1. REMOVE ALL EXISTING TREES, CONSTRUCTION OR OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH CONSTRUCTION. VERIFY WITH OWNER OR ARCHITECT AT SITE.
2. PROTECT ALL EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING CONSTRUCTION (I.E. BUILDINGS, PAVING, WALKS, STREETS, FENCES, ETC.)
3. PROTECT FROM DAMAGE ALL EXISTING TREES THAT ARE TO REMAIN DURING CONSTRUCTION. MAINTAIN BARRIERS AROUND TREES AT A DISTANCE OF THE DRIPLINE PLUS 5'-0" BEYOND.
4. REFER TO SITE PLAN FOR APPROXIMATE LOCATION OF ALL KNOWN UTILITIES. VERIFY LOCATIONS OF ALL WATER, POWER, SANITARY SEWER, STORM SEWER, GAS, ETC., PROTECT, AND MARK APPROPRIATELY PRIOR TO BEGINNING ANY EXCAVATION, NEW CONSTRUCTION OR OTHER WORK AT THE SITE.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS DURING LAYOUT AT THE SITE AND SHALL CONTACT THE ARCHITECT SHOULD ANY PROBLEM BECOME EVIDENT.
6. AREAS TO BE SEEDED INCLUDE ALL AREAS WHERE GRADING IS REQUIRED OR WHERE GRASS IS DISTURBED. DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION. (PULVERIZE TOP SOIL, FINE GRADE AND RAKE FOR PLANTING).
7. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING DIVISION FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION IN CITY RIGHT-OF-WAY AND/OR PUBLIC UTILITY EASEMENT.
8. DURING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL MAKE PROVISIONS FOR THE POTENTIAL EROSION OF SOIL FROM THE SITE THROUGH THE USE OF HAY BALES OR SILT FENCES STRATEGICALLY PLACED AROUND THE PROPERTY AND AT EXISTING STORM DRAIN INLETS ADJACENT TO NEW CONSTRUCTION. THE GENERAL CONTRACTOR SHALL OBTAIN FINAL APPROVAL OF THE ACTUAL METHOD REQUIRED AND ITS PLACEMENT FROM THE CITY ENGINEERING DIVISION PRIOR TO BEGINNING ANY SITEWORK.
9. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% SLOPE (1:20) IN THE DIRECTION OF TRAVEL. CROSS-SLOPE NOT TO EXCEED 2% (1:50).
10. ALL PAVING DIMENSIONS ARE TO BACK OF CURB.

SITE NOTES

NO SCALE (14)

- NEW CONCRETE SIDEWALK
- SCORED JOINTS - EVENLY SPACED, 5'-0" MAX.
- EXPANSION JOINTS @ 30'-0" o.c. MAX.
- NEW CONCRETE
- NEW ASPHALT PAVING
- EXISTING CONTOURS
- FINISHED CONTOURS
- + 100.0' EXISTING SPOT ELEVATION
- + 100.0' FINISHED SPOT ELEVATION
- UTILITY LINE AS INDICATED
- POWER POLE
- LIGHT POLE (OR OTHER AS NOTED)
- SWALE (DRAINAGE)
- PROPERTY LINE
- P.U.E. OR SETBACK LINES (AS NOTED)

SITE PLAN LEGEND

SCALE (19)

1. H.C. RAMP, REF. DTL 13/A1.2
2. EXIST. DITCH AT NEW SIDEWALK, REF. DTL. 12/A1.2
3. CHAIN LINK FENCE, REF. DTL. 11/A1.2
4. 8' X 8' CANOPY ENTRANCE
5. 8' X 30' CANOPY ENTRANCE
6. 8' W. SIDEWALK / DRIVE, REF. DTL. 7/A1.2
7. 5' W. SIDEWALK, REF. DTL. 6 & 7/A1.2
8. 12' W. WALK/DRIVE (NO CURB)
9. EXIST. AREA TO BE RE-GRADED
10. EXIST. CONC. VAULT
11. 6' LONG WHEEL STOPS
12. WOOD FENCE, REF. DTL. 14/A1.2
13. EXISTING FENCE TO REMAIN
14. EXISTING FENCE TO BE REMOVED

KEY NOTES

NO SCALE (18)

