

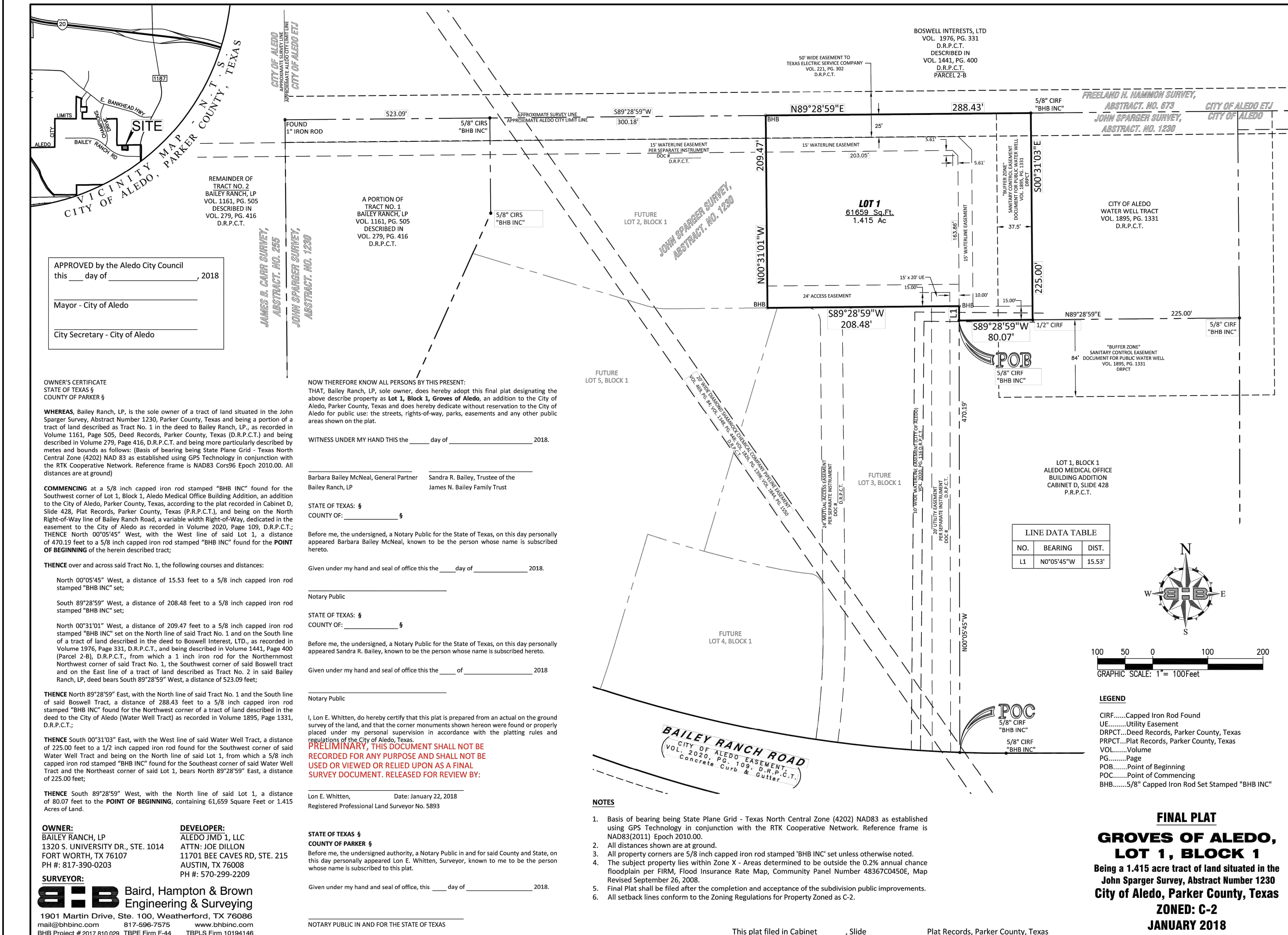
Aledo JMD 1, LLC
GROVES OF ALEDO
 11701 Bee Caves Rd., Suite 215, Austin, TX 78738

FINAL PLAT

NO.	DESCRIPTION	DATE

PROJECT NUMBER: 2017.810.029
 DATE: 02-01-2018 DRAWN BY: RSP
 DESIGN BY: RSP CHECKED BY: OL

SHEET
C01.01



APPROVED by the Aledo City Council
 this ____ day of _____, 2018
 Mayor - City of Aledo
 City Secretary - City of Aledo

OWNER'S CERTIFICATE
 STATE OF TEXAS §
 COUNTY OF PARKER §

WHEREAS, Bailey Ranch, LP, is the sole owner of a tract of land situated in the John Sparger Survey, Abstract Number 1230, Parker County, Texas and being a portion of a tract of land described as Tract No. 1 in the deed to Bailey Ranch, LP, as recorded in Volume 1161, Page 505, Deed Records, Parker County, Texas (D.R.P.C.T.) and being described in Volume 279, Page 416, D.R.P.C.T. and being more particularly described by metes and bounds as follows: (Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD 83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83 Cors96 Epoch 2010.00. All distances are at ground)

COMMENCING at a 5/8 inch capped iron rod stamped "BHB INC" found for the Southwest corner of Lot 1, Block 1, Aledo Medical Office Building Addition, an addition to the City of Aledo, Parker County, Texas, according to the plat recorded in Cabinet D, Slide 428, Plat Records, Parker County, Texas (P.R.P.C.T.), and being on the North Right-of-Way line of Bailey Ranch Road, a variable width Right-of-Way, dedicated in the easement to the City of Aledo as recorded in Volume 2020, Page 109, D.R.P.C.T.; THENCE North 00°05'45" West, with the West line of said Lot 1, a distance of 470.19 feet to a 5/8 inch capped iron rod stamped "BHB INC" found for the **POINT OF BEGINNING** of the herein described tract;

THENCE over and across said Tract No. 1, the following courses and distances:

North 00°05'45" West, a distance of 15.53 feet to a 5/8 inch capped iron rod stamped "BHB INC" set;

South 89°28'59" West, a distance of 208.48 feet to a 5/8 inch capped iron rod stamped "BHB INC" set;

North 00°31'01" West, a distance of 209.47 feet to a 5/8 inch capped iron rod stamped "BHB INC" set on the North line of said Tract No. 1 and on the South line of a tract of land described in the deed to Boswell Interest, LTD., as recorded in Volume 1976, Page 331, D.R.P.C.T., and being described in Volume 1441, Page 400 (Parcel 2-B), D.R.P.C.T., from which a 1 inch iron rod for the Northernmost Northwest corner of said Tract No. 1, the Southwest corner of said Boswell tract and on the East line of a tract of land described as Tract No. 2 in said Bailey Ranch, LP, deed bears South 89°28'59" West, a distance of 523.09 feet;

THENCE North 89°28'59" East, with the North line of said Tract No. 1 and the South line of said Boswell Tract, a distance of 288.43 feet to a 5/8 inch capped iron rod stamped "BHB INC" found for the Northwest corner of a tract of land described in the deed to the City of Aledo (Water Well Tract) as recorded in Volume 1895, Page 1331, D.R.P.C.T.;

THENCE South 00°31'03" East, with the West line of said Water Well Tract, a distance of 225.00 feet to a 1/2 inch capped iron rod found for the Southwest corner of said Water Well Tract and being on the North line of said Lot 1, from which a 5/8 inch capped iron rod stamped "BHB INC" found for the Southeast corner of said Water Well Tract and the Northeast corner of said Lot 1, bears North 89°28'59" East, a distance of 225.00 feet;

THENCE South 89°28'59" West, with the North line of said Lot 1, a distance of 80.07 feet to the **POINT OF BEGINNING**, containing 61,659 Square Feet or 1.415 Acres of Land.

OWNER:
 BAILEY RANCH, LP
 1320 S. UNIVERSITY DR., STE. 1014
 FORT WORTH, TX 76107
 PH #: 817-390-0203

DEVELOPER:
 ALEDO JMD 1, LLC
 ATTN: JOE DILLON
 11701 BEE CAVES RD, STE. 215
 AUSTIN, TX 76008
 PH #: 570-299-2209

SURVEYOR:
 Baird, Hampton & Brown
 Engineering & Surveying
 1901 Martin Drive, Ste. 100, Weatherford, TX 76086
 mail@bhbinc.com 817-596-7575 www.bhbinc.com
 BHB Project # 2017.810.029 TBPE Firm #44 TBPLS Firm 10194146

NOW THEREFORE KNOW ALL PERSONS BY THIS PRESENT:
 THAT, Bailey Ranch, LP, sole owner, does hereby adopt this final plat designating the above describe property as Lot 1, Block 1, Groves of Aledo, an addition to the City of Aledo, Parker County, Texas and does hereby dedicate without reservation to the City of Aledo for public use: the streets, rights-of-way, parks, easements and any other public areas shown on the plat.

WITNESS UNDER MY HAND THIS the ____ day of _____, 2018.

Barbara Bailey McNeal, General Partner Sandra R. Bailey, Trustee of the
 Bailey Ranch, LP James N. Bailey Family Trust

STATE OF TEXAS: §
 COUNTY OF: _____ §

Before me, the undersigned, a Notary Public for the State of Texas, on this day personally appeared Barbara Bailey McNeal, known to be the person whose name is subscribed hereto.

Given under my hand and seal of office this the ____ day of _____, 2018.

Notary Public

STATE OF TEXAS: §
 COUNTY OF: _____ §

Before me, the undersigned, a Notary Public for the State of Texas, on this day personally appeared Sandra R. Bailey, known to be the person whose name is subscribed hereto.

Given under my hand and seal of office this the ____ of _____, 2018

Notary Public

I, Lon E. Whitten, do hereby certify that this plat is prepared from an actual on the ground survey of the land, and that the corner monuments shown hereon were found or properly placed under my personal supervision in accordance with the platting rules and regulations of the City of Aledo, Texas.

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. RELEASED FOR REVIEW BY:

Lon E. Whitten, Date: January 22, 2018
 Registered Professional Land Surveyor No. 5893

STATE OF TEXAS §
 COUNTY OF PARKER §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Lon E. Whitten, Surveyor, known to me to be the person whose name is subscribed to this plat.

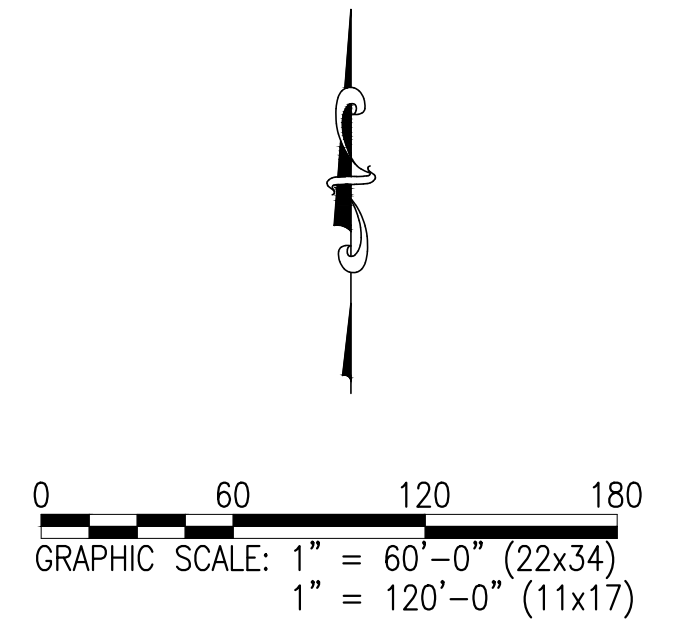
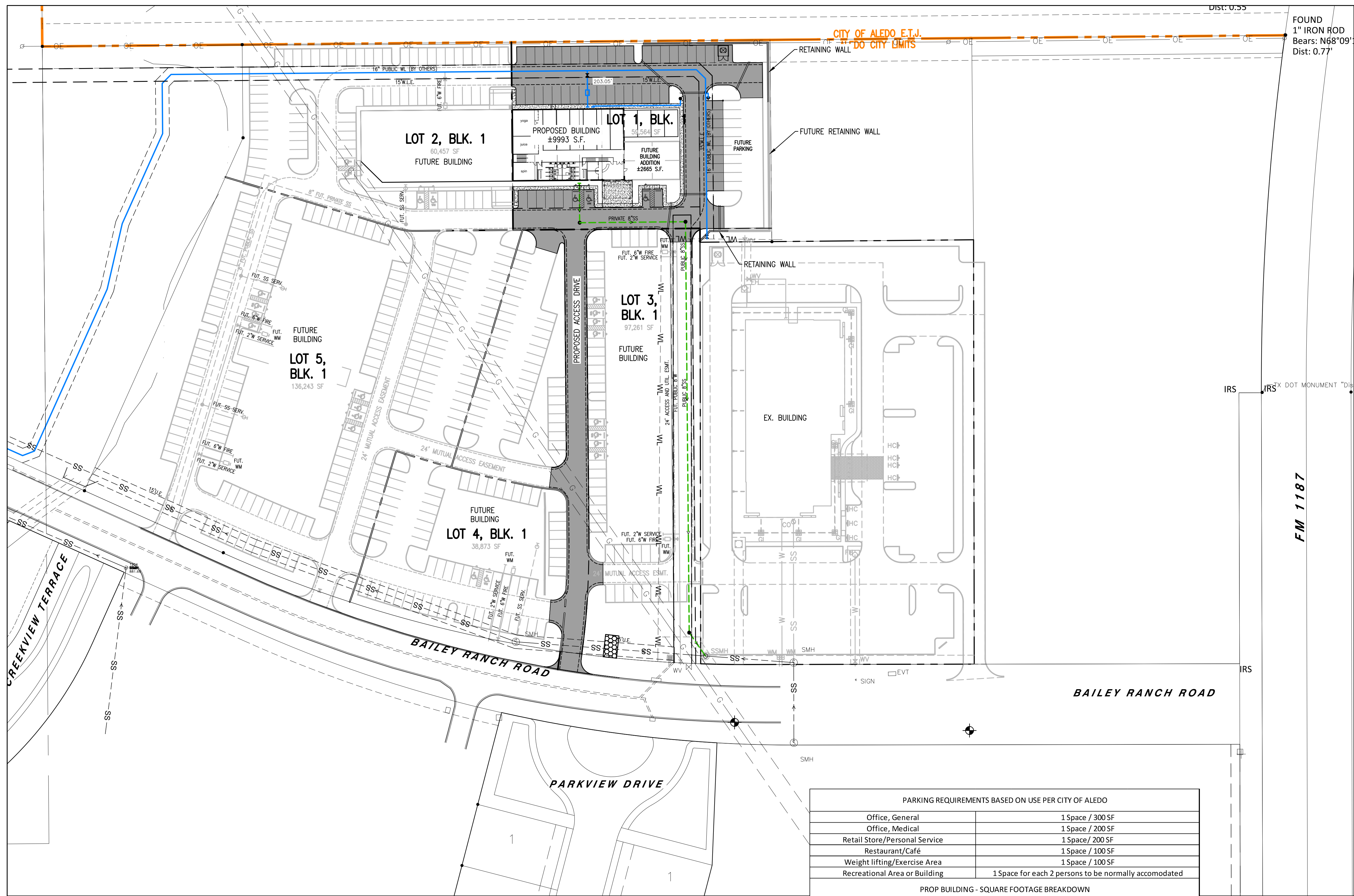
Given under my hand and seal of office, this ____ day of _____, 2018.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

- NOTES**
1. Basis of bearing being State Plane Grid - Texas North Central Zone (4202) NAD83 as established using GPS Technology in conjunction with the RTK Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.00.
 2. All distances shown are at ground.
 3. All property corners are 5/8 inch capped iron rod stamped "BHB INC" set unless otherwise noted.
 4. The subject property lies within Zone X - Areas determined to be outside the 0.2% annual chance floodplain per FIRM, Flood Insurance Rate Map, Community Panel Number 48367C0450E, Map Revised September 26, 2008.
 5. Final Plat shall be filed after the completion and acceptance of the subdivision public improvements.
 6. All setback lines conform to the Zoning Regulations for Property Zoned as C-2.

Drawing: F:\Jobs\2017\810.029 Bailey Ranch Road Commercial\Survey\DWG\2017.810.029 Final Plat Lot 1.dwg

2.01.2018 3:15PM F:\job\2017\810\029 Bailey Ranch Road Commercial\CAD\2017.810.029_CD-OVERALL SITE PLAN.dwg C0201



BHB
BAIRD, HAMPTON & BROWN, INC.
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 1901 Martin Drive, Suite 100
 Weatherford, TX 76086
 Tel: 817.596.7575
 Email: mbl@bhbinc.com
 TBPES Firm #44
 bhbinc.com
 TBPES Firm #10194146

Aledo JMD 1, LLC
GROVES OF ALEDO
 11701 Bee Caves Rd., Suite 215, Austin, TX 78738

OVERALL SITE PLAN

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 BHB, INC.
 TX REGISTERED FIRM F-00044
 ENGINEER: OTTIS LEE, III, P.E.
 TEXAS LICENSE NO. 65544
 DATE: FEBRUARY 02, 2018

LEGEND

- SANITARY SEWER MAIN
- WATER MAIN
- WATER GATE VALVE
- SANITARY SEWER MANHOLE
- DEAD END STREET BARRICADE
- SILT FENCE
- ROCK RIP RAP
- SIDEWALK
- PVC CONDUIT

PARKING REQUIREMENTS BASED ON USE PER CITY OF ALEDO

Office, General	1 Space / 300 SF
Office, Medical	1 Space / 200 SF
Retail Store/Personal Service	1 Space / 200 SF
Restaurant/Café	1 Space / 100 SF
Weight lifting/Exercise Area	1 Space / 100 SF
Recreational Area or Building	1 Space for each 2 persons to be normally accommodated

PROP BUILDING - SQUARE FOOTAGE BREAKDOWN

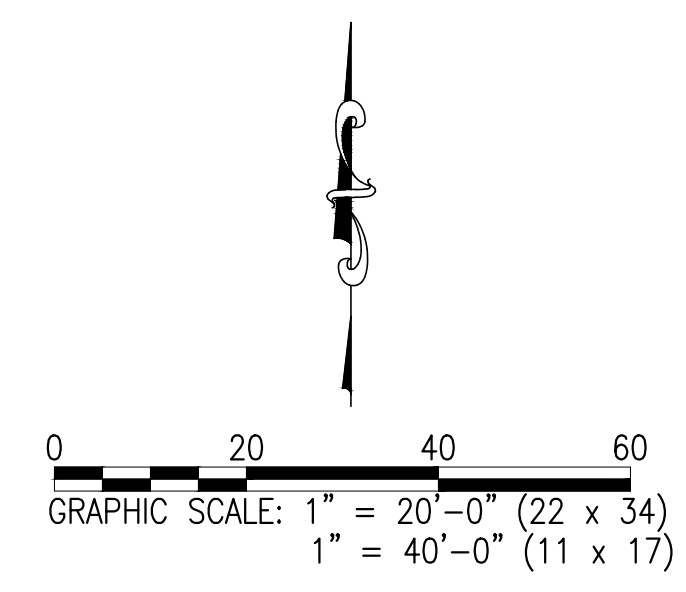
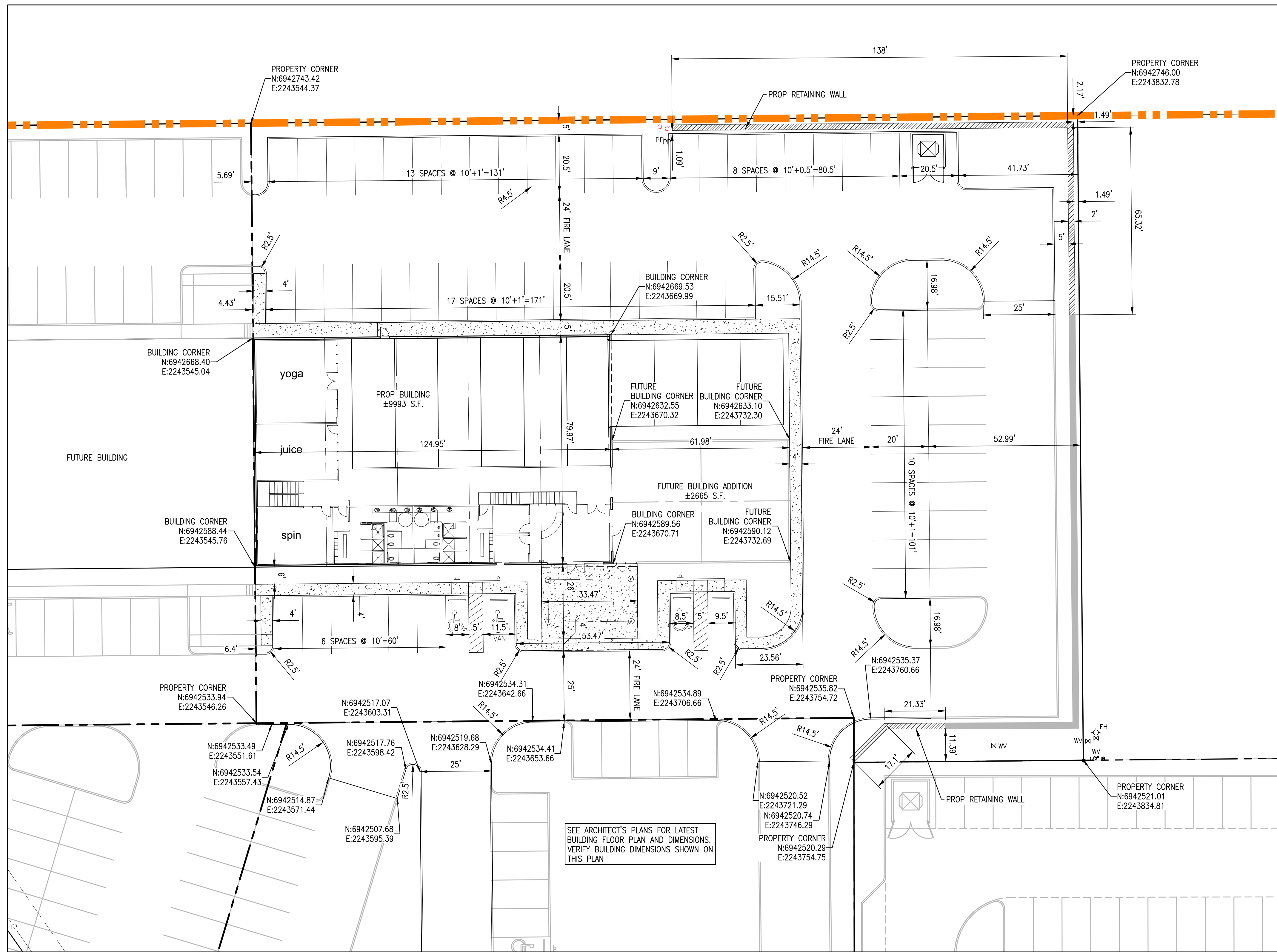
	S.F.	Use	REQUIRED PARKING
Yoga Class	886	Weight lifting/Exercise Area	9
Exercise Room	588	Weight lifting/Exercise Area	6
Spin Class	582	Weight lifting/Exercise Area	6
Restroom/Lockers	1172	N/A	0
Hallway/Stairs	1725	N/A	0
Front Desk/Admin/Storage	870	Office, General	3
Indoor Practice Field (30 people max on field)	4172	Recreational Area or Building	15
Future MOB Addition	2665	Office, Medical	13
TOTAL (Including HC)			52

TOTAL PARKING PROVIDED = 58 SPACES (INCLUDES 3 HC)

90% DRAFT
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 DESIGN BY: RSP CHECKED BY: OL
 SHEET
C03.01

2.01.2018 3:16PM F:\job\2017\810\029 Bailey Ranch Commercial\CAD\2017.810.029_CD-DIMENSIONAL CONTROL PLAN.dwg C0401



NOTE:
ALL DIMENSIONS ARE TO BACK OF CURB

BENCHMARK NOTES:
TBM #1 X-Cut set in Top of Curb on Southside of Bailey Ranch Road, approximately 320 feet West of FM 1187.
N: 6941975.67'
E: 2244055.34'
Elevation = 908.44'
TBM#2 X-Cut set in Top of Curb on Southside of Bailey Ranch Road, approximately 580 feet West of FM 1187 and just East of Parkview Drive.
N: 6941984.73'
E: 2243793.27'
Elevation = 900.05'

BHB
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1901 Martin Drive, Suite 100
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mail@bbhinc.com 817.596.7575
TBPES Firm #44 TBPES Firm #10194146

