

FINAL DEVELOPMENT PLANS

FOR

LANDMARK 601

601 LEWIS ST
CONROE, TX 77301

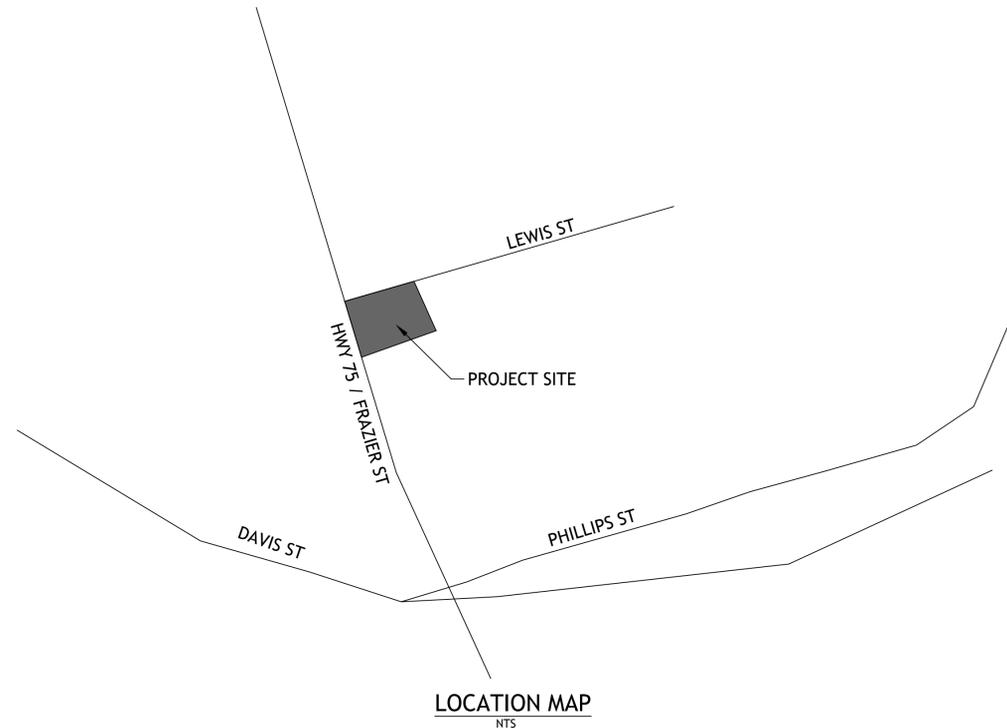
UTILITIES

WATER AND SEWER
CITY OF CONROE
700 METCALF ST.
CONROE, TX 77301
CHRIS BOGERT
936-522-3100
CBOGERT@CITYOFCONROE.ORG

GAS SERVICE
CENTER POINT ENERGY
713-659-2111

ELECTRIC SERVICE
ENTERGY
800-368-3749

COMMUNICATIONS
CONSOLIDATED COMMUNICATIONS
844-968-7224



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- C-7 EROSION CONTROL PLAN
- C-8 DETAILS
- C-9 DETAILS
- L-1 LANDSCAPE PLAN

SM Engineering
SME
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivilengr@gmail.com
785.341.9747

SM ENGINEERING
TEXAS ENGINEERING FIRM
F-21697
Drawings and/or Specifications are original
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information available to the Engineer. Field
verification of actual elements, conditions,
and dimensions is required.

Revisions

UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

SAFETY NOTICE TO CONTRACTOR

IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICE, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.

WARRANTY/DISCLAIMER

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER SM ENGINEERING, INC NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED, EXCEPT IN THE SPECIFIC CASES WHERE SM ENGINEERING PERSONNEL INSPECT AND CONTROL THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

CAUTION- NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. THE CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICTS PRIOR TO ANY CONSTRUCTION.

DESCRIPTION
BLOCK 2, SCIENCE HILL ADDITION
CITY OF CONROE, MONTGOMERY COUNTY, TEXAS

NOTE
PROJECT IS LOCATED IN FEMA ZONE X
AREA OF MINIMAL FLOODING PER
PANEL 48339C0390G

OWNER/DEVELOPER

OPG RIDGECREST PARTNERS, LLC
NATE MILLER, DIRECTOR OF DEVELOPMENT
5341 W. 151st TERRACE
LEAWOOD, KS 66224
785-493-1130

SURVEYOR

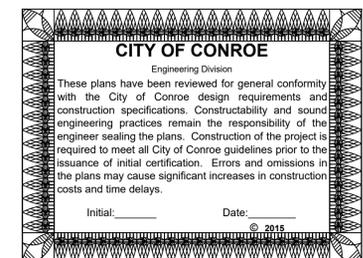
TEXAS PROFESSIONAL SURVEYING
3033 N FRAZIER
CONROE TX. 77303
936-756-7447

ENGINEER

SM ENGINEERING
5507 HIGH MEADOW CIRCLE
MANHATTAN KANSAS, 66503
SMCIVILENGR@GMAIL.COM
785.341.9747

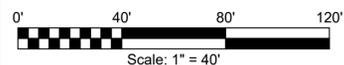


SAMUEL D. MALINOWSKY
PROFESSIONAL ENGINEER



LANDMARK 601
CONROE, TX

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Civil
COVER SHEET
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22 FEBRUARY 2026



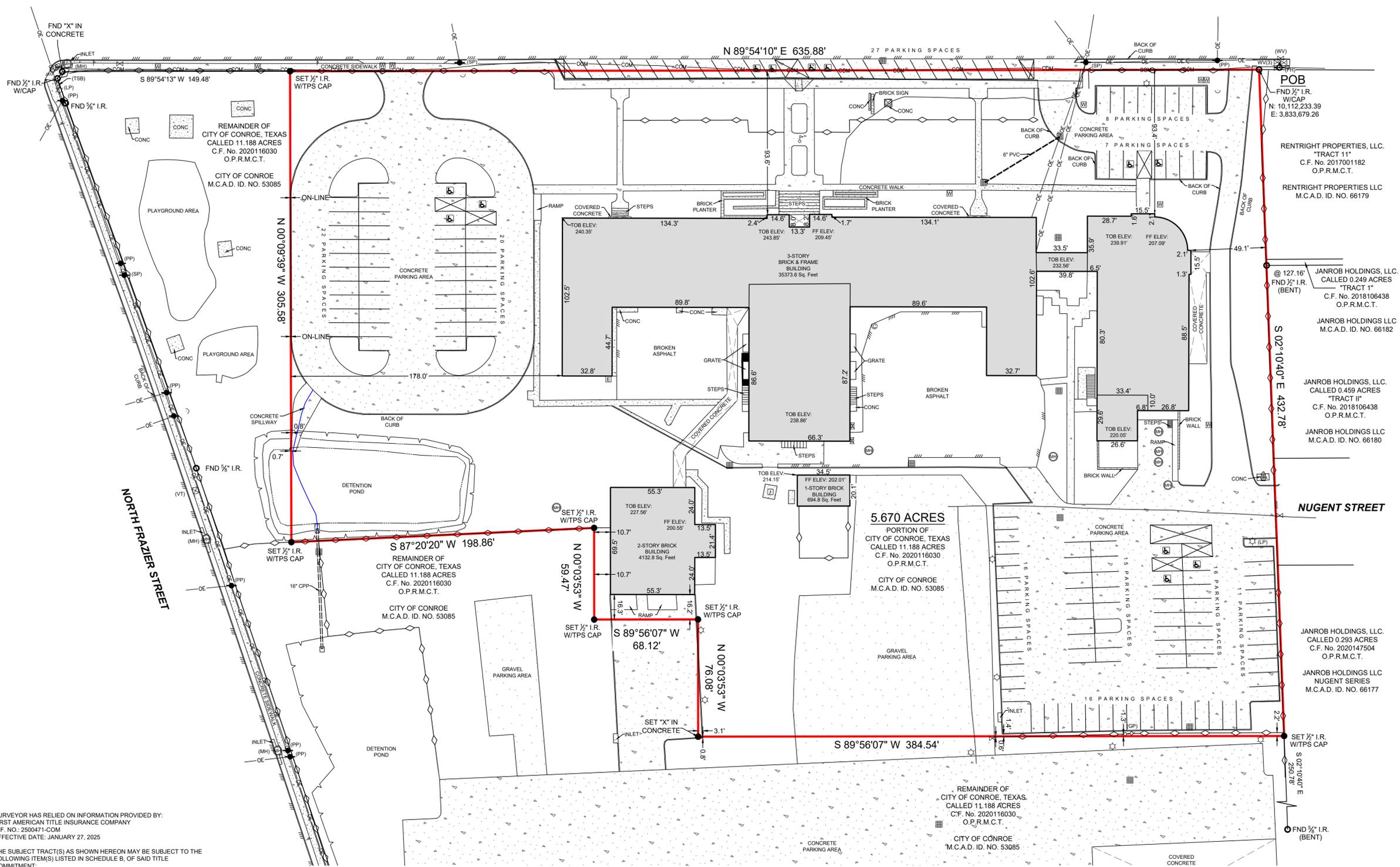
SYMBOL LEGEND

- | | | | |
|--|----------------------------|--|-------------------------------------|
| | CHAINLINK FENCE | | GATE POST (GP) |
| | COMMUNICATION LINE | | GENERATOR |
| | EDGE OF ASPHALT | | GRATE INLET |
| | OVERHEAD ELECTRIC | | GUY WIRE |
| | TOE OF SLOPE | | HANDICAP PARKING |
| | TOP OF BANK | | LIGHT POST (LP) |
| | AIR CONDITIONING UNIT (AC) | | MANHOLE (MH) |
| | CLEANOUT | | METER BOX (MB) |
| | ELECTRIC BOX | | POWER POLE (PP) / SERVICE POLE (SP) |
| | ELECTRIC TRANSFORMER | | SIGN |
| | FIBER OPTIC CABLE MARKER | | TELEPHONE PEDESTAL (TP) |
| | FIRE HYDRANT (FH) | | VAULT |
| | FLAG POLE | | WATER METER (WM) |
| | FOUND SURVEY MONUMENT | | WATER VALVE (WV) |
| | GAS METER (GM) | | CORRUGATED PLASTIC PIPE / HDPE |
| | GAS VALVE (GV) | | POLYVINYL CHLORIDE PIPE |
| | | | TRAFFIC SIGNAL BOX |
| | | | TOP OF BUILDING |
| | | | FINISHED FLOOR |

LEMUEL SMITH SURVEY
ABSTRACT NO. 526

PARKING SPACE TABLE	
TOTAL	158
REGULAR	146
HANDICAP	12

WEST LEWIS STREET



SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY:
FIRST AMERICAN TITLE INSURANCE COMPANY
G.F. NO.: 2500471-COM
EFFECTIVE DATE: JANUARY 27, 2025

