TOP OF CURB ELEVATION

TBM INFORMATION

BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD'83 (2011), CENTRAL ZONE AS DETERMINED BY GPS OBSERVATION. ALL DISTANCES ARE US SURVEY FEET.

PAPE-DAWSON

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REVISIONS

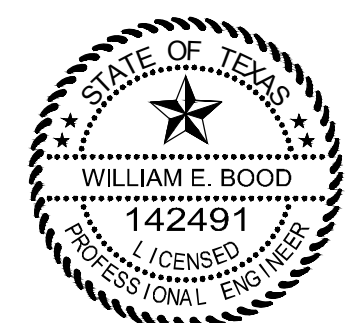
NO.	DESCRIPTION
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AutoZone Store No. 11092
4360 BOONVILLE RD. BRYAN, TX 77802

GRADING PLAN

Owner / Developer: AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103

TEL: FAX:
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com



William E. Bood

8/6/2026

7N2

C1.1



GENERAL NOTES

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE SIZE AND LOCATION OF ALL EXISTING UTILITIES, SERVICE LINES, AND STORM SEWERS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF AN POTENTIAL CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION.
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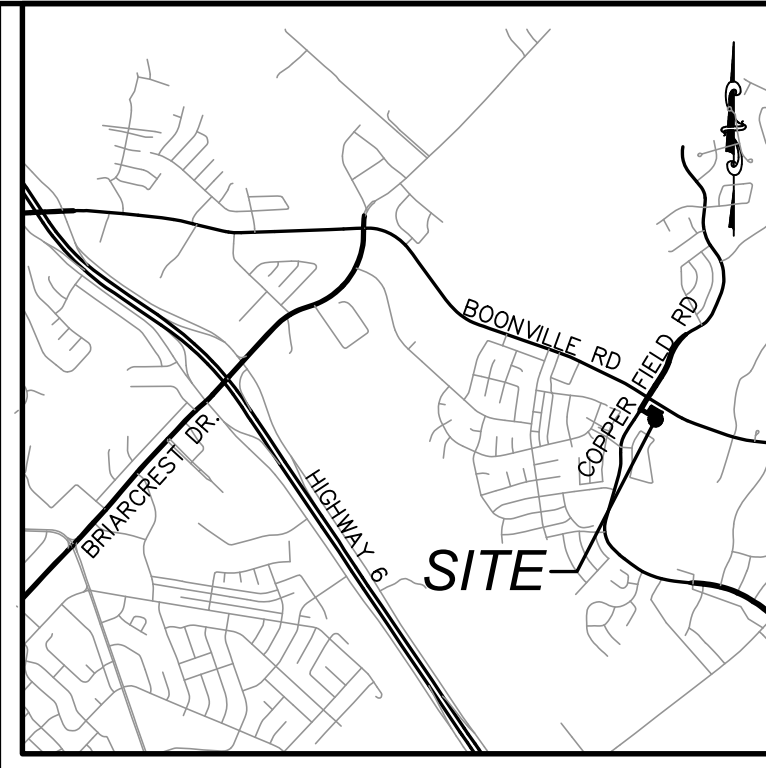
LEGEND

SEE SHEET C0.1 FOR LEGEND

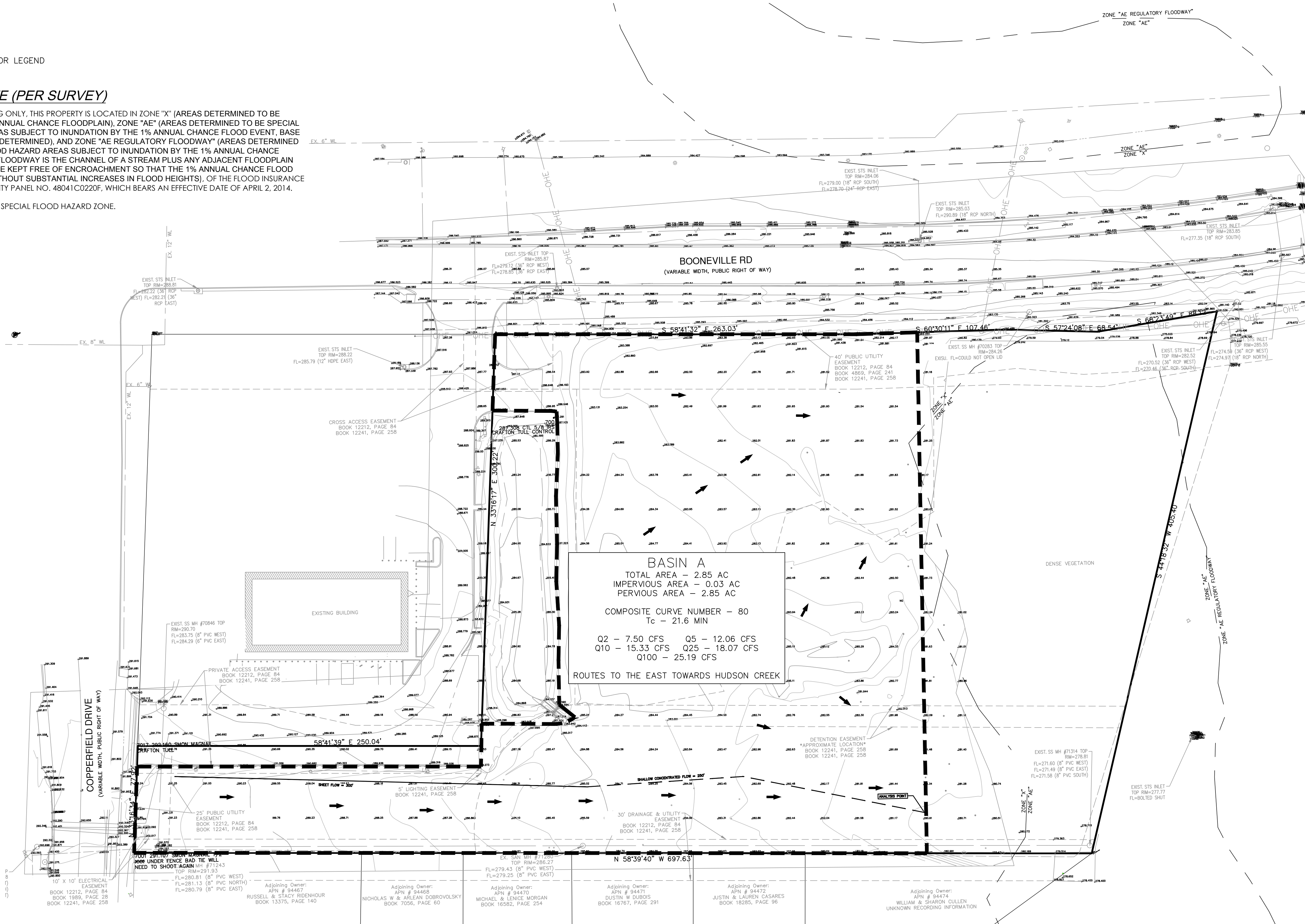
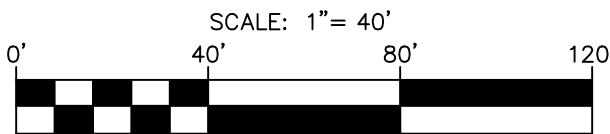
FLOOD NOTE (PER SURVEY)

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "AE" (AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED), AND ZONE "AE REGULATORY FLOODWAY" (AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS), OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48041C0220F, WHICH BEARS AN EFFECTIVE DATE OF APRIL 2, 2014.

THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD ZONE.



Vicinity Map
Not-To-Scale



TBM INFORMATION

BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD'83 (2011), CENTRAL ZONE AS DETERMINED BY GPS OBSERVATION. ALL DISTANCES ARE US SURVEY FEET.

PAPE-DAWSON

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REVISIONS

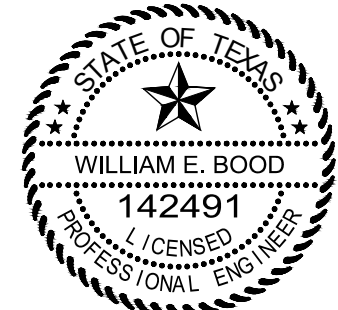
1	4	5	6
1			
2			
3			

AutoZone Store No. 11092
4360 BOONVILLE RD. BRYAN, TX 77802

EXISTING DRAINAGE AREA MAP

Owner / Developer: AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: FAX:

For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com



William E. Bood

8/6/2026

7N2

C1.2

GENERAL NOTES

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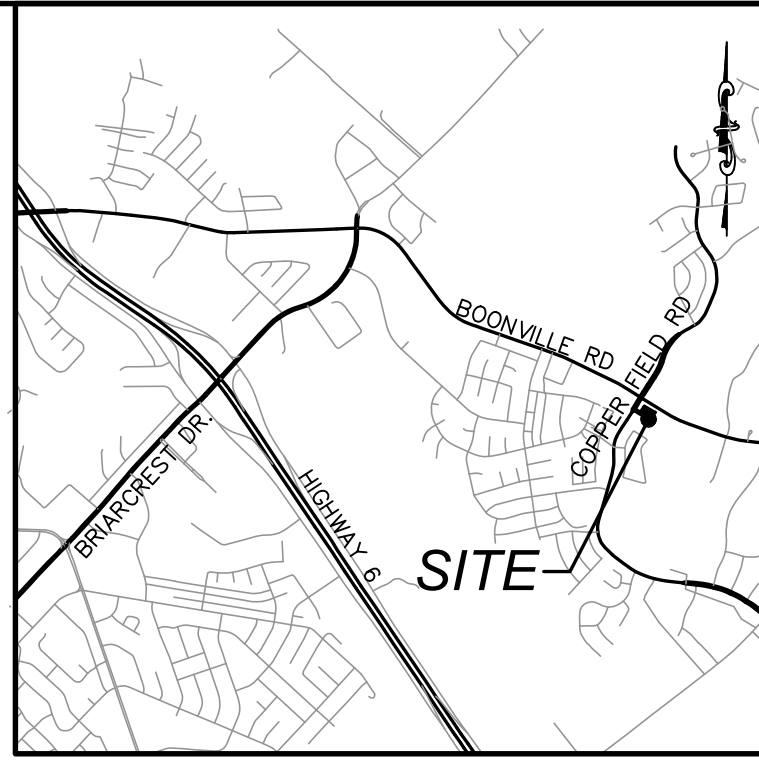
LEGEND

SHEET C0.1 FOR LEGEND

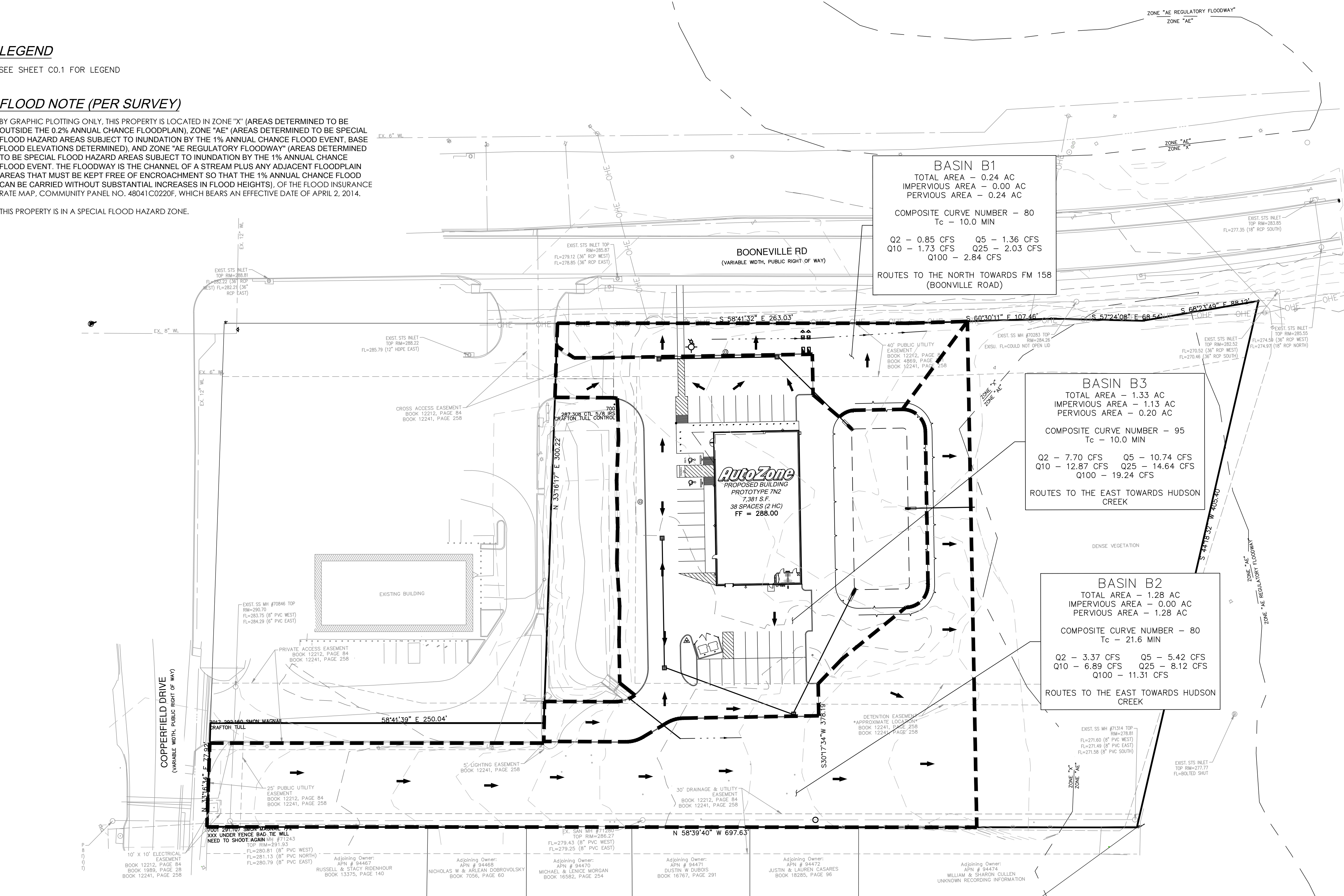
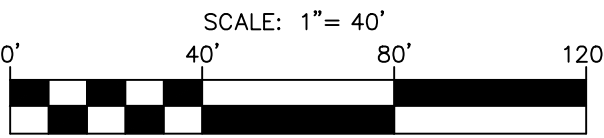
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THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD ZONE.



Vicinity Map
Not-To-Scale



TBM INFORMATION

BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD'83 (2011). CENTRAL ZONE AS DETERMINED BY GPS OBSERVATION. ALL DISTANCES ARE US SURVEY FEET.

PAPE-DAWSON

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REVISIONS

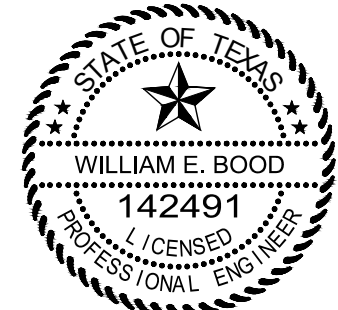
NO.	DESCRIPTION
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AutoZone Store No. 11092
4360 BOONVILLE RD. BRYAN, TX 77802

PROPOSED DRAINAGE AREA MAP

Owner / Developer: AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: FAX:

For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com



William E. Bood

8/6/2026

7N2

C1.2A

LEGEND

SEE SHEET C0.1 FOR LEGEND

FLOOD NOTE (PER SURVEY)

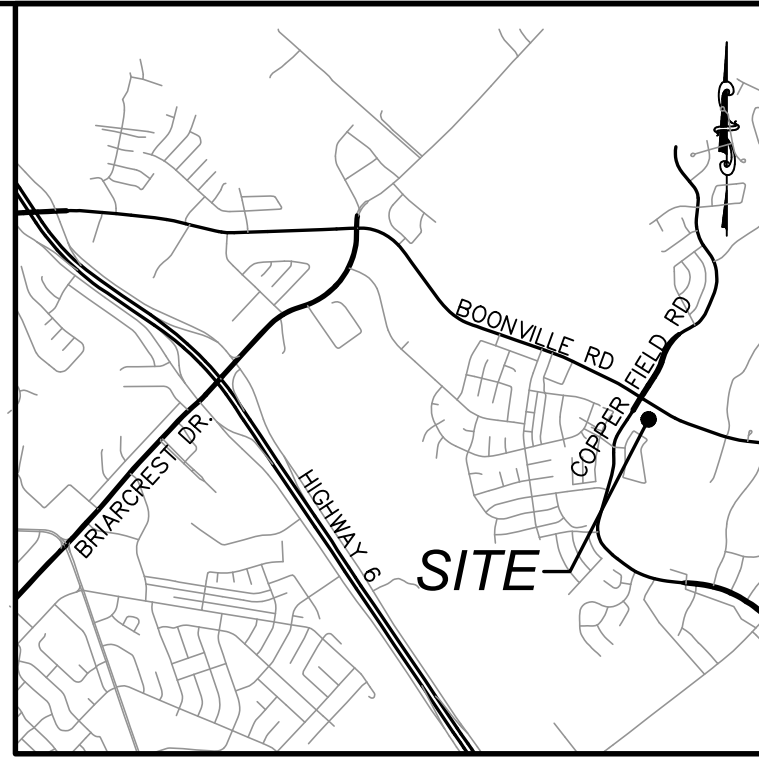
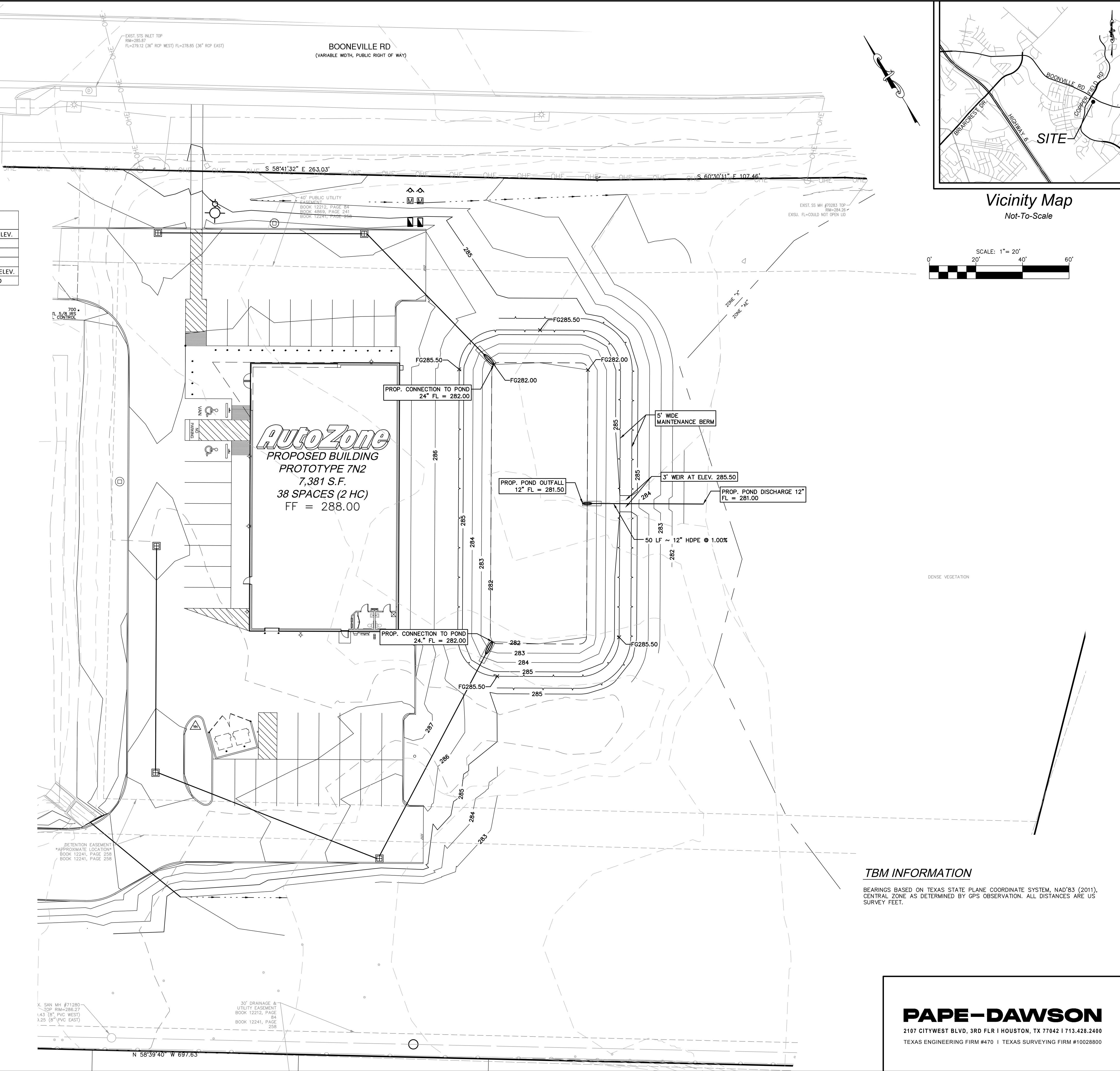
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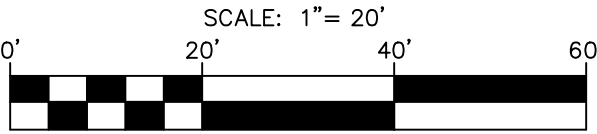
Average End Method - Stage Storage Table

