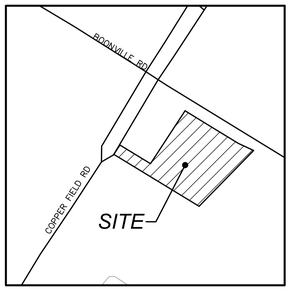
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Location Map
SCALE: N.T.S.

AutoZone

Site Construction Drawings

Proposed

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

Contents:

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C1.0	SITE PLAN
C1.0A	SITE DETAILS
C1.0B	SITE DETAILS
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C1.2	EXISTING CONDITIONS - DRAINAGE PLAN
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LP-1	LANDSCAPE PLANTING
LP-2	LANDSCAPE DETAILS & SPECIFICAITONS
PH-1	PHOTOMETRICS PLAN

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:
OCTOBER 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

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

REVISIONS
1 | 2 | 3 | 4 | 5 | 6

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

STATE OF TEXAS
WILLIAM E. BOOD
142491
LICENSED
PROFESSIONAL ENGINEER

10/13/2026

7N2

C0.0

This survey coordinated, but not performed, by Commercial Due Diligence Services. Survey obtained from and certified to by a land surveyor licensed in the state property is located.

CDS COMMERCIAL DUE DILIGENCE SERVICES

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 I THE J.W. SCOTT SURVEY, ABSTRACT NO. 49, 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

- A — CONCRETE EXTENDS UP TO 35.5' INSIDE PROPERTY
- B — WOODEN FENCE MEANDERS UP TO 1' INSIDE PROPERTY AS SHOWN
- C — BARBED WIRE FENCE MEANDERS UP TO 1.8' OUTSIDE PROPERTY AS SHOWN
- D — CONCRETE EXTEND UP TO 5.6' INSIDE PROPERTY

3 SCHEDULE 'B' ITEMS

NOTES CORRESPONDING TO SCHEDULE "B":

10

- a — 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.**
- b — 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 4869, 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).**
- c — 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 644, 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.**
- d — COMPANY DOES NOT GUARANTEE CHANGES IN THE BOUNDARIES OR AREA OF SUBJECY PROPERTY CAUSED BY THE FORCES OF EROSION, ACCRETION AND/OR AVULSION AS AFFECTED BY HUDSON CREEK. **NOT SURVEY RELATED.**
- e — 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.**
- f — 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.**
- g — 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.

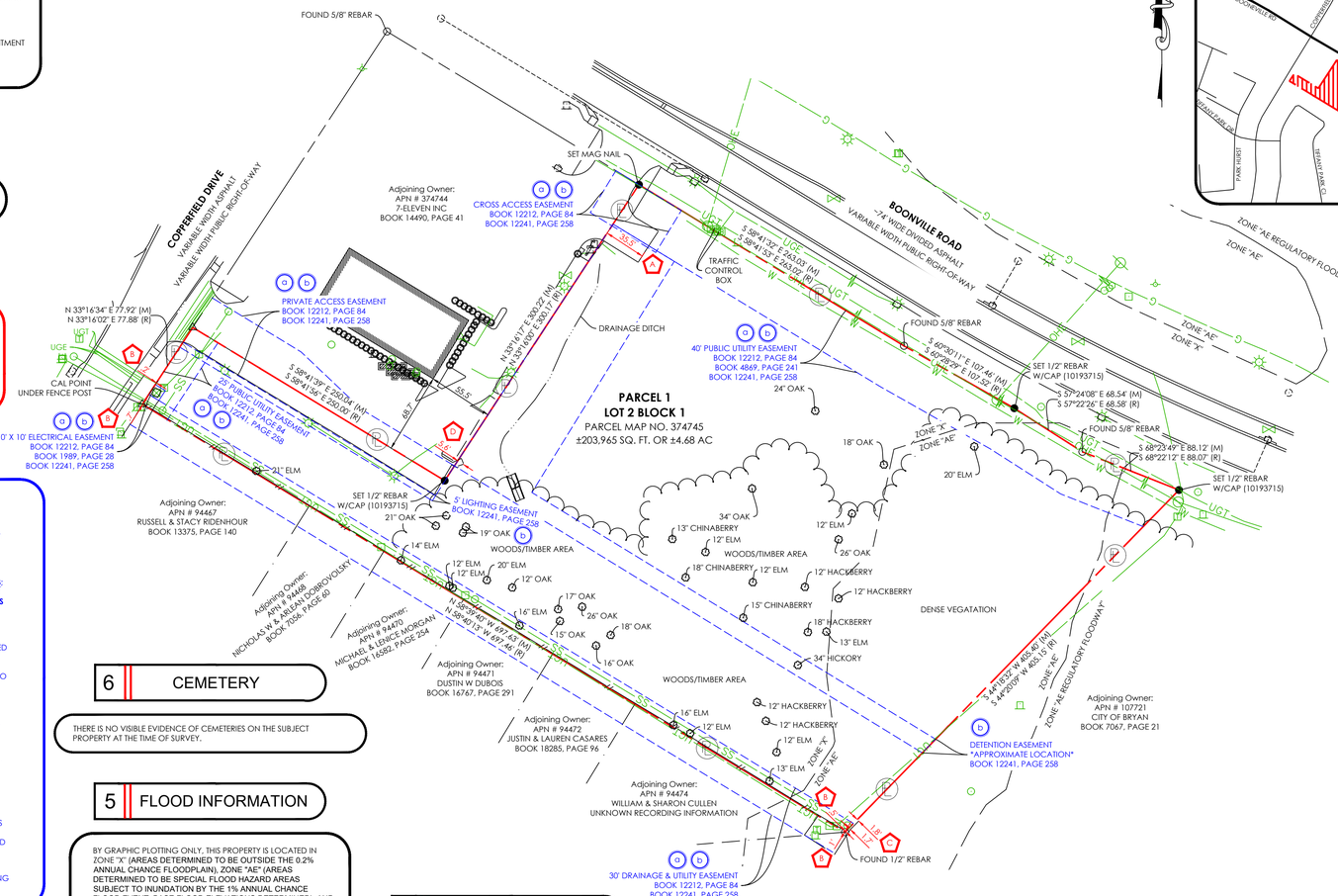
DATE OF PLAT OR MAP: 12/23/2025

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

19 SURVEY DRAWING



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 "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.

11 SURVEYOR'S NOTES

1. NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

2. 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.

3. PROPERTY HAS UNIMPROVED ACCESS TO BOONEVILLE ROAD AND COPPERFIELD DRIVE, BOTH BEING PUBLIC STREETS.

4. 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.

5. 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 ±XX.X'

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 / 250SQUARE FEET OF GFA

10 BASIS OF BEARINGS

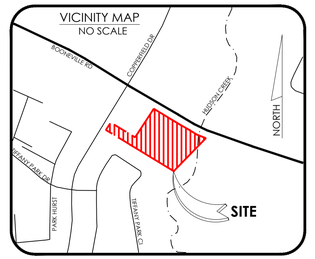
BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NAD'83 (2011), CENTRAL ZONE AS DETERMINED BY GPS OBSERVATION. ALL DISTANCES ARE US SURVEY FEET.

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

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16 VICINITY MAP



9 LEGEND

P.O.B.	POINT OF BEGINNING		FOUND MONUMENT (AS NOTED)
P.O.C.	POINT OF COMMENCEMENT		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
	CENTERLINE		TELEPHONE BOX/PEDESTAL
	BUILDING SETBACK LINE		TRANSFORMER / JCT. BOX
	EASEMENT LINE		WATER METER
	WOODEN FENCE		WATER VALVE
	BARBWIRE 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'

0 30 60 120

Key to CDS ALTA Survey

1 TITLE DESCRIPTION
2 TITLE INFORMATION
3 SCHEDULE 'B' ITEMS
4 SURVEYOR CERTIFICATION
5 FLOOD INFORMATION
6 CEMETERY
7 POSSIBLE ENCROACHMENTS
8 ZONING INFORMATION
9 LEGEND
10 BASIS OF BEARING
11 SURVEYOR'S NOTES
12 PARKING INFORMATION
13 LAND AREA
14 BUILDING AREA
15 BUILDING HEIGHT
16 VICINITY MAP
17 NORTH ARROW / SCALE
18 CLIENT INFORMATION BOX
19 SURVEY DRAWING
20 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.firstamcds.com
Toll Free: 888.322.7371

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

DRAWING IS SAVED AMERICAN CDS LIVE/DP - 25-11-0290 AUTOZONE 11092 BRYAN TX (25-11-0290 AUTOZONE 11092 BRYAN TX).DWG
LAYOUT PLAT: LAST SAVED: TM AT: 12/23/2025 2:57:57 PM
LAST PLOTTED BY: TM AT: 12/23/2025 3:01:18 PM PLOTTED BY: TIMOTHY MARCUM (COPY.COM)

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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 GEOTECNICAL 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, EXITING 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 DECEMEBER 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 OR 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

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- ASPHALT/GRAVEL ROAD EDGE
- ASPHALT/GRAVEL ROAD EDGE TO BE REMOVED
- ROAD STRIPE
- STM — STORM DRAIN PIPE
- STORM DRAIN PIPE TO BE REMOVED
- W — WATER PIPE
- GAS — GAS PIPE
- EDGE OF DITCH BANK
- EDGE OF DITCH BANK TO BE REMOVED
- CENTER OF DITCH LINE
- BUILDING EDGE
- P — OVERHEAD ELECTRIC LINE
- EXISTING VEGETATION TO BE REMOVED AS NEEDED
- X — BARBE WIRE FENCE
- CHAIN LINK FENCE
- CHAIN LINK FENCE TO BE REMOVED
- CONCRETE PAD TO BE REMOVED
- CABLE TV PEDESTAL
- POWER POLE
- MONUMENT FOUND
- TREE TO REMAIN
- TREE TO BE REMOVED
- STORM DRAIN CULVERT
- WATER VALVE
- WATER METER
- BENCHMARK SYMBOL
- 505 — EXISTING MAJOR CONTOUR
- 504 — EXISTING MINOR CONTOUR
- EXISTING DRAINAGE BOUNDARY

PROPOSED

- W — PROPOSED WATER SERVICE LINE
- GAS — PROPOSED GAS SERVICE LINE
- UGT — PROPOSED UNDERGROUND ELECTRIC AND TELEPHONE SERVICE LINES
- STM — PROPOSED STORM DRAIN PIPE
- SAN — PROPOSED SANITARY SEWER PIPE
- 505 — PROPOSED MAJOR CONTOUR
- 504 — PROPOSED MINOR CONTOUR
- PROPOSED EASEMENT
- PROPSOED DRAINAGE BOUNDARY
- PROPOSED 6" CURB
- RSF — REINFORCED SILT FENCE
- SC — STABILIZED CONSTRUCTION ENTRANCE
- CTW — CONCRETE TRUCK WASHOUT
- IPB — INLET PROTECTION BARRIER
- PROPOSED CONCRETE SIDEWALK
- PROPOSED LIMITS OF DETENTION POND
- 300' — SHEET FLOW – FLOW PATH
- 100' — SHALLOW CONCENTRATED FLOW – FLOW PATH
- HP — PROPOSED HIGH POINT
- A1 / 0.50 / 1.40 — DRAINAGE AREA NAME / DRAINAGE AREA ACREAGE / 100–YEAR FLOW (CFS)
- PROPOSED FIRE HYDRANT
- M — PROPOSED WATER METER
- PROPOSED STORM INLET

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

REVISIONS

1	2	3
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

STATE OF TEXAS
WILLIAM E. BOOD
142491
LICENSED PROFESSIONAL ENGINEER

10/13/2026

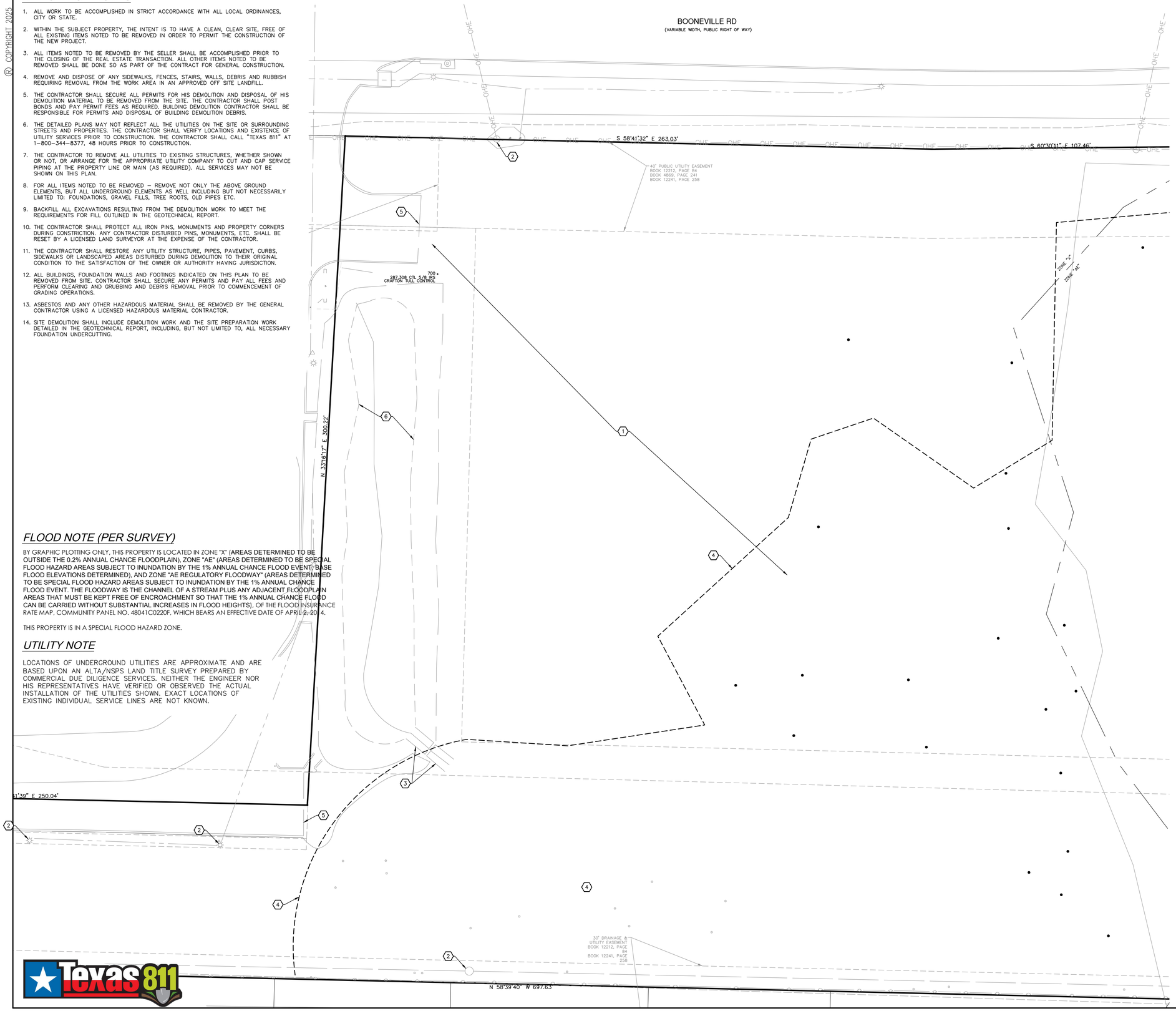
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DEMOLITION NOTES

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 CONSTRICTION. 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.



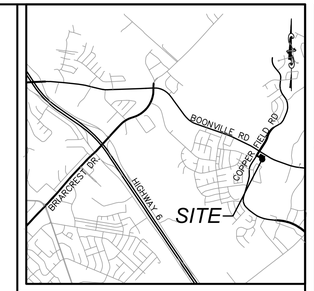
FLOOD NOTE (PER SURVEY)

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

SCALE: 1" = 20'
0' 20' 40' 60'

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.

Texas 811

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

REVISIONS

1	4
2	5
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

STATE OF TEXAS
WILLIAM E. BOOD
142491
LICENSED
PROFESSIONAL ENGINEER

10/13/2026

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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)	5 FT	--
MINIMUM REAR SETBACK (BUILDING)	5 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.
RESERVED PARKING	2
VAN ACCESSIBLE	1

GENERAL NOTES

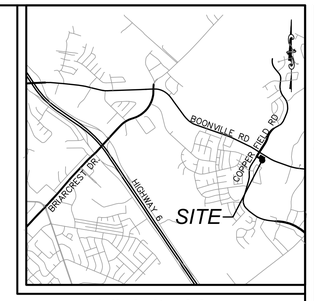
1. PROPERTY LINE AND RIGHT–OF–WAY MONUMENTS SHALL NOT BE DISTURBED BY CONSTRUCTION. IF DISTURBED, THEY SHALL BE RESET TO THEIR ORIGINAL LOCATIONS AT THE CONTRACTOR'S EXPENSE BY A REGISTERED LAND SURVEYOR.
2. PROOF ROLL BUILDING AND ALL PARKING AREAS. NOTIFY AUTOZONE OF ANY UNACCEPTABLE AREAS.
3. BUILDING 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.

NOTES

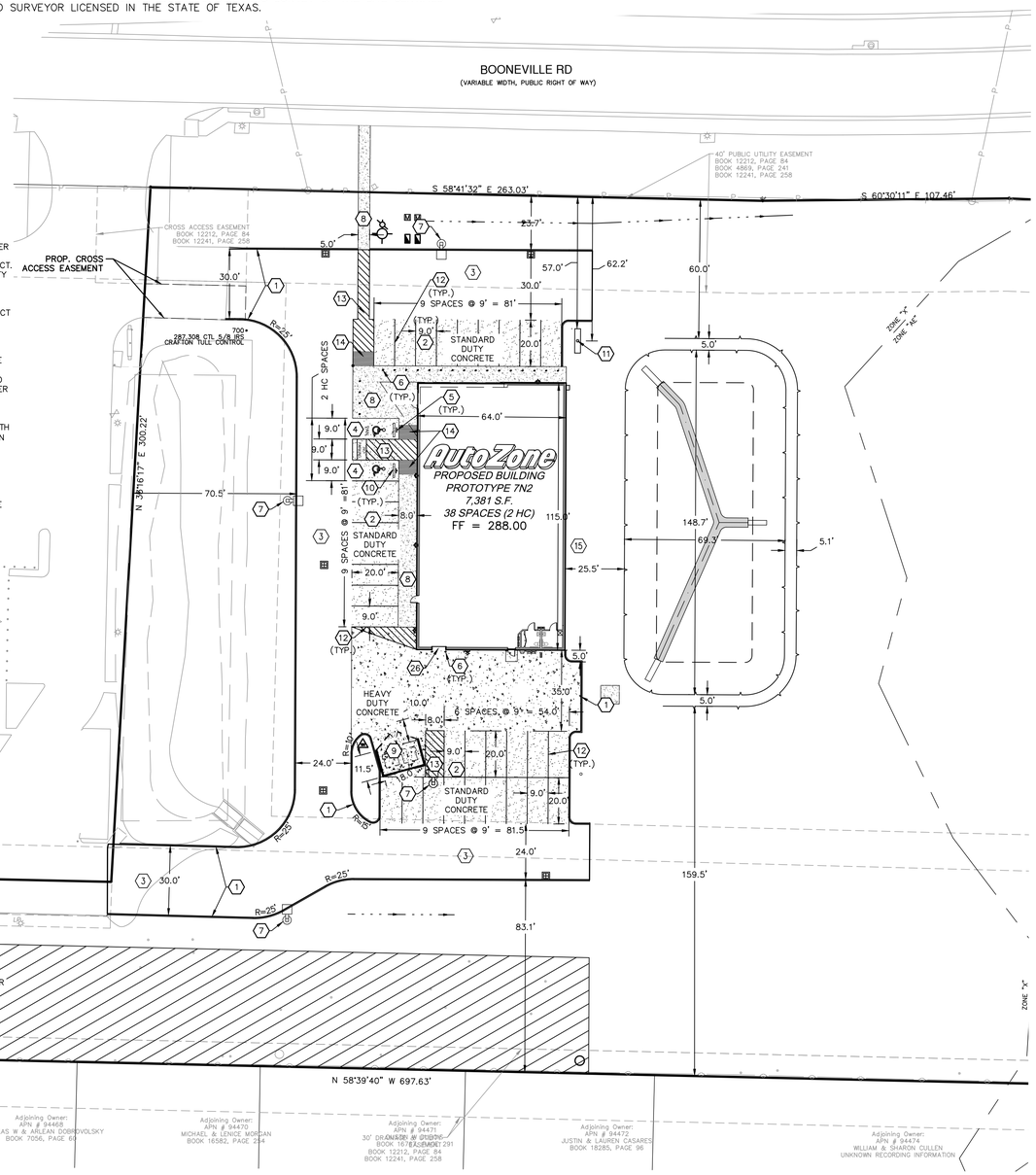
1. THE PROJECT IS LOCATED IN ZONE C–2 RETAIL DISTRICT AS DESCRIBED PER CITY OF BRYAN CITY ORDINANCE DIV. 2, ARC VIII, CH.62 SEC. 130–28.
2. THE PROPERTY IS LOCATED WITHIN THE FM 158 CORRIDOR OVERLAY DISTRICT.
3. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
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 ENGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRICAL FACILITIES.
9. DUMPSTER CONTAINMENT AREAS SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF THE CONTAINMENT AREA.
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.

