SITE PLANS

FOR

SCARMARDO PRODUCE EXPANSION

LOT 6A, BLOCK 5, PHASE 3

BRAZOS COUNTY INDUSTRIAL PARK

S.F. AUSTIN SURVEY, A-62

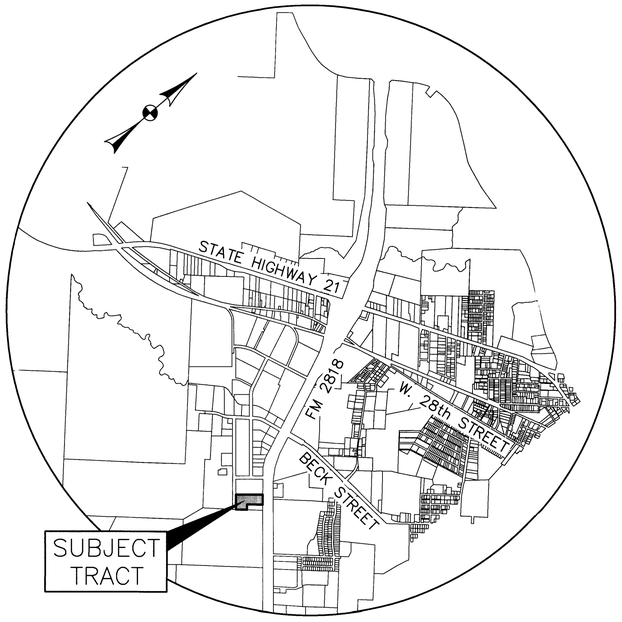
BRYAN, BRAZOS COUNTY, TEXAS

JUNE, 2014

REVISED PER CITY OF BRYAN 07/01/2014 COMMENTS

OWNED & DEVELOPED BY:

HYATT DEVELOPMENT, LTD.
c/o DAVID SCARMARDO
1289 N. HARVEY MITCHELL PKWY
BRYAN, TX 77803
(979) 229-5118



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

6.96 ACRES – LOT 6A, BLOCK 5
BRAZOS COUNTY INDUSTRIAL PARK PHASE 3
VOL. 1080, PG. 803

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PREPARED BY:
KLING ENGINEERING & SURVEYING
A DIVISION OF
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A ✦ BRYAN, TX ✦ PH.979/846-6212

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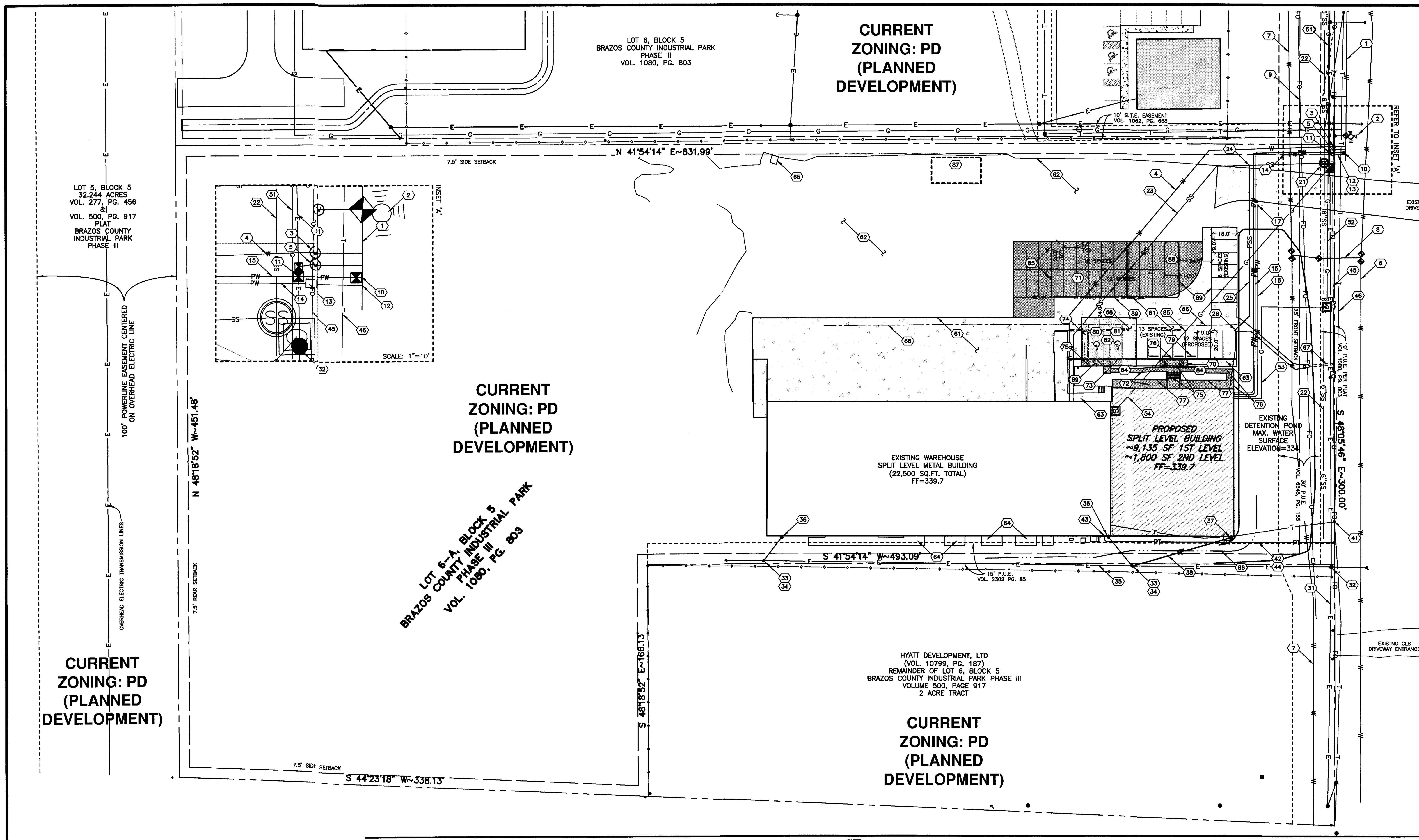