Elev. (ft)	Depth (ft)	Pr. Area (ft²)	Partial Volume (ft³)	Cumulative Volume (ft³)	Cumulative Volume (ac-ft)	Notes
281.50	0.00	0	0	0	0.00	POND OUTFALL ELEV.
282.00	0.50	4,974	1,244	1,244	0.03	
283.00	1.00	6,300	5,637	6,881	0.16	
284.00	1.00	7,725	7,013	13,893	0.32	
284.50	0.50	8,475	4,050	17,943	0.41	OVERFLOW WEIR ELEV.
285.50	1.00	10,051	9,263	27,206	0.62	TOP OF POND

STORM EVENT	VOLUME (CU. FT)	(VOLUME) AC-FT	WSEL
2-YR	5899	0.135	282.83
10-YR	10618	0.244	283.53
25-YR	12369	0.284	283.78
100-YR	17099	0.393	284.40



Vicinity Map
Not-To-Scale



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			4
2			5
3			6

AutoZone Store No. 11092 4360 BOONVILLE RD. BRYAN, TX 77802	DETENTION PLAN
--	----------------

Owner / Developer: AUTOZONE DEVELOPMENT LLC 123 South Front Street, 3rd Floor Memphis, Tennessee 38103 TEL: FAX: For Bidding & Contractor Information Contact: Dodge Data & Analytics, Tel. 413-930-4215 Cindy.searcy@construction.com
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8/6/2026

7N2

PAPE-DAWSON
2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

C1.2B

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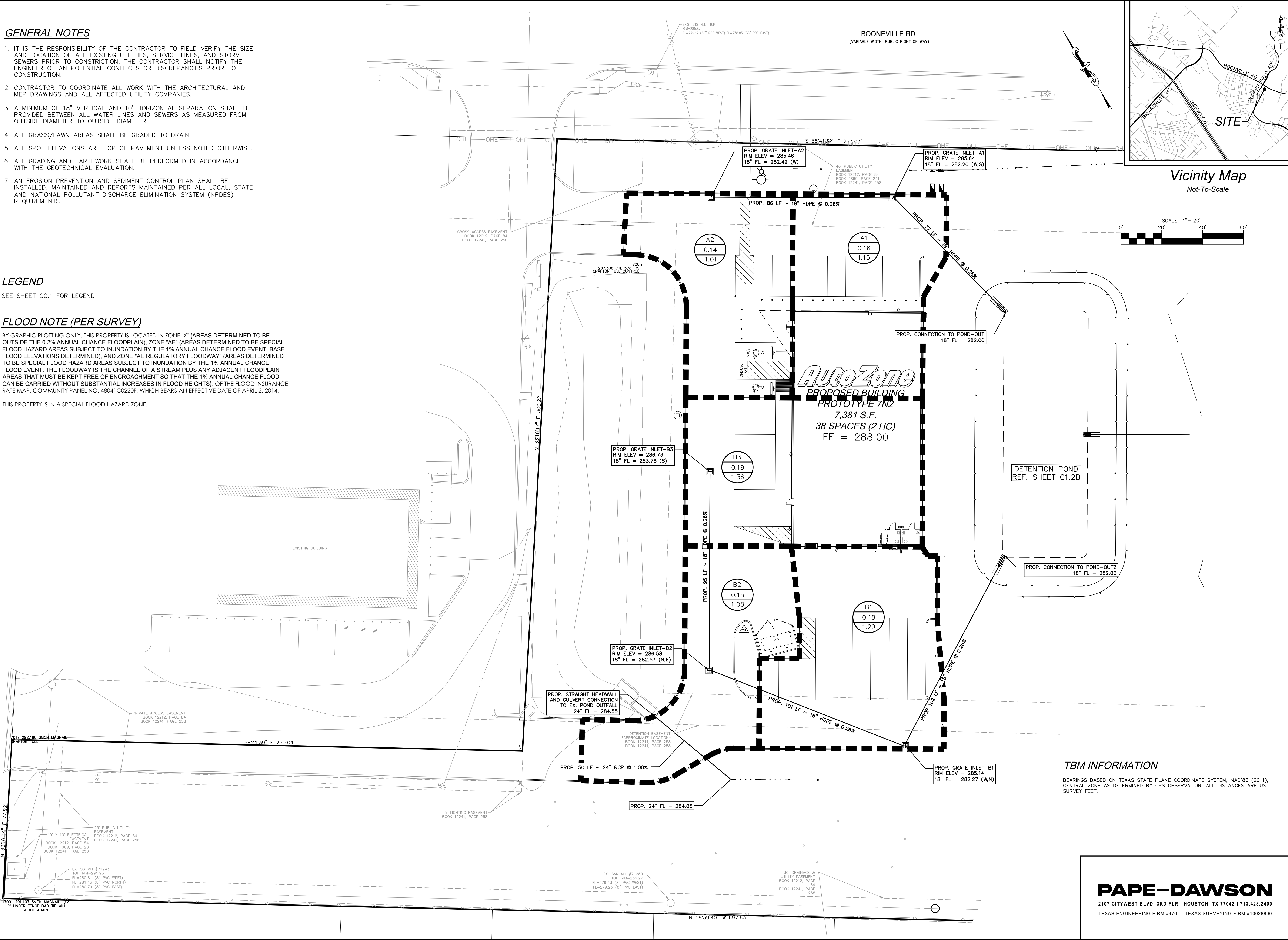
LEGEND

SEE SHEET C0.1 FOR LEGEND

FLOOD NOTE (PER SURVEY)

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TBM INFORMATION

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PAPE-DAWSON

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REVISIONS

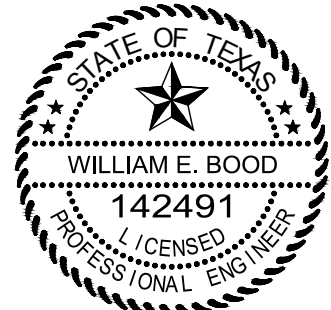
NO.	DESCRIPTION
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AutoZone Store No. 11092
4360 BOONVILLE RD. BRYAN, TX 77802

DRAINAGE PLAN

Owner / Developer: AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103

For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com



William E. Bood

8/6/2026

7N2

C1.2C

10-YR STORM CALCULATIONS

Project Name: AutoZone Bryan																		Jurisdiction: City of Bryan				Rainfall Coeff.		Storm Sewer Design Calculations														
Project No: 42899-00																		Design Storm: 10 year				b = 80.00																
Prepared By: AG																		Design Multiplier: 1.00				d = 8.50																
Checked By: WB																		Starting W.S. Elev.: 283.50 feet				e = 0.7630																
Manhole No.		Drainage Area to Inlet(s)	Total Drainage Area	Runoff Coeff.	Sum Of C · A	Inlet Time of Conc.	System Time of Conc.	Rainfall Intensity I	Drainage Area Flow	Sum Of Flows	Pipe Type	Reach Length	Diameter (in) or Rise (ft)	Box Span (ft)	Number of Barrels	Slope %	Manning's Roughness Coeff. "n"	Design Capacity (cfs)	Design Velocity (ft/sec)	Fall (ft)	Manhole Drop (ft)	Flowline Elevations	Upstream Elev. (ft)	Downstream Elev. (ft)	Actual Velocity (ft/sec)	Hydraulic Gradient %	Change in Head (ft)	DS MH Junc Loss Coeff K	Energy Grade Line	Upstream Elev. (ft)	Downstream Elev. (ft)	Hydraulic Grade Line	Upstream Elev. (ft)	Downstream Elev. (ft)	Upstream Top of Curb / Pvmf (ft)	Curb Height (in)	Gutter Elevation Upstream (ft)	Ponding Depth (in)
A1	OUT	0.16	0.30	0.90	0.27	22.2	23.1	5.74	0.84	1.55	HDPE	77	18		1	0.260	0.012	5.8	3.3	0.20	N/A	282.20	282.00	0.88	0.019	0.01			283.53	283.51	283.51	283.50	285.64	No Curb	285.64	0.0 in.		
A2	A1	0.14	0.14	0.90	0.13	22.1	22.1	5.89	0.74	0.74	HDPE	86	18		1	0.260	0.012	5.8	3.3	0.22	0.00	282.42	282.20	0.45	0.004	0.00			283.53	283.53	283.53	283.52	285.46	No Curb	285.46	0.0 in.		
B1	OUT2	0.18	0.52	0.90	0.47	22.4	23.9	5.63	0.95	2.63	HDPE	102	18		1	0.260	0.012	5.8	3.3	0.27	N/A	282.27	282.00	1.49	0.054	0.05			283.59	283.53	283.55	283.50	285.14	No Curb	285.14	0.0 in.		
B2	B1	0.15	0.34	0.90	0.31	22.2	23.3	5.72	0.79	1.75	HDPE	101	18		1	0.260	0.012	5.8	3.3	0.26	0.00	282.53	282.27	1.08	0.022	0.02			283.61	283.59	283.59	283.57	286.58	No Curb	286.58	0.0 in.		
B3	B2	0.19	0.19	0.90	0.17	22.5	22.5	5.83	1.00	1.00	HDPE	95	18		1	0.260	0.012	5.8	3.3	0.25	0.00	282.78	282.53	0.74	0.011	0.01			283.62	283.61	283.61	283.60	286.73	No Curb	286.73	0.0 in.		

100-YR STORM CALCULATIONS

Project Name: AutoZone Bryan - EXTREME EVENT ANALYSIS															Jurisdiction: City of Bryan				Rainfall Coeff.			Storm Sewer Design Calculations													
Project No: 42899-00															Design Storm: 100 year				b = 96.0																
Prepared By: AG															Design Multiplier: 1.00				d = 8.0																
Checked By: WB															Starting W.S. Elev.: 284.50 feet				e = 0.730																
Manhole No. From to		Drainage Area to Inlet(s) (acres)	Total Drainage Area (acres)	Runoff Coeff. C	Sum Of C · A	Inlet Time of Conc. (min)	System Time of Conc. (min)	Rainfall Intensity I (in/hr)	Drainage Area Flow (cfs)	Sum Of Flows (cfs)	Pipe Type	Reach Length (ft)	Diameter (in) or Rise (ft)	Box Span (ft)	Number of Barrels	Slope %	Manning's Roughness Coeff. "n"	Design Capacity (cfs)	Design Velocity (ft/sec)	Fall (ft)	Manhole Drop (ft)	Flowline Elevations Upstream Elev. (ft)	Downstream Elev. (ft)	Actual Velocity (ft/sec)	Hydraulic Gradient %	Change in Head (ft)	DS MH Junc Loss Coeff K	Energy Grade Line Upstream Elev. (ft)	Downstream Elev. (ft)	Hydraulic Grade Line Upstream Elev. (ft)	Downstream Elev. (ft)	Upstream Top of Curb / Pvmf (ft)	Curb Height (in)	Gutter Elevation Upstream (ft)	Ponding Depth (in)
A1	OUT	0.16	0.30	0.90	0.27	22.2	23.1	7.81	1.15	2.11	HDPE	77	18		1	0.260	0.012	5.8	3.3	0.20	N/A	282.20	282.00	1.19	0.034	0.03		284.55	284.52	284.53	284.50	285.64	No Curb	285.64	0.0 in.
A2	A1	0.14	0.14	0.90	0.13	22.1	22.1	8.00	1.01	1.01	HDPE	86	18		1	0.260	0.012	5.8	3.3	0.22	0.00	282.42	282.20	0.57	0.008	0.01		284.56	284.55	284.55	284.54	285.46	No Curb	285.46	0.0 in.
B1	OUT2	0.18	0.52	0.90	0.47	22.4	23.9	7.66	1.29	3.59	HDPE	102	18		1	0.260	0.012	5.8	3.3	0.27	N/A	282.27	282.00	2.03	0.099	0.10		284.67	284.56	284.60	284.50	285.14	No Curb	285.14	0.0 in.
B2	B1	0.15	0.34	0.90	0.31	22.2	23.3	7.78	1.08	2.38	HDPE	101	18		1	0.260	0.012	5.8	3.3	0.26	0.00	282.53	282.27	1.35	0.044	0.04		284.71	284.67	284.68	284.64	286.58	No Curb	286.58	0.0 in.
B3	B2	0.19	0.19	0.90	0.17	22.5	22.5	7.93	1.36	1.36	HDPE	95	18		1	0.260	0.012	5.8	3.3	0.25	0.00	282.78	282.53	0.77	0.014	0.01		284.72	284.71	284.70	284.70	286.73	No Curb	286.73	0.0 in.

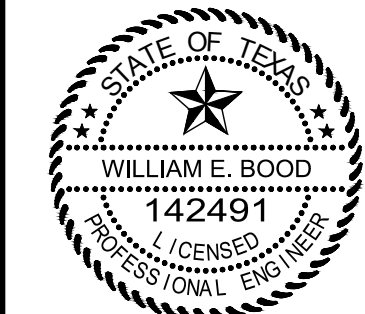
REVISIONS

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AutoZone Store No. 11092
4360 BOONVILLE RD. BRYAN, TX 77802

DRAINAGE CALCULATIONS

Owner / Developer: AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: FAX:

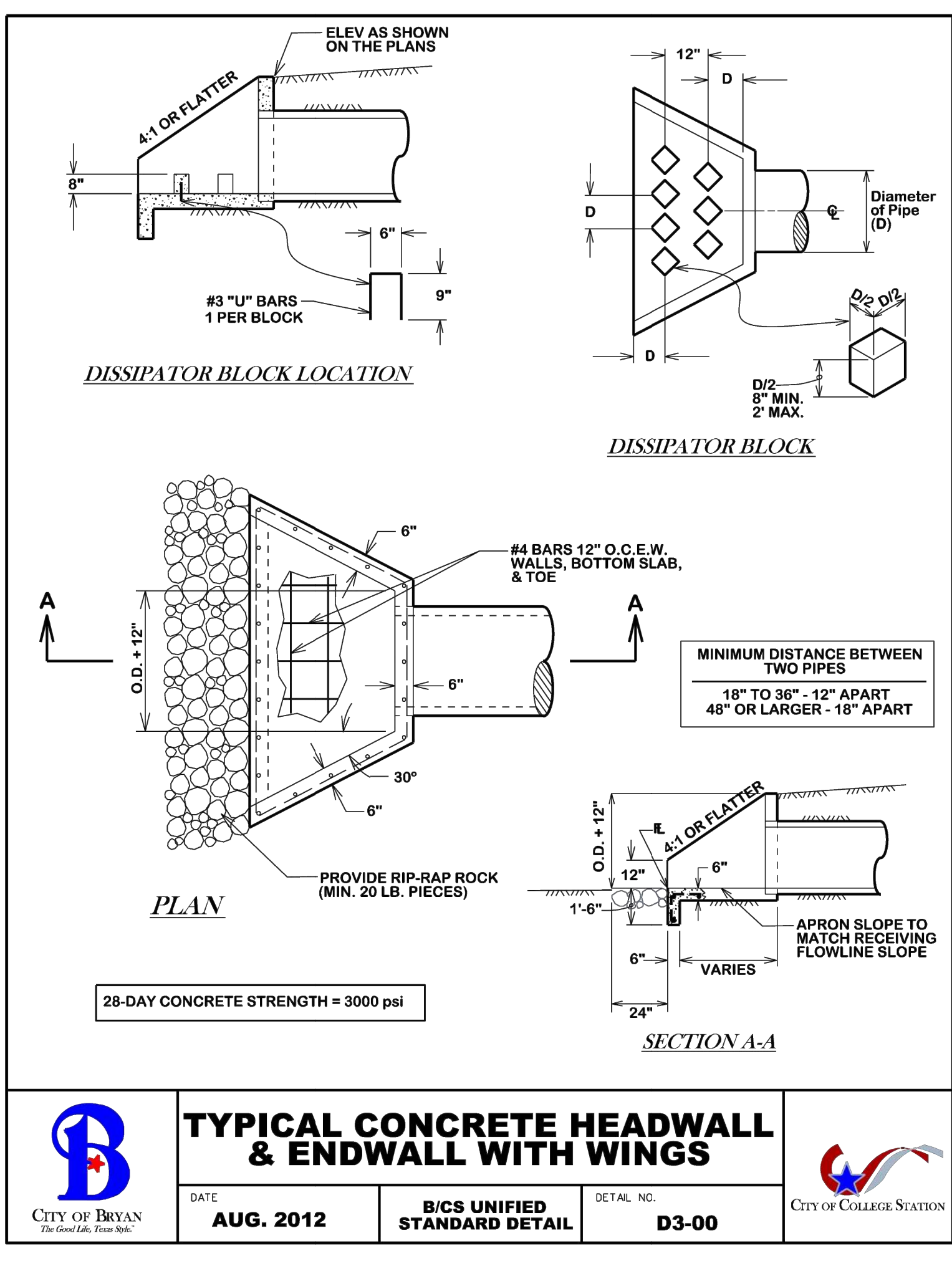
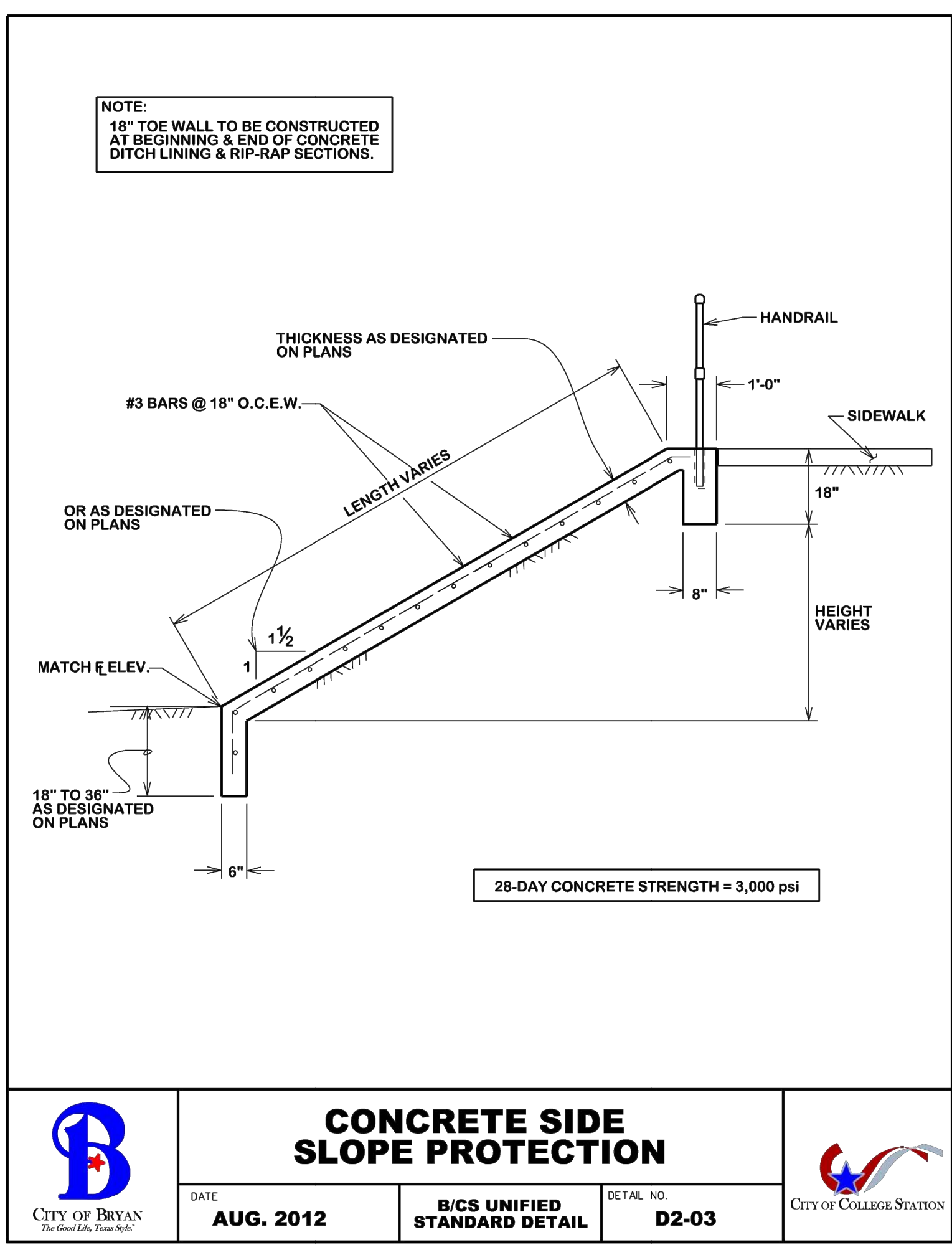
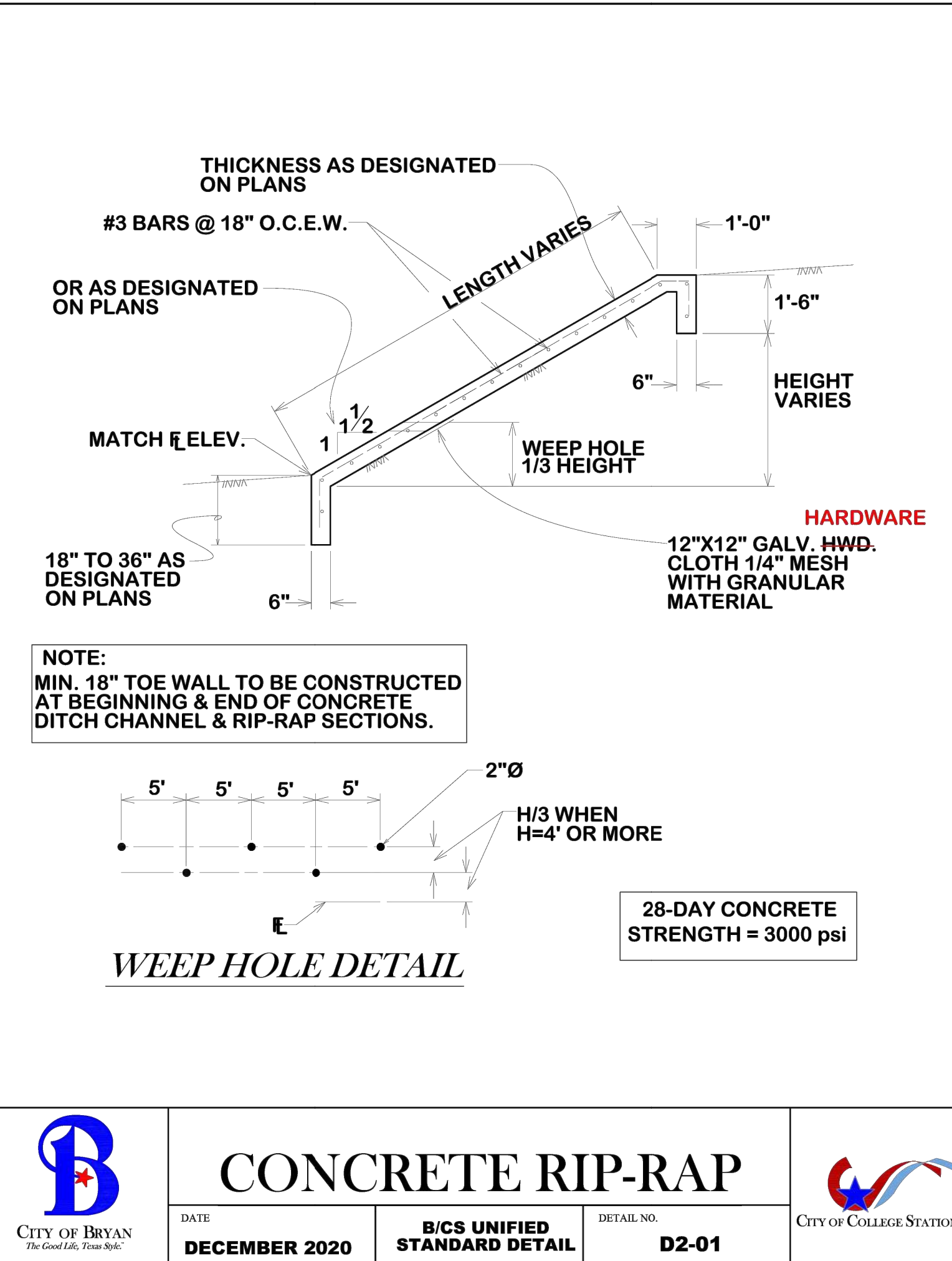
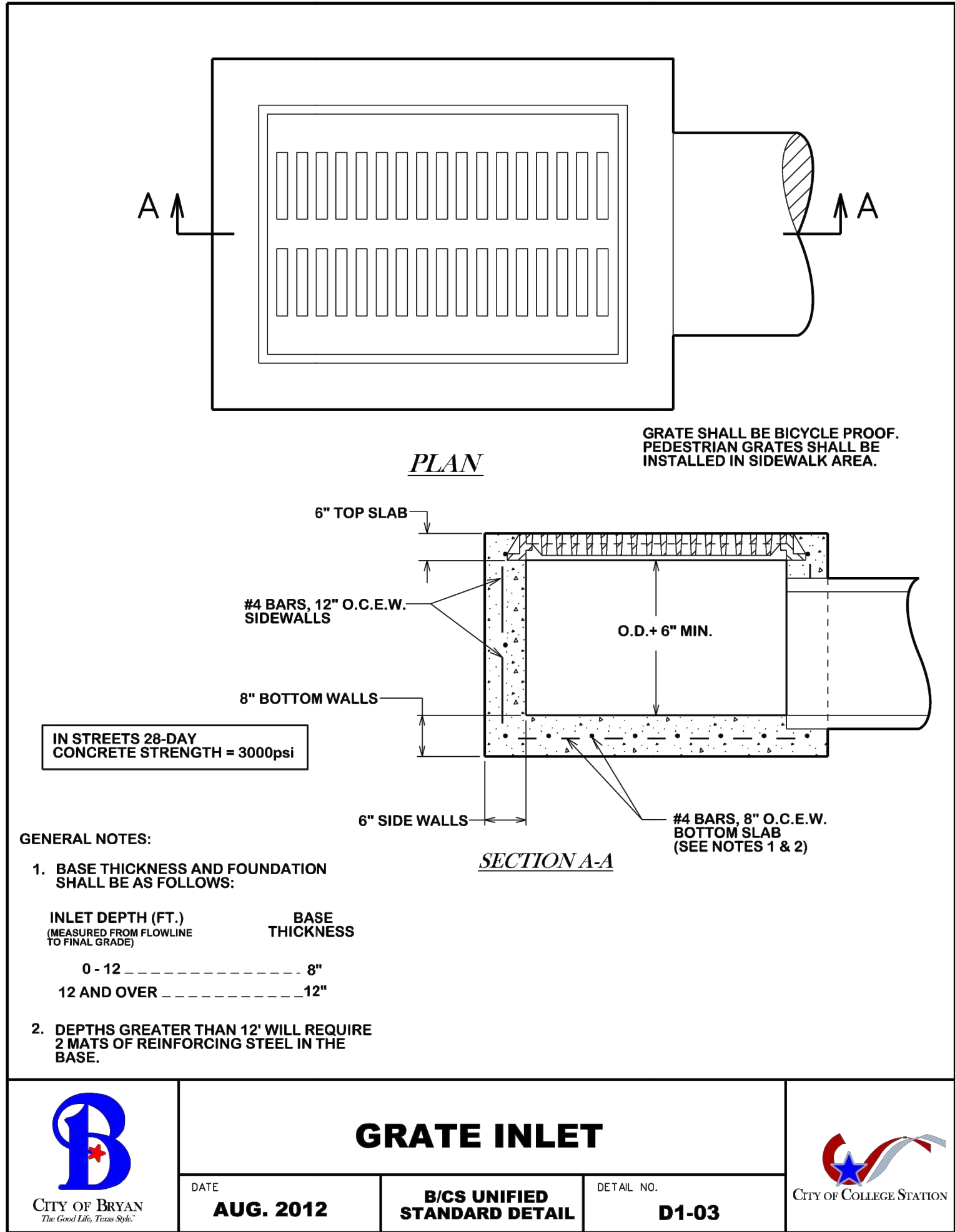
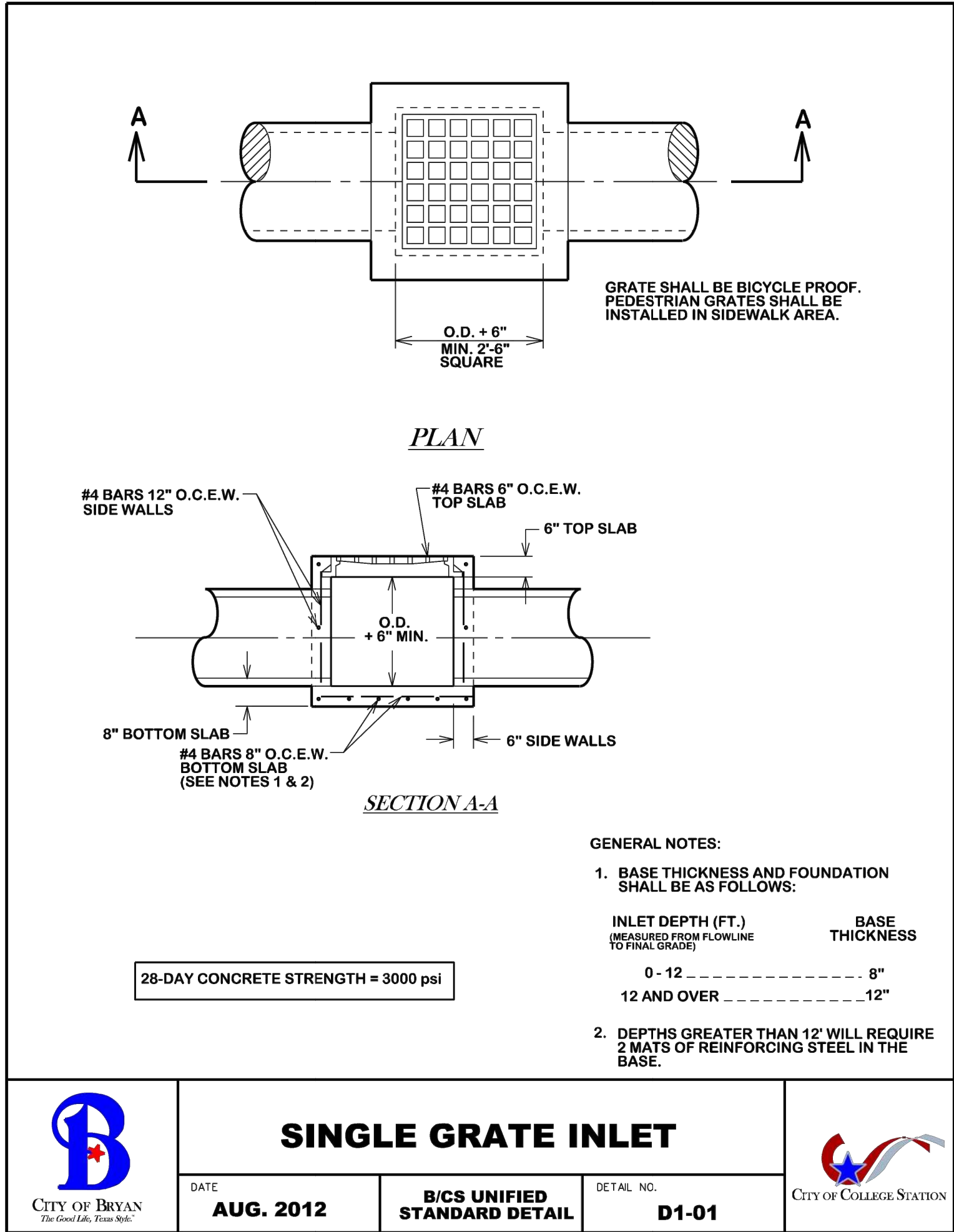


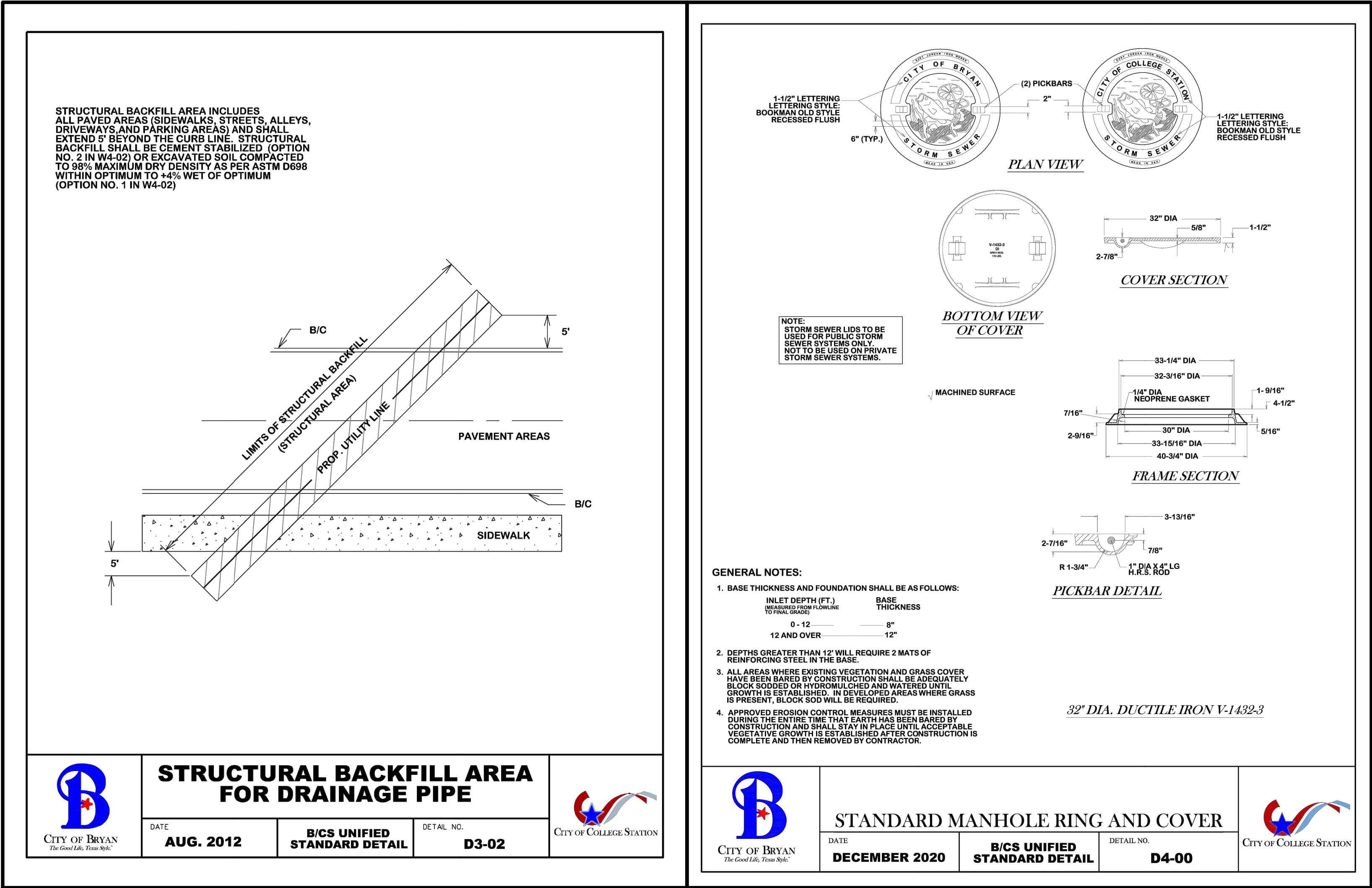
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

8/6/2026

7N2

C1.2D





 <i>William E. Bood</i> 8/6/2026 7N2	Owner / Developer: AUTOZONE DEVELOPMENT LLC 123 South Front Street, 3rd Floor Memphis, Tennessee 38103 TEL: FAX: For Bidding & Contractor Information Contact: Dodge Data & Analytics; Tel. 413-930-4215 Cindy.searcy@construction.com	AutoZone Store No. 11092 4360 BOONVILLE RD. BRYAN, TX 77802						REVISIONS			
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C1.2F	DRAINAGE DETAILS										

FLOOD NOTE (PER SURVEY)

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "AE" (AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED), AND ZONE "AE REGULATORY FLOODWAY" (AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS), OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48041C0220F, WHICH BEARS AN EFFECTIVE DATE OF APRIL 2, 2014.

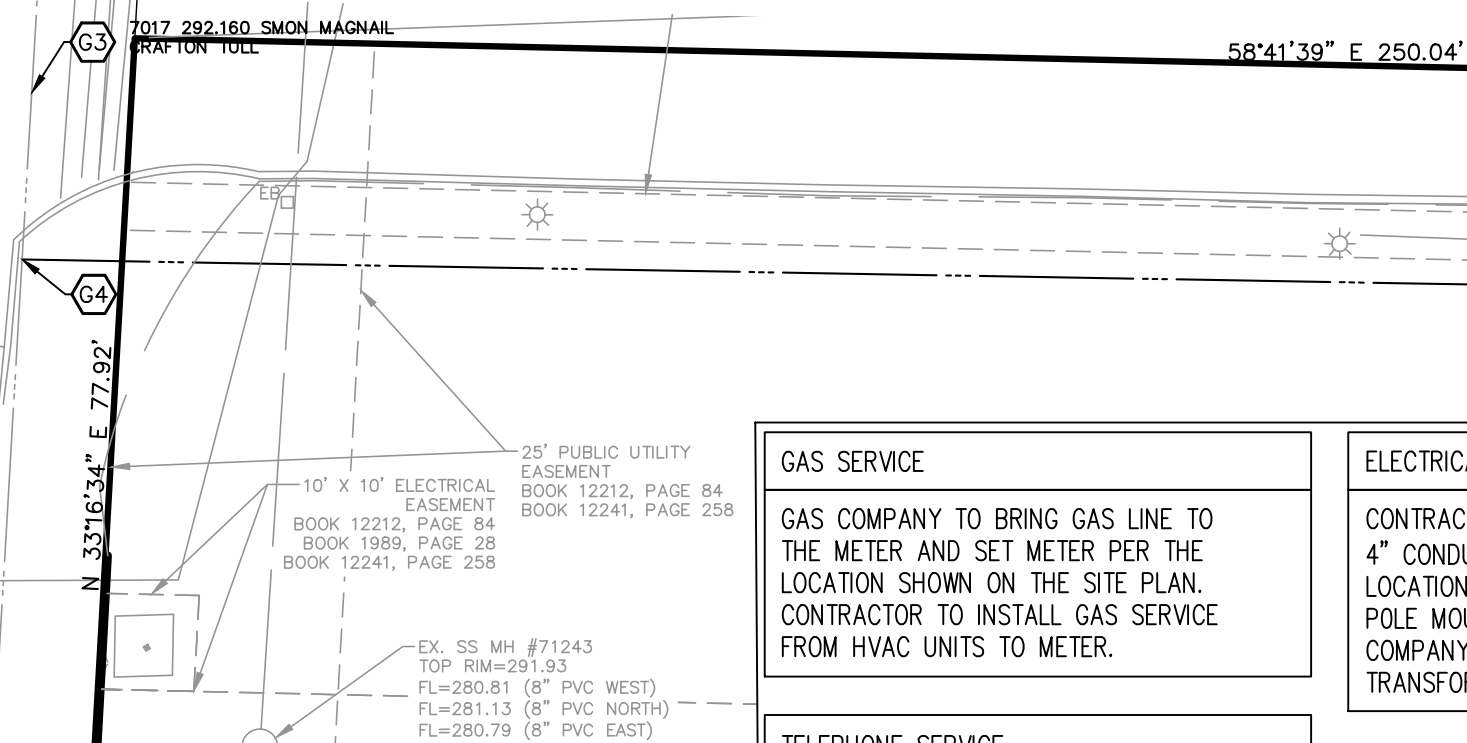
THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD ZONE.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY COMMERCIAL DUE DILIGENCE SERVICES. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF EXISTING INDIVIDUAL SERVICE LINES ARE NOT KNOWN.