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DIMENSIONAL CONTROL PLAN

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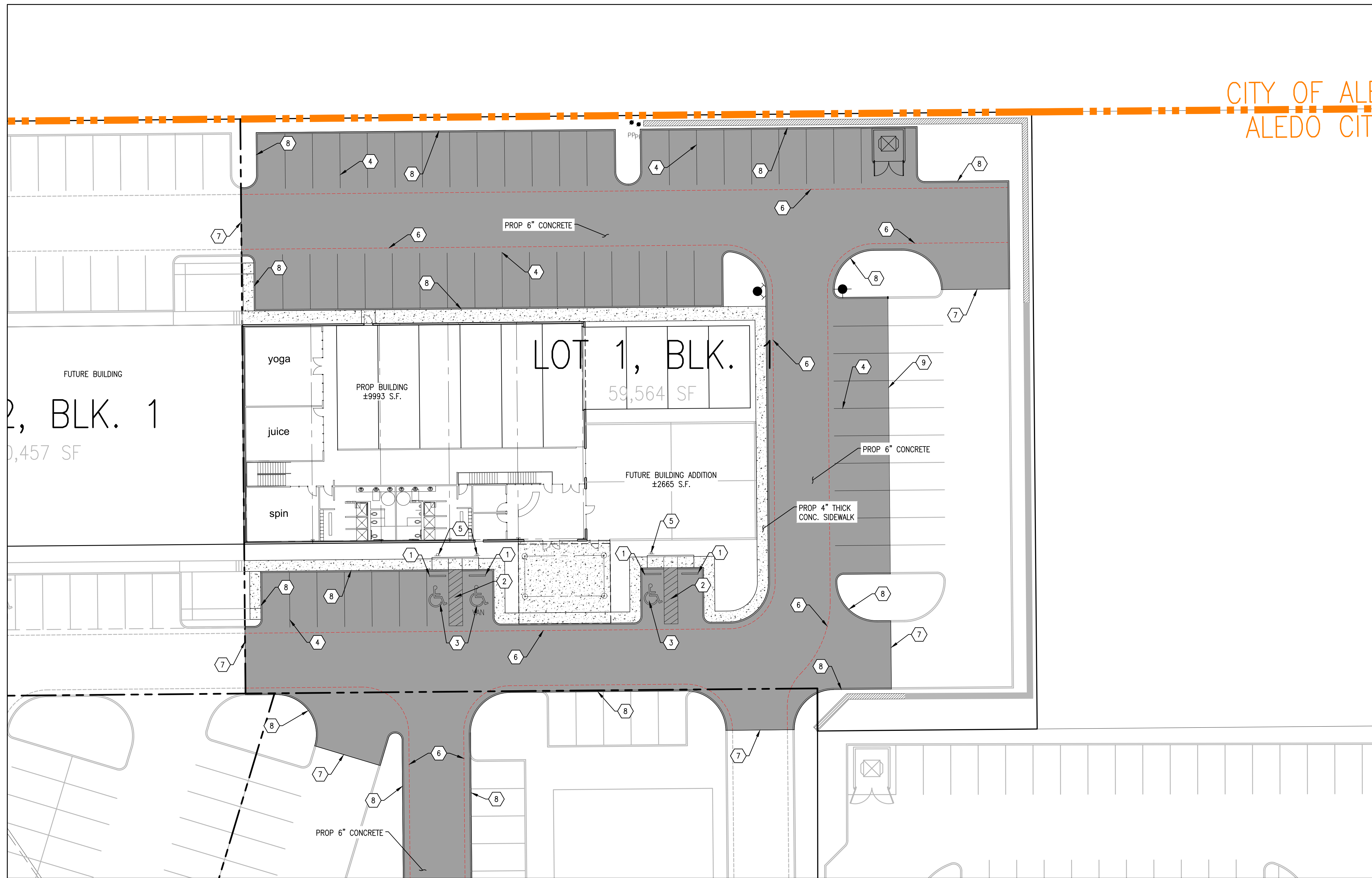
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TEXAS LICENSE NO. 65544
DATE: FEBRUARY 02, 2018

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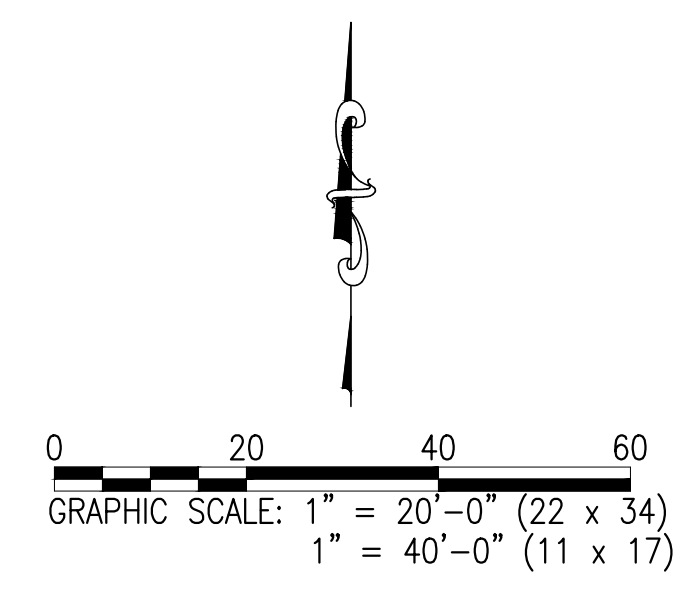
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SUBMITTAL

SHEET
C04.01

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CITY OF ALEDO
ALEDO CITY



BHB
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1901 Martin Drive, Suite 100
Weatherford, TX 76086
me@bhbinc.com 817.596.7575
bhbinc.com
TBPE Firm #44 TBPLS FIRM #10194146

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PAVING PLAN

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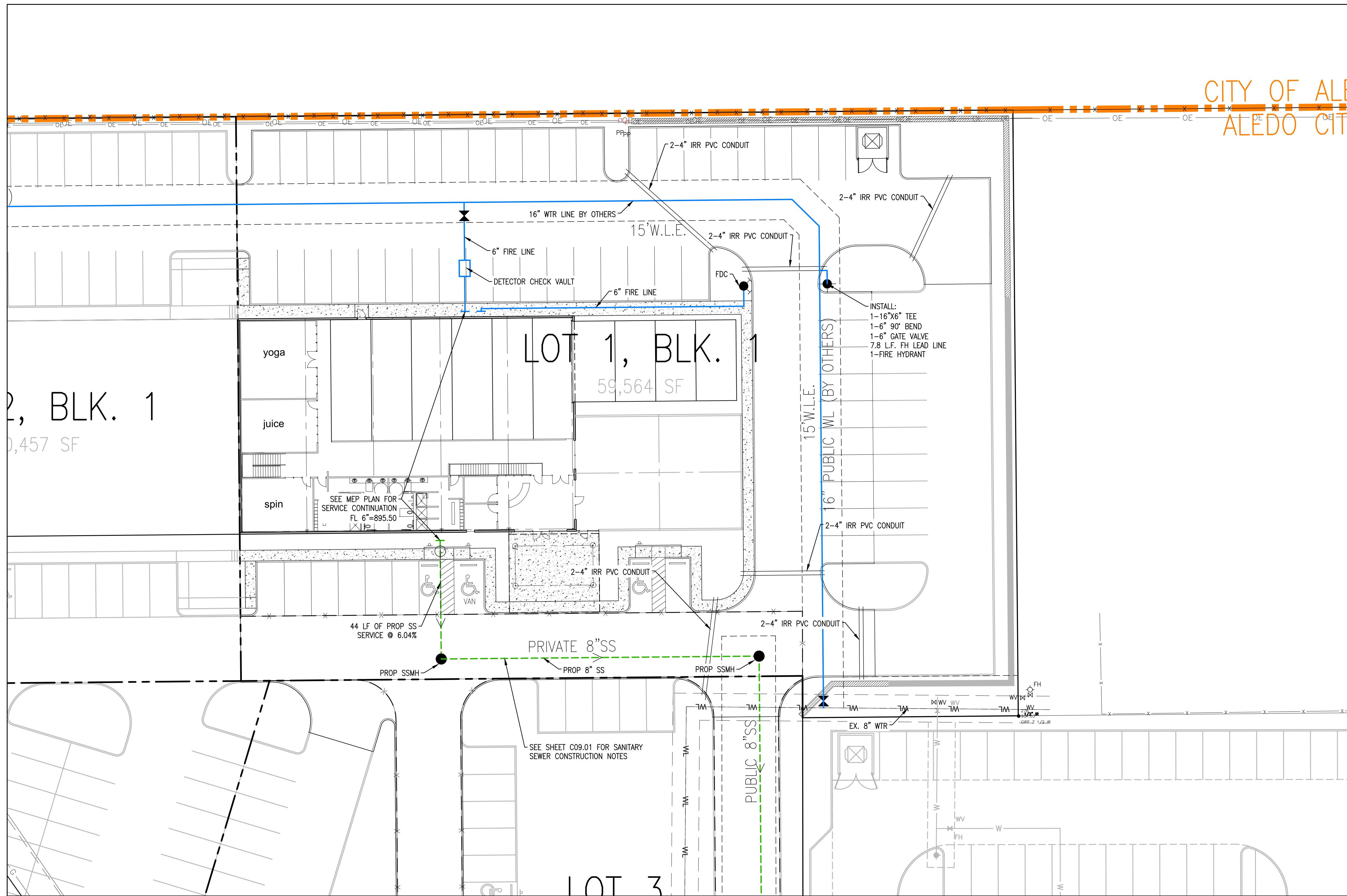
LEGEND

- 4" THICK CONCRETE SIDEWALK
- 6" THICK REINFORCED CONCRETE PAVEMENT (3,600 PSI) OVER 6" STABILIZED SUBGRADE TO 95% MAX. DENSITY

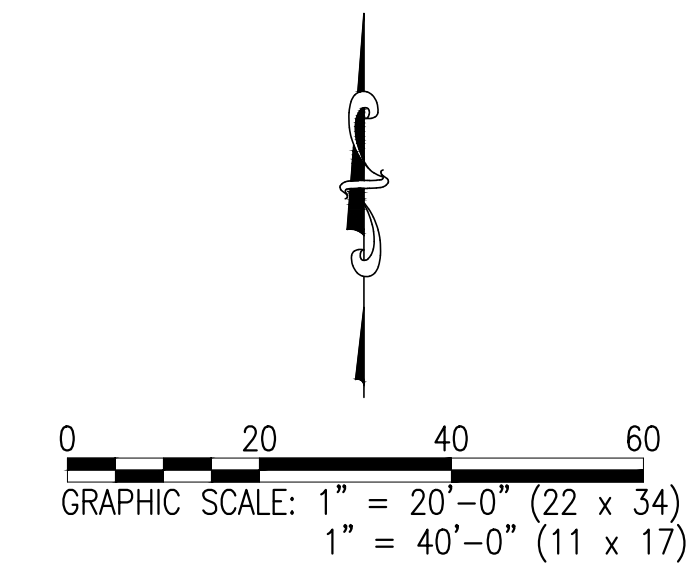
- KEYNOTES:**
- ① INSTALL WHEEL STOP
 - ② 4" WHITE STRIPE @ 2' C-C @ 45' (TYP.)
 - ③ PAINTED HANDICAP SYMBOL
 - ④ 4" PARKING STRIPE (TYPICAL)
 - ⑤ HANDICAP SIGN
 - ⑥ 24' FIRE LANE STRIPING
 - ⑦ CONCRETE PAVEMENT HEADER
 - ⑧ 6" CONCRETE CURB
 - ⑨ EDGE OF PAVEMENT (NO CURB)

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CITY OF ALEDO
ALEDO CITY



BENCHMARK NOTES:

TBM #1 X-Cut set in Top of Curb on Southside of Bailey Ranch Road, approximately 320 feet West of FM 1187.
N: 6941975.67'
E: 2244055.34'
Elevation = 908.44'

TBM#2 X-Cut set in Top of Curb on Southside of Bailey Ranch Road, approximately 580 feet West of FM 1187 and just East of Parkview Drive.
N: 6941984.73'
E: 2243793.27'
Elevation = 900.05'

INSTALL:
1-16"X6" TEE
1-6" 90° BEND
1-6" GATE VALVE
7.8 L.F. FH LEAD LINE
1-FIRE HYDRANT

LOT 1, BLK. 1
59,564 SF

LOT 2, BLK. 1
10,457 SF

LOT 3

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1901 Martin Drive, Suite 100
Weatherford, TX 76086
me@bhbinc.com 817.596.7575
bhbinc.com
TBPE Firm #44 TBPLS FIRM #10194146

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SITE UTILITY PLAN

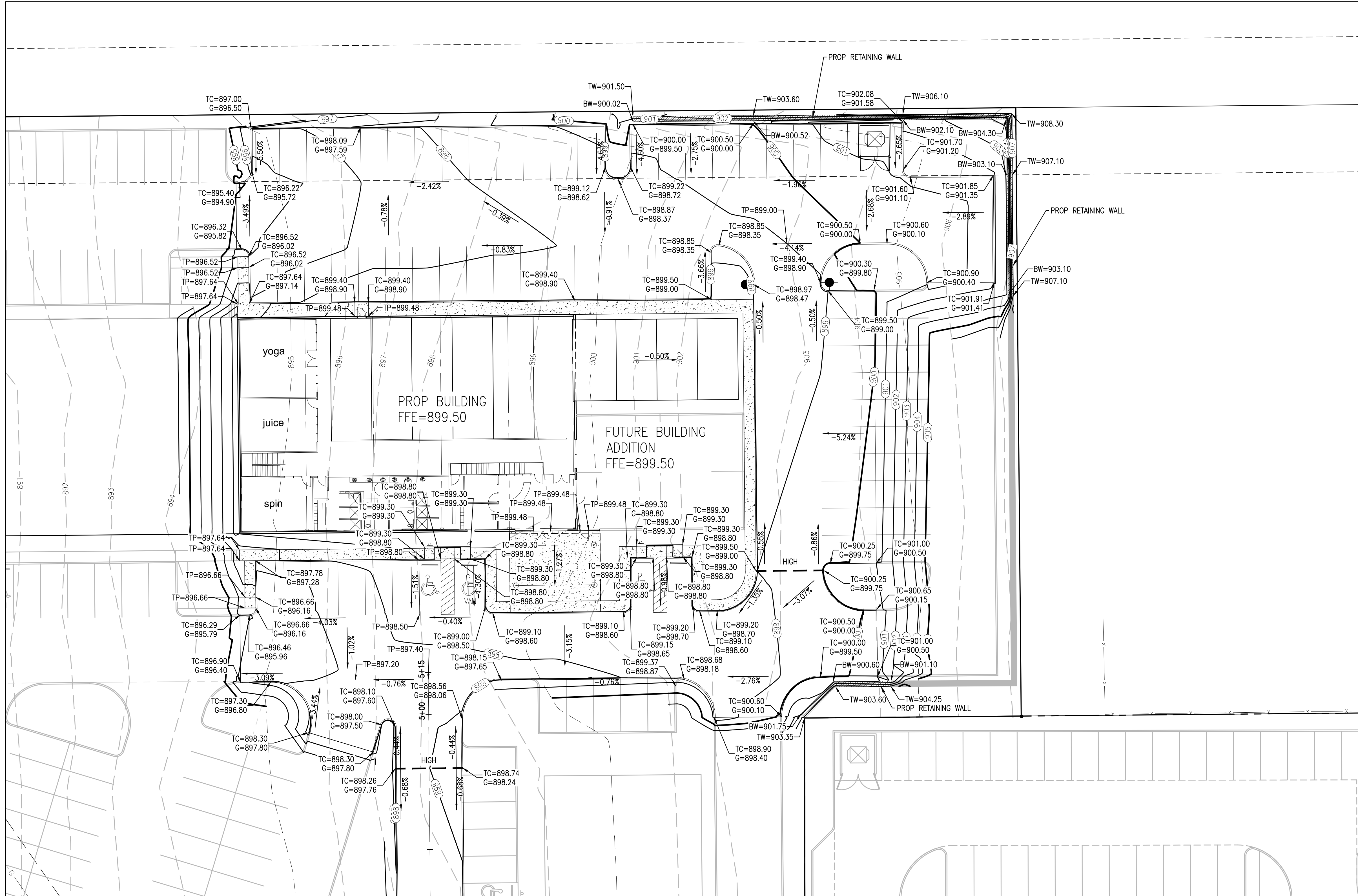
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2.01.2018 3:27PM F:\job\2017\810\029 Bailey Ranch Road Commercial\CAD\2017.810.029_CD-GRADING.dwg C07.01 GRADING PLAN



0 20 40 60
GRAPHIC SCALE: 1" = 20'-0" (22 x 34)
1" = 40'-0" (11 x 17)

TC TOP OF CURB
G GUTTER
TW TOP OF WALL
BW BOTTOM OF WALL
PROP CONTOUR
EX. CONTOUR 903
SLOPE ARROW -0.80%

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GRADING PLAN

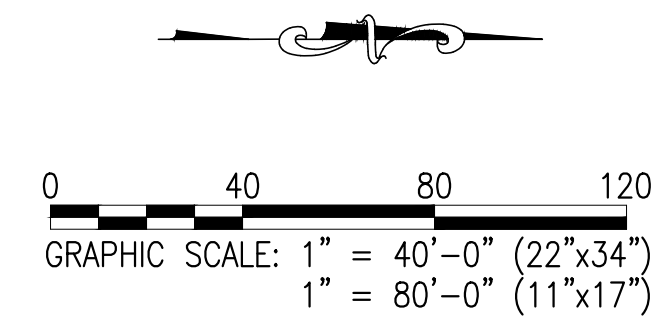
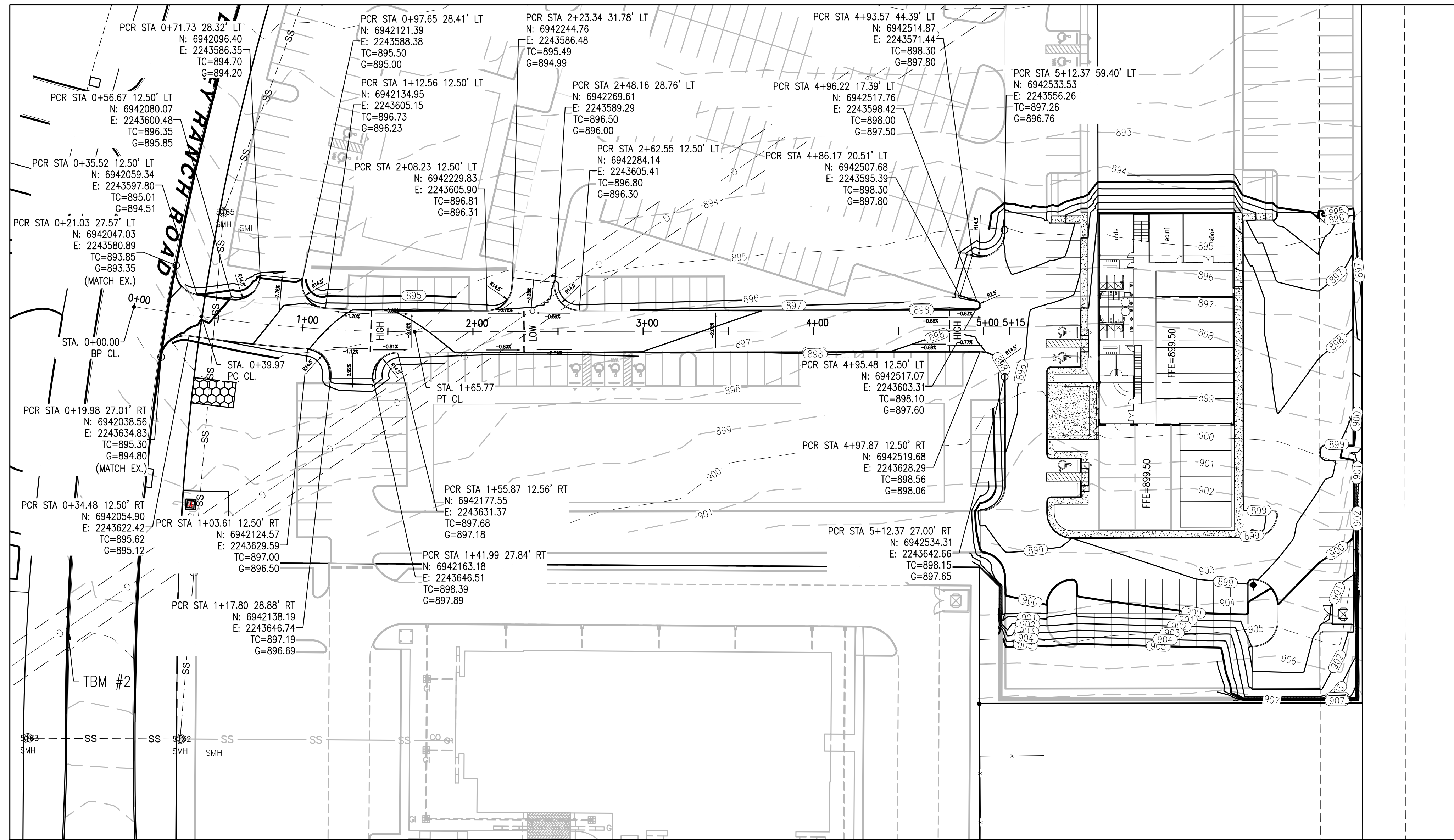
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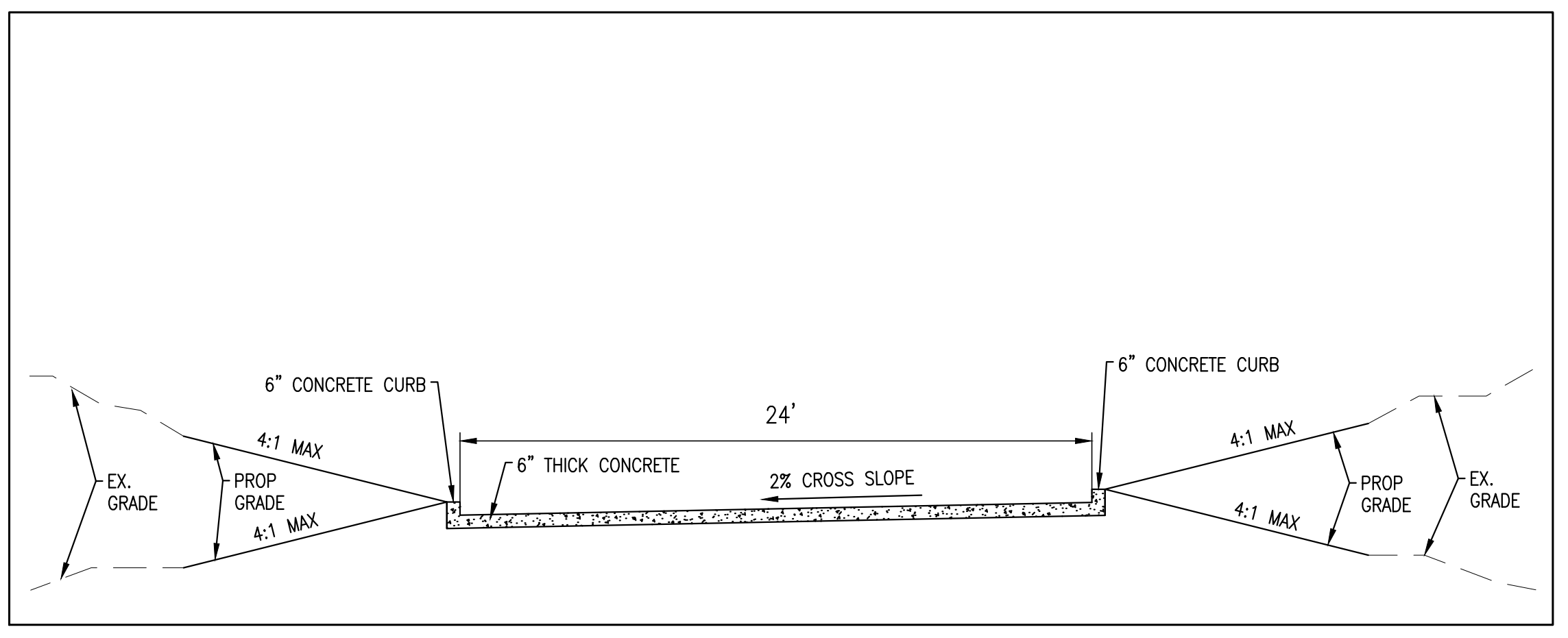
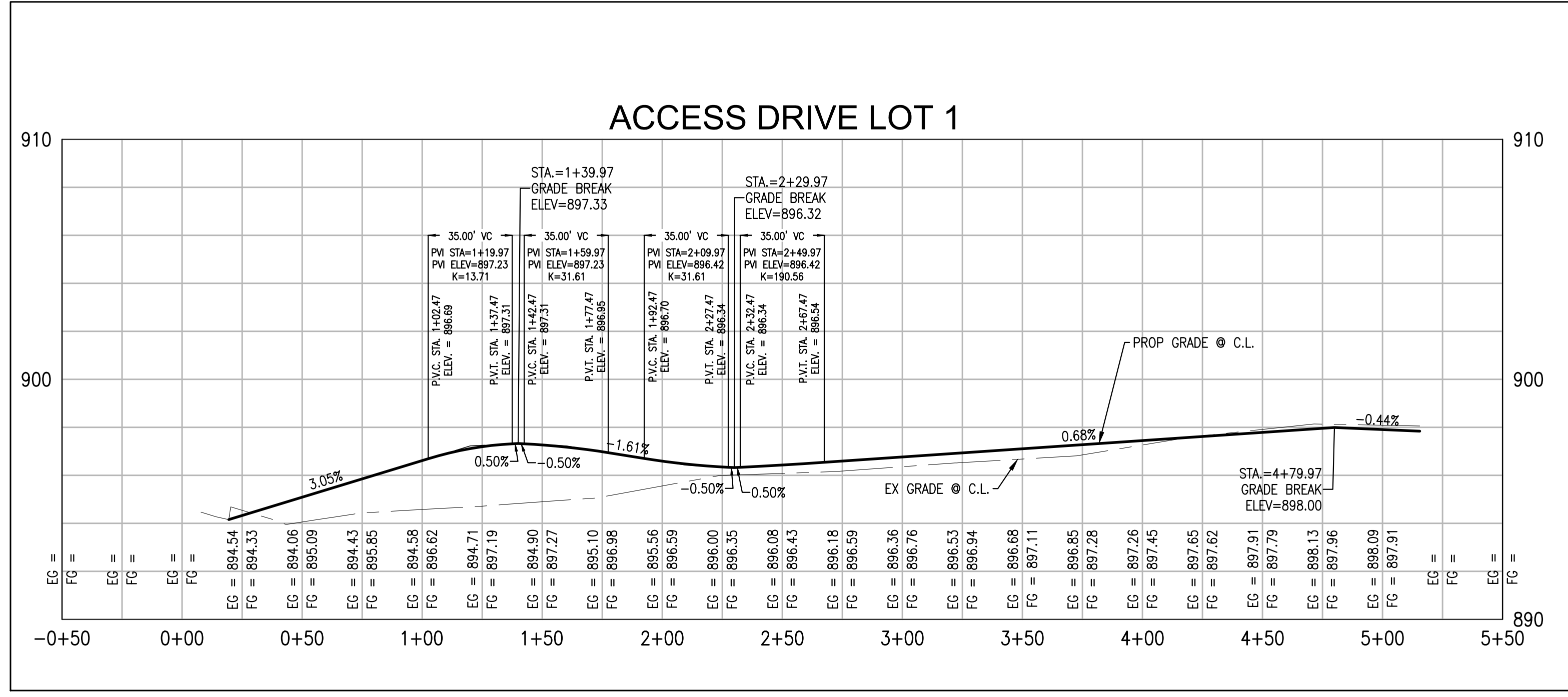
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TYPICAL SECTION
 N.T.S