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.



Vicinity Map
Not-To-Scale



SCALE: 1" = 40'
0' 40' 80' 120'

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 C/PH–1 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. PYLON SIGN – 6'–6" X 10'–6" X 15' OAH. SEE SIGNAGE PLANS. CONTRACTOR TO PROVIDE ELECTRICAL CONNECTION TO SIGN. AUTOZONE SIGN VENDOR TO FURNISH AND INSTALL SIGN UNDER SEPARATE PERMIT.
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 AREA
27. NOT USED.

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.

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

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Texas 811

REVISIONS

1	2	3
4	5	6

AutoZone Store No. 11092
4360 BOONEVILLE 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

STATE OF TEXAS
WILLIAM E. BOOD
142491
LICENSED PROFESSIONAL ENGINEER

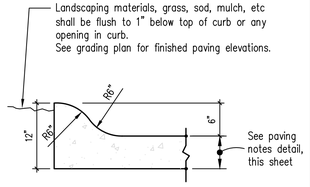
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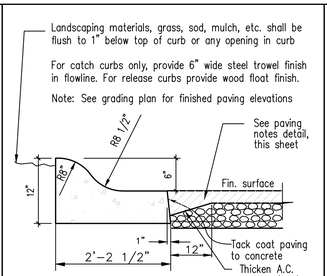
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TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

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NO SCALE

1 TYPICAL ROLL-OVER CURB



NO SCALE

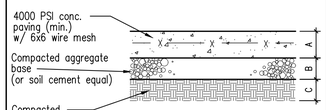
2 ROLL-OVER CURB at ASPHALT PAVING

3 NOT USED

DIMENSION & TYPE

Concrete Section	A	B	C
Standard Duty	5"	4"	12"
Heavy Duty	7"	4"	12"

NOTE: Compacted subgrade should be as specified in soils report.



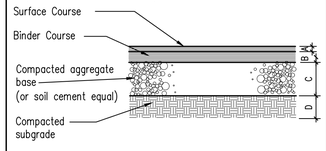
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4 CONCRETE PAVING SECTION

DIMENSION & TYPE

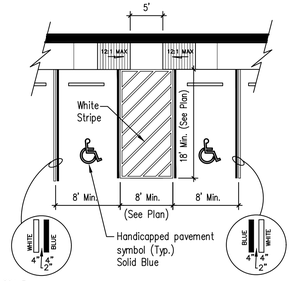
Asphalt Section	A	B	C	D
Drive Aisle / Parking Areas	1.5"	3"	6"	12"
Heavy Duty Drive Aisle	2"	4"	12"	12"

NOTE: All asphalt paving to be "Heavy Duty". Compacted subgrade should be as specified in soils report.



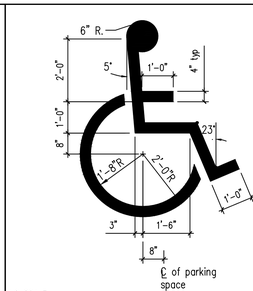
NO SCALE

5 ASPHALT PAVING SECTION



NO SCALE

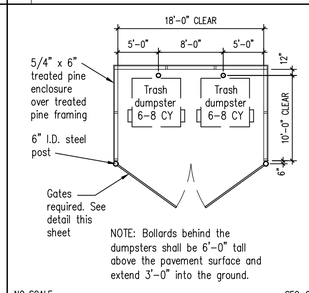
6 HANDICAP PARKING DETAIL



NO SCALE

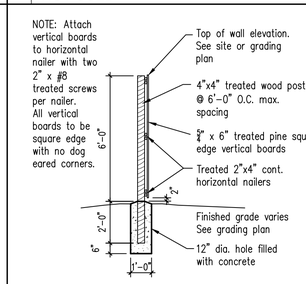
7 INT'L BARRIER FREE SYMBOL

NOTE: SEE PHOTOMETRIC PLAN



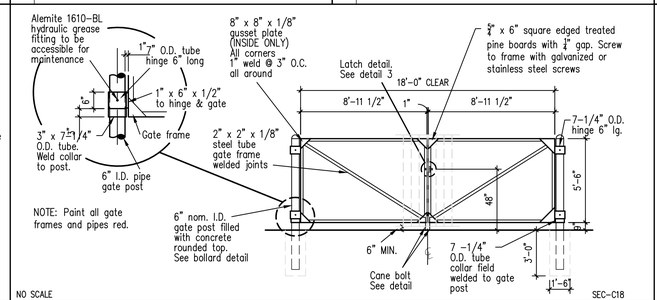
NO SCALE SEC-C17W

8 WOOD DUMPSTER LAYOUT



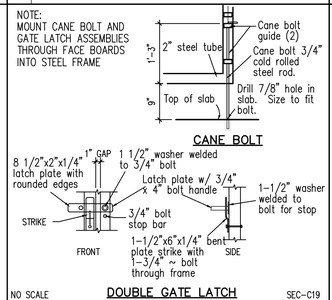
NO SCALE SEC-C12

9 WOOD FENCE DETAIL



NO SCALE SEC-C18

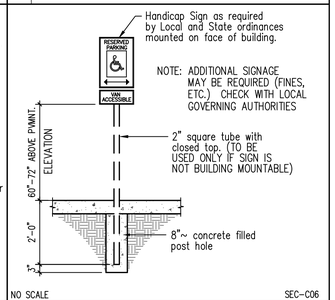
10 GATE DETAIL FOR WOOD DUMPSTER ENCLOSURE



NO SCALE SEC-C19

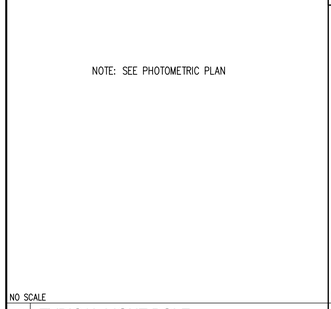
DOUBLE GATE LATCH

11 GATE LATCH / BOLT DETAILS



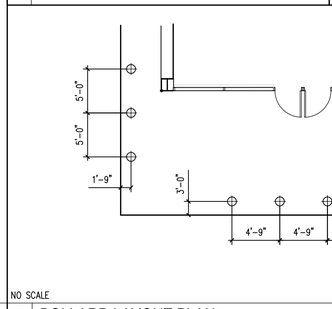
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12 TYPICAL HANDICAP SIGN



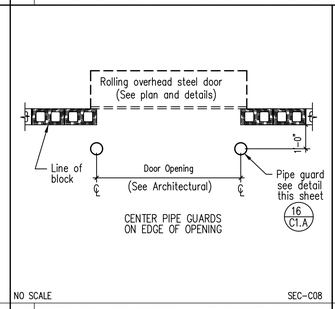
NO SCALE

13 TYPICAL LIGHT POLE



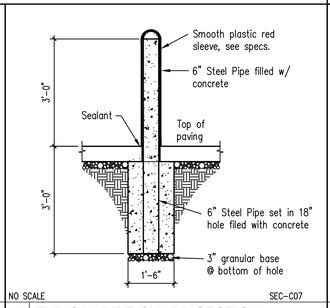
NO SCALE

14 BOLLARD LAYOUT PLAN



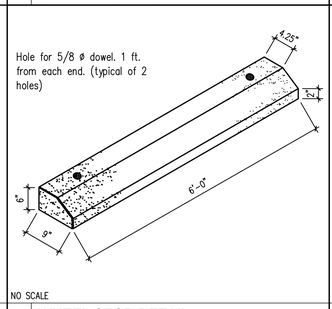
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15 PIPE GUARD @ ROLL-UP DOOR



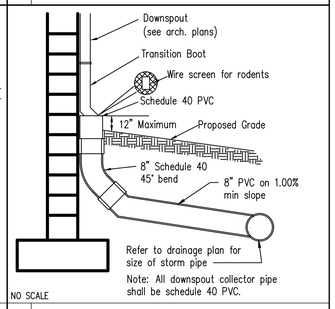
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16 TYPICAL PIPE GUARD SECTION



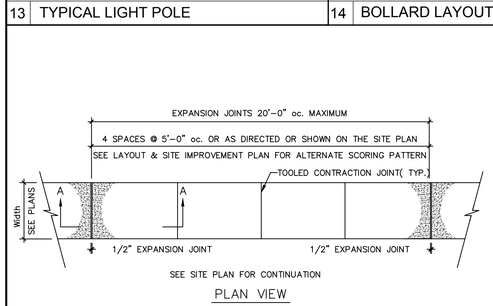
NO SCALE

17 WHEEL STOP DETAIL



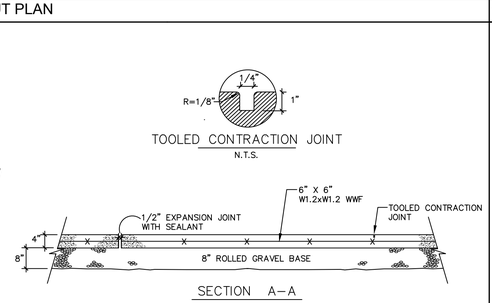
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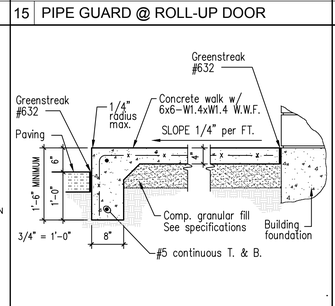
18 DOWNSPOUT DETAIL



NO SCALE

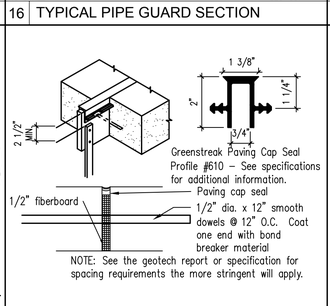
19 CONCRETE SIDEWALK





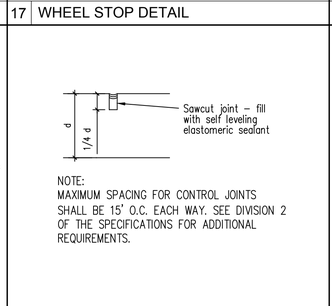
NO SCALE SEC-C30

20 TYPICAL WALK SECTION



NO SCALE

21 TYPICAL EXPANSION JOINT

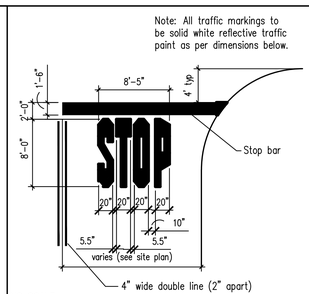


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22 TYPICAL CONTROL JOINT

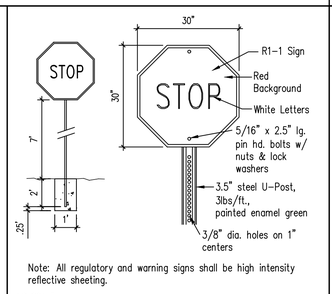
For all details on this sheet which call for a minimum depth of concrete, that depth shall be adjusted to the deeper of that called for in the detail or the frost depth shown in the Geotechnical Report.

23 FROST DEPTH NOTES



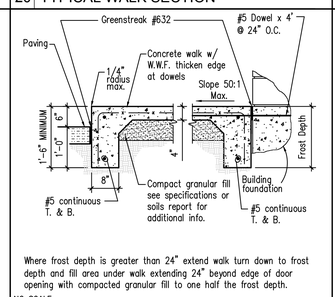
NO SCALE

25 TYPICAL PAVEMENT MARKINGS



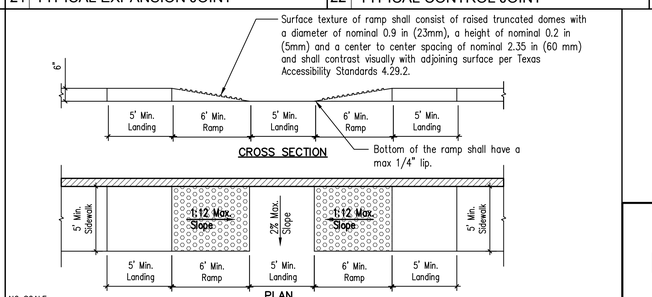
NO SCALE

26 STOP SIGN DETAIL



NO SCALE

27 WALK AT DOORS FROST DEPTH 24"+



NO SCALE

28 HANDICAP PARKING RAMP

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TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

REVISIONS

1	2	3
4	5	6

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

SITE DETAILS

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

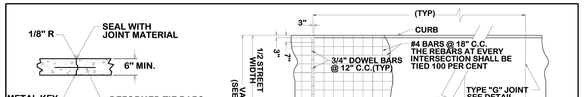
STATE OF TEXAS
WILLIAM E. BODD
142491
LICENSED
PROFESSIONAL ENGINEER

10/13/2026

7N2

C1.0A

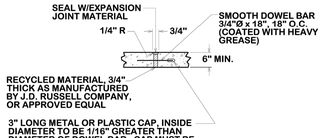
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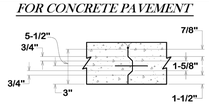
TYPE 'D' LONGITUDINAL JOINT

LONGITUDINAL JOINTS SHALL BE REQUIRED ONLY ON THE CENTERLINE OF THE PAVEMENT & IN INTERSECTIONS AS DETAILED

TYPICAL JOINT & REINFORCEMENT LAYOUT FOR CONCRETE PAVEMENT

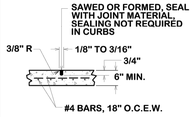


TYPE 'C' EXPANSION & CONSTRUCTION JOINT

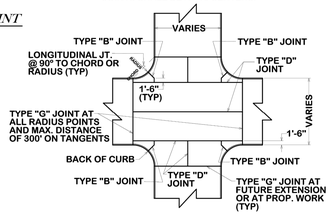


METAL KEY WAY PLATE

NOTE: EXPANSION JOINTS AS SHOWN AND AT EACH RADIUS POINT. CURB EXPANSION JOINTS SHALL BE AT 60' CENTERS. CURB CONTROL JOINTS SHALL BE AT 10'CENTERS.



TYPE 'B' CONTRACTION JOINT



TYPICAL JOINT LAYOUT AT CONCRETE INTERSECTION

City of Bryan — *The Good Life, Texas Style.*

CONCRETE PAVEMENT JOINT LAYOUT

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
FEB. 2018		ST3-00

City of College Station

GENERAL NOTES:

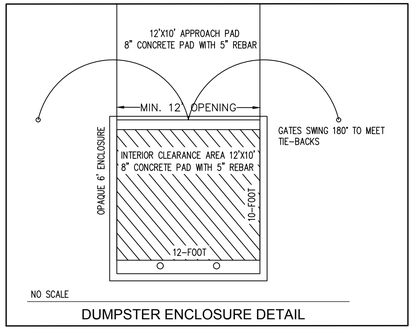
ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR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

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

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

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

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



DUMPSTER ENCLOSURE DETAIL

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

REVISIONS

1	4
2	5
3	6

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

SITE DETAILS

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

STATE OF TEXAS
WILLIAM E. BOOD
142491
LICENSED PROFESSIONAL ENGINEER

10/13/2026

7N2

C1.0B

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BOONEVILLE RD
(VARIABLE WIDTH, PUBLIC RIGHT OF WAY)

S 58°41'32" E 263.03'

S 60°30'11" E 107.46'

N 33°16'17" E 300.22'

N 58°39'40" W 697.63

250.04'

40' PUBLIC UTILITY EASEMENT
BOOK 4555, PAGE 241
BOOK 12241, PAGE 258

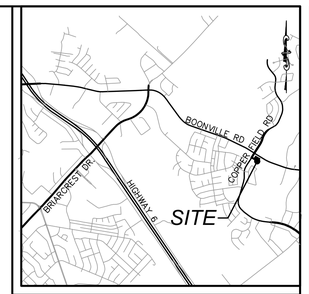
30' DRAINAGE & UTILITY EASEMENT
BOOK 12212, PAGE 84
BOOK 12241, PAGE 258

ZONE "X"

ZONE "AE"

AutoZone
PROPOSED BUILDING
PROTOTYPE 7N2
7,381 S.F.
38 SPACES (2 HC)
FF = 288.00

DETENTION POND
REF. SHEET C1.2B



Vicinity Map

Not-To-Scale

SCALE: 1" = 20'
0' 20' 40' 60'

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

1. 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.
2. CONTRACTOR TO COORDINATE ALL WORK WITH THE ARCHITECTURAL, STRUCTURAL AND MEP DRAWINGS AND ALL AFFECTED UTILITY COMPANIES.
3. 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.
4. ALL GRASS/LAWN AREAS SHALL BE GRADE TO DRAIN.
5. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
6. ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL EVALUATION.
7. 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.
8. ALL EXISTING CASTINGS THAT ARE TO REMAIN SHALL BE ADJUSTED TO GRADE.
9. 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.

Texas 811

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

REVISIONS

1	4
2	5
3	6

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:

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STATE OF TEXAS
WILLIAM E. BOOD
142491
LICENSED PROFESSIONAL ENGINEER

10/13/2026

7N2

C1.1

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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 CONSTRICTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF AN POTENTIAL CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO COORDINATE ALL WORK WITH THE ARCHITECTURAL AND MEP DRAWINGS AND ALL AFFECTED UTILITY COMPANIES.
3. 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.
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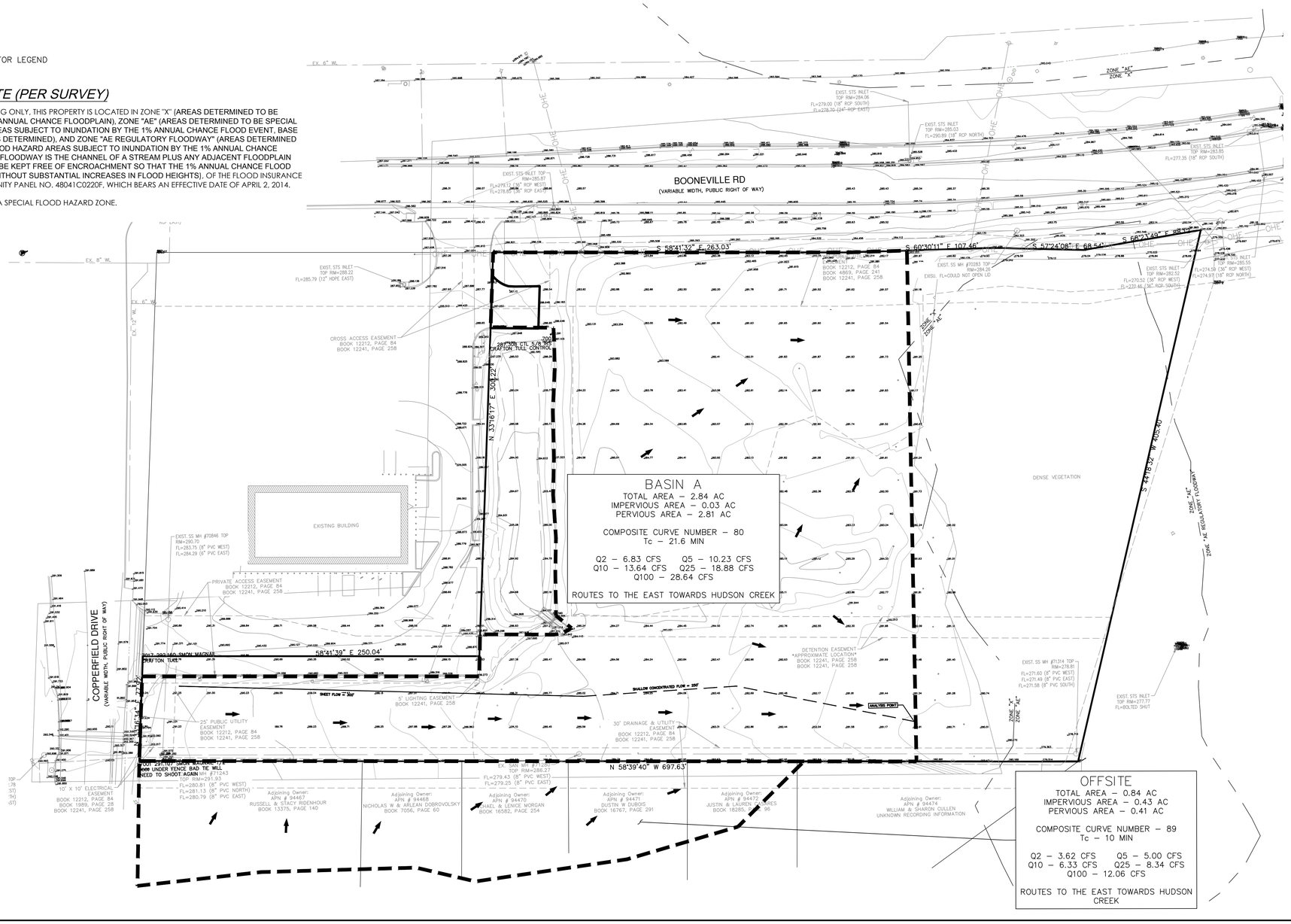
LEGEND

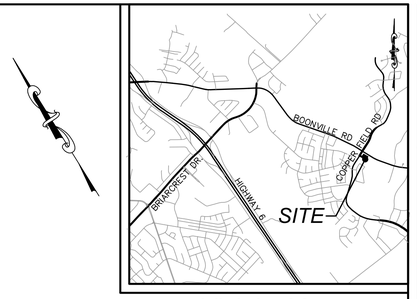
SEE SHEET C0.1 FOR LEGEND

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THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD ZONE.