UTILITY NOTES

- GENERAL**
- WHERE ELECTRICAL 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, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
 - CONTRACTOR IS RESPONSIBLE FOR COMPLETION AND SUBMITTAL OF THE SERVICE APPLICATION FOR EACH UTILITY SERVICE PRIOR TO STARTING CONSTRUCTION. CONTRACTOR TO VERIFY INSPECTION REQUIREMENTS AND LEAD TIMES WITH EACH UTILITY PRIOR TO START OF CONSTRUCTION.
 - ALL PAVEMENT, CURBS, SIDEWALKS, LANDSCAPING, AND OTHER DISTURBED AREAS SHALL BE RESTORED BY THE CONTRACTOR.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE ELEVATION AND LOCATION OF ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO THE CONSTRUCTION.
 - CONTRACTOR TO COORDINATE LOCATION OF ALL UTILITIES WITH ARCHITECTURAL, STRUCTURAL AND MEP PLANS.
 - CONTRACTOR SHALL COORDINATE THE INSTALLATION, REMOVAL, RELOCATION AND CONSTRUCTION OF ALL UTILITIES FOR THIS PRODUCT, UNLESS NOTED OTHERWISE.
 - GENERAL CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS.
 - ALL CLEAR WATER DISCHARGES, SUCH AS HVAC, ROOF, FOUNDATION DRAINS, ETC. SHALL BE TO STORM SEWER OR OTHER APPROPRIATE LOCATION. NO CLEAR WATER SHALL DISCHARGE TO SANITARY SEWER.
- SANITARY SEWER SERVICE**
- CONTRACTOR SHALL COORDINATE THE LOCATION AND INSTALLATION OF THE SANITARY SEWER SERVICE LINE.
 - FURNISH AND INSTALL SANITARY SEWER PIPE, CLEANOUTS, FITTINGS AND APPURTENANCES NECESSARY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
 - ALL GRAVITY SANITARY SEWER PIPE AND FITTINGS SHALL CONFORM TO CITY SPECIFICATIONS.
 - SEWER CONSTRUCTION AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH STARE AND LOCAL REQUIREMENTS ALL WORK TO BE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
 - CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING SEWER PRIOR TO CONSTRUCTION. NEW SEWER SERVICE LINE TO BE CONSTRUCTED AT 1.20% MINIMUM SLOPE.
 - A "BUILDING CLEANOUT" IS REQUIRED BETWEEN EIGHTEEN (18) AND SIXTY (60) INCHES FROM THE BUILDING EXTERIOR. IF THE BUILDING CLEANOUT WILL BE LOCATED WITHIN A CONCRETE/PAVED AREA, THEN THE CLEANOUT SHOULD BE INSTALLED WITH A HEAVY-DUTY CASTING/LID. TRACER WIRE SHALL BE PLACED ON TOP OF THE LATERAL FROM THE BUILDING CLEANOUT TO THE DOWNSTREAM CONNECTION POINT.
 - CLEANOUTS INSTALLED UNDER CONCRETE OR ASPHALT PAVING SHALL BE HEAVY DUTY AND ABLE TO WITHSTAND TRAFFIC LOADS.
- GAS SERVICE**
- COORDINATE THE LOCATION AND INSTALLATION OF THE GAS FACILITIES.
 - GAS COMPANY TO BRING GAS LINE TO THE METER AND SET METER PER THE LOCATION SHOWN ON THE SITE PLAN. CONTRACTOR TO INSTALL GAS SERVICE FROM HVAC UNITS TO METER.
- WATER SERVICE/IRRIGATION SERVICE**
- COORDINATE THE LOCATION AND INSTALLATION OF THE WATER SERVICE LINE.
 - FURNISH AND INSTALL WATER PIPE, FITTINGS, HYDRANTS, VALVES AND ALL OTHER APPURTENANCES IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS, AND STATE/LOCAL REGULATIONS, INCLUDING FROST DEPTH REQUIREMENTS.
 - WATER SERVICE LINES SHALL BE TYPE "K" COPPER CONFORMING TO ASTM B88 AND OF THE SIZE NOTED ON THE DRAWINGS.
 - A MINIMUM OF 18" VERTICAL AND 10" HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN ALL WATER LINES AND SEWERS AS MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER, UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY LOCATION OF PROPOSED YARD HYDRANT WITH THE SITE PLAN AND MEP PLANS.
 - ALL WORK SHALL BE IN ACCORDANCE WITH UTILITY REQUIREMENTS.
 - THE WATER UTILITY WILL PERFORM THE TAPPING PROCEDURE FOR THE SERVICE. THE WATER UTILITY WILL PROVIDE AND SET THE WATER METERS FOR THE DOMESTIC AND IRRIGATION SERVICE. THE CONTRACTOR WILL SET THE METER PITS. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXCAVATION, TAPPING SADDLES, METER VAULTS, METER SETTERS, SERVICE LINE, AND RELATED WORK.
 - MINIMUM COVER IS 48" MEASURED FROM SURFACE ELEVATION TO TOP OF PIPE.
 - BACKFLOW PREVENTION (RPZ BACKFLOW PREVENTER) IS REQUIRED AND SHALL BE LOCATED INSIDE THE BUILDING. ANNUAL TESTING SHALL BE PERFORMED BY THE OWNER.
 - SEE SHEET L1.0 FOR IRRIGATION SYSTEM INFORMATION.
- ELECTRIC SERVICE**
- COORDINATE THE LOCATION AND INSTALLATION OF THE ELECTRIC FACILITIES TO PROVIDE 120/208/3 PHASE SERVICE.
 - PROVIDE ELECTRIC SERVICE INCLUDING ALL CONDUIT, TRENCHING, BACKFILLING, SERVICE CABLE, METER BASE, AND COORDINATION WITH UTILITY COMPANY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
 - CONTRACTOR TO PROVIDE AND INSTALL TWO 4" CONDUIT AND SERVICE LINE FROM METER LOCATION AT BUILDING TO THE POLE MOUNTED TRANSFORMER.
 - CONTRACTOR TO PROVIDE TEMPORARY ELECTRIC SERVICE AS NECESSARY.
 - PRIMARY ELECTRIC CONDUIT SHALL BE PLACED AT A MINIMUM DEPTH OF 30" AND A MAXIMUM OF 36" AT THE CONDUIT END POINTS. THERE SHALL BE 12" OF SEPARATION BETWEEN THE ELECTRIC CONDUITS AND THE TELECOMMUNICATIONS CONDUITS, UNLESS NOTED OTHERWISE.
 - ALL BENDS SHALL BE "SWEEP" BENDS WITH A MINIMUM RADIUS OF 36 INCHES.
 - ALL CONDUITS SHALL BE CAPPED AND HAVE PULLSTRING INSTALLED.
- TELEPHONE/TELECOMMUNICATIONS SERVICE**
- COORDINATE THE LOCATION AND INSTALLATION OF THE TELEPHONE FACILITIES.
 - CONDUIT FOR TELEPHONE AND ELECTRIC LINES SHALL BE LAID IN A COMMON TRENCH, WHERE POSSIBLE. COORDINATE LOCATIONS OF PEDESTALS/JUNCTIONS WITH UTILITY.
 - CONTRACTOR TO PROVIDE AND INSTALL ONE 2" SCH. 80 PVC CONDUIT WITH PULL CORD FROM PHONE BOARD TO THE PEDESTAL AND STUB-UP FRO TELECOMMUNICATIONS SERVICE.
 - ALL BENDS SHALL BE "SWEEP" BENDS WITH A MINIMUM RADIUS OF 36 INCHES.
 - ALL CONDUITS SHALL BE CAPPED AND HAVE PULL STRING INSTALLED.
 - PROVIDE A HORIZONTAL AND VERTICAL SEPARATION OF 20 INCHES BETWEEN THE TELECOMMUNICATIONS CONDUITS AND THE ELECTRIC CONDUITS. CONDUITS SHALL HAVE A MINIMUM COVER OF 30 INCHES. TELEPHONE CONDUITS SHALL BE 2" SCH. 80 PVC.



GAS SERVICE GAS COMPANY TO BRING GAS LINE TO THE METER AND SET METER PER THE LOCATION SHOWN ON THE SITE PLAN. CONTRACTOR TO INSTALL GAS SERVICE FROM HVAC UNITS TO METER.	ELECTRICAL SERVICE – UNDERGROUND CONTRACTOR TO PROVIDE AND INSTALL TWO 4" CONDUITS AND SERVICE LINE FROM METER LOCATION AT BUILDING TO THE PROPOSED POLE MOUNTED TRANSFORMER BANK. POWER COMPANY TO CONNECT SERVICE AT THE TRANSFORMER LOCATION.
TELEPHONE SERVICE GENERAL CONTRACTOR TO PROVIDE AND INSTALL ONE 2" ~ PVC CONDUIT WITH PULL CORD FROM PHONE BOARD TO THE PROPERTY LINE AND STUB-UP.	WATER YARD HYDRANT FREEZELESS YARD HYDRANT. REFER TO MEP PLANS FOR TYPE AND SIZE.

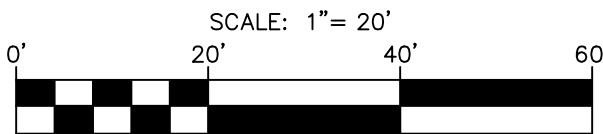
- KEYNOTES**
- GAS SERVICE LINE (BY GAS COMPANY (PRIVATE).
 - GAS METER (BY GAS COMPANY) (PUBLIC).
 - EXISTING GAS MAIN (NOT FIELD VERIFIED) (PUBLIC).
 - GAS SERVICE LINE TAP. (BY UTILITY)
 - DOMESTIC WATER SERVICE, 1" TYPE "K" COPPER SERVICE LINE (BY CONTRACTOR). SEE UTILITY NOTES. (PRIVATE)
 - 1" DOMESTIC WATER METER (BY CONTRACTOR). UTILITY TO PROVIDE AND INSTALL METER. (PUBLIC)
 - PROPOSED 8"x1" TAPPING SADDLE WITH CORPORATION STOP FOR PRIVATE SERVICE
 - FREEZELESS YARD HYDRANT TO BE FED BY BUILDING WATER SUPPLY AFTER BACKFLOW PREVENTION (BY CONTRACTOR). SEE MEP DRAWINGS. (PRIVATE)
 - 1" IRRIGATION SERVICE METER. COORDINATE WITH IRRIGATION CONTRACTOR. (PUBLIC)
 - 1" RPZ BACKFLOW PREVENTER (PRIVATE)
 - 12" PUBLIC WATER MAIN (NOT FIELD VERIFIED) (PUBLIC)
 - 12"x8" T.S.&V. W/ BOX ON EX. 12" PUBLIC WATER MAIN (PUBLIC)
 - 8"x6" TEE, 8" GATE VALVE, 6" GATE VALVE, FIRE HYDRANT (PRIVATE)
 - 8" PUBLIC WATER MAIN EXTENSION (PUBLIC)
 - 8" WATER PLUG & CLAMP (PUBLIC)
 - EXISTING FIRE HYDRANT
 - PROPOSED 1" DOUBLE CHECK BACKFLOW PREVENTER FOR IRRIGATION SERVICE
 - UNDERGROUND ELECTRIC: (2) 4" PVC CONDUITS (BY CONTRACTOR) SEE UTILITY NOTES. (PRIVATE)
 - EXISTING UTILITY POLE. UTILITY TO PROVIDE POLE MOUNTED TRANSFORMER BANK FOR SERVICE. (PUBLIC)
 - LOCATION OF PROPOSED METER PACK (PRIVATE)
 - EXISTING OVERHEAD ELECTRIC LINE (PUBLIC)
 - TELECOMMUNICATIONS SERVICE: (1) 2" SCH. 80 PVC CONDUITS (BY CONTRACTOR). SEE UTILITY NOTES. (PRIVATE)
 - SANITARY SEWER SERVICE LINE ~ 6" PVC (BY CONTRACTOR). (PRIVATE)
 - PROPOSED SANITARY SEWER MANHOLE AT CONNECTION TO EXISTING SANITARY SEWER LINE. (PUBLIC)
 - ONE-WAY SANITARY CLEANOUT. (PRIVATE)
 - TWO-WAY SANITARY CLEANOUT. (PRIVATE)
 - EXISTING PUBLIC 8" SANITARY SEWER LINE (PUBLIC)

TBM INFORMATION

BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD'83 (2011), CENTRAL ZONE AS DETERMINED BY GPS OBSERVATION. ALL DISTANCES ARE US SURVEY FEET.

PAPE-DAWSON
2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

Vicinity Map
Not-To-Scale



REVISIONS

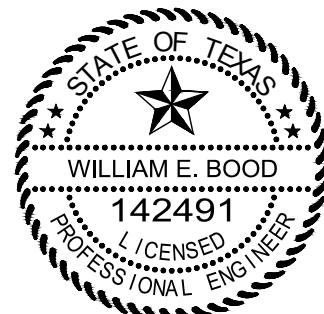
NO.	DESCRIPTION
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AutoZone Store No. 11092
4360 BOONVILLE RD. BRYAN, TX 77802

SITE UTILITIES PLAN

Owner / Developer: AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: FAX:

For Bidding & Contractor Information Contact:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

