FARMERS BRANCH

**ORDINANCE NUMBER 2846**

**AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, BY GRANTING A SPECIFIC USE PERMIT TO ALLOW FOR A DRIVE-IN BANK AT 13601 MIDWAY ROAD, LOCATED AT THE NORTHWEST CORNER OF MIDWAY ROAD AND ALPHA ROAD AND WITHIN THE PLANNED DEVELOPMENT NUMBER 64 (PD-64) ZONING DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND ($2,000.00) DOLLARS; PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City of Farmers Branch deems it necessary, for the purpose of promoting the health, safety, morals, or general welfare of the City to enact a new zoning ordinance; and

WHEREAS, the City Council has appointed a Planning and Zoning Commission to recommend the boundaries of the various original zoning districts and appropriate regulations be enforced therein and to recommend a new zoning ordinance to amend the Comprehensive Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission has divided the City into districts and has prepared regulations pertaining to such districts in accordance with a comprehensive plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health, general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and

WHEREAS, the Planning and Zoning Commission, has given reasonable consideration, among other things, the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the City of Farmers Branch City Council, in compliance with the Charter of the City of Farmers Branch, and state law with reference to the granting of changes to the zoning classifications under the Zoning Ordinance Regulations and Zoning Map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the City of Farmers Branch City Council is of the opinion that due to a change in condition and in order to protect the public health, welfare and safety, said change in zoning should be made.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:**

**SECTION 1.** That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

**SECTION 2.** That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to grant a specific use permit to allow for a drive-in bank at 13601 Midway Road, located at the northwest corner of Midway Road and Alpha Road and within Planned Development Number 64 (PD-64) zoning district (hereinafter the "Property"), as described in Exhibit "A" and depicted in Exhibit "B," subject to the terms and conditions contained herein.

**SECTION 3.** That the Property shall conform in operation, location and construction to the development standards specified within the Planned Development Number 64 (PD-64) zoning district and in accordance with the approved site plan attached as Exhibit "C." All exhibits attached hereto are incorporated herein by reference.

**SECTION 4.** That the specific use permit and associated site plan, attached hereto as Exhibit "C" is approved with the following condition:

1. The subject property shall be replatted, including the dedication of fire lanes and utility and mutual access easements, prior to issuance of a building permit.

**SECTION 5.** If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

**SECTION 6.** That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch and upon conviction shall be punished by a fine not to exceed the sun of two thousand dollars ($2,000.00) for each offense.

**SECTION 7.** In addition to and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

**SECTION 8.** This ordinance shall take effect immediately from and after its passage as the law in such case provides.

**DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, on this the 6th day of March, 2006.**

APPROVED:

Bob Phelps, Mayor

APPROVED AS TO FORM:

(Reviewed by Atty. D. Conner 2/16/06)

ATTEST:

Cindee Peters, City Secretary

Exhibit A – Legal Description – Parent Tract

## OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS

BEING all that certain lot, tract or parcel of land situated in the Noah Good Survey, Abstract No. 520, City of Farmers Branch, Dallas County, Texas, and being all of Lot 2, Block 'A' of Prairie Crossing Addition, an addition to the City of Farmers Branch as recorded in Volume _____, Page _____, of the Map Records Dallas County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 5/8" iron rod found at the intersection of the westerly right-of-way line of Midway Road (variable width right-of-way) and the northerly right-of-way line of Alpha Road (80 foot right-of-way), also being the northeasterly corner of a corner clip at the Southeast corner of said Lot 2;

THENCE along the northerly right-of-way line of Alpha Road and the southerly line of said Lot 2 as follows:

(1) South 45° 07' 22" West for a distance of 18.36 feet to a 5/8" iron rod found for corner;

(2) South 89° 44' 29" West for a distance of 2.32 feet to a 5/8" iron rod found for corner at the beginning of a curve to the left having a radius of 449.30 feet, a central angle of 34° 59' 45" and a chord bearing South 72° 14' 37" West a distance of 270.18 feet;

(3) Along said curve to the left an arc distance of 274.43 feet to a 5/8" iron rod found for corner;

THENCE North 00° 03' 48" West, departing the northerly right-of-way line of Alpha Road and the southerly line of said Lot 2 for a distance of 669.71 feet to a 5/8" iron rod found for corner on a southerly line of a 6.28 acre tract of land as described to Holding Midway Property Associates, L.P, in Special Warranty Deed recorded in Volume 2003257, Page 10116, of the Deed Records of Dallas County, Texas;

THENCE along the southerly line of said 6.28 acre tract, North 89° 56' 12" East for a distance of 212.74 feet to a 5/8" iron rod found for corner on the westerly right-of-way line of said Midway Road, also being a point on the easterly line of said Lot 2;

THENCE South 00° 03' 48" East (Basis of Bearings per plat of ExxonMobil Addition recorded in Volume 2001198 at Page 00030 of the Plat Records of Dallas County, Texas) along the westerly right-of-way line of said Midway Road and the easterly line of said Lot 2 a distance of 574.65 feet to the POINT OF BEGINNING and containing 3.833 acres of land, more or less.

Exhibit A – Legal Description (continued) – Subject Tract

LEGAL DESCRIPTION

BEING tract of land situated in the Noah Good Survey, Abstract No. 520, City of Farmers Branch, Dallas County, Texas, also being situated in Lot 3, Block A, of the ExxonMobil Addition, an addition to the City of Farmers Branch as recorded in Volume 2001198, Page 00030 of the Deed Records, Dallas County, Texas, and being out of and a portion of that certain tract of land conveyed to NWC Midway and Alpha, L.P. by Special Warranty Deed dated August 18, 2005, and recorded in Volume 2005162, Page 0070, Deed Records, Dallas County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a chiseled "x" set in concrete at the intersection of the westerly right-of-way line of Midway Road (variable width right-of-way) and the northerly right-of-way line of Alpha Road (80 foot right-of-way), also being the northeasterly corner of a corner clip as shown at the southeast corner of said Lot 3;

THENCE along the northerly right-of-way line of Alpha Road and the southerly line of said Lot 3 the following three (3) courses:

1. South 45 degrees 07 minutes 22 seconds West a distance of 18.36 feet to a chiseled "x" set in concrete;

2. South 89 degrees 44 minutes 29 seconds West a distance of 2.32 to a 5/8" iron rod set with cap marked "WEBB-4125" at the beginning of a curve to the left having a radius of 449.30 feet, a central angle of 34 degrees 59 minutes 45 seconds and being subtended by a chord which bears South 72 degrees 14 minutes 36 seconds West a distance of 270.18 feet;

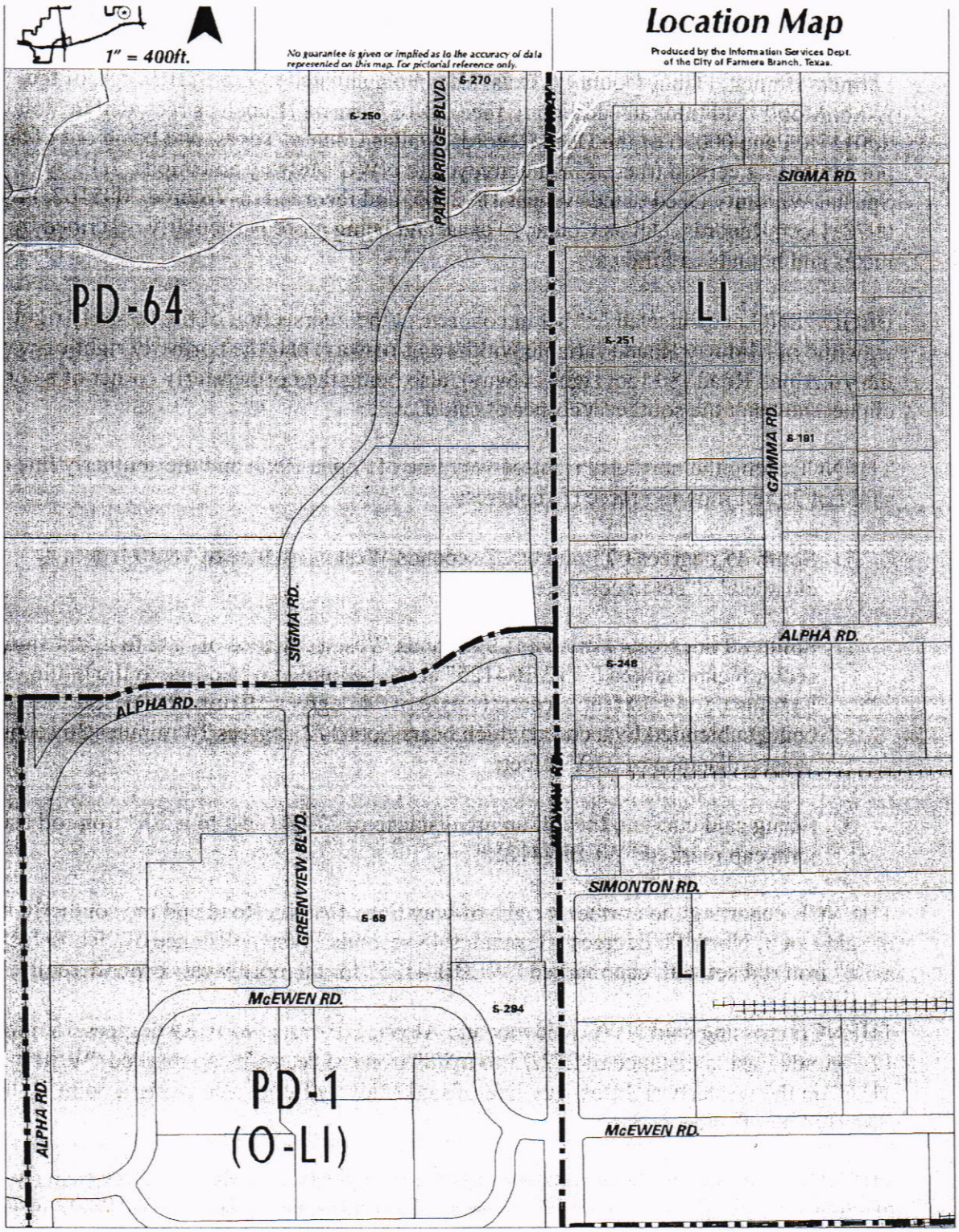
3. Along said curve to the left an arc distance of 274.43 feet to a 5/8" iron rod set with cap marked "WEBB-4125";

THENCE departing the northerly right-of-way line of Alpha Road and the southerly line of said Lot 3, North 00 degrees 03 minutes 48 seconds West, a distance of 294.06 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the northwest corner hereof;

THENCE crossing said NWC Midway and Alpha, L.P. tract North 89 degrees 56 minutes 12 seconds East, a distance of 272.75 to a 5/8" iron rod set with cap marked "WEBB-4125" on the westerly right-of-way line of said Midway Road, also being a point on the easterly line of said Lot 3;

THENCE along the westerly right-of-way line of said Midway Road and the easterly line of said Lot 3, South 00 degrees 03 minutes 48 seconds East, a distance of 198.99 feet to the POINT OF BEGINNING hereof and containing 1.4814 acres or 64,528 square feet of land, more or less.

Exhibit B – Locator Map



SITE DEVELOPMENT PLANS FOR

# CAPITAL ONE

LOCATED AT THE INTERSECTION OF

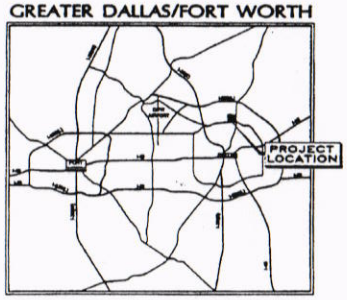
# ALPHA ROAD AND MIDWAY ROAD

## FARMERS BRANCH, TEXAS

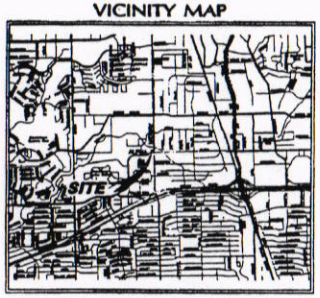
JANUARY 31, 2006

C&B PROJECT NO. 292885.020

GREATER DALLAS/FORT WORTH




VICINITY MAP




SHEET INDEX

| SHEET | SHEET DESCRIPTION |
|---|---|
| C-0 | COVER SHEET |
| C-0A | SITE SURVEY |
| C-1 | GENERAL NOTES |
| C-2 | OVERALL SITE PLAN |
| C-3 | GRADING AND STORM DRAIN PLAN |
| C-4 | DRAINAGE AND EROSION CONTROL PLAN |
| C-5 | SITE UTILITY PLAN |
| C-6 | SITE AND EROSION CONTROL DETAILS |

LEGAL DESCRIPTION

EDGEW MOBIL ADDITION,
A PORTION OF LOT 2, BLOCK 1,
BEING A 3.833 ACRE TRACT SITUATED IN
MONI GOOD SURVEY, ABSTRACT 520
CITY OF FARMERS BRANCH,
DALLAS COUNTY, TEXAS

Capital One

Capital One
Corp. Design & Construction
313 Carondelet 8th Floor
New Orleans, LA 70112

LEVINSON
ASSOCIATES, L.P.
6117 Richmond Ave., Suite 200 Houston, Texas 77057
tel 713.787.0000 fax 713.850.8250
ARCHITECTURE PLANNING INTERIOR DESIGN

MATTHEW THOMAS
01/31/06

Carter=Burgess

CARTER & BURGESS, INC.
RETAIL AND DISTRIBUTION
777 MAIN STREET,
FORT WORTH, TEXAS 76102
TEL (817) 222-6600
FAX (817) 222-6650



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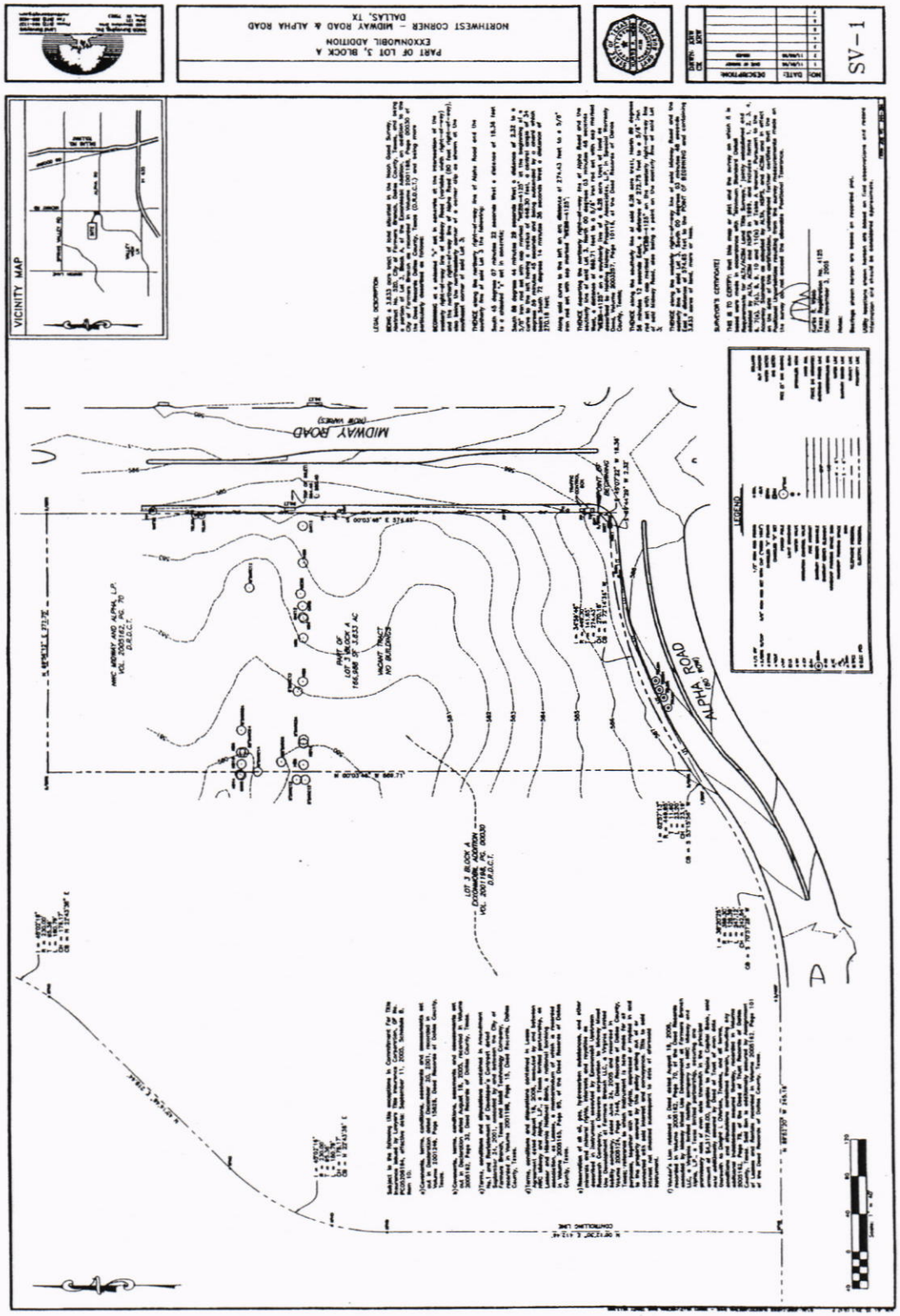
SV-1
PART OF LOT 3, BLOCK A
EXXONMOBIL ADDITION
NORTHWEST CORNER - MIDWAY ROAD & ALPHA ROAD
DALLAS, TX
VICINITY MAP
MIDWAY ROAD
ALPHA ROAD
LEGEND
SURVEYOR'S CERTIFICATE