KLING ENGINEERING & SURVEYING A DIVISION OF
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AVENUE SUITE A
BRYAN, TEXAS 77802
TEL. (979) 846-6212
WWW.CECTEXAS.COM
TEXAS FIRM REGISTRATION NUMBERS:
ENGINEERING F-2214 & SURVEYING 100410-00

CEC

WATER:

(1) EXISTING CITY OF BRYAN 8" WATERLINE
(2) EXISTING FIRE HYDRANT
(3) EXISTING WATER METER
(4) EXISTING WATER SERVICE (ASSUMED LOCATION–CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION)
(5) EXISTING IRRIGATION METER
(6) EXISTING CITY OF COLLEGE STATION 30" WATER TRANSMISSION LINE
(7) EXISTING CITY OF COLLEGE STATION 36" WATER TRANSMISSION LINE
(8) EXISTING CITY OF COLLEGE STATION WATER TRANSMISSION LINE VALVES AND INTERCONNECT
(9) EXISTING CITY OF COLLEGE STATION FIBER OPTIC CONTROL LINE
(10) INSTALL 4" TAPPING SLEEVE & VALVE ON EXISTING C.O.B. 8" LINE WITH APPROX. 10 LF OF 4" PVC (AWWA C-900, DR 14)
(11) INSTALL 4" GATE VALVE WITH LOCKABLE LID (ISOLATION VALVE)
(12) INSTALL SINGLE WATER SERVICE TAP ON EXISTING C.O.B. 8" LINE. REFER TO CITY OF BRYAN STANDARD DETAILS. FIELD DETERMINE IF EXISTING LINE HAS ADEQUATE LENGTH FOR TAPS, EXTEND LINE AS NEEDED.
(13) INSTALL 1 1/2" DOMESTIC WATER METER.
(14) INSTALL 2" PVC (SDR-26 BLUE) WATERLINE FOR DOMESTIC SERVICE. PLUG & MARK END WITH 2" PVC PAINTED BLUE EXTENDING 4' ABOVE GROUND DURING CONSTRUCTION. COORDINATE WITH PLUMBER.
(15) INSTALL ~240 LF 4" PVC (AWWA C900) FIRE SUPPRESSION LINE–MIN. 3' BURY. PLUG & MARK END WITH 4" PVC PAINTED BLUE EXTENDING 4' ABOVE GROUND. COORDINATE WITH FSS INSTALLER.
(16) INSTALL ~153 LF 6" PVC (AWWA C900) FOR FDC (DRY LINE) AT 3' BURY.
(17) INSTALL FDC AT 3' FROM EDGE OF PAVEMENT TO INCLUDE KNOX FDC PLUGS & SIGNAGE. COORDINATE WITH FIRE MARSHAL
(18)–(20) NOT USED

NOTE: ALL TAPPING SLEEVES & VALVES TO BE SMITH-BLAIR 665 STAINLESS STEEL W/ M.J. VALVES.

SANITARY SEWER:

(21) EXISTING SANITARY SEWER MANHOLE: FL=325.27
(22) EXISTING 6" PVC SANITARY SEWER LINE @ 0.5%)
(23) EXISTING 4" SAN. SWR SERVICE (ASSUMED LOCATION–CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION)
(24) INSTALL SERVICE FITTINGS INTO EXISTING LINE FOR NEW SANITARY SEWER SERVICE, INCLUDE CLEANOUTS FOR EXISTING AND PROPOSED LINES.
(25) INSTALL 164 LF 4" PVC (ASTM D3034, SDR 26) SANITARY SEWER SERVICE @ 1% MINIMUM. INSTALL CLEANOUT EVERY 75' MAX.
(26) INSTALL DIRECT TRAFFIC CLEANOUT WITH CAST IRON LID ON EACH LINE SEGEMENT
(27)–(30) NOT USED