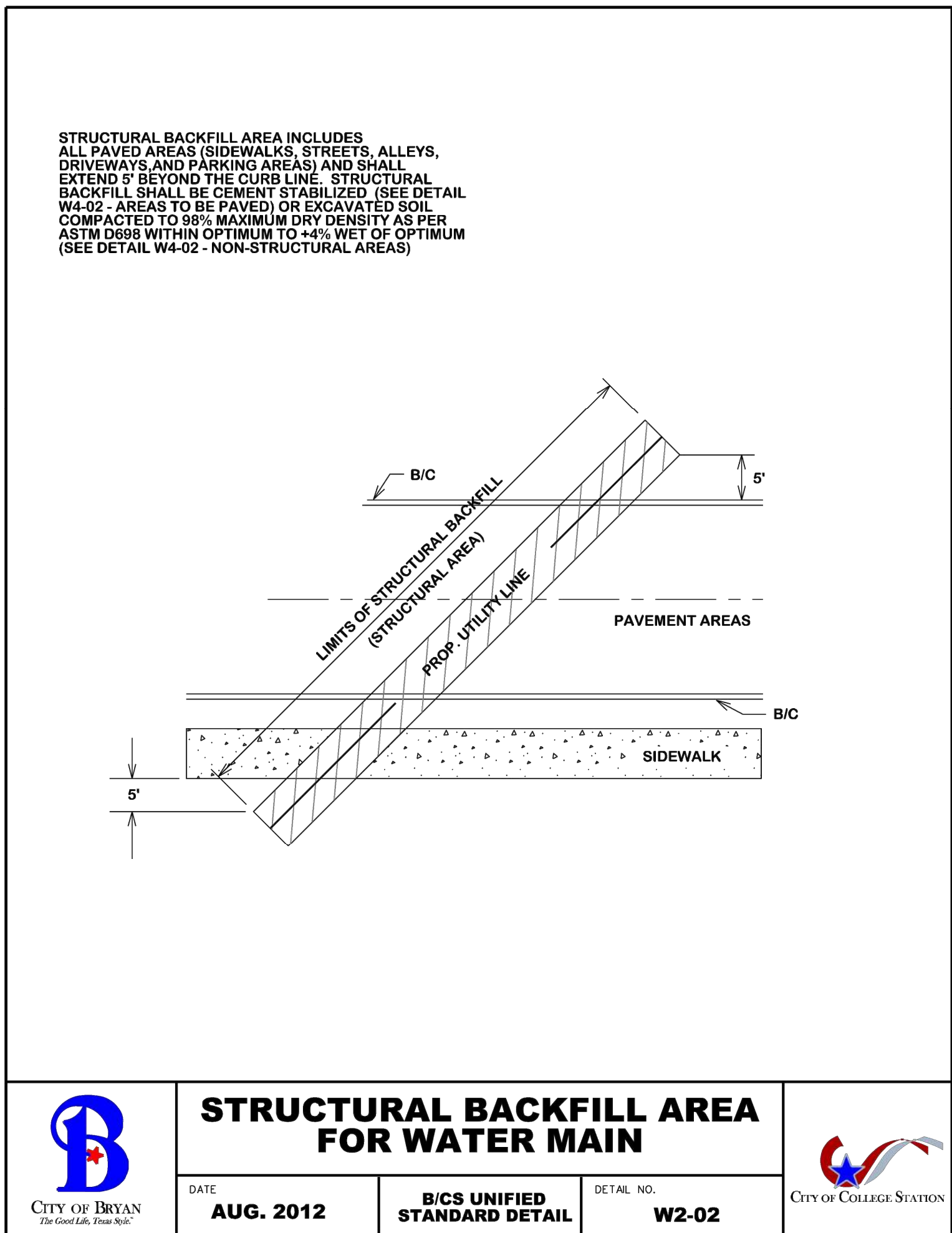
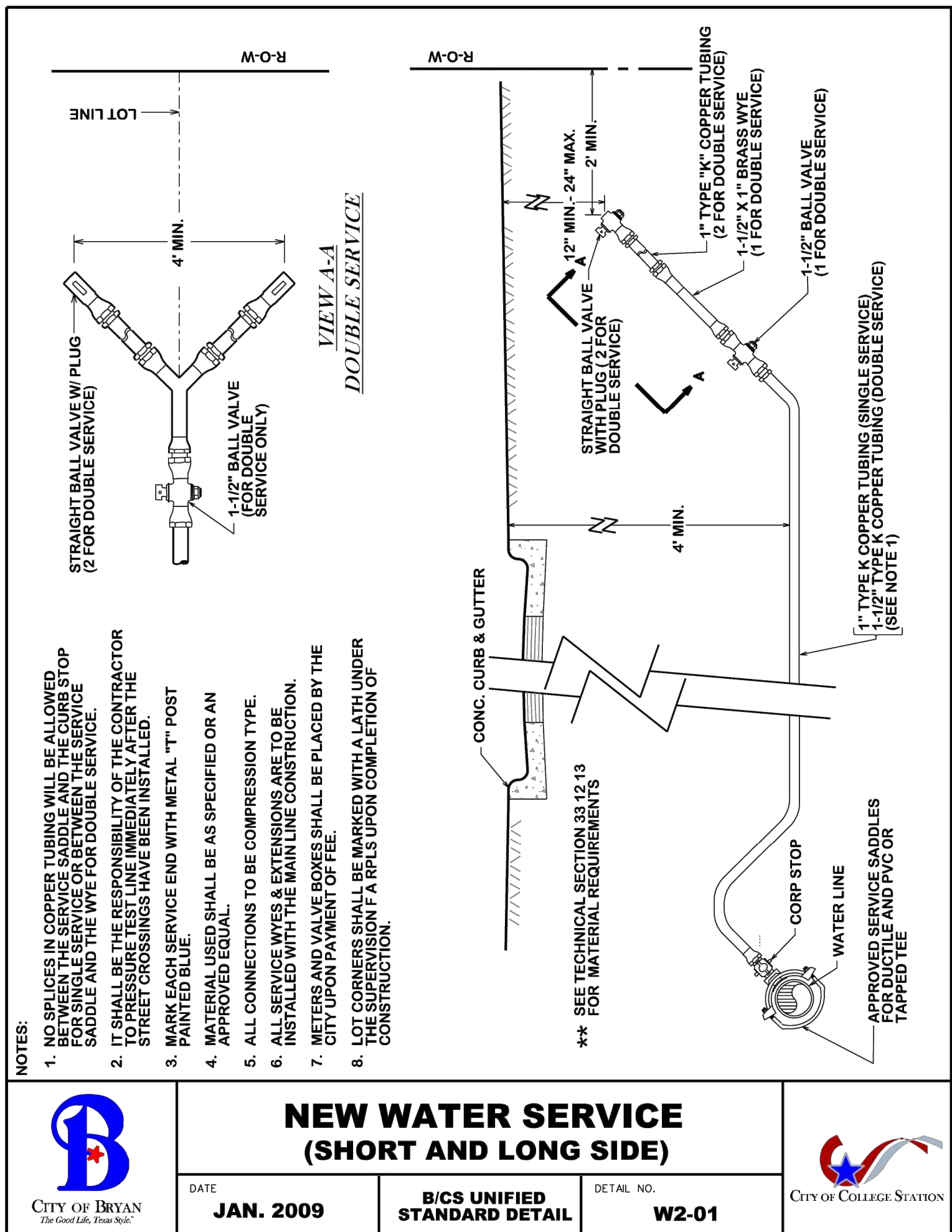
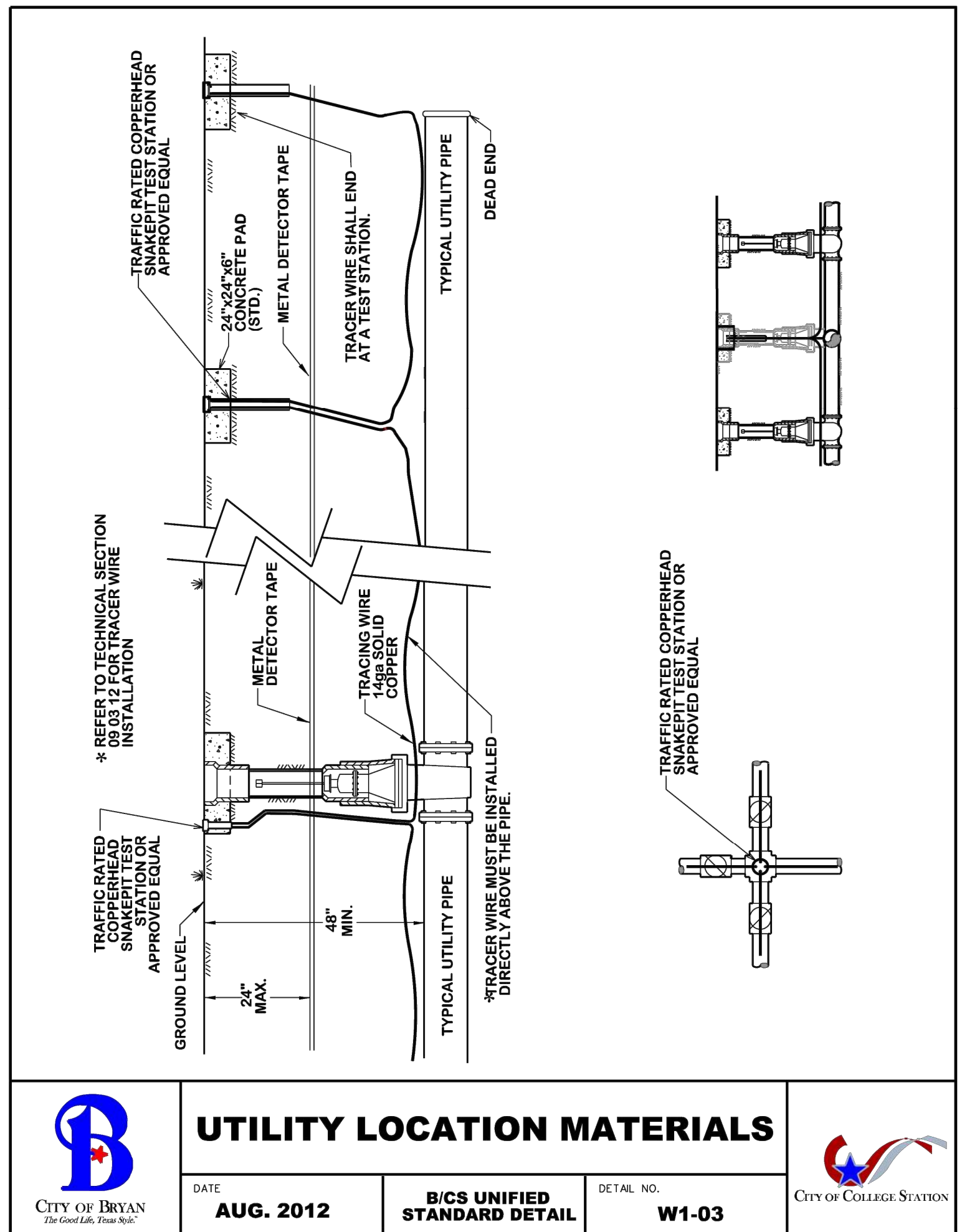
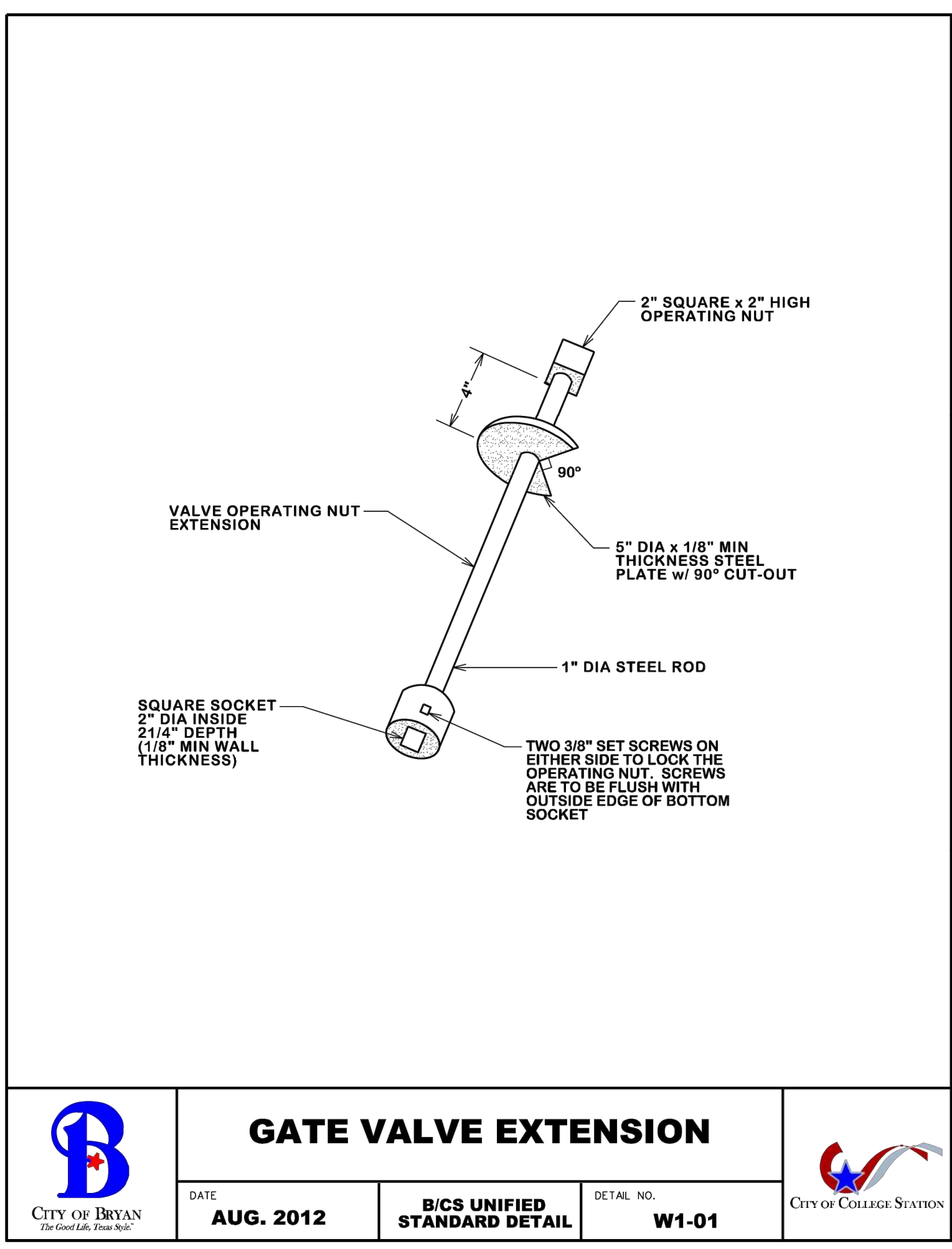
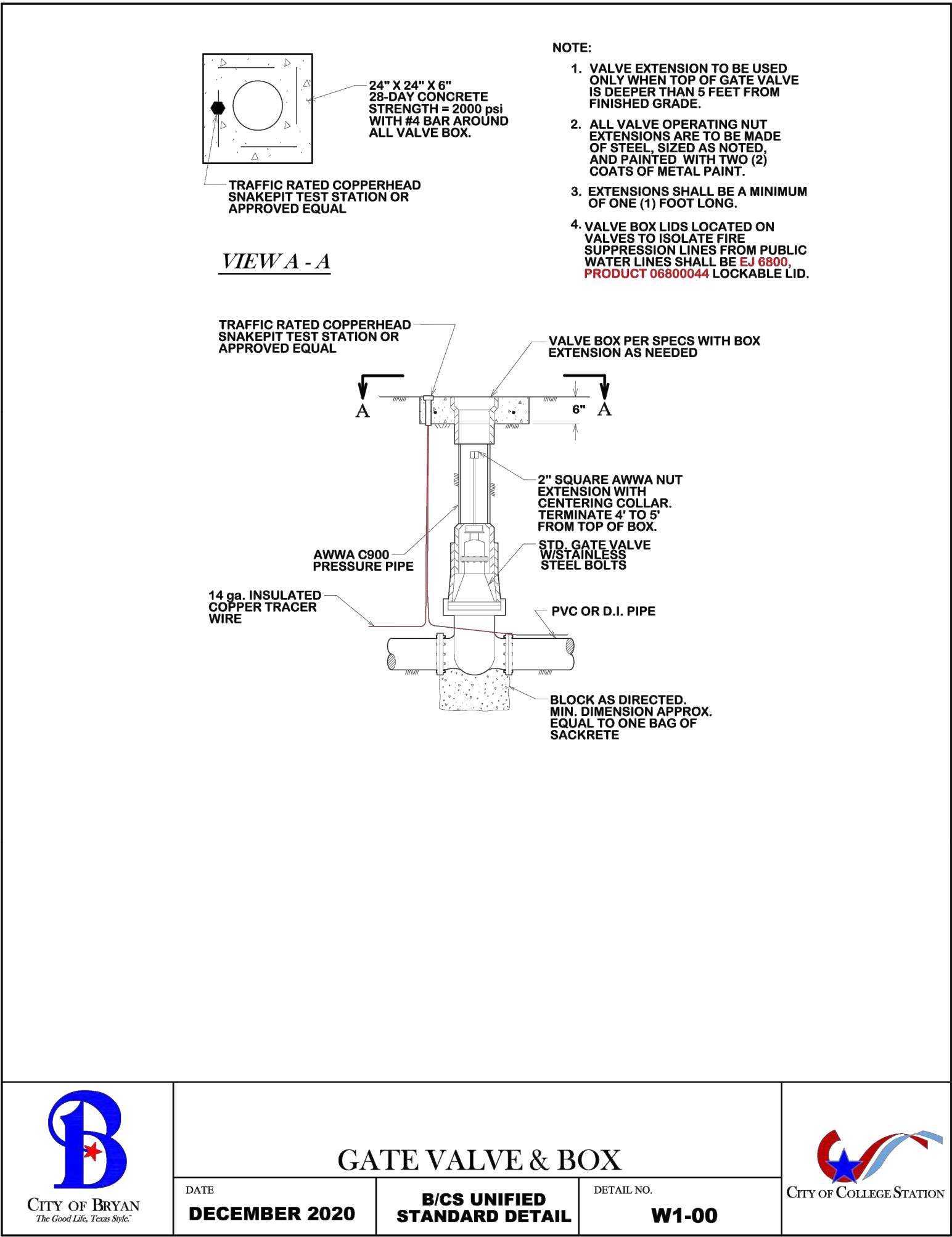


William E. Bood

8/6/2026

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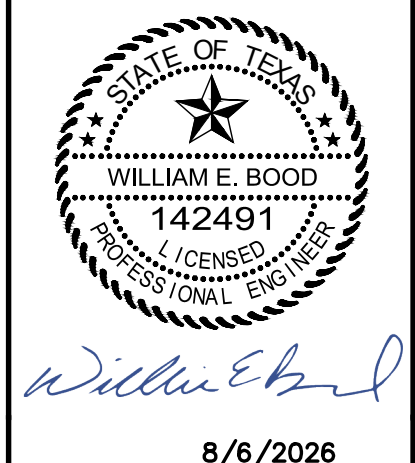


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AutoZone Store No. 11092
4360 BOONVILLE RD. BRYAN, TX 77802