## GENERAL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG TESS" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES AND THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN.
2. PROPERTY LINE, EXISTING UTILITY INFORMATION AND TOPOGRAPHY TAKEN FROM ALTA SURVEY COMPLETED ON NOVEMBER 3, 2005 BY WEBB SURVEYING, INC., 3400 SILVERSTONE DRIVE SUITE 121, PLANO, TEXAS 75023 (972) 994-1737.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
4. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CONSTRUCTION STANDARDS OF THE CITY OF FARMERS BRANCH AND GOVERNED BY THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT'S (NCTCOG) STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 3RD EDITION.
5. IN CASE OF CONFLICT OR CONTRADICTIONS BETWEEN THE CONSTRUCTION STANDARDS OF THE CITY OF FARMERS BRANCH AND THE NCTCOG SPECIFICATIONS, THE FOLLOWING HIERARCHY SHALL PRESIDE: CITY OF FARMERS BRANCH CONSTRUCTION STANDARD DETAILS, CITY OF FARMERS BRANCH STANDARD GENERAL NOTES, NCTCOG SPECIFICATIONS.
6. TEXAS DEPARTMENT OF TRANSPORTATION APPROVAL MUST BE OBTAINED PRIOR TO ANY CONSTRUCTION IN STATE HIGHWAY RIGHT-OF-WAY AND A TXDOT UTILITY PERMIT SHALL BE OBTAINED BY CONTRACTOR.
7. A RIGHT-OF-WAY PERMIT (ISSUED BY FARMERS BRANCH PUBLIC WORKS DEPARTMENT) IS REQUIRED PRIOR TO ANY CONSTRUCTION IN CITY ROW AND EASEMENTS.
8. ALL WATER METERS SHALL BE SIZED AND INSTALLED THE CONTRACTOR.
9. FIRE HYDRANTS SHALL BE LOCATED OUTSIDE OF EXISTING OR PROPOSED SIDEWALKS. NO OBSTRUCTIONS SHALL BE WITHIN 3 FEET IN ALL DIRECTIONS AROUND A FIRE HYDRANT.
10. THE LOCATION OF UNDERGROUND FACILITIES INDICATED ON THE PLANS IS TAKEN FROM PUBLIC RECORDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND FACILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND FACILITIES.

| UNDERGROUND FACILITY OWNER | TELEPHONE NO. | CONTACT |
|---|---|---|
| CITY OF FARMERS BRANCH | (972) 919-2914 | MARK VELTEN |
| COMCAST CABLE | (214) 320-5455 | MIKE RASMUSSEN |
| VERIZON | (214) 799-7005 | BRUCE BEAUCHAMP |
| TXU ELECTRIC | (972) 771-1478 | TERRI SHATTER |
| ATMOS GAS | (972) 488-8220 | KYLE BORNAM |
| TXDOT | (214) 320-6100 | JIM BRUNMET |
| UTILITY LOCATES | (800) 090-7035 | |
| DIGT | (214) 979-1111 | |
| CITY OF DALLAS WATER UTILITIES | (214) 670-8058 | RENE CARAWED |

11. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, "CONST. SAFETY AND HEALTH REGULATIONS", VOL. 28, SUBPART P. PG. 128 - 137, AND ANY AMENDMENTS THERETO.
12. ADEQUATE MEASURES SHALL BE TAKEN TO PREVENT EROSION. IN THE EVENT THAT SIGNIFICANT EROSION OCCURS AS A RESULT OF CONSTRUCTION THE CONTRACTOR SHALL RESTORE THE ERODED AREA TO ORIGINAL CONDITION AS SOON AS POSSIBLE.
13. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, CULVERT PIPES, DRAINAGE DITCHES, IRRIGATION, SODDING OR SEEDING, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.

## DEMOLITION NOTES

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF FARMERS BRANCH STANDARDS AND SPECIFICATIONS.
2. UTILITY CONTRACTOR AND STREET CONTRACTOR ARE TO NOTIFY THE CITY CONSTRUCTION INSPECTOR AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
3. ALL CONSTRUCTION BARRICADING TO BE IN ACCORDANCE WITH CURRENT CITY OF FARMERS BRANCH STANDARDS.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG TESS" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN PER THE APPROPRIATE REMEDIAL ACTION AGREED UPON BY THE ENGINEER.
5. DISPOSAL OF ALL DEMOLISHED MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.
6. THE CONTRACTOR SHALL PROTECT AND/OR CAP OFF ALL EXISTING ON-SITE UTILITY SERVICES DESIGNATED ON THESE DRAWINGS. SERVICES SHALL BE CAPPED OFF WHERE SAME EXTER THE PERIMETER OF THE PROPERTY LINE.
7. HERE A STATE OR LOCAL MUNICIPAL STANDARD DETAIL DUPLICATES A DETAIL SHOWN IN THE PLANS, THE MORE STRINGENT DETAIL, AS DETERMINED BY THE REVIEWING AGENCY, SHALL APPLY.

## UTILITY NOTES GENERAL

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG TESS" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN PER THE APPROPRIATE REMEDIAL ACTION AGREED UPON BY THE ENGINEER.
2. EXISTING UTILITY INFORMATION AND TOPOGRAPHY TAKEN FROM ALTA SURVEY COMPLETED ON NOVEMBER 3, 2005 BY WEBB SURVEYING, INC., 3400 SILVERSTONE DRIVE, PLANO, TEXAS 75023 (972) 994-1737.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING ALL CONTROL POINTS AND BENCH MARKS NECESSARY FOR THE WORK.
4. DUE TO THE SMALL SCALE OF THE SITE WORK DRAWINGS, EXACT LOCATION OF UTILITY STUBS FOR BUILDING SHALL BE INSTALLED TO A POINT 5 FEET FROM THE BUILDING WALL UNLESS OTHERWISE NOTED OR DETAILED.
5. WHERE A STATE OR LOCAL MUNICIPAL STANDARD DETAIL DUPLICATES A DETAIL SHOWN IN THE PLANS, THE MORE STRINGENT DETAIL, AS DETERMINED BY THE REVIEWING AGENCY, SHALL APPLY.

## WATER NOTES

1. ALL PVC PIPE WATER LINES SHALL CONFORM TO AWWA STANDARD C-900 WITH A DR RATIO OF 18, CLASS 150, BLUE IN COLOR, WITH NSF SEAL. PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH AWWA STANDARDS.
2. ALL WATER MAINS SHALL BE INSTALLED WITH A MINIMUM OF 42 INCH AND MAXIMUM 60 INCH OF COVER. GREATER DEPTHS ARE PERMITTED WHERE REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES.
3. GENERALLY, WATER MAIN FITTINGS IDENTIFIED ON THIS DRAWING ARE SHOWN FOR INSTALLATION LOCATION PURPOSES. THE CONTRACTOR SHALL NOTE THAT NOT ALL FITTINGS ARE NOTED, SHOWN, OR INDICATED.
4. A MINIMUM OF 10 FEET CLEAR HORIZONTALLY SHALL BE MAINTAINED BETWEEN SANITARY SEWER MAINS AND WATER MAINS. WHENEVER CONDITIONS PREVENT A LATERAL SEPARATION OF 10 FEET AND A WATER MAIN, THE WATER MAIN SHALL BE LAID IN A SEPARATE TRENCH AND THE ELEVATION OF THE CROWN OF THE SEWER SHALL BE AT LEAST 18 INCHES BELOW THE INVERT OF THE WATER MAIN.
5. DOMESTIC WATER SERVICE SHALL BE TYPE K COPPER TUBING AND SHALL BE INSTALLED PER CITY OF FARMERS BRANCH PUBLIC WORKS STANDARD SPECS.
6. DOMESTIC WATER SERVICE SHALL BE INSTALLED WITH APPROPRIATELY SIZED GATE, BOX AND TEE FITTINGS PER CITY OF FARMERS BRANCH STANDARD SPECIFICATIONS.
7. ALL WATER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS SHALL MEET OR EXCEED STATE AND LOCAL MUNICIPAL WATER AND SEWER DEPARTMENT STANDARDS.
8. PRESSURE AND LEAKAGE TEST, DISINFECTION AND FLUSHING SHALL BE IN ACCORDANCE WITH CITY OF FARMERS BRANCH STANDARD SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS IN CONNECTION WITH UTILITY TESTS, FLUSHING AND INSPECTIONS AS REQUIRED BY THE CITY OF FARMERS BRANCH.
9. WHERE A STATE OR CITY OF FARMERS BRANCH STANDARD SPECIFICATION DUPLICATES A DETAIL SHOWN IN THE PLANS, THE MORE STRINGENT DETAIL, AS DETERMINED BY THE REVIEWING AGENCY, SHALL APPLY.
10. GATE VALVES SHALL CONFORM TO AWB/AWWA C509-87.
11. ALL WATER LINES SHALL BE ENCASED IN SAND IN ACCORDANCE WITH STANDARD CONSTRUCTION DETAILS. BACKFILL SHALL BE NATIVE MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
12. SERVICE LOCATION TO BE SAW-CUT ON CURB WITH ONE "I" SAW-MARK 3" HIGH PAINTED BLUE. WATER SERVICES SHALL BE LOCATED WITHIN 2 FEET OF THE PROPERTY LINE.
13. ALL DUCTILE IRON FITTINGS SHALL BE WRAPPED WITH AN 8 MIL MINIMUM THICKNESS POLYETHYLENE MATERIAL PER AWWA STANDARD C-105D.
14. ALL WATER MAINS SHALL HAVE CONCRETE THRUST BLOCKING AT ALL TEES, BENDS, PLUGS, AND HYDRANTS PER THE CITY OF FARMERS BRANCH DETAIL SHEET.
15. ALL TESTING SHALL BE PERFORMED WITH A REPRESENTATIVE FROM THE CITY PRESENT.
16. ALL TRENCHES SHALL BE COMPACTION TESTED AT THE RATE OF ONE TEST PER 150 L.F. OF TRENCH PER LIFT. LIFTS SHALL BE NO GREATER THAN 12" LOOSE. TESTS SHALL BE STAGGERED SO THAT TESTS OF ADJACENT LIFTS ARE NOT DIRECTLY OVER THE PREVIOUS LIFT. THE TESTING LAB SHALL PROVIDE THE LOCATION OF ALL RESULTS ON A PLAN AND PROFILE SHEET PRIOR TO TRENCH ACCEPTANCE. THE PAVING CONTRACTOR SHALL NOT BEGIN WORK UNTIL THE CITY OF FARMERS BRANCH HAS APPROVED ALL TRENCH WORK.

## GRADING & DRAINAGE NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE LOCATION OF ALL UNDERGROUND UTILITIES AND STRUCTURES SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY, ANY GOVERNING PERMITTING AUTHORITY, AND "DIG TESS" AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION WORK TO REQUEST EXACT FIELD LOCATION OF UTILITIES INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLAN PER THE APPROPRIATE REMEDIAL ACTION AGREED UPON BY THE ENGINEER.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF ALL FIELD DENSITY TESTS ON LIME STABILIZED SUBGRADE EQUAL TO THE RATIO OF 1 PER 100 LINEAR FEET OF STREET IN ADDITION TO ALL FAILING DENSITY TESTS.
3. ALL FILL SHALL BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR METHOD (ASTM D-698).

## SEWER

1. SANITARY SEWER LINES SHALL BE SDR 35 PVC PIPE, GREEN IN COLOR, UNLESS OTHERWISE NOTED ON THE CONSTRUCTION PLANS. ONE JOINT OF 150-PSI PRESSURE RATED PIPE SHALL BE INSTALLED UNDER ALL PROPOSED WATER PIPE CROSSINGS.
2. WHERE SANITARY SEWERS CROSS WATER MAINS, THE SEWER SHALL BE LAID AT SUCH AN ELEVATION THAT THE CROWN OF THE SEWER IS AT LEAST EIGHTEEN INCHES BELOW THE INVERT OF THE WATER MAIN. IF THE ELEVATION OF THE SEWER CANNOT BE VARIED TO MEET THIS REQUIREMENT, THE WATER MAIN SHALL BE RELOCATED TO PROVIDE THIS SEPARATION OR CONSTRUCTED WITH MECHANICAL JOINT PIPE FOR A DISTANCE OF TEN FEET ON EACH SIDE OF THE SEWER. ONE FULL LENGTH OF WATER MAIN SHALL BE CENTERED OVER THE SEWER SO THAT BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE. SANITARY SEWER SHALL BE ENCASED IN CONCRETE FOR A MINIMUM DISTANCE OF 10 FEET FROM THE CROSSING POINT OF THE OTHER PIPE AS MEASURED NORMALLY FROM ALL POINTS ALONG THE PIPE.
3. ALL SEWER MAIN APPURTENANCES, MATERIALS, METHODS OF INSTALLATION AND TESTING REQUIREMENTS, SHALL MEET OR EXCEED THE CITY OF FARMERS BRANCH STANDARD SPECIFICATIONS.
4. PIPE SHALL BE BEDDED FOR CLASS B EMBEDMENT. BACKFILL SHALL BE NATIVE MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY.
5. WHERE A CITY OF FARMERS BRANCH STANDARD SPECIFICATION OR ORDINANCE DETAIL DUPLICATES A DETAIL SHOWN IN THE PLANS, THE MORE STRINGENT DETAIL, AS DETERMINED BY THE REVIEWING AGENCY, SHALL APPLY.
6. THE CONTRACTOR SHALL USE OSHA APPROVED CONFINED SPACE ENTRY PROCEDURES WHEN ENTERING SANITARY SEWER MANHOLES. THE SAFETY EQUIPMENT SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL BE OSHA CERTIFIED. PERSONS WORKING IN THESE AREAS SHALL BE TRAINED IN THE PROPER USE OF THE SAFETY EQUIPMENT.
7. THE CONTRACTOR TO COORDINATE CAPPING OF EXISTING CONNECTIONS, INSTALLATION OF NEW TAPS AND METERS WITH THE CITY OF FARMERS BRANCH.

## FOUNDATION NOTES

1. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL FOUNDATION NOTES.

## TXDOT NOTES

1. OBTAIN TXDOT PERMITS BEFORE ANY CONSTRUCTION ACTIVITY IN THE TXDOT RIGHT OF WAY.
2. COORDINATE WITH TXDOT FOR TRAFFIC CONTROL PLAN BEFORE COMMENCEMENT OF ANY WORK IN TXDOT RIGHT OF WAY.

## PARKING AND TRAFFIC CONTROL NOTES

1. HANDICAP ACCESSIBLE PARKING SPACES SHALL CONFORM TO THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (A.D.A.) OF JANUARY, 1992 UNLESS OTHERWISE NOTED.
2. ACCESSIBLE PARKING SPACES DESIGNATED WITH A "VAN" SHALL BE SIGNED AS "VAN ACCESSIBLE" PER A.D.A. 4.1.2.5B.
3. ALL PARKING LOT CURBING SHALL BE CAST IN PLACE CONCRETE, UNLESS NOTED OR DETAILED OTHERWISE.
4. ALL LIMITS OF PAVEMENT SHALL BE CURBED UNLESS NOTED OR DETAILED OTHERWISE.
5. ALL STANDARD PARKING SPACES SHALL BE 9 FEET IN WIDTH BY 18 FEET IN LENGTH, WITH 24 FOOT AISLES UNLESS NOTED OR DETAILED OTHERWISE.
6. ALL PAVEMENT STRIPING SHALL BE PAINTED WITH 2 COATS OF PAINT.
7. CONTRACTOR SHALL REFER TO ARCHITECTURAL/BUILDING PLANS FOR EXACT LOCATION AND DIMENSIONS OF EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.
8. PARKING AND TRAFFIC CONTROL PLANS ARE SCHEMATIC AND FOR LOCATION OF MARKINGS ONLY. SPECIFIC DETAILS FOR INSTALLATION OF PAVEMENT MARKING ARE PROVIDED ON SHEET C-6.
9. FOR PARKING LOT PAVEMENT SECTION SEE DETAIL SHEET C-6.
10. CONTRACTOR SHALL REFER TO ARCHITECTURAL/BUILDING PLANS FOR LOCATION OF HANDICAP AND EXPECTANT MOTHER SIGNS.
11. WORK WITHIN THE RIGHT-OF-WAY SHALL BE PROHIBITED BETWEEN THE HOURS OF 7:00 AM TO 9:00 AM AND 4:00 PM TO 6:00 PM.
12. FIRE LANES SHALL BE PROPERLY MARKED WITH A SIX INCH RED STRIPE WITH FOUR INCH WHITE LETTERS STATING "FIRE LANE NO PARKING" EVERY TEN TO TWENTY-FIVE FEET ALONG THE ENTIRE LENGTH OF THE FIRE LANE. FIRE LANE MARKINGS SHALL BE ON THE VERTICAL SURFACE OF THE CURB WHEN A CURB IS PRESENT.