THE SUBJECT TRACT(S) AS SHOWN HEREON MAY BE SUBJECT TO THE FOLLOWING ITEM(S) LISTED IN SCHEDULE B, OF SAID TITLE COMMITMENT:

- 10-1. DRUG FREE ZONE BOUNDARY, PER CITY OF CONROE ORDINANCE NO. 1514-09, PER C.F. NO. 200007531, O.P.R.M.C.T. (DOES AFFECT / SUBJECT PROPERTY LIES WITHIN THE BOUNDS OF THE AREA SHOWN ON THE SAM HOUSTON ELEMENTARY SCHOOL EXHIBIT)
- 10-5. RIGHT-OF-WAY EASEMENT TO THE CITY OF CONROE, TEXAS, PER VOL. 843, PG. 161, D.R.M.C.T. (DOES NOT AFFECT)

ALTA / NSPS LAND TITLE SURVEY

BEING A 5.670 ACRE TRACT OF LAND SITUATED IN THE LEMUEL SMITH SURVEY, ABSTRACT NUMBER 526, MONTGOMERY COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 11.188 ACRE TRACT DESCRIBED IN INSTRUMENT TO THE CITY OF CONROE, TEXAS, RECORDED UNDER CLERK'S FILE NUMBER 2020116030, OF THE OFFICIAL PUBLIC RECORDS OF MONTGOMERY COUNTY, TEXAS (O.P.R.M.C.T.), SAID 5.670 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY ATTACHED METES AND BOUNDS DESCRIPTION.

NO PORTION OF THIS PROPERTY APPEARS TO LIE WITHIN THE 100 YEAR FLOODPLAIN, PER GRAPHIC SCALING OF FEMA FIRM PANEL NO. 48339C0380G, HAVING AN EFFECTIVE DATE OF 08/18/2014.

TABLE "A" NOTES:

- 6. SURVEYOR WAS NOT SUPPLIED A ZONING REPORT AT THE TIME OF SURVEY.
- 8. ALL SUBSTANTIAL FEATURES FOUND ON THE GROUND AT THE TIME OF SURVEY ARE AS SHOWN.
- 9. ALL PARKING SPACES FOUND ON SITE ARE AS SHOWN AND REFERENCED IN THE PARKING SPACE TABLE ABOVE.
- 11. SURVEYOR WAS NOT SUPPLIED ANY PLANS (AND/OR REPORTS AT THE TIME OF SURVEY.
- 16. NO EVIDENCE OF RECENT EARTH MOVING WORK WAS FOUND AT THE TIME OF SURVEY.
- 17. SURVEYOR FOUND NO EVIDENCE OF STREET RIGHT OF WAY CHANGES ON THE GROUND AT THE TIME OF SURVEY.

I HEREBY CERTIFY TO CITY OF CONROE, TEXAS, OPG 601 PARTNERS, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B-1), 7(C), 8, 9, 11(A), 13, 16, 17 AND 18 OF THE TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON: NOVEMBER 19, 2025

DATE OF MAP OR PLAT: DECEMBER 03, 2025

<p>TEXAS PROFESSIONAL SURVEYING 3032 N. Frazier, Conroe, Texas 77303 Ph: 936.756.7447 Fax: 936.756.7448 www.surveyingtexas.com Firm No. 10083400</p>	PROJECT	35871-ALTA
	FIELD DATE	11-19-2025
	DRAWN BY	CSP
	CHECKED BY	MJW
	FIELD CREW	GR
	REV 1	
	REV 2	
	REV 3	
	REV 4	

ALL COORDINATES, BEARINGS, DISTANCES, AND AREAS SHOWN HEREON ARE GRID MEASUREMENTS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, U.S. SURVEY FEET.

PURCHASER.....OPG 601 PARTNERS, LLC
ADDRESS.....601 WEST LEWIS STREET, CONROE, TX, 77301
SURVEY.....LEMUEL SMITH, A-526
SUBJECT.....5.670 ACRES
COUNTY.....MONTGOMERY

Thomas A. McIntyre
Registered Professional Land Surveyor No. 6921

LEMUEL SMITH SURVEY
ABSTRACT NO. 526

- SITE DEMOLITION NOTES**
1. ALL ONSITE STRUCTURES, LIGHT POLE BASES, STORM SEWER, PAVEMENT, CURB AND GUTTER AND ALL SITE IMPROVEMENTS SHALL BE REMOVED UNLESS SPECIFICALLY NOTED TO REMAIN IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CITY OF CONROE, TX AND STATE REGULATIONS
 2. CONTRACTOR RESPONSIBLE FOR VERIFYING THAT ALL UTILITIES HAVE BEEN DISCONNECTED PER THE INDIVIDUAL UTILITY COMPANY'S CRITERIA. ALL UTILITY PIPES TO BE ABANDONED SHALL BE PLUGGED PER STATE REGULATIONS
 3. ALL ONSITE DEMOLISHED MATERIAL SHALL BE REMOVED AND DISPOSED OF PER STATE AND LOCAL REQUIREMENTS.

NOTE:
CONTRACTOR RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY PRIOR TO THE START OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, RIGHT OF WAY, HAULING AND LAND DISTURBANCE PERMITS WITH THE CITY OF CONROE, PUBLIC WORKS DEPARTMENT.

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SME
5507 High Meadow Circle
Manhattan Kansas, 66503
smcivlengr@gmail.com
785.341.9747

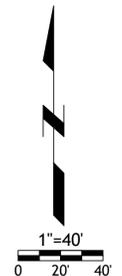
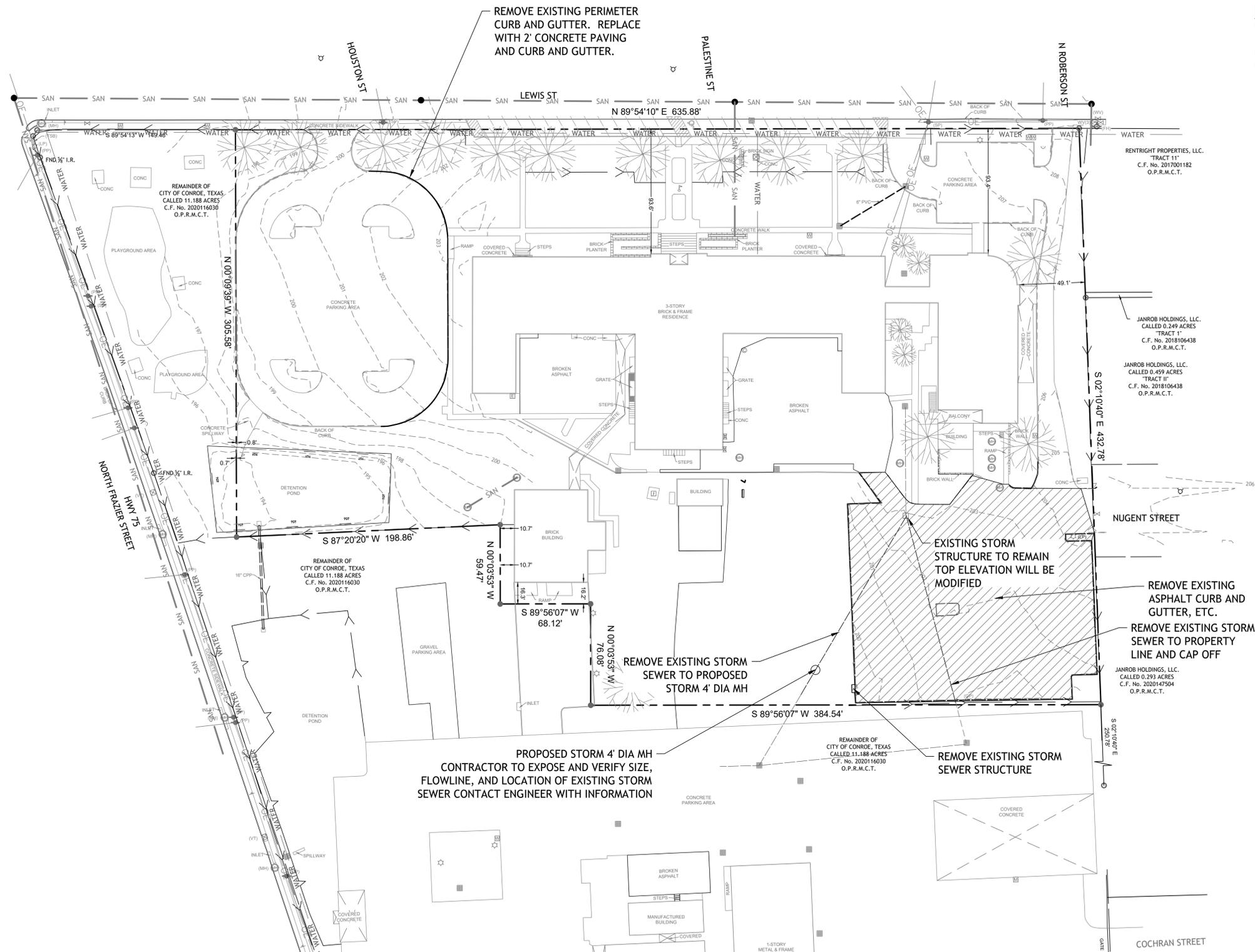
SM ENGINEERING
TEXAS ENGINEERING FIRM
F-21697

Drawings and/or Specifications are original proprietary work and property of the Engineer and intended specifically for this project. Use of items contained herein without consent of the Engineer is prohibited. Drawings illustrate best information available to the Engineer. Field verification of actual elements, conditions, and dimensions is required.



Revisions

LANDMARK 601
CONROE, TX



CITY OF CONROE
Engineering Division

These plans have been reviewed for general conformity with the City of Conroe design requirements and construction specifications. Constructability and sound engineering practices remain the responsibility of the engineer sealing the plans. Construction of the project is required to meet all City of Conroe guidelines prior to the issuance of initial certification. Errors and omissions in the plans may cause significant increases in construction costs and time delays.