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ACCESS DRIVE PLAN & PROFILE

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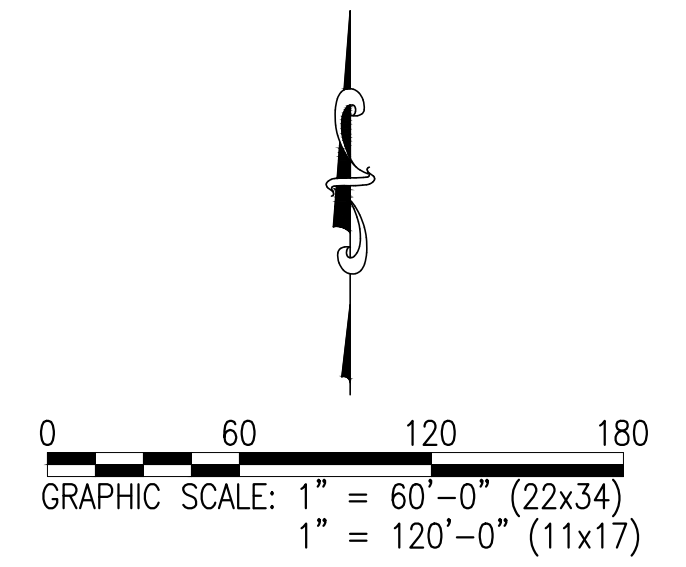
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SHEET
C07.02

Proposed Runoff Calculations								Comment
Drainage Area/Pt	Area (ac)	C	Tc (min)	5-Yr I (in/hr)	100-Yr I (in/hr)	5-Yr Q (cfs)	100-Yr Q (cfs)	
A	3.11	0.90	10	6.48	11.59	18.14	32.44	Partial onsite/offsite flow. Flow travels west and exits site through prop curb cuts and enters existing stream.
B	2.10	0.90	10	6.48	11.59	12.25	21.91	Partial onsite/offsite flow. Drainage area B flows onto Drainage area A.
C	2.78	0.90	10	6.48	11.59	16.21	29.00	Flows onto Bailey Ranch Rd.
D	1.27	0.90	10	6.48	11.59	7.41	13.25	Flows onto Bailey Ranch Rd.
E	0.14	0.90	10	6.48	11.59	0.82	1.46	Flows onto Bailey Ranch Rd.
G	0.46	0.90	10	6.48	11.59	2.68	4.80	Flow exits site through prop curb cuts and enters existing stream.
H	0.40	0.90	10	6.48	11.59	2.33	4.17	Flow exits site through prop curb cuts and enters existing stream.
I	0.44	0.90	10	6.48	11.59	2.57	4.59	Flows into existing stream. Existing stream flows into existing 3-7x6" box culverts.
OS1	1.47	0.90	10	6.48	11.59	8.57	15.33	Offsite area flows onto Drainage area OS2.
OS2	1.42	0.90	10	6.48	11.59	8.28	14.81	Offsite area flows onto Drainage area D.
OS3	3.60	0.90	10	6.48	11.59	21.00	37.55	Offsite area and parking drain to existing 10' curb inlet on north side of Bailey Ranch Rd
OS4	1.80	0.90	10	6.48	11.59	10.50	18.78	Offsite area drains to existing 4x4' drop inlet
OS5	0.46	0.90	10	6.48	11.59	2.68	4.80	Offsite area flows to existing 5' curb inlet on south side of Bailey Ranch Rd
OS6	0.89	0.90	10	6.48	11.59	5.19	9.28	Bailey Ranch Road and parking area drain to existing 3-7x6" box culverts
A+B+H+G+I	6.51	0.90	10	6.48	11.59	37.97	67.91	Drain to existing stream. Stream flows into existing 3-7x6" box culverts
OS1+OS2+C+D+E	7.08	0.90	10	6.48	11.59	41.29	73.85	Drain to Bailey Ranch Road

LEGEND

-  DRAINAGE AREA DESIGNATION
-  DRAINAGE AREA (ACRES)
-  DRAINAGE DIVIDE
-  FLOW ARROW/PATH



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DRAINAGE AREA MAP		
A	ISSUED FOR PRELIMINARY PLAT REVIEW	12/22/17
B	REISSUED FOR PRELIMINARY PLAT REVIEW	01/08/18
NO.	DESCRIPTION	DATE

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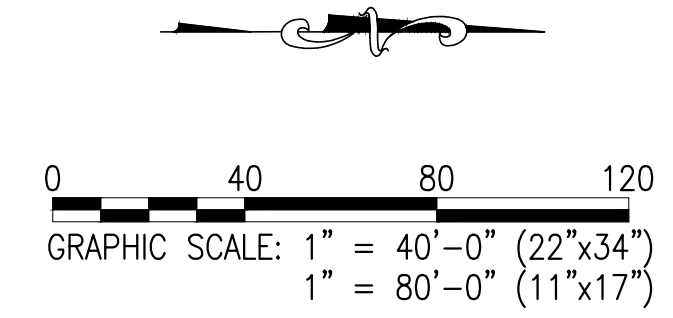
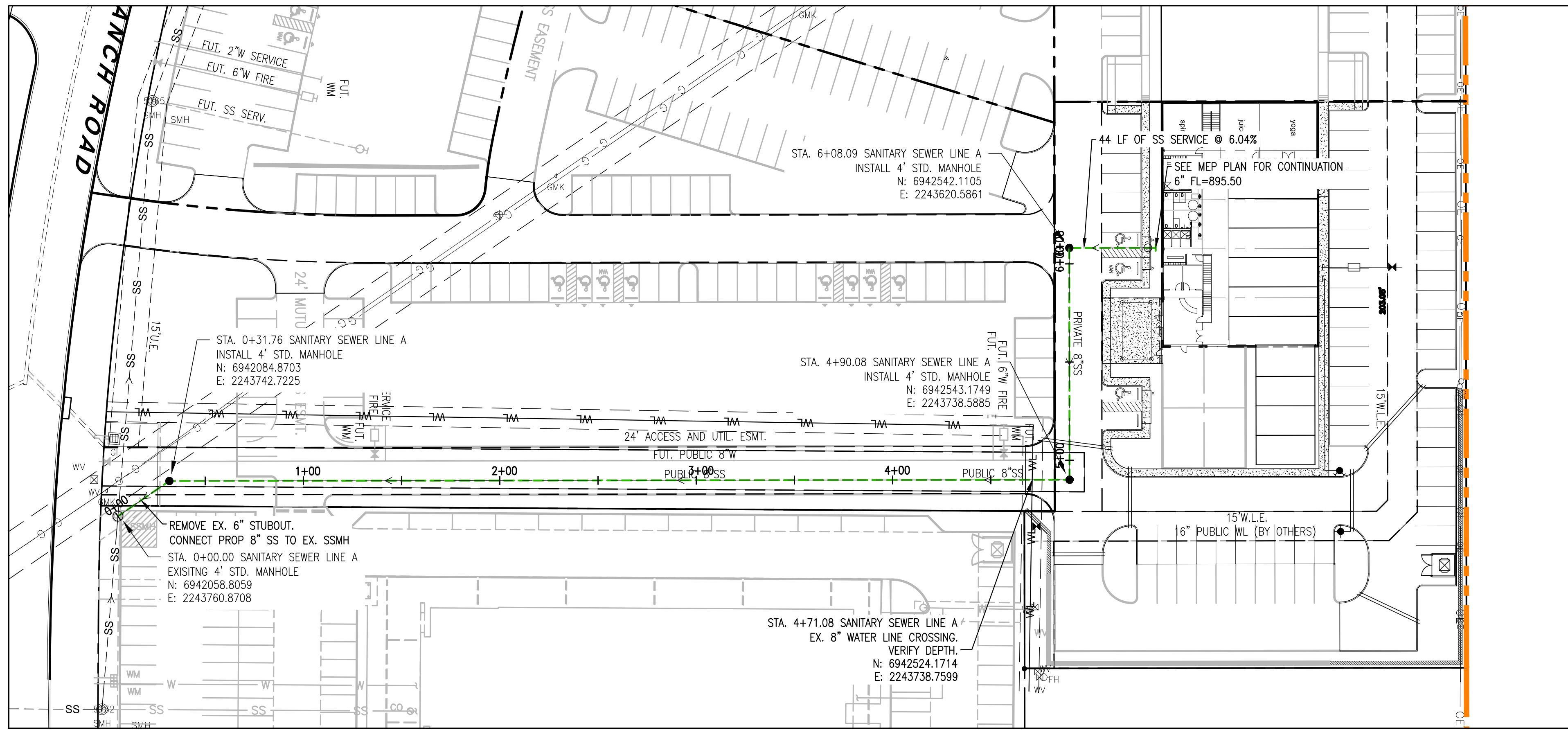
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2.01.2018 3:17PM F:\job\2017\810\029 Bailey Ranch Road Commercial\CAD\2017.810.029_CD-DAM AND CALCS.dwg C0701

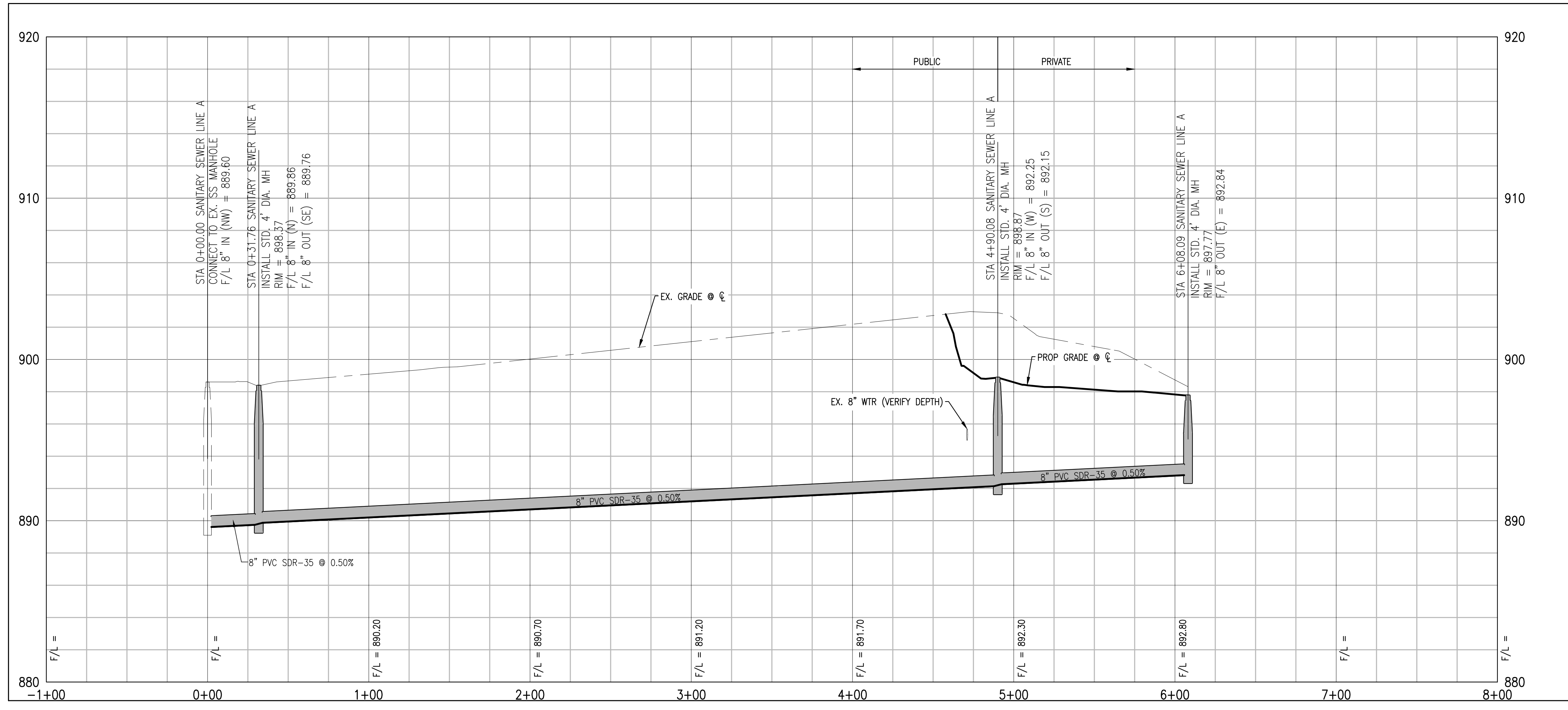
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BENCHMARK NOTES:

TBM #1 X-Cut set in Top of Curb on Southside of Bailey Ranch Road, approximately 320 feet West of FM 1187.
N: 6941975.67'
E: 2244055.34'
Elevation = 908.44'

TBM #2 X-Cut set in Top of Curb on Southside of Bailey Ranch Road, approximately 580 feet West of FM 1187 and just East of Parkview Drive.
N: 6941984.73'
E: 2243793.27'
Elevation = 900.05'



**90% DRAFT
SUBMITTAL**

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BAIRD, HAMPTON & BROWN, INC.
ENGINEERING & SURVEYING
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Weatherford, TX 76086
bbinc.com
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TBPES Firm #44
TBPES FIRM #10194146

Aledo JMD 1, LLC
GROVES OF ALEDO
11701 Bee Caves Rd., Suite 215, Austin, TX 78738

**OFFSITE SANITARY SEWER
PLAN & PROFILE**

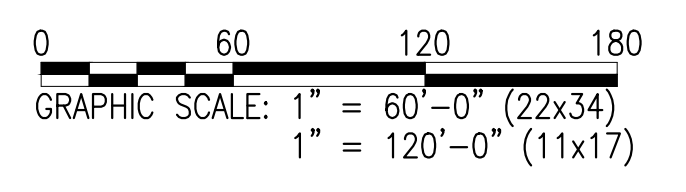
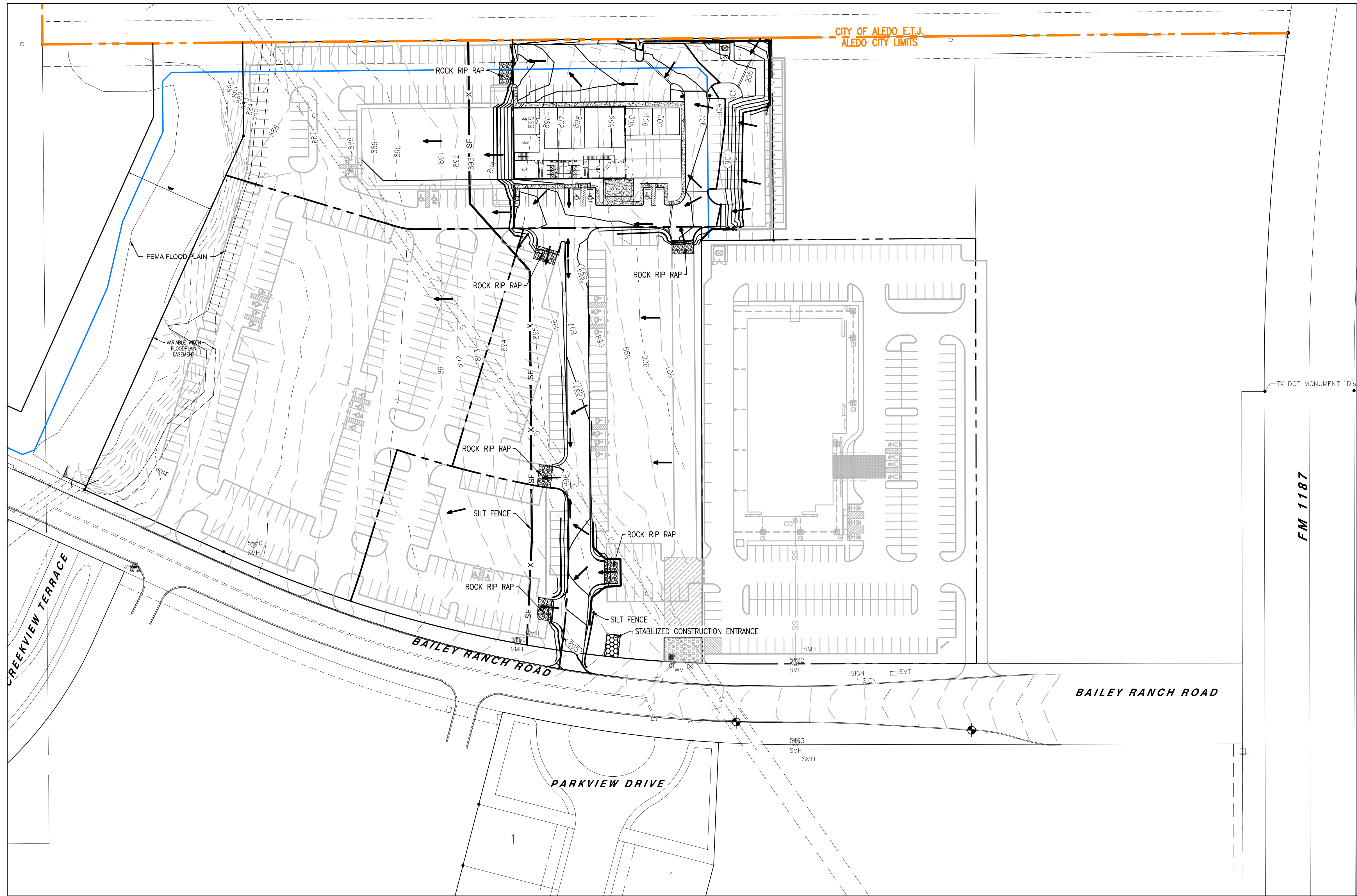
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BHB, INC.
TX REGISTERED FIRM F-00044
ENGINEER: OTTIS LEE, III, P.E.
TEXAS LICENSE NO. 65544
DATE: FEBRUARY 02, 2018

PROJECT NUMBER: 2017.810.029
DATE: 02-01-2018 DRAWN BY: RSP
DESIGN BY: RSP CHECKED BY: OL

SHEET
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EROSION CONTROL PLAN

NO.	DESCRIPTION	DATE

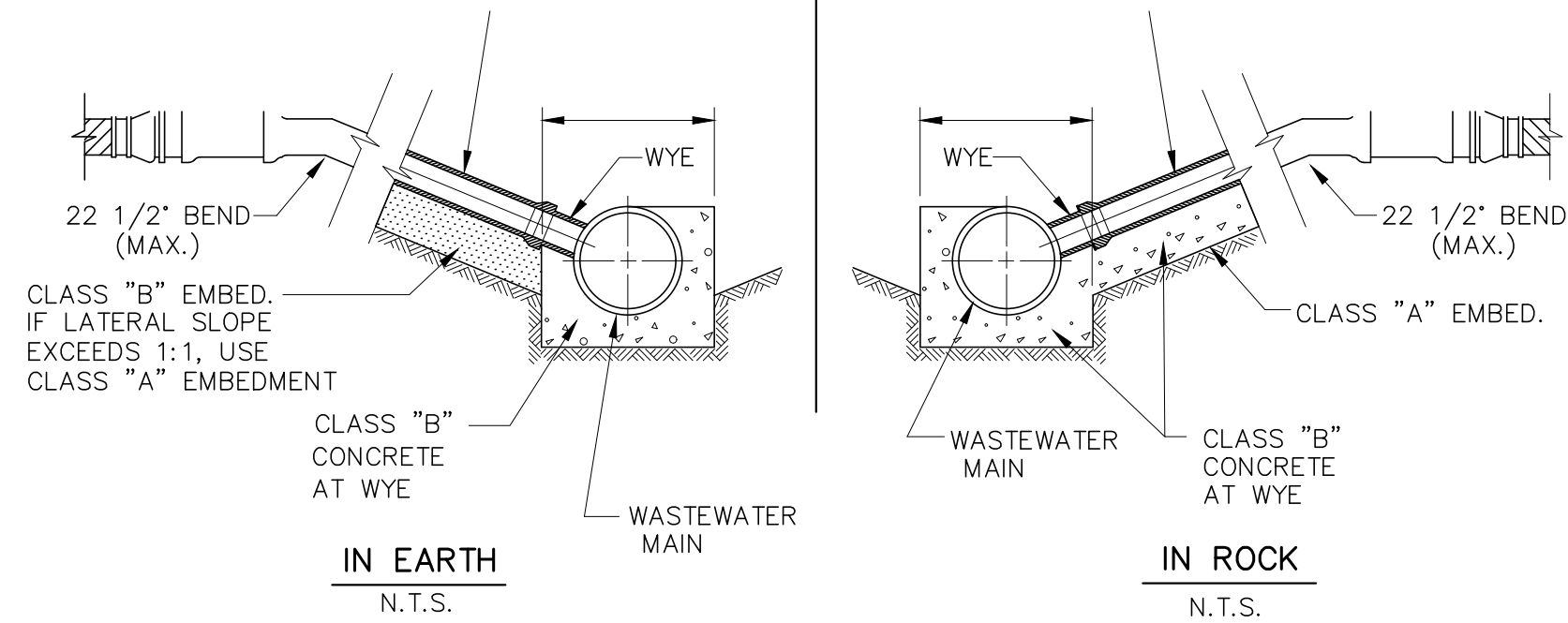
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NOTES:

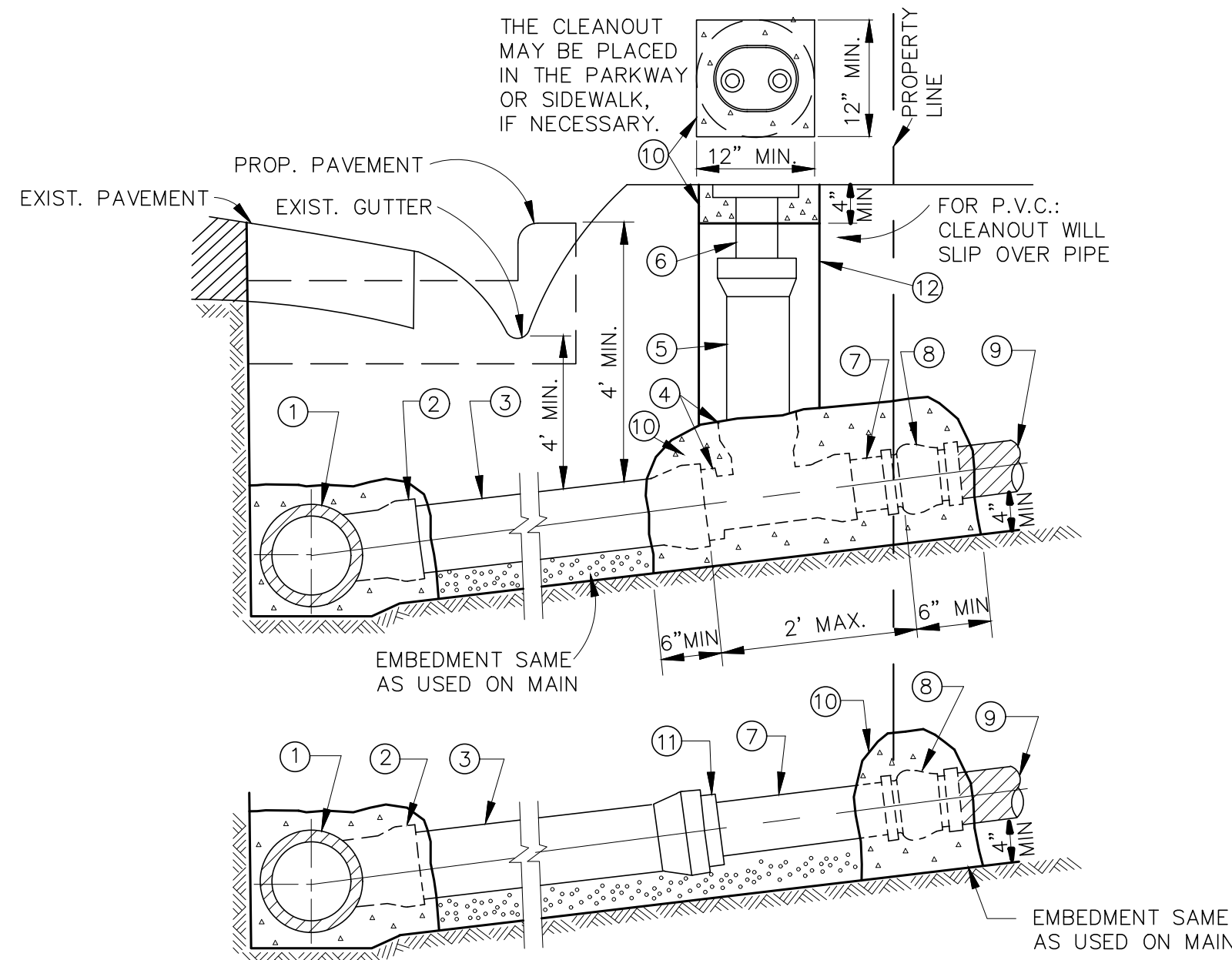
1. WYE SHALL BE SUPPORTED AS SHOWN FOR WYE CONNECTION SUPPORT.
2. LATERALS ARE TO CLEAR ALL EXISTING UTILITIES. 11 1/4" OR 22 1/2" BEND, ONLY, MAY BE REQUIRED.