ELECTRIC:

CONTACT GREG BURKHALTER @ BTU LINE DESIGN (PH: 979-821-5770,) WITH LOAD REQUIREMENTS TO DETERMINE EXACT ELECTRIC FACILITIES REQUIREMENTS
(31) EXISTING OVERHEAD ELECTRIC LINES
(32) EXISTING POWER POLE
(33) EXISTING ELECTRIC SERVICE POLE
(34) EXISTING POLE MOUNTED ELECTRIC TRANSFORMER
(35) EXISTING OVERHEAD ELECTRIC SERVICE LINES
(36) EXISTING ELECTRIC SERVICE PANEL
(37) PROPOSED NEW ELECTRIC PANEL & METER
(38) PROPOSED OH ELECTRIC SERVICE TO NEW PANEL LOCATION
(39)–(40) NOT USED

VERIZON & SUDDENLINK CABLE:

CONTACT ANTHONY VITANZA @ VERIZON (PH: 979-821-4754, EMAIL: anthony.vitanza@verizon.com) FOR EXACT VERIZON REQUIREMENTS.
CONTACT CHRISTOPHER GOOTEE (PH: 979-595-2429, EMAIL: Christopher.Gootee@suddenlink.com) FOR EXACT SUDDENLINK REQUIREMENTS.
(41) EXISTING VERIZON PEDESTAL
(42) INSTALL ~185 LF OF 2-4" PVC VERIZON CONDUIT WITH PULL STRING FROM VERIZON PEDESTAL TO BUILDING @ 36" MIN. BURY. COORDINATE EXACT ROUTE WITH VERIZON. END WITHIN 20' OF ELECTRICAL GROUND, CAP AND MARK ENDS WITH 4" PVC PAINTED ORANGE EXTENDING 4' ABOVE GROUND. END AT EXISTING BUILDING CORNER WITH ELL UP AT DEMARCATION POINT. MARK WITH "VERIZON" TEXT OR STICKER.
(43) APPROXIMATE VERIZON TELECOMMUNICATIONS DEMARCATION POINT ON BUILDING
(44) INSTALL ~165 LF OF 2" PVC SUDDENLINK CONDUIT WITH PULL STRING, FOLLOW VERIZON CONDUIT ROUTE TO BUILDING @ 30" MIN. BURY (SEPARATE TRENCH). CAP AND MARK ENDS WITH 2" PVC PAINTED ORANGE EXTENDING 4' ABOVE GROUND. COORDINATE EXACT ROUTE WITH SUDDENLINK.
(45) EXISTING UNDERGROUND FIBER OPTIC LINE–APPROXIMATE LOCATION–CONTRACTOR TO VERIFY
(46) EXISTING UNDERGROUND PHONE LINE
(47)–(50) NOT USED

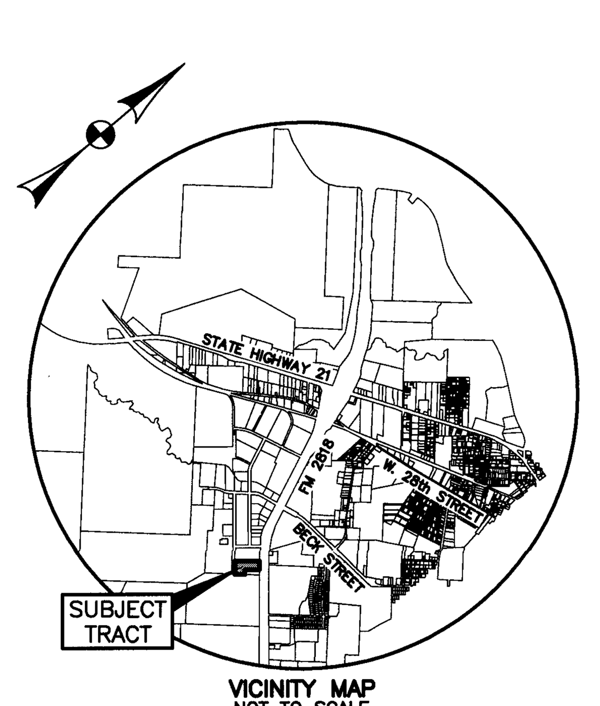
ATMOS GAS:

CONTACT LUIS CISNEROS (PH:979-774-2542, EMAIL: Luis.Cisneros@atmosenergy.com) FOR EXACT REQUIREMENTS.
(51) EXISTING POLY GAS LINE.
(52) ATMOS TO INSTALL ~100 LF GAS LINE & SET METER
(53) INSTALL ~132 LF OF 1.25" POLY SERVICE LINE TO BUILDING. ~36" BURY.
(54) RECONFIGURE/REROUTE EXISTING GAS SERVICE INTO EXISTING BUILDING PER M.E.P. CONSULTANT'S DIRECTION
(55)–(60) NOT USED

SITE:

(61) EXISTING CONCRETE PAVMENT
(62) EXISTING CRUSHED LIMESTONE WEARING SURFACE
(63) EXISTING CONCRETE SIDEWALK
(64) EXISTING CONCRETE A/C PADS
(65) EXISTING DUMPSTER LOCATION
(66) EXISTING CONCRETE DRAINAGE FLUME
(67) EXISTING DETENTION POND OUTFALL
(68) SAW CUT, DEMO & REMOVE 1150 SF EXISTING CONCRETE PVMT TO INCLUDE PORTIONS OF CURB & DRAINAGE FLUME (CONNECT NEW PVMT W/ J-JOINT)
(69) SAW CUT, DEMO & REMOVE ~190 SF EXISTING CONCRETE SIDEWALK (CONNECT NEW SIDEWALK WITH EXPANSION JOINT)
(70) SAW CUT, DEMO & REMOVE ~95 SF EXISTING CONCRETE SIDEWALK (CONNECT NEW SIDEWALK & PVMT WITH EXPANSION JOINT)
(71) INSTALL 6" CONCRETE PAVEMENT (REINF. W/#4 @ 18" O.C.E.W. CONNECT TO EXISTING PVMT W/ J-JOINT)
(72) INSTALL 4" CONCRETE SIDEWALK (REINF. W/#3 @ 12" O.C.E.W.)
(73) INSTALL ADA FLARED RAMP WITH 5'X5' LANDING
(74) INSTALL CURB ISLAND WITH STAMPED, COLORED CONCRETE INSET (PATTERN & COLOR SPECIFIED BY OWNER)
(75) INSTALL STAIRS WITH ADA COMPLIANT HANDRAIL & LANDING – REFER TO SHEET C3.1 "GRADING PLAN"
(75a) INSTALL 2-STEPS WITH HANDRAIL – REFER TO SHEET C3.1 "GRADING PLAN"
(76) INSTALL RETAINING WALL – CONTRACTOR RESPONSIBLE FOR PROVIDING WALL PLAN SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION
(77) INSTALL RETAINING WALL PLANTER – CONTRACTOR RESPONSIBLE FOR PROVIDING WALL PLAN SIGNED AND SEALED BY A LICENSED PROFESSIONAL ENGINEER PRIOR TO CONSTRUCTION
(78) INSTALL ADA COMPLIANT HANDRAIL FOR SIDEWALK AREAS WITH LEDGE >6" (LOCATION NOT INDICATED)
(79) INSTALL 4-6' CONCRETE WHEEL STOP (FACE OF WHEEL STOP TO BE 2' FROM WALK/WALL)
(80) PROPOSED HANDICAP PARKING SPACE (VAN ACCESSIBLE WITH PAINTED UNIVERSAL HANDICAP SYMBOL)
(81) PROPOSED HANDICAP PARKING SPACE (WITH PAINTED UNIVERSAL HANDICAP SYMBOL)
(82) PROPOSED HANDICAP LOADING ZONE – PAVEMENT MARKING ACCORDING TO TAS/ADA.
(83) INSTALL POLE MOUNTED HANDICAP SIGN BEYOND SIDEWALK ADJACENT TO HANDICAP SPACES, LABEL W/ VAN ACCESSIBLE AS APPLICABLE (LOCATION NOT INDICATED)
(84) PROPOSED 3' WIDE HANDICAP ACCESSIBLE ROUTE.
(85) PROPOSED 4" WIDE PARKING STRIPE (WHITE) 9' X 20' TYPICAL SPACE DIMENSIONS.
(86) REGRADE DRAINAGE SWALE AROUND PROPOSED BUILDING
(87) CONCRETE WASH-OUT AREA – AREA TO BE OVER-EXCAVATED AND WASTE MATERIAL REMOVED AND DISPOSED OF OFF-SITE UPON PROJECT CLOSEOUT. FILL AREA BACK TO PLAN GRADE / EXISTING GROUND.
(88) PROPOSED STRIPED ISLAND – PROVIDE SOLID YELLOW STRIPING AROUND PERIMETER OF AREA
(89) PROPOSED FIRE LANE DESIGNATION – 8" WIDE FIRE LANE STRIP PAINTED RED WITH WORDING "FIRE LANE – NO PARKING – TOW AWAY ZONE" IN 4" WHITE LETTERS. WORDING MAY NOT BE SPACED MORE THAN 15' APART. PAINT CURB OR PAVEMENT BOTH SIDES OF DRIVE AISLE.
(90) NOT USED

ALL ITEMS NOT INDICATED AS "EXISTING" ARE SITE ELEMENTS TO BE CONSTRUCTED, FURNISHED, & INSTALLED BY THE CONTRACTOR. ALL ITEMS NECESSARY FOR PROPER COMPLETION OF THE WORK NOT SPECIFICALLY CALLED FOR OR SPECIFIED ON THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND CONSIDERED SUBSIDIARY TO THE WORK.