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22 FEBRUARY 2026



Revisions

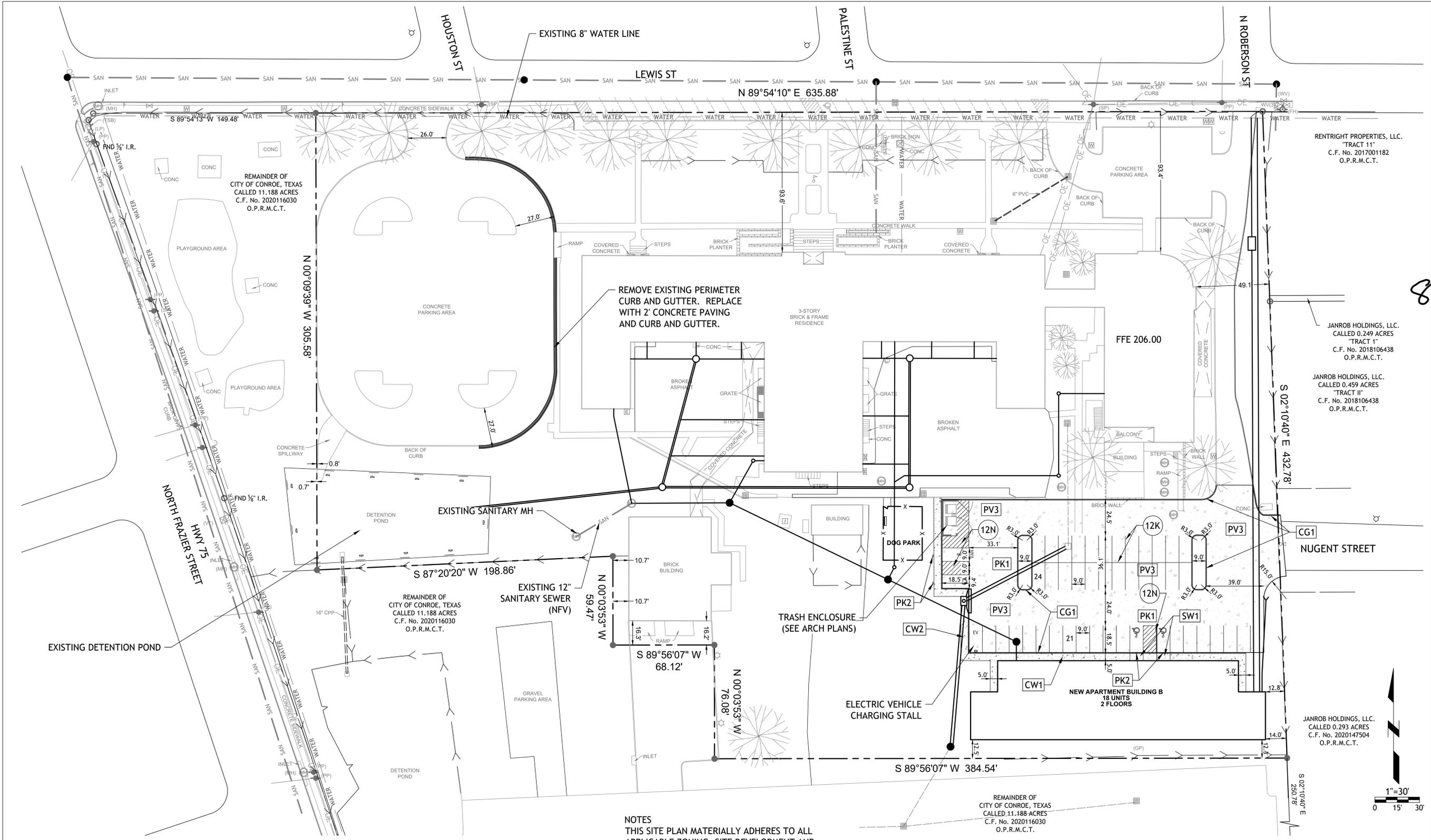
LANDMARK 601
CONROE, TX

sheet

C4.0

Civil
SITE PLAN

permit
22 FEBRUARY 2026



NOTES
THIS SITE PLAN MATERIALLY ADHERES TO ALL APPLICABLE ZONING, SITE DEVELOPMENT AND BUILDING CODE ORDINANCES

ALL PARKING MEETS LOCAL REQUIREMENTS
PARKING REQUIRED:
45, 1BR AND EFF x 1.75 = 78.50
25, 2 AND 3 BR x 2.00 = 50
TOTAL REQUIRED = 129

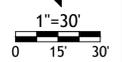
PARKING PROVIDED = 132

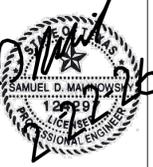
TOTAL SITE AREA 5.67ac

SETBACKS
FRONT = 25'
SIDE AND BACK = 10'

- SEE DETAIL SHEET FOR THE FOLLOWING DETAILS:
- CG1 CONCRETE CURB AND GUTTER (UNLESS OTHERWISE NOTED)
- PK1 96" ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING
- PK2 ACCESSIBLE PARKING SIGN
- CW2 SIDEWALK
- SW1 SIDEWALK RAMP
- PV3 REGULAR DUTY CONCRETE

- NOTES:**
- 12K YELLOW PARKING LOT STRIPING (SHERWIN-WILLIAMS TM 2160 LEAD FREE OR APPROVED EQUAL)
- 12N 4" YELLOW STRIPES 3'-0" O.C.

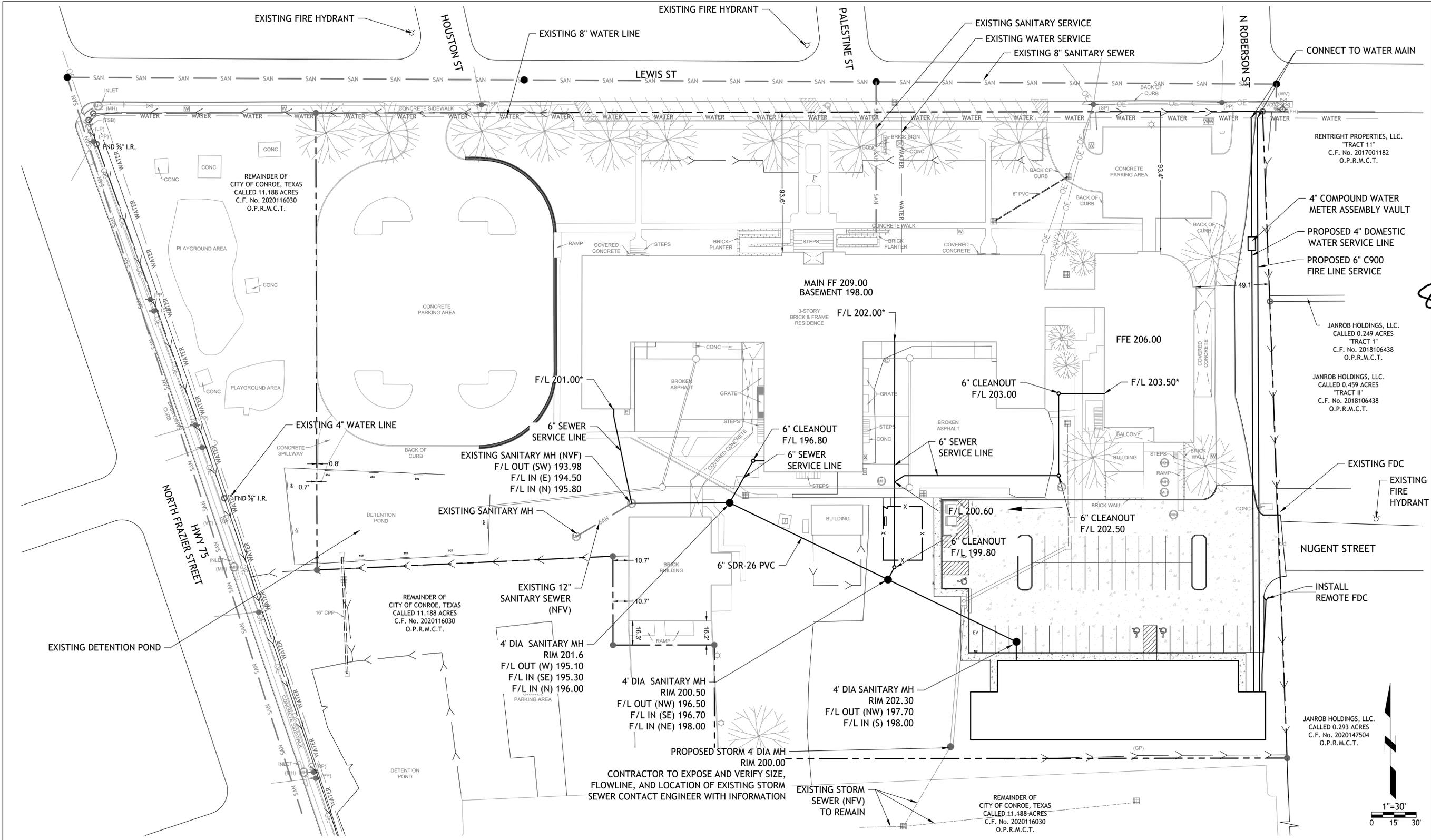




Revisions

LANDMARK 601
CONROE, TX

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22 FEBRUARY 2026



* CONTRACTOR TO VERIFY F/L'S OF SANITARY
SEWER SERVICE LINES AT BUILDING EXTERIOR

UTILITY STATEMENT:
THE UNDERGROUND UTILITIES SHOWN HEREON ARE FROM FIELD SURVEY INFORMATION OF ONE-CALL LOCATED UTILITIES, FIELD SURVEY INFORMATION OF ABOVE GROUND OBSERVABLE EVIDENCE, AND/OR THE SCALING AND PLOTTING OF EXISTING UTILITY MAPS AND DRAWINGS AVAILABLE TO THE SURVEYOR AT THE TIME OF SURVEY. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHERMORE, THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES BY EXCAVATION UNLESS OTHERWISE NOTED ON THIS SURVEY.

NOTE:
1. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCE, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
2. THESE PLANS HAVE NOT BEEN VERIFIED WITH FINAL ARCHITECTURAL CONTRACT DRAWINGS. CONTRACTOR SHALL VERIFY AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES. CONTRACTOR IS FULLY RESPONSIBLE FOR REVIEW AND COORDINATION OF ALL DRAWINGS AND CONTRACTOR DOCUMENTS.