WASTEWATER LATERAL CONNECTIONS

NOT TO SCALE

KEY:

- | | |
|---|---|
| ① WASTEWATER MAIN | ⑦ 4" WASTEWATER PIPE (LENGTH VARIES) |
| ② 4" WYE | ⑧ ADAPTOR |
| ③ 4" WASTEWATER LAT. (LENGTH VARIES) | ⑨ BUILDING SEWER LAT. |
| ④ 4" X 4" RED. AND 4" X 4" TEE OR WYE, OR 6" X 4" TEE OR WYE, AS REQ'D. BY OWNER. | ⑩ CLASS "B" CONCRETE |
| ⑤ 4" STACK (LENGTH VARIES) | ⑪ 6" X 4" REDUCER |
| ⑥ 4" WASTEWATER LAT. CLEANOUT CASTING | ⑫ COMPACTED AS SPECIFIED, OR INUNDATED SAND |

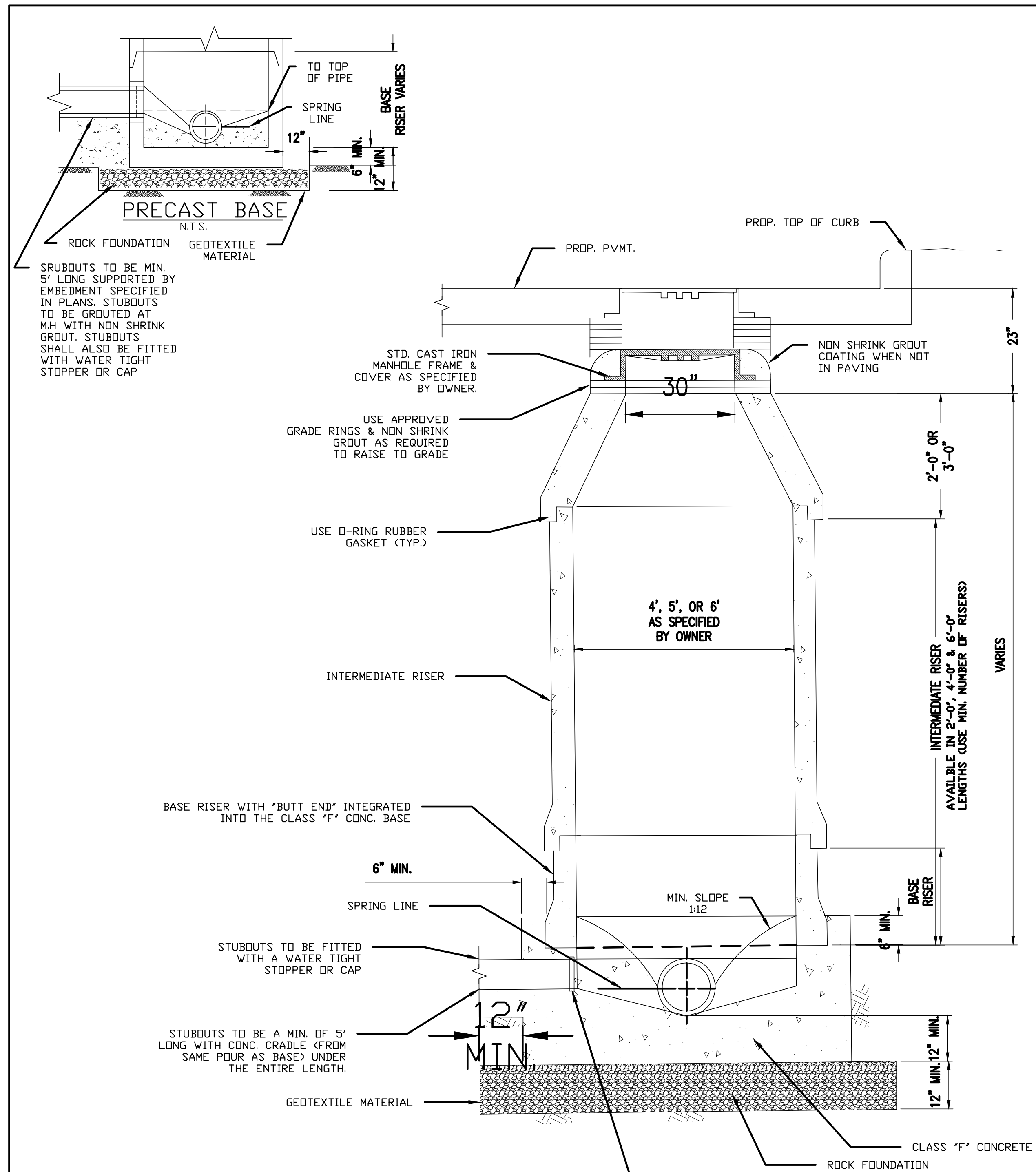


NOTES:

1. CLEANOUT CASTING TO BE FURNISHED AND PLACED PER SPECIAL CONDITIONS. IN VEHICLE TRAFFIC AREAS AND FOR COMMERCIAL MAINLINE LATERALS, WASTEWATER CLEANOUT SHALL BE OF CAST IRON.
2. SLOPE OF LATERAL TO BE 1% MIN., 2% MAX. UNLESS INSTRUCTED OTHERWISE BY OWNER.
3. THE WASTEWATER LATERAL SHALL BE CONNECTED TO BUILDING LATERAL AND CONSTRUCTED IN SUCH MANNER AS TO CLEAR EXISTING UTILITIES AND PROPOSED FACILITIES SUCH AS STORM SEWER MAINS, PAVING, SIDEWALKS, RETAINING WALLS, ETC. VERTICAL BENDS (22.5" MAX.) MAY BE USED IF APPROVED BY OWNER.
4. THE MAINLINE LATERAL CONNECTION TO THE PRIVATE BUILDING LATERAL SHALL BE AS CLOSE TO THE PROPERTY LINE AS POSSIBLE.
5. INSTALL 4" STOPPER OR CAP AT PROPERTY LINE IF BUILDING LATERAL DOES NOT EXIST.
6. SUBSTITUTE 4" FOR 6" FITTINGS IF PLANS OR SPEC. COND. CALL FOR 4" LATERALS.
7. THE CLEANOUT STACK & CASTING MAY BE PLACED IN THE PARKWAY, VEHICLE TRAFFIC AREAS, OR SIDEWALK, IF NECESSARY.

WASTEWATER LATERAL WITH AND WITHOUT CLEANOUT

NOT TO SCALE



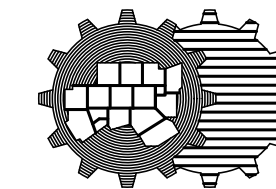
NOTES:

1. FIRST MAIN LINE JOINT TO BE A MIN. OF 5' LONG WITH CONC. GRADE CRADLE (FROM SAME POUR AS BASE) UNDER THE ENTIRE LENGTH.
2. IF FALSE M.H. BOTTOMS ARE REQUIRED, THEY SHALL BE CONSTRUCTED, INSTALLED AND REMOVED PER STD. DWG. NO. 5100.
3. WHERE M.H.'S ARE OUTSIDE OF PAVEMENT, FRAME & COVER SHALL BE CENTERED IN 5'X5' CONCRETE PAD CLASS 'A' CONCRETE, 4" THICK

WASTEWATER MANHOLE

PRECAST

North Central Texas Council of Governments



STANDARD SPECIFICATION REFERENCE

502.1

DATE

OCT. '04

STANDARD DRAWING NO.

5020

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SANITARY SEWER DETAILS

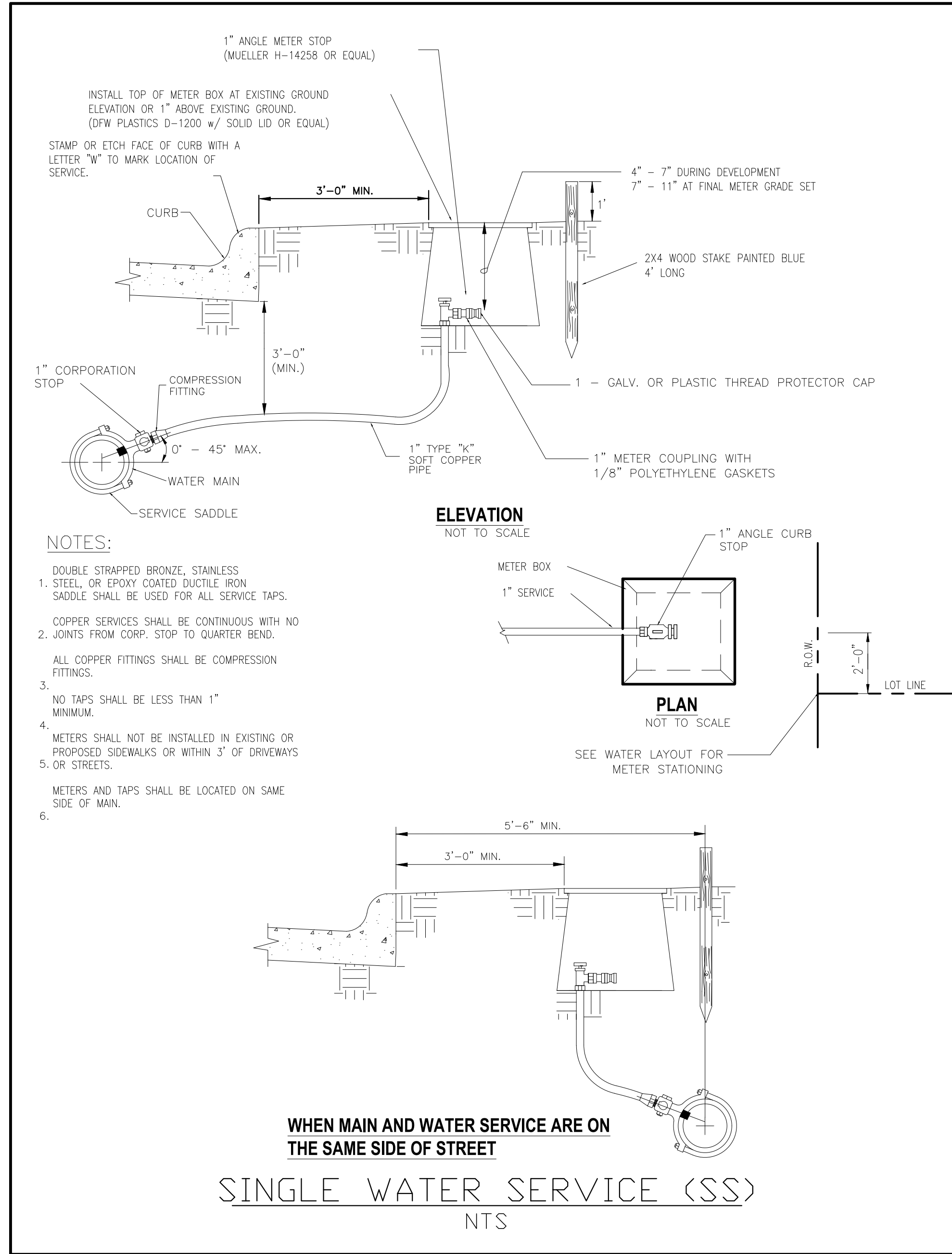
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 BHB, INC.
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 TEXAS LICENSE NO. 65544
 DATE: FEBRUARY 02, 2018

PROJECT NUMBER: 2017.810.029
 DATE: 02-01-2018 DRAWN BY: RSP
 DESIGN BY: RSP CHECKED BY: OL

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C11.01

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WATER DETAILS

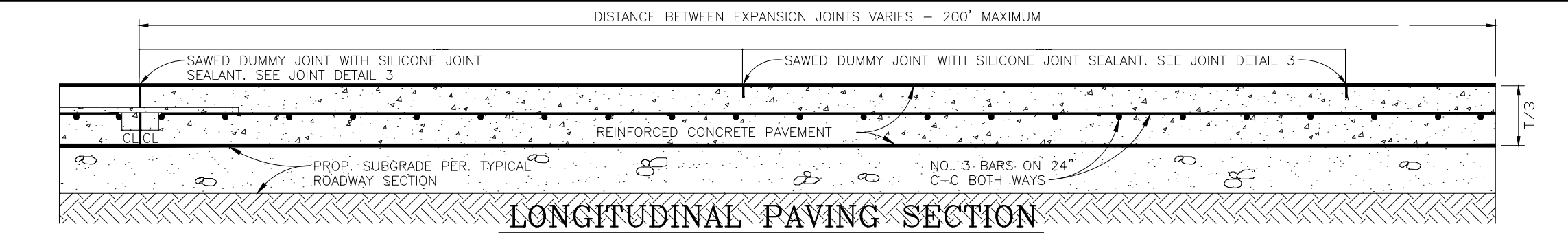
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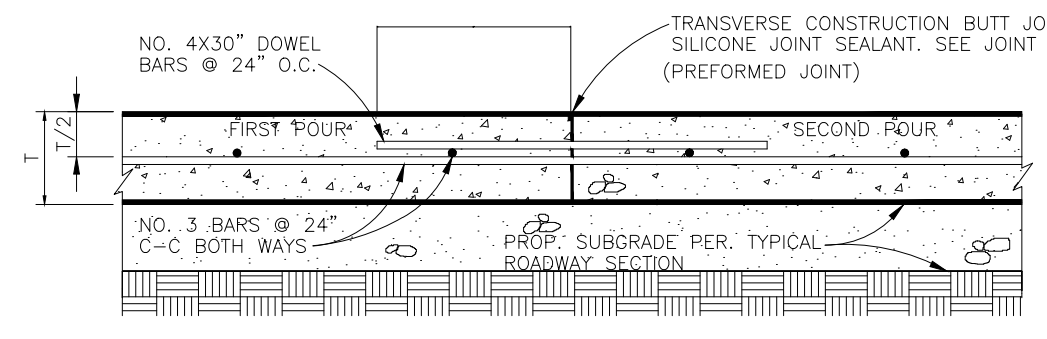
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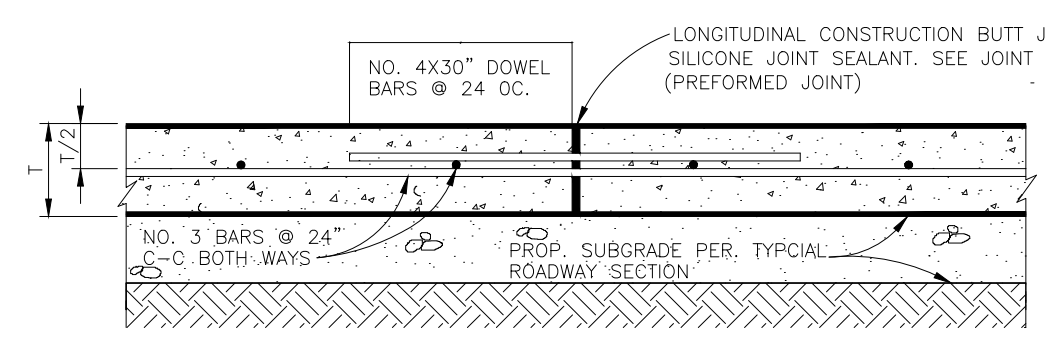
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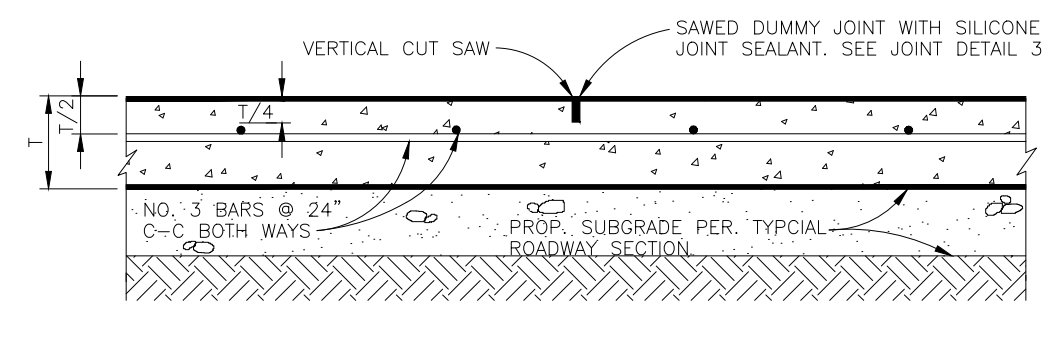
NOTE:
 1. POLYETHYLENE FOAM BACKER ROD DOES NOT SIT ON BOTTOM OF SAW - CUT JOINT
 2. SILICONE HAS GENERAL WIDTH TO DEPTH RATIO OF 2:1
 3. ALL EXPANSION JOINTS SHALL BE REDWOOD WITH CAPS.



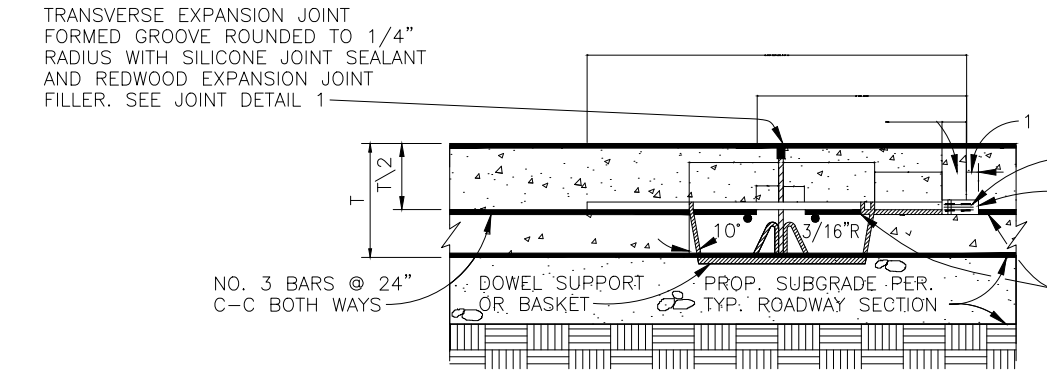
TRANSVERSE CONSTRUCTION BUTT JOINT
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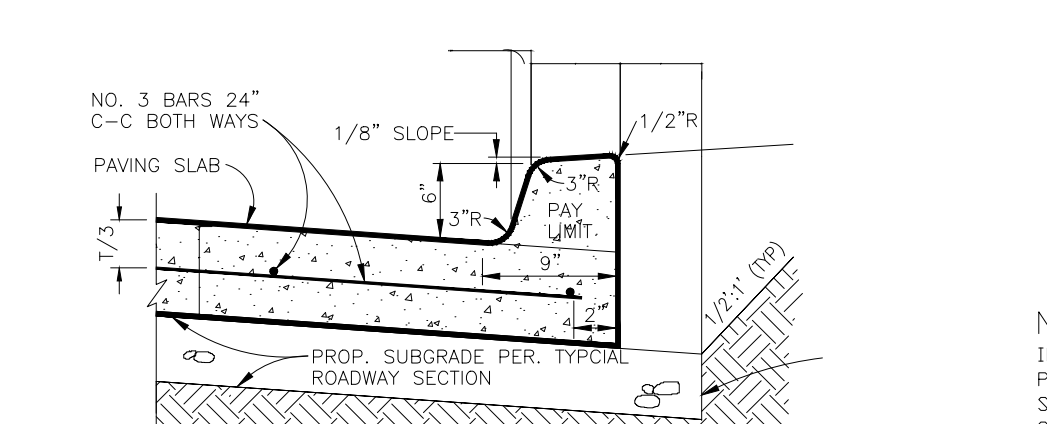
LONGITUDINAL CONSTRUCTION BUTT JOINT
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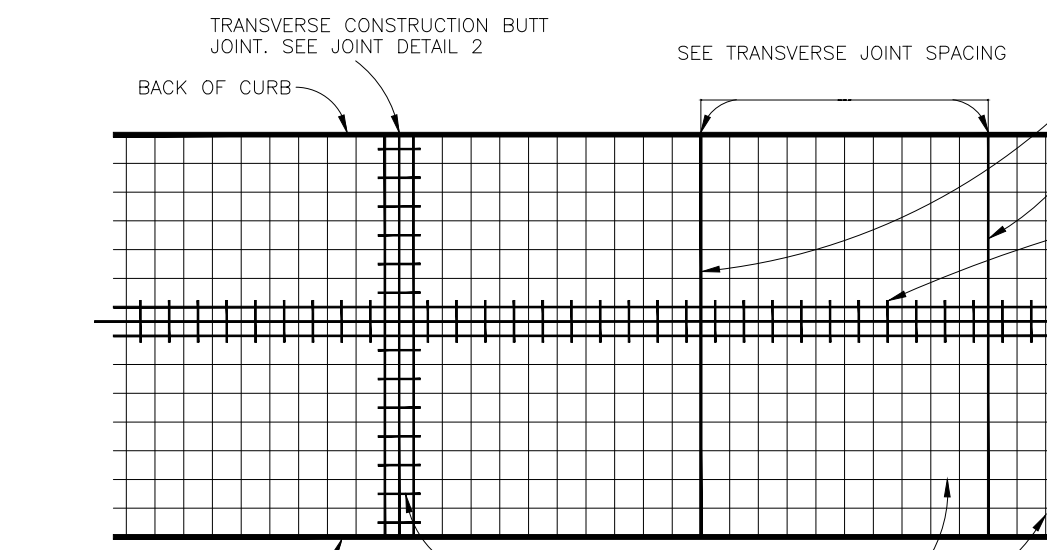
SAWED DUMMY JOINT
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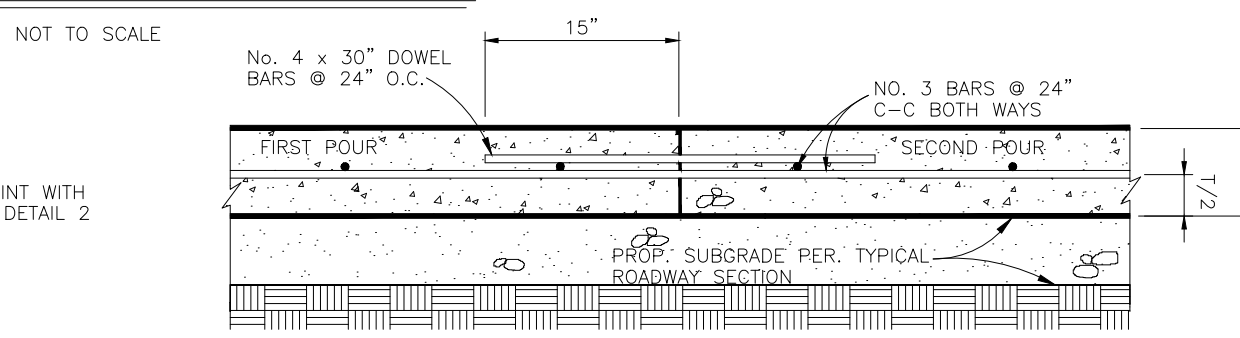
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NOT TO SCALE