## PAVEMENT NOTES

1. SEE PAVING DETAILS AND NOTES ON SHEET C-6 FOR ADDITIONAL INFORMATION. PAVEMENT SUBGRADE PREPARATION SHOULD BE IN CONFORMANCE WITH THE SOILS REPORT BY TERRACON CONSULTANTS INC. DATED JULY 14, 2005.
2. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE," ACI 318-89 (REV. 92).
3. PORTLAND CEMENT SHALL BE A SINGLE BRAND CONFORMING TO ASTM C-150, TYPE I OR TYPE III.
4. CONCRETE MIXES SHALL BE DESIGNED TO PROVIDE A MINIMUM COMPRESSIVE STRENGTH PSI AT 28 DAYS OF 3500 PSI. THE MAXIMUM WATER-TO-CEMENTITIOUS MATERIALS RATIO SHALL BE 0.50.
5. CONCRETE SHALL HAVE A MINIMUM SEVEN DAY FLEXURAL STRENGTH OF 550 PSI.
6. ALL CONCRETE SHALL BE AIR ENTRAINED AT 3% TO 6% BY VOLUME.
7. CONCRETE SLUMPS SHALL BE NOT LESS THAN 3" NOR MORE THAN 5", ASTM C143.
8. THE NEW PAVEMENT SHALL BE FINISHED TO MATCH THE SURROUNDING PAVEMENT.
9. THE PAVEMENT SURFACE SHALL BE MOIST-CURED WITH A MEMBRANE OR CURING COMPOUND FOR NOT LESS THAN SEVEN DAYS.
10. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL.
11. SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO INSURE SMOOTH TRANSITIONS. CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY INSPECTOR TO INSURE POSITIVE DRAINAGE (TYP. ALL INTERSECTIONS).
12. PROVIDE LONGITUDINAL AND TRANSVERSE CONTRACTION JOINTS AT 15' MAXIMUM EACH WAY. CONTRACTION JOINTS SHALL BE 1/4" X 1/4 DEPTH OF PAVEMENT. REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONTRACTION JOINTS. JOINTS SHALL BE CONTINUOUS THROUGH CURBS. SAWCUTTING SHALL BE COMPLETED BEFORE 8 HOURS HAVE ELAPSED SINCE CONCRETE PLACEMENT. JOINTS SHALL BE SEALED FOLLOWING SAWCUTTING.
13. PAVING EXPANSION JOINTS ARE TO BE LOCATED AT A MAXIMUM OF 60 FEET ON CENTERS EACH WAY AND AT ALL CONSTRUCTION JOINT LOCATIONS. NO KEYWAYS ARE PERMITTED.
14. PROVIDE 3/4" EXPANSION JOINTS TO ISOLATE ALL FIXED OBJECTS ABUTTING OR WITHIN THE PAVING AREA SUCH AS BUILDINGS, EXISTING PAVEMENT, UTILITY APPURTENANCES, POLE BASES, AND SIDEWALKS. DO NOT PERMIT REINFORCEMENT TO EXTEND CONTINUOUSLY THROUGH ANY EXPANSION JOINT. FILL JOINTS TO FULL DEPTH WITH EXPANSION JOINT MATERIAL (BITUMINOUS MATERIAL). IN CURBS, LOCATE JOINTS AT THE BEGINNING AND END OF CURVES. IN CURBS AND PAVING, DEPRESS 3/4" JOINT MATERIAL BELOW FINISHED GRADE AND SEAL EXPOSED JOINTS WITH JOINT SEALER.
15. PROVIDE CONSTRUCTION JOINTS AT END OF EACH DAY'S WORK OR WHEN CONCRETE PLACEMENT IS STOPPED MORE THAN 1/2 HOUR.
16. ALL SAWCUT SURFACES OF THE EXISTING PAVEMENT SHALL BE CLEANED AND COATED WITH AN APPROVED BONDING COMPOUND IMMEDIATELY BEFORE THE NEW CONCRETE IS PLACED.
17. CONCRETE PLACED IN HOT WEATHER SHALL BE POURED IN THE EARLY MORNING SO THAT THE CONCRETE CAN ACHIEVE ITS INITIAL SET BY 9:00 AM.
18. PROVIDE MONOLITHIC OR EXTRUDED CURB AT ALL PERIMETER PAVING UNLESS NOTED OTHERWISE.
19. CONCRETE CURB SHALL BE OF THE SAME COMPRESSIVE STRENGTH AS THE CONCRETE PAVEMENT.
20. MILD STEEL REINFORCEMENT AND ACCESSORIES SHALL BE DETAILED AND FABRICATED IN ACCORDANCE WITH ACI SP-66.
21. MILD STEEL REINFORCEMENT SHALL BE PLACED AND SECURED IN ACCORDANCE WITH CRSI "RECOMMENDED PRACTICE FOR PLACING REINFORCING BARS." PROVIDE METAL OR PLASTIC CHAIRS OR SPACERS (NOT WOOD BLOCKS OR BRICK BATS) TO PROVIDE SUPPORT FOR REINFORCING BARS.
22. MINIMUM CONCRETE PROTECTION FOR ALL REINFORCEMENT SHALL BE 2-INCH CLEAR COVER BETWEEN ANY CONCRETE SURFACE AND NEAREST EDGE OF ANY REBAR.
23. REINFORCING BARS SHALL BE CONTACT LAP SPLICED UNLESS SHOWN OTHERWISE. LAP SPLICES SHALL CONFORM TO ACI REQUIREMENTS, BUT SHALL IN NO CASE BE LESS THAN 40 BAR DIAMETERS LONG.
24. NORMAL WEIGHT AGGREGATES SHALL CONFORM TO ASTM C-33. ALL CONCRETE SHALL USE NORMAL WEIGHT AGGREGATES, UNLESS NOTED OTHERWISE.
25. THE MAXIMUM NOMINAL SIZE OF COARSE AGGREGATE SHALL BE 1 1/2 INCH.
26. ALL ADDITIVES FOR AIR ENTRAINMENT, WATER REDUCTION, AND SET CONTROL SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS.

## CITY OF FARMERS BRANCH NOTES

### FIRE CODES -- FIRE HYDRANTS

1. REQUIRED FIRE HYDRANTS AND WATER SUPPLY LINES SHALL BE LOCATED WITHIN THE DEDICATED UTILITY EASEMENTS.
2. WHEN FIRE LANE AND UTILITY EASEMENTS ARE REQUIRED, THE UTILITY EASEMENT MAY BE LOCATED WITHIN THE FIRE LANE EASEMENT.
3. FIRE HYDRANTS SHALL BE SPACED AT INTERVALS OF 300 FEET ALONG THE LENGTH OF THE FIRE LANES AND NON-RESIDENTIAL STREETS.
4. FIRE HYDRANTS SHALL NOT BE LOCATED CLOSER THAN 3 FEET NOR FURTHER THAN 6 FEET FROM STREETS OR FIRE LANES.

### LANDSCAPING

1. APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. ALL LANDSCAPED AND TURF AREAS MUST BE IRRIGATED BY AN AUTOMATED SYSTEM.
3. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS.

### UTILITIES

1. THE SANITATION CONTAINER WALLS SHALL BE THE SAME COLOR, MATERIAL, AND TEXTURE AS THE EXTERIOR WALLS OF THE PROPOSED BUILDING AND SHALL BE INSTALLED WITH METAL GATES.
2. PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING TRASH RECEPTACLE ENCLOSURES AND ADEQUATE ACCESS AND EGRESS.
3. DUMPSTER PADS SHALL NOT BE LOCATED IN RIGHT-OF-WAY OR FIRELANES.

### ENVIRONMENTAL

1. FOR DEVELOPMENTS EQUAL TO OR GREATER THAN 1 ACRE BUT LESS THAN 5 ACRES, OR DEVELOPMENTS LESS THAN 1 ACRE BUT PART OF A LARGER COMMON PLAN OF DEVELOPMENT, A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR CONSTRUCTION ACTIVITIES SHALL BE PROVIDED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
2. THE CITY MAY REQUIRE THAT THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED BY THE STATE OF TEXAS, DEPENDING ON FACTORS SUCH AS POTENTIAL IMPACTS TO WATER QUALITY AND NEIGHBORING LAND USES.

STATE OF TEXAS
MATTHEW THOMAS
81878
LICENSED
PROFESSIONAL ENGINEER

**CapitalOne**

ALPHA ROAD & MIDWAY ROAD
FARMERS BRANCH, TEXAS

Capital One
Corp. Design & Construction
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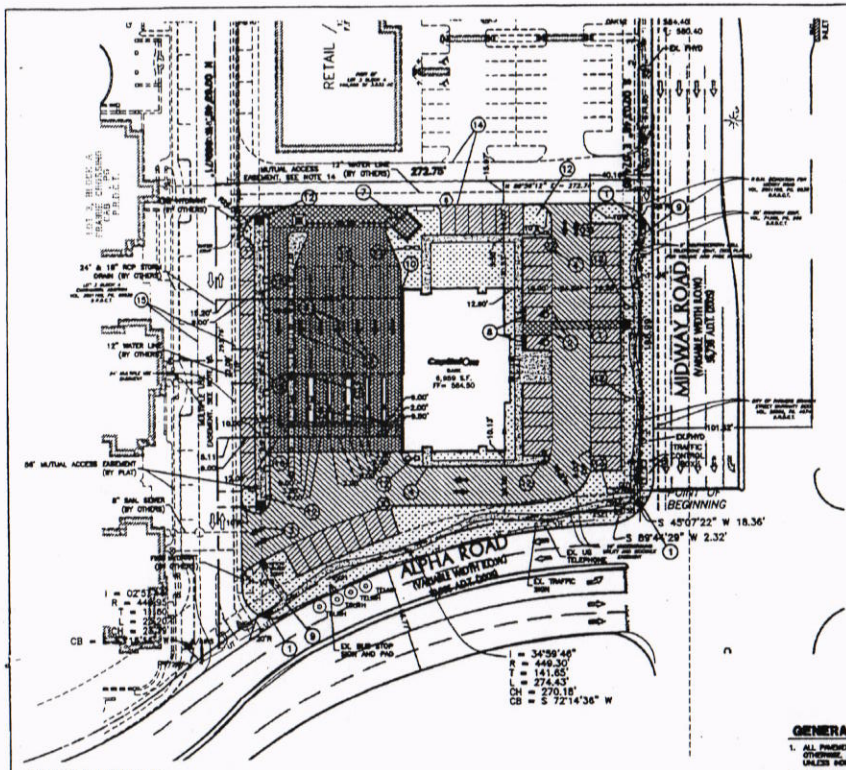
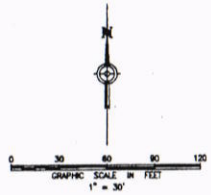
**GENERAL NOTES**

**C-1**

Issue Date: JANUARY 31, 2006
C&B Project Number: 292885.020





VICINITY MAP
NOT TO SCALE

## LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| | ADJOINED PROPERTY |
| | LIMITS OF CONSTRUCTION |
| | EXISTING CURB |
| G G G | EXISTING GAS LINE |
| TELE | EXISTING TELEPHONE LINE |
| ELE ELE | EXISTING UNDER GROUND ELECTRIC |
| OHE | EXISTING OVER HEAD ELECTRIC |
| W W | EXISTING WATER LINE |
| SS SS | EXISTING SANITARY SEWER LINE |
| | EXISTING STORM SEWER LINE |
| | PROPOSED CURB AND GUTTER |
| | PAINTED STRIPE (TRAFFIC YELLOW) |
| | PAINTED WALKWAY (TRAFFIC YELLOW) |
| | 7" CONCRETE PAVING |
| | 8" CONCRETE PAVING |
| | 6" STAMPED CONCRETE PAVING |
| | 8" CONCRETE PAVING |
| | 4" CONCRETE SIDEWALK |
| | LANDSCAPED AREA (SEE LANDSCAPE PLANS) |
| | PARKING STALL COUNT |
| | SITE LIGHTING (SEE ARCHITECTURAL PLANS) |

## LAND USE CHART

| | |
|---|---|
| NAME PROPOSED | CAPITAL ONE |
| EXISTING ZONING | PD-64 |
| PROPOSED USE | BANK WITH DRIVE THRU |
| SITE AREA | 2.3634 ACRES (102,914 S.F.) |
| BUILDING AREA | 0.140 ACRES (6,096 S.F.) |
| BUILDING HEIGHT | 21.5' SINGLE STORY |
| FINISHED FLOOR ELEVATION | 584.50 |
| FLOOR AREA RATIO | 6.76% OF TOTAL LOT AREA |
| IMPERVIOUS SURFACE AREA | 2.154 ACRES (93,847 S.F.) |
| PERCENTAGE OF IMPERVIOUS COVER | 8.43% |
| PARKING REQUIRED | 21 SPACES REQUIRED (1 PER 333 S.F.) |
| PARKING PROVIDED | 50 SPACES PROVIDED (INCLUDING H.C.) |
| HANDICAP PARKING REQUIRED | 2 HANDICAP SPACES |
| HANDICAP PARKING PROVIDED | 2 HANDICAP SPACE (W/2 VAN ACCESSIBLE) |

HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

## NOTES BY SYMBOL

1. BARRIER FREE RAMP TYPE "C". REFER TO CITY OF FARMERS BRANCH STANDARD DETAILS. (TYPICAL - 4 PLACES)
2. HANDICAP PARKING SYMBOL.
3. TRAFFIC DIRECTIONAL ARROW MARKING(S).
4. CURB AND GUTTER. REFER TO CITY OF FARMERS BRANCH STANDARD DETAILS.
5. DRIVE-THRU LANE STRIPING.
6. 6" MONOLITHIC CURB BULBOUTS. (TYP.)
7. DUMPSTER AND 6' SCREEN WALL TO BE CONSTRUCTED WITH THE SAME MATERIAL AS THE BUILDING. 20'x16'x7" CONCRETE DUMPSTER PAD.
8. INSTALL (2) WHEELSTOPS AT EDGE OF CONCRETE DRIVE.
9. ±480 LF OF CURB/LINEAR SIDEWALK.
10. FIRE DEPARTMENT CONNECTION LOCATION.
11. DRIVE-THRU STACKING. (5) STALLS @ 20'x9' EACH.
12. SITE LIGHTING LOCATION, BY OTHERS. (TYPICAL)
13. MONUMENT SIGN LOCATION, BY OTHERS.
14. MUTUAL ACCESS, WATER AND FIRE LANE EASEMENT.
15. MULTIPLE USE EASEMENT IS FOR FIRE LANE, PUBLIC WATER, PUBLIC SEWER AND PRIVATE DRAINAGE. OTHER UTILITIES ALLOWED ONLY BY PROPERTY OWNER'S ASSOCIATION.
16. BENCH. PER ARCHITECTURAL DETAIL. BENCH SHALL BE PLACED NO CLOSER THAN 5' FROM FACE OF CURB, CLEAR DISTANCE. (TYPICAL)

## BUILDING COORDINATES

| | | | |
|---|---|---|---|
| 1. | NE CORNER<br>N= 5126.79<br>E= 4612.18 | 3. | SW CORNER<br>N= 5025.71<br>E= 4846.05 |
| 2. | SE CORNER<br>N= 5025.71<br>E= 4612.18 | 4. | NW CORNER<br>N= 5126.79<br>E= 4846.05 |

## GENERAL NOTES

1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
2. SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, SIDEWALK, PADS, AND DRIVE THRU ISLANDS.
3. ALL CURVE RADII SHALL BE NO LESS THAN 3'.
4. SEE ARCHITECTURAL PLANS FOR SIGHTING LIGHTING DESIGN AND DETAILS.
5. THE PARKING PROPOSED FOR THIS LOT IS FOR THE MUTUAL BENEFIT OF THE ENTIRE DEVELOPMENT (3.633 ACRES).
6. THE DUMPSTER SCREENING ENCLOSURE SHALL CONSIST OF MASONRY WALLS AND THE EXTERIOR FINISH SHALL MATCH THE BUILDING MATERIAL TEXTURE AND COLOR OF THE EXTERIOR WALLS OF THE MAIN BUILDING, INCLUDING METAL GATES PRIMED AND PAINTED.