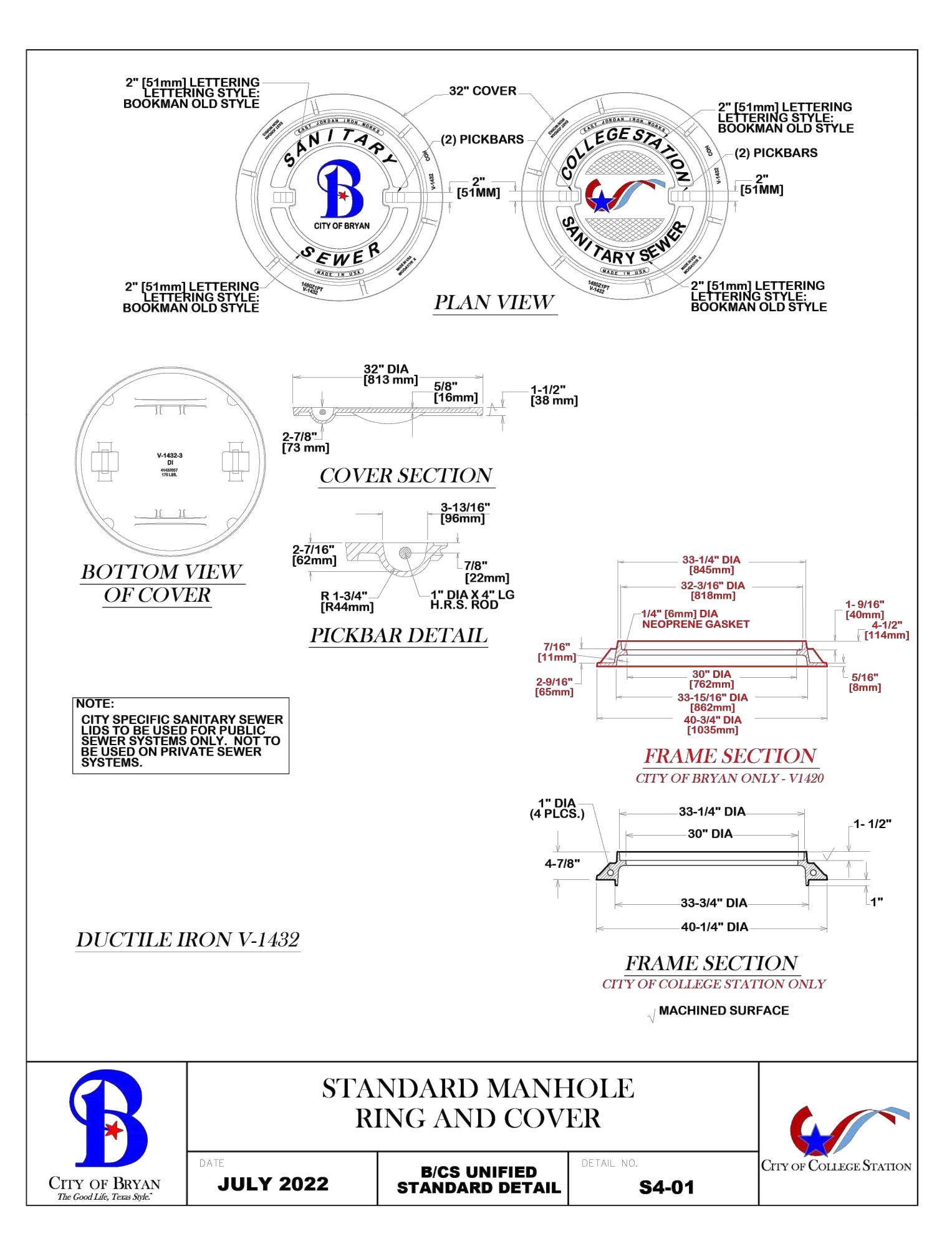
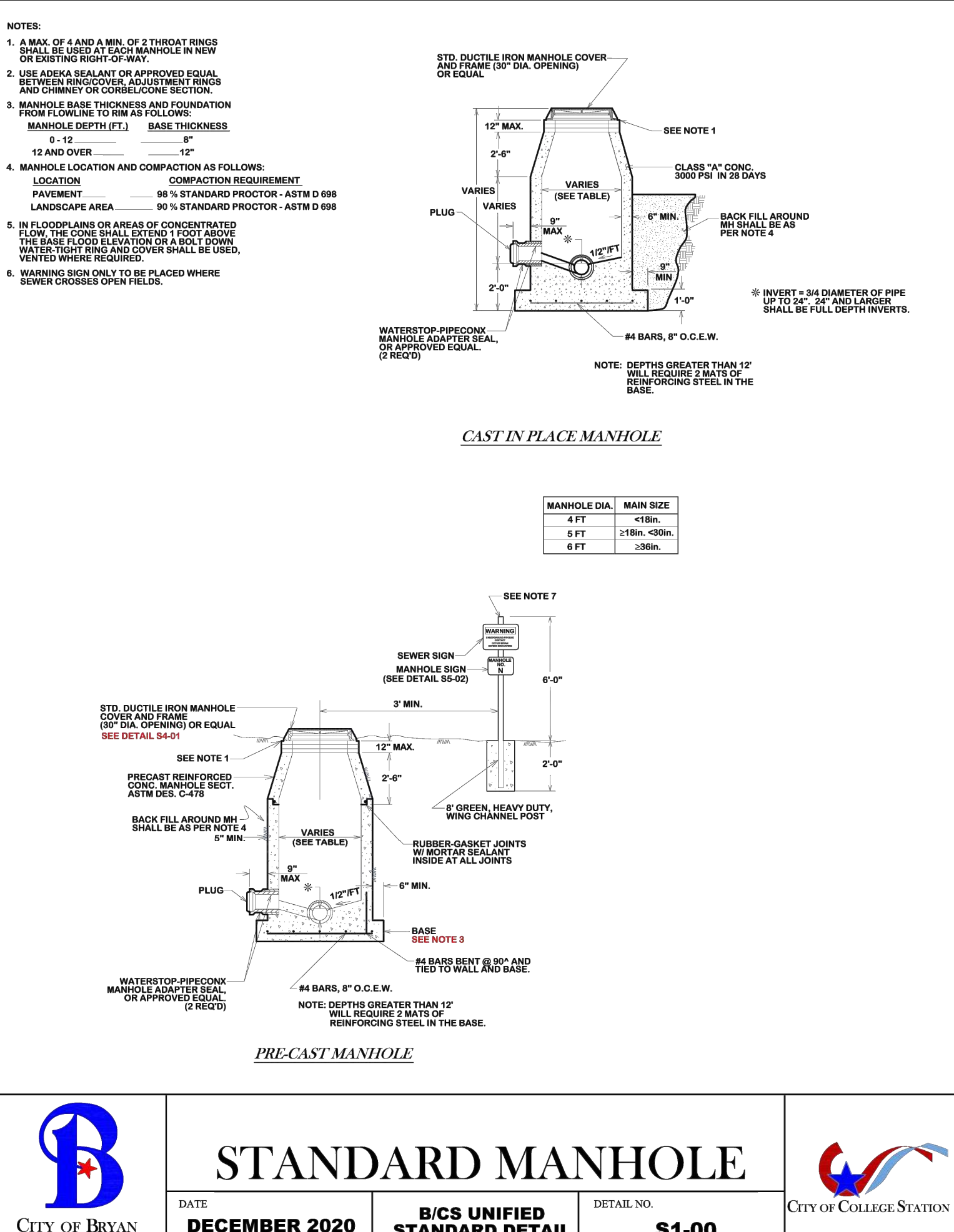
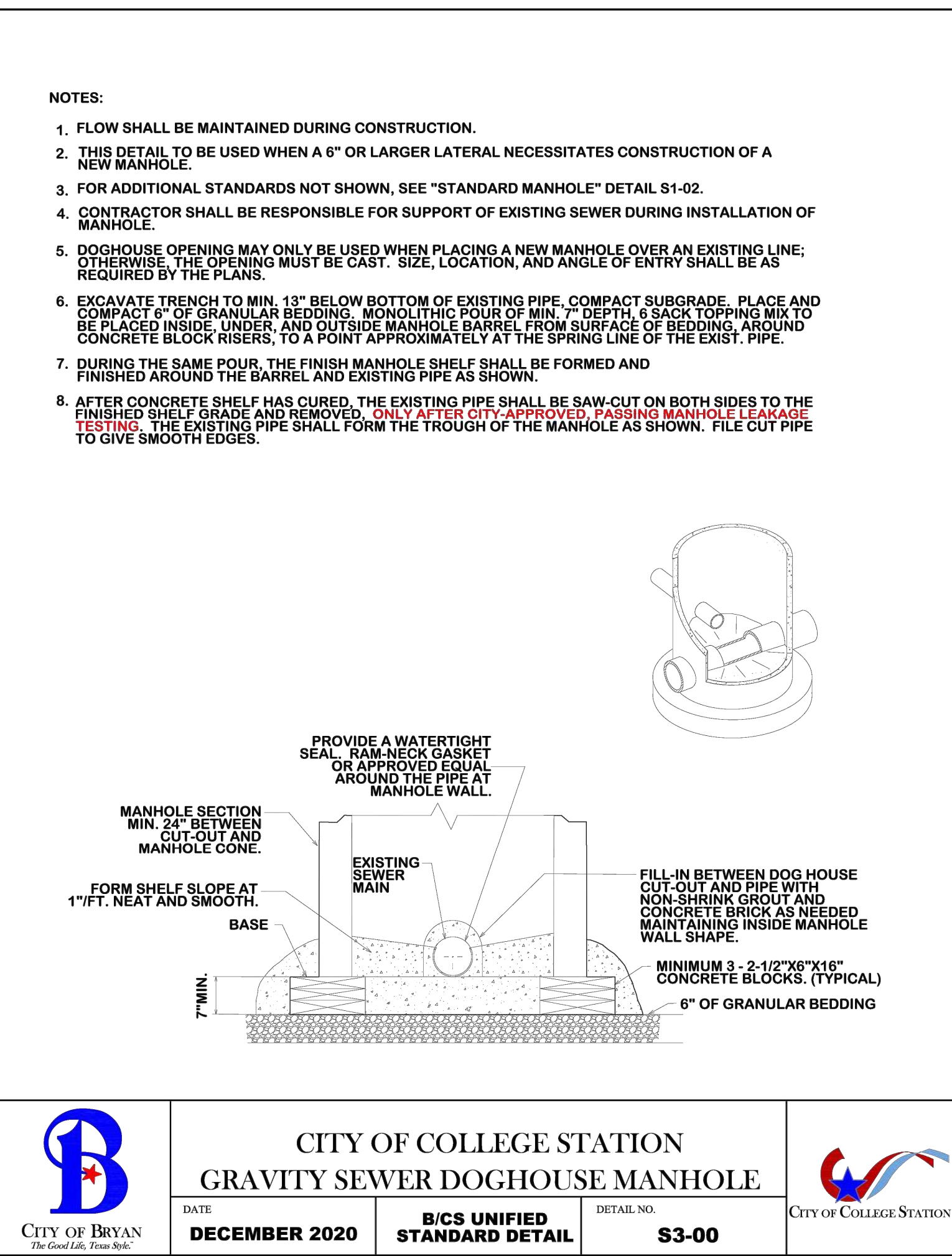
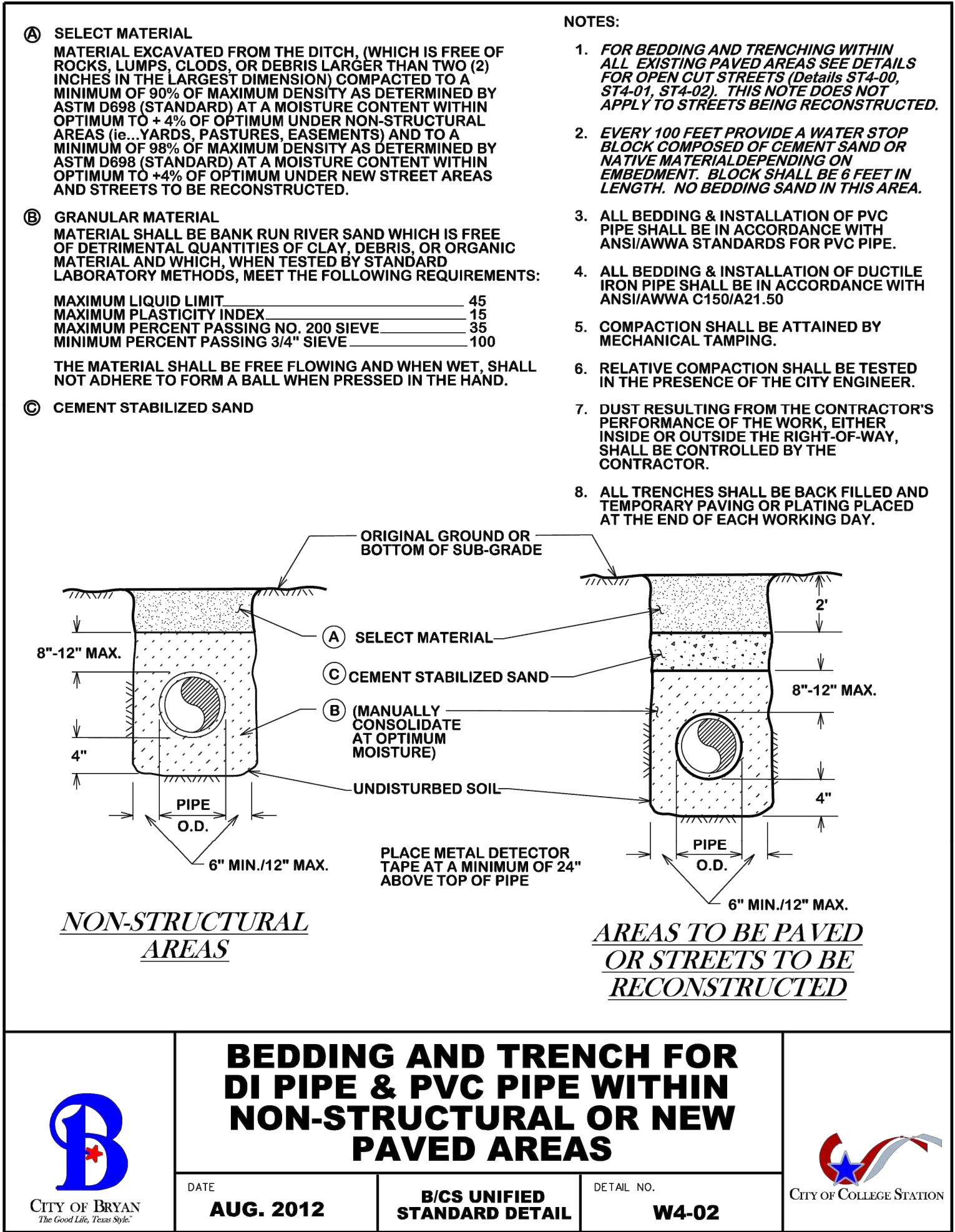
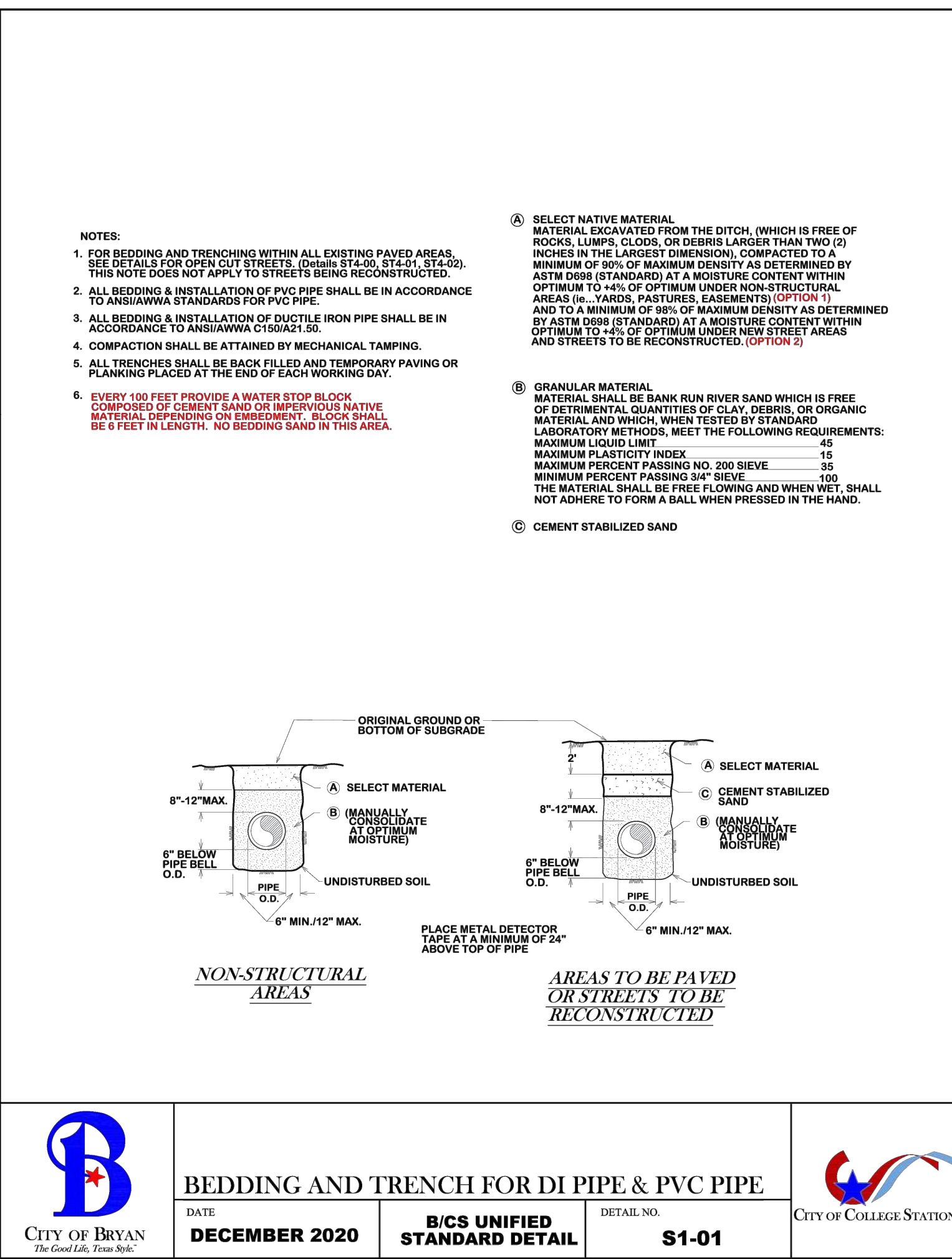
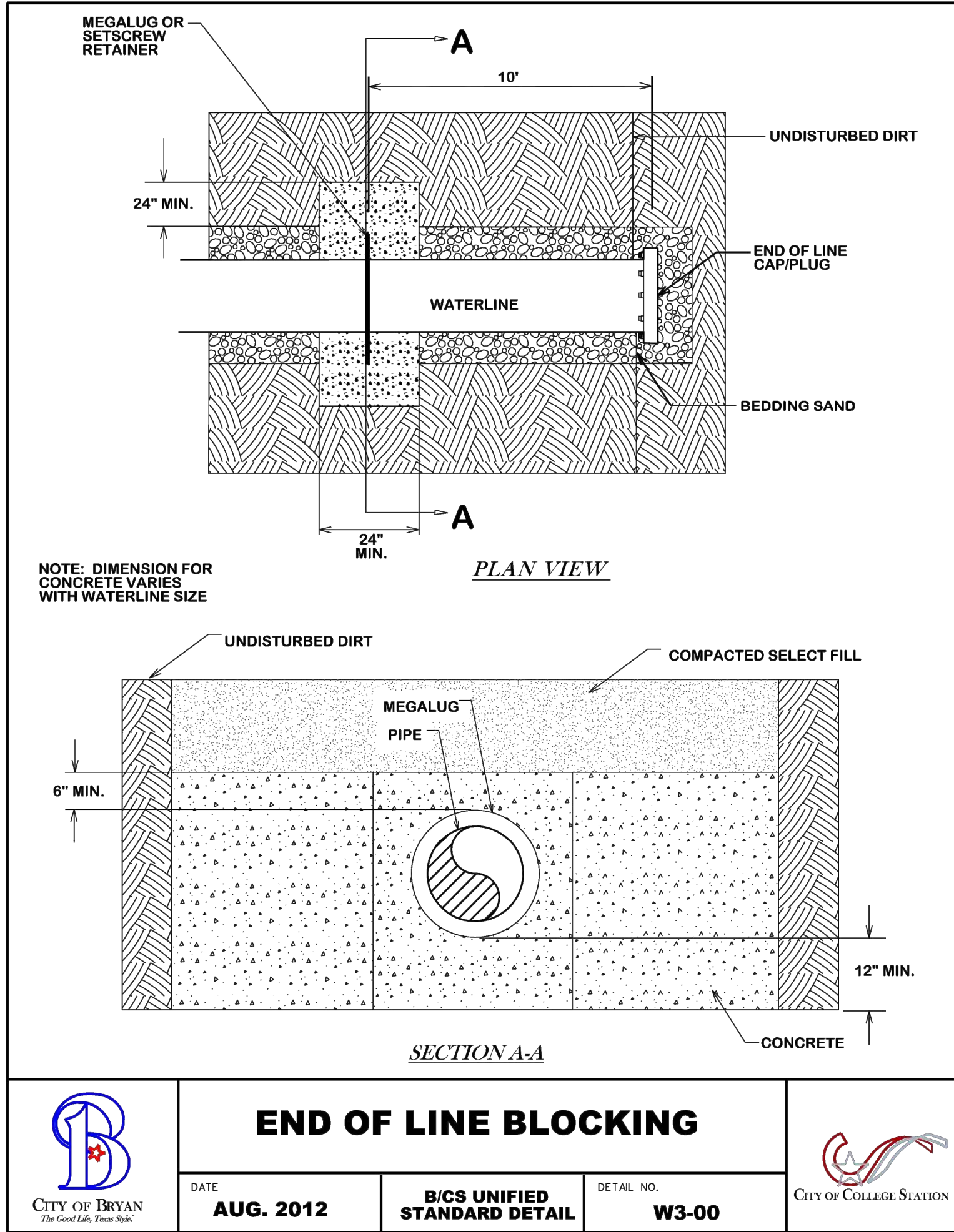
UTILITIES DETAILS

Owner / Developer: AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: FAX:
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8/6/2026
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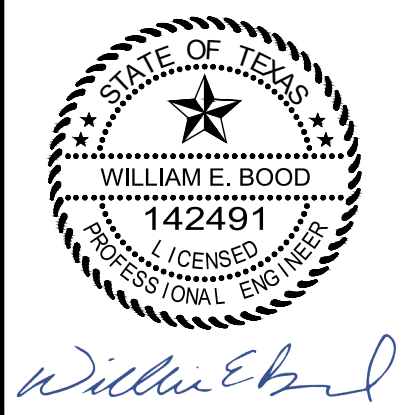
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REVISIONS			
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AutoZone Store No. 11092
4360 BOONVILLE RD. BRYAN, TX 77802

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123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
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Cindy.saroy@construction.com



8/6/2026
7N2

C1.3B

EPSC INSPECTION AND MAINTENANCE SCHEDULE

1. THE CONTRACTOR IS REQUIRED TO CONDUCT INSPECTIONS OF ALL EPSC MEASURES AND PERFORM AN MODIFICATIONS, MAINTENANCE OR REPAIRS AS NECESSARY, EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF EACH STORM EVENT THAT PRODUCES 0.5 INCHES R MORE OF PRECIPITATION. ADDITIONALLY, INSPECTIONS SHALL BE PERFORMED ONCE PERIMETER CONTROLS HAVE BEEN INSTALLED; AT THE COMPLETION OF CLEARING AND GRADING; WHEN ON-SITE TEMPORARY EROSION CONTROLS ARE INSTALLED; AND AT THE COMPLETION OF FINAL GRADING AND GROUND STABILIZATION.
2. RECORDS OF THESE INSPECTIONS MUST BE KEPT ON SITE AT ALL TIMES FOR REVIEW BY THE APPROPRIATE COMPLIANCE ENFORCEMENT AGENCY. RECORDS SHALL BE KEPT ON THE SELF-INSPECTION FORM WITH APPROVED CONSTRUCTION DRAWINGS.
3. ALL MEASURES SHALL BE MAINTAINED IN A FULLY FUNCTIONAL CONDITION UNTIL SUCH MEASURES ARE NO LONGER REQUIRED FOR A PARTICULAR PHASE OF WORK OR THE DISTURBED AREAS HAVE BEEN STABILIZED.
4. ALL EPSC MEASURES (SILT FENCE, SEDIMENT TRAPS, SEDIMENT BASINS, CONSTRUCTION ENTRANCES, ETC.) SHALL BE INSPECTED TO ENSURE THAT THEY ARE INSTALLED PER THE PLAN AND ARE OPERATING PROPERLY.
5. ALL TEMPORARY AND FINAL STABILIZATION MEASURES SHALL BE INSPECTED FOR ADEQUACY. ANY SEEDED AREAS THAT BECOME THIN OR BARE SHALL BE RE-SEEDED PER THE PLANS. ALL AREAS SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
6. SEDIMENT SHALL BE REMOVED FROM THE SEDIMENT TRAP AND SEDIMENT BASINS WHEN THE SEDIMENT ACCUMULATION HAS REDUCED THE DESIGN CAPACITY BY FIFTY PERCENT.
7. SEDIMENT SHALL BE REMOVED FROM ALL OTHER CONTROLS WHEN THE SEDIMENT REACHES APPROXIMATELY 1/3 THE HEIGHT OF THE CONTROL MEASURE.
8. ALL WORK SHALL BE WITHIN THE LIMITS OF THE APPROVED PLANS. IF MODIFICATIONS TO THE PLANS ARE REQUIRED, THE CHANGES SHALL BE IMPLEMENTED WITHIN 48 HOURS OF THE INSPECTION INDICATING A DEFICIENCY.
9. ALL RECORDS OF THE STORMWATER POLLUTION PREVENTION PROGRAM MUST BE KEPT FOR AT LEAST 3 YEARS AFTER THE PERMIT HAS BEEN TERMINATED, IF APPLICABLE.

EPSC PREVENTION AND SEDIMENT CONTROL

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED IN ACCORDANCE TO PLANS AND SHALL MEET THE DESIGN CRITERIA SET FORTH BY THE COUNTY OF BASTROP AND THE TEXAS DEPARTMENT OF ENVIRONMENTAL MANAGEMENT (TDEM).

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC AND PRIVATE ROADWAY. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM THE STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER ACTIVITIES SHALL BE PUMPED TO A SEDIMENT FILTER BAG (DEWATERING BAG) PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

EPSC PHASING NOTES

1. SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE TO BE INSTALLED PRIOR TO SOIL DISTURBANCE.
2. STOCKPILE AREAS, IF USED, SHALL HAVE A PERIMETER SILT FENCE AND SHALL BE STABILIZED AT THE END OF EACH WORK DAY.
3. CONTRACTOR SHALL BEGIN SITE GRADING AND CONSTRUCTION OF UTILITIES, STORM DRAINAGE, AND PARKING AREAS.
4. CONTRACTOR SHALL INSTALL STORM DRAINAGE SYSTEM AND PROVIDE INLET PROTECTION AS STORM SEWER CONSTRUCTION PROGRESSES.
5. CONTRACTOR SHALL INSTALL SUBBASE AND PAVEMENT FOR THE PARKING AREA.
6. CONTRACTOR SHALL COMPLETE SITE GRADING AND IMPROVEMENTS.
7. CONTRACTOR SHALL STABILIZE THE SITE BEFORE REMOVING ANY OF THE EROSION CONTROL MEASURES.
8. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES AND RESTORATION OF ALL DISTURBED AREAS UNTIL FINAL ACCEPTANCE OF THE PROJECT. CONTRACTOR SHALL INSTALL ADDITIONAL EROSION CONTROL MEASURES AS NEEDED TO PREVENT SEDIMENT FROM LEAVING THE SITE.

LEGEND

SEE SHEET C0.1 FOR LEGEND

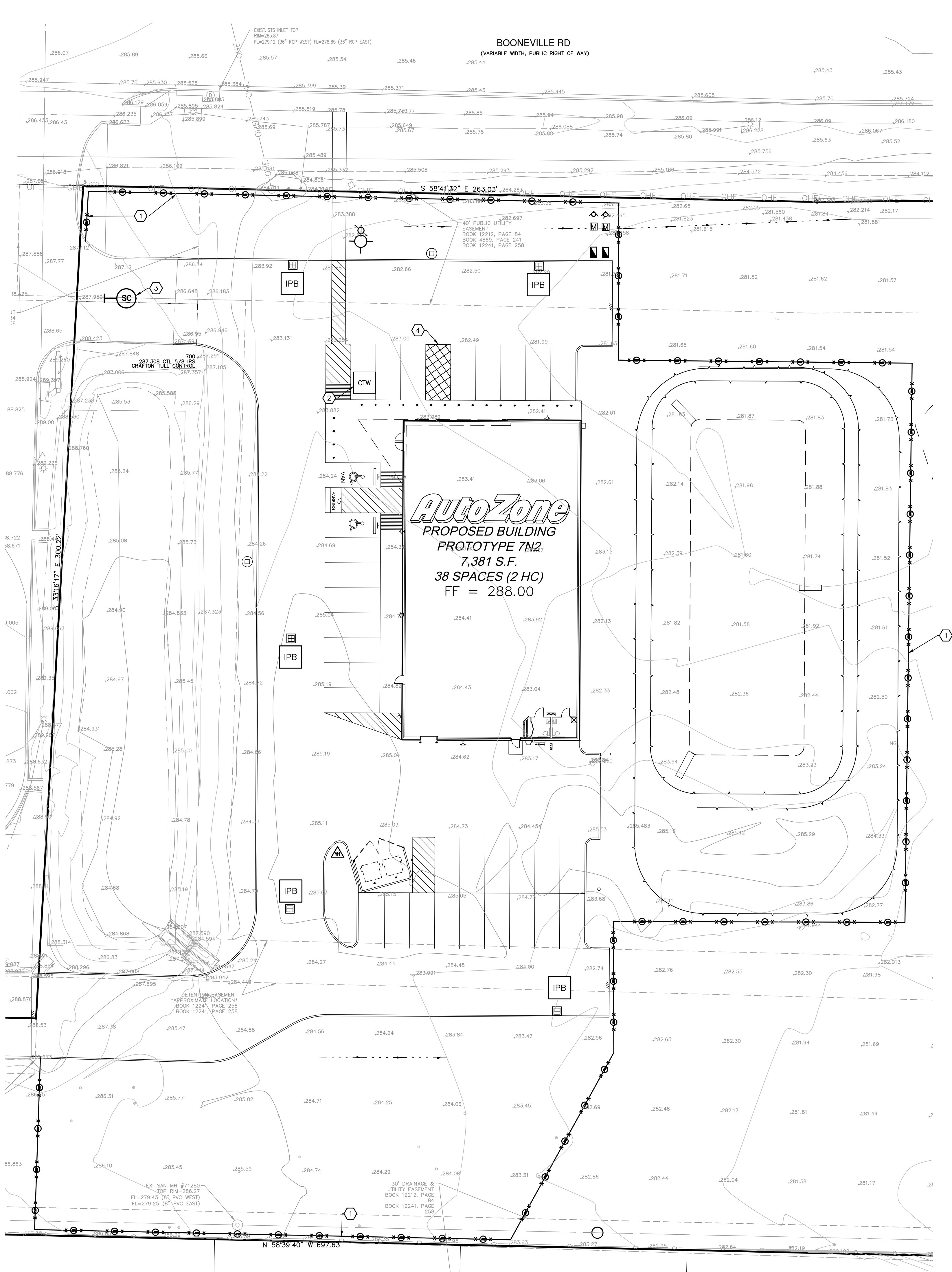
FLOOD NOTE (PER SURVEY)

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "AE" (AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED), AND ZONE "AE REGULATORY FLOODWAY" (AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT. THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS), OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48041C0220F, WHICH BEARS AN EFFECTIVE DATE OF APRIL 2, 2014.

