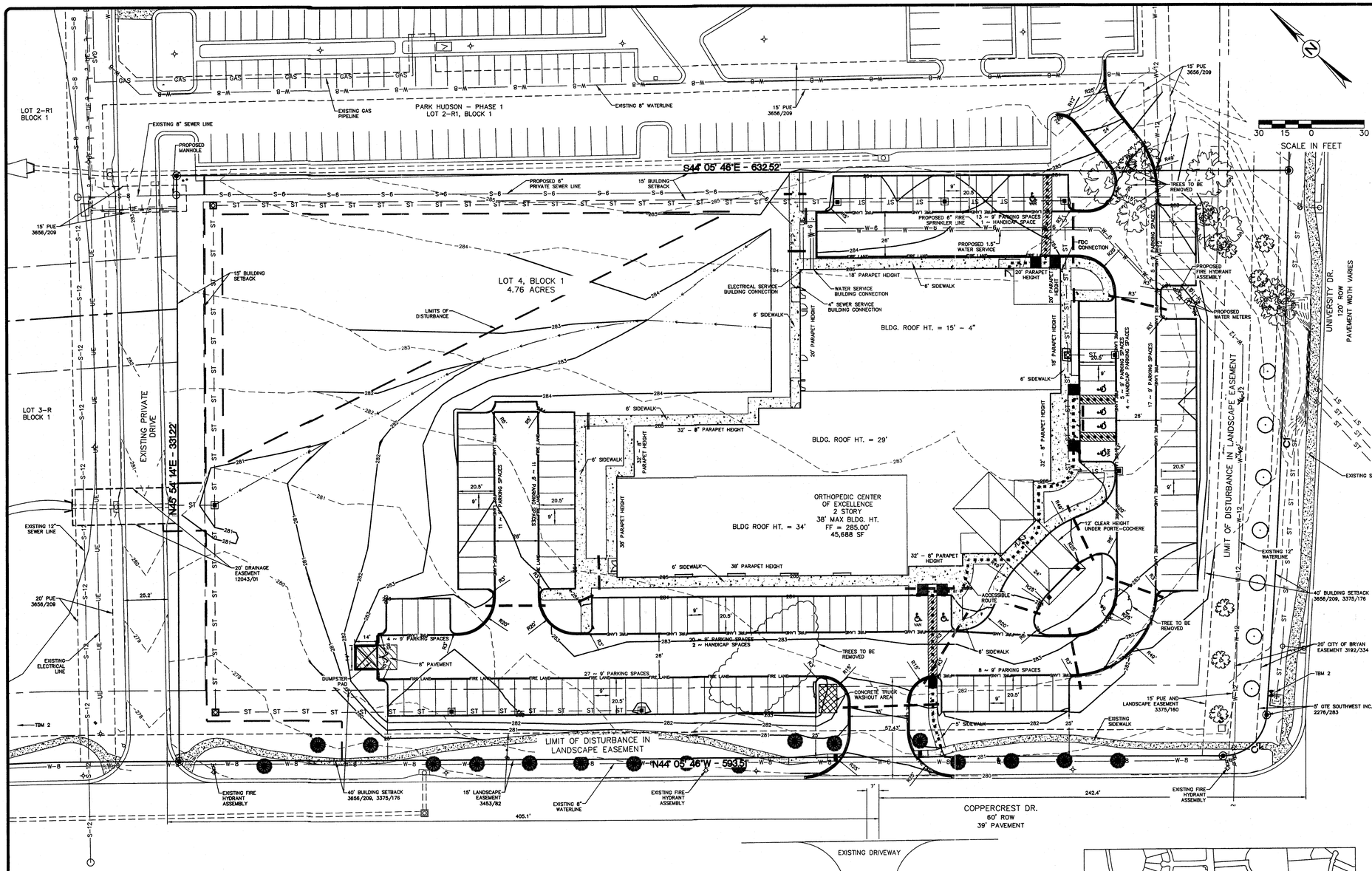


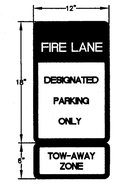
PROJECT BENCH MARKS

TBM 1
IRON ROD
ELEVATION: 277.52'
N: 10224267.4727'
E: 3564871.2437'

TBM 2
CORNER OF CONCRETE INLET
ELEVATION: 280.18'
N: 10223686.6732'
E: 3565521.7190'

SITE NOTES:

1. THE OWNER OF THIS PROPERTY IS BRAZOS VALLEY HEALTH REALTY II, LLC. THE SUBJECT PROPERTY IS LOT 4, BLOCK 1 OF THE PARK HUDSON SUBDIVISION PHASE 1. THIS PROPERTY IS ZONED PD PLANNED DEVELOPMENT.
2. MINIMUM BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE PARK HUDSON PROTECTIVE PUBLIC COVENANTS AND THE CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
3. UTILITY SERVICES TO BE PROVIDED AS SHOWN. THERE ARE PROPOSED PRIVATE SANITARY SEWER AND WATER LINE IMPROVEMENTS. THERE ARE PUBLIC WATER LINE AND SANITARY SEWER IMPROVEMENTS FOR THIS PROJECT.
4. ALL PUBLIC SITE AND UTILITY WORK IS TO BE DONE IN CONFORMANCE WITH THE BRYAN/ COLLEGE STATION 2012 STANDARD SPECIFICATIONS FOR WATER, SEWER, STREETS, SIDEWALKS, SWPPP, & DRAINAGE.
5. NO PUBLIC DRAINAGE STRUCTURES ARE PROPOSED FOR THIS SITE. ALL DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED.
6. CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
8. DEMOLITION/CONSTRUCTION WASTE–SITE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR.
9. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
10. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0220E, EFFECTIVE DATE: MAY 16, 2012
11. NORTH ORIENTATION IS BASED ON ROTATING THE NORTHEAST LINE TO PLAT CALLS VOL. 3656, PG. 209.
12. REFER TO LANDSCAPE PLANS FOR LANDSCAPE CALCULATIONS AND DESIGN.
13. REFER TO GRADING AND DRAINAGE PLAN SHEETS FOR EXISTING TOPOGRAPHY, GRADING AND DRAINAGE DESIGN.
14. ELECTRICAL CONDUIT FOR PARKING LOT LIGHTING WILL BE SHOWN ON THE ELECTRICAL SITE PLAN.
15. ON-SITE SOLID WASTE WILL BE SERVICED BY CITY OF BRYAN DUMPSTERS.
16. ALL PARKING SPACES ARE 9' IN WIDTH UNLESS NOTED OTHERWISE. THE DEPTH OF THE SPACES IS 20'. THE PARKING LOT DRIVE AISLES ARE 26' IN WIDTH UNLESS NOTED OTHERWISE. THE MINIMUM CURB HEIGHT IS 6" FOR THE DRIVE AISLES AND PARKING SPACES
17. PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL BE WHITE. ALL STRIPING MATERIALS AND CONSTRUCTION SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, ITEM 666, TYPE 2 MARKING MATERIALS.
18. IRRIGATION SYSTEM – POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY AND INSTALLED AS PER CITY ORDINANCE.
19. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
20. TOTAL LOT AREA IS 4.76 ACRES. THE PROPOSED DEVELOPED AREA IS 3.618 ACRES (157,600 SF).
21. 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. 6" CONCRETE PAVEMENT FOR DRIVE AISLES AND PARKING. SEE PAVEMENT PLAN FOR DETAILS. DUMPSTER CONTAINMENT AREAS SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
22. ALL SEWER SERVICES ARE 6" AT THE BUILDINGS UNLESS NOTED OTHERWISE.
23. THE MINIMUM REQUIRED FIRE FLOW FOR A COMMERCIAL BUILDING IBC TYPE IIA OF 45,688 SF IS 4,500 GALLONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WHICH DECREASES THE REQUIRED FIRE FLOW BY 50 % (2,250 GPM). TWO FIRE HYDRANTS ARE REQUIRED. DUE TO THE SIZE OF THE PROJECT, ONE HYDRANT IS PROPOSED & 3 ARE EXISTING.
24. ALL AREAS DISTURBED DURING CONSTRUCTION WILL BE COVERED WITH LIVE VEGETATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
25. ALL SITE SIGNAGE WILL BE PERMITTED SEPARATELY.
26. DUMPSTER GATE SHALL OPEN 180 DEGREES. A 6" CLEARANCE FOR CURB SHALL BE PROVIDED. THE DUMPSTER ENCLOSURE SHALL BE PER ARCHITECTURAL PLANS W/ 12' x 12' CLEAR INTERIOR OPENING MIN. 6' TALL.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING AND REPLACING ALL LANDSCAPING AND IRRIGATION WITHIN LANDSCAPE EASEMENTS DURING CONSTRUCTION. CONTACT PARK HUDSON POA MAINTENANCE CONTRACTOR STEPHEN VOLTIN AT VOLTIN LAWN & IRRIGATION (979) 774-0333
28. POTABLE WATER PROTECTION – ALL DEVICES, APPLIANCES, AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.
29. THIS SITE DOES PROVIDE X-RAY SERVICES. THE DEVELOPMENT OF X-RAYS WILL BE DIGITAL AND, THEREFORE, WILL NOT REQUIRE THE MAINTENANCE OF A SILVER RECOVERY SYSTEM ON SITE.



NOTES:

1. SIGN SHALL COMPLY WITH THE CoCS FIRE SERVICE STANDARDS.

FIRE LANE SIGN DETAIL
NTS.

FIRE LANE MARKINGS

1. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE – NO PARKING – TOW AWAY ZONE". WORDING MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.
2. A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT SHALL BE MOUNTED IN A CONSPICUOUS LOCATION AT EACH ENTRANCE TO THE PROPERTY AND AT THE LOCATIONS SHOWN. SUCH SIGNS SHALL BE TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES HIGH, WITH A COMPANION SIGN TWELVE INCHES (12") WIDE AND SIX INCHES (6") HIGH STATING "TOW-AWAY ZONE". SUCH SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH SYMBOLS, LETTER AND BORDER IN RED.
3. TOW-AWAY ZONE SIGN SHALL BE 12" WIDE X 6" TALL PER TMUTCD R7-201aP SIGNAGE.

PARKING ANALYSIS

REQUIRED PARKING:

27,927 SF OF MEDICAL OFFICE
1 SPACE PER 200 SF
140 SPACES REQUIRED

14,281 SF OF D1 SPORTS TRAINING FACILITY
27 SPACES REQUIRED OWNER SPECIFIED

3,500 SF LOBBY/COMMON AREA
1 SPACE PER 1000 SF
4 SPACES REQUIRED

171 SPACES REQUIRED TOTAL

8 HANDICAP SPACES REQUIRED
9' WIDTH, 20' LENGTH TYP.

PROPOSED PARKING:

121 SPACES PARKING
7 SPACES HANDICAP PARKING
128 SPACES PROVIDED TOTAL

UTILITY DEMAND

WATER DEMAND PER BUILDING

MINIMUM	0 GPM
AVERAGE	25 GPM
MAXIMUM (PEAK)	100 GPM

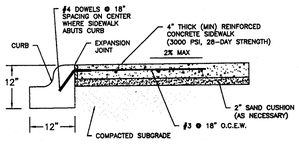
1.5" DOMESTIC WATER METER

SANITARY SEWER DEMAND
(@ 90% OF WATER DEMAND)