UTILITY NOTES:
1. AN APPROVED TAP PERMIT IS REQUIRED FOR WATER AND SEWER TAPS TO CITY INFRASTRUCTURE. THE CONTRACTOR WILL MAKE THE SEWER TAP IN A CITY MANHOLE. TAPS MADE ON OR OPENING OF VALVES TO THE CITY OF CONROE ACTIVE WATER SYSTEM MUST BE PERFORMED BY CITY PERSONNEL.
2. ALL UTILITY AND STORM SEWER TRENCHES CONSTRUCTED UNDER AREAS THAT RECEIVE PAVING SHALL BE BACKFILLED TO 18 INCHES ABOVE THE TOP OF THE PIPE WITH SELECT GRANULAR MATERIAL PLACED ON EIGHT-INCH LIFTS, AND COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
3. CONTRACTOR SHALL NOT OPEN, TURN OFF, INTERFERE WITH, OR ATTACH ANY PIPE OR HOSE TO OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCE OF ANY SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE LIABILITY OF THE CONTRACTOR. SM ENGINEERING AND OWNER ARE TO BE HELD HARMLESS.
4. DISINFECTION AND PRESSURE TESTING OF WATER LINES SHALL BE PERFORMED PER SECTION 820 OF THE CITY OF CONROE CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL FURNISH ALL EQUIPMENT AND SUPPLIES REQUIRED FOR TESTING.
5. ALL WATER AND SANITARY SEWER SYSTEMS THAT ARE TO BE PUBLIC LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS PREVIOUSLY APPROVED BY THE CITY OF CONROE AND THE STATE OF TEXAS AND SHALL BE INSPECTED BY THE CITY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT THIS INSPECTION OCCURS.

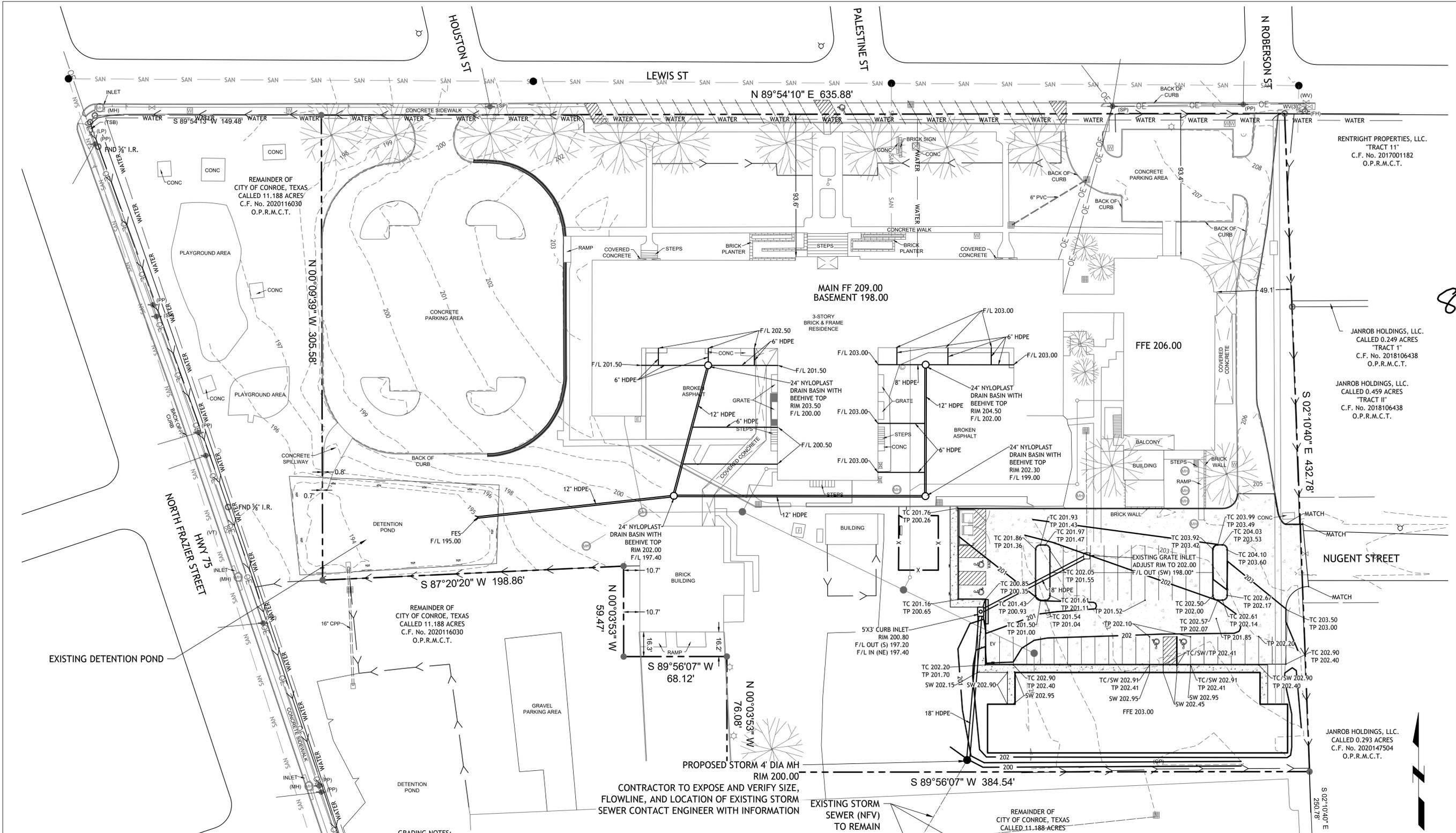
UTILITY NOTES:
6. LOCATIONS SHOWN FOR PROPOSED WATER LINES ARE APPROXIMATE. VARIATIONS MAY BE MADE, WITH APPROVAL OF THE ENGINEER, TO AVOID CONFLICTS.
7. CONTRACTOR TO INSTALL TRACING TAPE ALONG ALL NON-METALLIC WATER MAINS AND SERVICE LINES PER SPECIFICATIONS.
8. CONTRACTOR SHALL EXPOSE EXISTING UTILITIES AT LOCATIONS OF POSSIBLE CONFLICT AND POINTS OF CONNECTION PRIOR TO ANY CONSTRUCTION OF NEW UTILITIES.
9. WATER LINES SHALL HAVE A MINIMUM COVER OF 36 INCHES AND A MAXIMUM COVER OF 60". ALL VALVES ON MAINS AND FIRE HYDRANT LEADS SHALL BE WITH VALVE BOX ASSEMBLIES. THE SIZE OF VALVE BOX ASSEMBLY TO BE INSTALLED IS DETERMINED BY THE TYPE AND SIZE OF VALVE. VALVE BOX CAPS SHALL HAVE THE WORD "WATER".
10. A MINIMUM HORIZONTAL DISTANCE OF 10 FEET SHALL BE MAINTAINED BETWEEN PARALLEL WATER AND SANITARY SEWER LINES. WHEN IT IS NECESSARY FOR ANY WATER LINE TO CROSS A SANITARY SEWER LINE, THE SEWER LINE SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE AT LEAST 10 FEET EITHER SIDE OF THE WATER LINE UNLESS THE WATER LINE IS AT LEAST 2 FEET CLEAR DISTANCE ABOVE THE SANITARY SEWER LINE.
11. ALL WATER MAIN TAPS TO BE PERFORMED BY THE CITY OF CONROE PUBLIC WORKS

CITY OF CONROE
Engineering Division
These plans have been reviewed for general conformity with the City of Conroe design requirements and construction specifications. Constructability and sound engineering practices remain the responsibility of the engineer sealing the plans. Construction of the project is required to meet all City of Conroe guidelines prior to the issuance of initial certification. Errors and omissions in the plans may cause significant increases in construction costs and time delays.
Initial: _____ Date: _____
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Revisions

LANDMARK 601
CONROE, TX



- GRADING NOTES:**
1. THE CONSTRUCTION AREA SHALL BE CLEARED, GRUBBED, AND STRIPPED OF TOPSOIL AND ORGANIC MATTER FROM ALL AREAS TO BE OCCUPIED BY BUILDING AND PAVING. TOPSOIL FOR REPLACEMENT ON SLOPES MAY BE STOCKPILED ON SITE. EXCESS TOPSOIL MAY BE WASTED IN FILL SLOPES PROVIDED THAT NO TOPSOIL WILL BE WASTED WITHIN 10 FEET OF THE EDGE OF THE BUILDING OR PARKING AREA. BURNING OF TIMBER WILL NOT BE PERMITTED UNLESS APPROVAL IS OBTAINED FROM GOVERNING OFFICIALS. STRIPPING EXISTING TOPSOIL AND ORGANIC MATTER SHALL BE TO A MINIMUM DEPTH OF 6 INCHES.
 2. AREAS TO RECEIVE FILL SHALL BE SCARIFIED AND THE TOP 8-INCH DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. ANY UNSUITABLE AREAS SHALL BE UNDERCUT AND REPLACED WITH SUITABLE MATERIAL BEFORE ANY FILL MATERIAL CAN BE APPLIED.
 3. OFF-SITE FILL MATERIAL SHALL HAVE A PLASTICITY INDEX OF 25 OR LESS, A LIQUID LIMIT OF 45 OR LESS AND CONTAIN NO ROCK LARGER THAN FOUR INCHES. OFF-SITE FILL MATERIAL SHALL BE APPROVED BY THE OWNER PRIOR TO BRINGING ON SITE.
 4. EARTHWORK UNDER THE BUILDING SHALL COMPLY WITH THE PROJECT ARCHITECTURAL PLANS. OTHER FILL MATERIAL SHALL BE MADE IN LIFTS NOT TO EXCEED EIGHT INCHES DEPTH COMPACTED TO 95% STANDARD PROCTOR DENSITY. FILL MATERIAL MAY INCLUDE ROCK FROM ON-SITE EXCAVATION IF CAREFULLY PLACED SO THAT LARGE STONES ARE WELL DISTRIBUTED AND VOIDS ARE COMPLETELY FILLED WITH SMALLER STONES, EARTH, SAND OR GRAVEL TO FURNISH A SOLID EMBANKMENT. NO ROCK LARGER THAN THREE INCHES IN ANY DIMENSION NOR ANY SHALE SHALL BE PLACED IN THE TOP 12 INCHES OF EMBANKMENT.
 5. AREAS THAT ARE TO BE CUT TO SUBGRADE LEVELS SHALL BE PROOF ROLLED WITH A MODERATELY HEAVY LOADED DUMP TRUCK OR SIMILAR APPROVED CONSTRUCTION EQUIPMENT TO DETECT UNSUITABLE SOIL CONDITIONS.
 6. IN ALL AREAS OF EXCAVATION, IF UNSUITABLE SOIL CONDITIONS ARE ENCOUNTERED, A QUALIFIED GEOTECHNICAL ENGINEER SHALL RECOMMEND TO THE OWNER THE METHODS OF UNDERCUTTING AND REPLACEMENT OF PROPERLY COMPACTED, APPROVED FILL MATERIAL. ALL PROOF ROLLING AND UNDERCUTTING SHOULD BE PERFORMED DURING A PERIOD OF DRY WEATHER.