VICINITY MAP
NOT TO SCALE

SITE SPECIFIC NOTES

1. PROJECT IDENTIFICATION:
PROJECT NAME: SCARMARDO FOODS BUILDING EXPANSION
LOCATION: 1289 N. HARVEY MITCHELL PKWY (FM 2818)
LEGAL DESCRIPTION: 6.96 ACRES – LOT 6-A, BLOCK 5,
BRAZOS COUNTY INDUSTRIAL PARK PHASE 3 – VOL. 1080, PG. 803.

2. APPLICANT INFORMATION:
HYATT DEVELOPMENT, LTD
c/o DAVID SCARMARDO
1289 N. HARVEY MITCHELL PKWY
BRYAN, TEXAS 77803
(979) 229-5118

3. OWNER INFORMATION:
HYATT DEVELOPMENT, LTD
c/o DAVID SCARMARDO
1289 N. HARVEY MITCHELL PKWY
BRYAN, TX 77803
(979) 229-5118

4. TOTAL SITE AREA IS 6.96 ACRES.

5. CURRENT ZONING: PD (PLANNED DEVELOPMENT).

6. CURRENT USE: FOOD WAREHOUSE/OFFICE SPACE; PROPOSED BUILDING EXPANSION AREA: VACANT

7. PROPOSED USE & IMPROVEMENTS: SPLIT LEVEL STORAGE BUILDING WITH OFFICE SPACE: ~9,135 SF STORAGE, ~1,800 SF OFFICE WITH PARKING

8. NO PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100-YR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0195E, MAP NO. 48041C0195E.

9. ANY NEW PUBLIC OR PRIVATE UTILITY LINES & SERVICE LINES INCLUDING WATERLINES, SANITARY SEWER LINES, ELECTRIC LINES, COMMUNICATIONS LINES, etc. SHALL BE UNDERGROUND INSTALLATIONS AND INSTALLED TO CITY OF BRYAN STANDARDS.

10. IRRIGATION SYSTEM TO BE DESIGNED & INSTALLED BY OTHERS. 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.

11. FIRE SPRINKLER–POTABLE WATER SUPPLY MUST BE PROTECTED BY TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.

12. POTABLE WATER PROTECTION–ALL DEVICES, APPURTENANCE, 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.

13. BUILDING AREA (TOTAL): ~ 10,935 SQ.FT.
BUILDING HEIGHT: 30.33'

14. OWNER/END USER SHALL MAINTAIN EROSION CONTROL UNTIL ALL LANDSCAPE AREAS AREA ESTABLISHED. OWNER/END USER IS RESPONSIBLE FOR CLEANUP FROM LANDSCAPING MATERIALS, MULCH OR LANDSCAPE SEDIMENT TRANSPORT THAT MAY OCCUR AFTER LANDSCAPE INSTALLATION.

15. FOR ITEMS PROPOSED OR TO BE INSTALLED, CONTRACTOR IS TO FURNISH & INSTALL ALL NECESSARY COMPONENTS FOR PROPER COMPLETION OF THE ITEM.

16. ALL DISTURBED EARTH MUST BE 100% COVERED WITH ESTABLISHED GRASS OR GROUND COVER PRIOR TO CERTIFICATE OF OCCUPANCY.

17. ALL SIGNAGE IS PERMITTED SEPARATELY.

18. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL FRANCHISE & PRIVATE UTILITIES WITH EARTHWORK & PAVEMENT CONSTRUCTION. GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING & INSTALLING ANY NECESSARY UTILITY CONDUIT PRIOR TO SUBGRADE PREPARATION & PAVING OPERATION. GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OF UTILITY INSTALLATION ORDER.

19. ALL ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT. SUCH SCREENING SHALL BE COORDINATED WITH BUILDING ARCHITECTURE.

20. NOTE: DEMOLITION/CONSTRUCTION WASTE–SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.

UTILITY DEMANDS:

WATER & SANITARY SEWER DEMANDS:

GENERAL: B/CS DEMAND RATES – METHOD 1 – FIXTURE UNIT COUNT

WATER:

PEAK HOURLY DEMAND .... 31 GPM
(14 FIXTURE UNITS–USED 15 IN CALCULATION)

AVE DAILY DEMAND .... PEAK HOURLY/4
AVE DAILY DEMAND .... 7.8 GPM

SANITARY SEWER:

PEAK HOURLY DEMAND .... 31 GPM
(14 FIXTURE UNITS–USED 15 IN CALCULATION)

AVE DAILY DEMAND .... PEAK HOURLY/4
AVE DAILY DEMAND .... 7.8 GPM

*PER BRYAN/COLLEGE STATION DESIGN GUIDELINES: PEAK HRLY DEMAND=AVE DAILY x 4.0

PARKING ANALYSIS:

PARKING SPACES REQUIRED:

WAREHOUSE: – 1 SPACE / 600 GSF
GEN. OFFICE: – 1 SPACE / 300 GSF

NEW WAREHOUSE: 9,135 GSF / 600 = 16 SPACES
NEW OFFICE: 1,800 GSF / 300 = 6 SPACES

TOTAL NEW SPACES REQUIRED: 22 SPACES

SPACES PROVIDED:
STANDARD = 24
ADA (VAN) = 1
ADA (STD) = 1
TOTAL = 26

SITE PLAN
SCARMARDO PRODUCE
BUILDING EXPANSION
BRYAN, BRAZOS COUNTY, TEXAS

STATE OF TEXAS — ALFRED A. PAINE — 97221 — LICENSED PROFESSIONAL ENGINEER
07/02/2014

REVISIONS

DATE	DESCRIPTION
07/02/14	REVISED PER SDRC COMMENTS #1

SCALE:	1"=40'
DRAWN BY:	AAP
APPROVED BY:	AAP
DATE:	06/24/14
FILE:	C1.1

SHEET
C1.1
OF 1

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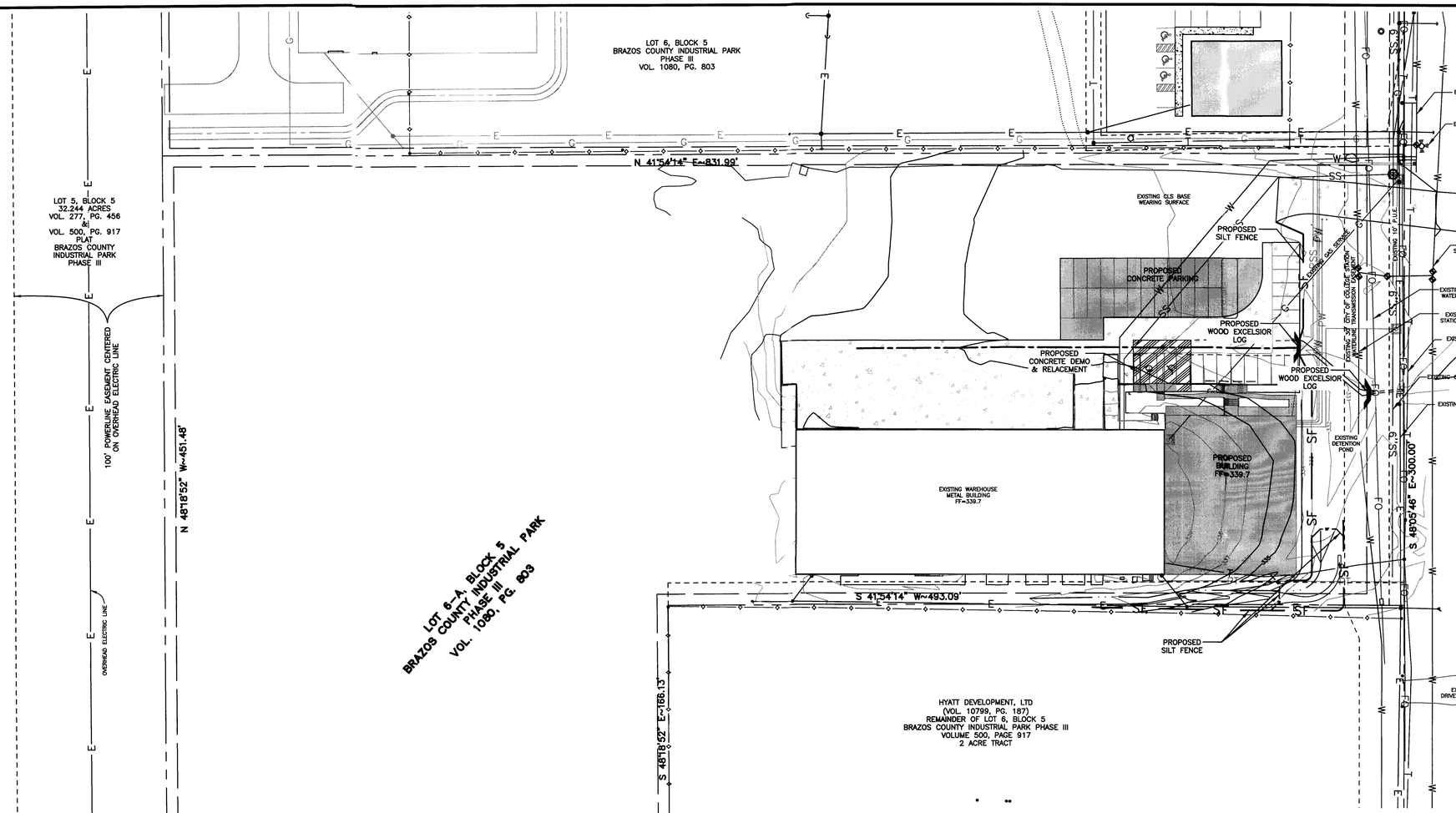