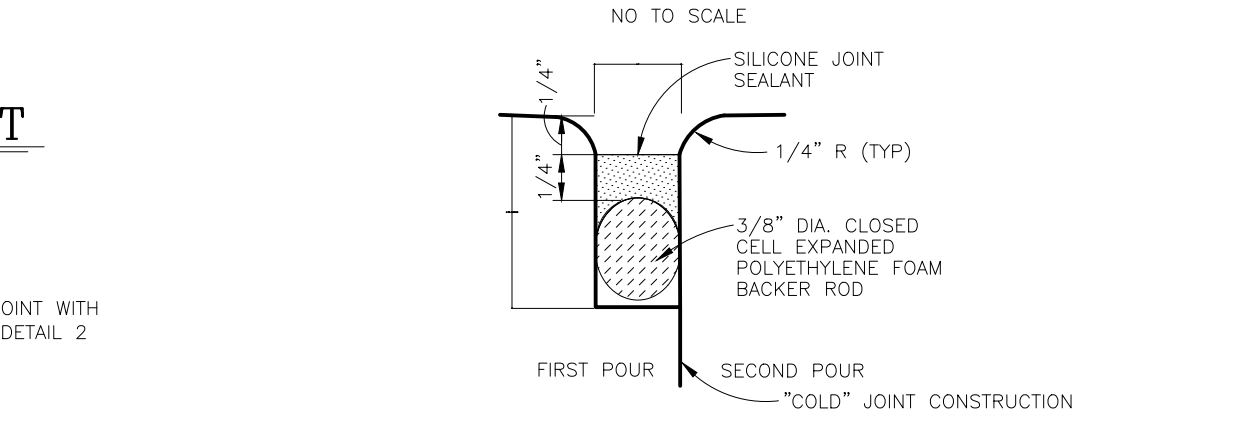
MONOLITHIC CURB
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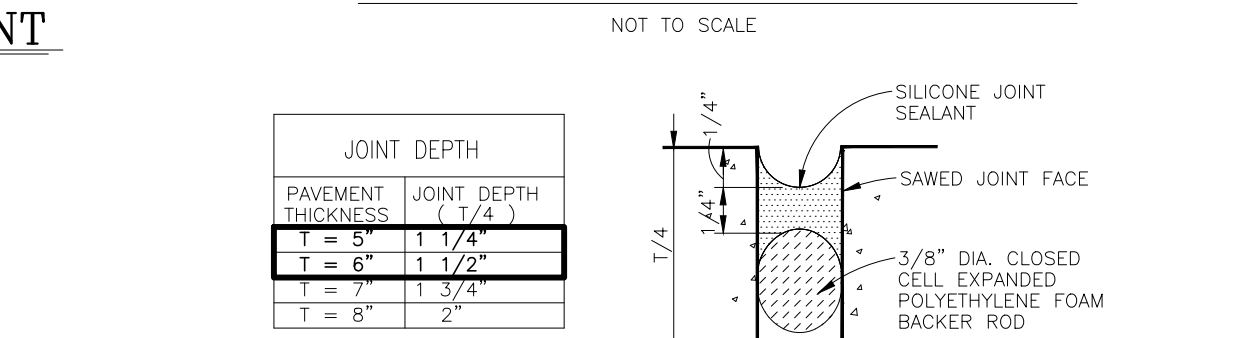
PLAN OF STEEL LAYOUT
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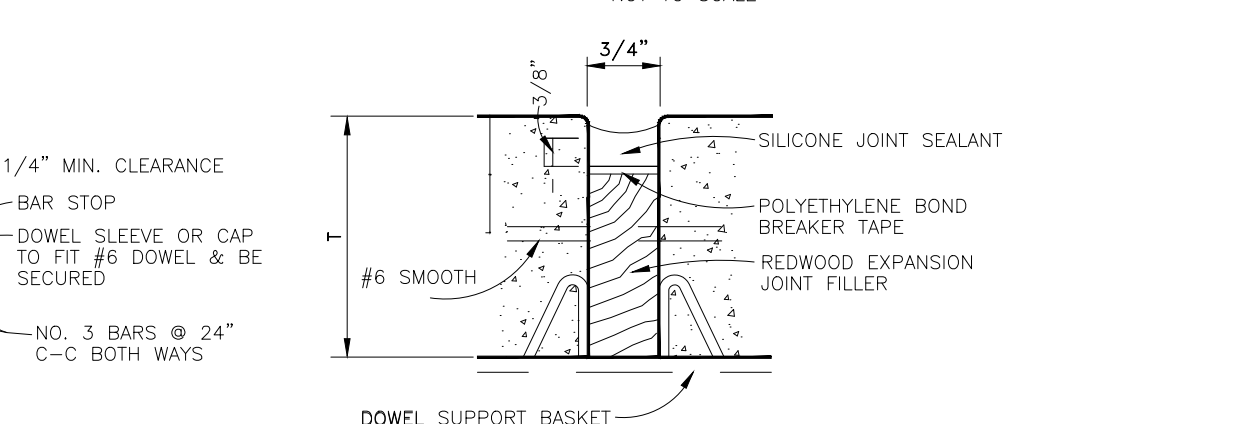
CONSTRUCTION BUTT JOINT
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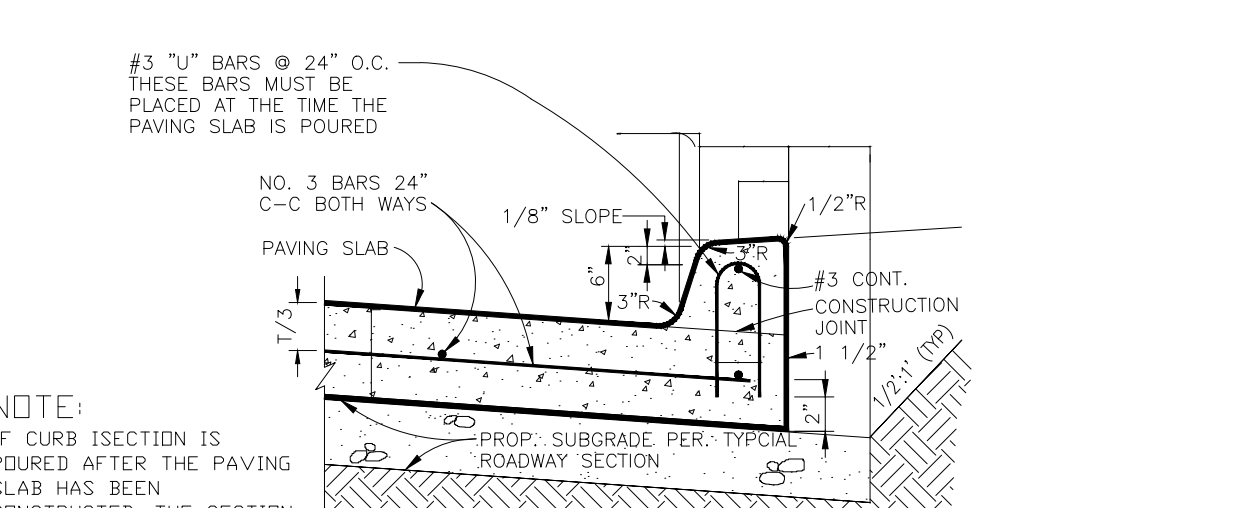
JOINT DETAIL NO. 2 SEAL FOR LONGITUDINAL AND TRANSVERSE CONSTRUCTION BUTT JOINT
NOT TO SCALE



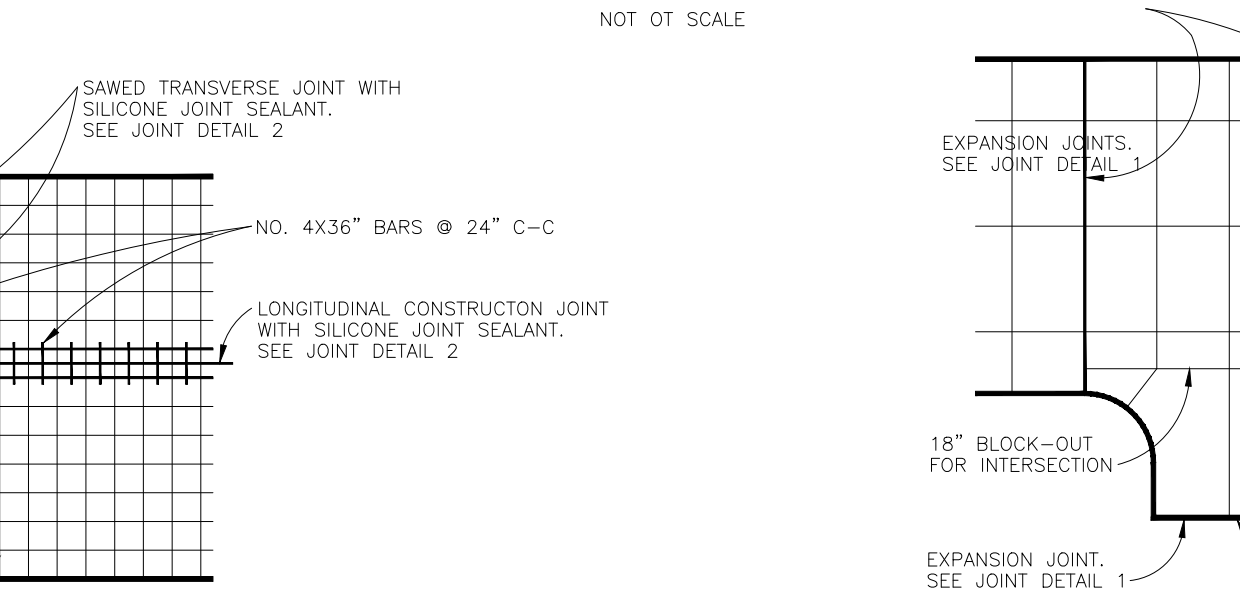
JOINT DETAIL NO. 3 SEAL FOR SAWED DUMMY JOINT
NOT TO SCALE



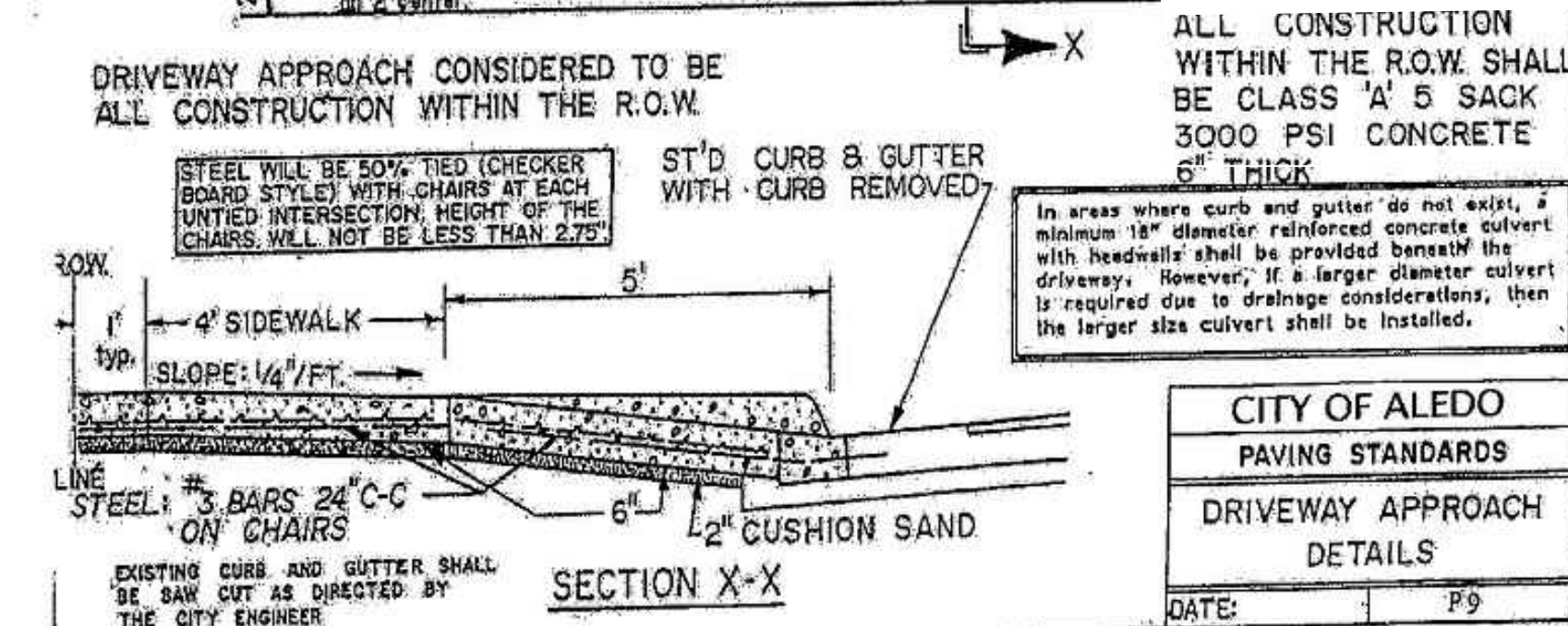
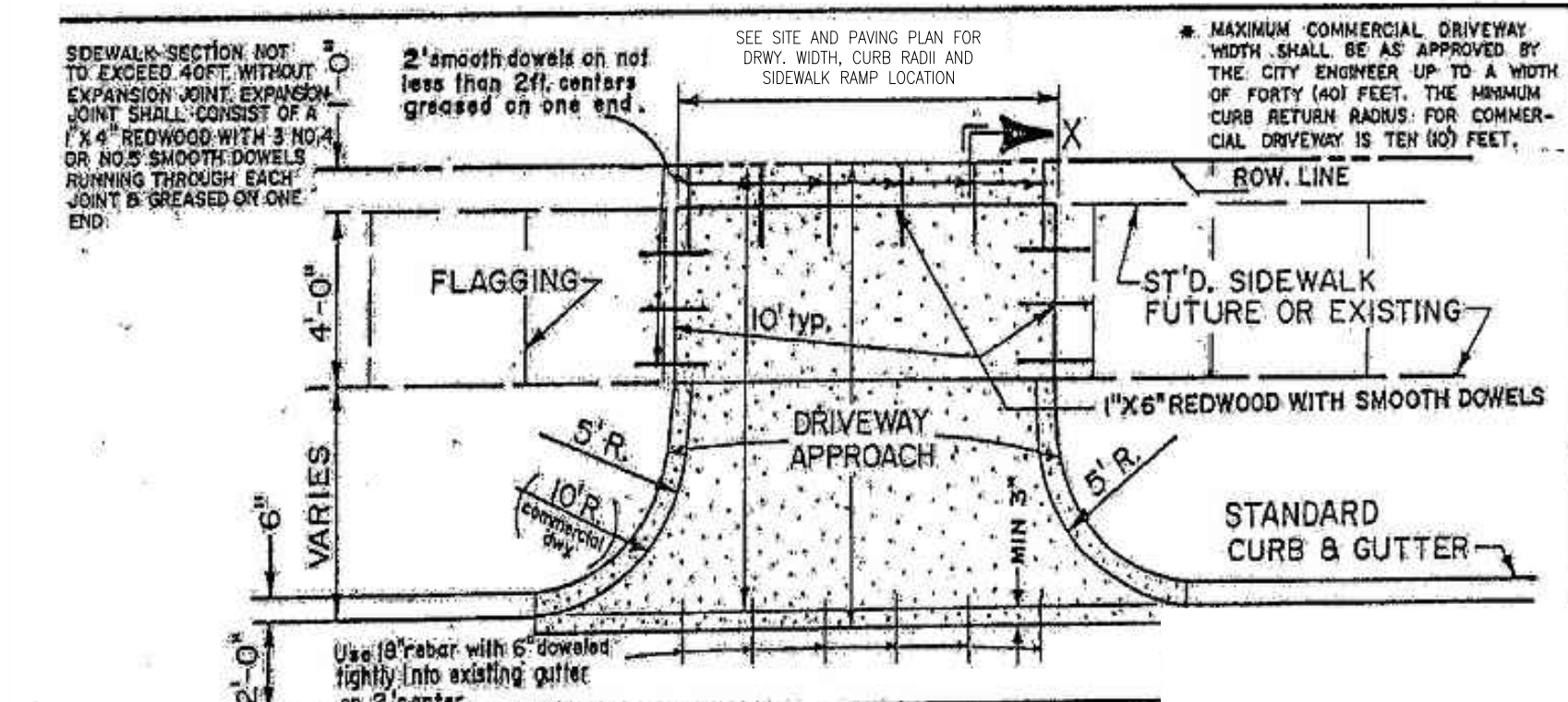
JOINT DETAIL NO. 1 SEAL FOR EXPANSION JOINT
NOT TO SCALE



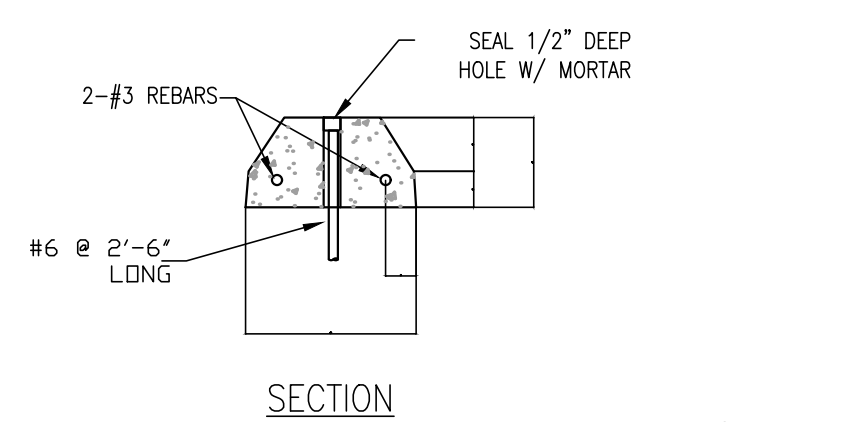
SUPERIMPOSED CURB
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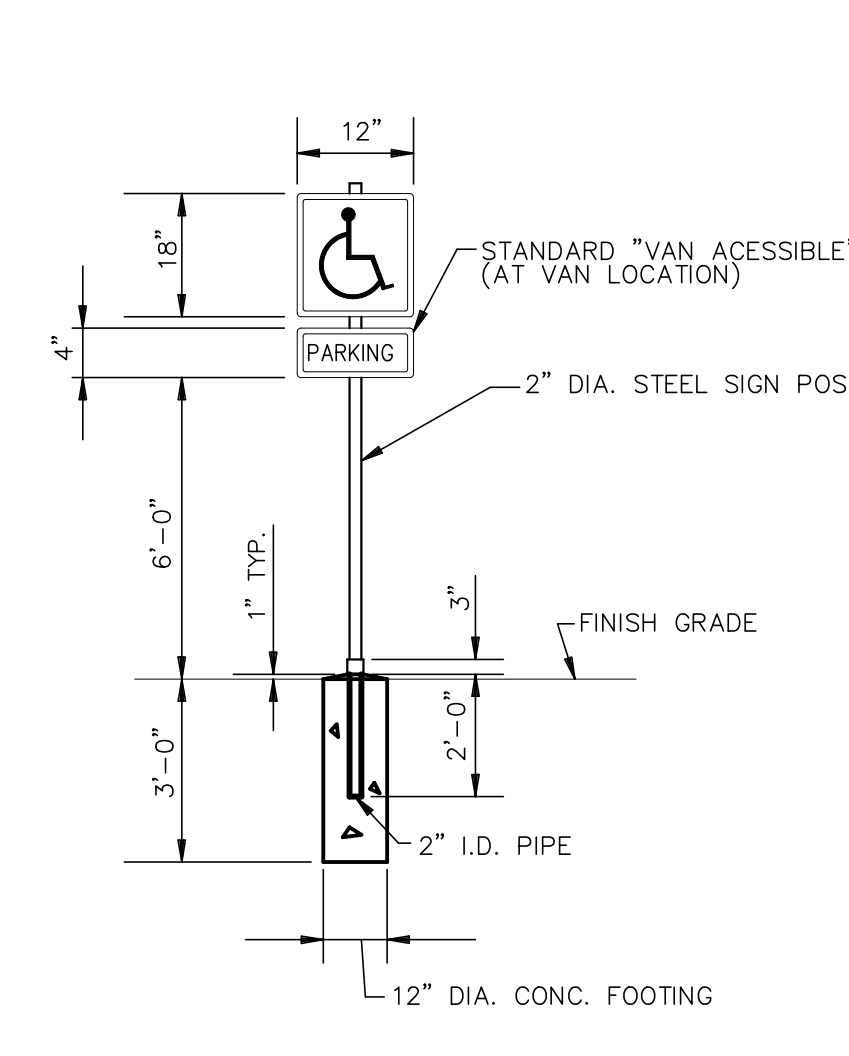
SPACING DIAGRAM FOR JOINTS
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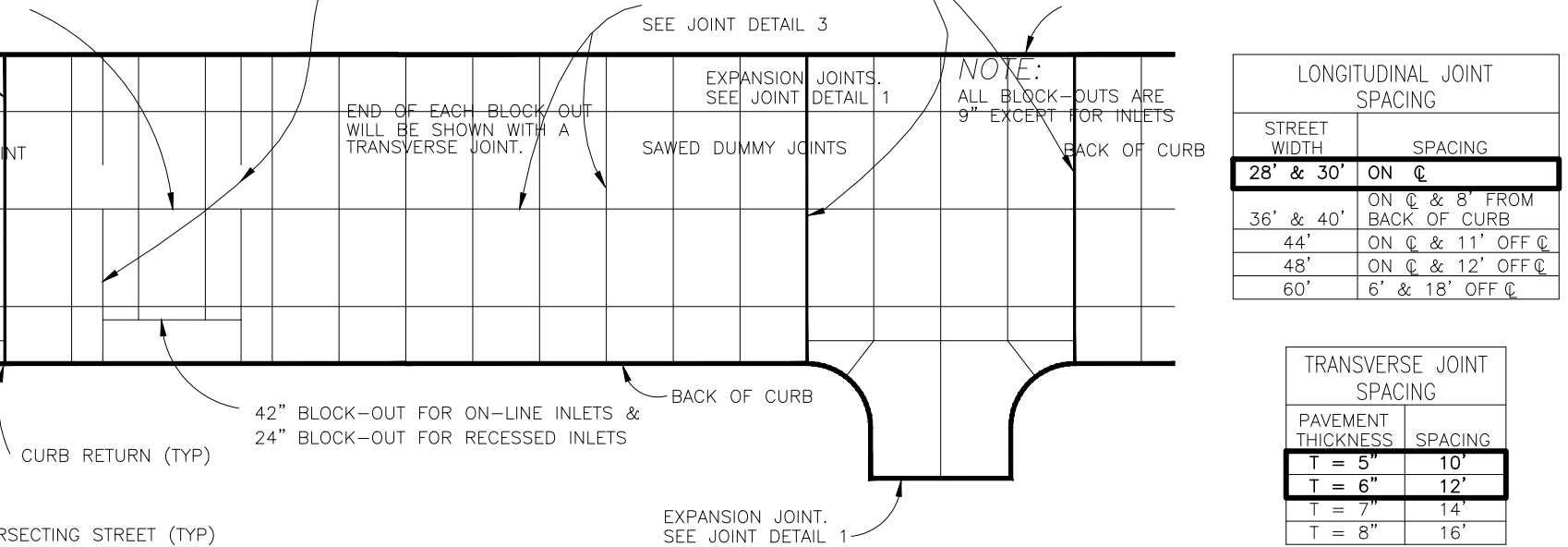
SECTION X-X



PRE-CAST CONCRETE WHEEL STOP
NOT TO SCALE



HANDICAP SIGN
NOT TO SCALE



SPACING DIAGRAM FOR JOINTS
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PAVING DETAILS (1 OF 2)