- GRADING NOTES:**
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
 8. ALL SLOPES ARE TO BE 3:1 OR FLATTER UNLESS OTHERWISE INDICATED.
 9. ALL SLOPES EXCEEDING 3:1 SHALL BE PROTECTED BY RIP RAP, CONCRETE PAVING, OR OTHER METHODS INDICATED ON THESE PLANS, THAT WILL PREVENT EROSION AND PLACED SUCH THAT THE SURFACE IS FLUSH WITH SURROUNDING GROUND AND SHAPED TO CHANNEL WATER IN DIRECTIONS INDICATED.
 10. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON-SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER PRIOR TO FINAL ACCEPTANCE OF THE PROJECT.
 11. CONTRACTOR SHALL USE SILT FENCE OR OTHER MEANS OF CONTROLLING EROSION ALONG THE EDGE OF THE PROPERTY OR OTHER BOTTOM OF SLOPE LOCATIONS.
 12. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS.
 13. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.

- GRADING NOTES:**
14. IT IS NOT THE DUTY OF THE ENGINEER OR THE OWNER TO REVIEW THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE AT ANY TIME DURING CONSTRUCTION.
 15. HANDICAP STALLS SHALL MEET ADA REQUIREMENTS AND SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION AT THE BUILDING ENTRY AND ACCESSIBLE PARKING STALLS. SLOPES EXCEEDING 2.0% WILL BE REJECTED AT THE CONTRACTOR'S EXPENSE.

NOTE
CONTRACTOR TO REMOVE AND REPLACE SIDEWALK AND CURB AND GUTTER AS REQUIRED FOR ROOF DRAIN INSTALLATION. EXISTING PERIMETER FENCE SHALL NOT BE DISTURBED.

CONTRACTOR TO REFERENCE MECHANICAL PLANS FOR BASEMENT DRAINAGE.

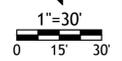
* CONTRACTOR TO VERIFY F/L'S OF EXISTING STORM SEWER LINES

CITY OF CONROE
Engineering Division

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Revisions

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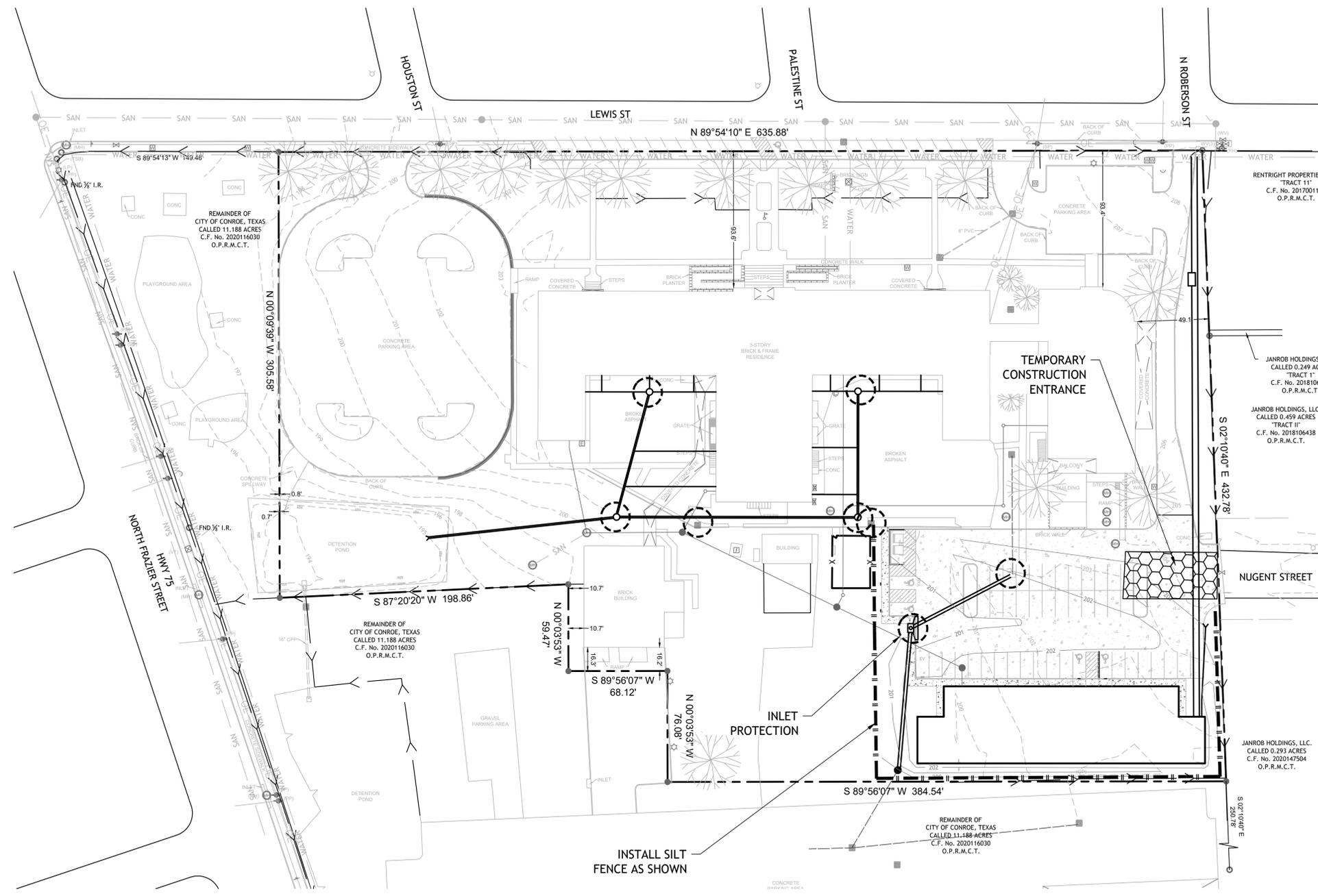
C7.0

Civil
EROSION CONTROL

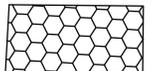
permit
22 FEBRUARY 2026

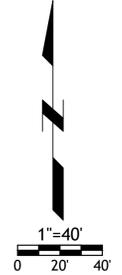
GENERAL NOTES:

1. PROPERTY LINE IS LIMITS OF CONSTRUCTION EXCEPT AS SHOWN.
2. THE CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE DRAWINGS PRIOR TO BEGINNING EARTHWORK OPERATIONS.
3. THE CONTRACTOR SHALL MAINTAIN ALL SILT CONTROL MEASURES DURING CONSTRUCTION.
4. ALL SILT SHALL REMAIN ON SITE AND SURROUNDING STREETS SHALL BE KEPT CLEAR OF ALL MUD AND DEBRIS.
5. A SEDIMENTATION BARRIER IS TO BE INSTALLED AS SHOWN.
6. ACCUMULATED SEDIMENT SHALL BE REMOVED AND THE SEDIMENTATION BARRIERS MAINTAINED AS NEEDED TO PREVENT SEDIMENTATION BYPASS OF THE BARRIER.
7. SLOPES ARE TO BE LEFT IN A ROUGH CONDITION DURING GRADING.
8. CURB INLET SEDIMENTATION BARRIERS ARE TO BE INSTALLED AROUND INLETS AND WEIRS WHERE SEDIMENTATION IS A CONCERN. INLET BARRIERS SHALL BE EITHER BLOCK AND GRAVEL, OR SECURED STRAW BALES, OR SILT FENCE.
9. SEDIMENT IS TO BE REMOVED FROM STORM WATER DRAINAGE SYSTEMS.
10. RIPRAP IS TO BE INSTALLED AT AREAS OF CONCENTRATED FLOW (I.E. CULVERT OUTLETS).
11. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ANY ADDITIONAL EROSION CONTROL AS HE/SHE DEEMS NECESSARY.
12. THE CONTRACTOR SHALL PROVIDE ALL MATERIALS, TOOLS, EQUIPMENT AND LABOR AS NECESSARY TO INSTALL AND MAINTAIN ADEQUATE EROSION AND SILTATION CONTROLS REQUIRED TO PREVENT SOIL EROSION FROM LEAVING THE PROJECT SITE. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT METHODS UTILIZED ARE ADEQUATE AND COMPLY WITH REQUIREMENTS OF THE SPECIFICATIONS AND GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE WORK.
13. TEMPORARY SEDIMENT FENCE/STRAW BALES TO REMAIN UNTIL ADEQUATE VEGETATION IS ESTABLISHED.
14. MUD AND DEBRIS SHALL BE CLEANED UP AT THE CONCLUSION OF EACH WORKING DAY, OR AFTER EACH RAINFALL IF SILT IS PRESENT.
15. INSPECTION, MAINTENANCE AND REPAIR OF EROSION CONTROL DEVICES SHALL BE ON GOING THROUGHOUT THE LIFE OF BUILDING CONSTRUCTION TO KEEP THE DEVICES IN OPERABLE CONDITION AT ALL TIMES. ADDITIONAL MEASURES SHALL BE INSTALLED AS REQUIRED BY ACTUAL FIELD CONDITIONS AND/OR GOVERNING INSPECTION AGENCIES.
16. INSTALL CONSTRUCTION ENTRANCE AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE SITE AND AS SHOWN ON PLANS.
17. AT COMPLETION OF SITE GRADING AND OTHER RELATED CONSTRUCTION ACTIVITIES, ALL DISTURBED AREAS WITHIN THE PROJECT SITE SHALL BE SEEDED, SODDED, OR LANDSCAPED AS SHOWN ON THE LANDSCAPE PLAN WITHIN 14 DAYS.
18. TOPSOIL IS TO BE PLACED IN AREAS UNSUITABLE FOR VEGETATIVE GROWTH.
19. STRIP TOPSOIL PRIOR TO EXCAVATION, STOCKPILE AND SPREAD ONTO DISKED SUBGRADE (4" MIN) A THICKNESS OF 4 INCHES.
20. ROCK LINING (RIPRAP) SHALL BE DURABLE STONE CONTAINING A COMBINED TOTAL OF NOT MORE THAN 10 PERCENT OF EARTH, SAND, SHALE AND NON-DURABLE ROCK. AT LEAST 60 PERCENT OF THE MASS SHALL BE OF PIECES HAVING A MINIMUM WEIGHT OF 150 POUNDS OR MORE PER CUBIC FOOT.
21. THE CONTRACTOR SHALL HAVE THE RESPONSIBILITY FOR RESOLVING COMPLAINTS IN THE EVENT THAT COMPLAINTS OR DAMAGE CLAIMS ARE FILED DUE TO DAMAGES OCCURRING ADJACENT TO OR DOWNSTREAM FROM PROPERTY BY SEDIMENT RESULTING FROM EROSION ON THE PROJECT SITE.
22. GOOD HOUSEKEEPING PRACTICES SHALL BE MAINTAINED ON SITE TO KEEP SOLID WASTE FROM ENTRY INTO WATERS.
23. ALL FUELING FACILITIES PRESENT ON SITE SHALL ADHERE TO APPLICABLE FEDERAL AND STATE REQUIREMENTS CONCERNING UNDERGROUND STORAGE, ABOVE GROUND STORAGE AND DISPENSERS, INCLUDING SPILL PREVENTION, CONTROL AND COUNTER MEASURES.
24. EROSION CONTROL IS TO BE PLACED IN PHASING AS CONSTRUCTION PROGRESSES.
25. MINIMAL WASHING OF CONCRETE EQUIPMENT ALLOWED, CHUTE ETC. CONCRETE WASHOUT OF THE DRUM IS NOT ALLOWED. ANY PIT/WASHOUT AREA NEEDS TO BE MAINTAINED IN A NON-DISCHARGING MANNER AND ANY WASTE RESIDUE WILL NEED TO BE CLEANED OUT AND REMOVED AT THE END OF PROJECT.
26. EROSION CONTROL SEDIMENT FENCE TO BE INSTALLED 1'-0" BEHIND CURB & GUTTER UPON COMPLETION OF BACKFILL OF CURB IN ALL AREAS WHERE SLOPES FROM LOT DRAIN TOWARDS CURB. UPON COMPLETION OF FINAL GRADING THE TOES OF ALL EMBANKMENTS IN EXCESS OF TWO FEET IN HEIGHT WILL HAVE EROSION CONTROL SEDIMENT FENCE INSTALLED.



