

PARKING SUMMARY

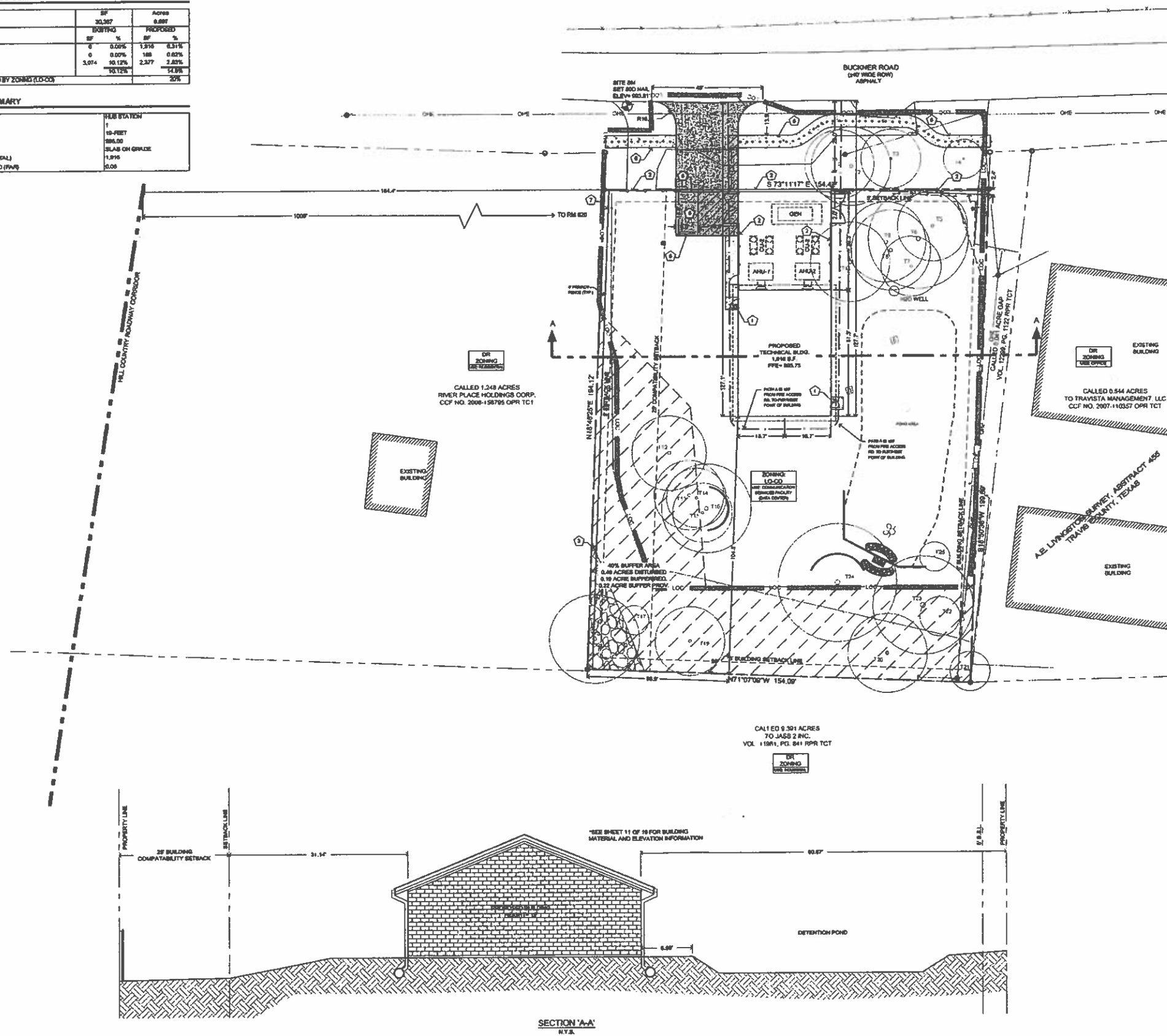
USE	AREA OF USE	PARKING RATIO	PARKING REQUIRED	PARKING PROVIDED			
				REG. SPACES	HC SPACES	COMPACT SPACES	TOTAL SPACES
Communication Service Facility (State center)	1,998	1:1000	2	1	1	0	2

SITE IMPERVIOUS SUMMARY

SCHEDULE	SF		Acres	
	BOTH	%	BOTH	%
IMPERVIOUS	30,367		6.887	
BUILDING	0	0.00%	1,916	8.31%
SEWER/PAV	0	0.00%	168	0.62%
PAVING/PAVEMENT	3,074	10.12%	2,377	2.85%
TOTAL		10.12%		24%
IMPERVIOUS ALLOWED BY ZONING (LD-C)				20.9%