Vicinity Map
Not-To-Scale

SCALE: 1" = 40'
0' 40' 80' 120'

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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2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
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REVISIONS
1 2 3
4 5 6

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

EXISTING DRAINAGE AREA MAP

Owner / Developer: AUTOZONE DEVELOPMENT LLC
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10/13/2026

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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 CONSTRICTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF AN POTENTIAL CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO COORDINATE ALL WORK WITH THE ARCHITECTURAL AND MEP DRAWINGS AND ALL AFFECTED UTILITY COMPANIES.
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4. ALL GRASS/LAWN AREAS SHALL BE GRADED TO DRAIN.
5. ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS NOTED OTHERWISE.
6. ALL GRADING AND EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL EVALUATION.
7. 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.

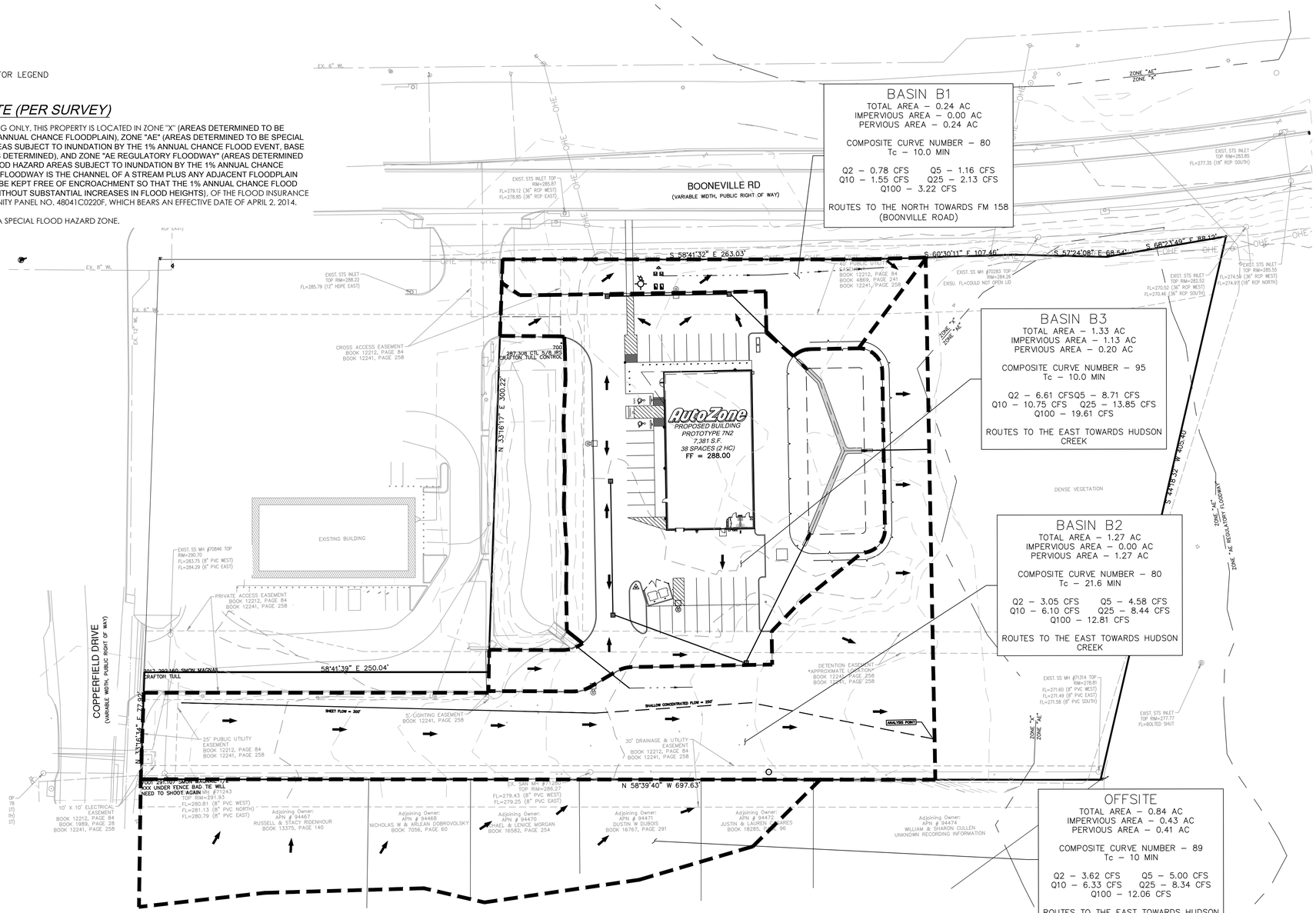
LEGEND

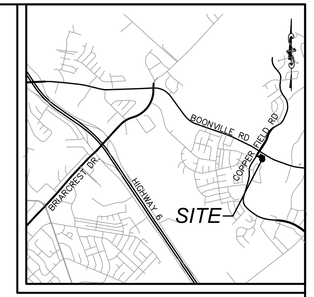
SEE SHEET C0.1 FOR LEGEND

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

SCALE: 1"= 40'
0' 40' 80' 120'

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

REVISIONS
1 2 3
4 5 6

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

STATE OF TEXAS
WILLIAM E. BOOD
142491
LICENSED PROFESSIONAL ENGINEER
10/13/2026

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LEGEND

SEE SHEET C0.1 FOR LEGEND

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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	274	69	69	0.00	
283.00	1.00	6,300	3,287	3,356	0.08	
284.00	1.00	7,725	7,013	10,368	0.24	
284.50	0.50	8,475	4,050	14,418	0.33	
285.00	0.50	9,192	4,417	18,835	0.43	OVERFLOW WEIR ELEV.
285.50	0.50	10,051	4,811	23,646	0.54	TOP OF POND

STORM EVENT	VOLUME (CU. FT)	(VOLUME) AC-FT	WSEL
2-YR	3740	0.086	283.05
10-YR	7562	0.174	283.60
25-YR	10691	0.245	284.04
100-YR	16899	0.388	284.78

OVERFLOW WEIR CALCULATIONS:

TOP OF BANK ELEVATION = 285.50 FT
OVERFLOW WATER SURFACE ELEV = 285.00 FT

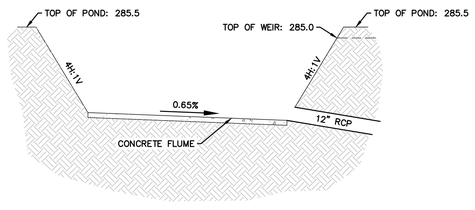
TOTAL HEAD = 0.5 FT

ALLOWABLE RELEASE RATE, Q_{100} = 19.61 CFS
= $C_w L H^{3/2}$

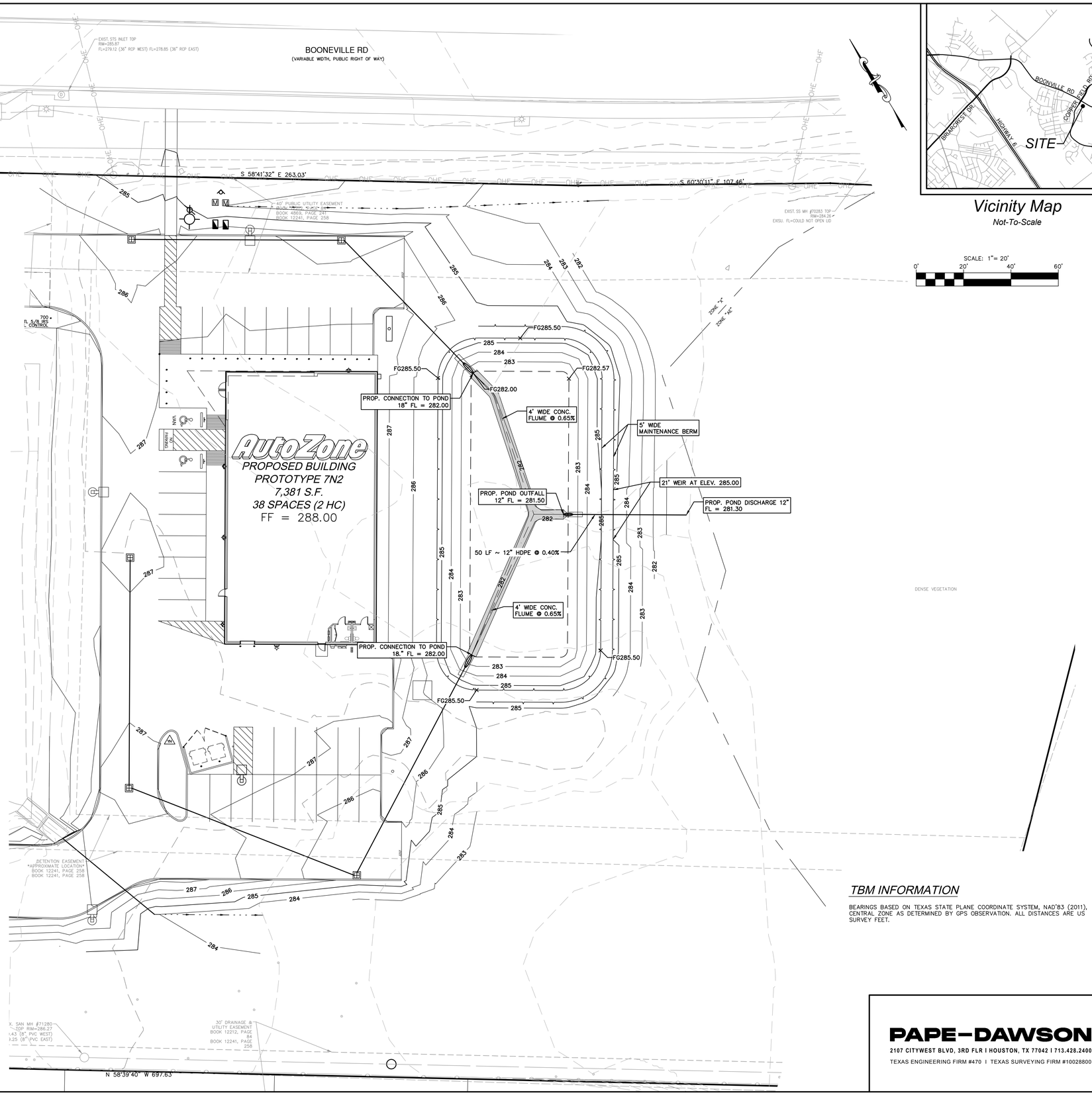
WEIR COEFFICIENT, C_w = 2.60

REQUIRED LENGTH, L = 19.61 / (2.60 * $0.50^{3/2}$)
= 21.33 FT

LENGTH OF WEIR, L = 21.0 FT
FLOW FROM WEIR = 2.60 * 21.0 * $0.50^{3/2}$
= 19.30 CFS < 19.61 CFS



POND CROSS-SECTION
NOT-TO-SCALE



Vicinity Map
Not-To-Scale

SCALE: 1" = 20'
0' 20' 40' 60'

TBM INFORMATION

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PAPE-DAWSON
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TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

REVISIONS
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4 5 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:
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Cindy.searcy@construction.com

STATE OF TEXAS
WILLIAM E. BOOD
142491
LICENSED
PROFESSIONAL ENGINEER
10/13/2026

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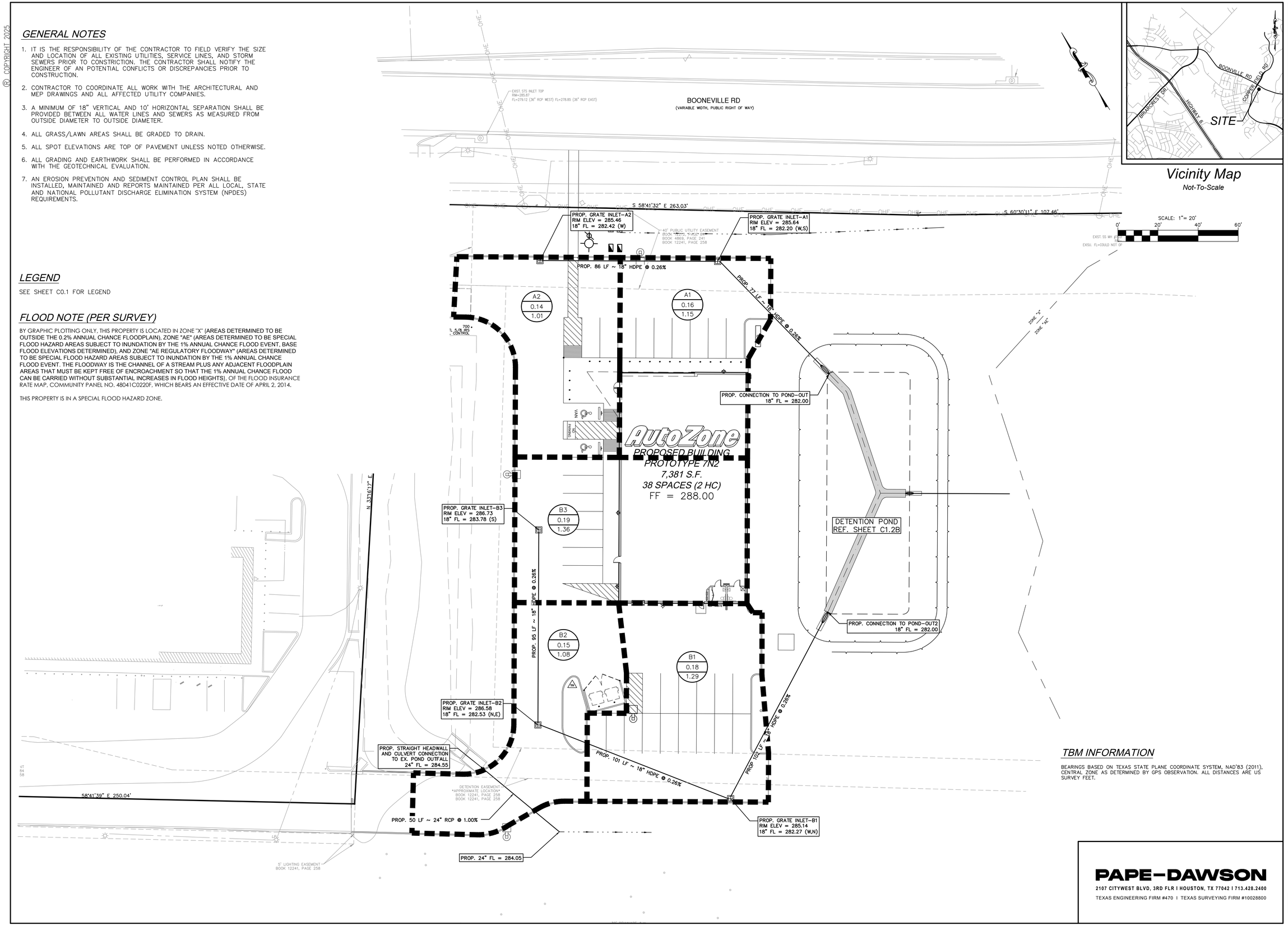
LEGEND

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Vicinity Map
Not-To-Scale

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REVISIONS

1	4
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3	6

AutoZone Store No. 11092
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DRAINAGE PLAN

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STATE OF TEXAS
WILLIAM E. BOOD
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PROFESSIONAL ENGINEER

10/13/2026

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10-YR STORM CALCULATIONS

Project Name: AutoZone Bryan
Project No: 42899-00
Prepared By: AG — Date: 7/29/2026
Checked By: WB — Date: 7/30/2026

Jurisdiction: City of Bryan
Design Storm: 10 year
Design Multiplier: 1.00
Starting W.S. Elev.: 283.50 feet

Rainfall Coeff.
b = 80.00
d = 8.50
e = 0.7630

Storm Sewer Design Calculations

Manhole No. From	Manhole No. 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)	Flowline Elevations 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)	Energy Grade Line Downstream Elev. (ft)	Hydraulic Grade Line Upstream Elev. (ft)	Hydraulic Grade Line Downstream Elev. (ft)	Upstream Top of Curb / Pvmt (ft)	Curb Height (in)	Gutter Elevation Upstream (ft)
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
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
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
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
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

100-YR STORM CALCULATIONS

Project Name: AutoZone Bryan - EXTREME EVENT ANALYSIS
Project No: 42899-00
Prepared By: AG — Date: 7/29/2026
Checked By: WB — Date: 7/30/2026

Jurisdiction: City of Bryan
Design Storm: 100 year
Design Multiplier: 1.00
Starting W.S. Elev.: 284.50 feet

Rainfall Coeff.
b = 96.0
d = 8.0
e = 0.730

Storm Sewer Design Calculations

Manhole No. From	Manhole No. 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)	Flowline Elevations 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)	Energy Grade Line Downstream Elev. (ft)	Hydraulic Grade Line Upstream Elev. (ft)	Hydraulic Grade Line Downstream Elev. (ft)	Upstream Top of Curb / Pvmt (ft)	Curb Height (in)	Gutter Elevation Upstream (ft)
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
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
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
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
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	284.71	284.70	286.73	No Curb	286.73

INLET CALCULATIONS

Inlet	Opening Area (A_o) [SF]	Y_{MAX} [FT]	Q_{MAX} [CFS]	Q_{MAX} (clogged) [CFS]	100-yr Q_{CALC} [CFS]	10-yr Q_{CALC} [CFS]	100-yr Y_{CALC} [FT]	10-yr Y_{CALC} [FT]
A1	3.28472	0.5	11.20	8.40	1.15	0.84	0.00528	0.00281
A2	3.28472	0.5	11.20	8.40	1.01	0.74	0.00407	0.00218
B1	3.28472	0.5	11.20	8.40	1.29	0.95	0.00664	0.00360
B2	3.28472	0.5	11.20	8.40	1.08	0.79	0.00465	0.00249
B3	3.28472	0.5	11.20	8.40	1.36	1.00	0.00738	0.00399

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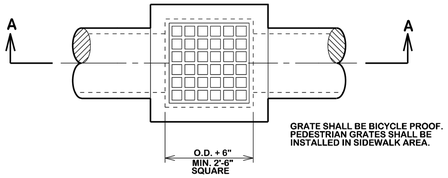
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10/13/2026

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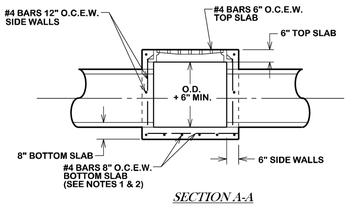
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GRATE SHALL BE BICYCLE PROOF. PEDESTRIAN GRATES SHALL BE INSTALLED IN SIDEWALK AREA.

PLAN



SECTION A-A

GENERAL NOTES:

1. **BASE THICKNESS AND FOUNDATION SHALL BE AS FOLLOWS:**

INLET DEPTH (FT.) (MEASURED FROM FLOWLINE TO FINAL GRADE)	BASE THICKNESS
0 - 12	8"
12 AND OVER	12"

2. **DEPTHS GREATER THAN 12' WILL REQUIRE 2 MATS OF REINFORCING STEEL IN THE BASE.**

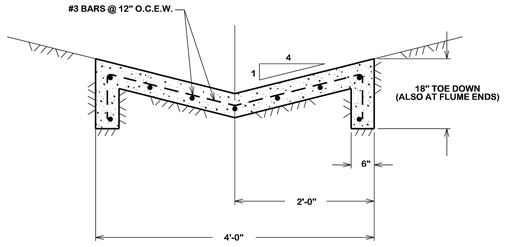
28-DAY CONCRETE STRENGTH = 3000 psi

CITY OF BRYAN — *The Good Life, Texas Style.*

SINGLE GRATE INLET

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
AUG. 2012		D1-01

CITY OF COLLEGE STATION



EXPANSION JOINTS AT 60' O.C.