LEGEND

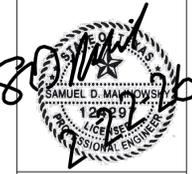
-  INLET PROTECTION
-  SILT FENCE
-  TEMPORARY CONSTRUCTION ENTRANCE



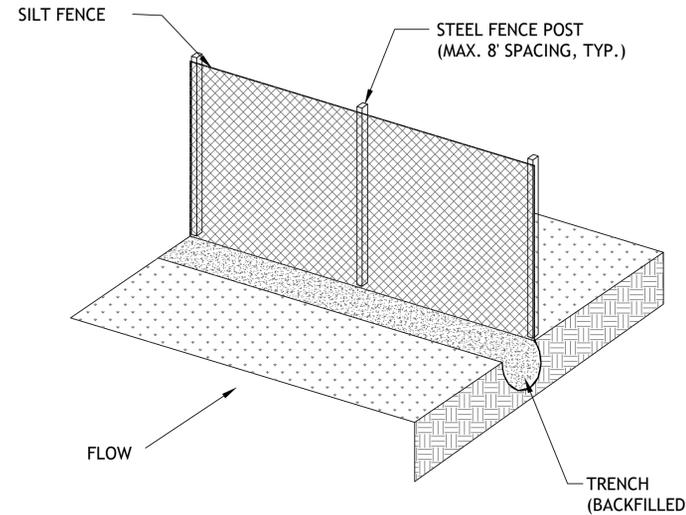
CITY OF CONROE
Engineering Division

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Revisions



CONSTRUCTION SPECIFICATIONS

1. Steel posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source.
2. 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.
3. The trench should be a minimum of 6" deep and 3-4" wide to allow for the silt fence to be laid in the ground and backfilled.
4. Silt Fence should be securely fastened to each steel, support post or to woven wire which is in turn attached to the steel fence posts.
5. Inspection shall be frequent and repair or replacement shall be made promptly as needed.
6. Silt Fence shall be removed when it has served its usefulness so as not to block or impede storm flow or drainage.
7. Sediment trapped by this practice shall be uniformly distributed on the source area prior to topsoiling.
8. The Erosion Control shown shall be Silt Fence. Additional Erosion Control provided by contractor may be Straw Bale Dike.

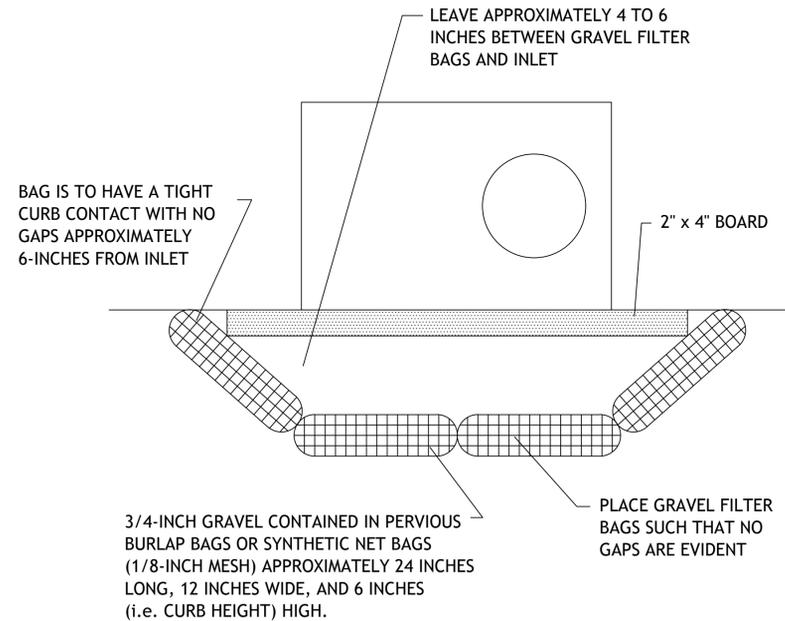
SILT FENCE
(Not to Scale)

EROSION CONTROL NOTES:

1. The contractor shall provide all materials, tools, equipment and labor as necessary to install and maintain adequate erosion control to prevent soil from leaving the project site. It shall be the contractor's responsibility to insure that the methods utilized comply with the requirements of the governmental agencies having jurisdiction over the work.
2. The contractor shall control the grading operation so that the site is well drained at all times and shall schedule the work to minimize the erosion of material by the use of staked straw bales and other acceptable methods to protect the abutting properties, streets, and all utilities.
3. Erosion control devices shall remain in place for the duration of the project.
4. The contractor shall seed/mulch and or sod all areas disturbed during the construction activities.

SILT FENCE DETAIL

NOTE:
SILT FENCE LOCATED ALONG THE PROJECT BOUNDARIES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS

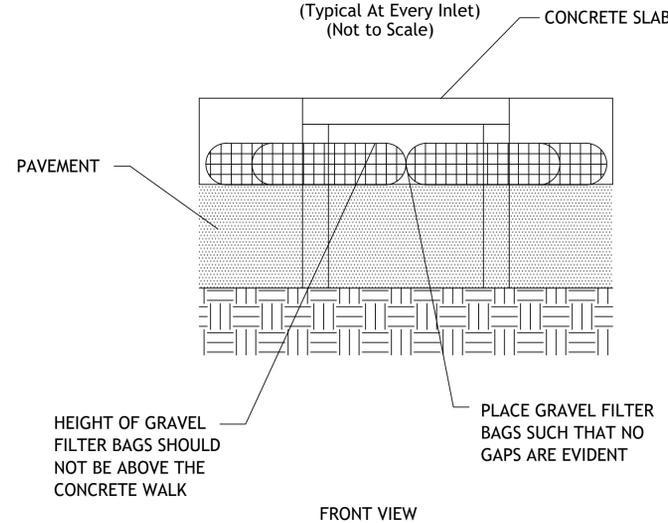


3/4-INCH GRAVEL CONTAINED IN PERVIOUS BURLAP BAGS OR SYNTHETIC NET BAGS (1/8-INCH MESH) APPROXIMATELY 24 INCHES LONG, 12 INCHES WIDE, AND 6 INCHES (i.e. CURB HEIGHT) HIGH.

PLACE GRAVEL FILTER BAGS SUCH THAT NO GAPS ARE EVIDENT

TOP VIEW

GRAVEL FILTER BAGS
(Typical At Every Inlet)
(Not to Scale)

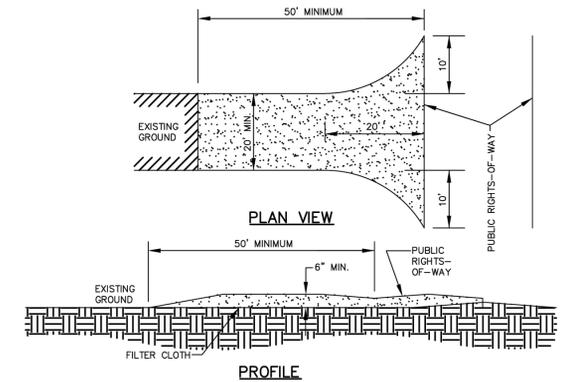


FRONT VIEW

PLACE GRAVEL FILTER BAGS SUCH THAT NO GAPS ARE EVIDENT

NOTE:
AFTER CONSTRUCTION OF INLETS, FILTER BAGS SHALL BE PLACED AROUND PROPOSED INLETS.

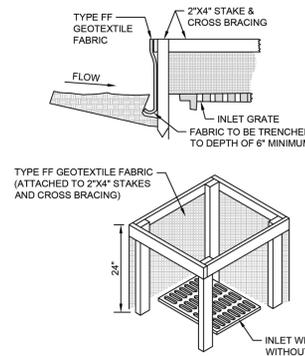
GRAVEL FILTER BAG



CONSTRUCTION ENTRANCE NOTES:

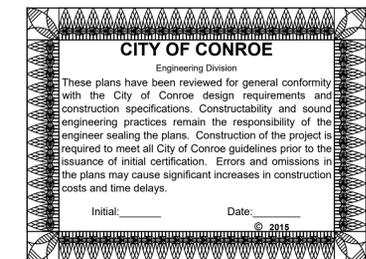
1. STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN (6) INCHES.
4. WIDTH - TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 3:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED AFTER EACH RAIN.

CONSTRUCTION ENTRANCE DETAIL EC1



- CONSTRUCTION SPECIFICATIONS**
1. FILTER FABRIC SHALL HAVE AN EOS OF 40-85. BURLAP MAP BE USED FOR SHORT TERM APPLICATIONS.
 2. CUT FABRIC FROM A CONTINUOUS ROLL TO ELIMINATE JOINTS. IF JOINTS ARE NEEDED, THEY WILL BE OVERLAPPED TO THE NEXT STAKE.
 3. STAKE MATERIALS WILL BE STANDARD 2"x4" WOOD OR EQUIVALENT. METAL WITH A MINIMUM LENGTH OF 3 FEET.
 4. SPACE STAKES EVENLY AROUND INLET 3 FEET APART AND DRIVE A MINIMUM 18" DEEP. SPANS GREATER THAN 3 FEET MAY BE BRIDGED WITH THE USE OF WIRE MESH BEHIND THE FILTER FABRIC FOR SUPPORT.
 5. FABRIC SHALL BE EMBEDDED 1 FOOT MINIMUM BELOW GROUND AND BACKFILLED. IT SHALL BE SECURELY FASTENED TO THE STAKES AND FRAME.
 6. A 2"x4" WOOD FRAME SHALL BE COMPLETED AROUND THE CREST OF THE FABRIC FOR OVER FLOW STABILITY.