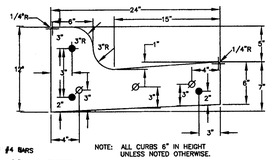
AVERAGE	22.5 GPM
MAXIMUM (PEAK)	90 GPM

6" SANITARY SEWER LINE
@ 1.04% MIN. SLOPE
FIXTURE UNITS = 325
FIXTURE UNITS ALLOWED = 700
PIPE SLOPE OK

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	308.35'	8084.43'	002°54'13"	154.21'	308.31'	S48°31'10"W
C2	37.50'	25.00'	083°55'59"	23.29'	34.08'	N87°03'45"W

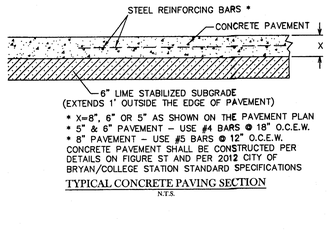


CONCRETE PRIVATE SIDEWALK CROSS SECTION
NTS

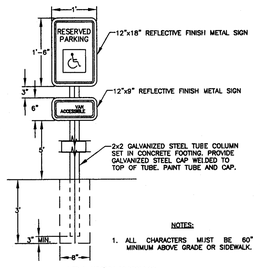


NOTE: ALL CURBS 6" IN HEIGHT UNLESS NOTED OTHERWISE.

TYPICAL CURB DETAIL
N.T.S.



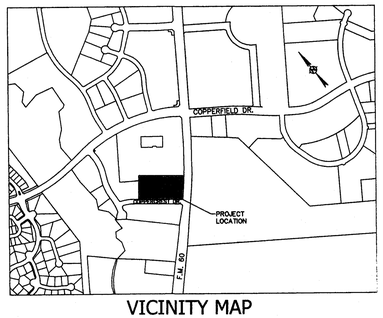
TYPICAL CONCRETE PAVING SECTION
N.T.S.



NOTES:

1. ALL CHARACTERS MUST BE 60" MINIMUM ABOVE GRADE OR SIDEWALK.

ADA SIGN DETAIL
N.T.S.



VICINITY MAP

ORTHOPEDIC CENTER OF EXCELLENCE

4.76 ACRES
BLOCK 1, LOT 4
PARK HUDSON SUBDIVISION - PHASE 1
REPLAT OF LOT 2-R1 AND LOT 3, BLOCK 1
VOL. 12037, PG. 184

RICHARD CARTER SURVEY A-8 AND
J.W. SCOTT SURVEY A-49
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30' JUNE 2014

OWNER/DEVELOPER:
BRAZOS VALLEY HEALTH REALTY II, LLC
318 N. BRYAN AVENUE
BRYAN, TX 77807
(979) 823-8525

SURVEYOR:
Horace Curtis Strong
R.P.L.S. No. 4961
Strong Surveying
1722 Broadmoor, Suite 105
Bryan, TX 77802
(979) 776-9836

ENGINEER:
SCHULTZ ENGINEERING, LLC.
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900

JUN 25 2014

MARK	REVISION	BY	DATE

Schultz Engineering, LLC
2730 Longmire, Suite A
College Station, Texas 77845
979.764.3900
TBPE NO. 12327

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
STRONG	DLD	DLD	JPS	13-287	JUNE 2014

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF JOSEPH P. SCHULTZ P.E., LICENSE NO. 65889, ON JUNE 25, 2014. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

ORTHOPEDIC CENTER OF EXCELLENCE
PARK HUDSON SUBDIVISION
PHASE 1
LOT 4 BLOCK 1 - BRYAN, TX

SITE PLAN

SCALE
VERTICAL N/A
HORIZONTAL 1"=30'
PLOTTING SCALE: 1:1
FILE NAME: 13-287

SHEET
C1

GENERAL NOTES:

1. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS, AND SPECIFICATIONS.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE 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 UPON AS BEING EXACT OR COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO AVOID ALL EXISTING UTILITIES AND REPAIR ANY DAMAGED LINES, AT HIS OWN EXPENSE, WHETHER THE UTILITY IS SHOWN ON THESE PLANS OR NOT. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL ALSO NOTIFY THE ENGINEER IF DESIGN CHANGES NEED TO BE MADE IN THE FIELD.

   CONTACT INFORMATION:

TEXAS EXCAVATION SAFETY SYSTEM (DIGTESS)	800-344-8377
VERIZON	979-821-4770
ATMOS ENERGY	979-774-2506
SUDDENLINK	979-595-2429

3. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION.

4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.

6. DURING THE EXECUTION OF THE WORK, THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE IN AN ORDERLY AND ACCEPTABLE MANNER AS FAR AS PRACTICAL. THE CONTRACTOR SHALL CLEAN AND REMOVE FROM THE PROJECT AREA ALL SURPLUS AND DISCARDED MATERIALS, TEMPORARY STRUCTURES, AND DEBRIS OF ANY KIND AND SHALL LEAVE THE PROJECT SITE IN A NEAT AND ORDERLY CONDITION. ALL CLEAN UP WILL BE DONE TO THE SATISFACTION OF THE ENGINEER.

7. CONTRACTOR IS RESPONSIBLE FOR OSHA ESTABLISHED TRENCH SAFETY AS DESCRIBED IN THE FEDERAL REGISTER 29 CFR PART 1926. A TRENCH SAFETY PLAN SHOULD BE PREPARED AND A "COMPETENT PERSON" APPOINTED PRIOR TO ANY AND ALL EXCAVATING OPERATIONS EXCEEDING 5' DEPTH. THE PLAN IS TO BE PREPARED AND SEALED BY A REGISTERED TEXAS PROFESSIONAL ENGINEER AND SHALL BE SUBMITTED TO THE CITY OF BRYAN AND CONSULTING ENGINEER PRIOR TO ANY EXCAVATION ON THE PROJECT.