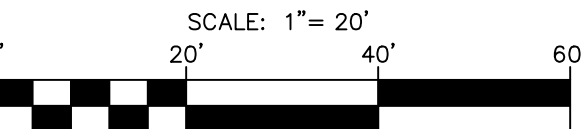
THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD ZONE.

UTILITY NOTE

LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ARE BASED UPON AN ALTA/NSPS LAND TITLE SURVEY PREPARED BY COMMERCIAL DUE DILIGENCE SERVICES. NEITHER THE ENGINEER NOR HIS REPRESENTATIVES HAVE VERIFIED OR OBSERVED THE ACTUAL INSTALLATION OF THE UTILITIES SHOWN. EXACT LOCATIONS OF EXISTING INDIVIDUAL SERVICE LINES ARE NOT KNOWN.



Vicinity Map
Not-To-Scale



EPSC LEGEND

- REINFORCED SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- CONCRETE TRUCK WASHOUT
- INLET PROTECTION BARRIER
- DESIGNATED DEBRIS PICK-UP AREA
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR

KEYNOTES

1. SILT FENCE - SEE DETAIL SHEET C1.4A
2. CONCRETE WASHOUT AREA - SEE DETAIL SHEET C1.4A
3. STABILIZED CONSTRUCTION ENTRANCE (SC) - SEE DETAIL SHEET C1.4A
4. DESIGNATED DEBRIS PICK-UP AREA

GENERAL NOTES

1. AREA OF DISTURBANCE: 1.89 ACRES.
2. SEE SHEET C1.4A FOR EROSION CONTROL DETAILS.
3. SEE SHEET L1.0 FOR FINAL STABILIZATION PLAN.

TBM INFORMATION

BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD'83 (2011), CENTRAL ZONE AS DETERMINED BY GPS OBSERVATION. ALL DISTANCES ARE US SURVEY FEET.

PAPE-DAWSON

2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

AutoZone Store No. 11092
4360 BOONVILLE RD. BRYAN, TX 77802

Owner / Developer: AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: FAX:
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com

8/6/2026

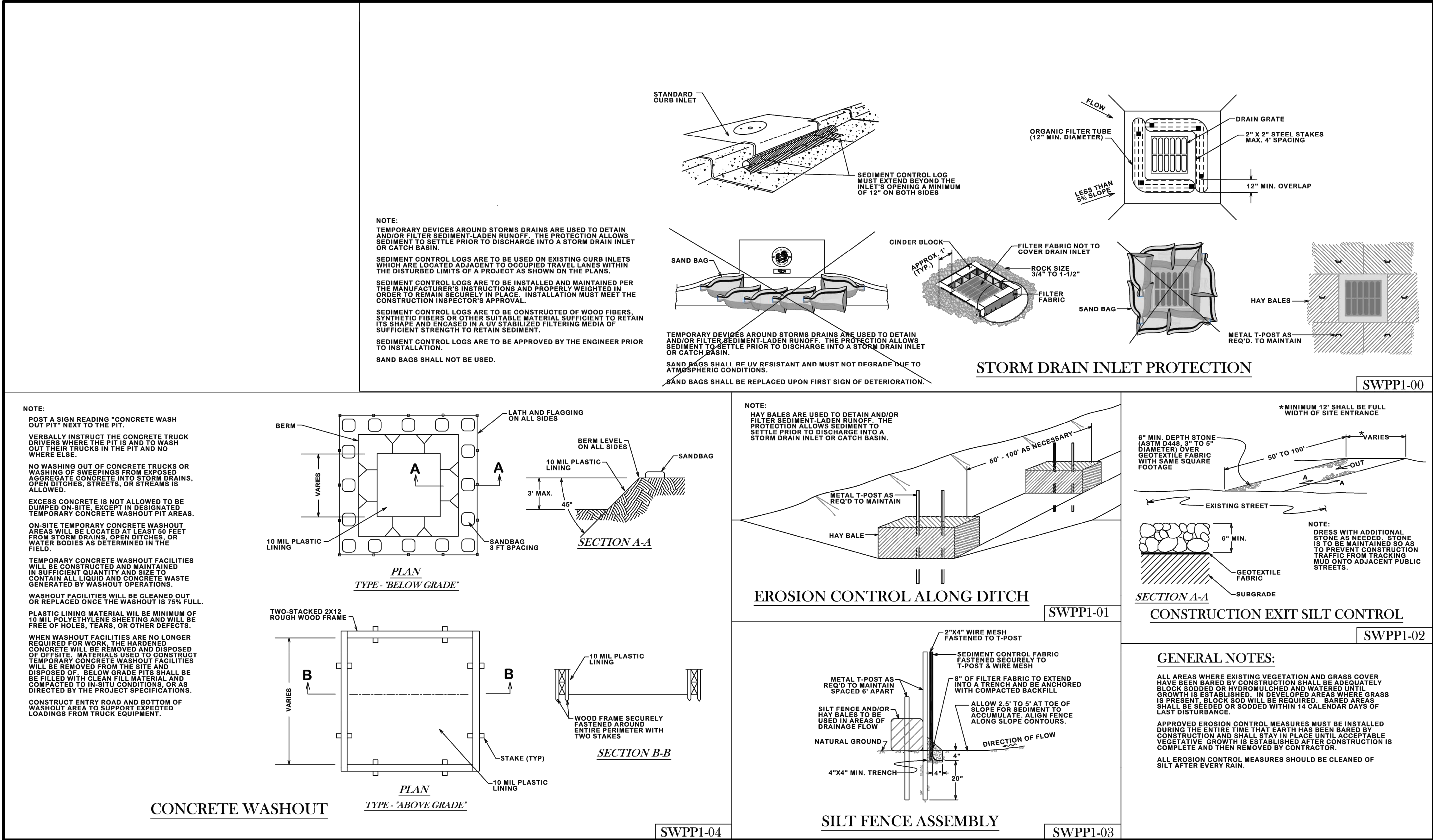
7N2

C1.4

REVISIONS

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2	5
3	6

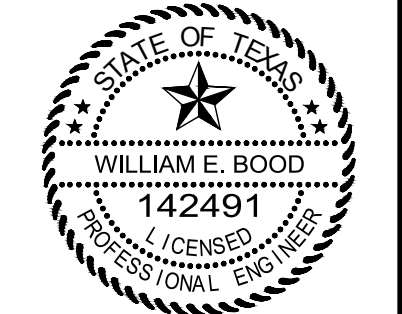
EROSION PREVENTION AND SEDIMENT CONTROL PLAN



REVISIONS					
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2	5				
3	6				

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4360 BOONVILLE RD. BRYAN, TX 77802

Owner / Developer: AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: FAX:



William E. Bood

8/6/2026

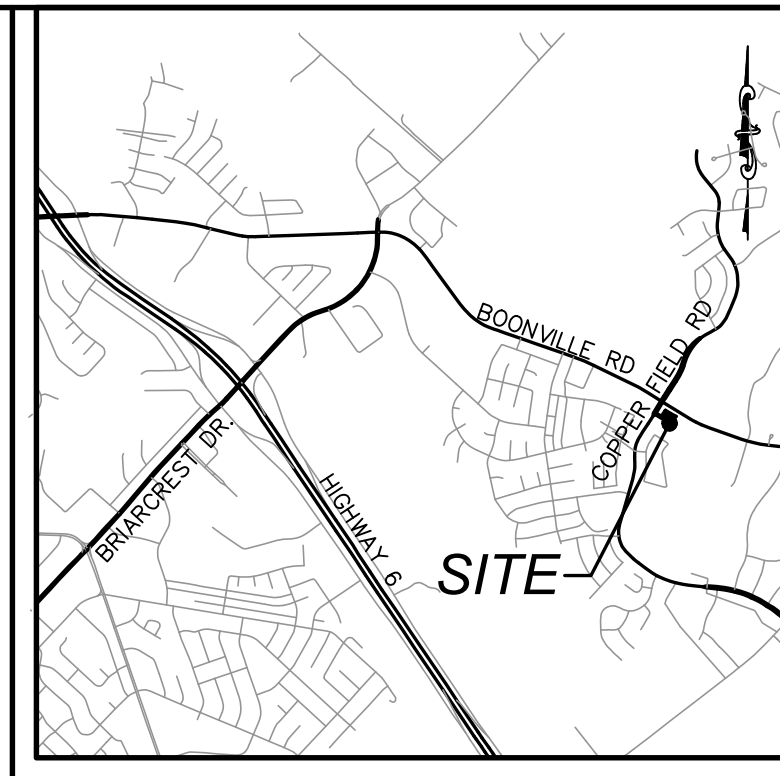
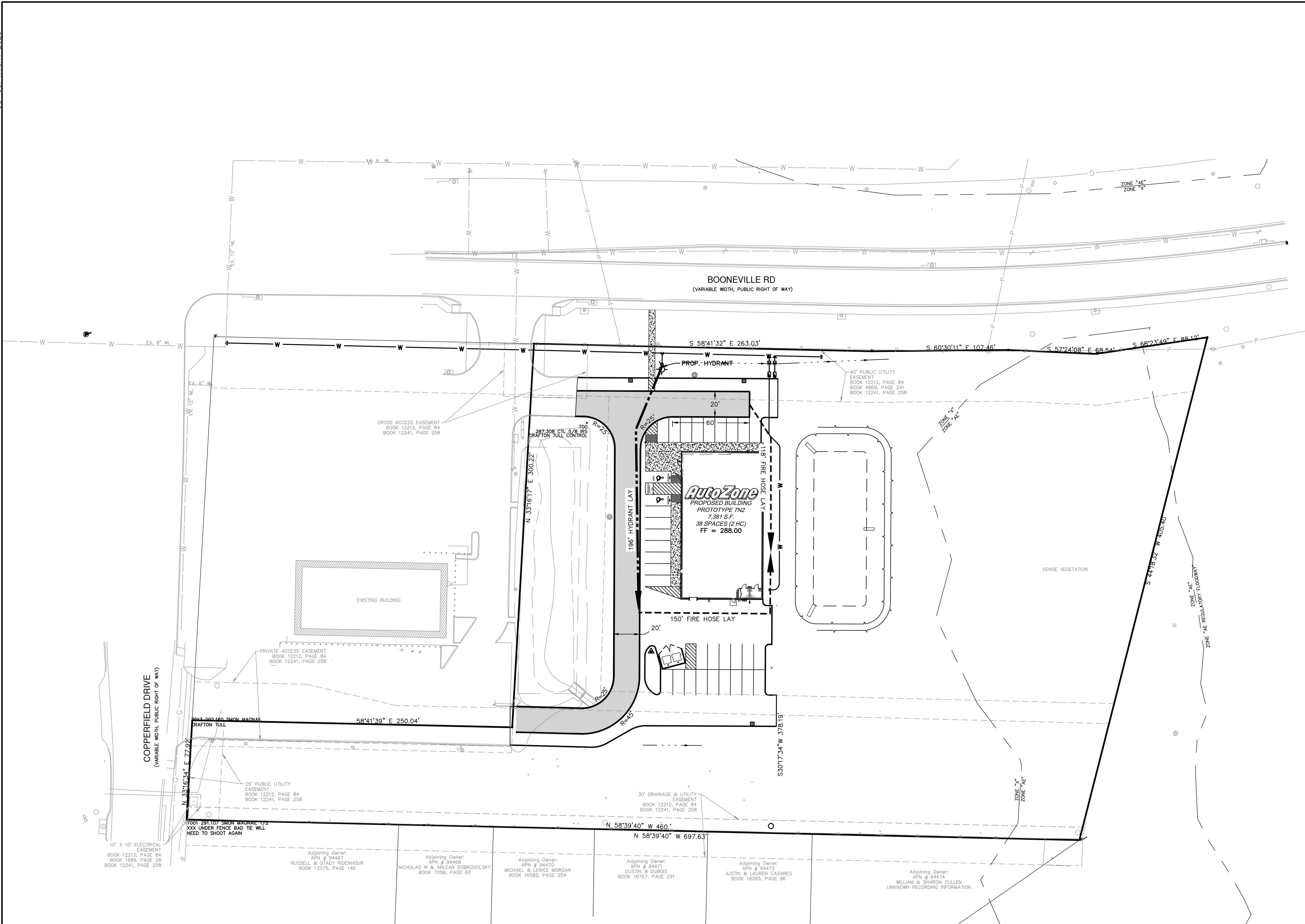
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C1.4A

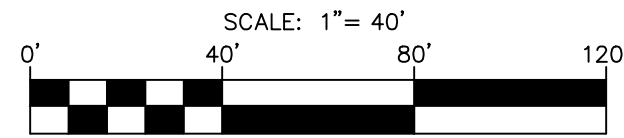
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EROSION PREVENTION AND SEDIMENT CONTROL DETAILS

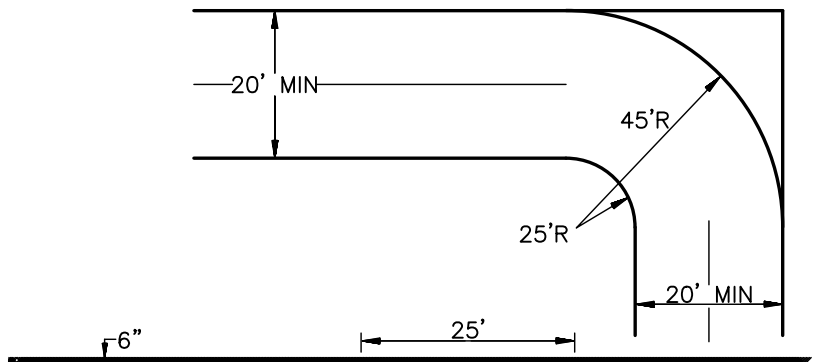


Vicinity Map
Not-To-Scale



LEGEND

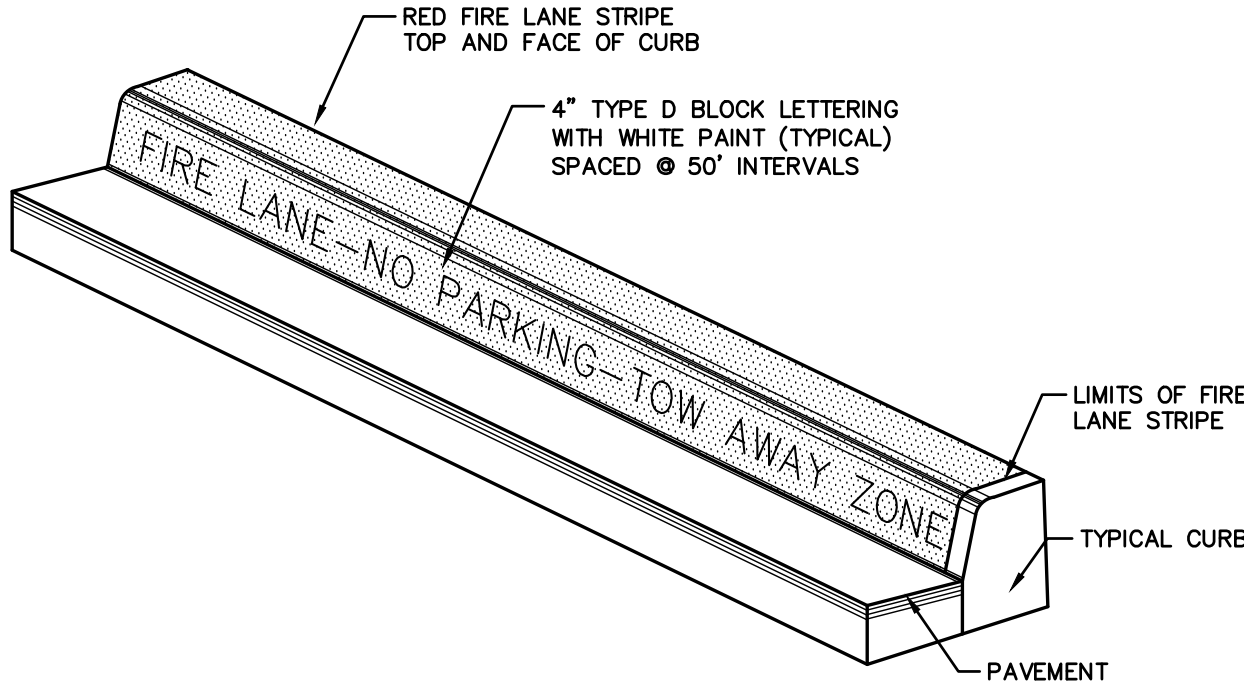
- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- PROPOSED FIRE LANE
- PAINTED RED FIRE LANE STRIPE
- FIRE HOSE LAY (FIRE LANE TO BUILDING)
- FIRE HYDRANT LAY (HYDRANT TO FIRE LANE)
- EXISTING WATER LINE
- PROPOSED WATER LINE



NO PARKING FIRE LANE
FIRE LANE STRIPING SHALL BE 6" RED STRIPES WITH 4" INCH WHITE LETTERS READING "NO PARKING FIRE LANE". STRIPING SHALL BE PLACED ON THE TOP EDGE OF THE SIDEWALK ABUTTING THE PAVED DRIVE OR AS SPECIFIED BY LOCAL REQUIREMENTS.