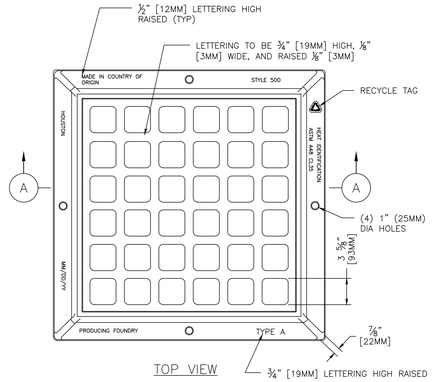
28-DAY CONCRETE STRENGTH = 3000 psi

CITY OF BRYAN — *The Good Life, Texas Style.*

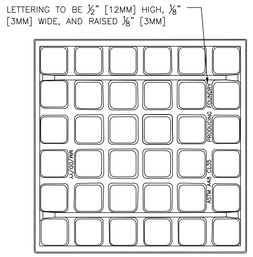
STANDARD FLUME SECTION

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
AUG. 2012		D2-04

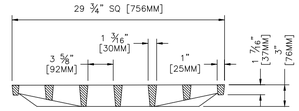
CITY OF COLLEGE STATION



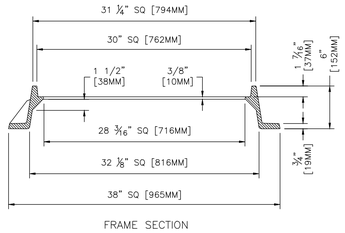
TOP VIEW



BOTTOM VIEW OF GRATE



GRATE SECTION

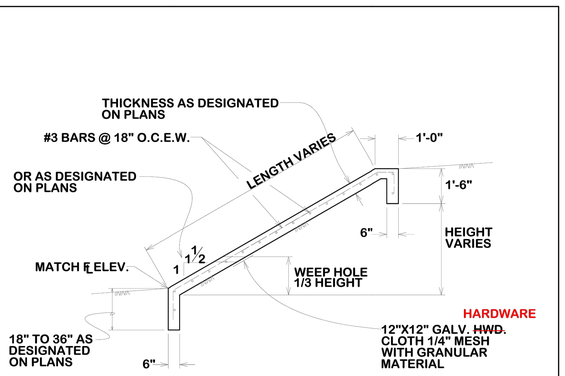


FRAME SECTION

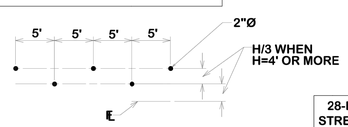
SECTION A–A

NOTES:

1. APPROXIMATE WEIGHTS:
   GRATE – 190 LBS (86KG)
   FRAME – 235 LBS (107KG)
   UNIT – 425 LBS (193KG)
2. MATERIAL– GRAY IRON ASTM A48 CL35B.
3. CASTING MUST BE MANUFACTURED AND PROOF TESTED IN ACCORDANCE WITH AASHTO M306.
4. EJ V4880 ASY OR APPROVED EQUAL.
5. OPEN AREA OF GRATE 473 SQ. IN. [3051 SQ.CM.].
6. IDENTIFICATION MARKINGS MUST COMPLY WITH CITY SPECIFICATIONS. MARKINGS NOT SHOWN ON THIS DETAIL MUST BE PLACED ON THE CASTING:
   A. PROVIDE ALL FRAME MARKINGS ON THE TOP SIDE OF THE FRAME.
   B. PROVIDE GRATE AND COVER MARKINGS ON EITHER TOP OR BOTTOM OF CASTING.



NOTE:
MIN. 18" TOE WALL TO BE CONSTRUCTED AT BEGINNING & END OF CONCRETE DITCH CHANNEL & RIP-RAP SECTIONS.



WEEP HOLE DETAIL

28-DAY CONCRETE STRENGTH = 3000 psi

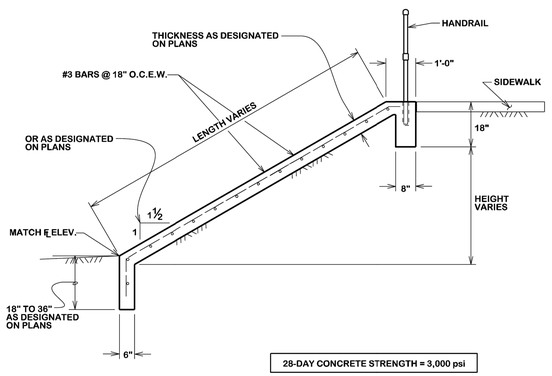
CITY OF BRYAN — *The Good Life, Texas Style.*

CONCRETE RIP-RAP

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
DECEMBER 2020		D2-01

CITY OF COLLEGE STATION

NOTE:
18" TOE WALL TO BE CONSTRUCTED AT BEGINNING & END OF CONCRETE DITCH LINING & RIP-RAP SECTIONS.



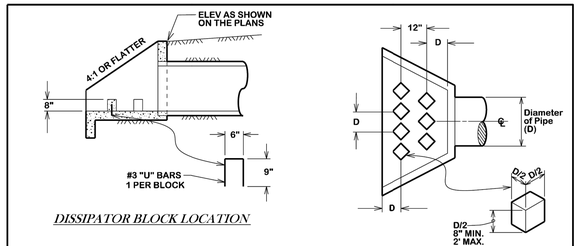
28-DAY CONCRETE STRENGTH = 3,000 psi

CITY OF BRYAN — *The Good Life, Texas Style.*

CONCRETE SIDE SLOPE PROTECTION

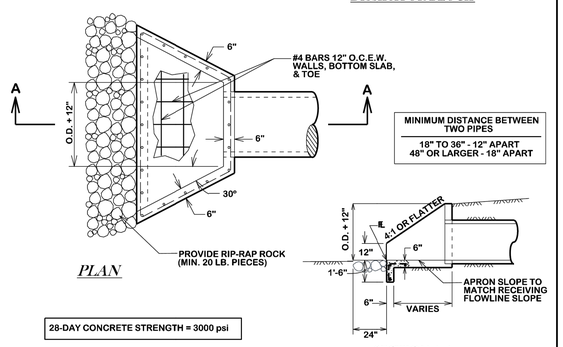
DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
AUG. 2012		D2-03

CITY OF COLLEGE STATION



DISSIPATOR BLOCK LOCATION

DISSIPATOR BLOCK



PLAN

SECTION A-A

MINIMUM DISTANCE BETWEEN TWO PIPES
18" TO 36" - 12" APART
48" OR LARGER - 18" APART

28-DAY CONCRETE STRENGTH = 3000 psi

CITY OF BRYAN — *The Good Life, Texas Style.*

TYPICAL CONCRETE HEADWALL & ENDWALL WITH WINGS

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
AUG. 2012		D3-00

CITY OF COLLEGE STATION

REVISIONS

1	2	3
4	5	6

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

DRAINAGE DETAILS

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

STATE OF TEXAS
WILLIAM E. BOOD
142491
LICENSED PROFESSIONAL ENGINEER

10/13/2026

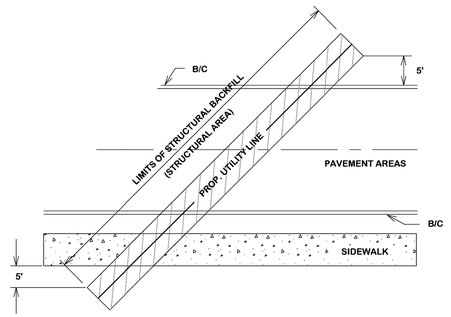
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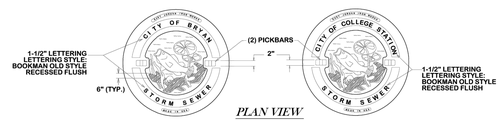
PAPE–DAWSON
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TEXAS ENGINEERING FIRM #470 I TEXAS SURVEYING FIRM #10028800

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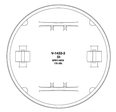
STRUCTURAL BACKFILL AREA INCLUDES ALL PAVED AREAS (SIDEWALKS, STREETS, ALLEYS, DRIVEWAYS,AND PARKING AREAS) AND SHALL EXTEND 5' BEYOND THE CURB LINE. STRUCTURAL BACKFILL SHALL BE CEMENT STABILIZED (OPTION NO. 2 IN W4-02) OR EXCAVATED SOIL COMPACTED TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 WITHIN OPTIMUM TO +4% WET OF OPTIMUM (OPTION NO. 1 IN W4-02)



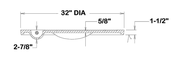
CITY OF BRYAN	STRUCTURAL BACKFILL AREA FOR DRAINAGE PIPE			CITY OF COLLEGE STATION
	DATE: AUG. 2012	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.: D3-02	



PLAN VIEW

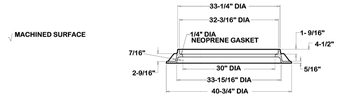


BOTTOM VIEW OF COVER

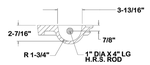


COVER SECTION

NOTE:
STORM SEWER LIDS TO BE USED FOR PUBLIC STORM SEWER SYSTEMS ONLY. NOT TO BE USED ON PRIVATE STORM SEWER SYSTEMS.



FRAME SECTION



PICKBAR DETAIL

GENERAL NOTES:

1. **BASE THICKNESS AND FOUNDATION SHALL BE AS FOLLOWS:**

INLET DEPTH (FT.) (MEASURED FROM FLOWLINE TO FINAL GRADE)	BASE THICKNESS
0 - 12	8"
12 AND OVER	12"

2. **DEPTHS GREATER THAN 12' WILL REQUIRE 2 MATS OF REINFORCING STEEL IN THE BASE.**
3. **ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED.**
4. **APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.**

32" DIA. DUCTILE IRON V-1432-3

CITY OF BRYAN	STANDARD MANHOLE RING AND COVER			CITY OF COLLEGE STATION
	DATE: DECEMBER 2020	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.: D4-00	

REVISIONS

1		4	
2		5	
3		6	

AutoZone Store No. 11092
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DRAINAGE DETAILS

Owner / Developer: AUTOZONE DEVELOPMENT LLC
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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
1. 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.
2. 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.
3. ALL PAVEMENT, CURBS, SIDEWALKS, LANDSCAPING, AND OTHER DISTURBED EXISTING FEATURES SHALL BE RESTORED BY THE CONTRACTOR.
4. 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.
5. CONTRACTOR TO COORDINATE LOCATION OF ALL UTILITIES WITH ARCHITECTURAL, STRUCTURAL AND MEP PLANS.
6. CONTRACTOR SHALL COORDINATE THE INSTALLATION, REMOVAL, RELOCATION AND CONSTRUCTION OF ALL UTILITIES FOR THIS PRODUCT, UNLESS NOTED OTHERWISE.
7. GENERAL CONTRACTOR SHALL RESTORE ALL DISTURBED AREAS.
8. 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.

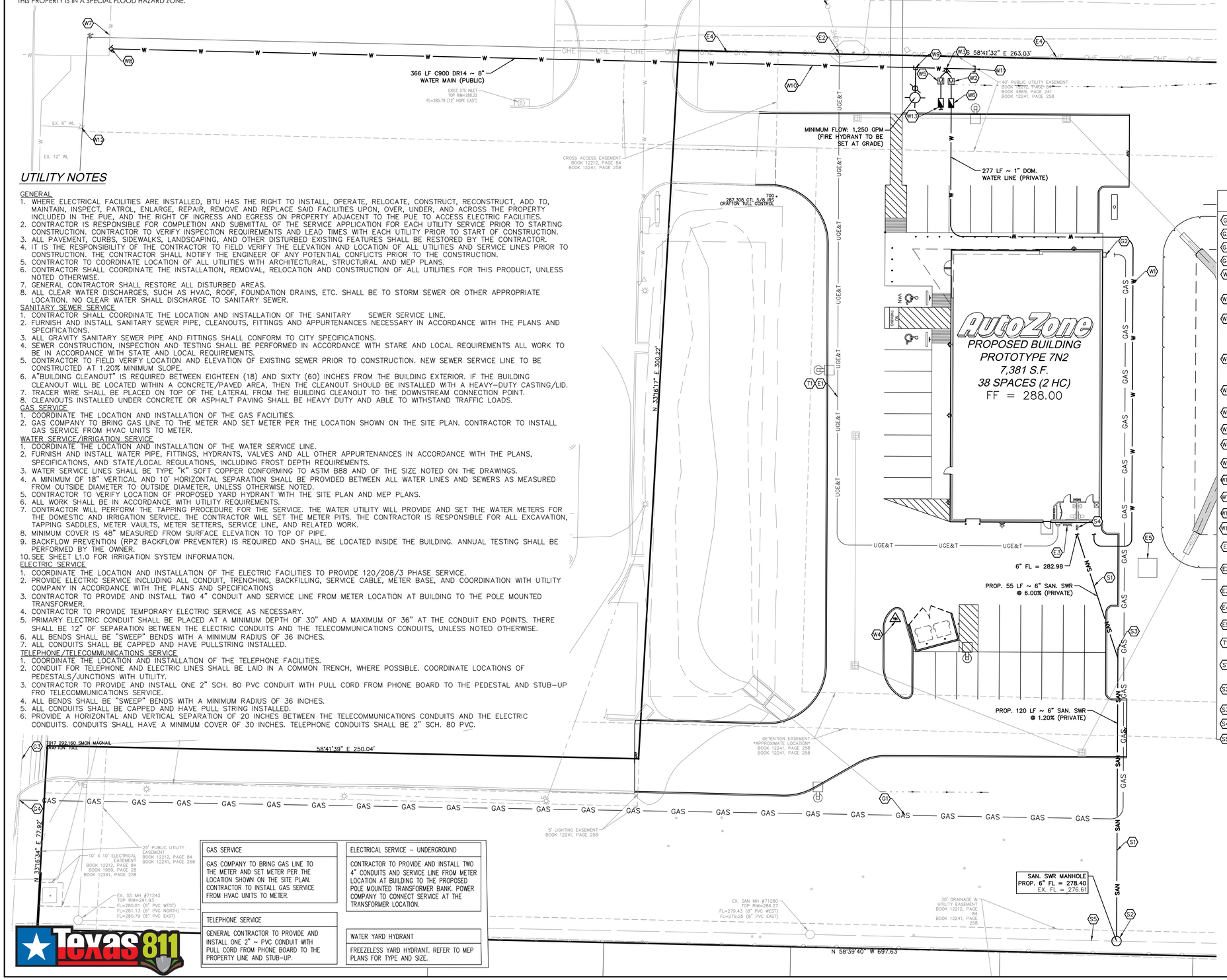
SANITARY SEWER SERVICE
1. CONTRACTOR SHALL COORDINATE THE LOCATION AND INSTALLATION OF THE SANITARY SEWER SERVICE LINE.
2. FURNISH AND INSTALL SANITARY SEWER PIPE, CLEANOUTS, FITTINGS AND APPURTENANCES NECESSARY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
3. ALL GRAVITY SANITARY SEWER PIPE AND FITTINGS SHALL CONFORM TO CITY SPECIFICATIONS.
4. SEWER CONSTRUCTION, INSPECTION AND TESTING SHALL BE PERFORMED IN ACCORDANCE WITH STARE AND LOCAL REQUIREMENTS ALL WORK TO BE IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
5. 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.
6. 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.
7. TRACER WIRE SHALL BE PLACED ON TOP OF THE LATERAL FROM THE BUILDING CLEANOUT TO THE DOWNSTREAM CONNECTION POINT.
8. CLEANOUTS INSTALLED UNDER CONCRETE OR ASPHALT PAVING SHALL BE HEAVY DUTY AND ABLE TO WITHSTAND TRAFFIC LOADS.

GAS SERVICE
1. COORDINATE THE LOCATION AND INSTALLATION OF THE GAS FACILITIES.
2. 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
1. COORDINATE THE LOCATION AND INSTALLATION OF THE WATER SERVICE LINE.
2. 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.
3. WATER SERVICE LINES SHALL BE TYPE "K" SOFT COPPER CONFORMING TO ASTM B88 AND OF THE SIZE NOTED ON THE DRAWINGS.
4. 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.
5. CONTRACTOR TO VERIFY LOCATION OF PROPOSED YARD HYDRANT WITH THE SITE PLAN AND MEP PLANS.
6. ALL WORK SHALL BE IN ACCORDANCE WITH UTILITY REQUIREMENTS.
7. CONTRACTOR 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.
8. MINIMUM COVER IS 48" MEASURED FROM SURFACE ELEVATION TO TOP OF PIPE.
9. BACKFLOW PREVENTION (RPZ BACKFLOW PREVENTER) IS REQUIRED AND SHALL BE LOCATED INSIDE THE BUILDING. ANNUAL TESTING SHALL BE PERFORMED BY THE OWNER.
10. SEE SHEET L1.0 FOR IRRIGATION SYSTEM INFORMATION.

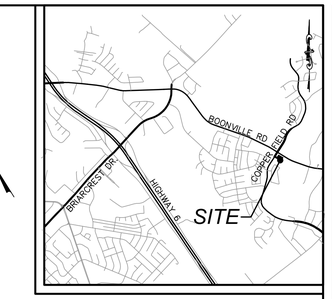
ELECTRIC SERVICE
1. COORDINATE THE LOCATION AND INSTALLATION OF THE ELECTRIC FACILITIES TO PROVIDE 120/208/3 PHASE SERVICE.
2. PROVIDE ELECTRIC SERVICE INCLUDING ALL CONDUIT, TRENCHING, BACKFILLING, SERVICE CABLE, METER BASE, AND COORDINATION WITH UTILITY COMPANY IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS
3. CONTRACTOR TO PROVIDE AND INSTALL TWO 4" CONDUIT AND SERVICE LINE FROM METER LOCATION AT BUILDING TO THE POLE MOUNTED TRANSFORMER.
4. CONTRACTOR TO PROVIDE TEMPORARY ELECTRIC SERVICE AS NECESSARY.
5. 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.
6. ALL BENDS SHALL BE "SWEEP" BENDS WITH A MINIMUM RADIUS OF 36 INCHES.
7. ALL CONDUITS SHALL BE CAPPED AND HAVE PULLSTRING INSTALLED.

TELEPHONE/TELECOMMUNICATIONS SERVICE
1. COORDINATE THE LOCATION AND INSTALLATION OF THE TELEPHONE FACILITIES.
2. CONDUIT FOR TELEPHONE AND ELECTRIC LINES SHALL BE LAID IN A COMMON TRENCH, WHERE POSSIBLE. COORDINATE LOCATIONS OF PEDESTALS/JUNCTIONS WITH UTILITY.
3. 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.
4. ALL BENDS SHALL BE "SWEEP" BENDS WITH A MINIMUM RADIUS OF 36 INCHES.
5. ALL CONDUITS SHALL BE CAPPED AND HAVE PULL STRING INSTALLED.
6. 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	ELECTRICAL SERVICE – UNDERGROUND
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.	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	**WATER YARD HYDRANT**
GENERAL CONTRACTOR TO PROVIDE AND INSTALL ONE 2" ~ PVC CONDUIT WITH PULL CORD FROM PHONE BOARD TO THE PROPERTY LINE AND STUB-UP.	FREEZELESS YARD HYDRANT. REFER TO MEP PLANS FOR TYPE AND SIZE.