## BENCHMARK

1. TBD
2. TBD

NOTE:
ALL RE-IN POINTS AT THE PROPERTY LINES WERE DERIVED FROM INFORMATION PROVIDED BY LAWRENCE A. CATES AND ASSOCIATES.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR WILL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Texas Excavation Safety System
CALL 48 HOURS BEFORE YOU DIG

MATHEW THOMAS 81979

SITE PLAN
EXXON MOBIL ADDITION
A PORTION OF LOT 3, BLOCK 1

BEING A 3.633 ACRE TRACT SITUATED IN MONI DOOD SURVEY, ABSTRACT 520
CITY OF FARMERS BRANCH,
DALLAS COUNTY, TEXAS

**CapitalOne**

ALPHA ROAD & MIDWAY ROAD
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SITE PLAN

C-2

Issue Date: JANUARY 31, 2006
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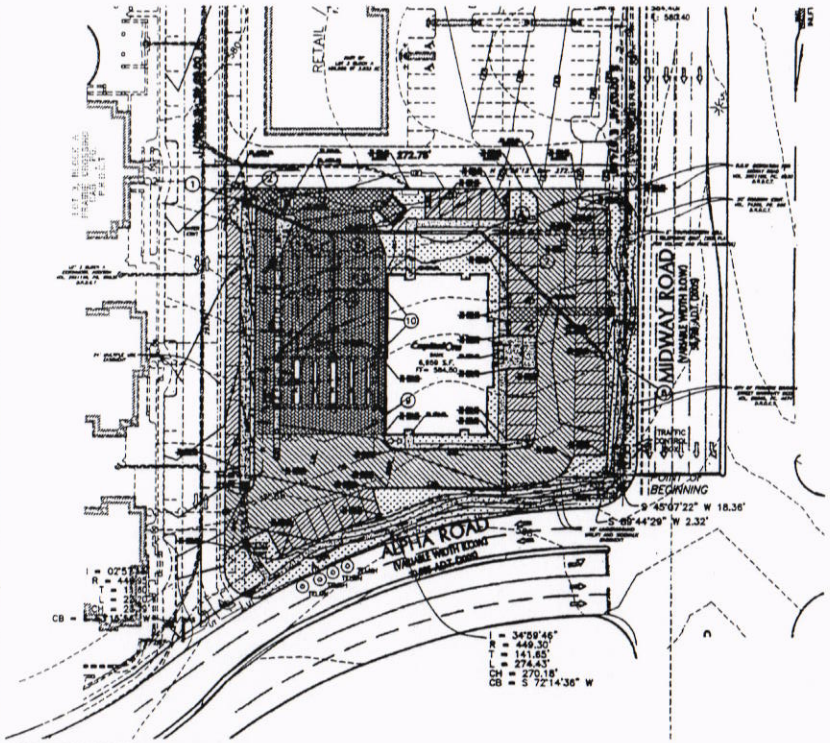
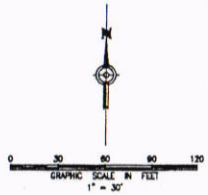



## NOTES BY SYMBOL

1. INSTALL STANDARD 4' STORM MANHOLE AND CONNECT TO EXISTING STUB, PLACED BY OTHERS. FL EXISTING 18" RCP = 575.54. CONTRACTOR TO FIELD VERIFY FLOWLINE BEFORE COMMENCING CONSTRUCTION.
2. INSTALL 48" SQUARE AREA INLET PER CITY OF FARMERS BRANCH STANDARDS. TOP OF GRATE = 580.80. FL 18" SD OUT = 578.80.
3. 68 LF 18" SD @ 11.40%.
4. FL 18" SD = 576.16. INSTALL 22ft" RCP BEND.
5. INSTALL 18"x12" SD 45° WYE. FL = 576.25.
6. FL 18" SD = 577.55. INSTALL 45° RCP BEND.
7. ±270 LF 18" SD @ 1.28%.
8. INSTALL 5' CURB INLET PER CITY OF FARMERS BRANCH STANDARDS. TOP OF GRATE = 583.00. FL 18" SD OUT = 579.00.
9. CONNECT ROOF DRAIN TO STORM SYSTEM. FL 12" SD = 578.00. REFER TO ARCHITECTURAL PLANS FOR DETAILS.
10. CONNECT ROOF DRAIN TO STORM SYSTEM. FL 12" SD = 577.80. REFER TO ARCHITECTURAL PLANS FOR DETAILS. (TYPICAL - 3 PLACES)
11. INSTALL 12"x12" SD TEE. FL = 576.73.
12. INSTALL 12"x12" SD TEE. FL = 577.07.
13. INSTALL 12"x12" SD 45° WYE. FL = 576.84.
14. FL 12" SD = 576.32. INSTALL 45° RCP BEND.




## LEGEND

| | |
|---|---|
| | PROPERTY LINE |
| | ADJOINED PROPERTY |
| 445 | EXISTING 5' CONTOUR |
| 451 | EXISTING 1' CONTOUR |
| 450 | PROPOSED 5' CONTOUR |
| 447 | PROPOSED 1' CONTOUR |
| | DRAINAGE AREA BASIN |
| | LIMITS OF DISTURBANCE |
| OHE | EXISTING OVER HEAD ELECTRIC |
| W | EXISTING WATER LINE |
| 78.00 | PROP. SPOT ELEV |
| | FLOW ARROW |
| TG | TOP OF GRATE |
| TW | TOP OF WALK |
| TR | TOP OF RIM |
| FG | TOP OF FINISH GRADE |
| TC | TOP OF CURB |
| FL | FLOWLINE |
| HP | HIGH POINT |

## GENERAL NOTES:

1. ALL UNDERGROUND UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL DIG-TESS AT 1.800.344.8377 PRIOR TO ANY EXCAVATION.
2. IF ANY CONFLICT OR DISCREPANCY FROM THE PLANS IS FOUND, NOTIFY THE ENGINEER BEFORE CONTINUING WITH ANY FURTHER CONSTRUCTION.
3. ALL PIPE SHALL BE LAID STARTING AT THE OUTFALL AND LAID UPSTREAM FROM THAT POINT.
4. STORM SEWER PIPE SHALL BE TYPE "S" CORRUGATED HDPE OR ASTM C-76 CLASS III R.C.P. WHERE SHOWN ON THE PLANS.
5. NEW FINISH SPOT ELEVATIONS SHOWN ARE TO THE TOP OF PROPOSED PAVEMENT AND TOP OF FINISHED GRADE, UNLESS OTHERWISE NOTED. ADD 0.5 FEET FOR TOP OF CURB ELEVATIONS.
6. OWNER TO OBTAIN ALL PERMITS REQUIRED BY CITY OF FARMERS BRANCH, TEXAS PRIOR TO STARTING CONSTRUCTION OF UTILITIES AND/OR CULVERTS WITHIN CITY OF FARMERS BRANCH RIGHTS-OF-WAY.
7. DIG-TESS TEXAS ONE CALL PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST. STOP, CALL TEXAS DIG-TESS SYSTEM AT 1.800.344.8377.
8. CONNECT EACH 5" X 5" DOWNSPOUT TO A 5" DIA. SDR 35 PVC ROOF DRAIN PIPE TURNED UP FLUSH WITH PAVING. ALL ROOF DRAIN PIPING SHALL BE SDR 35 PVC. SLOPE 5" ROOF DRAIN PIPING AT 1.00%. SLOPE 8" ROOF DRAIN PIPING AT 0.75%. SLOPE 12" ROOF DRAIN PIPING AT 0.50%. CONTRACTOR TO VERIFY ROOF DRAIN TIE IN INVERT ELEVATIONS.
9. UPON COMPLETION OF THE PROPOSED SITE IMPROVEMENTS, AND PRIOR TO THE RELEASE OF THE CERTIFICATE OF OCCUPANCY BY THE DEPARTMENT OF COMMUNITY SERVICES, THE DESIGN ENGINEER SHALL CERTIFY IN WRITING THAT THE PROPOSED DETENTION AND FILTRATION FACILITIES WERE CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS.
10. CONTRACTOR SHALL CALL THE DEPARTMENT OF PUBLIC WORKS AT (972)919-2600 FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET RIGHT-OF-WAY.

## BENCHMARKS

1. TBD
2. TBD

NOTE:
SITE GRADING IS BASED ON PROPOSED GRADING INFORMATION OF THE PARKING NORTH AND WEST OF THE SITE AT THE TIME OF DESIGN. INFORM THE CIVIL ENGINEER IF THE GRADES VARY FROM THOSE SHOWN ON THIS PLAN.

NOTE:
ALL RE-IN POINTS AT THE PROPERTY LINES WERE DERIVED FROM INFORMATION PROVIDED BY LAWRENCE A. CATES AND ASSOCIATES.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR WILL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

Texas Excavation Safety System
CALL 48 HOURS BEFORE YOU DIG

STATE OF TEXAS
MATHEW THOMAS
61876
LICENSED PROFESSIONAL ENGINEER
1/31/2008

# CapitalOne

ALPHA ROAD & MIDWAY ROAD
FARMERS BRANCH, TEXAS

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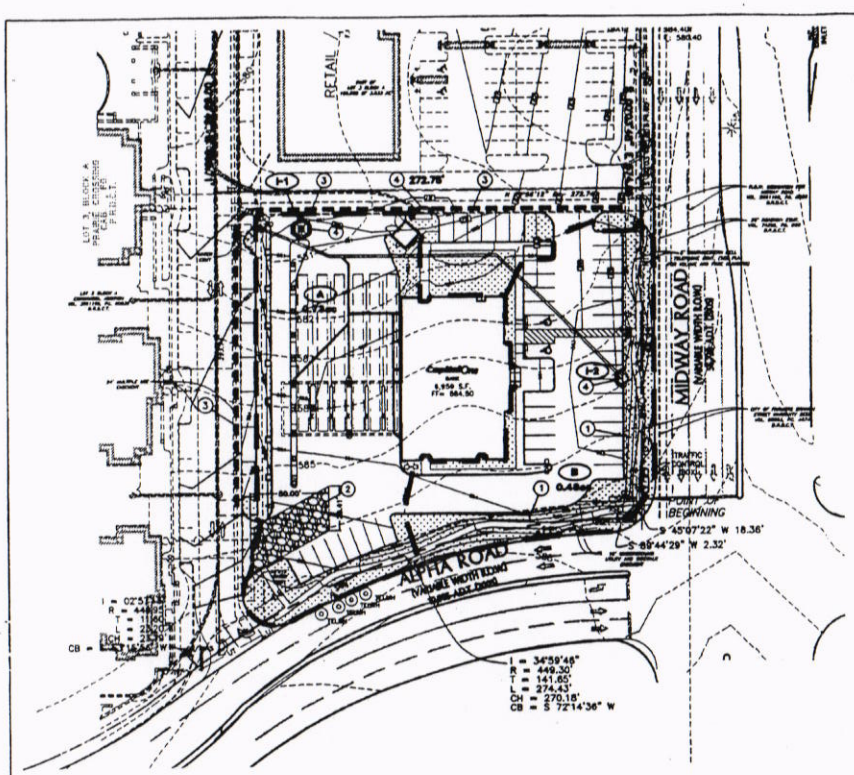
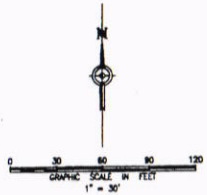
Issued For: PLAN REVIEW

## GRADING AND STORM DRAIN PLAN

## C-3

Issue Date: JANUARY 31, 2008
C&B Project Number: 292885.020




## LEGEND

- PROPERTY LINE
- ADJOINED PROPERTY
- 445 — EXISTING 5' CONTOUR
- 451 — EXISTING 1' CONTOUR
- 450 — PROPOSED 5' CONTOUR
- 447 — PROPOSED 1' CONTOUR
- SILT FENCE
- DRAINAGE AREA BASIN
- CONSTRUCTION ENTRANCE
- RE-SEED/RE-VEGETATION
- FILTER FABRIC INLET PROTECTION
- OHE — EXISTING OVER HEAD ELECTRIC
- W — EXISTING WATER LINE
- PROPOSED CURB AND GUTTER
- C 0.65ac — DRAINAGE AREA ID
- I-2 — INLET DESIGN ID

## GENERAL NOTES:

1. CONTRACTOR TO UTILIZE ONLY NCTCOG APPROVED BMPS FOR STORM WATER POLLUTION AND PREVENTION MEASURES ONSITE.
2. RE-SEED ALL DISTURBED, NON-IMPERVIOUS AREAS UPON COMPLETION OF FINAL GRADING PER MANUFACTURER'S RECOMMENDATION.
3. CONTRACTOR TO MAINTAIN SILT FENCING AND INLET PROTECTION DURING CONSTRUCTION AND INSPECT AFTER EACH RAINSTORM.
4. CONTRACTOR TO MAINTAIN SILT FENCING ONSITE UNTIL DISTURBED AREAS HAVE STABILIZED FROM RE-VEGETATION, RE-SEEDING OR BY MEANS OF LANDSCAPING.
5. REFER TO SHEET C-2 GENERAL NOTES FOR ADDITIONAL EROSION CONTROL CONSTRUCTION NOTES NOT COVERED IN THIS SHEET.

## NOTES BY SYMBOL

1. INSTALL ENVIRONMENTAL BLANKET WITH LANDSCAPE STAKES ON ALL 3:1 SLOPES FOR STABILIZATION PER MANUFACTURER'S RECOMMENDATION.
2. STABILIZED CONSTRUCTION ENTRANCE, SEE NCTCOG DETAIL 1070-MAS, SHEET C-5.
3. SILT FENCE, SEE NCTCOG DETAIL 1030-MAS, SHEET C-5.
4. FILTER FABRIC INLET PROTECTION, SEE NCTCOG DETAIL 1130, SHEET C-5.

## SEQUENCE OF CONSTRUCTION

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCE IN THE LOCATION SHOWN. SEE SHEET C-5 FOR DETAIL.
2. STRIP TOPSOIL AND OTHER ORGANIC MATERIALS. ALL SUCH TOPSOIL REMOVED SHALL BE STOCKPILED FOR LATER USE. ALL STOCKPILES SHALL BE SEEDED AND MULCHED TO PREVENT LOSS DUE TO EROSION, AND ENCIRCLED WITH SEDIMENT FENCE.
3. INSTALL INLET PROTECTION MEASURES.
4. CONSTRUCT GRAVEL BASE FOR TRAILER PARKING, EMPLOYEE PARKING, AND CONSTRUCTION STAGING AREAS.
5. GRADE REMAINDER OF SITE TO BRING BUILDING PAD AND PARKING AREAS TO FINISHED GRADE.
6. CONSTRUCT UNDERGROUND UTILITIES.
7. CONSTRUCT FOUNDATION AND BUILDING.
8. CONSTRUCT PAVED AREAS.
9. FINISH GRADING OF ALL AREAS.
10. COMPLETE PERMANENT SEEDING AND MULCHING OF ALL DISTURBED AREAS. EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL A FULL VEGETATIVE COVER HAS BEEN ESTABLISHED.