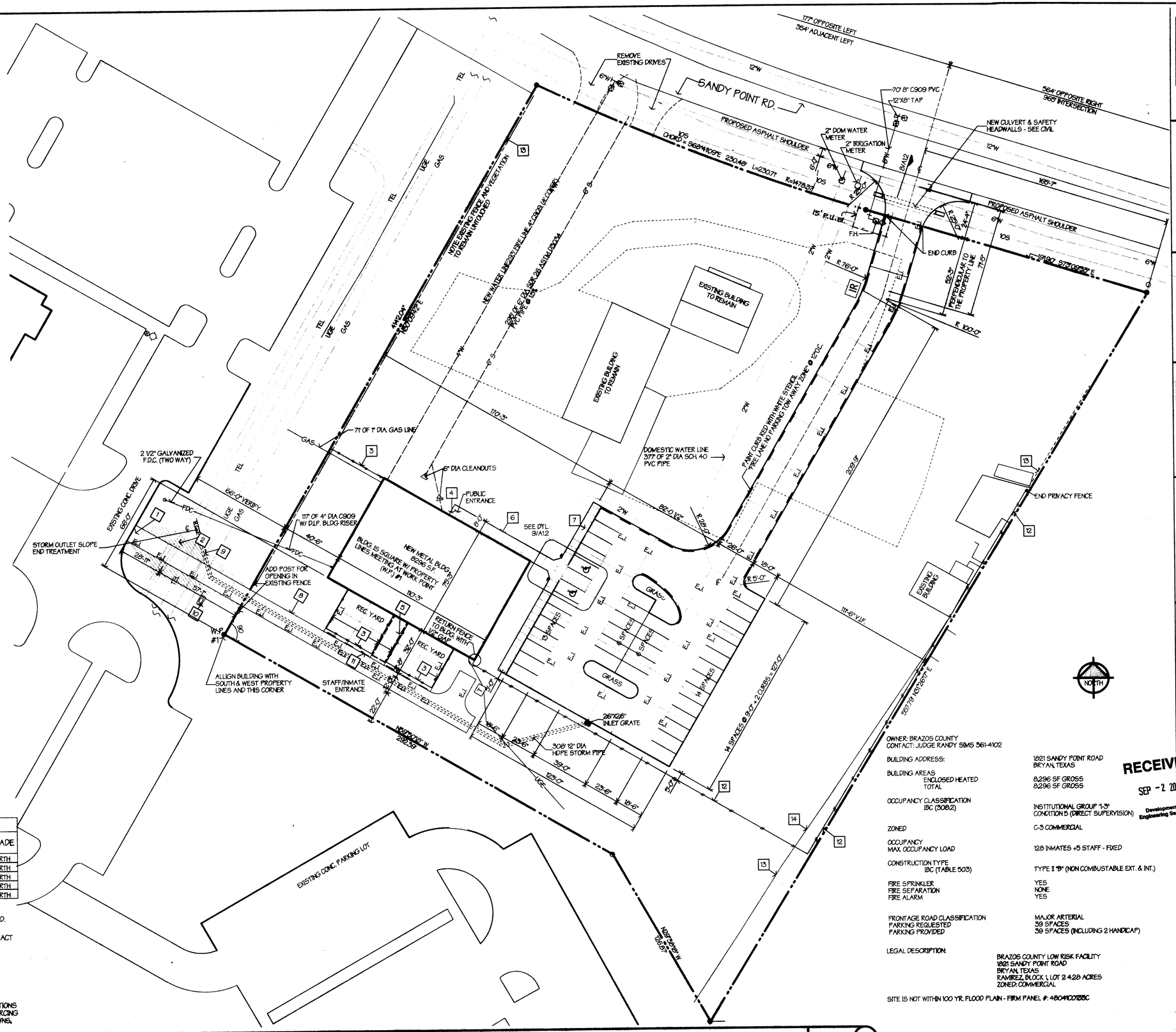
PAVING SCHEDULE					
LOCATION	THK.	REINF.	PSI	BASE.	SUBGRADE
SIDEWALKS	4"	#4 @ 16" O.C.E.W.	3000	6" COMP. FILL	EXIST. EARTH
PARKING	5"	#4 @ 12" O.C.E.W.	3000	6" COMP. FILL	EXIST. EARTH
DRIVES	6"	#4 @ 12" O.C.E.W.	3000	6" COMP. FILL	EXIST. EARTH
REC. YARDS	4"	#4 @ 16" O.C.E.W.	3000	6" COMP. EXIST. EARTH	EXIST. EARTH
MEP PADS	5"	#4 @ 12" O.C.E.W.	3000	6" COMP. FILL	EXIST. EARTH