Texas 811



Vicinity Map

Not-To-Scale

SCALE: 1" = 20'
0' 20' 40' 60'

KEYNOTES

- G1 GAS SERVICE LINE (BY GAS COMPANY (PRIVATE).
- G2 GAS METER (BY GAS COMPANY) (PUBLIC).
- G3 EXISTING GAS MAIN (NOT FIELD VERIFIED) (PUBLIC).
- G4 GAS SERVICE LINE TAP. (BY UTILITY)
- W1 DOMESTIC WATER SERVICE, 1" TYPE "K" SOFT COPPER SERVICE LINE (BY CONTRACTOR). SEE UTILITY NOTES. (PRIVATE)
- W2 1" DOMESTIC WATER METER. CITY TO PROVIDE AND INSTALL METER. (PUBLIC) REF. DETAIL ON SHEET C1.3B.
- W3 PROPOSED 8"X2" SMITH BLAIR 317 TAPPING SADDLE WITH CORPORATION STOP AND STAINLESS STRAP FOR PRIVATE SERVICE (PUBLIC UP TO WATER METERS). COMPRESSION WYE TO REDUCE TO 1" IN EACH DIRECTION.
- W4 FREEZELESS YARD HYDRANT TO BE FED BY BUILDING WATER SUPPLY AFTER BACKFLOW PREVENTION (BY CONTRACTOR). SEE MEP DRAWINGS. (PRIVATE)
- W5 1" IRRIGATION SERVICE METER. (PUBLIC) CITY TO PROVIDE AND INSTALL METER.
- W6 1" RPZ BACKFLOW PREVENTER (PRIVATE)
- W7 12" PUBLIC WATER MAIN (NOT FIELD VERIFIED) (PUBLIC)
- W8 12"X8" MECHANICAL JOINT TEE.; 12" GATE VALVE; 8" GATE VALVE (PUBLIC)
- W9 8"X6" TEE, 8" GATE VALVE, 6" GATE VALVE, FIRE HYDRANT (PUBLIC)
- W11 8" PUBLIC WATER MAIN EXTENSION (PUBLIC)
- W1 2" BLOW-OFF VALVE (PUBLIC)
- W12 EXISTING FIRE HYDRANT
- W13 PROPOSED 1" DOUBLE CHECK BACKFLOW PREVENTER FOR IRRIGATION SERVICE
- E1 UNDERGROUND ELECTRIC: (2) 4" PVC CONDUITS (BY CONTRACTOR) SEE UTILITY NOTES. (PRIVATE)
- E2 EXISTING UTILITY POLE. UTILITY TO PROVIDE POLE MOUNTED TRANSFORMER BANK FOR SERVICE. (PUBLIC)
- E3 LOCATION OF PROPOSED METER PACK (PRIVATE)
- E4 EXISTING OVERHEAD ELECTRIC LINE (PUBLIC)
- E5 PROPOSED ELECTRIC TRANSFORMER PAD LOCATION
- T1 TELECOMMUNICATIONS SERVICE: (1) 2" SCH. 80 PVC CONDUITS (BY CONTRACTOR). SEE UTILITY NOTES. (PRIVATE)
- S1 SANITARY SEWER SERVICE LINE ~ 6" PVC (BY CONTRACTOR). (PRIVATE)
- S2 PROPOSED SANITARY SEWER MANHOLE AT CONNECTION TO EXISTING SANITARY SEWER LINE. (PUBLIC)
- S3 ONE-WAY SANITARY CLEANOUT. (PRIVATE)
- S4 TWO-WAY SANITARY CLEANOUT. (PRIVATE)
- S5 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.

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

REVISIONS
1 2 3
4 5 6

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

SITE UTILITIES PLAN

Owner / Developer: AUTOZONE DEVELOPMENT LLC
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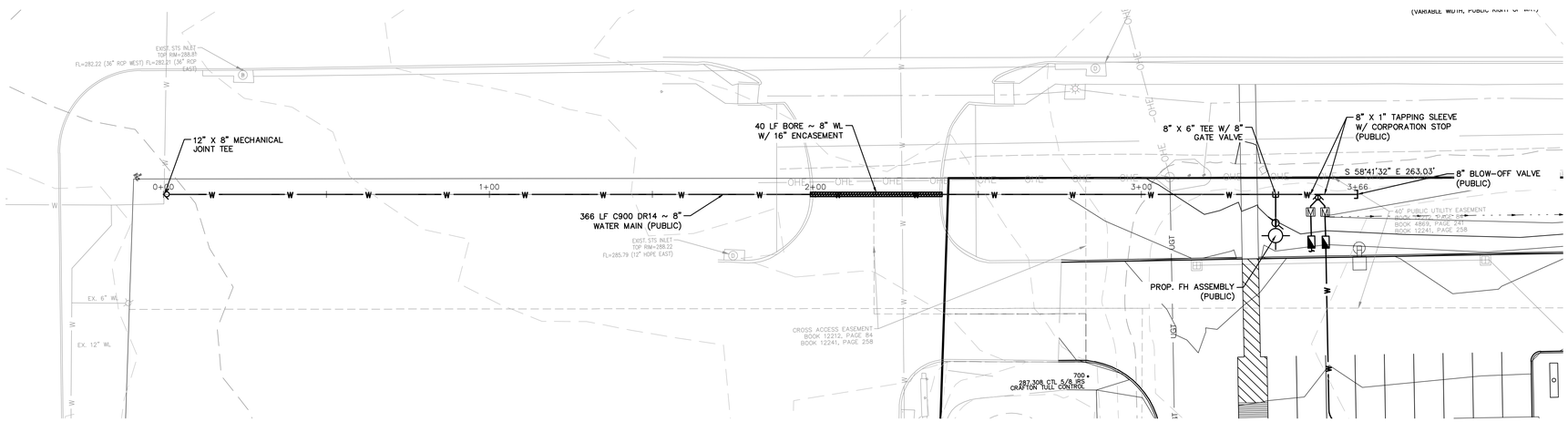
STATE OF TEXAS
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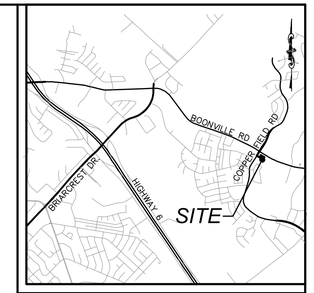
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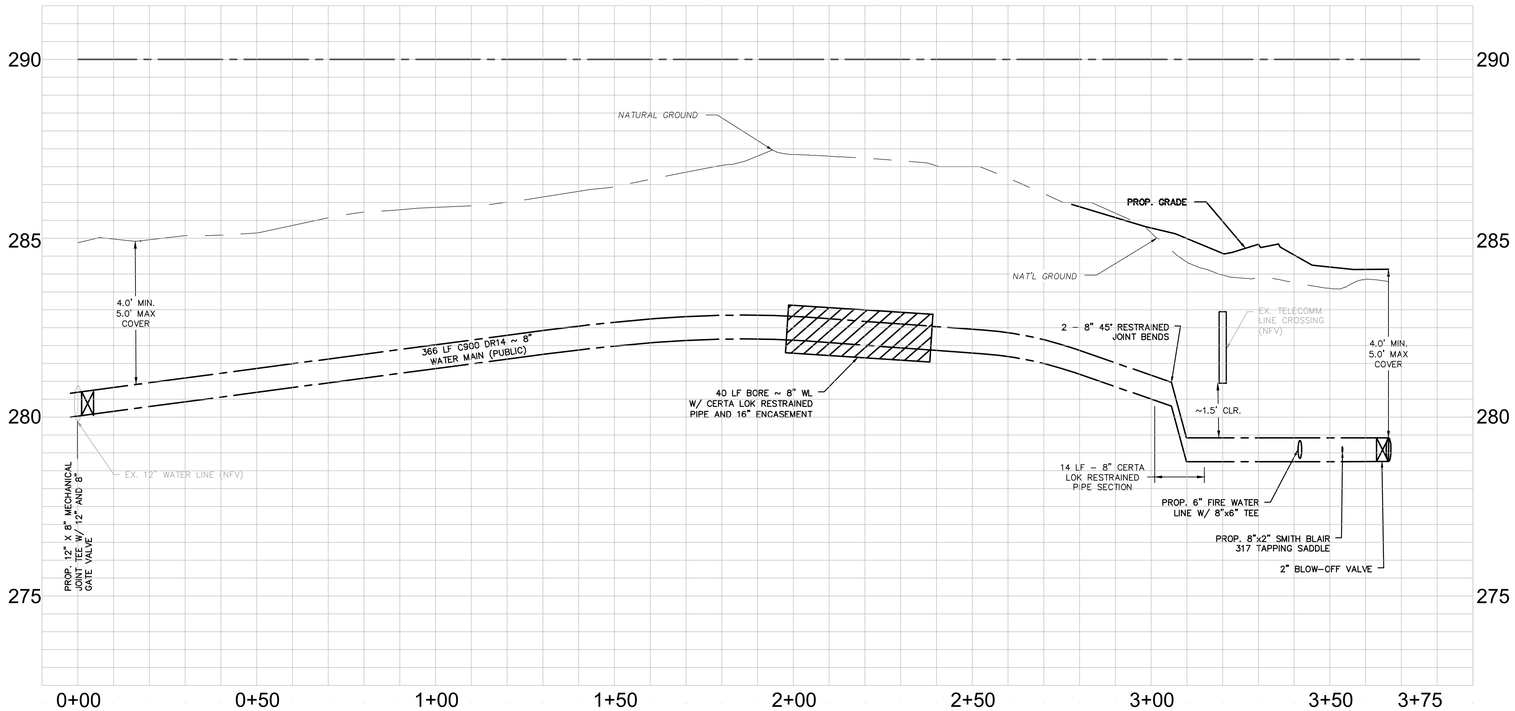




Vicinity Map
Not-To-Scale

SCALE: 1" = 20'
0' 20' 40' 60'

PROPOSED 8" WATERLINE PROFILE



DRAWING SCALE: 1" = 20' HORIZONTAL 1:20 VERTICAL 1:2

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Texas 811

REVISIONS

1	2	3
4	5	6

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

PUBLIC WATERLINE PLAN & PROFILE

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

For Bidding & Contractor Information Contact:
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10/13/2026

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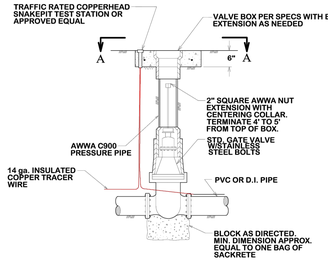
24" X 24" X 6" 28-DAY CONCRETE STRENGTH = 2000 psi WITH #4 BAR AROUND ALL VALVE BOX.

TRAFFIC RATED COPPERHEAD SNAKEPIT TEST STATION OR APPROVED EQUAL

VIEW A - A

NOTE:

1. VALVE EXTENSION TO BE USED ONLY WHEN TOP OF GATE VALVE IS DEEPER THAN 5 FEET FROM FINISHED GRADE.
2. ALL VALVE OPERATING NUT EXTENSIONS ARE TO BE MADE OF STEEL, SIZED AS NOTED, AND PAINTED WITH TWO (2) COATS OF METAL PAINT.
3. EXTENSIONS SHALL BE A MINIMUM OF ONE (1) FOOT LONG.
4. VALVE BOX LIDS LOCATED ON VALVES TO ISOLATE FIRE SUPPRESSION LINES FROM PUBLIC WATER LINES SHALL BE EJ 8900, PRODUCT 06800044 LOCKABLE LID.

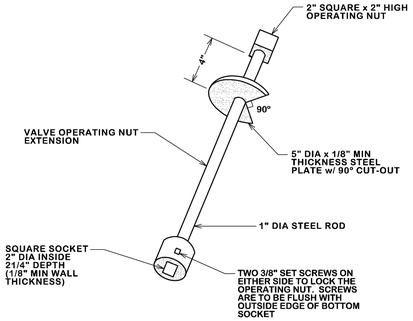


CITY OF BRYAN *The Good Life, Texas Style.*

GATE VALVE & BOX

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
DECEMBER 2020		W1-00

CITY OF COLLEGE STATION

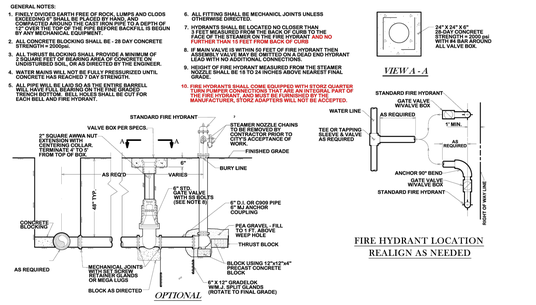


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GATE VALVE EXTENSION

DATE	B/CS UNIFIED STANDARD DETAIL	DETAL NO.
AUG. 2012		W1-01

CITY OF COLLEGE STATION



GENERAL NOTES:

1. FINELY DIVIDED EARTH FREE OF ROCK, LUMPS AND CLODS EXCEEDING 2" SHALL BE PLACED BY HAND, AND COMPACTED TO A DEPTH OF 6" ABOVE THE TOP OF THE PIPE BEFORE BACKFILL IS BEGUN BY ANY MECHANICAL EQUIPMENT.
2. ALL CONCRETE BLOCKING SHALL BE - 28 DAY CONCRETE STRENGTH = 2000psi.
3. ALL THRUST BLOCKING SHALL PROVIDE A MINIMUM OF 7 SQUARE FEET OF BEARING AREA OF CONCRETE ON UNDISTURBED SOIL, UNLESS OTHERWISE SHOWN BY ENGINEER.
4. WATER MAINS WILL NOT BE FULLY PRESSURIZED UNTIL CONCRETE HAS REACHED 7 DAY STRENGTH.
5. ALL PIPE WILL BE LAID SO AS THE ENTIRE BARREL WILL HAVE FULL BEARING ON THE FINE GRADED TRENCH BOTTOM. BELL HOLES SHALL BE CUT FOR EACH BELL AND FIRE HYDRANT.
6. ALL FITTING SHALL BE MECHANICL JOINTS UNLESS OTHERWISE DIRECTED.
7. HYDRANTS SHALL BE LOCATED NO CLOSER THAN 3 FEET OR FARTHER THAN 6 FEET FROM THE CURB. THE 3 FEE OF SPACING SHALL BE FROM THE FIRE HYDRANT AND NO FURTHER THAN 15 FEET FROM BACK OF CURB
8. IF MAIN VALVE IS WITHIN 50 FEET OF FIRE HYDRANT THEN ASSEMBLY VALVE MAY BE OMITTED ON A DEAD END HYDRANT LEAD WITH NO ADDITIONAL CONNECTIONS.
9. HEIGHT OF FIRE HYDRANT MEASURED FROM THE STEAMER NOZZLE SHALL BE 18 TO 24 INCHES ABOVE NEAREST FINAL GRADE.
10. ALL HYDRANTS SHALL COME EQUIPPED WITH STORZ ADAPTER CONNECTIONS. STORZ CONNECTIONS THAT ARE AN INTEGRAL PART OF THE FIRE HYDRANT, AND MUST BE FURNISHED BY THE MANUFACTURER. STORZ ADAPTERS WILL NOT BE ACCEPTED.

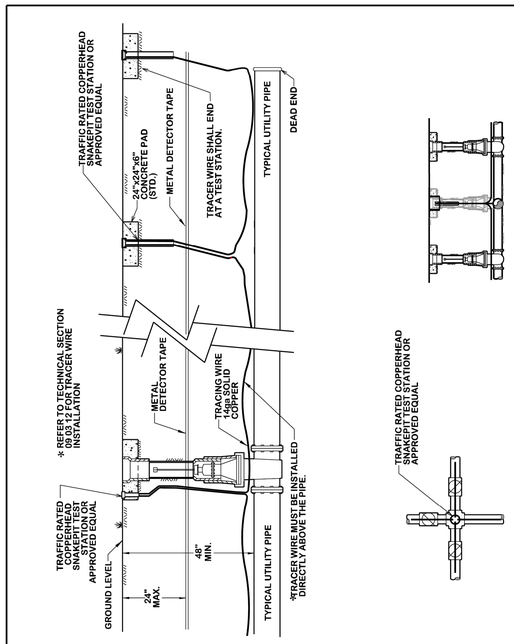
FIRE HYDRANT LOCATION
REALIGN AS NEEDED

CITY OF BRYAN *The Good Life, Texas Style.*

STANDARD FIRE HYDRANT ASSEMBLY

DATE:	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
DECEMBER 2020		W1-02

CITY OF COLLEGE STATION



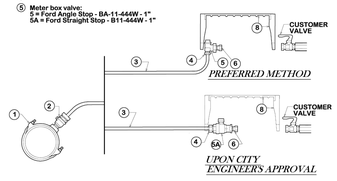
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UTILITY LOCATION MATERIALS

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
AUG. 2012		W1-03

CITY OF COLLEGE STATION

1. Service saddle, SS straps, CC threads Installed per manufacture's recommendations. All main types: Smith Blair 317
2. Corporation Stop: Ford FB 1000-4-Q - 1"
3. Service tubing: Type K copper - soft - 1"
4. Ford male adapter - C84-44-Q - 1"
5. Meter box valve: 5 = Ford Angle Stop - BA-11-444W - 1" 5A = Ford Straight Stop - B11-444W - 1"
6. Meter nipple - C38-44-2-625 - 1"
8. Meter box and lid: Old Castle/Christy meter box and lid: - 909 Utility Box - N59H Concrete Lid Marked "Water" with Flex-Net Sensus Probe Hole



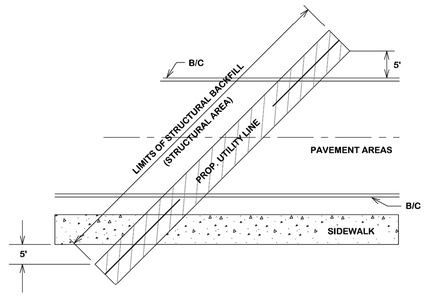
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CITY OF BRYAN
STRAIGHT OR ANGLE TAP 1"

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
DECEMBER 2020		W6-01

CITY OF COLLEGE STATION

STRUCTURAL BACKFILL AREA INCLUDES ALL PAVED AREAS (SIDEWALKS, STREETS, ALLEYS, DRIVEWAYS,AND PARKING AREAS) AND SHALL EXTEND 5' BEYOND THE CURB LINE. STRUCTURAL BACKFILL SHALL BE CEMENT STABILIZED (SEE DETAIL W4-02 - AREAS TO BE PAVED) OR EXCAVATED SOIL COMPACTED TO 98% MAXIMUM DRY DENSITY AS PER ASTM D698 WITHIN OPTIMUM TO +4% WET OF OPTIMUM (SEE DETAIL W4-02 - NON-STRUCTURAL AREAS)



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STRUCTURAL BACKFILL AREA FOR WATER MAIN

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
AUG. 2012		W2-02

CITY OF COLLEGE STATION

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

REVISIONS					
1		2		3	
4		5		6	

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:

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

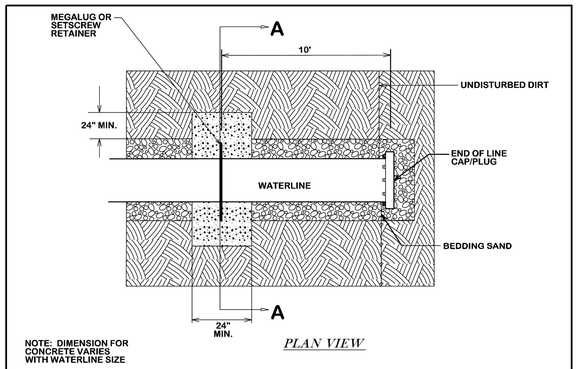
STATE OF TEXAS
WILLIAM E. BOOD
142491
LICENSED PROFESSIONAL ENGINEER

10/13/2026

7N2

C1.3B

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END OF LINE BLOCKING

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
AUG. 2012		W3-00

CITY OF BRYAN *The Good Life, Texas Style.* | CITY OF COLLEGE STATION

(A) SELECT MATERIAL
MATERIAL EXCAVATED FROM THE DITCH, (WHICH IS FREE OF ROCKS, LUMPS, CLODS, OR DEBRIS LARGER THAN TWO (2) INCHES IN THE LARGEST DIMENSION) COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NON-STRUCTURAL AREAS (ie., YARDS, PASTURES, EASEMENTS) AND TO A MINIMUM OF 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NEW STREET AREAS AND STREETS TO BE RECONSTRUCTED.

(B) GRANULAR MATERIAL
MATERIAL SHALL BE BANK RUN RIVER SAND WHICH IS FREE OF DETRIMENTAL QUANTITIES OF CLAY, DEBRIS, OR ORGANIC MATERIAL AND WHICH, WHEN TESTED BY STANDARD LABORATORY METHODS, MEET THE FOLLOWING REQUIREMENTS:

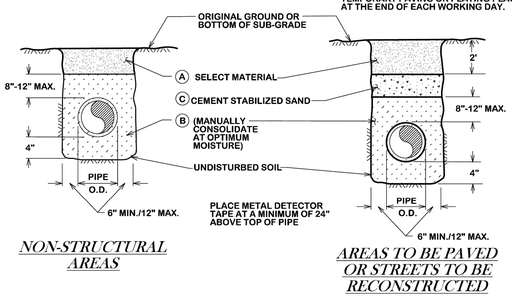
MAXIMUM LIQUID LIMIT	45
MAXIMUM PLASTICITY INDEX	15
MAXIMUM PERCENT PASSING NO. 200 SIEVE	35
MINIMUM PERCENT PASSING 3/4" SIEVE	100

THE MATERIAL SHALL BE FREE FLOWING AND WHEN WET, SHALL NOT ADHERE TO FORM A BALL WHEN PRESSED IN THE HAND.