DROP INLET PROTECTION EC4



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Civil

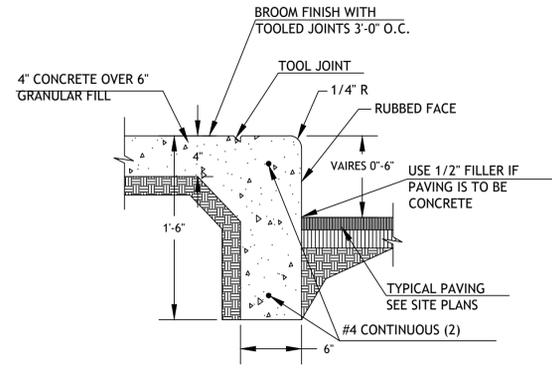
EROSION DETAILS

permit
22 FEBRUARY 2026



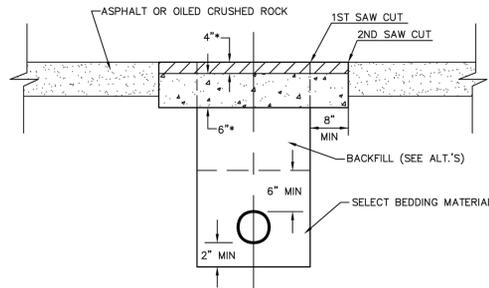
Revisions

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CURB WALK/CURB (AT BUILDING)

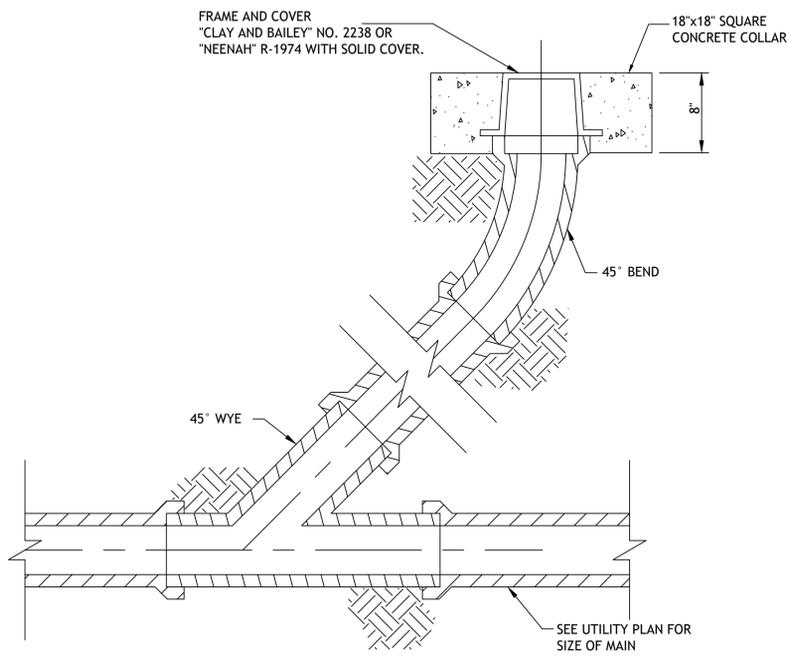
CW1



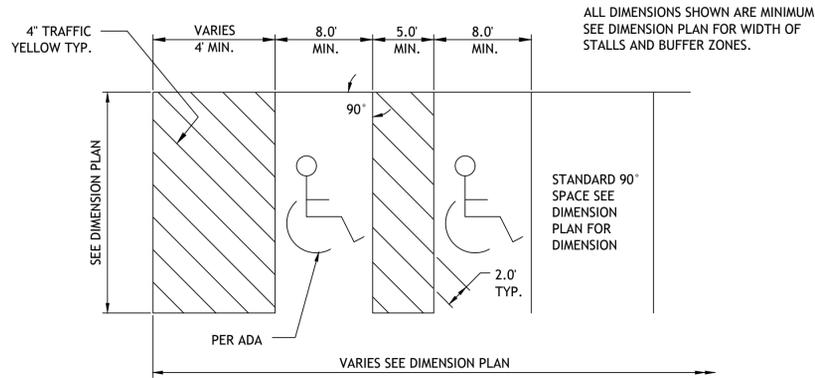
* FOR ASPHALT OR OILED CRUSHED ROCK, REPLACE SURFACE WITH 6" CONCRETE BASE AND 4" A.C. SURFACE.
FOR EARTH OR CRUSHED ROCK, REPLACE SURFACE IN KIND: SOIL - 12" DEEP (COMPACTED TO 95%), ROCK - 6" DEEP.

- ALTERNATE BACKFILL METHODS**
 - CRUSHER RUN ROCK OR SOIL, FREE OF DEBRIS AND DELETERIOUS MATERIAL MAY BE USED WHEN COMPACTED TO A MINIMUM OF 90% DENSITY. BACKFILL IS SUBJECT TO APPROPRIATE IN-PLACE DENSITY TESTS.
 - LEAN MIX CONCRETE FOR BACKFILL MAY BE USED IF VIBRATED TO FILL ALL VOIDS.
 - CRUSHED ROCK FOR BACKFILL SHALL CONSIST OF 1 INCH MAXIMUM TO 1/4 MINIMUM CLEAN AGGREGATE, MANIPULATED AND COMPACTED TO ESTABLISH A FIRM INTERLOCK OF PARTICLES.
- ALL CUTS** ALL CUTS SHALL BE EITHER PLATED OR FILLED WITH COLD MIX AS A TEMPORARY SURFACE IF FINAL SURFACE CANNOT BE INSTALLED.
- CLEANUP** ALL EXCESS MATERIAL, DEBRIS, MUD AND OTHER FOREIGN MATTER SHALL BE REMOVED FROM THE STREET RIGHT-OF-WAY IN A MANNER THAT RESTORES THE SURFACE TO ITS ORIGINAL CONDITION.

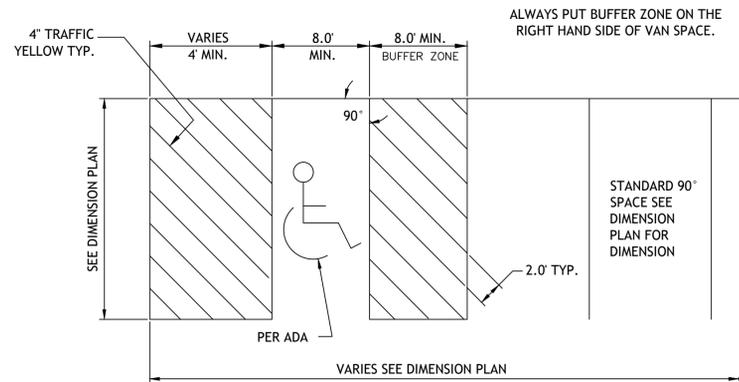
STREET CUT RESTORATION 030
ASPHALT PAVEMENT



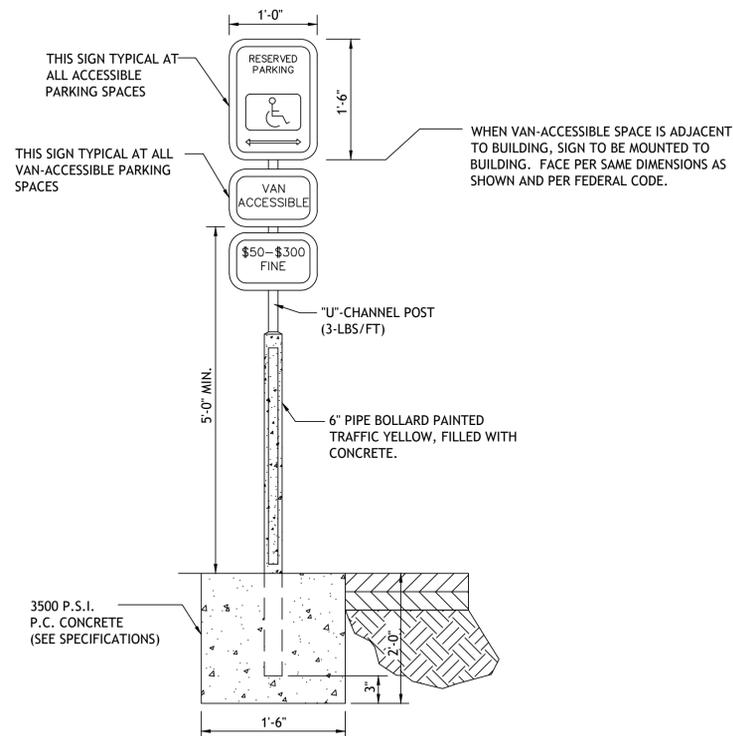
CLEAN-OUT 510



NOTE: PARKING SPACES AND ACCESS ISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 IN ALL DIRECTIONS

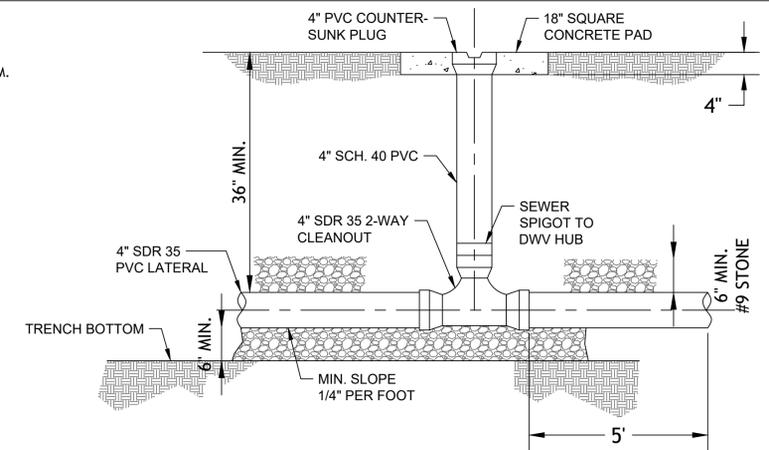


90° ACCESSIBLE & VAN ACCESSIBLE SPACE STRIPING PK1

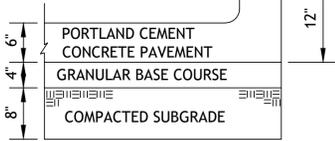


ACCESSIBLE PARKING SIGN PK2

ALL DIMENSIONS SHOWN ARE MINIMUM. SEE DIMENSION PLAN FOR WIDTH OF STALLS AND BUFFER ZONES.