## BENCHMARKS

1. TBD
2. TBD

NOTE:
ALL RE-IN POINTS AT THE PROPERTY LINES WERE DERIVED FROM INFORMATION PROVIDED BY LAWRENCE A. CATES AND ASSOCIATES.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTRACTOR WILL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR BY FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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LALP Project Number: TBD
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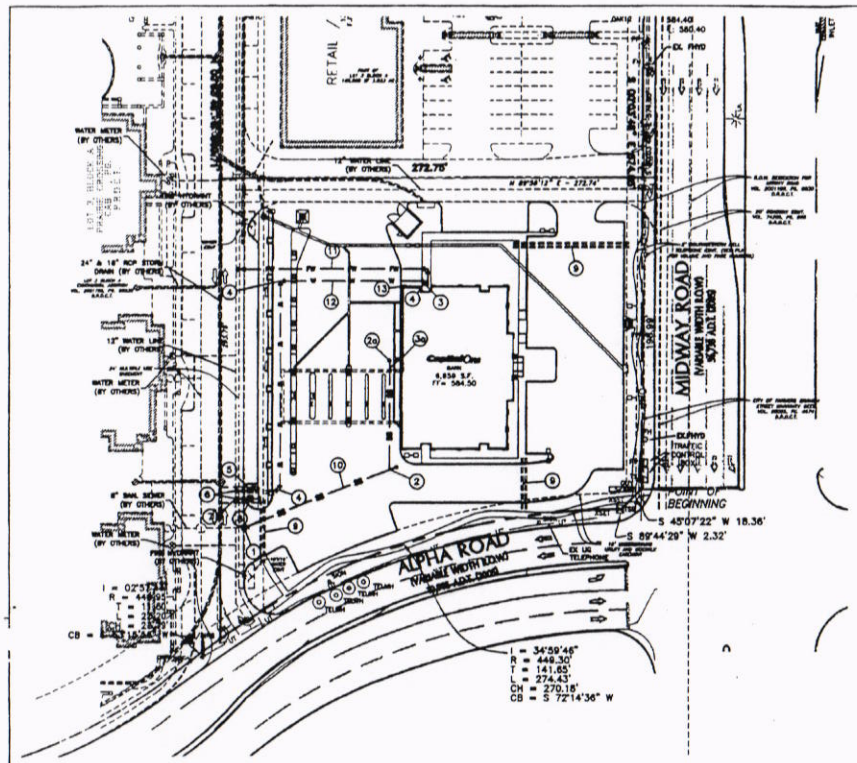
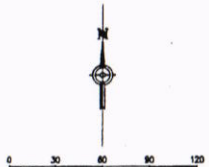
**DRAINAGE AND EROSION CONTROL PLAN**

**C-4**

Issue Date: JANUARY 31, 2006
C&B Project Number: 292885.020




## LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY
- EXISTING CURB
- EXISTING EASEMENT OR SETBACK
- EXISTING WATER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING OVERHEAD UTILITY LINES
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER CLEANOUT
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER MANHOLE
- EXISTING UTILITY POLES
- EXISTING TELEPHONE RISER
- EXISTING CABLE T.V. RISER
- EXISTING GAS METER
- EXISTING SIGN
- PROPOSED CURB AND GUTTER
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED GATE VALVE

## GENERAL NOTES

1. ALL UNDERGROUND UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY EXACT UTILITY LOCATIONS PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL DIG-TESS AT 1.800.344.8377 PRIOR TO ANY EXCAVATION.
2. IF ANY CONFLICT OR DISCREPANCY FROM THE PLANS IS FOUND, NOTIFY THE ENGINEER BEFORE CONTINUING WITH ANY FURTHER CONSTRUCTION.
3. ALL PIPE SHALL BE LAID STARTING AT THE TIE-IN LOCATION AND LAID UPSTREAM FROM THAT POINT.
4. DOMESTIC AND FIRE WATER LINE MECHANICAL DEVICES TO INCLUDE DETECTOR CHECK, BACKFLOW AND ANTI-SYPHON TO BE LOCATE WITHIN THE MECHANICAL ROOM. SEE MEP PLANS FOR DETAILS AND DESIGN.
5. OWNER TO OBTAIN ALL PERMITS REQUIRED BY CITY OF ALLEN, TEXAS PRIOR TO STARTING CONSTRUCTION OF UTILITIES WITHIN CITY OF FARMERS BRANCH RIGHTS-OF-WAY.
7. CONTRACTOR SHALL CALL THE DEPARTMENT OF PUBLIC WORKS AT (972)919-2800 FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN THE CITY EASEMENTS OR STREET RIGHT-OF-WAY.
8. SEE GENERAL NOTES SHEET C-1 FOR FURTHER INFORMATION.
9. DIG-TESS TEXAS ONE CALL PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL OR BLAST. STOP, CALL TEXAS DIG-TESS SYSTEM AT 1.800.344.8377.

## NOTES BY SYMBOL

1. INSTALL STANDARD 4' DIAMETER SANITARY MANHOLE AND CONNECT TO EXISTING SANITARY SEWER. CONTRACTOR TO FIELD VERIFY INVERT ELEVATIONS PRIOR TO CONSTRUCTION TO ENSURE PROPER PIPE DRAINAGE. APPROX. FLOWLINE ELEVATION = 577.88
2. INSTALL DOUBLE TAPERED CLEANOUT PER REQUIREMENTS OF THE CITY OF FARMERS BRANCH.
2a. FLOWLINE 4" SAN. SEWER = 576.80
3. END UTILITY SERVICE 5' FROM BUILDING AND PLUG OR CAP. INSTALL LINE MARKER. SEE PLUMBING OR MECHANICAL PLANS FOR BUILDING CONNECTION AND DESIGN. INSTALL LINE MARKER.
3a. FLOWLINE 4" SAN. SEWER = 578.80
4. CONTRACTOR TO INSTALL ASTM APPROVED FITTINGS FOR 2" DOMESTIC WATERLINE.
5. INSTALL CITY OF FARMERS BRANCH APPROVED 1" WATER METER AND VALVE ASSEMBLY.
6. CONNECTION TO EXISTING WATER SERVICE CONNECTION. CONTRACTOR TO FIELD VERIFY SIZE AND INSTALL APPROPRIATE REDUCER AND VALVES AS NECESSARY.
7. INSTALL ONE 2"X1" REDUCER FOR IRRIGATION LINE CONNECTION
8. INSTALL 1" IRRIGATION METER BOX, VALVE ASSEMBLY, BACKFLOW PREVENTER, AND STUB AND CAP LINE. INSTALL LINE MARKER.
9. 2-4" SCH 40 PVC IRRIGATION AND ELECTRICAL CONDUIT. EXTEND CONDUIT MIN. 5' PAST BACK OF CURB AND 3' PAST BACK OF WALK. CAP ENDS AND INSTALL LINE MARKER. (TYPICAL - 3 PLACES)
10. PROPOSED 171 L.F. 4" PVC SDR-35 SANITARY SEWER @ 1.0%
11. PROPOSED 136 L.F. 6" PVC C-900 FIRE WATER SERVICE LINE.
12. PROPOSED 261 L.F. 2" PVC C-900 DOMESTIC WATER SERVICE LINE.
13. FIRE DEPARTMENT CONNECTION WITH A 3" "STORZ" CONNECTION AS WELL AS THE 3/4" SIAMESE CONNECTION. THE "STORZ" CONNECTION SHOULD BE ANGLED DOWN WITH A "SHORT BEND" AND EQUIPPED WITH A LOCK.

CONTRACTOR SHALL CALL THE DEPARTMENT OF PUBLIC WORKS (972) 919-2800 FOR UTILITY LOCATIONS PRIOR TO ANY WORK IN CITY EASEMENTS OR STREET RIGHT-OF-WAY.

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STATE OF TEXAS
MATHEW THOMAS
61576
LICENSED PROFESSIONAL ENGINEER
1/31/2006

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## UTILITY PLAN

## C-5

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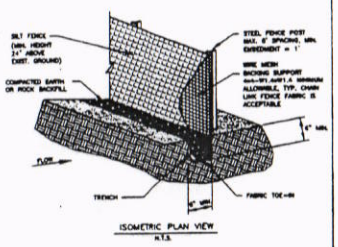



ISOMETRIC PLAN VIEW
N.T.S.

SILT FENCE GENERAL NOTES:

1. STEEL 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.

2. 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.

3. 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.

4. SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.

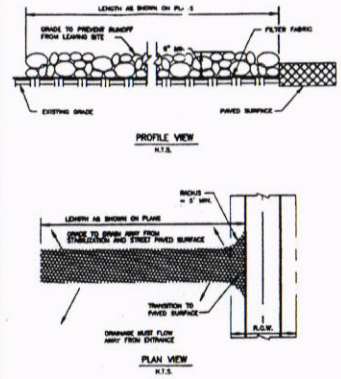
5. INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.

6. SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.

7. 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.

SILT FENCE | JAN. '98 | 1020A

SILT FENCE | JAN. '98 | 1020B




PROFILE VIEW
N.T.S.

PLAN VIEW
N.T.S.

STABILIZED CONSTRUCTION ENTRANCE | JAN. '98 | 1070A

STABILIZED CONSTRUCTION ENTRANCE GENERAL NOTES:

1. STONE SHALL BE 3 TO 5 INCH DIAMETER CRUSHED ROCK OR ACCEPTABLE CRUSHED PORTLAND CEMENT CONCRETE.

2. LENGTH SHALL BE SHOWN ON PLANS, WITH A MINIMUM LENGTH OF 30 FEET FOR LOTS WHICH ARE LESS THAN 150 FEET FROM EDGE OF PAVEMENT. THE MINIMUM DEPTH IN ALL OTHER CASES SHALL BE 50 FEET.

3. THE THICKNESS SHALL NOT BE LESS THAN 6 INCHES.

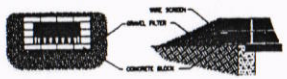
4. THE WIDTH SHALL BE NO LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.

5. 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.

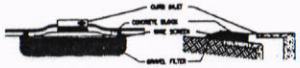
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PAVED SURFACES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PAVED SURFACES MUST BE REMOVED IMMEDIATELY.

7. THE ENTRANCE MUST BE PROPERLY GRADED OR INCORPORATE A DRAINAGE SWALE TO PREVENT RUNOFF FROM LEAVING THE CONSTRUCTION SITE.

STABILIZED CONSTRUCTION ENTRANCE | JAN. '98 | 1070B

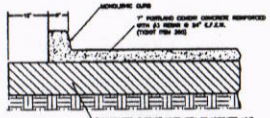



DROP INLET PROTECTION
N.T.S.

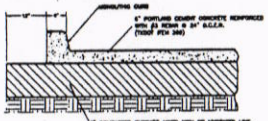



CURB INLET PROTECTION
N.T.S.

INLET PROTECTION BLOCK AND GRAVEL | JAN. '98 | 1130




7" CONCRETE PAVEMENT SECTION
NTS




6" PAVEMENT SECTION
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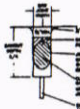
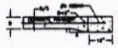
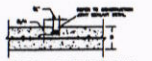


CONSTRUCTION JOINT AT SEALANT CONDITION
NTS

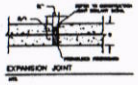
EXPANSION JOINT AT EXISTING CONDITION
NTS



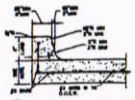
THICKENED EDGE
NTS



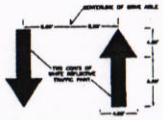
LONGITUDINAL CONSTRUCTION JOINT AND TRANSVERSE CONTRACTION JOINT
NTS



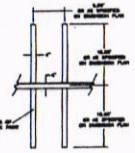
EXPANSION JOINT
NTS



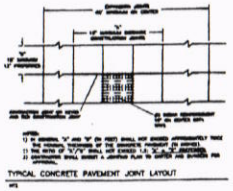
PAVEMENT SECTION – MONOLITHIC CURB
NTS



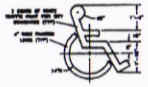
DRIVEWAY TRAFFIC FLOW DIRECTIONAL ARROW DETAIL
NTS



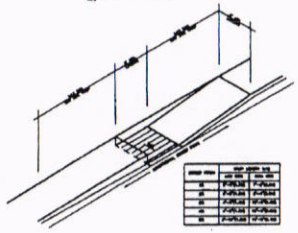
PAVEMENT STRIPING DETAIL
NTS



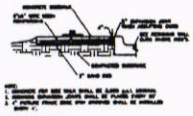
TYPICAL CONCRETE PAVEMENT JOINT LAYOUT
NTS



HANDICAPPED PAINTED SYMBOL
NTS



PARALLEL CURB RAMP
NTS



TYPICAL SIDEWALK
NTS

MATHEW THOMAS 81875

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LALP Project Number: TBD
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SITE AND EROSION CONTROL DETAILS

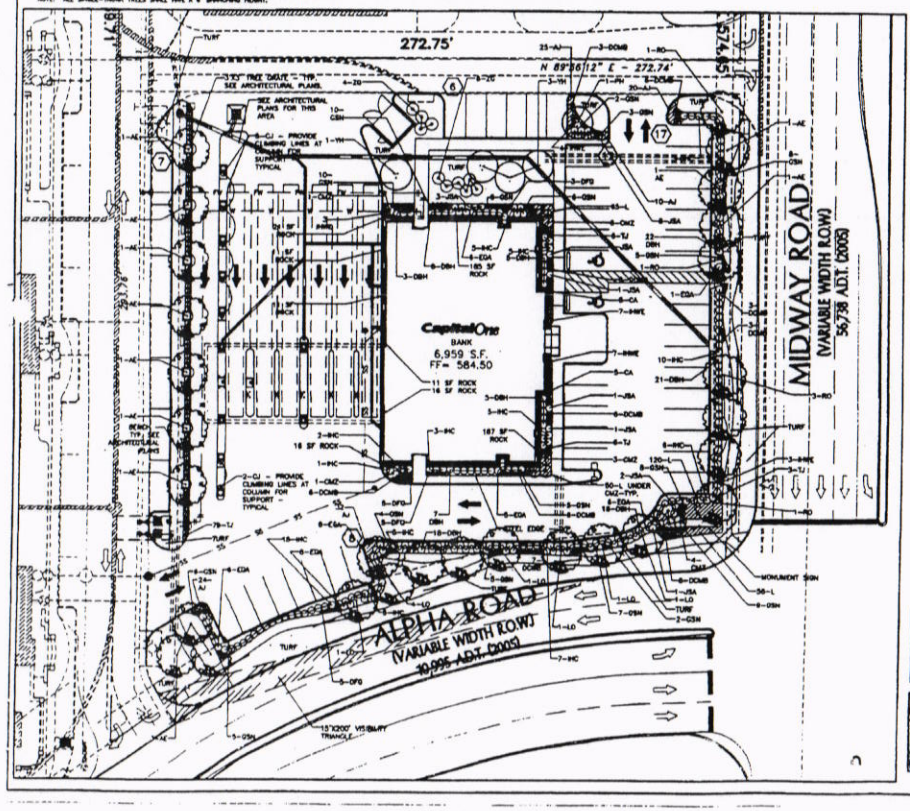
C-6

Issue Date: JANUARY 31, 2005
C&B Project Number: 292885.020

## PLANT LEGEND

| SYMBOL | QUANTITY | COMMON NAME | LATIN NAME | SIZE | COMMENTS |
|---|---|---|---|---|---|
| TREES | | | | | |
| YH | 4 | YAUPON HOLLY | ILEX VOMITORIA | 3" CAL | MIN. 10' HT. AT INSTALLATION MIN. 8' SPREAD AT INSTALLATION MULTI-TRUNK, 3-3 CANES, 1½"-2" EA. CANE BAB/CONT. |
| PH | 7 | POSSUMHAW HOLLY | ILEX DECIDUA | 3" CAL | MIN. 10' HT. AT INSTALLATION MIN. 8' SPREAD AT INSTALLATION MULTI-TRUNK, 3-3 CANES, 1½"-2" EA. CANE BAB/CONT. |
| AE | 13 | ALEE ELM | ULMUS PARVIFOLIA 'ALEE' | 3" CAL | MIN. 14'-16' HT. AT INSTALLATION MIN. 7' SPREAD AT INSTALLATION SINGLE STRAIGHT TRUNK, B & B OR CONTAINER GROWN |
| LO | 8 | LIVE OAK | QUERCUS VIRGINIANA | 3" CAL | MIN. 14'-16' HT. AT INSTALLATION MIN. 7' SPREAD AT INSTALLATION SINGLE STRAIGHT TRUNK, B & B OR CONTAINER GROWN |
| RO | 8 | SHUMARD OAK | QUERCUS SHUMARDA | 3" CAL | MIN. 14'-16' HT. AT INSTALLATION MIN. 7' SPREAD AT INSTALLATION SINGLE STRAIGHT TRUNK, B & B OR CONTAINER GROWN |
| SHRUBS | | | | | |
| CA | 10 | COMPACT ABELIA | ABELIA GRANDIFLORA 'COMPACTA' | 3 GAL | MIN. 18" HEIGHT AT INSTALLATION, PLANT 3' OC. |
| CV | 7 | CAROLINA JESSAMINE | GELSEMIUM SEMPERVIRENS | 3 GAL | MIN. 42" HEIGHT AT INSTALLATION, PLANT 3' OC. |
| EGA | 40 | EDWARD GOUCHER ABELIA | ABELIA GRANDIFLORA 'EDWARD GOUCHER' | 3-7 GAL | MIN. 30" HEIGHT AT INSTALLATION, PLANT 3' OC. |
| OBH | 101 | DWARF BURFORD HOLLY | ILEX CORNUTA 'BURFORDII NANA' | 3-7 GAL | MIN. 30" HEIGHT AT INSTALLATION, PLANT 3' OC. |
| CMZ | 12 | CREPE MYRTLE 'ZURI' | LAGERSTROEMIA INDICA 'ZURI' | 12 GAL | MIN. 48" HEIGHT AT INSTALLATION, PLANT 5' OC. |
| DCMB | 32 | DWARF CREPE MYRTLE | LAGERSTROEMIA INDICA 'NATCHEZ ROUGE' | 3 GAL | MIN. 15" HEIGHT AT INSTALLATION, PLANT 3' OC. |
| DFG | 18 | DWARF FOUNTAINGRASS | PENNISETUM ALOPECUROIDES 'HAMELN' | 3 GAL | MIN. 18" HEIGHT AT INSTALLATION, PLANT 3' OC. |
| GSH | 101 | GULFSTREAM HYDRANGA | HYDRANGA QUERCIFOLIA 'GULFSTREAM' | 5 GAL | MIN. 18" HEIGHT AT INSTALLATION, PLANT 3' OC. |
| HC | 75 | INDIAN HAWTHORNE 'CLARA' | RAPHIOLEPIS INDICA 'CLARA' | 3-7 GAL | MIN. 30" HEIGHT AT INSTALLATION, PLANT 3' OC. |
| HWC | 31 | INDIAN HAWTHORNE | RAPHIOLEPIS INDICA 'WHITE ENCHANTRESS' | 3 GAL | MIN. 15" HEIGHT AT INSTALLATION, PLANT 3' OC. |
| JSA | 18 | JAPANESE SILVERGRASS 'AUREOLA' | MISCANTHUS SINENSIS 'AUREOLA' | 3 GAL | MIN. 24" HEIGHT AT INSTALLATION, PLANT 3' OC. |
| TJ | 91 | TAM JUNIPER | JUNIPERUS SABINA 'TAMAMISCIFOLIA' | 3 GAL | MIN. 18" HEIGHT AT INSTALLATION, PLANT 3' OC. |
| ZG | 12 | ZEBRAGRASS | MISCANTHUS SINENSIS 'ZEBRINUS' | 3-7 GAL | MIN. 30" HEIGHT AT INSTALLATION, PLANT 1'-4' OC. |
| GROUNDCOVER AND TURF | | | | | |
| AJ | 153 | ARMA JUNIPER | TRACHELOSPERMUM ASIATICUM | 1 GAL | FULL IN POT, PLANT 12" OC. |
| L | 218 | BIG BLUE LIRIOPE | LIRIOPE MUSCARI 'BIG BLUE' | 1 GAL | FULL IN POT, PLANT 12" OC. |
| ROCK | 456 SF | BALL ROCK | | | 1"-3" DIAM. TO 3" DEPTH, SEE NOTES |
| TURF | | COMMON BERMUDAGRASS | CYNODON DACTYLON | | SOD PURITY, SOD PURE LIVE SEED, FREE OF WEEDS |

NOTE: ALL SHRUBS SHALL BE PLANT IN POT WITH UNIFORM SHAPE AND HABIT WITHIN SPECIES.
NOTE: ALL SINGLE-TRUNK TREES SHALL HAVE A 6' BRANCHING HEIGHT.