(C) CEMENT STABILIZED SAND

NOTES:

1. *FOR BEDDING AND TRENCHING WITHIN ALL EXISTING PAVED AREAS SEE DETAILS FOR OPEN CUT STREETS. (Details ST4-00, ST4-01, ST4-02). THIS NOTE DOES NOT APPLY TO STREETS BEING RECONSTRUCTED.*
2. *EVERY 100 FEET PROVIDE A WATER STOP BLOCK COMPOSED OF CEMENT SAND OR NATIVE MATERIALDEPENDING ON EMBEDMENT. BLOCK SHALL BE 6 FEET IN LENGTH. NO BEDDING SAND IN THIS AREA.*
3. ALL BEDDING & INSTALLATION OF PVC PIPE SHALL BE IN ACCORDANCE WITH ANSI/AWWA STANDARDS FOR PVC PIPE.
4. ALL BEDDING & INSTALLATION OF DUCTILE IRON PIPE SHALL BE IN ACCORDANCE WITH ANSI/AWWA C150/A21.50
5. COMPACTION SHALL BE ATTAINED BY MECHANICAL TAMPING.
6. RELATIVE COMPACTION SHALL BE TESTED IN THE PRESENCE OF THE CITY ENGINEER.
7. DUST RESULTING FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK, EITHER INSIDE OR OUTSIDE THE RIGHT-OF-WAY, SHALL BE CONTROLLED BY THE CONTRACTOR.
8. ALL TRENCHES SHALL BE BACK FILLED AND TEMPORARY PAVING OR PLATING PLACED AT THE END OF EACH WORKING DAY.



BEDDING AND TRENCH FOR DI PIPE & PVC PIPE WITHIN NON-STRUCTURAL OR NEW PAVED AREAS

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
AUG. 2012		W4-02

CITY OF BRYAN *The Good Life, Texas Style.* | CITY OF COLLEGE STATION

NOTES:

1. A MAX. OF 4 AND A MIN. OF 2 THROAT RINGS SHALL BE USED AT EACH MANHOLE IN NEW OR EXISTING RIGHT-OF-WAY.
2. USE ADEKA SEALANT OR APPROVED EQUAL BETWEEN RING/COVER, ADJUSTMENT RINGS AND CHIMNEY OR CONE/CONE SECTION.
3. MANHOLE BASE THICKNESS AND FOUNDATION FROM FLOWLINE TO RIM AS FOLLOWS:

MANHOLE DEPTH (FT.)	BASE THICKNESS
0 - 12	8"
12 AND OVER	12"

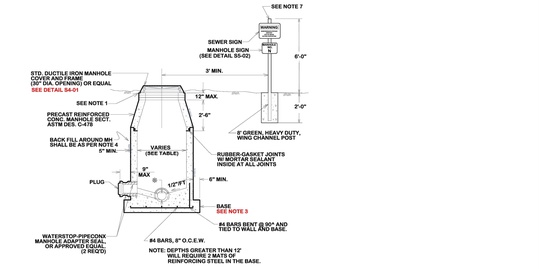
4. MANHOLE LOCATION AND COMPACTION AS FOLLOWS:

LOCATION	COMPACTION REQUIREMENT
PAVEMENT	98 % STANDARD PROCTOR - ASTM D 698
LANDSCAPE AREA	90 % STANDARD PROCTOR - ASTM D 698

5. IN FLOODPLAINS OR AREAS OF CONCENTRATED FLOW, THE CONE SHALL EXTEND 1 FOOT ABOVE THE BASE FLOOD ELEVATION OR A 'BOLT DOWN, WATER TIGHT' MANHOLE COVER SHALL BE USED, VENTED WHERE REQUIRED.
6. WARNING SIGN ONLY TO BE PLACED WHERE SEWER CROSSES OPEN FIELDS.
7. STD. DUCTILE IRON MANHOLE COVER AND FRAME (30" DIA. OPENING) OR EQUAL
8. SEE NOTE 1
9. CLASS "A" CONC. 3000 PSI IN 28 DAYS
10. BACK FILL AROUND MH SHALL BE AS PER NOTE 4
11. WATERSTOP-PIPECONN MANHOLE ADAPTER SEAL, OR APPROVED EQUAL. (2 REQ'D)
12. #4 BARS, 8" O.C.E.W.
13. NOTE: DEPTHS GREATER THAN 12' WILL REQUIRE 2 MATS OF REINFORCING STEEL IN THE BASE.
14. ⊕ INVERT + 3/4 DIAMETER OF PIPE UP TO 24". 24" AND LARGER SHALL BE FULL DEPTH INVERTS.

CAST IN PLACE MANHOLE

MANHOLE DIA.	MAIN SIZE
4 FT	≤18in.
5 FT	≥18in. <30in.
6 FT	≥36in.



PRE-CAST MANHOLE

STANDARD MANHOLE

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
DECEMBER 2020		S1-00

CITY OF BRYAN *The Good Life, Texas Style.* | CITY OF COLLEGE STATION

NOTES:

1. FOR BEDDING AND TRENCHING WITHIN ALL EXISTING PAVED AREAS, SEE DETAILS FOR OPEN CUT STREETS. (Details ST4-00, ST4-01, ST4-02). THIS NOTE DOES NOT APPLY TO STREETS BEING RECONSTRUCTED.
2. ALL BEDDING & INSTALLATION OF PVC PIPE SHALL BE IN ACCORDANCE TO ANSI/AWWA STANDARDS FOR PVC PIPE.
3. ALL BEDDING & INSTALLATION OF DUCTILE IRON PIPE SHALL BE IN ACCORDANCE TO ANSI/AWWA C150/A21.50.
4. COMPACTION SHALL BE ATTAINED BY MECHANICAL TAMPING.
5. ALL TRENCHES SHALL BE BACK FILLED AND TEMPORARY PAVING OR PLANKING PLACED AT THE END OF EACH WORKING DAY.
6. EVERY 100 FEET PROVIDE A WATER STOP BLOCK COMPOSED OF CEMENT SAND OR IMPERVIOUS NATIVE MATERIAL DEPENDING ON EMBEDMENT. BLOCK SHALL BE 6 FEET IN LENGTH. NO BEDDING SAND IN THIS AREA.

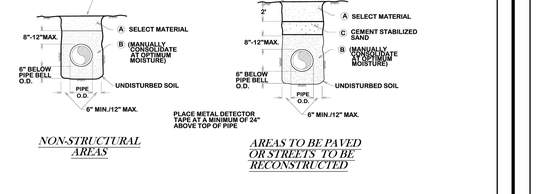
(A) SELECT NATIVE MATERIAL
MATERIAL EXCAVATED FROM THE DITCH, (WHICH IS FREE OF ROCKS, LUMPS, CLODS, OR DEBRIS LARGER THAN TWO (2) INCHES IN THE LARGEST DIMENSION), COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NON-STRUCTURAL AREAS (ie., YARDS, PASTURES, EASEMENTS) (OPTION 1) AND TO A MINIMUM OF 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NEW STREET AREAS AND STREETS TO BE RECONSTRUCTED. (OPTION 2)

(B) GRANULAR MATERIAL
MATERIAL SHALL BE BANK RUN RIVER SAND WHICH IS FREE OF DETRIMENTAL QUANTITIES OF CLAY, DEBRIS, OR ORGANIC MATERIAL AND WHICH, WHEN TESTED BY STANDARD LABORATORY METHODS, MEET THE FOLLOWING REQUIREMENTS:

MAXIMUM LIQUID LIMIT	45
MAXIMUM PLASTICITY INDEX	15
MAXIMUM PERCENT PASSING NO. 200 SIEVE	35
MINIMUM PERCENT PASSING 3/4" SIEVE	100

THE MATERIAL SHALL BE FREE FLOWING AND WHEN WET, SHALL NOT ADHERE TO FORM A BALL WHEN PRESSED IN THE HAND.

(C) CEMENT STABILIZED SAND



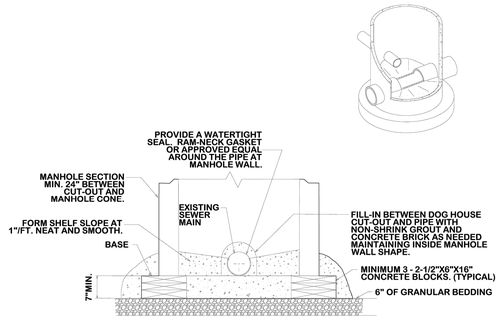
BEDDING AND TRENCH FOR DI PIPE & PVC PIPE

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
DECEMBER 2020		S1-01

CITY OF BRYAN *The Good Life, Texas Style.* | CITY OF COLLEGE STATION

NOTES:

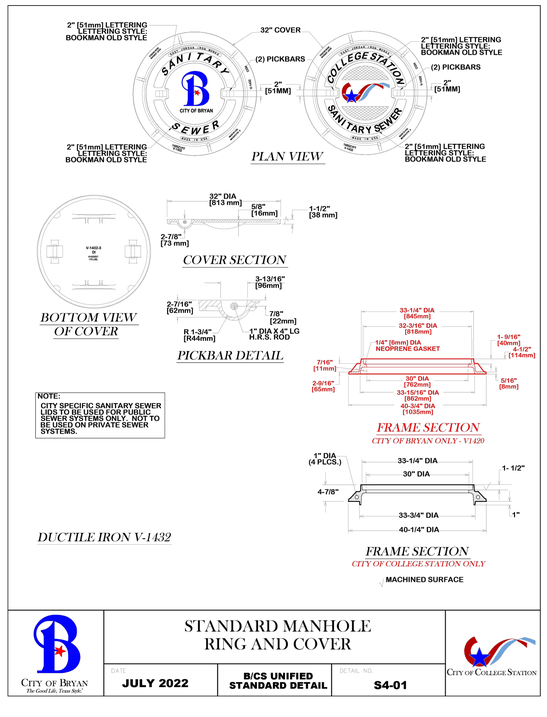
1. FLOW SHALL BE MAINTAINED DURING CONSTRUCTION.
2. THIS DETAIL TO BE USED WHEN A 6" OR LARGER LATERAL NECESSITATES CONSTRUCTION OF A NEW MANHOLE.
3. FOR ADDITIONAL STANDARDS NOT SHOWN, SEE "STANDARD MANHOLE" DETAIL S1-02.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORT OF EXISTING SEWER DURING INSTALLATION OF MANHOLE.
5. DOGHOUSE OPENING MAY ONLY BE USED WHEN PLACING A NEW MANHOLE OVER AN EXISTING LINE; OTHERWISE, THE OPENING MUST BE CAST. SIZE, LOCATION, AND ANGLE OF ENTRY SHALL BE AS REQUIRED BY THE PLANS.
6. EXCAVATE TRENCH TO MIN. 13" BELOW BOTTOM OF EXISTING PIPE. COMPACT SUBGRADE. PLACE AND COMPACT 6" OF GRANULAR BEDDING. MONOLITHIC POUR OF MIN. 7" DEPTH, 6 SACK TOPPING MIX TO BE PLACED INSIDE, UNDER, AND OUTSIDE MANHOLE BARREL FROM SURFACE OF BEDDING, AROUND CONCRETE BLOCK RISERS, TO A POINT APPROXIMATELY AT THE SPRING LINE OF THE EXIST. PIPE.
7. DURING THE SAME POUR, THE FINISH MANHOLE SHELF SHALL BE FORMED AND FINISHED AROUND THE BARREL AND EXISTING PIPE AS SHOWN.
8. AFTER CONCRETE SHELF HAS CURED, THE EXISTING PIPE SHALL BE SAW-CUT ON BOTH SIDES TO THE FINISHED SHELF GRADE AND REMOVED. ONLY AFTER CITY-APPROVED, PASSING MANHOLE LEAKAGE TESTING. THE EXISTING PIPE SHALL FORM THE TROUGH OF THE MANHOLE AS SHOWN. FILE CUT PIPE TO GIVE SMOOTH EDGES.



CITY OF COLLEGE STATION GRAVITY SEWER DOGHOUSE MANHOLE

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
DECEMBER 2020		S3-00

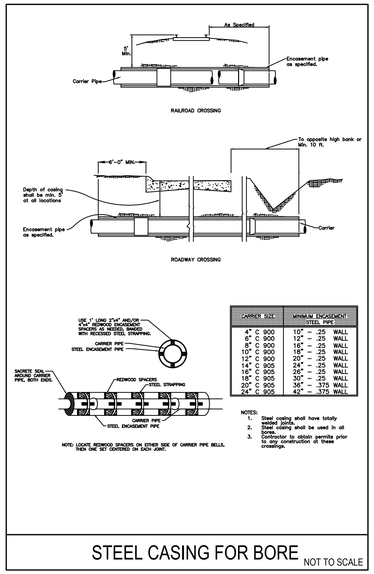
CITY OF BRYAN *The Good Life, Texas Style.* | CITY OF COLLEGE STATION



STANDARD MANHOLE RING AND COVER

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
JULY 2022		S4-01

CITY OF BRYAN *The Good Life, Texas Style.* | CITY OF COLLEGE STATION



CARRIER SIZE	MINIMUM ENCASEMENT STEEL PIPE	
4" C 900	10" – .25	WALL
6" C 900	12" – .25	WALL
8" C 900	16" – .25	WALL
10" C 900	18" – .25	WALL
12" C 900	20" – .25	WALL
14" C 905	24" – .25	WALL
16" C 905	26" – .25	WALL
18" C 905	30" – .25	WALL
20" C 905	36" – .375	WALL
24" C 905	42" – .375	WALL

NOTES:
1. Steel casing shall have totally welded joints.
2. Steel casing shall be used in all roadways.
3. Contractor to obtain permits prior to any construction of these crossings.

STEEL CASING FOR BORE

NOT TO SCALE

REVISIONS

1	4
2	5
3	6

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:

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

STATE OF TEXAS
WILLIAM E. BOOD
142491
LICENSED PROFESSIONAL ENGINEER
10/13/2026

7N2

C1.3C

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

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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 CONSTRUCTON 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

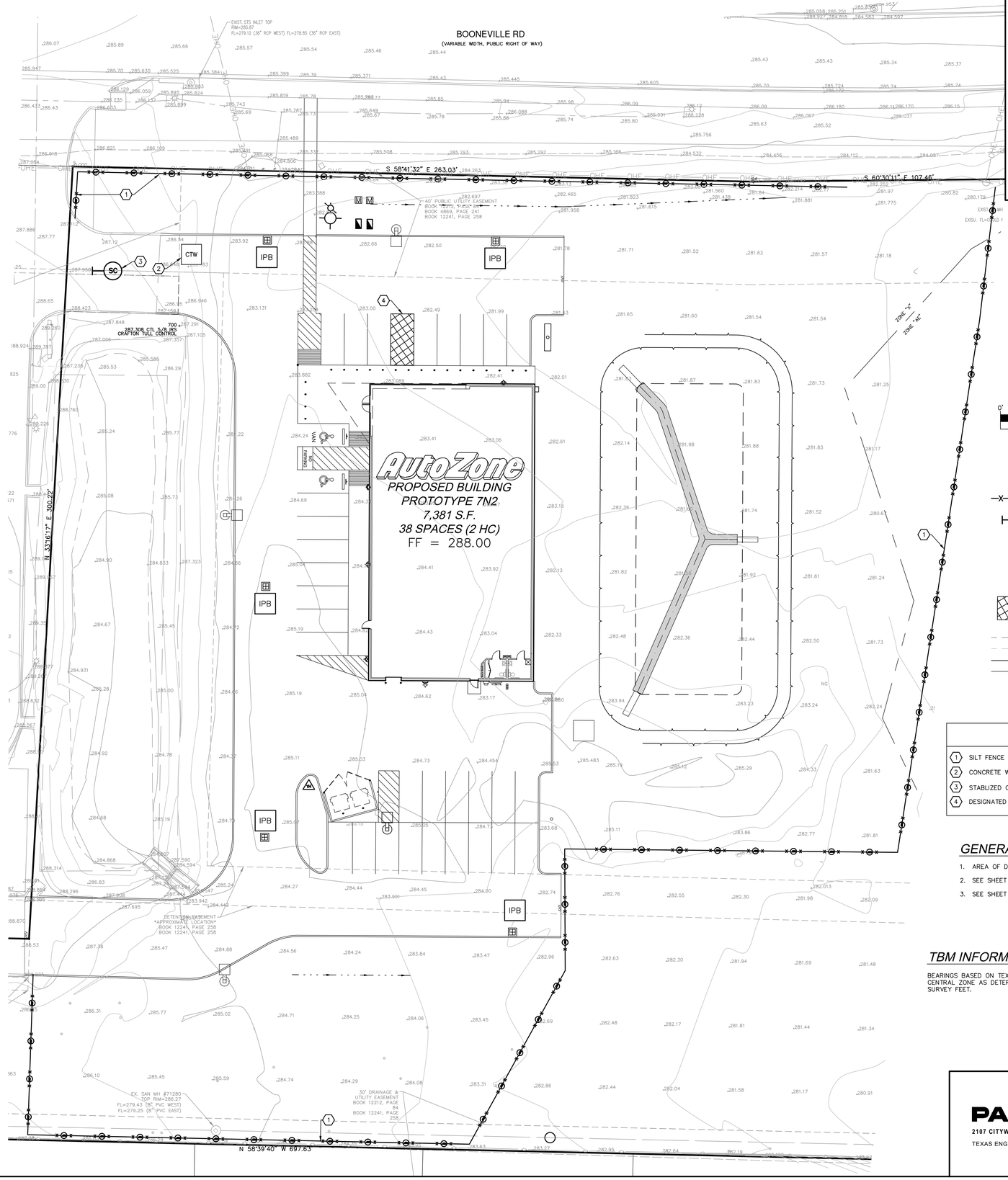
FLOOD NOTE (PER SURVEY)

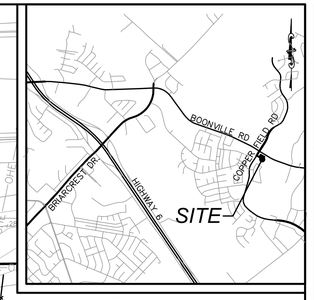
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), ZONE "AE" (AREAS DETERMINED TO BE SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, BASE FLOOD ELEVATIONS DETERMINED), AND ZONE "AE REGULATORY 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
- SC — STABILIZED CONSTRUCTION ENTRANCE
- CTW — CONCRETE TRUCK WASHOUT
- IPB — INLET PROTECTION BARRIER
- DESIGNATED DEBRIS PICK–UP AREA
- 505 — EXISTING MAJOR CONTOUR
- 504 — EXISTING MINOR CONTOUR
- 505 — PROPOSED MAJOR CONTOUR
- 504 — 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 (SCE) – 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.

Texas 811

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

REVISIONS

1	2	3
4	5	6

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

EROSION PREVENTION AND SEDIMENT CONTROL 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

STATE OF TEXAS
WILLIAM E. BOOD
142491
LICENSED PROFESSIONAL ENGINEER

10/13/2026

7N2

C1.4

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NOTE:

TEMPORARY DEVICES AROUND STORMS DRAINS ARE USED TO DETAIN AND/OR FILTER SEDIMENT-LADEN RUNOFF. THE PROTECTION ALLOWS SEDIMENT TO SETTLE PRIOR TO DISCHARGE INTO A STORM DRAIN INLET OR CATCH BASIN.

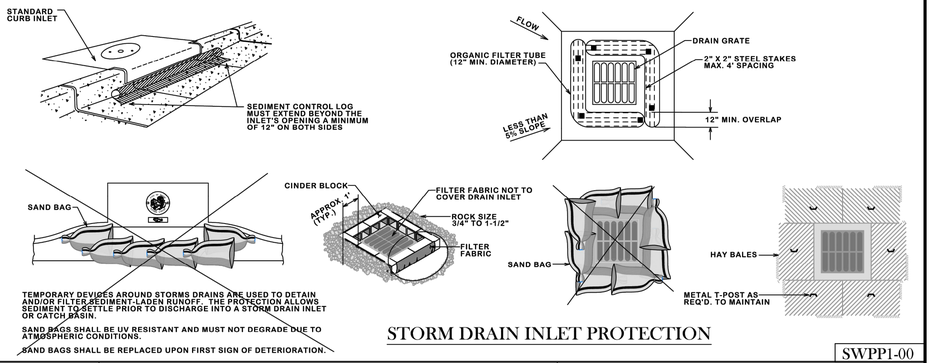
SEDIMENT CONTROL LOGS ARE TO BE USED ON EXISTING CURB INLETS WHICH ARE LOCATED ADJACENT TO OCCUPIED TRAVEL LANES WITHIN THE DISTURBED LIMITS OF A PROJECT AS SHOWN ON THE PLANS.

SEDIMENT CONTROL LOGS ARE TO BE INSTALLED AND MAINTAINED PER THE MANUFACTURER'S INSTRUCTIONS AND PROPERLY WEIGHTED IN ORDER TO REMAIN SECURELY IN PLACE. INSTALLATION MUST MEET THE CONSTRUCTION INSPECTOR'S APPROVAL.

SEDIMENT CONTROL LOGS ARE TO BE CONSTRUCTED OF WOOD FIBERS, SYNTHETIC FIBERS OR OTHER SUITABLE MATERIAL SUFFICIENT TO RETAIN ITS SHAPE AND ENCASED IN A UV STABILIZED FILTERING MEDIA OF SUFFICIENT STRENGTH TO RETAIN SEDIMENT.