8. A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION. THESE REDLINE MARKED UP DRAWINGS WILL BE SUBMITTED TO THE DESIGN ENGINEER WHO WILL MAKE THE CHANGES ON THE ORIGINAL TRACINGS, LABELING EACH SHEET IN THE SET AS "RECORD DRAWINGS", AND RETURNING SAME TO THE CITY ENGINEER.

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING AND PROTECTING ALL MATERIAL AND EQUIPMENT STORED ON THE JOBSITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIALS IN A SAFE AND WORKMANLIKE MANNER TO PREVENT INJURIES, BEFORE AND AFTER WORKING HOURS, UNTIL PROJECT COMPLETION.

10. CONTRACTOR TO STORE MATERIALS AT LOCATION(S) APPROVED BY & COORDINATED WITH THE OWNER AND THE CITY ENGINEER. EQUIPMENT IS TO BE STORED OVERNIGHT AT LOCATIONS SO AS NOT TO BLOCK STREETS OR DRIVES. MATERIALS ARE TO BE PROTECTED FROM DAMAGE BY THE ELEMENTS.

11. CONTRACTOR SHALL SAW CUT, REMOVE, AND REPLACE EXISTING PAVEMENT, AND CURB & GUTTER AS REQUIRED TO CONSTRUCT PROPOSED IMPROVEMENTS.

12. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR AND OBTAIN ALL REQUIRED PERMITS AND INSPECTION APPROVALS FOR ALL WORK SHOWN.

13. ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.

14. ALL EXPOSED DIRT SURFACES SHALL BE SEEDED, HYDRO-MULCHED, OR SODDED.

15. THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.

16. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.

17. THE CONTRACTOR SHALL COORDINATE ALL FENCE REMOVAL AND REPLACEMENT WITH THE OWNER.

18. THE CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE APPLICABLE REGULATORY AGENCY.

19. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.

20. THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING FROM THE INFORMATION PROVIDED ON THE PLANS.
21. FIRE SPRINKLER SYSTEM – POTABLE WATER SUPPLY MUST BE PROTECTED BY TESTABLE DOUBLE CHECK VALVE ASSEMBLY AND MUST BE INSTALLED AS PER CITY ORDINANCE.

GAS COMPANY NOTES:

1. AT ALL UNDERGROUND GAS UTILITY CROSSINGS, THE CONTRACTOR SHALL GIVE THE APPROPRIATE UTILITY COMPANY A MINIMUM OF 72 HOURS NOTICE SO THAT THEIR FIELD REPRESENTATIVE MAY BE PRESENT.

2. TWENTY-FOUR (24) INCH CLEARANCE SHALL BE MAINTAINED BETWEEN THE PROPOSED UTILITY AND THE EXISTING UNDERGROUND GAS LINE. THIS CLEARANCE SHALL BE MEASURED FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE, OR SLEEVING, WHICHEVER IS MORE CONSERVATIVE.

3. FOR EXCAVATION NEAR THE UNDERGROUND GAS LINE(S), THE CONTRACTOR SHALL COVER, OR REMOVE, THE BUCKET TEETH OF THE EXCAVATOR. THE FINAL THIRTY-SIX (36) INCHES SURROUNDING THE GAS LINE SHALL BE EXCAVATED BY HAND DIGGING.

4. UNDERGROUND PIPING INSTALLED USING OPEN DITCH CONSTRUCTION MUST BE MARKED WITH THE COLOR-CODED CONCRETE OR PLASTIC TAPE [TWO (2) STRANDS OF FOUR (4) INCH MINIMUM WIDTH] PLACED ABOVE THE GAS LINE TWENTY-FOUR (24) INCHES IN ENTIRE WIDTH OF THE EASEMENT.

PRIVATE UTILITY NOTES:
1. THE CONTRACTOR SHALL INSTALL THE PROPOSED PRIVATE UTILITY LINES IN ACCORDANCE WITH LOCAL CODES, LATEST NATIONAL PLUMBING CODE, AND ALL APPLICABLE STATE AND LOCAL LAWS. OTHER PRIVATE OR PUBLIC UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S SPECIFICATIONS. SHOULD THESE DRAWINGS OR SPECIFICATIONS DIFFER WITH OTHER UTILITY COMPANY'S SPECIFICATIONS, THE STRICTER OF THE TWO SHALL APPLY.

2. THE CONTRACTOR SHALL COORDINATE ALL INSTALLATIONS OF SERVICE LINES, CONDUITS, METERS, ETC., WITH THE APPROPRIATE UTILITY COMPANY.

WATERLINE NOTES (PUBLIC & PRIVATE:

1. ALL DOMESTIC WATER LINE PIPE SHALL BE CONSTRUCTED OUT OF PVC (PVC PIPE MEETING THE PLUMBING CODE AND WHERE APPLICABLE, NFPA 24). PUBLIC WATER LINE PIPE SHALL BE CONSTRUCTED OUT OF AWWA C900 (CLASS 200) MATERIAL.

SANITARY SEWER NOTES (PUBLIC & PRIVATE):

1. WHEN MAKING A CONNECTION TO AN EXISTING SEWER MANHOLE, CONTRACTOR SHALL PLUG DOWNSTREAM END OF PROPOSED SANITARY SEWER LINE. THE SEWER SHALL REMAIN PLUGGED UNTIL FINAL ACCEPTANCE BY THE CITY.