## LANDSCAPE DATA

| | | |
|---|---|---|
| TOTAL SITE AREA = ± 1.47 ACRES (64,423 SF) | | ZONED: PD-84 |
| PARKING SPACES PROVIDED: 50 | | |
| | REQUIRED | PROVIDED |
| LANDSCAPE AREA (PD-84) | 10% 6,442.3 SF | 16% 10,337.6 SF |
| PARKING LOT INTERIOR LANDSCAPE AREA (PD-84) (PERCENT OF PARKING AREA: 13,866 SF) | 10% 1,386 SF | 24.9% 3,453 SF |
| STREET TREES (1 SHADE TREE PER 25 LF FRONTAGE = 6.616/(C)(2) | | |
| MIDWAY (166.7 LF) | 7.0 | 8 |
| ALPHA (274.43 LF) | 10.8 | 11 |

## LANDSCAPE NOTES

CONTRACTOR SHALL SUBMIT ALL TREE LOCATIONS AND SOD CONFIGURATIONS FOR APPROVAL BY OWNER PRIOR TO INSTALLATION. ALLOW A MINIMUM OF 48 HOURS NOTICE TO THE OWNER.

CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. ANY DAMAGE TO EXISTING UTILITIES CAUSED BY CONTRACTOR OR SUBCONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED IN A TIMELY MANNER AT NO ADDITIONAL COST TO THE OWNER.

CONTRACTOR SHALL REPAIR THE DAMAGE OF ANY IRRIGATION FOUND ON-SITE OR OFF-SITE WHEN PROPERLY INSTALLED AS SHOWN ON THESE PLANS.

ALL SHRUB AND GROUNDCOVER BEDS SHALL HAVE A MINIMUM OF FOUR INCHES (4") HARDWOOD BARK MULCH. SEE LANDSCAPE DETAILS.

STEEL EDGING SHALL BE PLACED BETWEEN TURF AND GROUNDCOVER OR SHRUB BEDS AS INDICATED ON THE DRAWINGS.

STEEL EDGING SHALL BE PLACED BETWEEN BUILDING PERIMETER GRANITE MAINTENANCE STRIP AND SHRUB BEDS/GROUNDCOVER AS INDICATED ON THE DRAWINGS.

PERIMETER GRANITE MAINTENANCE STRIP SHALL BE 18" WIDTH MINIMUM WITH 3" DEPTH WASHED LARGE GRANITE OVER WEED BARRIER FABRIC.

INSTALL STEEL EDGING PER MANUFACTURER'S RECOMMENDATIONS.

TREES SHALL BE LOCATED A MINIMUM OF FIVE FEET (5') FROM ALL UTILITY LINES, FACE OF CURB, AND SIDEWALK. TREES SHALL NOT BE LOCATED IN UTILITY EASEMENTS. TREES SHALL BE LOCATED A MINIMUM OF THREE FEET (3') FROM ALL FIRE HYDRANTS.

TREES PLANTED ON SLOPES SHALL HAVE THE SOIL STAIN AT AVERAGE GRADE ON SLOPE. SEE LANDSCAPE DETAILS.

NO SHRUBS SHALL BE LOCATED IN AREAS LESS THAN THREE FEET (3') WIDTH. AREAS LESS THAN 3' IN WIDTH SHALL HAVE GRASS, GROUNDCOVER OR PERMEABLE SURFACE.

NO TREES SHALL BE LOCATED IN THE CITY RIGHTS-OF-WAY.

CONTRACTOR SHALL UNDERTAKE LANDSCAPE AREAS BY A NEAT AND ORDERLY MANNER UNTIL FINAL ACCEPTANCE BY THE OWNER. MAINTENANCE SHALL CONSIST OF MOWING, WATERING, WEEDING AND EDGING, SPRAYING, FERTILIZING, PRUNING, AND BORING REMOVAL, TEMPORARY EROSION CONTROL AND EROSION REPAIR AS A MINIMUM.

CONTRACTOR SHALL REPLACE WITHIN TWO WEEKS OF WRITTEN NOTICE BY THE OWNER ANY PLANT MATERIAL WHICH IS CONSIDERED TO BE UNHEALTHY, DESTROYED, REMOVED OR DEAD. CONTRACTOR SHALL REPLACE PLANT MATERIAL WITH SIMILAR SIZE AND VARIETY PLANT MATERIALS.

SITE SHALL BE IRRIGATED WITH AN AUTOMATIC IN-GROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL HAVE A 1-1/2" TAP AND METER WITH A 1-1/2" INBOUND DOUBLE CHECK ASSEMBLY AND A 1-1/2" BALL VALVE AT POINT OF CONNECTION. IRRIGATION SYSTEM SHALL BE DESIGNED TO THE SPECIFICATIONS OF THE CITY. CONTRACTOR SHALL OBTAIN A PERMIT FROM THE CITY FOR THE IRRIGATION SYSTEM. FEES AND IMPACT FEES SHALL BE PAID BY THE CONTRACTOR TO THE CITY FOR THE IRRIGATION METER PRIOR TO A PERMIT RELEASE.

MECHANICAL UNITS, DUMPSTERS AND TRASH COMPACTORS SHALL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.

CONTRACTOR SHALL NOT SUBSTITUTE PLANTS WITHOUT PRIOR AUTHORIZATION BY THE LANDSCAPE ARCHITECT OR OWNER.

PLANTS SHALL CONFORM WITH THE STATE OF TEXAS REGULATIONS FOR NURSERY INSPECTIONS, SALES AND SHIPMENT.

ALL PLANTS SHALL BE FREE OF SHRUBS AND INSECT INFESTATION WITH A NORMAL GROWTH HABIT. ALL PLANTS SHALL BE FREE OF EXCESSIVE ABRASIONS OR FRESH ABRASIONS.

CONTRACTOR SHALL GUARANTEE PLANTS FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND ACCEPTANCE. CONTRACTOR SHALL PROVIDE ONE YEAR MAINTENANCE ON PLANT MATERIALS.

TREE GRATE SHALL BE 3'X3' METAL APPROVED FOR HANDICAP ACCESSIBLE SIDEWALK BUILT TREE GRATE FOR OWNER'S APPROVAL.

INSTALL PERIMETER STEEL EDGING TO A WIDTH OF 1/8" AROUND ENTIRE PERIMETER OF BUILDING. PERIMETER SHALL BE EXCAVATED TO A DEPTH OF 3". RESTYCLE SEED BARRIER FABRIC SHALL BE INSTALLED OVERLAPPING ENTIRE 1ST PERIMETER. INSTALL A MINIMUM OF 3" DEPTH AFTER SETTLEMENT OF 1"-3" DIAMETER "BALL ROCK" OVER WEED BARRIER. DRAIN SHALL BE INSTALLED BY OWNER.

THERE ARE NO EXISTING TREES ON SITE.

SEE SHEET L-3 FOR LANDSCAPE DETAILS.
SEE SHEET L-4 FOR FURTHER LANDSCAPE AND IRRIGATION NOTES.

## GRASS ESTABLISHMENT NOTES

CONTRACTOR SHALL ESTABLISH REVEGETATION IN ALL NEWLY SEEDED AND SHRUBBED AREAS NOT OTHERWISE PLANTED WITH TREES, SHRUBS OR GROUNDCOVER.

CONTRACTOR SHALL ADD REVEGETATION AND MAINTAIN AN ESTABLISHED STAND OF REVEGETATION AT THE OF ACCEPTANCE BY OWNER.

[illegible]

THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS
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**ALIS KILPATRICK MAHLEN**
LANDSCAPE ARCHITECT
2328 PRIMROSE AVENUE / FORT WORTH, TEXAS 76111/ 817.838.3816

1.7106

N

0 20 40 60 80
GRAPHIC SCALE IN FEET
1" = 20'

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FARMERS BRANCH, TEXAS

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ASSOCIATES, L.P.
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tel 713.787.0000 fax 713.850.9250
ARCHITECTURE PLANNING INTERIOR DESIGN

| REVISIONS | REV. BY: |
|---|---|
| | |

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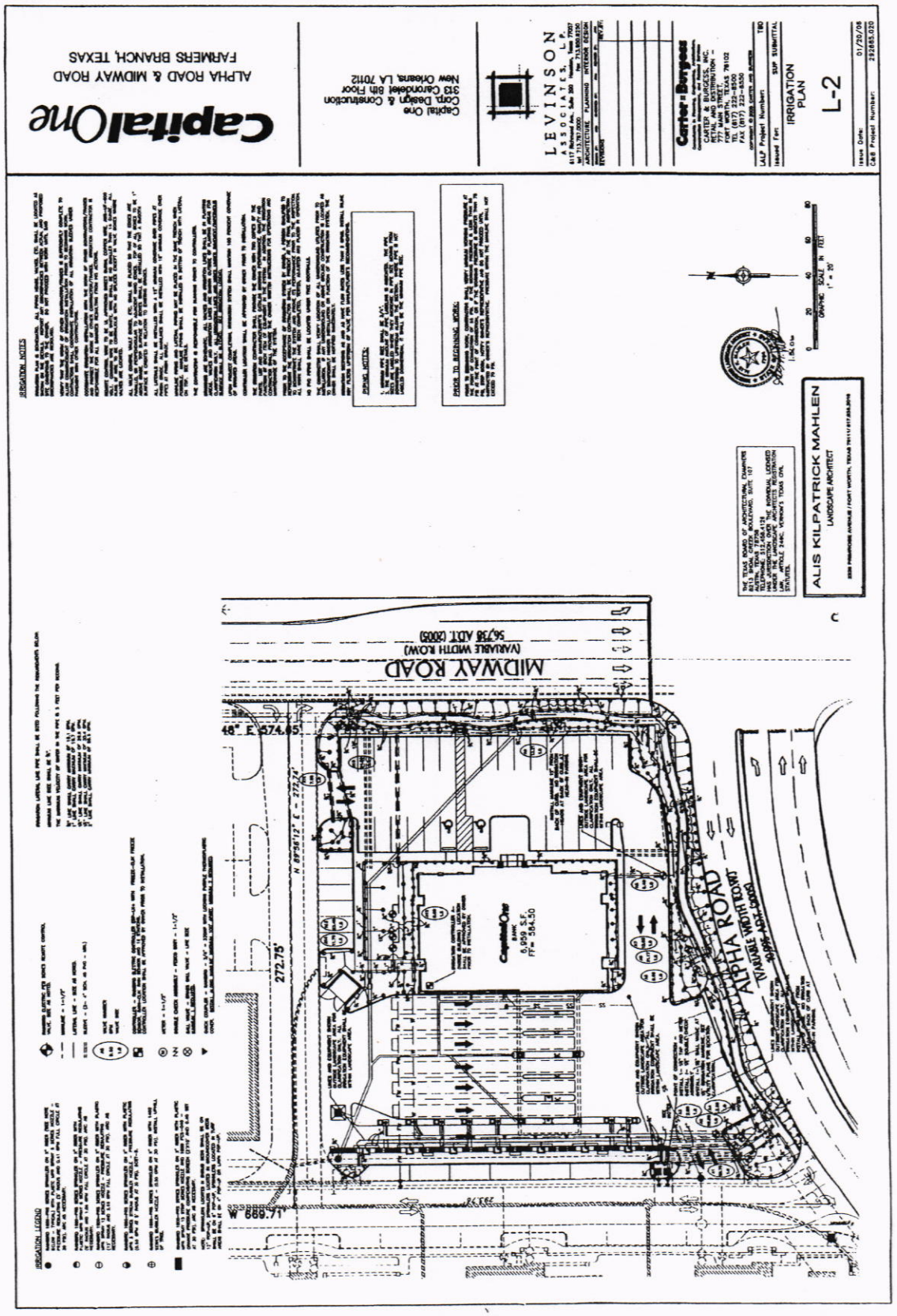
LALP Project Number: TBD
Issued For: SUP SUBMITTAL

LANDSCAPE PLAN

L-1

Issue Date: 01/20/06
C&B Project Number: 292885.020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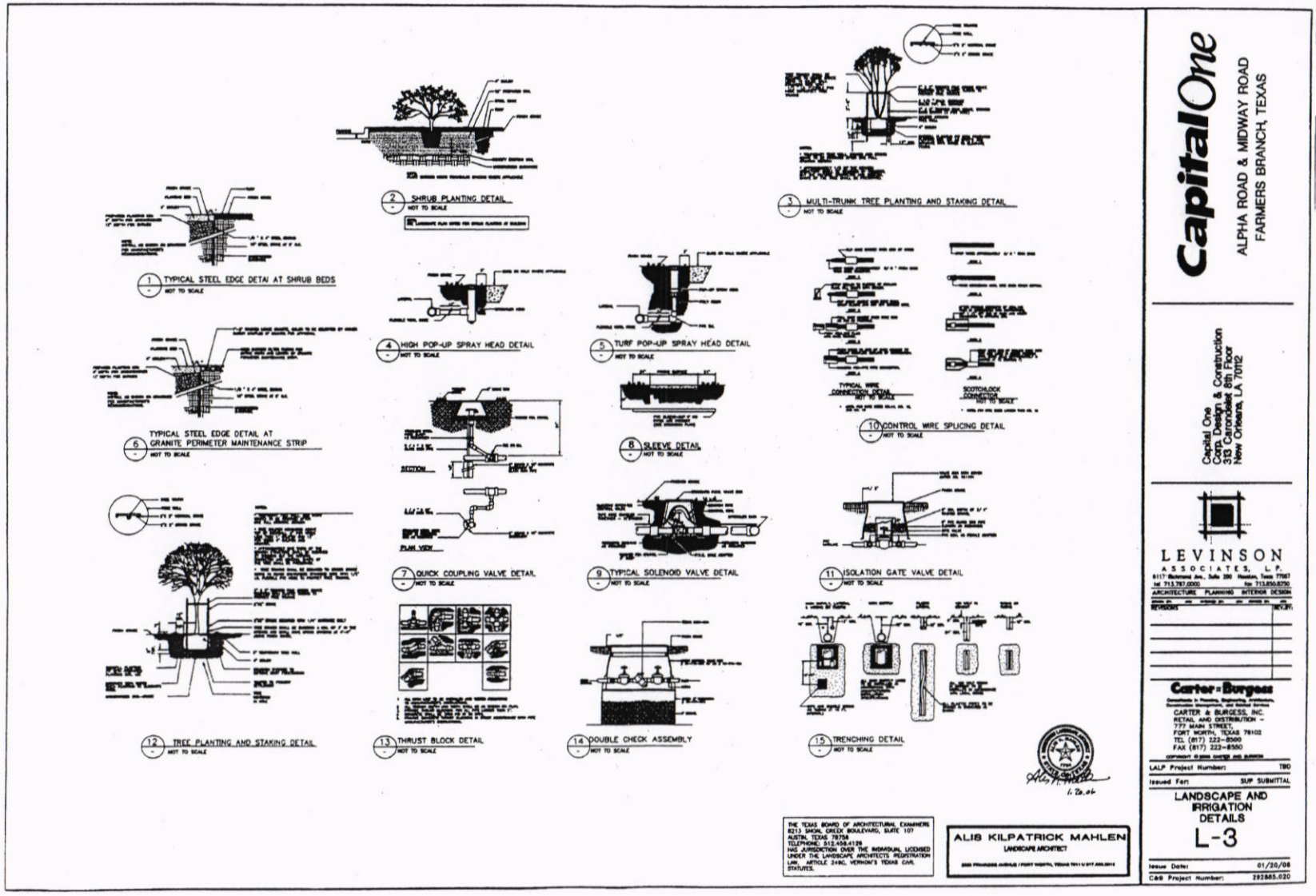
IRRIGATION PLAN
L-2
ALIS KILPATRICK MAHLEN
LANDSCAPE ARCHITECT
MIDWAY ROAD
(VARIABLE WIDTH R.O.W.)
56,738 ADT (2003)
ALPHA ROAD
(VARIABLE WIDTH R.O.W.)
48,996 ADT (2003)
CapitalOne
BANK
6,999 S.F.
FF= 504.50
272.75'
W 669.71'
GRAPHIC SCALE IN FEET
1" = 20'