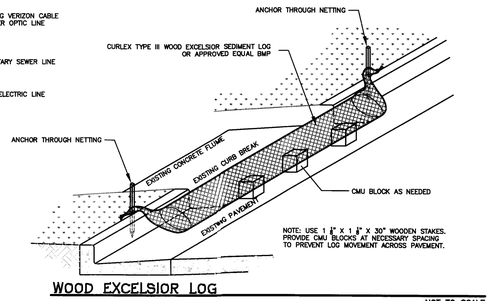

WOOD EXCELSIOR LOG

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SILT FENCE INSTALLATION

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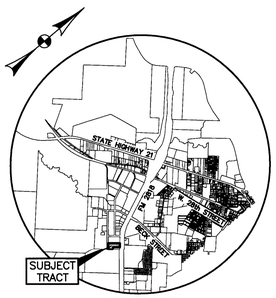


VICINITY MAP

NOT TO SCALE

SITE DESCRIPTION

GENERAL LOCATION & DESCHIPTION:
OWNER INFORMATION:
HYATT DEVELOPMENT, LTD
c/o DAVID SCARMARDO
1289 N. HARVEY MITCHELL PKWY
BRYAN, TEXAS 77803
(979) 229-5118

PROJECT NAME: SCARMARDO FOODS BUILDING EXPANSION
PROJECT LOCATION: 1289 N HARVEY MITCHELL PKWY (FM 2818)
LEGAL DESCRIPTION: 6.96 ACRES – LOT 6-A, BLOCK 5,
BRAZOS COUNTY INDUSTRIAL PARK PHASE 3 – VOL. 1080, PG. 803.

LATITUDE: N 30°39'04.20" LONGITUDE: W 96°23'57.19"
TOTAL SITE AREA IS: 6.96 ACRES
TOTAL AREA OF SITE EXPECTED TO BE DISTURBED: 0.44 ACRES

EXISTING SITE CONDITIONS:
LAND USE: INDUSTRIAL
LAND COVER: GRASSED, SHORT GRASS PASTURE, CRUSHED LIMESTONE (CLS) WEARING SURFACE, METAL BUILDING
AVERAGE GROUND SLOPE: 1.4%
RATIONAL 'C' FACTOR FOR PROPOSED DEVELOPMENT AREAS: 0.35 GRASSED / 0.80 CLS
RECEIVING WATERS: TRIBUTARY TO COTTONWOOD BRANCH; COTTONWOOD BRANCH

SOIL INFORMATION:
SOILS GENERALLY CONSIST OF CLAYS
UNIFIED SOIL CLASSIFICATION SYSTEM: CH, CL

PROPOSED CONDITIONS:
LAND USE: OFFICE/WAREHOUSE WITH ASSOCIATED ADDITIONAL PARKING
RATIONAL 'C' FACTOR FOR PROPOSED DEVELOPMENT AREAS: 0.95

NATURE OF ACTIVITIES:
CLEARING & GRUBBING OF EXISTING LAND, UTILITIY INSTALLATION, EARTHWORK & SITE CONSTRUCTION

SEQUENCE OF ACTIVITIES:
1. SILT FENCE INSTALLATION
2. DETENTION POND ENTRANCE PROTECTION
3. CLEAR & GRUB AREA
4. BEGIN EARTHWORK
5. HYDROMULCH ALL DISTURBED AREAS NOT TO BE PAVED DURING CURRENT SITE CONSTRUCTION
6. SITE CONSTRUCTION
7. AFTER ESTABLISHMENT OF VEGETATION, REMOVE ALL TEMPORARY EROSION CONTROL (SILT-FENCE/HAY-BALES/ETC.); APPLY SECOND APPLICATION OF HYDROMULCH IN ALL AREAS NOT HAVING PERMANENT GRASS COVERAGE AS DEFINED IN PLAN.

GENERAL NOTES

1. ALL UTILITIES AND SERVICE LINES SHOWN ARE TAKEN FROM ABOVE GROUND EVIDENCE, RECORD INFORMATION SUPPLIED BY THE UTILITY OWNER OR HORIZONTALLY LOCATED BY INDEPENDENT LOCATORS. CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN PLAN AND ACTUAL CONDITIONS PRIOR TO CONSTRUCTION. OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION OR DATA RELIED ON TO DEPICT UNDERGROUND FACILITIES. CONTRACTOR IS TO CONTACT OWNERS OF ALL UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA AND NOTIFY OF INTENT AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FACILITY OWNERS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF ALL PIPELINES, EXISTING UTILITIES, AND SERVICE LINES WITHIN THE PROJECT AREA WHETHER SHOWN ON THE PLANS OR NOT, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR IS TO MAINTAIN STRUCTURAL INTEGRITY OF ALL PIPELINES, ELECTRIC TRANSMISSION POLES AND LINES, PERMANENT AND TEMPORARY UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITY FACILITIES, PAVEMENT, ETC. AS A RESULT OF CONSTRUCTION ACTIVITIES.

2. CONTRACTOR TO CONTACT TEXAS811 (DIG-TESS) AT LEAST 96 HOURS PRIOR TO CONSTRUCTION. SPECIFIC ATTENTION SHOULD BE PAID TO FRANCHISE UTILITIES, VERIZON, ATMOS GAS, SUDDENLINK, ECT. AS WELL AS OIL AND GAS PIPELINE COMPANIES AND WATER TRANSMISSION LINES. SHOULD A CONFLICT ARISE BETWEEN THE PROPOSED CONSTRUCTION AND AN EXISTING UTILITY, CONTACT CIVIL ENGINEERING CONSULTANTS AT LEAST 48 HOURS PRIOR TO PLANNED CONSTRUCTION.