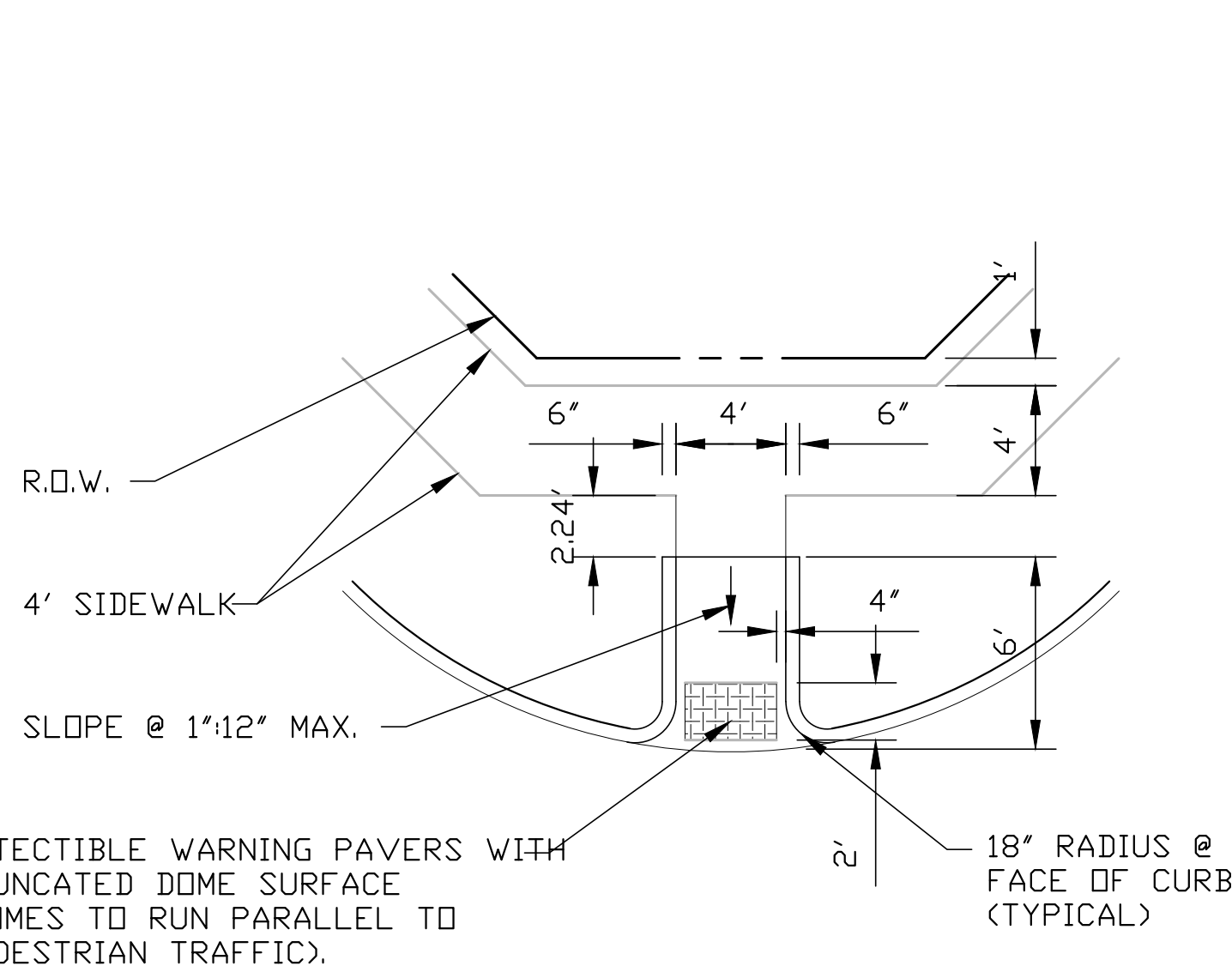
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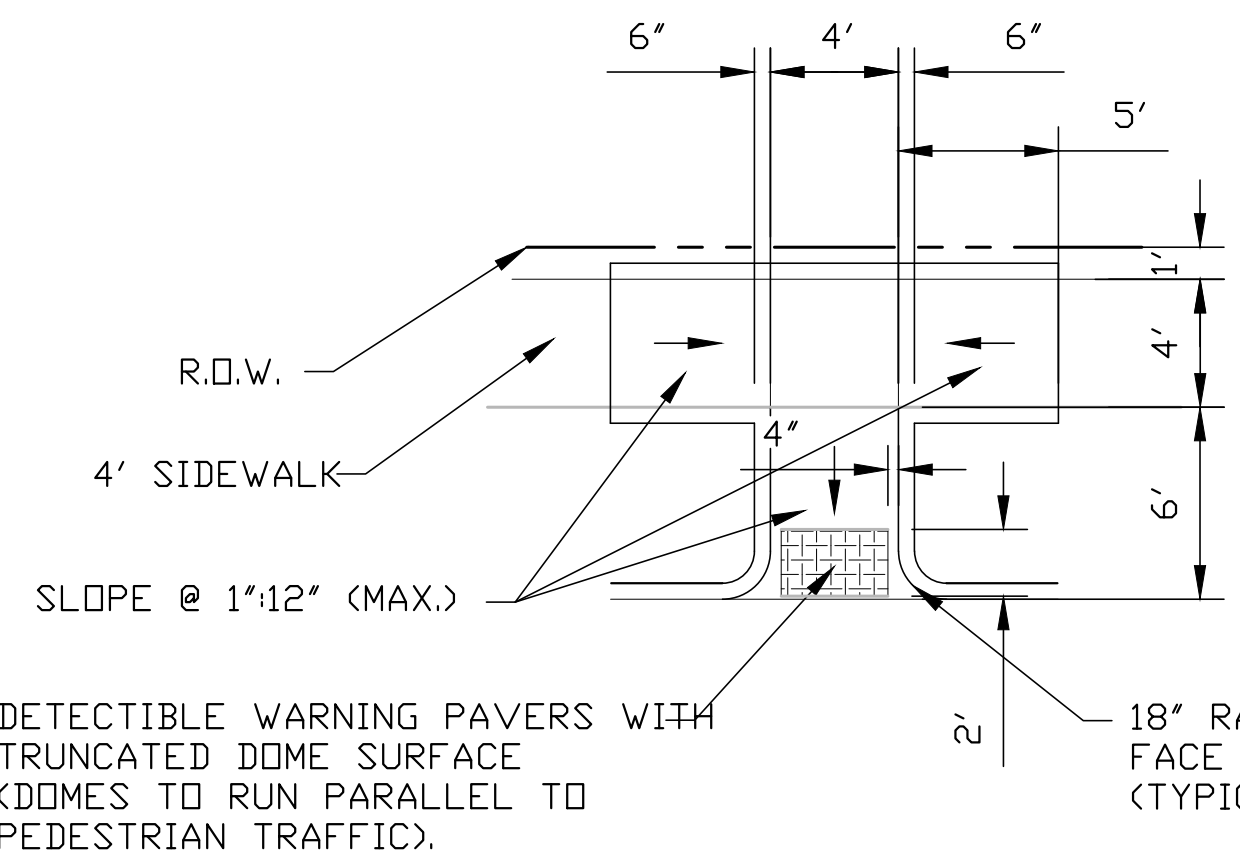
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 DESIGN BY: RSP CHECKED BY: OL
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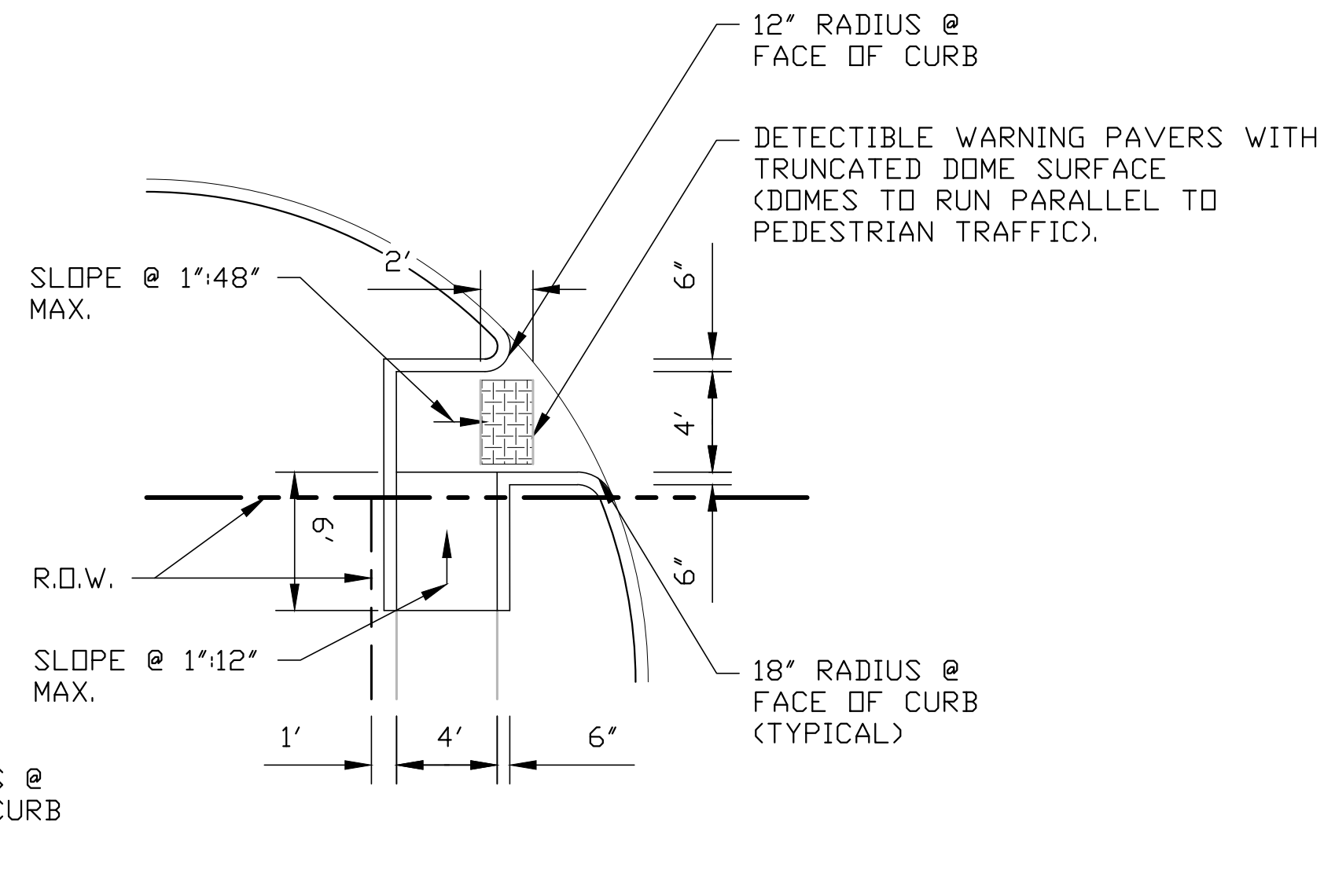
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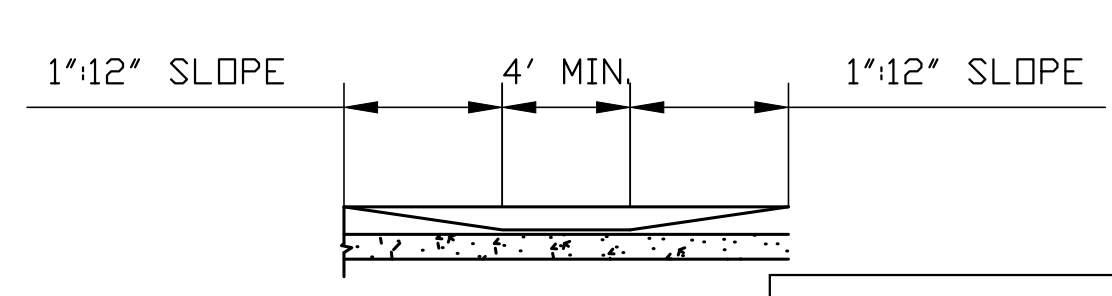
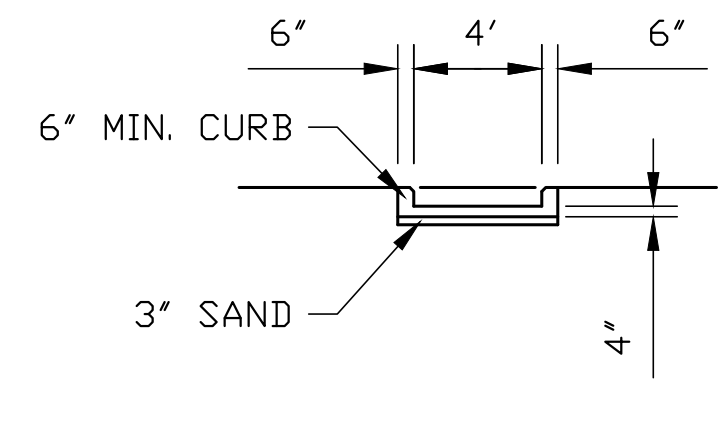
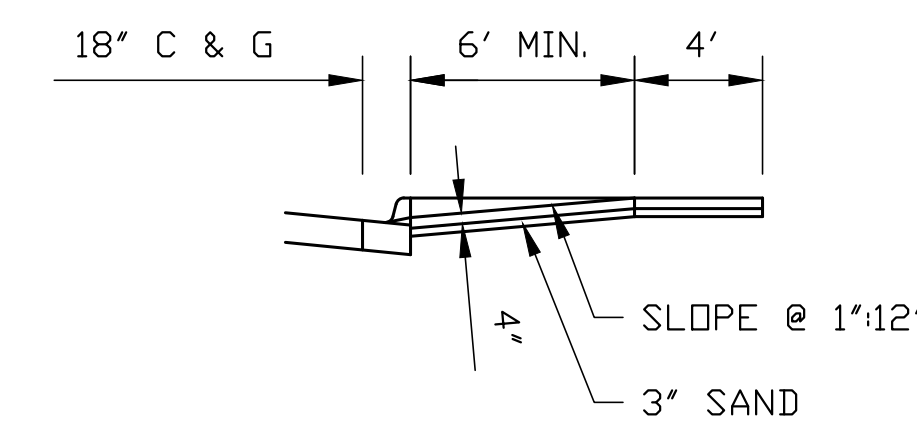
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TYPE II

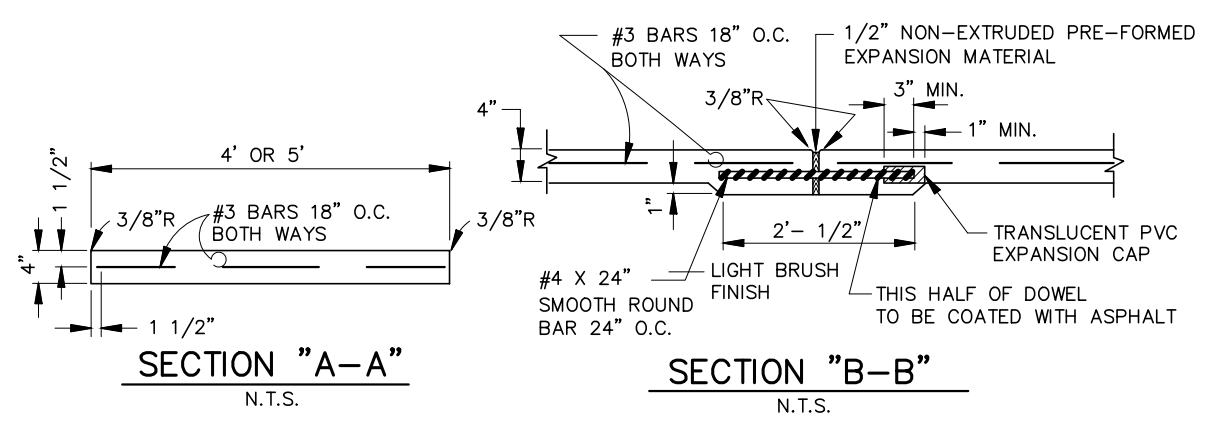


TYPE III



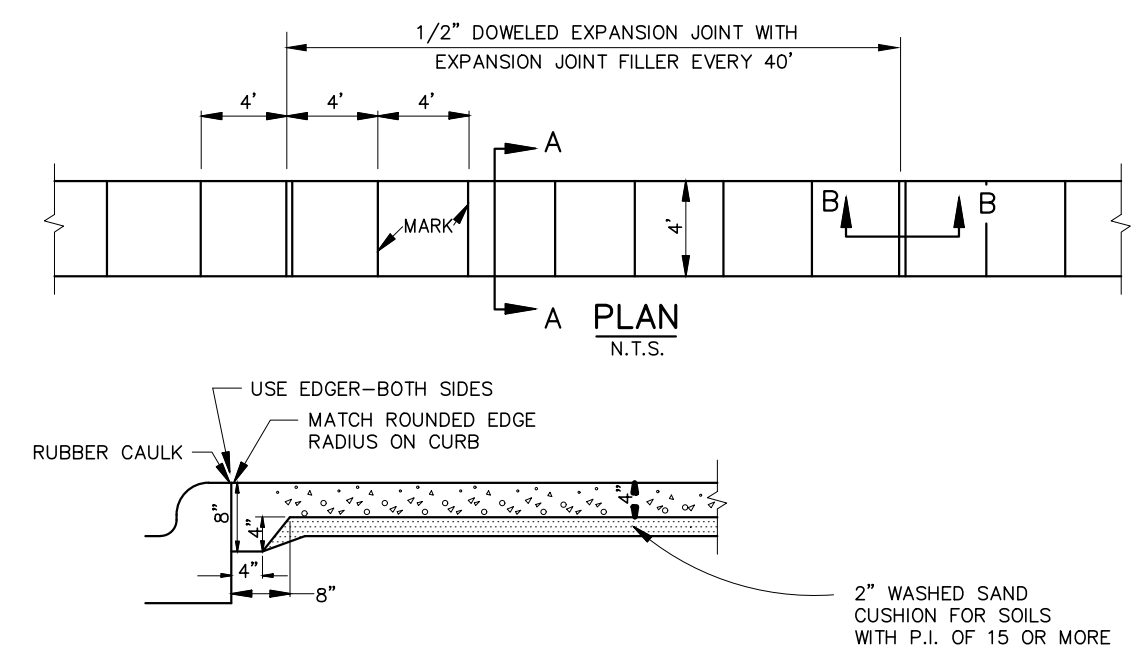
RAMP AND SIDEWALK SHALL BE 4" 5-SACK 3,000 PSI REINF. CONCRETE WITH #3 BARS ON 24" CTRS. EA. WAY THIS ACCESS RAMP SHALL BE INSTALLED BY THE PAVING CONTRACTOR CONCURRENT WITH STREET PAVING CONSTRUCTION. ALL CONSTRUCTION SHALL CONFORM TO FEDERAL ADA CITY OF ALEDO REQUIREMENTS AND SPECIFICATIONS.

ADA ACCESSIBLE RAMP



- NOTE:**
- REFER TO STANDARD SPECIFICATION ITEM 305.2 FOR ALTERNATE REINFORCEMENT.
 - CROSS SLOPE OF SIDEWALK SHALL BE 2% MAX.
 - OTHER THAN 4'-0" SIDEWALK WIDTH MAY BE SPECIFIED BY OWNER.
 - SIDEWALK SHALL BE CLASS "A" CONCRETE UNLESS OTHERWISE SPECIFIED BY OWNER.
 - ALL HONEYCOMB IN BACK OF CURB TO BE TROWEL-PLASTERED BEFORE POURING SIDEWALK.
 - LUG MAY BE FORMED BY SHAPING SUBGRADE TO APPROXIMATE DIMENSIONS SHOWN.

REINFORCED CONCRETE SIDEWALKS JOINTS AND SPACING



JOINT LUG DETAIL FOR MEDIAN PAVEMENT OR SIDEWALK ADJACENT TO CURB

GENERAL REQUIREMENTS
CURB RAMPS SHALL BE CONSTRUCTED AS PER THE REQUIREMENTS AND SPECIFICATIONS OF THE TEXAS ACCESSIBILITY STANDARDS AND THE ADA & ABA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES. (FEDERAL REGISTER/ VOL. 69, NO. 141, FRIDAY, JULY 23, 2004)

CURB RAMPS NOTES
CURB RAMPS UNDER THESE PROVISIONS, SHALL BE WHEREVER AN ACCESSIBLE ROUTE CROSSES A CURB.
SLOPE: SLOPES ON CURB RAMPS SHALL BE MEASURED AS FOLLOWS: (1) VERTICAL-HORIZONTAL.
A) TRANSITIONS FROM RAMPS TO WALKS, GUTTERS, OR STREETS SHALL BE FLUSH AND FREE OF ABRUPT CHANGES.
B) MAXIMUM SLOPES OF ADJOINING GUTTERS, ROAD SURFACE IMMEDIATELY ADJACENT TO THE CURB OR ACCESSIBLE ROUTE SHALL NOT EXCEED 1:20.
C) THE LEAST POSSIBLE SLOPE SHALL BE USED FOR ANY RAMP. THE MAXIMUM SLOPE OF A RAMP IN NEW CONSTRUCTION SHALL BE 1:12. THE MAXIMUM RISE FOR ANY RUN SHALL BE 30" (760 MM). CURB RAMPS AND RAMPS TO BE CONSTRUCTED IN EXISTING SITES OR IN EXISTING BUILDINGS OR FACILITIES MAY HAVE SLOPES AND RISES IF SPACE LIMITATIONS PROHIBIT THE USE OF A 1:12 SLOPE OR LESS, AS FOLLOWS:
1. A SLOPE BETWEEN 1:10 AND 1:12 IS ALLOWED FOR A MAXIMUM RISE OF 6".
2. A SLOPE BETWEEN 1:8 AND 1:10 IS ALLOWED FOR A MAXIMUM OF 3".
3. A SLOPE STEEPER THAN 1:8 IS NOT ALLOWED.
RAMP WIDTH: THE MINIMUM WIDTH OF A CURB RAMP SHALL BE 36" EXCLUSIVE OF FLARED SIDES.
SURFACE: SURFACES OF CURB RAMPS, SHALL BE STABLE FIRM, AND SLIP RESISTANCE. SURFACE TEXTURES SHALL CONSIST OF EXPOSED CRUSHED STONE AGGREGATE, ROUGHED CONCRETE, RUBBER, RAISED ABRASIVE STRIPS, OR GROOVES. EXTENDING THE FULL WIDTH AND DEPTH OF THE CURB RAMP. SURFACES THAT ARE RAISED, ETCHED, OR GROOVED IN A WAY THAT WOULD ALLOW WATER TO ACCUMULATE ARE PROHIBITED. FOR PURPOSES OF WARNING, THE FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES.
SIDES OF CURB RAMPS: IF A CURB RAMP IS LOCATED WHERE PEDESTRIANS MUST WALK ACROSS THE RAMP OR WHERE IT IS NOT PROTECTED BY HANDRAILS OR GUARDRAILS, IT SHALL HAVE FLARED SIDES. THE MAXIMUM SLOPE OF THE FLARE SHALL BE 1:10 (SEE FIG. 1 (A)). CURB RAMPS WITH RETURNED CURBS MAY BE USED WHERE PEDESTRIANS WOULD NOT WALK ACROSS THE RAMP (SEE FIG. 1(B)).
BUILT-UP RAMPS: BUILT-UP CURB RAMPS SHALL BE LOCATED SO THEY DO NOT PROJECT INTO VEHICULAR TRAFFIC LANES (SEE FIG. 2).
OBSTRUCTIONS: CURB RAMPS SHALL BE LOCATED OR PROTECTED TO PREVENT THEIR OBSTRUCTION BY PARKED VEHICLE.
LOCATION AT MARKED CROSSING: CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
DIAGONAL CURB RAMPS: IF DIAGONAL (OR CORNER TYPE) CURB RAMPS HAVE RETURNED CURBS OR OTHER WELL DEFINED EDGES, SUCH EDGES SHALL BE PARALLEL TO THE DIRECTION OF PEDESTRIAN FLOW. THE BOTTOM OF DIAGONAL CURB RAMPS SHALL HAVE 48" (1220 MM) CLEAR SPACE SHALL BE WITHIN THE MARKINGS. IF DIAGONAL CURB RAMPS HAVE FLARED SIDES, THEY SHALL ALSO HAVE AT LEAST A 24" (610 MM) LONG SEGMENT OF STRAIGHT CURB LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING. ANY RAISED ISLANDS IN CROSSINGS SHALL BE CUT THROUGH LEVEL WITH THE STREET OR HAVE CURB RAMPS AT BOTH SIDES AND A LEVEL AREA AT LEAST 48" (1220MM) LONG BETWEEN THE CURB RAMPS IN THE PART OF THE ISLAND INTERSECTED BY THE CROSSINGS.

CONSTRUCTION
(A) THE CONTRACTOR SHALL SAWCUT, REMOVE AND DISPOSE OFF-SITE THE EXISTING CONCRETE SIDEWALK, CURB AND GUTTER, TO CONSTRUCT THE PROPOSED RAMPS.
(B) CONCRETE SIDEWALKS AND RAMPS SHALL BE MINIMUM 4" THICK, 4000 PSI, 5 SACK CONCRETE, REINFORCED WITH #3 BARS AT 14" CENTERS BOTH WAYS, PLACED OVER A 2" THICK SAND CUSHION EMBEDMENT.
(C) THE CONTRACTOR SHALL USE 1" PREMULDED EXPANSION JOINT MATERIAL BETWEEN THE PROPOSED SIDEWALKS AND RAMPS AT THE BACK OF CURBS, AND AT JOINTS AT NO EXTRA PAY.
(D) DUMMY JOINTS REQUIRED EVERY 4' IN 4' WIDE SIDEWALKS AND EVERY 5' IN 6' WIDE SIDEWALKS.

CURB RAMP	North Detail Footed (Date of Government)	STANDARD SPECIFICATION REFERENCE
	DATE	STANDARD DRAWING NO.
	OCT. '04	2125B