1 TYPICAL STEEL EDGE DETAI AT SHRUB BEDS
NOT TO SCALE
2 SHRUB PLANTING DETAIL
NOT TO SCALE
3 MULTI-TRUNK TREE PLANTING AND STAKING DETAIL
NOT TO SCALE
4 HIGH POP-UP SPRAY HEAD DETAIL
NOT TO SCALE
5 TURF POP-UP SPRAY HEAD DETAIL
NOT TO SCALE
6 TYPICAL STEEL EDGE DETAIL AT GRANITE PERIMETER MAINTENANCE STRIP
NOT TO SCALE
7 QUICK COUPLING VALVE DETAIL
NOT TO SCALE
8 SLEEVE DETAIL
NOT TO SCALE
9 TYPICAL SOLENOID VALVE DETAIL
NOT TO SCALE
10 CONTROL WIRE SPLICING DETAIL
NOT TO SCALE
11 ISOLATION GATE VALVE DETAIL
NOT TO SCALE
12 TREE PLANTING AND STAKING DETAIL
NOT TO SCALE
13 THRUST BLOCK DETAIL
NOT TO SCALE
14 DOUBLE CHECK ASSEMBLY
NOT TO SCALE
15 TRENCHING DETAIL
NOT TO SCALE
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LALP Project Number: TBD
Issued For: SUP SUBMITTAL
LANDSCAPE AND IRRIGATION DETAILS
L-3
Issue Date: 01/20/06
C&B Project Number: 292865.020

## GENERAL NOTES:

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING, AND AFTER INSTALLATION AND SHALL BE REPLACED WITH ACCEPTABLE PLANT MATERIAL. CONTRACTOR SHALL NOT SUBSTITUTE PLANTS WITHOUT PRIOR AUTHORIZATION BY THE LANDSCAPE ARCHITECT OR OWNER.

PRIOR TO CONSTRUCTION THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.

THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, TEMPORARY EROSION CONTROL AND EROSION REPAIR, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT, AND OWNER.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF FINAL ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

THE OWNER AGREES TO IRRIGATE ALL LANDSCAPE AREAS THROUGHOUT THE ONE-YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.

THE LANDSCAPE ARCHITECT SHALL APPROVE THE STAKED LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION. STAKE LOCATION OF TREES AND PLANTING BEDS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION. NOTIFY OWNER AT LEAST 48 HOURS IN ADVANCE OF TREE STAKING.

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO FINAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE, AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK" ARE ONLY GUIDELINE SPECIFICATIONS AND SHALL BE CONSIDERED MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL. THE SIZE AND SHAPE OF PLANT MATERIALS SHALL CORRESPOND WITH THAT NORMALLY EXPECTED FOR SPECIES AND VARIETY OF COMMERCIALLY AVAILABLE NURSERY STOCK OR AS SPECIFIED ON PLANS. PLANTS SHALL CONFORM WITH THE STATE OF TEXAS REGULATIONS FOR NURSERY INSPECTIONS, RULES AND RATINGS.

TREES SHALL BE PLANTED A MINIMUM OF 5' FROM FACE OF CURB PER CITY REQUIREMENTS.

TREES SHALL BE PLANTED A MINIMUM OF 3' FROM PROPOSED LIGHT POLES AND EXISTING ABOVE GROUND UTILITIES.

SITE SHALL BE IRRIGATED WITH A PERMANENT AUTOMATIC IRRIGATION SYSTEM WITH AN ANTI-FREEZE DEVICE SET AT A MINIMUM OF 38°F.

REFUSE AREAS VISIBLE FROM THE RIGHT-OF-WAY SHALL BE SCREENED PER CITY REQUIREMENTS.

## PLANTING NOTES:

ALL PLANTS SHALL BE FREE OF DISEASE AND INSECT INFESTATION WITH A HEALTHY, AND VIGOROUS NORMAL GROWTH HABIT. ALL TRUNKS SHALL BE FREE OF EXCESSIVE ABRASIONS OR FRESH ABRASIONS.

ALL PLANTS SHALL BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.

ALL PLANTS AND PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SHOWN IN DETAILS. MINIMUM DEPTH TO BE ACHIEVED AFTER SETTLEMENT. SEE DETAIL FOR DEPTH. WATER IMMEDIATELY AFTER MULCHING.

ALL TREES SHALL BE FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.

TREES WITH WEAK, THIN TRUNKS NOT CAPABLE OF SUPPORT SHALL NOT BE ACCEPTED.

SINGLE TRUNK TREES SHALL HAVE SINGLE, STRAIGHT TRUNK WITH NO VISIBLE SCARS OR FRESH ABRASIONS. SINGLE TRUNK TREES SHALL BEGIN BRANCHING A MINIMUM OF 5' ABOVE FINISH GRADE.

TREE TRUNKS SHALL BE PLUMB. STAKE AND GUY ALL TREES ACCORDING TO THE DETAIL IMMEDIATELY AFTER PLANTING.

PROVIDE CONTROLLED RELEASE FERTILIZER PER MANUFACTURER'S RECOMMENDATIONS AT THE FOLLOWING RATES:

SHRUBS, 5 GAL. OR LARGER, 2 EACH
TREES, 1 TABLET PER 1/2" TRUNK CALIPER MEASURED 12" ABOVE TOP OF ROOTBALL.

BACKFILL FOR TREES AND SHRUBS SHALL BE TOPSOIL FROM STOCKPILED ON SITE MATERIALS, FREE OF WEEDS, ROOTS, ROCKS AND OTHER NOXIOUS MATERIALS. IF NO STOCKPILED TOPSOIL EXISTS ON SITE, BACKFILL FOR TREE PITS SHALL BE 2/3 EXISTING SOIL AND 1/3 COMPOST, THOROUGHLY BLENDED. BACKFILL FOR SHRUB BEDS SHALL BE 1/2 EXISTING SOIL AND 1/2 COMPOST THOROUGHLY BLENDED.

THOROUGHLY SETTLE PLANTS BY WATERING.

FOR BALLED PLANTS, DO NOT PULL WRAPPING FROM UNDER BALL. DO NOT PLANT IF BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING PROCESS OR IF STEM IS LOOSE.

ALL AREAS TO BE SEEDED OR SODDED SHALL BE BLADED AND GRADED SMOOTH. SOIL SHALL BE WATERED TO A MINIMUM OF 4" DEEP AT LEAST 48 HOURS PRIOR TO LAYING SOD.

SOIL SHALL BE FREE OF WEEDS, ROCKS LARGER THAN 1/2" IN DIAMETER, AND OTHER FOREIGN MATERIAL IMMEDIATELY BEFORE SEEDING. RE-SOD ALL BARE SPOTS NOT HAVING A UNIFORM STAND OF GRASS AT NO ADDITIONAL EXPENSE TO THE OWNER.

PLANTING BEDS AND TREE PITS SHALL BE FREE OF WEEDS AND FOREIGN MATERIAL PRIOR TO PLANTING.

RAKE PLANTING BEDS TO CONFORM TO ESTABLISHED GRADES BEFORE AND AFTER PLANTING. PLANTING BEDS ADJACENT TO BUILDINGS SHALL DRAIN AWAY FROM BUILDINGS AT A MINIMUM 2 PERCENT SLOPE FOR A MINIMUM OF 10 FEET. PLANTING BEDS AND TREE PITS SHALL NOT COLLECT WATER FROM ADJACENT TURF OR PAVED AREAS. LANDSCAPE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM PLANTING AREAS IN ACCORDANCE WITH FINAL GRADES. REFERENCE GRADING PLAN FOR FINE GRADING.

ALL AREAS FOR TURF SHALL HAVE A MINIMUM OF 4" TOPSOIL AFTER COMPACTION. ALL AREAS FOR SHRUB/GROUNDCOVER SHALL HAVE A MINIMUM OF 12" TOPSOIL AFTER COMPACTION.

FOR ROSES, MIX 6" OF PEAT MOSS, 4" SHREDDED BARK AND 4" COMPOST. ROTOTILL SEVERAL TIMES. MIXTURE SHALL BE APPROXIMATELY TOP 10" OF SHRUB BED FOR ROSES. APPLY HIGH PHOSPHATE ROOT STIMULATOR AT PLANTING.

## TOPSOIL NOTES:

1. TOPSOIL: [illegible]
2. [illegible]
3. PARKING LOT ISLANDS, ROADWAY MEDIANS, PLANTERS AND TREE WELLS SHALL HAVE A MINIMUM OF 24" OF TOPSOIL. SHRUB BEDS AND GROUNDCOVER BEDS SHALL HAVE A MINIMUM OF 24" OF TOPSOIL.
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]

## SOLID SOD NOTES:

[illegible]

## TREE PROTECTION NOTES:

EXISTING TREES TO REMAIN SHALL BE FLAGGED BY CONTRACTOR PRIOR TO BEGINNING ANY WORK ON SITE.

[illegible]

## IRRIGATION NOTES:

[illegible]

C. PRIOR TO FINAL ACCEPTANCE, CONTRACTOR SHALL PROVIDE (2) QUICK COUPLING VALVE KEYS AND TWO (2) SETS OF AUTOMATIC CONTROLLER KEYS FOR EACH CONTROLLER. THIS EQUIPMENT SHALL BE TURNED OVER TO THE OWNER UPON FINAL ACCEPTANCE OF THE WORK BY THE OWNER.

D. [illegible]

E. OPERATION AND MAINTENANCE MANUALS – [illegible]

1. [illegible]
2. [illegible]
3. GUARANTEE STATEMENT.
4. COMPLETE OPERATING AND MAINTENANCE INSTRUCTION ON ALL MAJOR EQUIPMENT.

THE IRRIGATION SYSTEM SHALL BE INSTALLED UNDER THE SUPERVISION OF A STATE OF TEXAS LICENSED IRRIGATOR.

INSTALL EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND THE BEST STANDARD OF PRACTICE FOR THIS TYPE OF WORK.

FLUSH ALL SYSTEMS CLEAN PRIOR TO INSTALLING SPRINKLER HEADS.

INSTALL ALL WORK ACCORDING TO APPLICABLE CITY AND STATE CODES AND ORDINANCES AND THE NATIONAL ELECTRIC CODE.

CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE "OCCUPATIONAL SAFETY & HEALTH STANDARDS(OSHA).

## SEEDING NOTES:

ALL AREAS TO BE SEEDED OR SODDED SHALL BE BLADED AND GRADED SMOOTH. SOIL SHALL BE WATERED TO A MINIMUM OF 4" DEEP AT LEAST 48 HOURS PRIOR TO LAYING SOD.

[illegible]

## STEEL EDGING NOTES:

STEEL EDGING SHALL BE PLACED BETWEEN TURF AND GROUNDCOVER OR SHRUB BEDS AS INDICATED ON THE DRAWINGS.

STEEL EDGING SHALL BE PLACED BETWEEN SEASONAL COLOR AREAS AND SHRUB OR GROUNDCOVER AREAS WITHIN THE PLANTING BEDS AS INDICATED ON THE DRAWINGS.

INSTALL STEEL EDGING PER MANUFACTURER'S RECOMMENDATIONS.

Alis K. Mahlen
1.20.06

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**ALIS KILPATRICK MAHLEN**
LANDSCAPE ARCHITECT
[illegible]

**CapitalOne**
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| REVISIONS | REV.BY |
|---|---|
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| | |

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| | |
|---|---|
| LALP Project Number: | TBD |
| Issued For: | SUP SUBMITTAL |

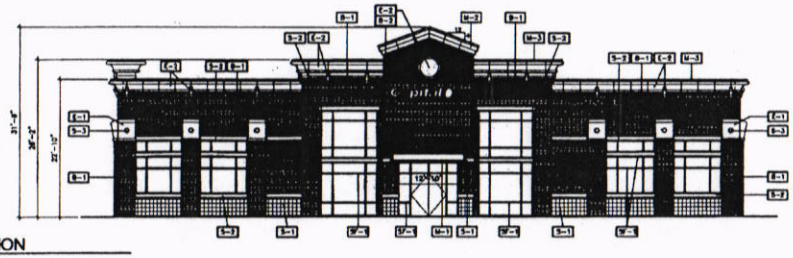
LANDSCAPE AND IRRIGATION NOTES
L-4

| | |
|---|---|
| Issue Date: | 01/20/06 |
| C&B Project Number: | 292885.020 |

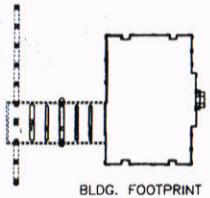
EAST ELEVATION: 1,872 SQ.FT.(STOREFRONT GLASS NOT INCLUDED)

**MATERIALS:**
METAL: 22 SQ.FT. 1.2%
BRICK: 1,160 SQ.FT. 62.0%
WAINSCOT & ACCENT STONE: 370 SQ.FT. 19.8%
E.I.F.S.: 320 SQ.FT. 17.0%

*TOTAL MASONRY: 81.8%*



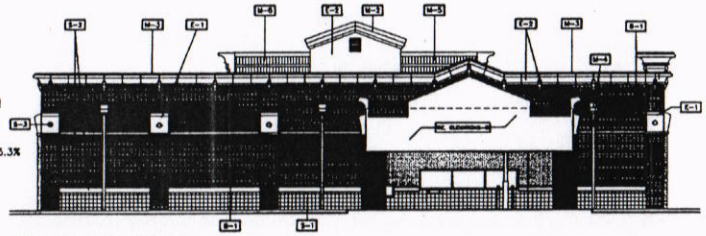
1 EAST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"




WEST 2,327 SQ.FT(WINDOW NOT INCLUDED)

**MATERIALS:**
BRICK: 1,697.0 SQ.FT. 72.9%
WAINSCOT & ACCENT STONE: 356.3 SQ.FT. 15.3%
E.I.F.S.: 273.7 SQ.FT. 11.8%

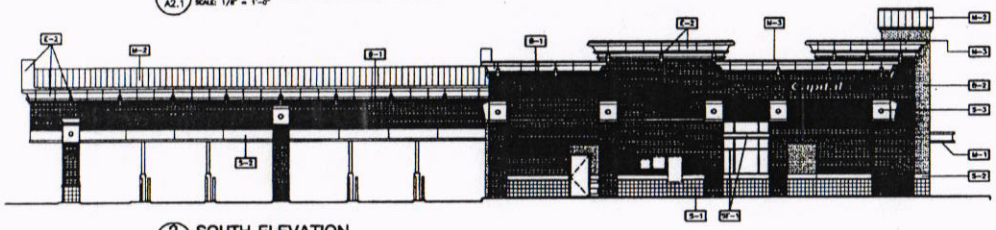
*TOTAL MASONRY: 88.2%*



2 WEST ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

**EXTERIOR FINISH SCHEDULE**

| PROTOTYPE KEY | MATERIAL | DESCRIPTION | MANUFACTURER | COLOR NAME | MEMBRIC COLOR | TEXURE | NOTES |
|---|---|---|---|---|---|---|---|
| C-1 | EIFS FINISH | CAPITALS | COREY | CS 11448 | CREAM-WHITE | STO | 1 |
| C-2 | EIFS FINISH | EIFS TRIM COLOR | COREY | CS 11448 | CREAM-WHITE | STO | 1 |
| B-1 | BRICK | FIELD BRICK | ACME | PALOMA GREY | DARK-TAN | - | 4,5 |
| M-1 | METAL | CANOPY | THE GARLAND CO. | CHAMPAGNE | METAL-TAN | - | 3 |
| M-2 | METAL | STANDING SEAM ROOF | THE GARLAND CO. | CHAMPAGNE | METAL-TAN | - | 3 |
| M-3 | METAL | COPING AT PARAPETS | THE GARLAND CO. | SIERRA WHITE | CREAM-WHITE | - | 3 |
| M-4 | METAL | SCUPPERS & DOWNSPOUTS | THE GARLAND CO. | SIERRA WHITE | CREAM-WHITE | - | 3 |
| M-5 | METAL | 8-GRB SPAN WALL PANEL | THE GARLAND CO. | WHITE | WHITE | - | 3 |
| S-1 | STONE | MONUMENTAL | ARMICRAFT | CUSTOM BASCHT FACE | MED-LIGHT TAN | - | 4&5 |
| S-2 | STONE | CUT STONE AT LINTELS, & ACCENT BANDS | SITEWORKS 281-531-1000 | CREAM | LIGHT TAN | - | |
| S-3 | STONE | GRANITE | STONE QUARRY | VENITIAN GOLD OR APPROVED EQUAL | - | - | |
| S-4 | STONE | LINTEL AT DRIVE-THRU | SITEWORKS 281-531-1000 | CREAM | GOLD AND WHITE VARIED GRANITE | BRAUNFACE | |
| SF-1 | ALUM | STOREFRONT | - | CLEAR ANODIZED | METAL-SILVER | - | |