2. UNLESS MANHOLES CAN BE MADE WATERTIGHT AND TESTED FOR NO LEAKAGE, THEY MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF 9 FEET OF HORIZONTAL CLEARANCE FROM AN EXISTING OR PROPOSED WATER LINE. IF THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE WATER LINE MUST BE ENCASED IN A JOINT OF 150 PSI PRESSURE CLASS PIPE AT LEAST 18 FEET LONG AND TWO NOMINAL SIZES LARGER THAT THE WATER LINE. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT 5 FOOT INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.

3. ALL 6 INCH THROUGH 12 INCH PUBLIC SANITARY SEWER PIPE SHALL BE SDR 26 SEWER PIPE MEETING ASTM D-3034 HAVING A MINIMUM STIFFNESS OF 115, UNLESS OTHERWISE NOTED. PRIVATE SEWER SERVICE LINE PIPE MATERIAL TO BE, WHITE PVC IN ACCORDANCE WITH THE PLUMBING CODE PER THE CITY OF BRYAN REQUIREMENTS.

4. ALL DUCTILE IRON PIPE (DIP) WILL HAVE BOTH EXTERNAL AND INTERNAL PROTECTION. EXTERNAL POLYETHYLENE TUBING OR DOUBLE WRAP WILL BE 8 MILS THICK PER LAYER AND TIED TO PIPE AT 3 FOOT MAXIMUM INTERVALS (IF LAID), OR BANDED TO PIPE AT 1 FOOT MAXIMUM INTERVALS (W/ SCREW-TIGHTENED STEEL BANDS), IF JACKED. INTERNAL POLYETHYLENE (OR POLYURETHANE) LINER (OR COATINGS) WILL BE 40 MILS THICK.

STORM SEWER NOTES (PRIVATE):

1. ALL 6 INCH TO 24 INCH STORM SEWER PIPE, EXCEPT AS NOTED, SHALL BE HDPE. SDR-35, ASTM D-3034, PVC PIPE MAY BE USED IN PLACE OF HDPE PIPE. HDPE PIPE SHALL MEET AASHTO M294, TYPE S WITH WATERTIGHT SEAL. HOWEVER, THE PROPOSED STORM SEWER IS PRIVATE AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL PLUMBING CODE. THIS INCLUDES THE PIPE MATERIAL AND FITTINGS. THE CONTRACTOR SHALL VERIFY WITH THE LOCAL BUILDING OFFICIALS THE TYPE OF MATERIALS REQUIRED BY THE CITY OF BRYAN PRIOR TO CONSTRUCTION OF THE STORM SEWER.

2. CONTRACTOR SHALL PROVIDE A MINIMUM OF 12 INCH CLEARANCE AT STORM SEWER AND WATER LINE CROSSINGS AND A MINIMUM OF 6 INCH CLEARANCE AT STORM SEWER AND SANITARY SEWER CROSSINGS.

3. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL INSTALL ALL STORM SEWER PIPE IN ACCORDANCE WITH THE TRENCH DETAIL CONTAINED IN THESE CONSTRUCTION DRAWINGS.

GENERAL UTILITY NOTE (PRIVATE & PUBLIC):

1. ALL EXCAVATION FOR UNDERGROUND UTILITIES SHALL BE MADE TRUE TO GRADE. EXCAVATION SHALL BE MADE A MINIMUM OF SIX INCHES BELOW THE REQUIRED GRADE AND PROVIDE A SAND BED FOR THE PIPING. BACKFILL OVER PIPING SHALL BE MADE WITH EARTH OR FILL SAND , FREE OF DEBRIS, AND SHALL BE TAMPED BY HAND OR MECHANICAL MEANS TO THE DENSITY OF THE ADJACENT UNDISTURBED EARTH OR TO 95% STANDARD PROCTOR DENSITY (ASTM D698), WHICH EVER IS GREATER. ALL TRENCHING AND EXCAVATION SHALL BE DONE IN STRICT ACCORDANCE WITH CURRENT OSHA REQUIREMENTS AND ALL OTHER APPLICABLE SAFETY CODES AND STANDARDS.

2. MINIMUM BURY OR COVER SPECIFIED IS TO BE MEASURED FROM FINISH GRADES. WHERE UTILITY LINES EXTEND UNDER PAVEMENT, THE BURY OR COVER SHALL BE MEASURED FROM THE BOTTOM OF THE STRUCTURE.

3. REGARDLESS OF ELEVATIONS SHOWN FOR MANHOLE RIMS, CLEAN-OUT COVERS, OR GRATES, THESE ITEMS SHALL BE PLACED FLUSH WITH THE PAVEMENT ELEVATIONS AND SLOPES. MANHOLES AND CLEAN-OUTS NOT IN PAVEMENT AREAS SHALL BE SET 3 INCHES ABOVE THE FINISH GRADE.

4. CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT ALL "POINTS OF INTEREST" TO DETERMINE IF CONFLICTS EXIST BEFORE COMMENCING AND CONSTRUCTION. NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICT.

5. THE CONTRACTOR SHALL COORDINATE ALL UTILITY INSTALLATION SO THAT GRADE CRITICAL ELEMENTS (I.E. STORM DRAIN, SANITARY SEWER, ETC.) DO NOT CONFLICT WITH NON-GRADE CRITICAL ELEMENTS (I.E. ELECTRICAL CONDUIT, WATER SERVICES, ETC.).

6. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR FOR EXCAVATION, BORING, INSTALLATION, AND BACKFILLING OF UTILITY LINES AND RELATED APPURTENANCES, AS SHOWN ON THE PLANS.

7. THE LOADING AND UNLOADING OF ALL PIPE AND OTHER ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PRACTICES AND SHALL, AT ALL TIMES, BE PERFORMED WITH CARE TO AVOID ANY DAMAGE TO THE MATERIAL. THE CONTRACTOR SHALL LOCATE AND PROVIDE THE NECESSARY STORAGE AREAS FOR MATERIALS AND EQUIPMENT.

8. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONNECTIONS TO PUBLIC SYSTEMS AND INSTALLATIONS WITH REGULATORY INSPECTOR.

9. THIS PROJECT SHALL BE BUILT BY MEANS OF OPEN CUT EXCEPT AS NOTED ON THE DRAWINGS. CONTRACTOR TO DETERMINE THE LOCATIONS OF BORE PITS IN THE FIELD SUBJECT TO THE INSPECTOR'S APPROVAL.

10. STRUCTURAL BACKFILL WILL BE REQUIRED FOR ALL EXCAVATION WITHIN 5 FEET OF PAVEMENT OR WALKS.

DEMOLITION & CONSTRUCTION NOTES:

1. DEMOLITION OF EXISTING STRUCTURES AND IMPROVEMENTS SHALL INCLUDE ALL WORK CONTAINED ON THESE PLANS, BUT SHALL NOT BE LIMITED TO THE ITEMS SPECIALLY IDENTIFIED. ANY MATERIALS TO BE DEMOLISHED OR CLEARED SHALL BE COMPLETELY REMOVED AND DISPOSED OF. THIS WORK WILL NOT ONLY CONSIST OF ABOVE GROUND ITEMS, BUT UNDERGROUND ELEMENTS AS WELL, INCLUDING BUT NOT LIMITED TO: TREE ROOTS, FOUNDATION SYSTEMS, OLD PIPES, ETC. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY ADDITIONAL ITEMS THAT REQUIRE DEMOLITION, NOT IDENTIFIED ON THESE PLANS, PRIOR TO REMOVAL.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO STAGE AND SEQUENCE ALL DEMOLITION WORK WITH UTILITY COMPANIES TO PROVIDE MINIMAL INTERRUPTION AND INCONVENIENCE OF UTILITY SERVICES.

3. DEMOLISHED SURPLUS MATERIAL SHALL BE LEGALLY DISPOSED OF OFF-SITE.

4. ALL PAVEMENT EDGES, BOUNDING THE CONSTRUCTION AREA & MATCHING WITH NEW CONSTRUCTION, SHALL BE NEATLY SAW CUT, UNLESS GRAVEL. FLEXIBLE PAVEMENT SHALL BE SAW CUT A MINIMUM OF 24" BEYOND ANY PROPOSED STRUCTURES.

5. THE CONTRACTOR SHALL CLEAR ALL RIGHT-OF-WAYS AND EASEMENTS CONTAINED IN THESE CONSTRUCTION DRAWINGS.

6. THE CONTRACTOR SHALL FIELD VERIFY AND LOCATE ALL EXISTING UTILITIES ON SITE PRIOR TO DEMOLITION.

7. THE CONTRACTOR SHALL PERFORM DEMOLITION ACTIVITIES AS NOTED AND SHOWN ON THESE PLANS AND AS DIRECTED BY THE OWNER/ DEVELOPER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ANY PERMITS AND PAY ANY FEES REQUIRED FOR DEMOLITION AND DISPOSAL FROM THE APPROPRIATE AUTHORITIES.

8. THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL DEVICES, AS SHOWN, PRIOR TO COMMENCING DEMOLITION WORK.

9. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES THAT ARE TO REMAIN IN PLACE.

10. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO AVOID UNNECESSARY DAMAGE TO ANY EXISTING ROAD SURFACE.

11. ALL EXISTING ITEMS THAT ARE TO REMAIN IN PLACE WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION, OR BETTER, AT THE SOLE EXPENSE OF THE CONTRACTOR.

12. SHOULD ANY EXISTING UTILITIES NOT SHOWN OR SHOWN INCORRECTLY ON THIS PLAN BE FOUND ON SITE, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY TO DISCUSS ANY POSSIBLE CONFLICTS BEFORE PROCEEDING WITH ANY WORK IN THAT AREA.

DIMENSIONAL CONTROL NOTES:

1. THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY SCHULTZ ENGINEERING, LLC (SE), FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. THE MATERIAL IS INTENDED FOR USE BY THE RECIPIENT NAMED, ONLY, AND PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO IT PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT SE, UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.

2. ALL DIMENSIONS SHOWN ARE TO BE USED IN CONJUNCTION WITH THESE PLANS FOR LOCATING ALL IMPROVEMENTS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR FOR WORKABILITY PRIOR TO CONSTRUCTION OF IMPROVEMENTS.

3. UNLESS OTHERWISE SHOWN, ALL DIMENSIONING IS TO THE BACK OF CURB OR EDGE OF PAVEMENT, WHICH EVER IS APPLICABLE.

4. THE BOUNDARY SURVEY AND TOPOGRAPHIC DATA FOR THIS SITE WAS PROVIDED BY STRONG SURVEYING, LLC.

5. TOPOGRAPHIC DATA SHOWN IS FROM FIELD DATA.

GRADING NOTES:

1. ALL UNPAVED AREAS SHALL BE ADEQUATELY GRADED TO DRAIN, SO THAT NO PONDING OCCURS.

2. FINISH GRADE ADJACENT TO CURBING OR SIDEWALK SHALL BE ½" BELOW THE TOP OF CONCRETE AND 2" BELOW IN LANDSCAPING AREAS.

3. THE CONTRACTOR SHALL FOLLOW THE GENERAL INTENT OF THE GRADING PLANS. MINOR ADJUSTMENTS TO THE ACTUAL ELEVATIONS SHOWN ON THE GRADING PLAN MAY BE REQUIRED TO MATCH EXISTING GROUND ELEVATIONS AND STRUCTURES.

4. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.

5. THE APPROVAL OF THESE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER(S). ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITIONS OR BETTER.

EROSION CONTROL NOTES:

1. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR150000 REQUIREMENTS FOR CONSTRUCTION SITES.