SEDIMENT CONTROL LOGS ARE TO BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.

SAND BAGS SHALL NOT BE USED.



STORM DRAIN INLET PROTECTION

SWPP1-00

NOTE:

POST A SIGN READING "CONCRETE WASH OUT PIT" NEXT TO THE PIT.

VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASH OUT THEIR TRUCKS IN THE PIT AND NO WHERE ELSE.

NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.

EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.

ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.

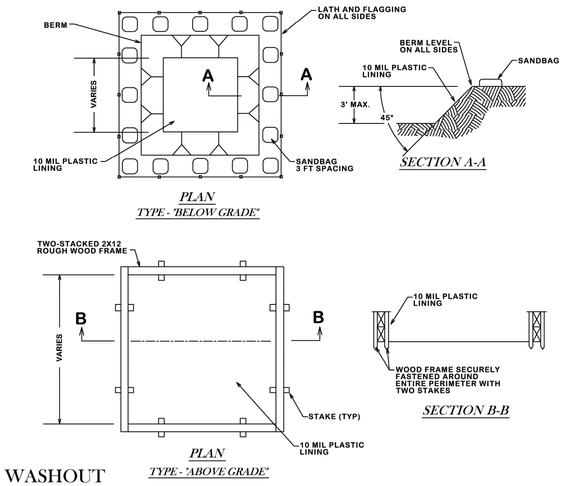
TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.

PLASTIC LINING MATERIAL WIL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, YEARS, OR OTHER DEFECTS.

WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF. BELOW GRADE PITS SHALL BE BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.

CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCK EQUIPMENT.

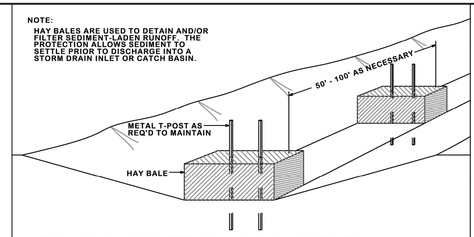


CONCRETE WASHOUT

SWPP1-04

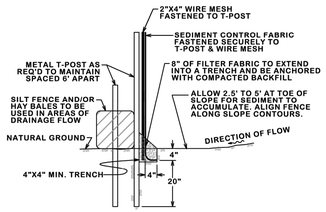
NOTE:

HAY BALES ARE USED TO DETAIN AND/OR FILTER SEDIMENT-LADEN RUNOFF. THE PROTECTION ALLOWS SEDIMENT TO SETTLE PRIOR TO DISCHARGE INTO A STORM DRAIN INLET OR CATCH BASIN.



EROSION CONTROL ALONG DITCH

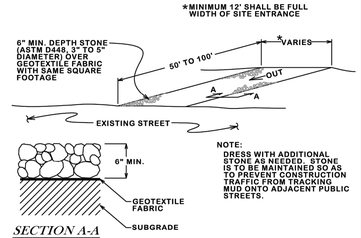
SWPP1-01



SILT FENCE ASSEMBLY

SWPP1-03

*MINIMUM 12' SHALL BE FULL WIDTH OF SITE ENTRANCE



NOTE:

DRESS WITH ADDITIONAL STONE AS NEEDED. STONE IS TO BE MAINTAINED SO AS TO PREVENT CONSTRUCTION TRAFFIC FROM TRACKING MUD ONTO ADJACENT PUBLIC STREETS.

CONSTRUCTION EXIT SILT CONTROL

SWPP1-02

GENERAL NOTES:

ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY SLOCK SODDED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED 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 AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

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

REVISIONS

1		4	
2		5	
3		6	

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

EROSION PREVENTION AND SEDIMENT CONTROL DETAILS

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

STATE OF TEXAS
WILLIAM E. BODD
142491
LICENSED
PROFESSIONAL ENGINEER

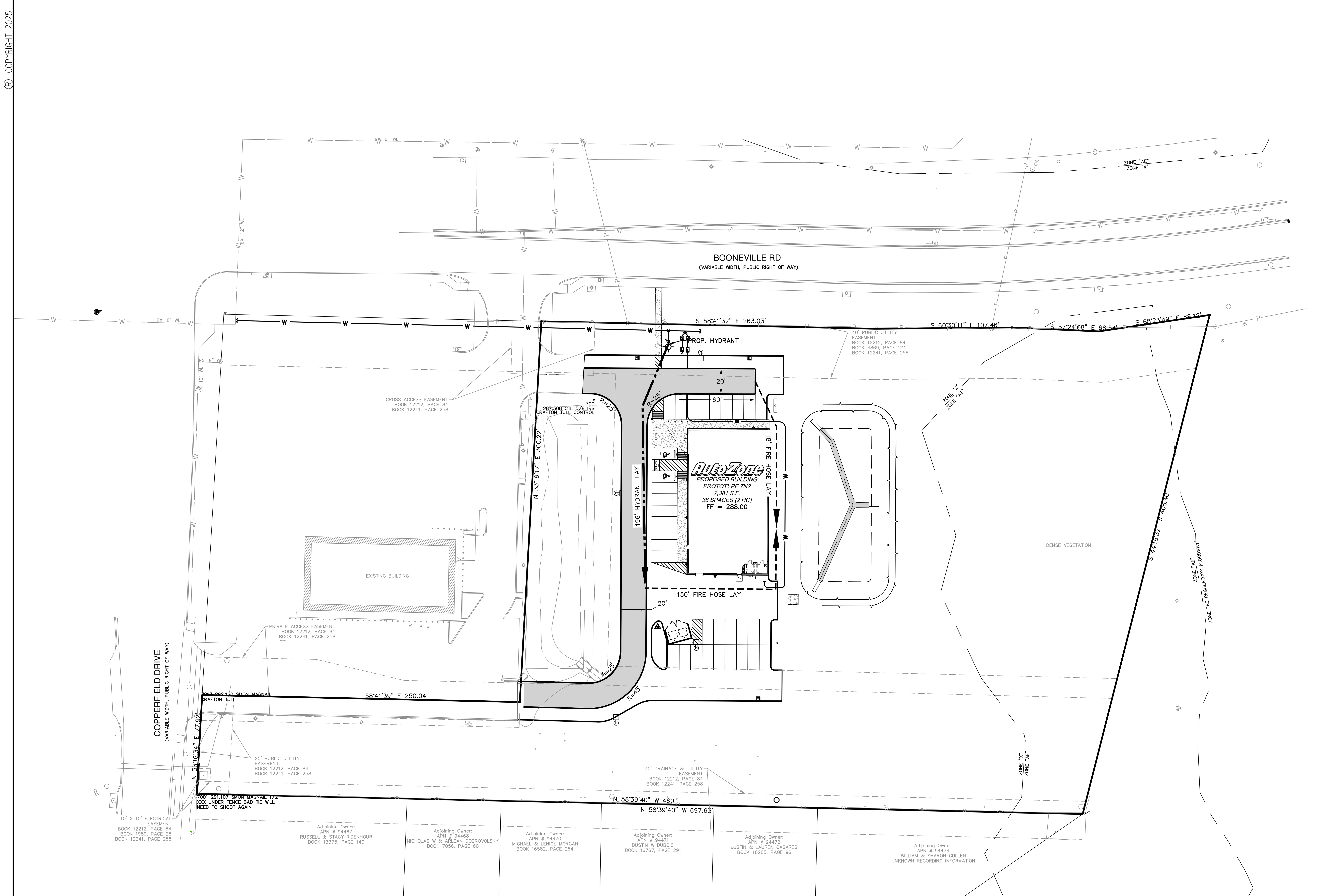
10/13/2026

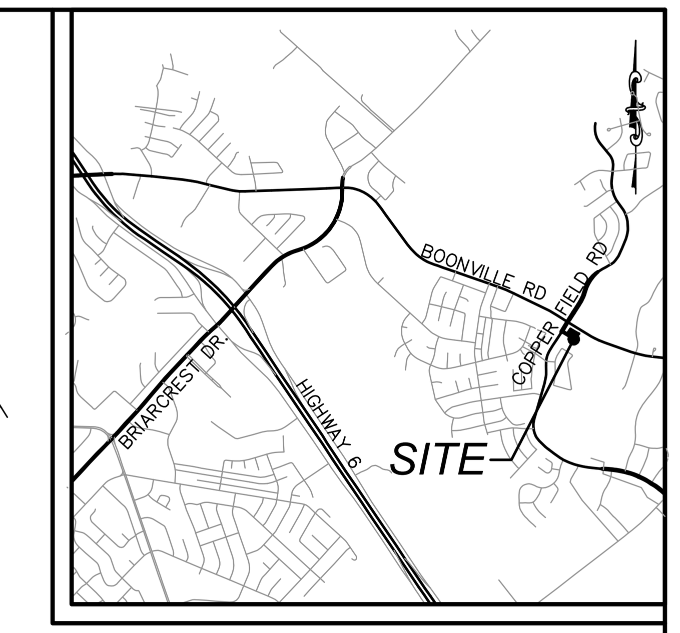
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C1.4A

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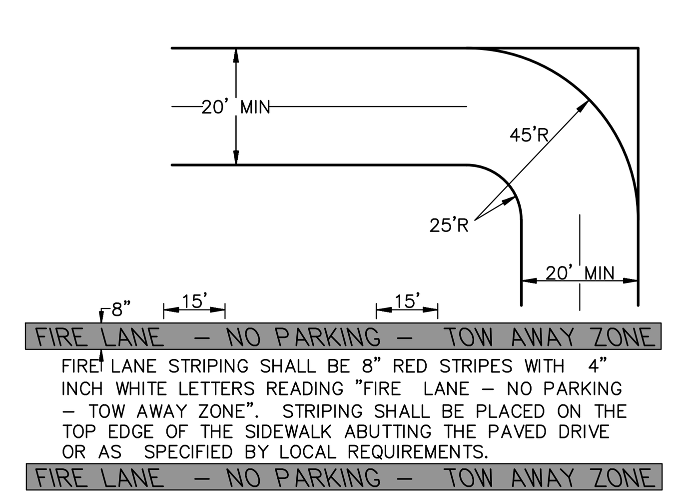


Vicinity Map
Not-To-Scale

SCALE: 1"= 40'
0' 40' 80' 120'

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

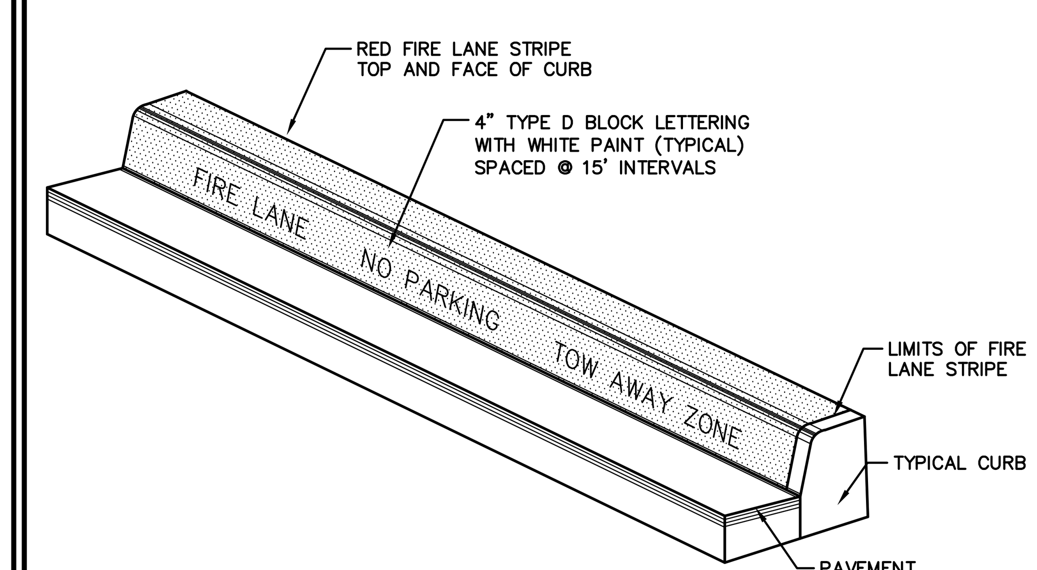


FIRE LANE STRIPING SHALL BE 8" RED STRIPES WITH 4" INCH WHITE LETTERS READING "FIRE LANE – NO PARKING – TOW AWAY ZONE". STRIPING SHALL BE PLACED ON THE TOP EDGE OF THE SIDEWALK ABUTTING THE PAVED DRIVE OR AS SPECIFIED BY LOCAL REQUIREMENTS.

FIRE LANE – NO PARKING – TOW AWAY ZONE

NO PARKING FIRE LANE

TYPICAL FIRE LANE MARKING DETAIL WITHOUT CURB



WITH CURB

REVISIONS

1	4
2	5
3	6

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:

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Cindy.searcy@construction.com

STATE OF TEXAS
WILLIAM E. BOOD
142491
LICENSED PROFESSIONAL ENGINEER

10/13/2026

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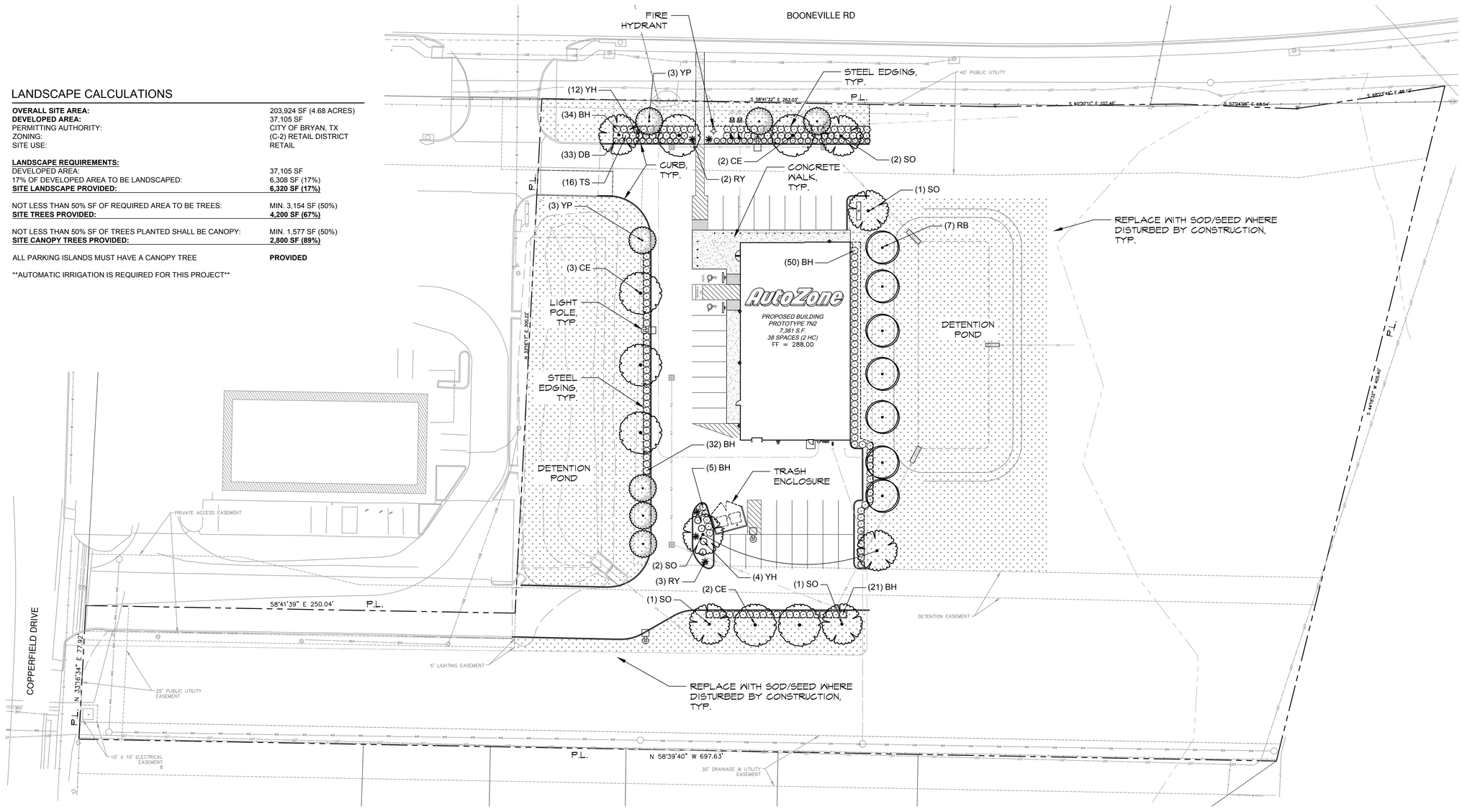
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LANDSCAPE CALCULATIONS

OVERALL SITE AREA:	203,924 SF (4.68 ACRES)
DEVELOPED AREA:	37,105 SF
PERMITTING AUTHORITY:	CITY OF BRYAN, TX
ZONING:	(C-2) RETAIL DISTRICT
SITE USE:	RETAIL
LANDSCAPE REQUIREMENTS:	
DEVELOPED AREA:	37,105 SF
17% OF DEVELOPED AREA TO BE LANDSCAPED:	6,308 SF (17%)
SITE LANDSCAPE PROVIDED:	**6,320 SF (17%)**
NOT LESS THAN 50% SF OF REQUIRED AREA TO BE TREES:	MIN. 3,154 SF (50%)
SITE TREES PROVIDED:	**4,200 SF (67%)**
NOT LESS THAN 50% SF OF TREES PLANTED SHALL BE CANOPY:	MIN. 1,577 SF (50%)
SITE CANOPY TREES PROVIDED:	**2,800 SF (89%)**
ALL PARKING ISLANDS MUST HAVE A CANOPY TREE	**PROVIDED**

AUTOMATIC IRRIGATION IS REQUIRED FOR THIS PROJECT

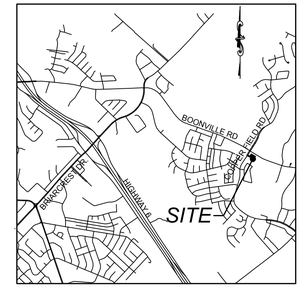


PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	SF VALUE	TOTAL
CANOPY TREES						
	SO	7	Quercus shumardii Shumard Red Oak	1.5" Cal. / Min. 6' Ht.	200	1,400 sf
	CE	7	Ulmus crassifolia Cedar Elm	1.5" Cal. / Min. 6' Ht.	200	1,400 sf
EVERGREEN TREE						
	YP	7	Ilex vomitoria Yaupon	1.5" Cal.	100	700 sf
ACCENT TREES						
	RB	7	Cercis canadensis texensis Texas Redbud	1.5" Cal.	100	700 sf

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	SF VALUE	TOTAL
SHRUBS							
	RY	5	Hesperaloe parviflora Red Yucca	3 GAL	36" OC	10	50 sf
	BH	142	Ilex cornuta `Burfordii Nana` Dwarf Burford Holly	3 GAL	36" OC	10	1,420 sf
	YH	16	Ilex vomitoria 'Nana' Dwarf Yaupon Holly	3 GAL	36" OC	10	160 sf
	DB	33	Dietes bicolor African Iris	2 GAL	36" OC	10	330 sf
	TS	16	Leucophyllum frutescens 'Compacta' Compact Texas Sage	3 GAL	36" OC	10	160 sf
SOD/SEED							
	SOD	45,300 sf	Cynodon 'TifTuf' TifTuf Hybrid Bermuda Grass				

TOTAL LANDSCAPE AREA PROVIDED: 6,320 sf



Vicinity Map
Not-To-Scale

NORTH

0' 15' 30' 60'

Scale 1" = 30'

NOTE: PRINTED DRAWING SIZE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.

REGISTERED LANDSCAPE ARCHITECT
GAVIN W. LORSTEDT
3428
STATE OF TEXAS
10/20/2026

PAPE–DAWSON
2107 CITYWEST BLVD, 3RD FLR I HOUSTON, TX 77042 I 713.428.2400
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LANDSCAPE ARCHITECTURE
LAND PLANNING IRRIGATION DESIGN

REVISIONS
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4 5 6

AutoZone Store No. 11092
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Cindy.searcy@construction.com

LANDSCAPE PLANTING

LP-1

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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 CLIMACTIC 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 ACCEPTBLE 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 LEADER IS 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 ON THE PLANS. 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 ½ 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 DECISIEMENS/M; 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 COL-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
   iv. 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 SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
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.

B. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
3. TRENCHING NEAR EXISTING TREES:
   a. 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).
   b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
   c. 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 DRIP LINES WITHIN 24 HOURS.
   d. 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.

C. 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 "TEASE" 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"-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).

D. SHRUB, PERENNIAL, AND GROUNDCOVER 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.

E. 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.

G. 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.

H. 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.

I. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL 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, RESETTING 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, REMOVAL 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 SEASON TO MAXIMIZE WATER CONSERVATION.
2. SHOULD SEEDED 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 PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
   b. ALL HARDSCAPE 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 RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

J. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/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.