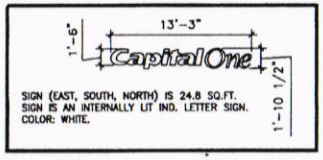


3 SOUTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

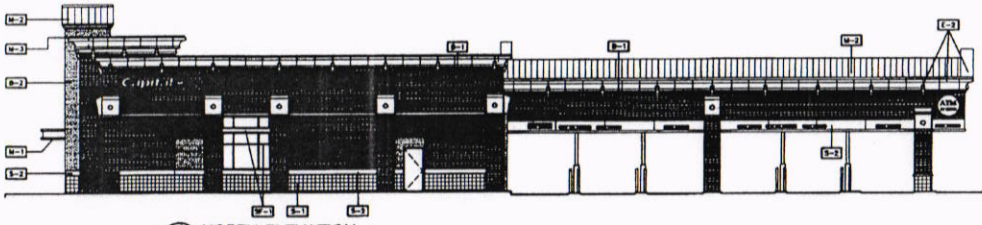
SOUTH 2,818 SQ.FT (STOREFRONT GLASS NOT INCLUDED)

**MATERIALS:**
BRICK: 1,681.0 SQ.FT. 59.7%
WAINSCOT & ACCENT STONE: 435.3 SQ.FT. 15.4%
E.I.F.S.: 438.9 SQ.FT. 15.6%
METAL: 262.8 SQ.FT. 9.3%

*TOTAL MASONRY: 75.1%*




SIGN (EAST, SOUTH, NORTH) IS 24.8 SQ.FT.
SIGN IS AN INTERNALLY LIT IND. LETTER SIGN.
COLOR: WHITE.



4 NORTH ELEVATION
A2.1 SCALE: 1/8" = 1'-0"

NORTH 2,748 SQ.FT (STOREFRONT GLASS NOT INCLUDED)

**MATERIALS:**
BRICK: 1,681.0 SQ.FT. 59.7%
WAINSCOT & ACCENT STONE: 435.3 SQ.FT. 15.4%
E.I.F.S.: 438.9 SQ.FT. 15.6%
METAL: 262.8 SQ.FT. 9.3%

*TOTAL MASONRY: 75.1%*

# CAPITAL ONE
# FARMERS BRANCH

ALPHA ROAD & MIDWAY ROAD
FARMERS BRANCH, TEXAS

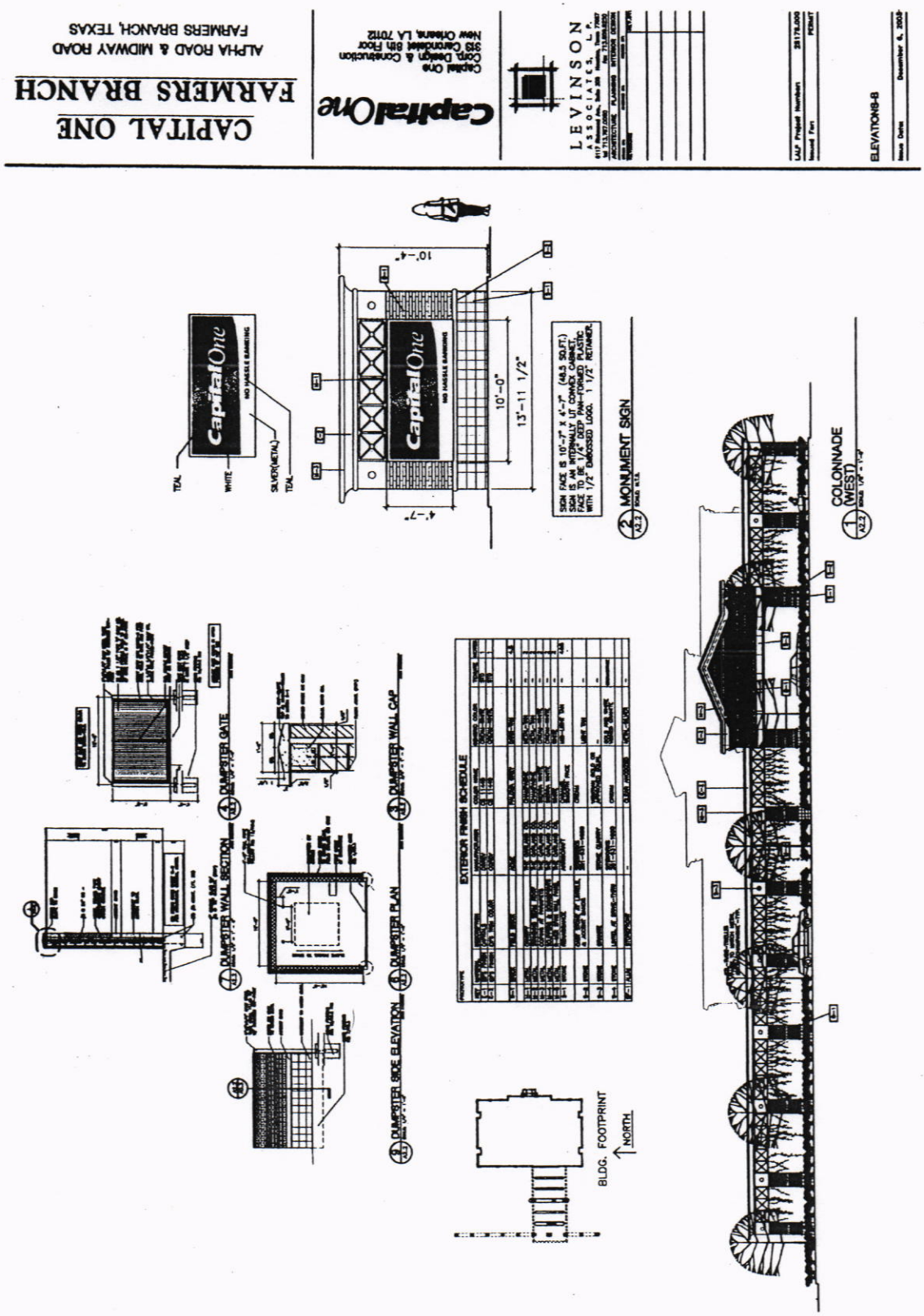
Capital One
Corp. Design & Construction
313 Carondelet 8th Floor
New Orleans, LA 70112

LEVINSON
ASSOCIATES, L.P.
6117 Richmond Ave., Suite 200 Houston, Texas 77057
tel 713.787.0000 fax 713.850.8250
ARCHITECTURE PLANNING INTERIOR DESIGN

| REVISIONS | DATE | BY |
|---|---|---|
| | | |

LALP Project Number: 25178.000
Issued For: PERMIT

ELEVATIONS
Issue Date: December 20, 2005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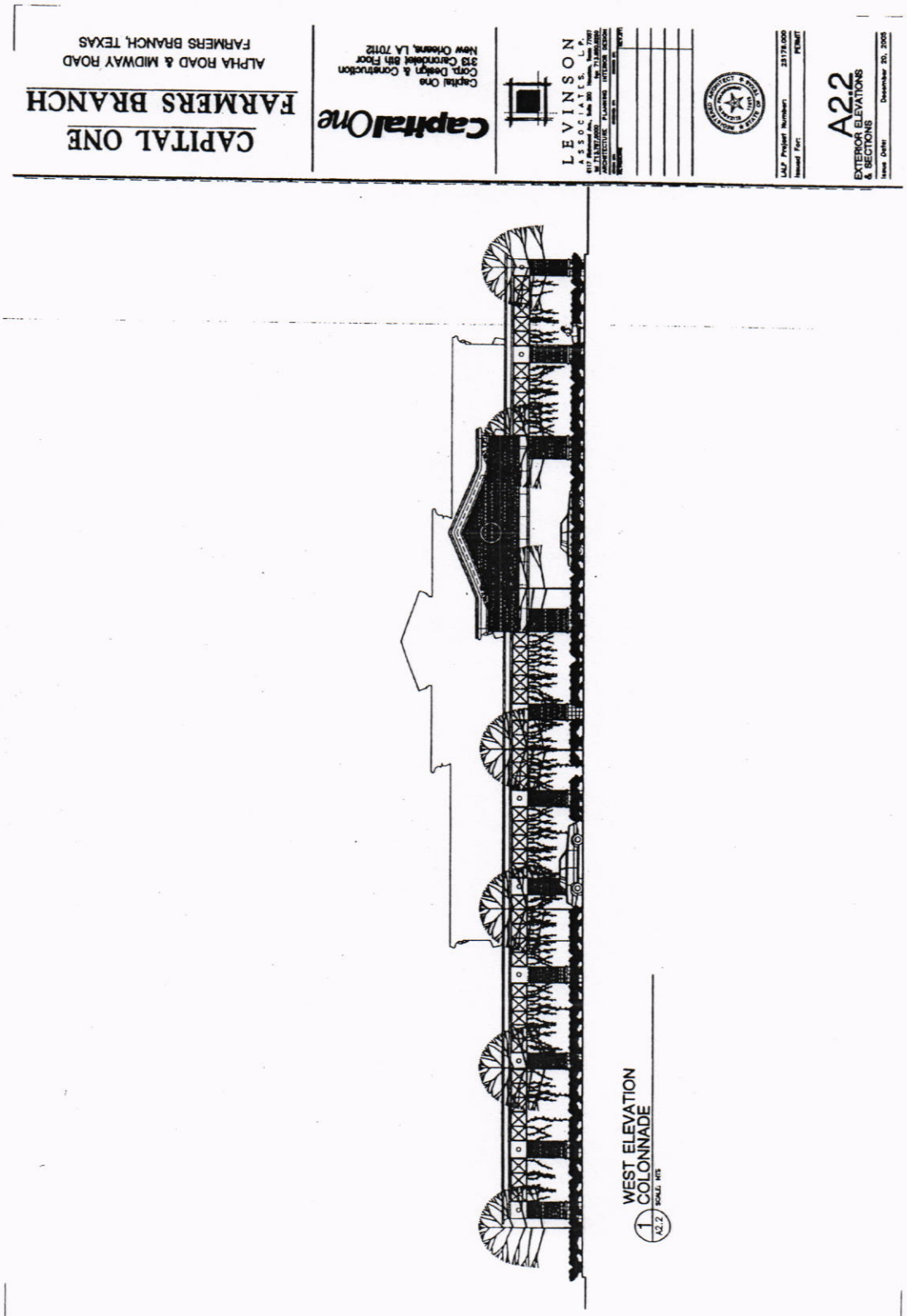
FARMERS BRANCH
ALPHA ROAD & MIDWAY ROAD
FARMERS BRANCH, TEXAS
CapitalOne
Capital One
Corp. Design & Construction
315 Carondelet 8th Floor
New Orleans, LA 70112
LEVINSON
ASSOCIATES, L.P.
ELEVATIONS-B
MONUMENT SIGN
COLONNADE
(WEST)
EXTERIOR FINISH SCHEDULE
DUMPSTER GATE
DUMPSTER WALL SECTION
DUMPSTER WALL CAP
DUMPSTER PLAN
DUMPSTER SIDE ELEVATION
BLDG. FOOTPRINT
NORTH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FARMERS BRANCH
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Capital One
Corp. Design & Construction
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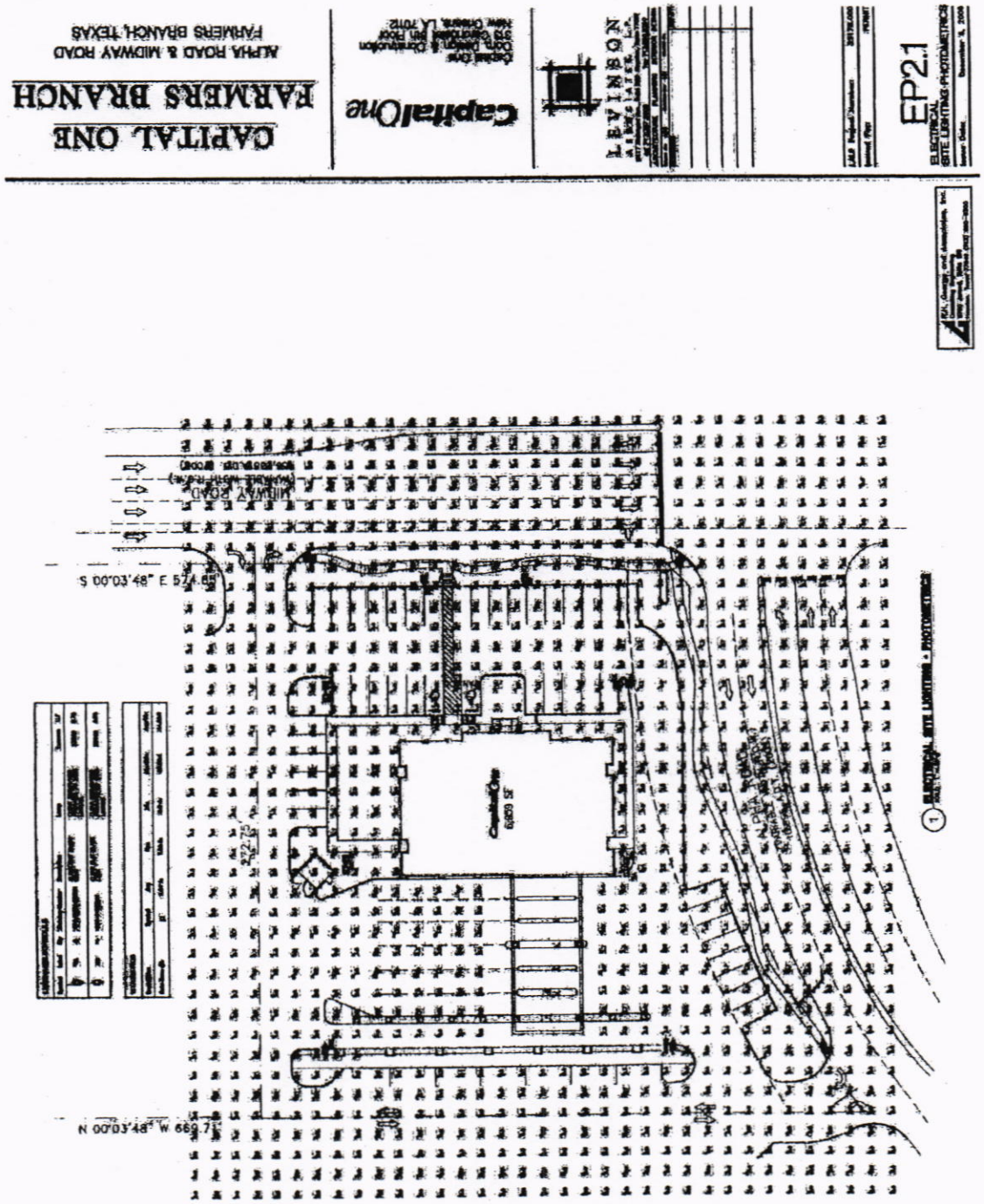
New Orleans, LA 70112
LEVINSON
ASSOCIATES, L.P.
ARCHITECTURE PLANNING INTERIOR DESIGN
REVISIONS
LAJP Project Number: 23178.000
Issued For: PERMIT
A2.2
EXTERIOR ELEVATIONS
& SECTIONS
Issue Date: December 20, 2005
WEST ELEVATION
COLONNADE
1
A2.2
SCALE: 1/8"


CAPITAL ONE
FARMERS BRANCH
ALPHA ROAD & MIDWAY ROAD
FARMERS BRANCH, TEXAS
CapitalOne
LEVINSON
EP2.1
ELECTRICAL
SITE LIGHTING PHOTOMETRICS
MIDWAY ROAD
S 00°03'48" E 574.65'
N 00°03'48" W 669.71'
ELECTRICAL SITE LIGHTING - PHOTOMETRICS