2. EROSION CONTROL MEASURES SHOWN IN THESE PLANS SHALL BE CONSIDERED THE VERY MINIMUM REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMPLEMENT ALL OTHER EROSION CONTROL MEASURES (DIVERSION BERMS, DRAINAGE STRUCTURES, SWALES, ADDITIONAL FENCING, ETC...) NECESSARY TO KEEP THE EXISTING IMPROVEMENTS AND DEVELOPMENTS FROM DAMAGE OF ANY KIND, DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.

3. THE SITE OPERATOR, OR HIS REPRESENTATIVE ESTABLISHED BY A LETTER OF DELEGATION, SHALL MAKE A VISUAL INSPECTION OF ALL SILTATION CONTROLS AND NEWLY STABILIZED AREAS ON A DAILY BASIS; ESPECIALLY AFTER A RAINFALL TO INSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED OR REPLACED PRIOR TO THE END OF THE WORK DAY, INCLUDING RE-SEEDING AND MULCHING OR RE-SODDING, IF NECESSARY.

4. ALL SEDIMENT TRAPPING DEVICES SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER THE AREA HAS BEEN DISTURBED. ALL SEDIMENT TRAPPING DEVICES SHALL BE CLEANED WHEN SEDIMENT LEVEL REACHES 25% CAPACITY. SEDIMENT SHALL BE DISPOSED OF BY SPREADING ON SITE OR HAULING AWAY IF NOT SUITABLE FOR FILL.

5. DURING CONSTRUCTION, CONTRACTOR SHALL MAINTAIN BEST MANAGEMENT PRACTICE (BMP). SEDIMENT FENCE. HAY BALE BARRIERS, OR OTHER DEVICES SHALL CONTROL ALL STORM WATER LEAVING THE SITE.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING TEMPORARY EROSION CONTROL MEASURES AS REQUIRED FOR DIFFERENT PHASES OF CONSTRUCTION. EROSION CONTROL MEASURES SHOWN MAY NEED TO BE ADJUSTED TO HANDLE INCREASED OR CONCENTRATED FLOWS CREATED BY VARIOUS STAGES OF CONSTRUCTION.

7. PHASE II EROSION CONTROL MEASURE MEASURES SHALL BE IMPLEMENTED IMMEDIATELY AFTER CONSTRUCTION OF THEIR ASSOCIATED IMPROVEMENTS. INLET PROTECTION BARRIERS SHALL BE CONSTRUCTED WITH HAY BALES OR SILT FENCING. INLETS LOCATED IN PAVEMENTS AREAS SHALL BE PROTECTED WITH SAND BAGS, REPLACING THE HAY BALES OR SILT FENCING ONCE THE PAVEMENT IS IN PLACE. EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE UNTIL UPSTREAM DRAINAGE AREAS ARE FULLY STABILIZED.

8. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENT CONTROL DEVICES AFTER THE SITE HAS BEEN SEEDED AND/ OR SODDED, AND GROUND COVER HAS TAKEN ROOT.

9. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE THAT ALL DISTURBED AREAS ARE STABILIZED. DESIGNATED AREAS SHALL BE BLOCK SODDED AND ALL OTHER AREAS DISTURBED DUE TO CONSTRUCTION SHALL BE HYDRO-MULCHED SEEDED. THESE STABILIZED AREAS SHALL BE SODDED OR SEEDED, FERTILIZED, AND WATERED TO ESTABLISH A SOLID GROUND COVER WITHIN 30 DAYS OF COMPLETION OR IF ACTIVITIES CEASE FOR 14 DAYS.

10. WHEN HYDRO-MULCHING IS REQUIRED, CONTRACTOR SHALL KEEP MULCH MOIST AFTER INSTALLATION AND UNTIL AREA SHOWS GROWTH.

11. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY EXCAVATION OR DEMOLITION WORK.

PAVING NOTES:

1. THE PAVEMENT SYSTEM SHOWN WAS DESIGNED WITH THE AID OF THE PROJECT'S GEOTECHNICAL INVESTIGATION PERFORMED BY GOLDER ASSOCIATES INC. THE REPORT IS ENTITLED 'PROPOSED WOODBOLT HEADQUARTERS PROJECT, BRYAN, TEXAS', DATED DECEMBER 11, 2012.

2. THE CONTRACTOR SHALL REFER TO THE BCS UNIFIED SPECIFICATIONS AND STANDARDS, CURRENT EDITION, FOR ALL PAVING AND DRAINAGE CONSTRUCTION. TESTING REQUIREMENTS SET FORTH ARE THE MINIMUM REQUIREMENTS.

3. THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ENGINEER'S PLANS FOR SPECIFICATIONS. PROCEDURES, AND REQUIREMENTS FOR THE BUILDING PAD.

4. THE FOLLOWING SPECIFICATIONS AND STANDARDS SHALL APPLY:

   a. SUB-GRADE

   i. EXISTING TREES, STUMPS, AND LARGE TREE SYSTEMS, SHALL BE GRUBBED AND REMOVED. VEGETATION SHALL BE REMOVED AND THE TOP 6-24 INCHES OF TOP SOIL AND SUB-GRADE BE STRIPPED FROM THE AREAS TO BE COVERED BY THE PROPOSED IMPROVEMENTS.

   ii. PAVING AREAS SHALL BE PROOF-ROLLED WITH A 20 TON ROLLER AND, IF REQUIRED AT THE TIME OF CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE WEAK AREAS AS DIRECTED BY THE ENGINEER. MITIGATION OF WEAK AREA MAY INCLUDE OVER EXCAVATION AND BACKFILLING, REPROCESSING TO REMOVE MOISTURE, MODIFICATION WITH LIME OR CEMENT ADMIXTURES, OR THE USE OF GEOTEXTILES.