TWO WAY CLEANOUT SS2

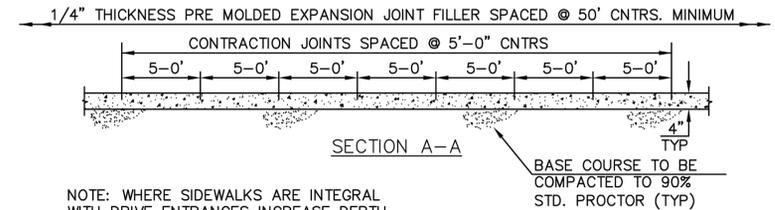
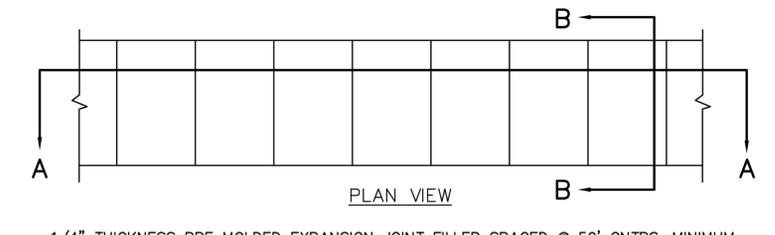


CONCRETE ALTERNATE

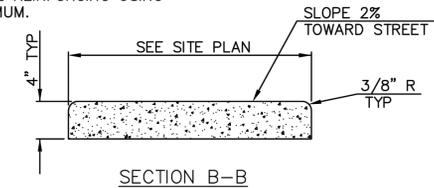
PORTLAND CEMENT CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS WITH 6% ENTRAINED AIR +/- 2% AND SHALL MEET OR EXCEED THE SPECIFICATIONS SET FORTH IN THE LATEST EDITION OF TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS

REGULAR DUTY PAVING PV3

PV3

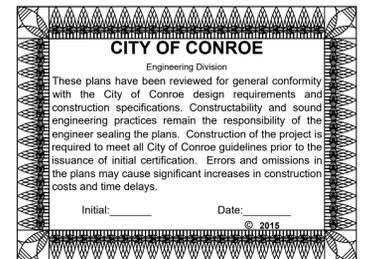


NOTE: WHERE SIDEWALKS ARE INTEGRAL WITH DRIVE ENTRANCES INCREASE DEPTH TO 6" AND PROVIDE REINFORCING USING 6x6 #10 WIRE MINIMUM.



CONCRETE SIDEWALK CW2

NOTE: CONCRETE SHALL BE CLASS A WITH f'c = 3000 PSI.

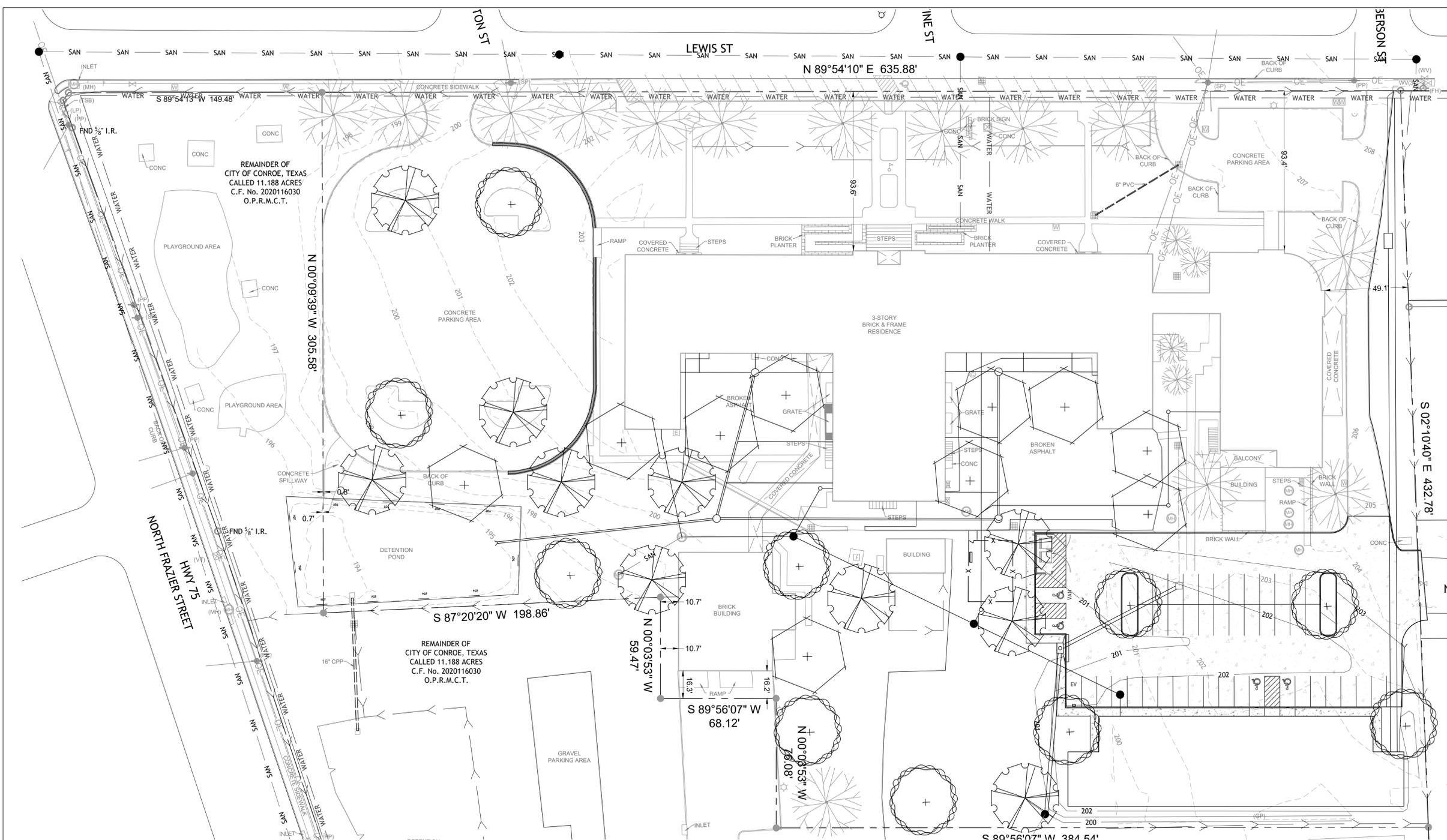




Revisions

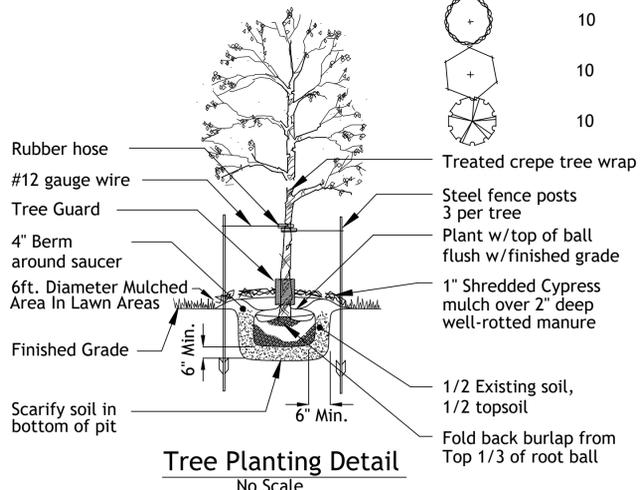
LANDSCAPE DATA	
TOTAL LOT	246,985sf
REQUIRED	
30% CANOPY COVERAGE	74,095sf
PROVIDED	
EXISTING TREE CANOPY	30,668sf
PROPOSED TREE CANOPY	45,000sf
TOTAL	75,668sf

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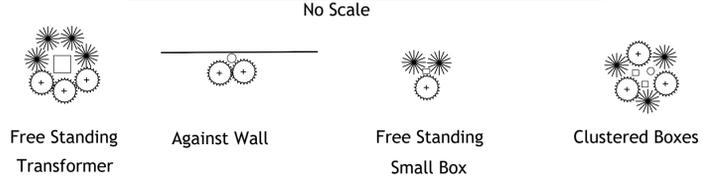
Tree List

Symbol	Quantity	Common Name	Botanical Name	Size	Condition	Spacing
	10	October Glory Maple	Acer Rubrum 'October Glory'	2" cal	BB	As Shown
	10	Skyline Honeylocust	Gleditsia Triacanthos 'Skyline'	2" cal	BB	As Shown
	10	Swamp White Oak	Quercus Bicolor	2" cal	BB	As Shown



Tree Planting Detail
 No Scale

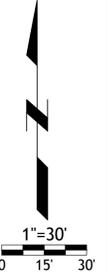
Typical Utility Box Screening Details



UTILITY BOXES SHALL BE CLUSTERED AS MUCH AS POSSIBLE

LANDSCAPE NOTES

- CONTRACTOR REQUIRED TO LOCATE ALL UTILITIES BEFORE INSTALLATION TO BEGIN.
- Contractor shall verify all landscape material quantities and shall report any discrepancies to the Landscape Architect prior to installation.
- No plant material substitutions are allowed without Landscape Architect or Owners approval.
- Contractor shall guarantee all landscape work and plant material for a period of one year from date of acceptance of the work by the Owner. Any plant material which dies during the one year guarantee period shall be replaced by the contractor during normal planting seasons.
- Contractor shall be responsible for maintenance of the plants until completion of the job and acceptance by the Owner.
- Successful landscape contractor shall be responsible for design that complies with minimum irrigation requirements, and installation of an irrigation system. Irrigation system to be approved by the owner before starting any installation.
- All plant material shall be specimen quality stock as determined in the "American Standards for Nursery Stock" published by The American Association of Nurseryman, free of plant diseases and pest, of typical growth of the species and having a healthy, normal root system.
- Sizes indicated on the plant list are the minimum, acceptable size. In no case will sizes less than specified be accepted.
- All shrub beds within lawn areas to receive a manicured edge.
- All shrub beds shall be mulched with 3" of shredded cedar mulch.
- All sod areas to be fertilized & sodded with a Turf-Type-Tall Fescue seed blend.
- All seed areas shall be hydro-seeded with a Turf-Type-Tall Fescue seed blend.



CITY OF CONROE
 Engineering Division
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