NO PARKING FIRE LANE

TYPICAL FIRE LANE MARKING
DETAIL WITHOUT CURB



WITH CURB

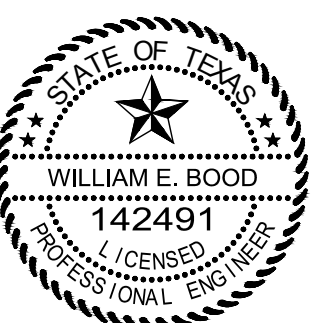
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TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

REVISIONS					
1	4	5	6		
2					
3					

AutoZone Store No. 11092
4360 BOONVILLE RD. BRYAN, TX 77802

FIRE PROTECTION PLAN

Owner / Developer: AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: FAX:
For Bidding & Contractor Information Contact:
Dodge Data & Analytics, Tel. 413-930-4215
Cindy.searcy@construction.com


8/6/2026

7N2

C1.5

REVISIONS			
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3			

AutoZone Store No. 11092
4360 BOONVILLE RD. BRYAN, TX 77803

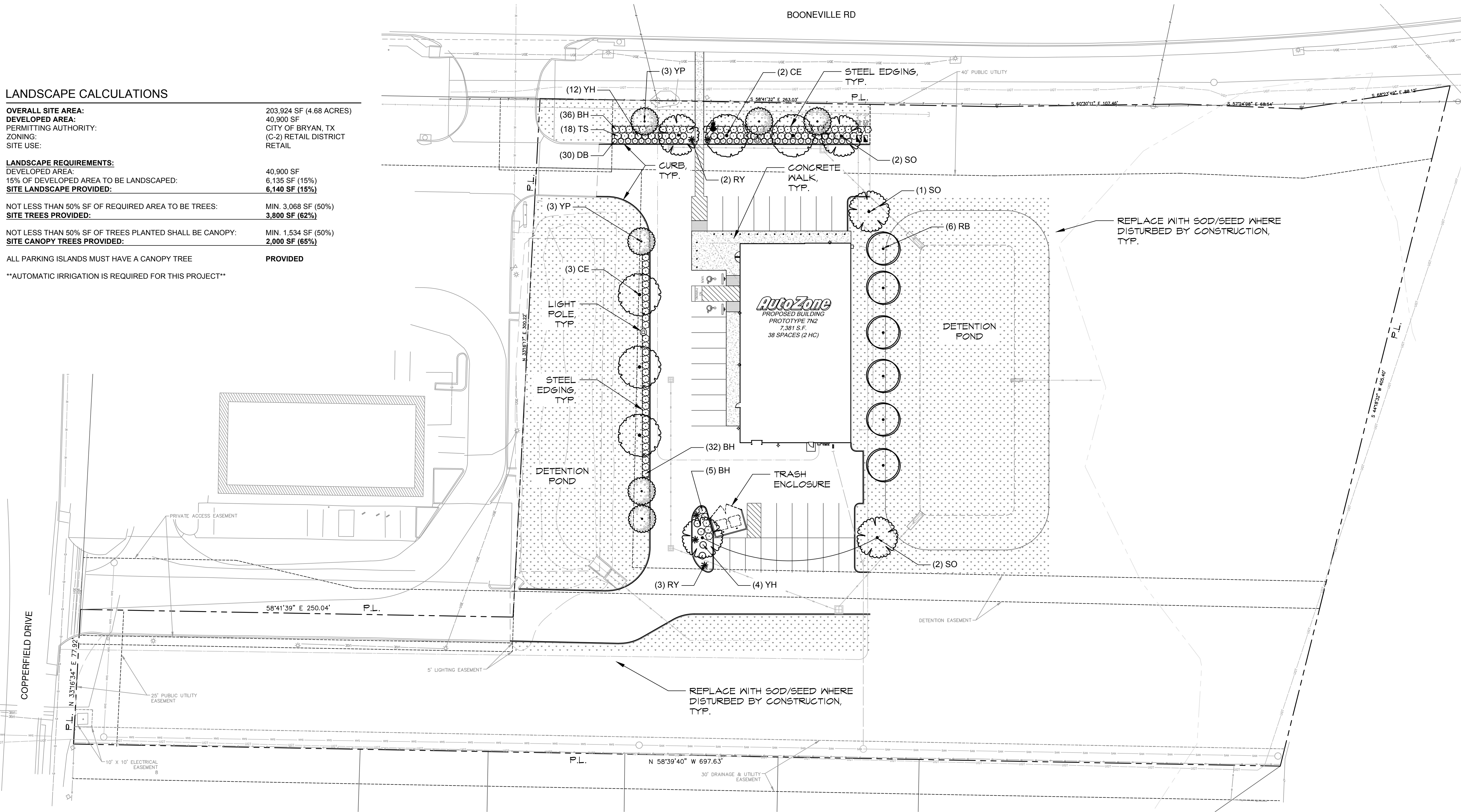
Owner / Developer: AUTOZONE DEVELOPMENT LLC
123 South Front Street, 3rd Floor
Memphis, Tennessee 38103
TEL: FAX:
For Bidding & Contractor Information Contact:
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Cindy.searcy@construction.com

LANDSCAPE
PLANTING

LP-1

LANDSCAPE CALCULATIONS

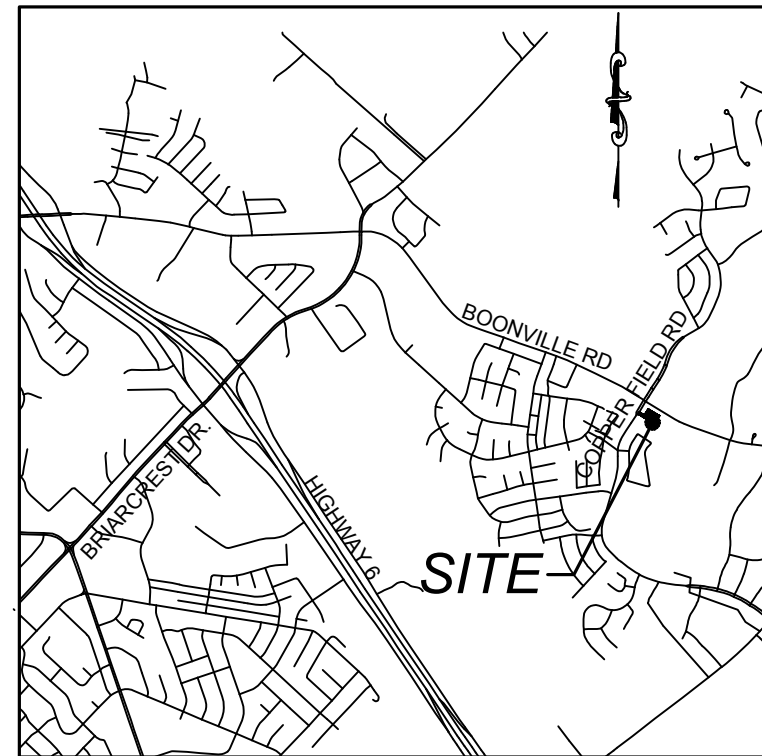
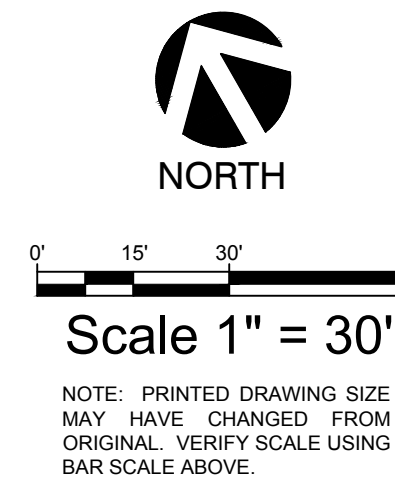
OVERALL SITE AREA:	203,924 SF (4.68 ACRES)
DEVELOPED AREA:	40,900 SF
PERMITTING AUTHORITY:	CITY OF BRYAN, TX
ZONING:	(C-2) RETAIL DISTRICT
SITE USE:	RETAIL
LANDSCAPE REQUIREMENTS:	
DEVELOPED AREA:	40,900 SF
15% OF DEVELOPED AREA TO BE LANDSCAPED:	6,135 SF (15%)
SITE LANDSCAPE PROVIDED:	6,140 SF (15%)
NOT LESS THAN 50% SF OF REQUIRED AREA TO BE TREES:	MIN. 3,068 SF (50%)
SITE TREES PROVIDED:	3,800 SF (62%)
NOT LESS THAN 50% SF OF TREES PLANTED SHALL BE CANOPY:	MIN. 1,534 SF (50%)
SITE CANOPY TREES PROVIDED:	2,000 SF (65%)
ALL PARKING ISLANDS MUST HAVE A CANOPY TREE	PROVIDED
AUTOMATIC IRRIGATION IS REQUIRED FOR THIS PROJECT	



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	SF VALUE	TOTAL	SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	SF VALUE	TOTAL
CANOPY TREES							SHRUBS							
	SO	5	Quercus shumardii Shumard Red Oak	1.5" Cal. / Min. 6' Ht.	200	1,000 sf		RY	5	Hesperaloe parviflora Red Yucca	3 GAL	36" OC	10	50 sf
	CE	5	Ulmus crassifolia Cedar Elm	1.5" Cal. / Min. 6' Ht.	200	1,000 sf		BH	73	Ilex cornuta 'Burfordii Nana' Dwarf Burford Holly	3 GAL	36" OC	10	730 sf
EVERGREEN TREE								YH	16	Ilex vomitoria 'Nana' Dwarf Yaupon Holly	3 GAL	36" OC	10	160 sf
	YP	6	Ilex vomitoria Yaupon	1.5" Cal.	150	900 sf		DB	30	Dietes bicolor African Iris	2 GAL	36" OC	10	300 sf
ACCENT TREES								TS	18	Leucophyllum frutescens 'Compacta' Compact Texas Sage	3 GAL	36" OC	10	180 sf
	RB	6	Cercis canadensis texensis Texas Redbud	1.5" Cal.	150	900 sf	SOD/SEED							
								SOD	46,027 sf	Cynodon 'TifTuf' TifTuf Hybrid Bermuda Grass	(Max. 15% of Landscape Area)		920 sf	

TOTAL LANDSCAPE AREA PROVIDED: 6,140 sf



Vicinity Map
Not-To-Scale

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2107 CITYWEST BLVD, 3RD FLR | HOUSTON, TX 77042 | 713.428.2400
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADERS ARE DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
 7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/cm; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS. FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO5 LANDSCAPE FABRIC (OR APPROVED EQUAL).
- J. TREE STAKING AND GUYING
1. STAKES: 6" LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- M. STEEL EDGING: PROFESSIONAL STEEL EDGING, 10 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE: COLI-MET OR APPROVED EQUAL.
- N. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - c. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH GRADE. MULCH COVER OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

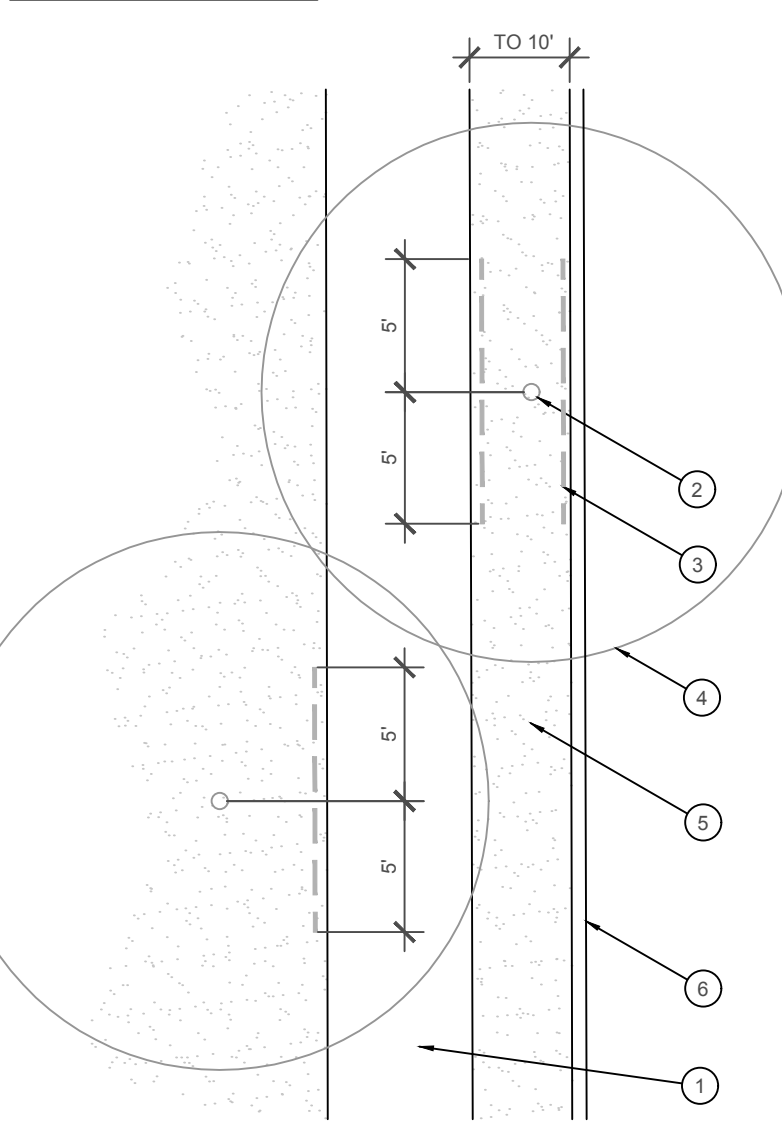
GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL, FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN) IN THE CONTEXT OF THESE PLANS. NOTES AND SPECIFICATIONS. FINISH GRADE REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
3. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
4. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
5. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
6. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 2" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
7. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
8. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
9. ALL PLANT LOCATIONS ARE DIAGNOSTIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
10. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES: PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
11. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS), AND THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNERS REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
12. CONTRACTOR SHALL PROVIDE AND INSTALL SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.
13. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
14. AFTER FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, CONTRACTOR IS TO PROVIDE SUGGESTED MAINTENANCE, WATERING SCHEDULE, WEEDING SCHEDULE, AND FERTILIZATION SCHEDULE.
15. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.
7. GENERAL PLANTING:
 - a. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 - b. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 - c. TREENCHING NEAR EXISTING TREES:
 - i. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ii. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TREENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - iii. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRY LINES WITHIN 24 HOURS.
 - iv. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
8. TREE PLANTING:
 1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "CHASE" ROOTS OUT FROM THE ROOTBALL.
 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT additional TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1-1/2" TREES: TWO STAKES PER TREE
 - b. 2-1/2" - 4" TREES: THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER: GUY AS NEEDED
 - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
9. SHRUB, PERENNIAL AND GROUND COVER PLANTING:
 1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
10. SODDING:
 1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
11. CLEAN UP:
 1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
12. INSPECTION AND ACCEPTANCE:
 1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
13. LANDSCAPE MAINTENANCE:
 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS AFTER ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REPLACEMENT OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASONAL OBSERVATION.
 2. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTING MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL PLANTING SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING, AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
14. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS:
 1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDING, HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
15. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

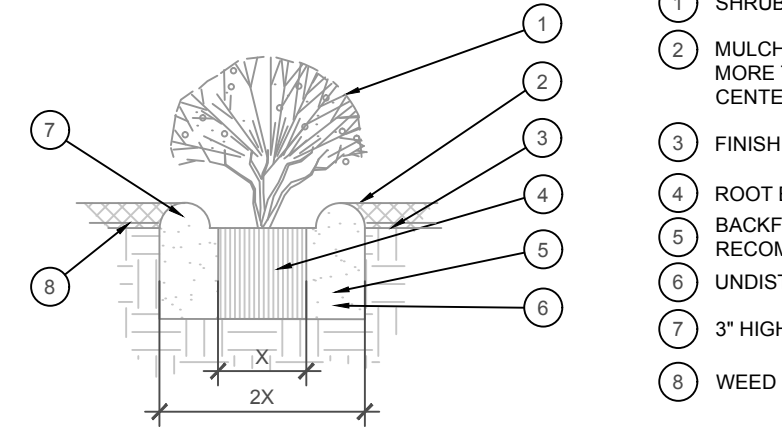
OPEN LANDSCAPE

PARKWAY OR LANDSCAPE



ROOT BARRIER - PLAN VIEW

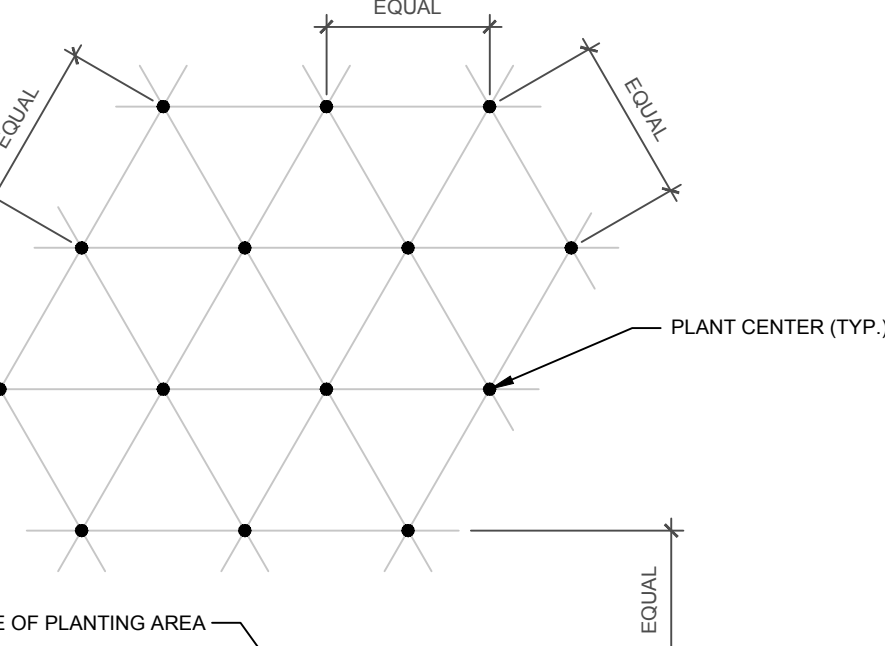
SCALE: NOT TO SCALE



SHRUB AND GROUND COVER PLANTING

SCALE: NTS

1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING BASIN.
8. WEED FABRIC UNDER MULCH.



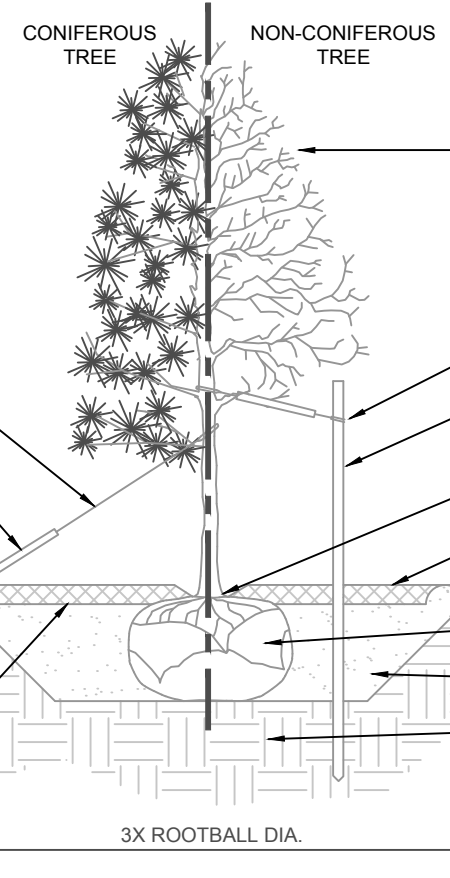
NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

- 1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA:
TOTAL AREA / AREA DIVIDER = TOTAL PLANTS
 - 2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION
- EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER
STEP 1: 100 SF / 1.95 = 51 PLANTS
STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

PLANT SPACING

SCALE: NTS



TREE PLANTING

SCALE: NOT TO SCALE

1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

STAKING EXAMPLES (PLAN VIEW)

SCALE: NOT TO SCALE

TREE PLANTING

SCALE: NOT TO SCALE

1. CURB.
2. MULCH LAYER.
3. PLANT.
4. BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
5. UNDISTURBED NATIVE SOIL.
6. 3" HIGH EARTHEN WATERING BASIN.
7. WEED FABRIC UNDER MULCH.

PLANTING AT PARKING AREA

SCALE: NOT TO SCALE

PLANTING AT PARKING AREA

SCALE: NOT TO SCALE

PLANTING AT PARKING AREA

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PLANTING AT PARKING AREA

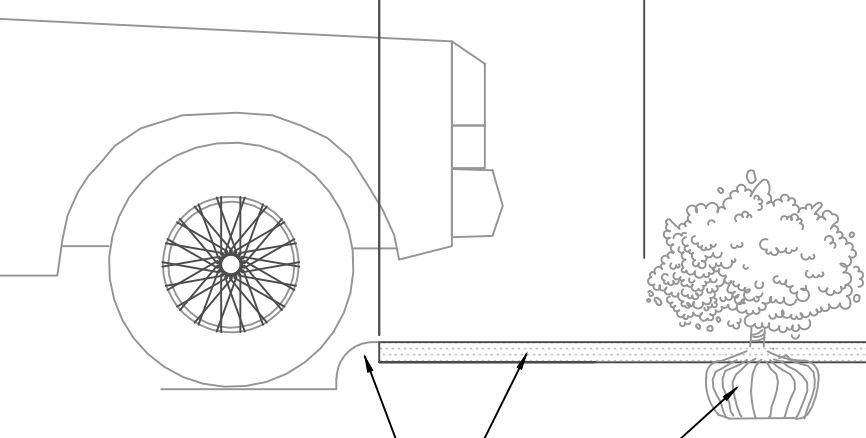
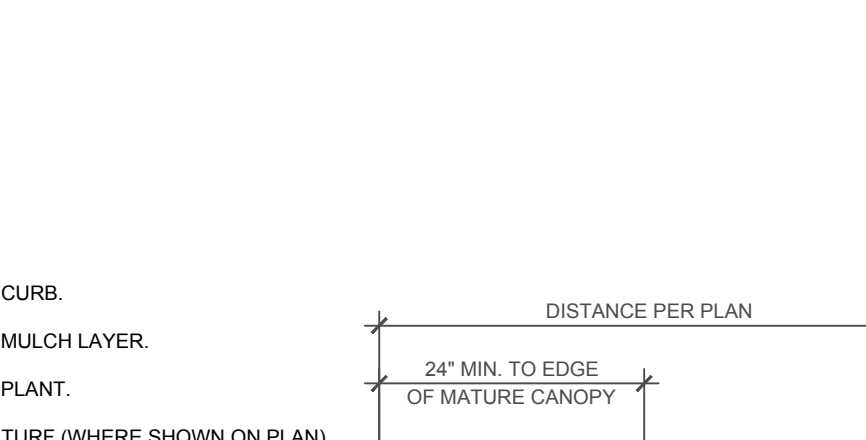
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PLANTING AT PARKING AREA

SCALE: NOT TO SCALE

1. TREE CANOPY.
2. 1/2" GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX 2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
5. PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
6. TRUNK FLARE.
7. MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
8. FINISH GRADE.
9. ROOT BALL.
10. BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
11. UNDISTURBED NATIVE SOIL.
12. 4" HIGH EARTHEN WATERING BASIN.
13. FINISH GRADE.

1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOTBALL. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
3. FOR BAB TREES, CUT BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
5. FOR TREES 36" BOX 2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.



PLANTING AT PARKING AREA