   iii. EXISTING DRAINAGE WAYS THAT ARE TO BE FILLED SHALL HAVE BENCHES EXCAVATED INTO THE SIDE WALLS OF THE CHANNEL PRIOR TO PLACEMENT OF FILL. BENCHES SHOULD BE AT LEAST 6 FEET IN WIDTH WITH ONE BENCH BEING PLACED VERTICALLY FOR EVERY 2 FEET OF CHANNEL DEPTH.

   iv. MATERIAL EXCAVATED ON SITE, EXCLUDING THE TOP 6-24 INCHES OF TOP SOIL, MAY USED AS A FILL MATERIAL, UNDER PAVEMENT AREAS ONLY, IF THE MATERIAL IS FREE FROM TRASH, LUMPS, CLODS, ORGANIC SUBSTANCE, & OTHER FOREIGN MATTER AND SUBGRADE PREPARATION FILL MATERIAL PLACEMENT UNDER BUILDINGS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT

   v. STABILIZED MATERIAL OR FILL MATERIAL SHALL BE PLACED IN EIGHT INCH MAXIMUM LOOSE LIFTS, WITH EACH LIFT WETTED OR DRIED TO A MOISTURE CONTENT RANGE OF 0% TO +4% OF THE OPTIMUM MOISTURE CONTENT AND COMPACTED TO A UNIFORM DENSITY OF 98% (FOR STABILIZED) AND 95% (FOR GENERAL FILL) OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698.

   vi. STABILIZED MATERIAL SHOULD BE ROTARY TILLED TO PROVIDE A HOMOGENEOUS MIXTURE THAT MEETS THE GRADATION REQUIREMENTS SPECIFIED IN TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, & BRIDGES, ITEM # 260 FOR LIME TREATMENT AND ITEM # 265 FOR FLY ASH.

   viii. THE SUB-GRADE SHALL BE STABILIZED 2 FEET BEYOND THE BACK OF CURB (OR EDGE OF PAVEMENT), UNLESS OTHERWISE SPECIFIED.

   b. PORTLAND CEMENT CONCRETE

   i. ALL CONCRETE, UNLESS OTHERWISE SPECIFIED, SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS FOR PAVEMENT AND 3,000 PSI AT 28 DAYS FOR NON-PAVEMENT APPLICATIONS (IE. SIDEWALKS, DRAINAGE FLUMES, AND CONTAINMENT STRUCTURES).

   ii. ALL CONCRETE SHALL BE PROPERLY VIBRATED WHEN PLACED AND NOT RAKED A DISTANCE GREATER THAN 10 FEET.

   iii. CONCRETE SHALL NOT BE PLACED IF THE AIR TEMPERATURE IS 50° F AND FALLING OR 95° F OR HIGHER. CONCRETE MAY BE PLACED IF THE AIR TEMPERATURE IS 40° F AND RISING OR LESS THAN 95° F.

   c. STEEL

   i. ALL REINFORCING STEEL SHALL BE DEFORMED BILLED STEEL BAR HAVING MINIMUM YIELD STRENGTH OF NOT LESS THAN 60 KSI CONFORMING TO ASTM A6115, GRADE 60.

   ii. ALL REINFORCING STEEL SHALL BE FREE FROM RUST OR OTHER BOND REDUCING AGENTS.

   iii. ALL SPLICES IN PAVEMENT AND CURBING STEEL SHALL BE STAGGERED AND LAPPED 30 INCHES TIMES THE BAR DIAMETER OR 12 INCHES, WHICHEVER IS GREATER.

   iv. CONCRETE COVERAGE FOR THE REINFORCING STEEL SHALL COMPLY WITH THE ACI CODE, LATEST EDITION. THE STEEL SHALL HAVE A MINIMUM 1 ½ INCH CLEARANCE.

TRAFFIC CONTROL NOTES:

1. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS MUTCD, MOST RECENT EDITION WITH REVISIONS) DURING CONSTRUCTION.

2. LANE CLOSURE WILL NOT BE ALLOWED UNLESS APPROVED BY THE TXDOT OR COB REPRESENTATIVE, AS APPLICABLE.

3. THE WORK SHALL BE COMPLETED SUCH THAT THE ROADWAY WILL BE FULLY OPENED TO TRAFFIC OVERNIGHT. OVERNIGHT LANE CLOSURES WILL NOT BE PERMITTED, UNLESS OTHERWISE APPROVED BY THE APPLICABLE ENGINEER.

4. PLASTIC DRUMS SHALL BE USED FOR OVERNIGHT DELINEATION OF OFF ROADWAY WORK AREAS.

SIDEWALK CONSTRUCTION
1. SIDEWALKS SHALL BE DOWELED AND TIE TO ANY CONCRETE STRUCTURE ADJACENT TO SIDEWALK (DRIVEWAY, INLET BOX, CURB, ETC.) USE #4 BARS 12" LONG @18" O.C.

2. ADA RAMPS SHALL BE CONSTRUCTED PER THE AMBULATORY RAMP DETAILS SHOWN IN THESE PLANTS. ALL RAMPS SHALL HAVE A DETECTABLE WARNING SURFACE WHERE NOTED ON PLANS.

MARK	REVISION	BY	DATE

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College Station, Texas 77845
979.764.3900
TBPE NO. 12327

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
STRONG	DLD	DLD	JPS	13-287	JUNE 2014

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ORTHOPEDIC CENTER OF EXCELLENCE
PARK HUDSON SUBDIVISION
PHASE 1
LOT 4 BLOCK 1 - BRYAN, TX

SITE PLAN
SHEET 2 OF 2

SCALE
VERTICAL N/A
HORIZONTAL N/A
PLOTTING SCALE: 1:1
FILE NAME: 13-287

SHEET
C2