1. AT ALL PAVING, REMOVE TOPSOIL, VEGETATION, & ROOTS. CUT OR ADD FILL AS REQD.
2. ALL FILL SHALL BE SELECT AS SPECIFIED. MAX. P.I. = 20.
3. ALL BASE MATERIAL SHALL BE COMPACTED AS SPECIFIED. LACKING SPECS, COMPACT TO 95% STANDARD PROCTOR IN MAX. 6" LIFTS.
4. ALL SUBGRADE FILL SHALL BE COMPACTED AS SPECIFIED. LACKING SPECS, COMPACT TO 95% STANDARD PROCTOR IN MAX. 6" LIFTS.
5. ALL FILL NOT BELOW PAVING OR FOUNDATION SHALL BE COMPACTED AS SPECIFIED. LACKING SPECS, COMPACT TO 90% STANDARD.

* SEE THE PROJECT MANUAL FOR SPECIFICATIONS WHICH OVER RULE CONFLICTING INFORMATION SHOWN HERE. FOR FOUNDATION REQUIREMENTS - SEE THE SPECIFICATIONS OR THE FOUNDATION DRAWINGS. REQUIREMENTS ABOVE INDICATE GENERAL REINFORCING ONLY - SEE DETAILS FOR ADDITIONAL REQUIREMENTS AT JOINTS, BEAMS, TURN DOWNS, AND OTHER SPECIAL CONDITIONS.

PAVING SCHEDULE

NO SCALE (17)



OWNER: BRAZOS COUNTY
CONTACT: JUDGE RANDY SIMS 361-4102

BUILDING ADDRESS:	1821 SANDY POINT ROAD BRYAN, TEXAS
BUILDING AREAS ENCLOSED HEATED	8,296 SF GROSS
TOTAL	8,296 SF GROSS
OCCUPANCY CLASSIFICATION IBC (308.2)	INSTITUTIONAL GROUP "I-3" CONDITION 5 (DIRECT SUPERVISION)
ZONED	C-3 COMMERCIAL
OCCUPANCY MAX. OCCUPANCY LOAD	128 INMATES +5 STAFF - FIXED
CONSTRUCTION TYPE IBC (TABLE 503)	TYPE II "B" (NON COMBUSTABLE EXT. & INT.)
FIRE SPRINKLER	YES
FIRE SEPARATION	NONE
FIRE ALARM	YES
FRONTAGE ROAD CLASSIFICATION	MAJOR ARTERIAL
PARKING REQUESTED	39 SPACES
PARKING PROVIDED	39 SPACES (INCLUDING 2 HANDICAP)

LEGAL DESCRIPTION:

BRAZOS COUNTY LOW RISK FACILITY
1821 SANDY POINT ROAD
BRYAN, TEXAS
RAMIREZ, BLOCK 1, LOT 2 4.28 ACRES
ZONED: COMMERCIAL

SITE IS NOT WITHIN 100 YR. FLOOD PLAIN - FIRM PANEL #: 48041C0128C

RECEIVED
SEP -2 2009
Development & Engineering Services

SITE PLAN

1" = 30' (1)

GCI Greenway Constructors Incorporated
General Contractors and Construction Managers
P.O. Box 11184
College Station, Texas
(979) 220-5596

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ENGINEERS - CONSULTANTS
P.O. Box 13401
COLLEGE STATION, TEXAS
77841
PHONE: (979) 575-6022
FAX: (979) 690-0911

REGISTERED ARCHITECT MICHAEL DAVID PATTERSON STATE OF TEXAS
8/12/09

NEW FACILITY FOR
BRAZOS COUNTY LOW RISK FACILITY
SANDY POINT ROAD
BRYAN, TEXAS

Date Issued:	08-18-09
02/26/09	ADDED UTILITIES
08/06/09	REVISION
Drawn By:	DF, MW
Checked By:	KR
Patterson Project No:	2814
Building Inventory No:	N/A
Project No:	2814
Sheet Title:	SITE PLAN
Sheet:	A1.1