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GROVES OF ALEDO
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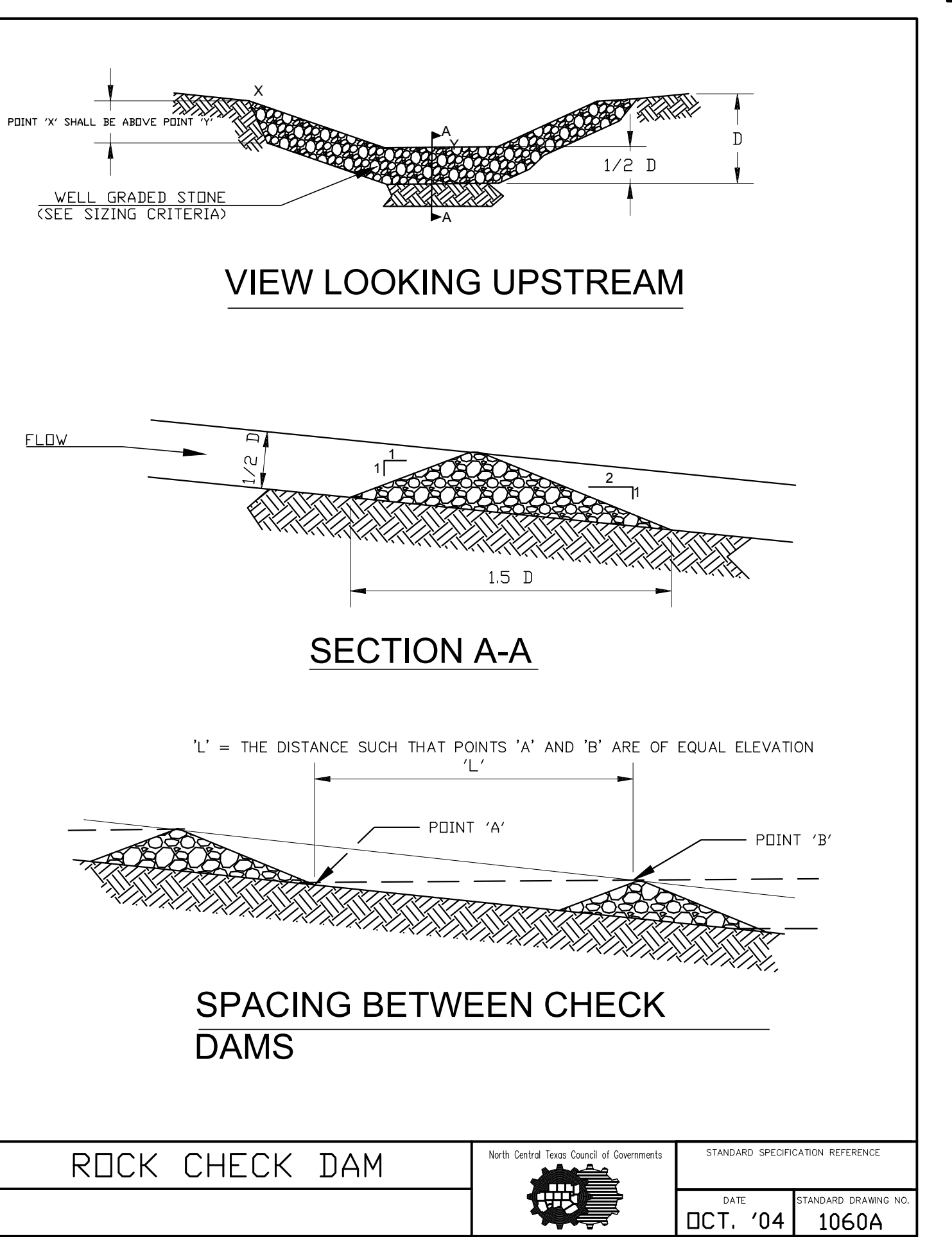
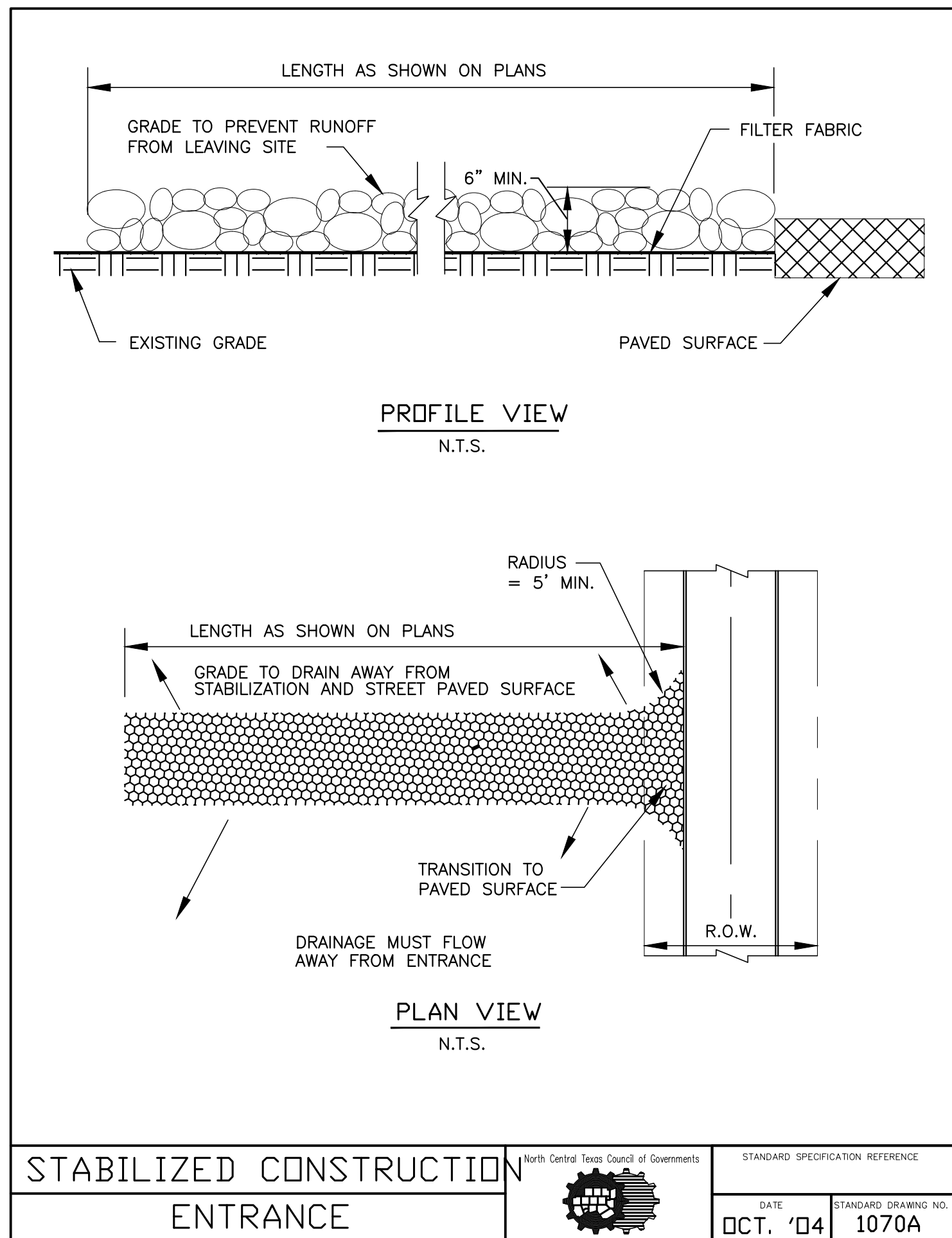
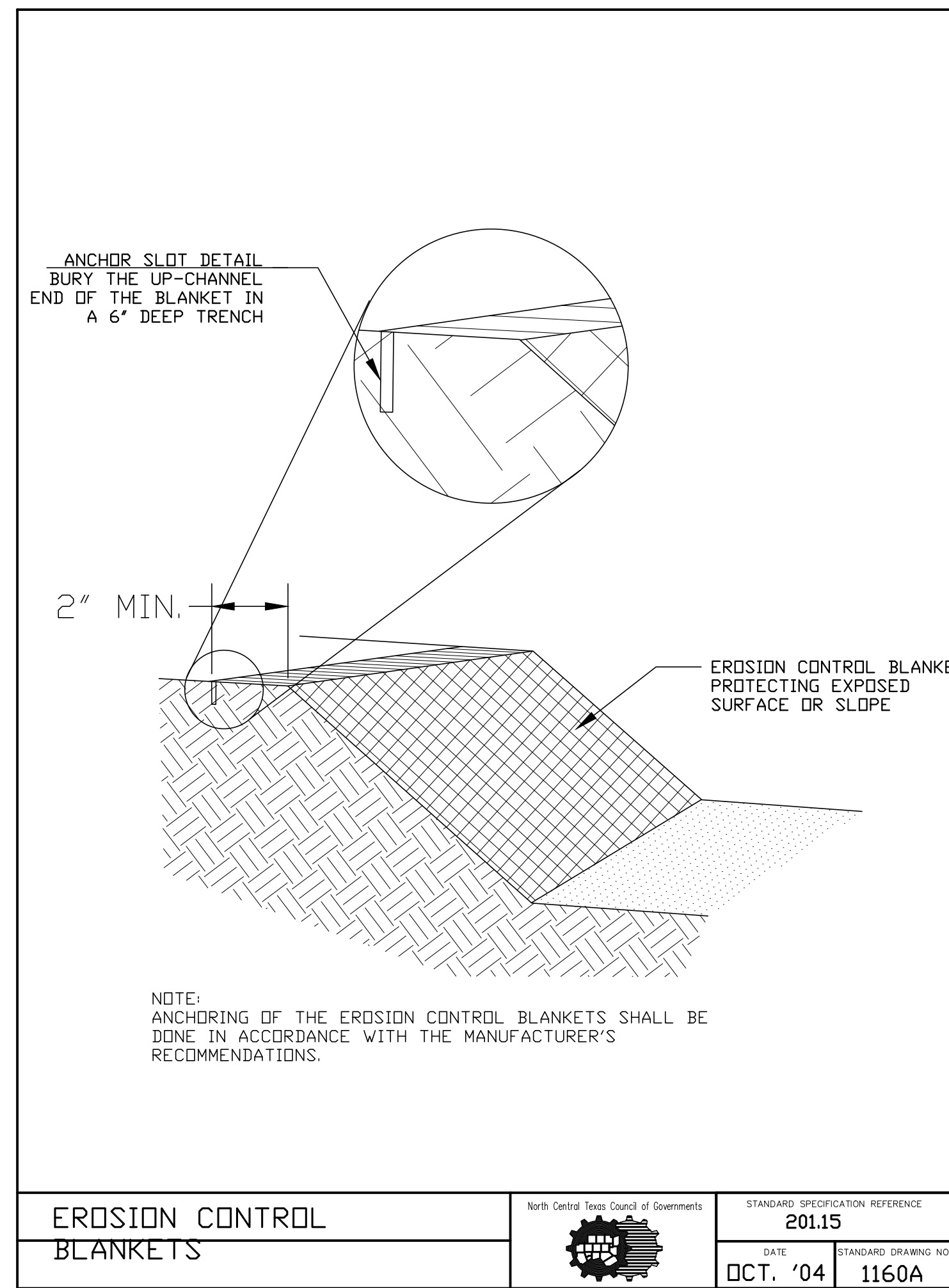
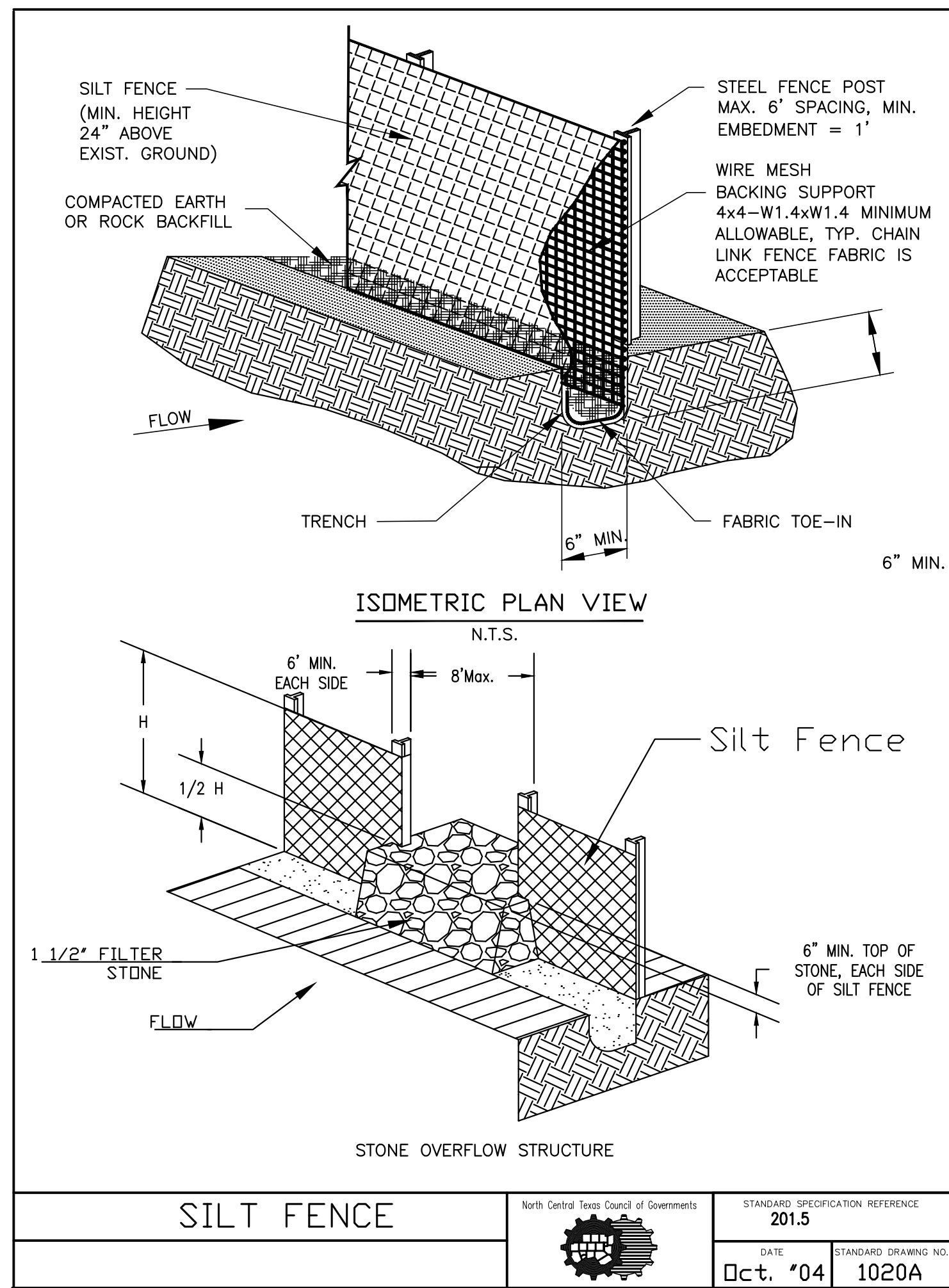
PAVING DETAILS (2 OF 2)

NO.	DESCRIPTION	DATE

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BHB, INC.
TX REGISTERED FIRM F-00044
ENGINEER: OTTIS LEE, III, P.E.
TEXAS LICENSE NO. 65544
DATE: FEBRUARY 02, 2018

PROJECT NUMBER: 2017.810.029
DATE: 02-01-2018 DRAWN BY: RSP
DESIGN BY: RSP CHECKED BY: OL
SHEET
C11.04

90% DRAFT SUBMITTAL



SILT FENCE GENERAL NOTES:

- POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (e.g. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
- THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH SUPPORT POST OR TO WIRE BACKING, WHICH IN TURN IS ATTACHED TO THE FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN FINAL STABILIZATION IS ACHIEVED OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

- STONE SHALL BE 3 TO 5 INCH DIAMETER COARSE AGGREGATE.
- LENGTH SHALL BE AS SPECIFIED IN THE SWPPP.
- THE THICKNESS SHALL NOT BE LESS THAN 12 INCHES.
- THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- WHEN NECESSARY, VEHICLES SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO A PUBLIC ROADWAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WITH DRAINAGE FLOWING AWAY FROM BOTH THE STREET AND THE STABILIZED ENTRANCE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE USING APPROVED METHODS.
- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.
- THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.
- PREVENT SHORTCUTTING OF THE FULL LENGTH OF THE CONSTRUCTION ENTRANCE BY INSTALLING BARRIERS AS NECESSARY.
- INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

ROCK CHECK DAM GENERAL NOTES:

- STONE SHALL BE WELL GRADED WITH SIZE RANGE FROM 1-1/2 TO 3-1/2 INCHES IN DIAMETER DEPENDING ON EXPECTED FLOWS.
- THE CHECK DAM SHALL BE INSPECTED AS SPECIFIED IN THE SWPPP AND SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE ROCKS, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
- WHEN SILT REACHES A DEPTH EQUAL TO ONE-THIRD OF THE HEIGHT OF THE CHECK DAM OR ONE FOOT, WHICHEVER IS LESS, THE SILT SHALL BE REMOVED AND DISPOSED OF PROPERLY.
- WHEN THE SITE HAS ACHIEVED FINAL STABILIZATION OR ANOTHER EROSION OR SEDIMENT CONTROL DEVICE IS EMPLOYED, THE CHECK DAM AND ACCUMULATED SILT SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

EROSION CONTROL BLANKETS GENERAL NOTES:

- PRIOR TO THE INSTALLATION OF ANY EROSION CONTROL BLANKETS, ALL ROCKS, DIRT CLODS, STUMPS, ROOTS, TRASH AND ANY OTHER OBSTRUCTIONS THAT WOULD PREVENT THE BLANKET FROM LYING IN DIRECT CONTACT WITH THE SOIL SHALL BE REMOVED. ANCHOR TRENCHING SHALL BE LOCATED ALONG THE ENTIRE PERIMETER OF THE INSTALLATION AREA, EXCEPT FOR SMALL AREAS WITH LESS THAN 2% SLOPE.
- INSTALLATION AND ANCHORING SHALL CONFORM TO THE RECOMMENDATIONS SHOWN WITHIN THE MANUFACTURER'S PUBLISHED LITERATURE FOR THE APPROVED EROSION CONTROL BLANKET. PARTICULAR ATTENTION MUST BE PAID TO JOINTS AND OVERLAPPING MATERIAL.
- AFTER APPROPRIATE INSTALLATION, THE BLANKETS SHOULD BE CHECKED FOR UNIFORM CONTACT WITH THE SOIL, SECURITY OF THE LAP JOINTS, AND FLUSHNESS OF THE STAPLES WITH THE GROUND.
- INSPECTION SHALL BE AS SPECIFIED IN THE SWPPP.

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TBPES FIRM #10194146

Aledo JMD 1, LLC
GROVES OF ALEDO
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EROSION CONTROL DETAILS

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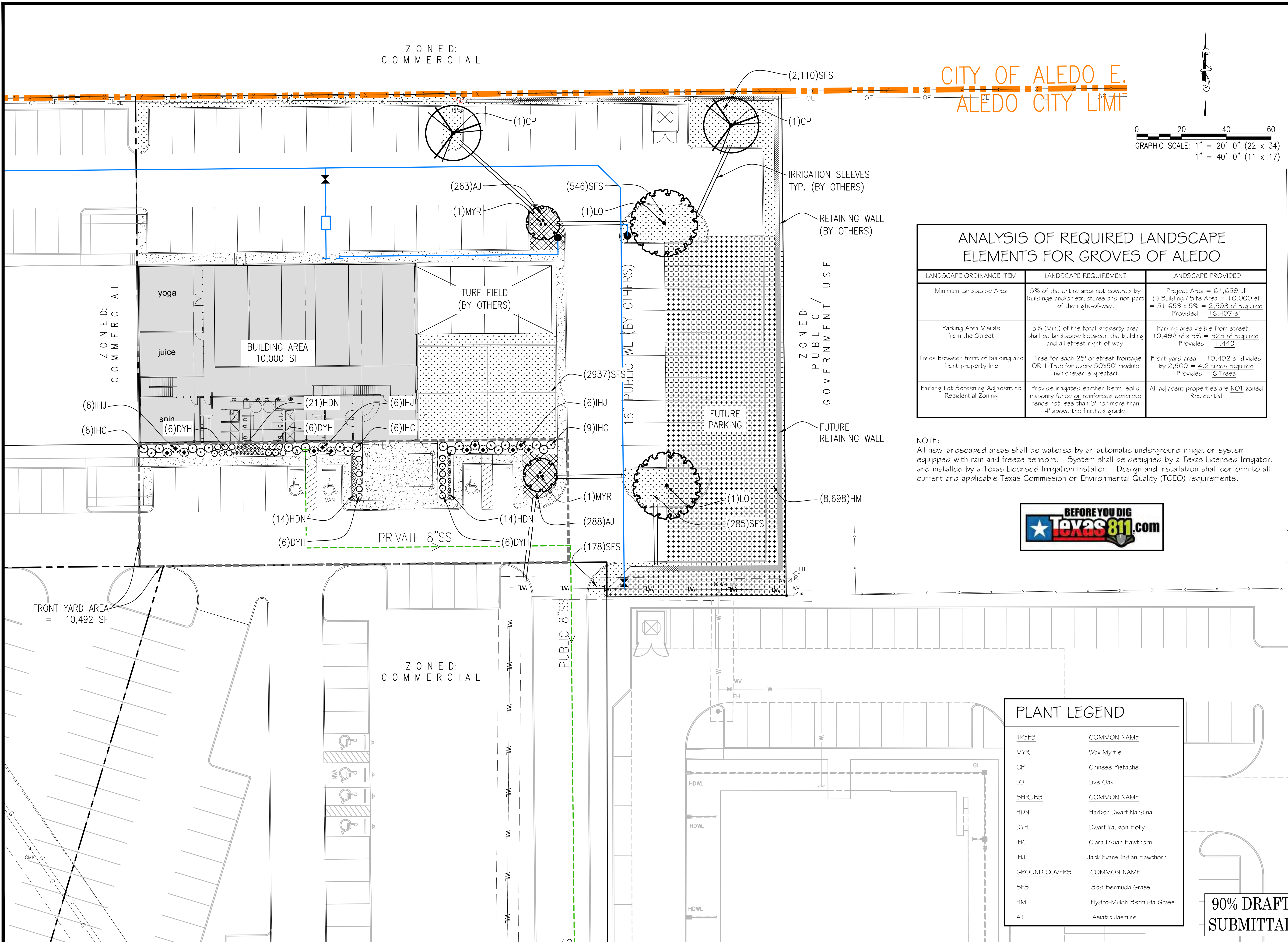
ZONED:
COMMERCIAL

CITY OF ALEDO E.
ALEDO CITY LIMIT

0 20 40 60
GRAPHIC SCALE: 1" = 20'-0" (22 x 34)
1" = 40'-0" (11 x 17)

BIB
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GROVES OF ALEDO
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ANALYSIS OF REQUIRED LANDSCAPE ELEMENTS FOR GROVES OF ALEDO

LANDSCAPE ORDINANCE ITEM	LANDSCAPE REQUIREMENT	LANDSCAPE PROVIDED
Minimum Landscape Area	5% of the entire area not covered by buildings and/or structures and not part of the right-of-way.	Project Area = 61,659 sf (-) Building / Site Area = 10,000 sf = 51,659 x 5% = 2,583 sf required Provided = 16,497 sf
Parking Area Visible from the Street	5% (Min.) of the total property area shall be landscape between the building and all street right-of-way.	Parking area visible from street = 10,492 sf x 5% = 525 sf required Provided = 1,449
Trees between front of building and front property line	1 Tree for each 25' of street frontage OR 1 Tree for every 50x50' module (whichever is greater)	Front yard area = 10,492 sf divided by 2,500 = 4.2 trees required Provided = 6 Trees
Parking Lot Screening Adjacent to Residential Zoning	Provide irrigated earthen berm, solid masonry fence or reinforced concrete fence not less than 3' nor more than 4' above the finished grade.	All adjacent properties are NOT zoned Residential

NOTE:
All new landscaped areas shall be watered by an automatic underground irrigation system equipped with rain and freeze sensors. System shall be designed by a Texas Licensed Irrigator, and installed by a Texas Licensed Irrigation Installer. Design and installation shall conform to all current and applicable Texas Commission on Environmental Quality (TCEQ) requirements.



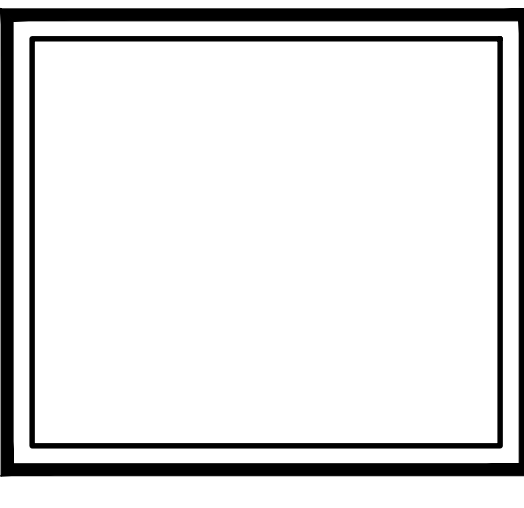
PLANT LEGEND

TREES	COMMON NAME
MYR	Wax Myrtle
CP	Chinese Pistache
LO	Live Oak
SHRUBS	COMMON NAME
HDN	Harbor Dwarf Nandina
DYH	Dwarf Yaupon Holly
IHC	Clara Indian Hawthorn
IHJ	Jack Evans Indian Hawthorn
GROUND COVERS	COMMON NAME
SFS	Sod Bermuda Grass
HM	Hydro-Mulch Bermuda Grass
AJ	Asiatic Jasmine

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SUBMITTAL**

LANDSCAPE PLAN

NO.	DESCRIPTION	DATE



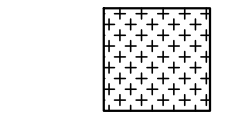
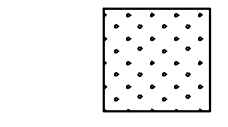


PROJECT NUMBER: 2017.810.029
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DESIGN BY: RSP CHECKED BY: OL
SHEET
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2.01.2018 3:28PM F:\job\2017\810\029 Bailey Ranch Road Commercial\CAD\2017.810.029_CD-LANDSCAPE PLAN.dwg LANDSCAPE PLAN

2.01.2018 3:28PM F:\job\2017\810\029 Bailey Ranch Road Commercial\CAD\2017.810.029_CD-LANDSCAPE PLAN.dwg PLANT LIST AND NOTES

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	SIZE	HEIGHT	SPREAD	SPACING
	MYR	2	Wax Myrtle / <i>Mynca cenera</i> Nursery Grown; Full; Multi-Trunk, Min. 3	2"-2.5"	5'-6'	4'	See Plan
	CP	2	Chinese Pistache / <i>Pistacia chinensis</i> Nursery Grown; Full; Minimum Branching Height 6'-6"	3'-3.5"	10'-12'	5'	See Plan
	LO	2	Live Oak / <i>Quercus virginiana</i> Nursery Grown; Full; Minimum Branching Height 6'-6"	3'-3.5"	12'-14'	5'	See Plan
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	SIZE	HEIGHT	SPREAD	SPACING
	DYH	24	Dwarf Yaupon Holly / <i>Ilex vomitona</i> `Nana` Full	3 gal	10'-12"	12"	See Plan
	HDN	49	Harbor Dwarf Nandina / <i>Nandina domestica</i> `Harbor Dwarf` Full	3 gal	9'-12"	18"	See Plan
	IHC	21	Clara Indian Hawthorn / <i>Rhaphiolepis indica</i> `Clara` Full	5 gal	18"	18"	See Plan
	IJU	12	Jack Evans Indian Hawthorn / <i>Rhaphiolepis indica</i> `Jack Evans` Full	5 gal	18"	14"	See Plan
GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	SIZE			
	HM	8,699 sf	Bermuda Grass / <i>Cynodon dactylon</i> Common Bermuda or Sahara Bermuda	hydro			
	SFS	6,054 sf	Bermuda Grass / <i>Cynodon dactylon</i> Common Bermuda, Tiffway 419 or Tex Turf 10	sod			
	AJ	573	Asiatic Jasmine / <i>Trachelospermum asiaticum</i> Full; Space on 12" Center, Min. 4 Runners; Ea. 5" Long	4"pot			

NOTES

THE QUANTITIES OF PLANTS AND MATERIALS SHOWN IN THE ABOVE LISTS MUST BE COMPARED TO THE LANDSCAPE PLAN. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

PRIOR TO PLANTING, THE LANDSCAPE CONTRACTOR SHALL WALK THE SITE WITH THE OWNER'S REPRESENTATIVE AND OBTAIN APPROVAL OF ALL AREAS TO BE PLANTED. THIS INCLUDES AREAS SHOWN ON THE PLANS TO BE SODDED. ADJUST THE AREAS OF PLANTS, GRASS, AND IRRIGATION AS NEEDED AND AS APPROVED.

ACTUAL QUANTITY OF SOD NEEDED MAY DIFFER FROM SQUARE FOOTAGES LABELED. CONTRACTOR SHALL BID QUANTITY SHOWN IN PLANT LIST, AND PROVIDE PER SQUARE FOOT UNIT COSTS FOR ADDING AND SUBTRACTING SOD. THE CONTRACTOR IS REQUIRED TO TAKE APPROPRIATE MEASURES TO ENSURE THAT A FULL STAND OF HEALTHY GRASS IS ESTABLISHED IN ALL GRASS AREAS.

THE LANDSCAPE CONTRACTOR SHALL INFORM THE OWNER'S REPRESENTATIVE OF THE POSSIBLE OPTION TO HYDROMULCH IN AREAS SHOWN TO BE PLANTED WITH BERMUDA SOD. IF HYDROMULCH IS USED, IT SHALL BE COMMON BERMUDA OR SAHARA BERMUDA. BERMUDA HYDROMULCH SHALL ONLY BE APPLIED BETWEEN THE DATES OF MAY 1st AND SEPTEMBER 15th. BETWEEN SEPTEMBER 15th and MAY 1st, HYDROMULCH WITH ANNUAL RYE GRASS, AND RETURN AFTER MAY 1st TO REMOVE OR TILL IN RYE GRASS AND HYDROMULCH WITH BERMUDA. PRIOR TO HYDROMULCHING, VERIFY WITH OWNER'S REPRESENTATIVE AREAS, DATES, AND TYPE OF GRASS.

ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2004."

LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES PRIOR TO PLANTING. ANY DAMAGE TO UNDERGROUND UTILITIES WILL BE REPAIRED BY THE LANDSCAPE CONTRACTOR, AT NO COST TO THE OWNER.

ALL NEW LANDSCAPED AREAS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSORS. SYSTEM SHALL BE DESIGNED BY A TEXAS LICENSED IRRIGATOR, AND INSTALLED BY A TEXAS LICENSED IRRIGATION INSTALLER. DESIGN AND INSTALLATION SHALL CONFORM TO ALL CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REQUIREMENTS, AND OTHER APPLICABLE CODES.