BUILDING SUMMARY

PROPOSED USE	THIS STATION
STORIES	1
HEIGHT	10-FEET
S.F.E.	2885.00
FOUNDATION TYPE	SLAB ON GRADE
FOOT PRINT AREA (TOTAL)	1,916
FLOOR TO AREA RATIO (FAR)	0.06



SCALE 1" = 2'

LEGEND

- | | |
|---|---|
|  | PROPERTY LINE |
|  | EXISTING EASEMENT |
|  | LIMITS OF CONSTRUCTION |
|  | EXISTING OVERHEAD ELECTRIC |
|  | EXISTING CHAIN LINK FENCE |
|  | EXISTING ON-SITE NATURAL ST (NOT TO BE DISTURBED) |
|  | PROPOSED SECURITY FENCE |
|  | ACCESSIBLE ROUTE |
|  | PROPOSED HMAC RESURFACE |
|  | COMPRESSOR UNIT |
| CU | GENERATOR |
| GEN | AIR HANDLER UNIT |
| AHU | |

NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL STATE OF TEXAS REGULATIONS, THE STANDARD SPECIFICATIONS, CODES AND O.S.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL, PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, BLOSS PLAYING SIDEWALKS, CUT AREAS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS, RAILING TYPE.
3. ALL DISTURBED AREAS ARE TO RECYCLE TOPSOIL, BEDD, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE LANDSCAPE PLAN SHEETS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE, SLOPE, SIDEWALKS, FENCES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH.
5. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A TOWN & COUNTRY SURVEYORS, L.L.C. IN JULY 2008.
6. GENERATOR FUEL SOURCE TO BE NATURAL GAS.
7. BUILDING IS AN UNBANNED COMMUNICATION SERVICE FACILITY WHICH WILL ONLY BE VISITED EVERY FOUR YEARS FOR MAINTENANCE. A PARKING SPACE IS PROVIDED FOR THIS MAINTENANCE.
8. APPROVAL OF THESE PLANS BY THE CITY OF JUSTIN GUARANTEES COMPLIANCE WITH APPLICABLE CITY REGULATIONS ONLY. APPROVAL BY OTHER GOVERNMENTAL ENTITIES MAY BE REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE APPLICANT IS RESPONSIBLE FOR DETERMINING WHAT ADDITIONAL APPROVALS MAY BE NECESSARY.
9. ANY PROPOSED MODIFICATIONS WHICH INCLUDE MOVING A STRUCTURE MORE THAN FIVE (5) FEET OR INCREASING THE HEIGHT OR SQUARE FOOTAGE OF A BUILDING, WILL REQUIRE REVIEW BY THE PLANNING COMMISSION AND OR CITY COUNCIL. REFER TO SECTION 25-5-10 EXEMPTIONS.
10. SINGLE MASTER KEY WILL BE PROVIDED OR SITS IN KNOX BOX FOR DOORS AND GATES. KEYS BAILEY AT FSD 11 SHALL BE CONTACTED AT (817) 343-3477 FOR THE KNOX LOCK BOX OR FIRE DEPARTMENT ACCESS.
11. ADDRESS SHALL BE POSTED ON THE BUILDING FACE IN 4" LETTERS TO BE VISIBLE FROM THE STREET.
12. GRADER ON BLOCHNER RD. NO DO NOT EXCEED 10%.
13. THIS SITE CONTAINS A CONDITIONAL OVERLAY (CO-1789) PER C14-2000-0188.
14. ALL EXTERIOR LIGHTING WILL BE CUT-OFF AND FULLY COMPLIANT IN COMPLIANCE WITH COMPATIBILITY STANDARDS. ALL SITE LIGHTING TO BE LOCATED ON THE BUILDING WILL BE IN COMPLIANCE AND WILL BE REVIEWED DURING BUILDING PLAN REVIEW. ANY CHANGE OR SUBSTITUTION OF LAMP/HOT PICTURE SHALL BE SUBMITTED TO THE CITY IN AN REVIEW FOR APPROVAL.

COMPATIBILITY NOTES

1. ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY. (SECTION 25-3-1046)
2. ALL DUMPSTERS AND ANY PERMANENTLY PLACED REFUSE RECEPTACLES WILL BE LOCATED AT A MINIMUM OF TWENTY (20) FEET FROM A PROPERTY LINED OR ZONED AS SFA OR HOME RESTRICTIVE. (SECTION 25-3-1047)
3. THE USE OF HIGHLY REFLECTIVE SURFACES, SUCH AS REFLECTIVE GLASS AND REFLECTIVE METAL ROOFS, WITH A PITCH IS MORE THAN A RUN OF SEVEN (7) TO A RISE OF TWELVE (12), WILL BE PROHIBITED. (SECTION 25-3-1048)
4. THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED TO DBA AT THE PROPERTY LINE ADJACENT TO DISTURBED AREAS. (SECTION 25-3-1049)

KEYNOTES:

- | | | | |
|---|-----------------------------------|---|---|
| 1 | 8"x8" CONCRETE PAD MIN. | 6 | PARKING WHEEL STOP (1 EA.) |
| 2 | SECURITY FENCE (SEE DETAIL SHEET) | 7 | 3" SIDEWALK |
| 3 | SCREEN WALL (SEE ARCH. PLANS) | 8 | 6" PRIVACY FENCE |
| 4 | 4" WIDE SOLID WHITE STRIPES | 9 | 28" DOUBLE SWING GATE
W/ SPRING BACK |

SITE PLAN RELEASE

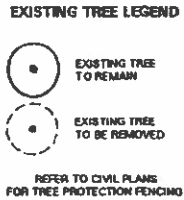
FILE NUMBER: SPC-3070-015162 EXPIRATION DATE: _____
CASE MANAGER: BUE WELSH APPLICATION DATE: _____
REVIEWED FOR GENERAL COMPLIANCE ON: _____
APPROVED BY PLANNING COMMISSION ON: _____
APPROVED BY CITY COUNCIL ON: _____
Under Section _____ of Chapter _____ of the Aesth City Code.

Sighting for Director, Planning & Development Review Department
RELEASED FOR:
GENERAL COMPLIANCE: ZONING

Rev. 1	Correction 1
Rev. 2	Correction 2
Rev. 3	Correction 3

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUBMITTED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF THEIR SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR COMPLETENESS BY CITY ENGINEERS.

[illegible]



1. EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
2. IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION IF CONSTRUCTION, NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY. IT IS REQUIRED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
3. NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A TREE PROTECTION DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
4. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT OR TRUCKS IS TO BE WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
5. NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
6. NO EQUIPMENT MAY BE CLEARED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOIL, SLAGS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TPOISL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TPOISL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM SLOPES AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FRESH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, BRANCHES, SPILLS, ETC. PRIOR TO PLACING TPOISL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL PROVIDE AN ADD ALTERNATE PRICE TO INSTALL 12" THICK LAYER OF IMPORTED TPOISL ON ALL LAWN AREAS IN LIEU OF USING EXISTING TPOISL ON-SITE . IMPORTED TPOISL SHALL BE NATURAL, FRAGILE SLOP FROM THE REGION, KNOWN AS BOTTOM LAND SOIL, FREE FROM LUMPS, CLUMPS, OXIC SUBSTANCES, ROOTS, DEADWOOD, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
7. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BURNED AREAS TO MATCH PLANTS IN A VICINITY, HEALTHY CONDITION.
8. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

1. CONTRACTOR SHALL SCAFFRY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE. SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
3. FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE "TERRO-TACK-ONE", AS MANUFACTURED BY GROVERS, INC. OR EQUAL.
5. HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF FIFTY (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
6. USE A 4"X8" BATTER BOARD AGAINST ALL BED AREAS.
IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH SHALL BE WATER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
8. ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED (100%) PERCENT COVERAGE PRIOR TO FINAL ACCEPTANCE.

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXCAVATE CAUTIONEDLY WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO BE REFINISHED 3" ABOVE FINISHED GRADE. FINISH GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. CONTRACTOR SHALL CROWN ALL LANDSCAPE ISLANDS TO 6" HEIGHT, TYPICAL AND UNIFORM THROUGHOUT THE SITE.
6. CONTRACTOR SHALL OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF FINE GRADING, CROWNS, AND BEGINS PRIOR TO INSTALLING LANDSCAPE. NOTIFY LANDSCAPE ARCHITECT 12 HOURS IN ADVANCE TO SCHEDULE A SITE VISIT.
7. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
8. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
9. ALL LAWN AREAS SHALL BE HYDROMULCH BETAULAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
10. ALL LANDSCAPE AREAS SHALL BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
11. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

1. THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
2. ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
3. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
5. ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
6. CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

[illegible]

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
	TREES				
CM	<i>Lagerstroemia indica</i> 'Tuscarora'	Crape Myrtle 'Tuscarora'	3	2" cal.	container grown, 3-6 trunk, no cross canes, 8' ht., 4' spread, matching
CD	<i>Quercus muhlenbergii</i>	Chinkapin Oak	5	3" cal.	container grown, 15' ht., 8' spread, 6' branching ht., matching
	SHRUB/GROUND COVER				
TS	<i>Leucophyllum frutescens</i> 'Green Cloud'	Texas Sage 'Green Cloud'	62	5 gal.	container full, 20" spread, 24" o.c.
	<i>Cynodon dactylon</i>	Common Bermuda Grass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.



Belle
Forma
inc.

Boyer & Associates
1717 North IH-35, Suite 308
Round Rock, Texas 78664

Project Number: 10032
Issue Date: 05.10.2010
Drawn By: LPS
Checked By: KAH

No.	Date.	Detail.
1	12.22.10	Chy. Comenente
2	02.11.11	Chy. Comenente

Sheet Title:

Sheet Number:

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