K. 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.

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).
3. 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.
   a. 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.
   b. 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.
   c. 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.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" 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.
   e. 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.
   f. 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.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. 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.).
   a. 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.
   b. 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).
   c. 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/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID 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.
6. 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.
7. AFTER FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, CONTRACTOR IS TO PROVIDE SUGGESTED MAINTENANCE, WATERING SCHEDULE, WEEDING SCHEDULE, AND FERTILIZATION SCHEDULE.
8. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

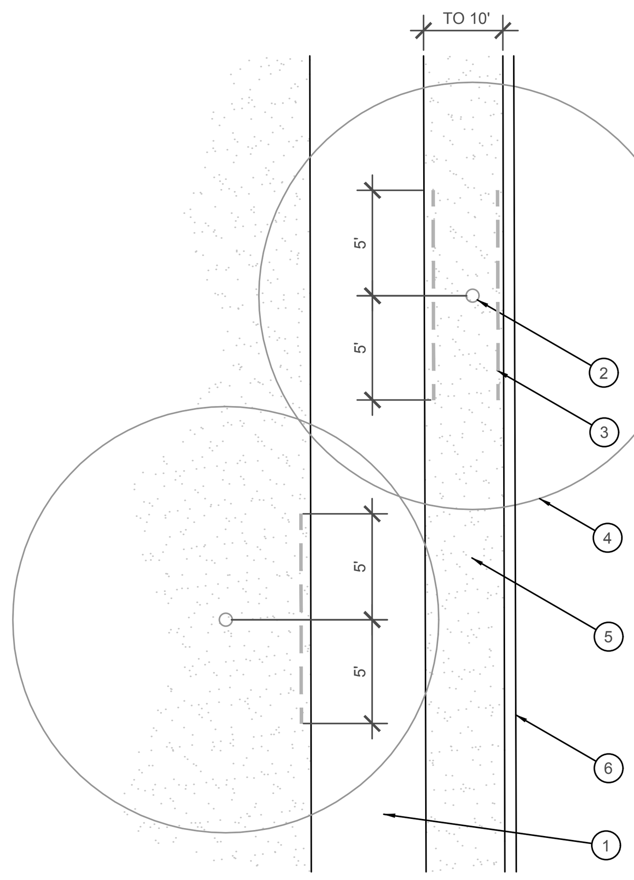
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

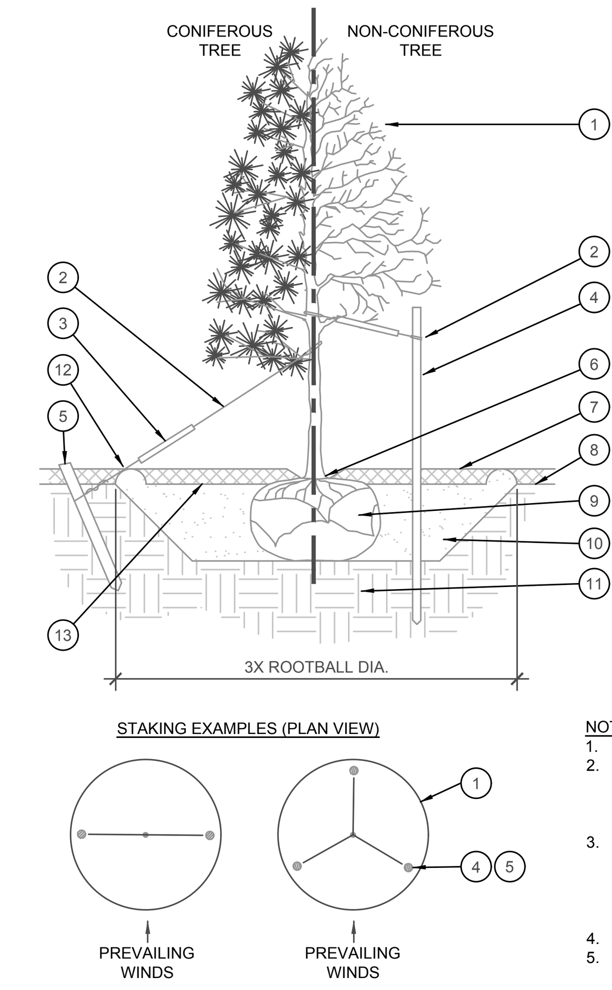


1. TYPICAL WALKWAY OR PAVING
2. TREE TRUNK
3. LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
4. TREE CANOPY
5. TYPICAL PLANTING AREA
6. TYPICAL CURB AND GUTTER

NOTES:
1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS.
2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

D ROOT BARRIER - PLAN VIEW

SCALE: NOT TO SCALE

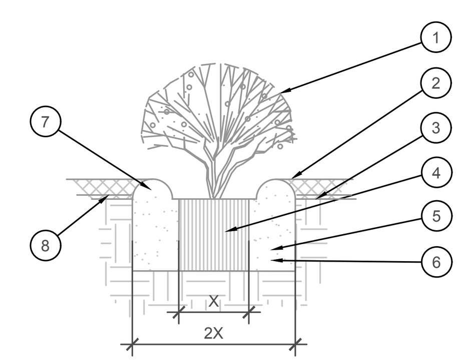


1. TREE CANOPY.
2. CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
3. 24" X 3/4" P.V.C. MARKERS OVER WIRES.
4. GREEN STEEL T-POSTS. 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.

NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. 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 B&B TREES, CUT OFF 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.

A TREE PLANTING

SCALE: NOT TO SCALE

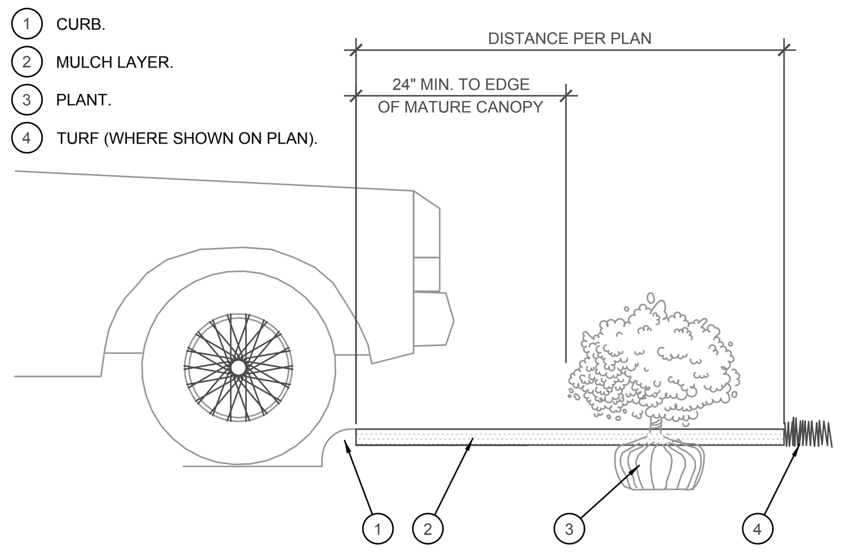


1. SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
2. MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
3. FINISH GRADE.
4. ROOT BALL.
5. BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
6. UNDISTURBED NATIVE SOIL.
7. 3" HIGH EARTHEN WATERING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

E SHRUB AND GROUNDCOVER PLANTING

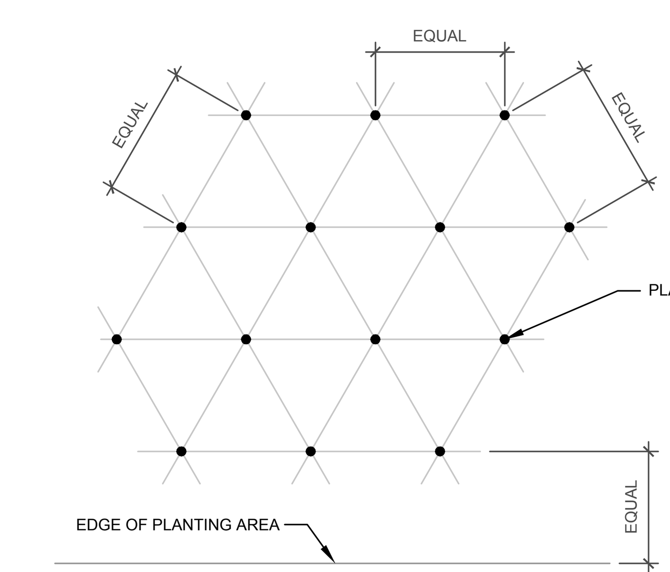
SCALE: NTS

1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).



B PLANTING AT PARKING AREA

SCALE: NOT TO SCALE



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

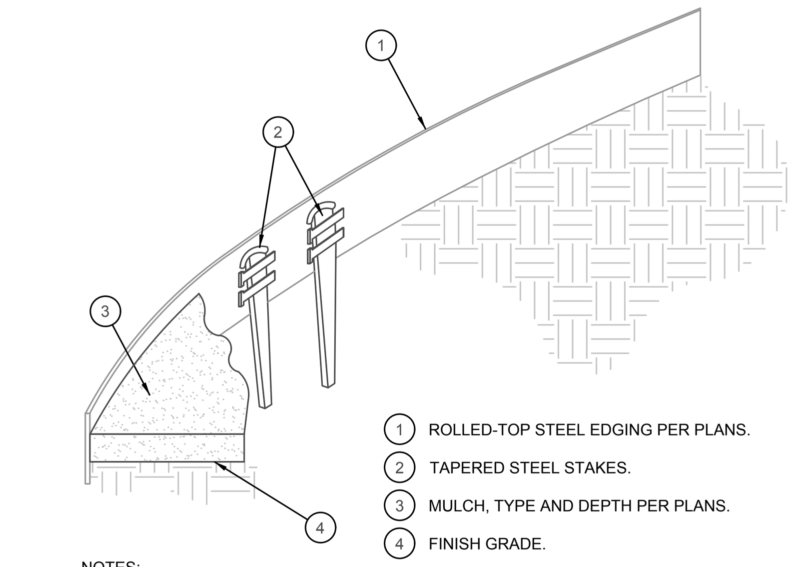
PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1.35		

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

F PLANT SPACING

SCALE: NTS



1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

C STEEL EDGING

SCALE: NOT TO SCALE

REGISTERED LANDSCAPE ARCHITECT
GAVIN W. LOFSTEDT
3428
STATE OF TEXAS
10/20/2026

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REVISIONS		
1	2	3
4	5	6

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:
Dodge Data & Analytics. Tel. 413-930-4215
Cindy.searcy@construction.com

LANDSCAPE DETAILS & SPECIFICATIONS

LP-2



D-Series Size 1
LED Wall Luminaire

A

dseries

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Luminaire

Width: 13-3/4" (34.9 cm) **Weight:** 12 lbs (5.4 kg)

Depth: 10" (25.4 cm)

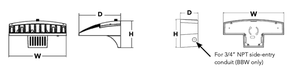
Height: 6-3/8" (16.2 cm)

Back Box (BBW, ELCW)

Width: 13-3/4" (34.9 cm) **BBW Weight:** 5 lbs (2.3 kg)

Depth: 4" (10.2 cm) **ELCW Weight:** 10 lbs (4.5 kg)

Height: 6-3/8" (16.2 cm)



Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED

Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines) [1]	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) [2]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted	T2S Type II Short T2M Type II Medium T3S Type III Short T3M Type III Medium T4M Type IV Medium TFTM Forward Throw Medium	MVOLT [3] 120 [3] 208 [3] 240 [3] 277 [3] 347 [3,4] 480 [3,4]	**Shipped included** (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) [5]	**Shipped installed** PE Photoelectric cell, button type [6] DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht [6,7] PIRH 180° motion/ambient light sensor, 15-30' mtg ht [6,7] PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [6,7] PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [6,7] ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant [8]

Other Options		Finish (required)			
Shipped installed		DDBXD Dark bronze	DSSXD Sandstone	DWHGXD Textured white	
SF Single fuse (120, 277 or 347V) [3,9]	**Shipped separately** [11]	DBLXD Black	DDBTXD Textured dark bronze	DSSTXD Textured sandstone	
DF Double fuse (208, 240 or 480V) [3,9]	BSW Bird-deterrent spikes	DNAXD Natural aluminum	DBLBXD Textured black		
HS House-side shield [11]	VG Vandal guard	DWHXD White	DNATXD Textured natural aluminum		
SPD Separate surge protection [12]	DDL Diffused drop lens				

Accessories

Ordered and shipped separately.

DSXW1HS U House-side shield (one per light engine)

DSXW1BW U Bird-deterrent spikes

DSXW1VG U Vandal guard accessory

NOTES

1. 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
3. Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
5. Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
6. Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
7. Reference Motion Sensor table on page 3.
8. Cold-weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
9. Not available with SPD.
10. Not available with ELCW.
11. Also available as a separate accessory; see Accessories information.
12. Not available with ELCW.

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D-Series Size 1
LED Area Luminaire

dseries

C

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 1.01 ft² (0.09 m²)

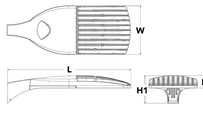
Length: 33" (83.8 cm)

Width: 13" (33.0 cm)

Height H1: 7-1/2" (19.0 cm)

Height H2: 3-1/2"

Weight (max): 27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

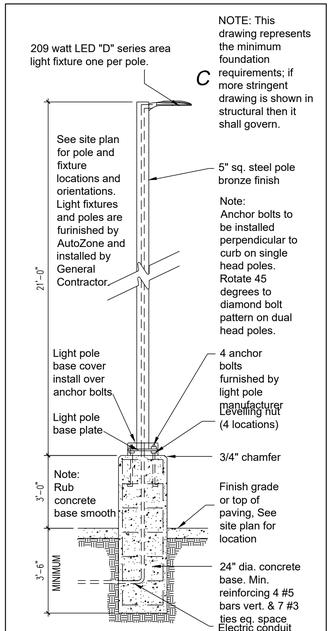
EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX1 LED	**Forward optics** P1 P4 [1] P7 [1] P2 P5 [1] P8 P3 P6 [1] P9 [1] **Rotated optics** P10 [1] P12 [1] P11 [1] P13 [1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium	T5VS Type V very short [3] T5S Type V short [3] T5M Type V medium [3] T5W Type V wide [3] BLC Backlight control [4] LCCO Left corner cutoff [4] RCCO Right corner cutoff [4]	MVOLT [5] 120 [5] 208 [5] 240 [5] 277 [5] 347 [5] 480 [5]	**Shipped included** SPA Square pole mounting RPA Round pole mounting [5] WBA Wall bracket [5] SPUMBA Square pole universal mounting adaptor [6] RPUMBA Round pole universal mounting adaptor [6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) [5]

Control options			Other options		Finish (required)	
Shipped installed	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [7,8]		**Shipped installed**		DDBXD Dark bronze	
NLTAIR2 nLight AIR generation 2 enabled [9]	PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [7,8]		HS House-side shield [9]		DBLXD Black	
PIRHN Network, high/low motion/ambient sensor [7]	PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [7,8]		SF Single fuse (120, 277, 347V) [5]		DNAXD Natural aluminum	
PER NEMA twist-lock receptacle only (controls ordered separate) [10]	PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [7,8]		DF Double fuse (208, 240, 480V) [5]		DWHXD White	
PER5 Five-pin receptacle only (controls ordered separate) [10,11]			L90 Left rotated optics [1]		DDBTXD Textured dark bronze	
PER7 Seven-pin receptacle only (controls ordered separate) [10,11]	FAO Field adjustable output [7,11]		R90 Right rotated optics [1]		DBLBXD Textured black	
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) [12]			HA 50°C ambient operations [1]		DNATXD Textured natural aluminum	
DS Dual switching [13,14]			**Shipped separately**		DWHGXD Textured white	
			BS Bird spikes [9]			
			EGS External glare shield			

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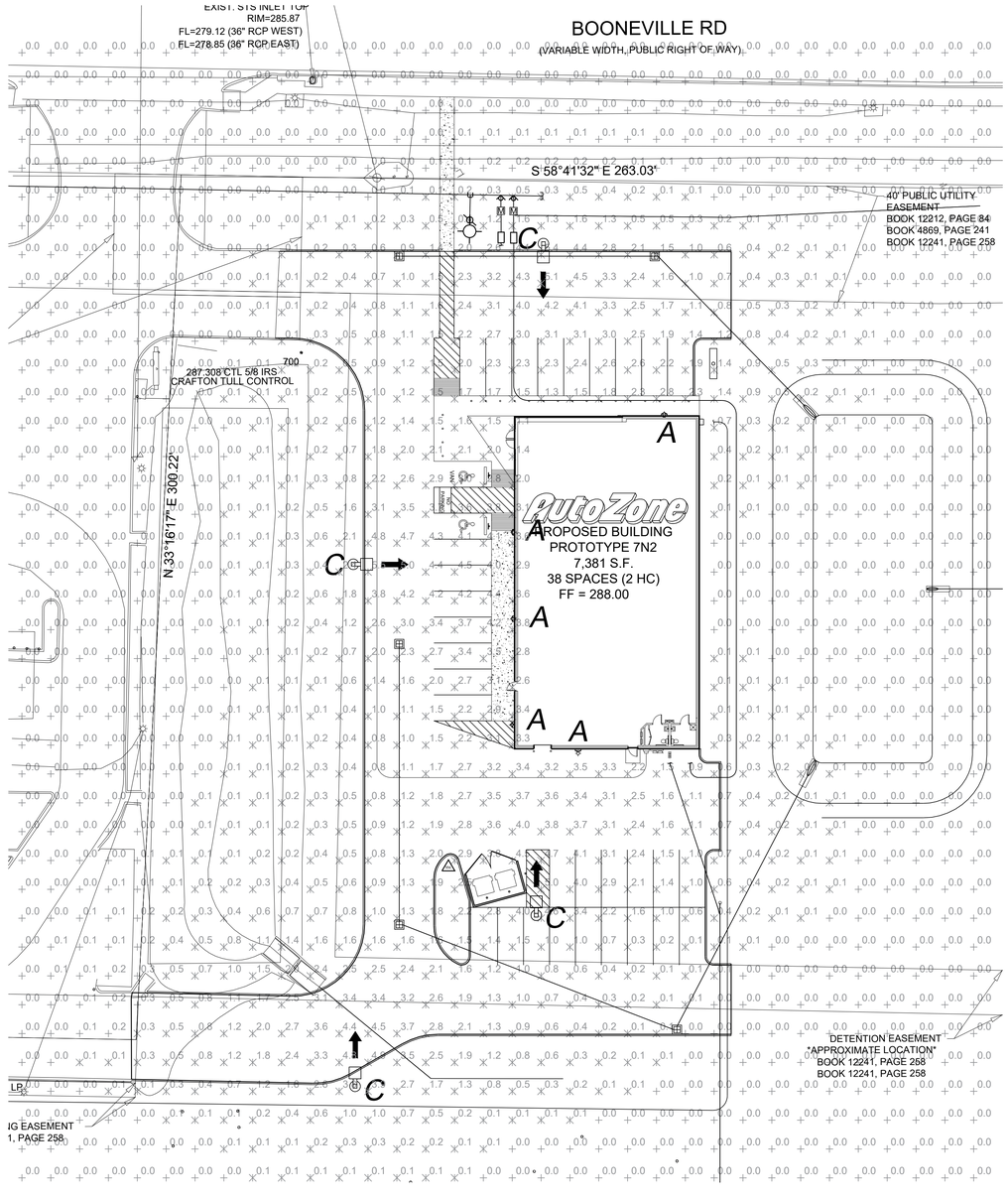


NO SCALE

C 24' TYPICAL SINGLE LIGHT POLE

Schedule										
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
▭	A		4	WallPack DSXW1 LED 10C 1000 40K T3M MVOLT	DSXW1 LED WITH 1 LIGHT ENGINE, 10 LED's, 1000mA DRIVER, 4000K LED, TYPE 3 MEDIUM OPTIC	LED	1	3043	0.95	40
▪	C		5	DSX1 LED P8 40K T4M MVOLT	DSX1 LED P8 40K T4M MVOLT with houseside shield	LED	1	18424	0.95	207

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
IMPERVIOUS	+	2.2 fc	5.5 fc	0.1 fc	55.0:1	22.0:1
SITE	+	1.3 fc	5.5 fc	0.1 fc	55.0:1	13.0:1



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123 S. FRONT STREET, 3rd FLOOR
MEMPHIS, TENNESSEE 38103

PREPARED FOR: AutoZone STORE DEVELOPMENT
Store No.: 11092
4360 Booneville Road
Bryan
TX 77802

SCALE: 1" = 20'-0"

REVISIONS
1.
2.
3.
4.
5.
6.
7.

ARCHITECT:
DRAFTSMAN:
CHECKED BY:
DATE 09-10-26
PROTOTYPE SIZE 7N2-R

PH-1