DESIGN-BUILD IRRIGATION INSTALLATION

PRIOR TO CONSTRUCTION, THE LICENSED IRRIGATION CONTRACTOR SHALL INSPECT THE EXISTING SITE TO DETERMINE THE EXTENT OF EXISTING IRRIGATION, IF ANY. IF POSSIBLE, THE EXISTING SYSTEM SHALL BE EXPANDED TO INCLUDE NEW PLANTING AREAS. THE EXISTING METER AND CONTROLLER SHALL BE USED IF POSSIBLE.

THE CONTRACTOR SHALL PROVIDE A DESIGN-BUILD LANDSCAPE IRRIGATION SYSTEM FOR THE PROPOSED TURF, SHRUBS, AND TREES WITHIN THE PROJECT LIMITS. REFERENCE LANDSCAPE PLAN SHEET L1.01. BEFORE CONSTRUCTION BEGINS THE IRRIGATION CONTRACTOR SHALL PREPARE AN IRRIGATION DRAWING FOR APPROVAL BY THE OWNER, INCLUDING THE FOLLOWING DESIGN GUIDELINES:

- TURF, SHRUBS, AND TREES SHALL ALL BE ZONED SEPARATELY.
- PIPE SHALL BE SIZED TO ALLOW A MAXIMUM FLOW VELOCITY OF FIVE FEET PER SECOND.
- OPERATING PRESSURE AT ALL ROTARY HEAD NOZZLES SHALL BE MINIMUM 30 PSI.
- OPERATING PRESSURE AT ALL SPRAY NOZZLES SHALL BE MINIMUM 25 PSI.
- OPERATING PRESSURE AT ALL DRIP ZONES SHALL BE MINIMUM 25 PSI.
- OPERATING PRESSURE AT ALL TREE BUBBLER ZONES SHALL BE MINIMUM 25 PSI.
- MANUFACTURE'S INSTALLATION GUIDLINES SHALL BE FOLLOWED.
- STATE AND LOCAL IRRIGATION CODES SHALL BE FOLLOWED.

UPON APPROVAL, THE CONTRACTOR'S IRRIGATION PLAN FOR DESIGN-BUILD AREAS SHALL BE USED TO OBTAIN AN IRRIGATION INSTALLATION PERMIT BY THE IRRIGATION CONTRACTOR. UPON COMPLETION, AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE OWNER.

THE IRRIGATION CONTRACTOR SHALL BE REQUIRED TO REPAIR AND/OR RE-INSTALL ANY EXISTING IRRIGATION THAT IS DISTURBED BY CONSTRUCTION. ALL NEW AREAS OF PLANTING, AND PLANTING AREAS DISTURBED BY CONSTRUCTION SHALL RECEIVE IRRIGATION.

**90% DRAFT
SUBMITTAL**

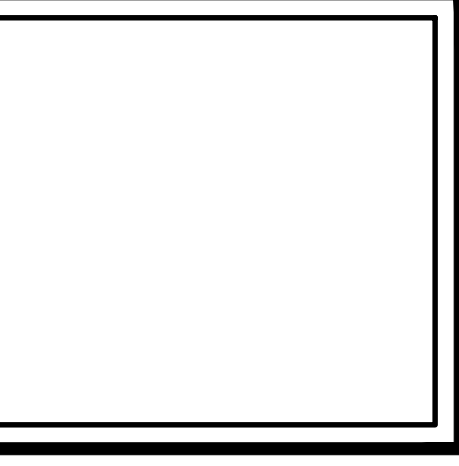


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PLANT LIST AND NOTES

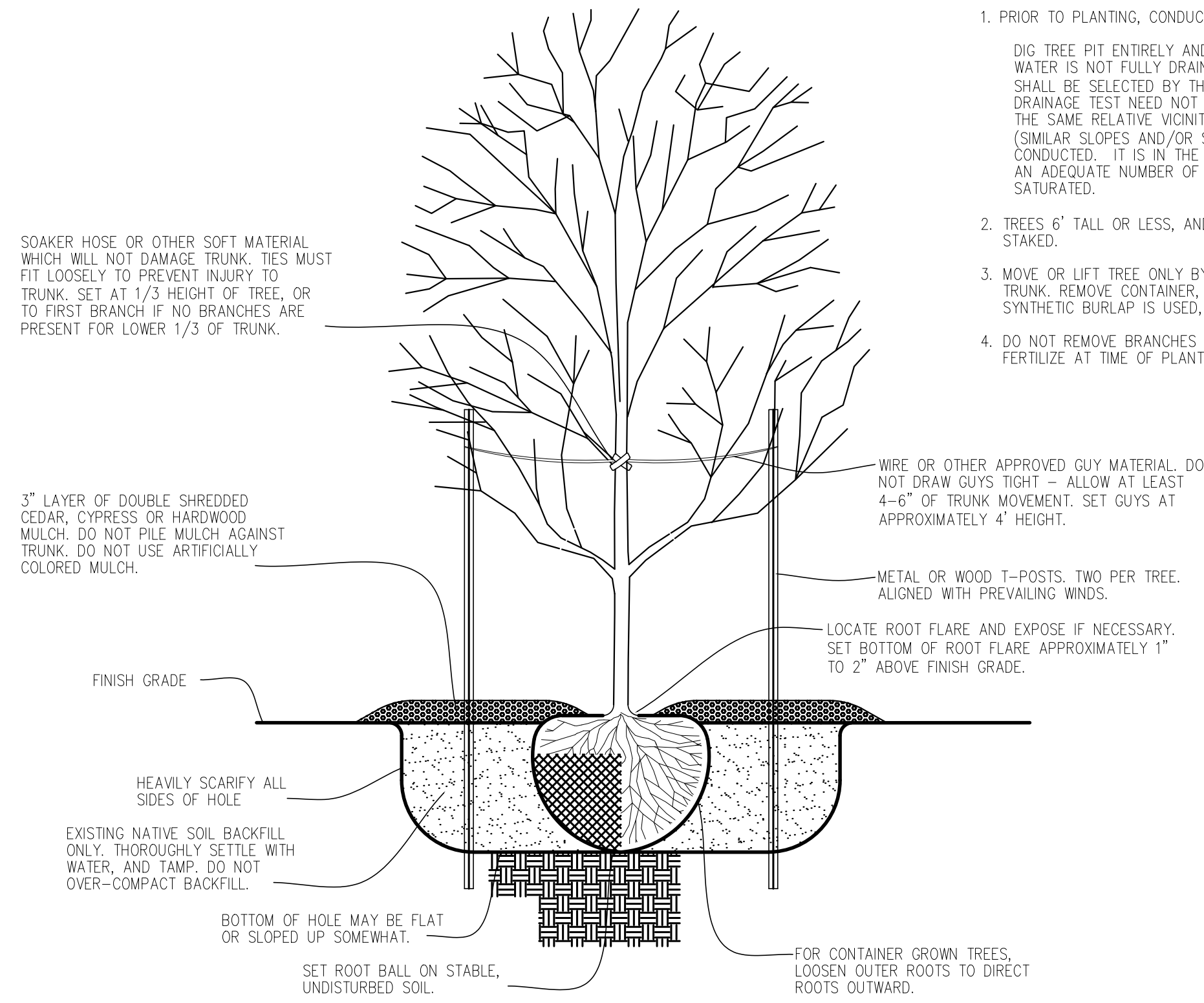
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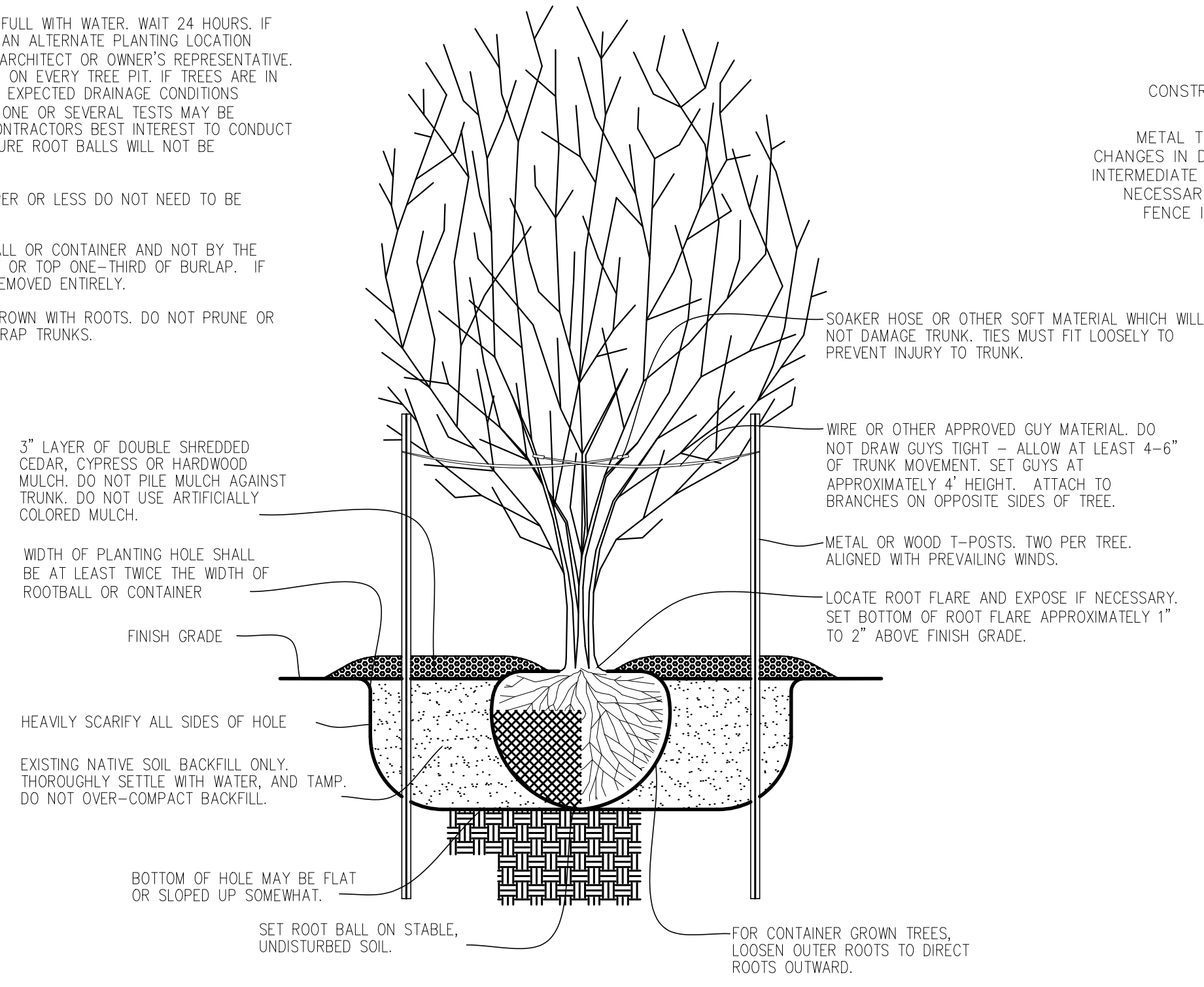
2.01.2018 3:28PM F:\job\2017\810\029 Bailey Ranch Road Commercial\CAD\2017.810.029_CD-LANDSCAPE PLAN.dwg PLANTING DETAILS



SINGLE TRUNK TREE PLANTING

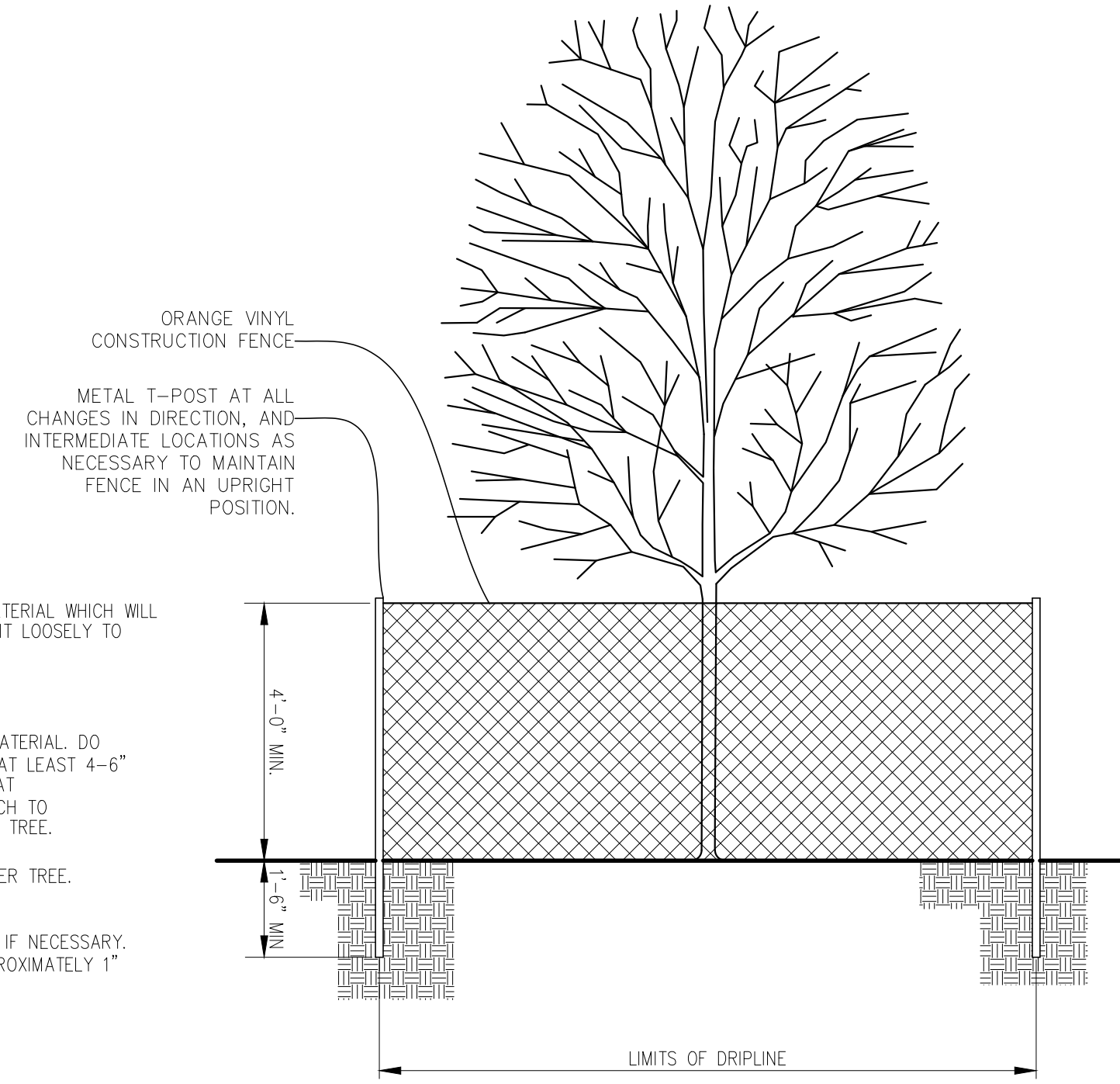
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- NOTES FOR SINGLE AND MULTI-TRUNK TREE PLANTING:
1. PRIOR TO PLANTING, CONDUCT DRAINAGE TEST AS FOLLOWS:
DIG TREE PIT ENTIRELY AND FILL NEARLY FULL WITH WATER. WAIT 24 HOURS. IF WATER IS NOT FULLY DRAINED FROM PIT, AN ALTERNATE PLANTING LOCATION SHALL BE SELECTED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. DRAINAGE TEST NEED NOT BE CONDUCTED ON EVERY TREE PIT. IF TREES ARE IN THE SAME RELATIVE VICINITY AND SIMILAR EXPECTED DRAINAGE CONDITIONS (SIMILAR SLOPES AND/OR SIMILAR SOILS) ONE OR SEVERAL TESTS MAY BE CONDUCTED. IT IS IN THE LANDSCAPE CONTRACTOR'S BEST INTEREST TO CONDUCT AN ADEQUATE NUMBER OF TESTS TO ENSURE ROOT BALLS WILL NOT BE SATURATED.
 2. TREES 6' TALL OR LESS, AND 1 1/4" CALIPER OR LESS DO NOT NEED TO BE STAKED.
 3. MOVE OR LIFT TREE ONLY BY THE ROOT BALL OR CONTAINER AND NOT BY THE TRUNK. REMOVE CONTAINER, METAL BASKET OR TOP ONE-THIRD OF BURLAP. IF SYNTHETIC BURLAP IS USED, IT MUST BE REMOVED ENTIRELY.
 4. DO NOT REMOVE BRANCHES TO BALANCE CROWN WITH ROOTS. DO NOT PRUNE OR FERTILIZE AT TIME OF PLANTING. DO NOT WRAP TRUNKS.



MULTI-TRUNK TREE PLANTING

Section Not to Scale

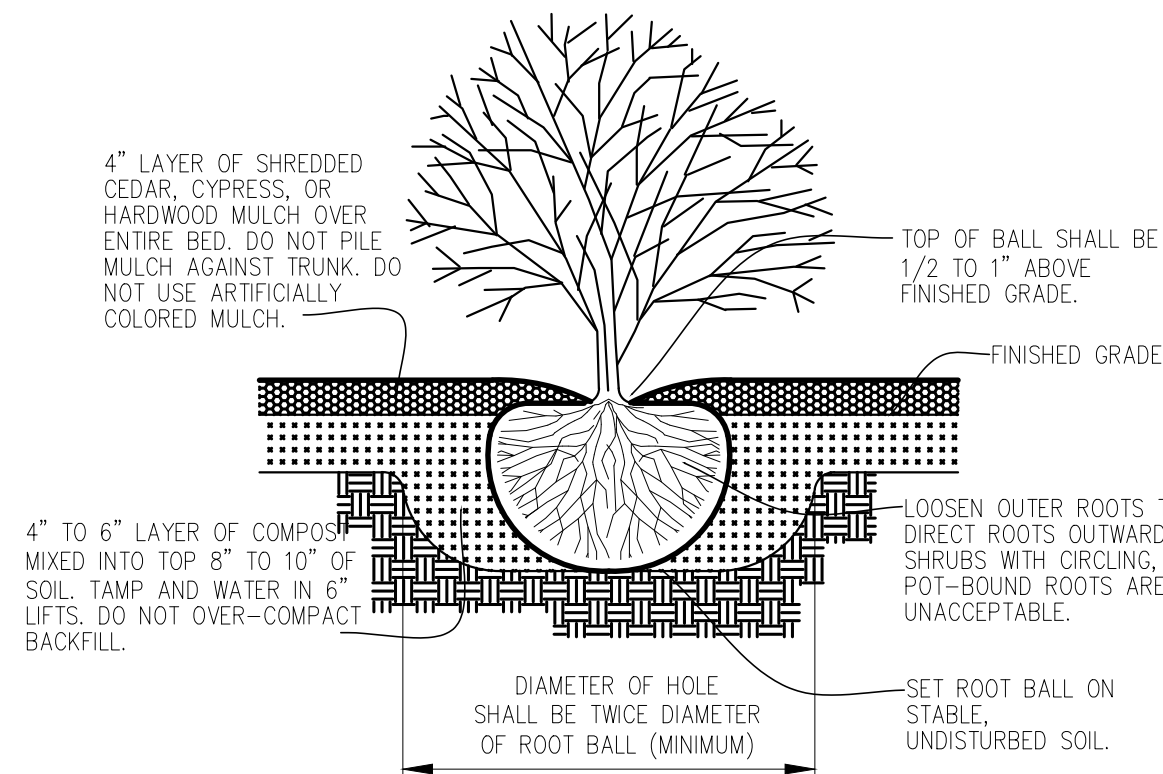


TREE PROTECTION FENCING

Not to Scale

- NOTES:
- WHEN POSSIBLE, POSTS SHALL BE SET IN A GENERALLY CIRCULAR PATTERN, ALIGNED WITH THE DRIPLINE OF THE TREE(S). SQUARE OR RECTANGULAR SHAPES ARE ALLOWED ONLY IF THE ENTIRE DRIPLINE IS ENCLOSED. TREES MAY BE FENCED IN GROUPS.
 - PLACE FENCING AT ALL TREES WITHIN 30 FEET OF A CONSTRUCTION AREA. MAINTAIN FENCE UNTIL PROJECT COMPLETION.
 - THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES ON THE PROPERTY:
 - a) STORING MATERIALS
 - b) EQUIPMENT CLEANING/LIQUID DISPOSAL
 - c) VEHICULAR TRAFFIC
 - d) GRADE CHANGES
 - e) IMPERVIOUS PAVING

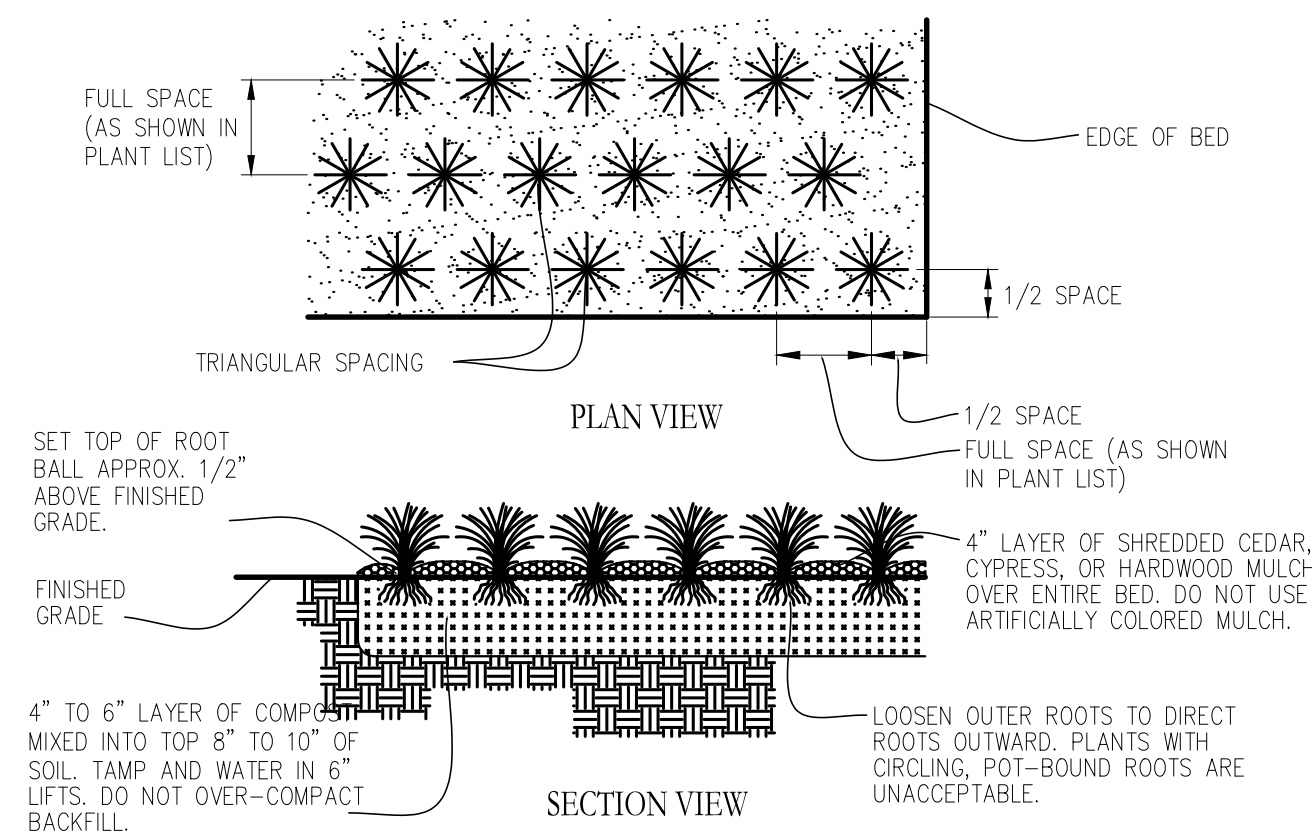
- NOTES:
1. REMOVE CONTAINER WHILE KEEPING ROOT BALL INTACT.
 2. IF ROOT BALL IS B&B, REMOVE TOP ONE-THIRD OF BURLAP WHILE KEEPING ROOT BALL INTACT.
 3. ONCE PLANT IS PROPERLY PLACED IN HOLE AND BACKFILLED, WATER SUFFICIENTLY TO SETTLE THE SOIL AND THOROUGHLY WET ROOT BALL.
 4. DO NOT FERTILIZE AT TIME OF PLANTING.



SHRUB PLANTING

Section Not to Scale

- NOTES:
1. REMOVE CONTAINER WHILE KEEPING ROOT BALL INTACT.
 2. IF ROOT BALL IS B&B, REMOVE TOP ONE-THIRD OF BURLAP WHILE KEEPING ROOT BALL INTACT.
 3. ONCE PLANT IS PROPERLY PLACED IN HOLE AND BACKFILLED, WATER SUFFICIENTLY TO SETTLE THE SOIL AND THOROUGHLY WET ROOT BALL.
 4. DO NOT FERTILIZE AT TIME OF PLANTING.



GROUNDCOVER/ANNUAL PLANTING

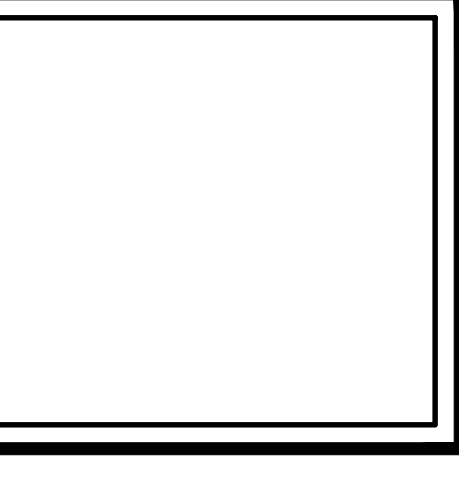
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