3. ALL DISTURBED AREAS NOT TO BE PAVED ARE TO HAVE ESTABLISHMENT OF GRASS AS OUTLINED IN THE DESCRIPTION OF CONTROLS, STABILIZATION PRACTICES NOTES.

4. ALL DISTURBED, CHANNEL AND SLOPE AREAS ARE TO BE PREPARED AND HYDROMULCHED FOR PERMANENT ESTABLISHMENT OF VEGETATION. PRIOR TO HYDROMULCHING OPERATIONS, CONTRACTOR TO REPLACE TOPSOIL TO A MIN. DEPTH OF 6". TOPSOIL IS TO BE DISKED TO A DEPTH OF AT LEAST 4" AND LIGHTLY COMPACTED. FINAL GRADES WITH ESTABLISHED VEGETATION SHALL BE AS INDICATED ON THE PLANS.

5. CONTRACTOR IS TO MAINTAIN EROSION CONTROL THROUGHOUT DURATION OF THE PROJECT AND UNTIL VEGETATION IS ESTABLISHED. INSURE SEDIMENT IS NOT TRANSPORTED DOWNSTREAM FROM PROJECT VIA HAY BALES, SILT FENCE, OR OTHER BMP INSTALLATIONS. IF EXCESSIVE EROSION OR SEDIMENT TRANSPORT IS OBSERVED IN THE FIELD, ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED BY THE CONTRACTOR.

6. CONTRACTOR SHALL NOT ALLOW SEDIMENT TO ENTER THE DOWNSTREAM DRAINAGE SYSTEM, CULVERT, RIGHT OF WAY DITCH, OR DETENTION POND AREAS. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OF DOWNSTREAM AREAS AND RESTORING TO ORIGINAL CONDITION, INCLUDING ESTABLISHMENT OF REVEGETATION, SHOULD CONSTRUCTION SEDIMENT BE FOUND OUTSIDE THE LIMITS OF CONSTRUCTION.

7. CONTRACTOR TO INSURE NO MUD IS TRACKED ON TO EXISTING PRIVATE, CITY OR STATE ROADWAYS. IF TRACKING OCCURS, CONTRACTOR IS TO INSURE THAT MUD IS NOT ALLOWED TO REMAIN BEYOND THE END OF EACH WORK DAY.

8. SEDIMENT IS TO BE CLEANED FROM SILT FENCING OR OTHER SEDIMENT CONTROL DEVICES WHEN DEPTH OF SEDIMENT REACHES ~1/2 TOTAL HEIGHT OF DEVICE. CONTRACTOR IS TO ENSURE EROSION CONTROL DEVICES ARE CONSISTENTLY INSTALLED AND PROPERLY MAINTAINED.

9. PRIOR TO FINAL COMPLETION, STORM SEWERS, CULVERTS & PAVEMENT ARE TO BE CLEANED OF DEBRIS AND SEDIMENT.

11. NO PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100-YR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 480082, PANEL NO. 0195E, MAP NO. 48041C0195E.

DESCRIPTON OF CONTROLS

EROSION AND SEDIMENT CONTROL:
1. SILT FENCE
2. WOOD EXCELSIOR LOG / INLET PROTECTION
3. GRAVEL FILTER BAGS AS NEEDED

INSTALL EROSION & SEDIMENT CONTROL DEVICES PER NOTES & DETAILS HEREON.

SEDIMENT MUST BE REMOVED FROM SEDIMENT CONTROL DEVICES PRIOR TO SEDIMENT REACHING 1/2 THE HEIGHT OF THE DEVICE OR STRUCTURE.

IF SEDIMENT ESCAPES FROM THE SITE AREA, ACCUMULATIONS MUST BE REMOVED AT A FREQUENCY TO MINIMIZE FURTHER NEGATIVE EFFECTS, AND WHENEVER FEASIBLE, PRIOR TO THE NEXT RAIN EVENT.

STABILIZATION PRACTICES:
TEMPORARY STABILIZATION: ALL STOCKPILED AND OTHER DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES TEMPORARILY CEASE FOR AT LEAST 21 DAYS WILL BE SEEDED FOR STABILIZATION NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA.

PERMANENT STABILIZATION: ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE SODDED OR HYDROMULCH SEEDED (AS PER PLAN) FOR PERMANENT EROSION CONTROL NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN ACCORDANCE WITH TXDOT 162/164. PRIOR TO FINAL REVEGETATION, CONTRACTOR IS TO REPLACE TOPSOIL TO A DEPTH OF 6". TOPSOIL IS TO BE DISKED TO A DEPTH OF AT LEAST 4" AND LIGHTLY COMPACTED.

RE-VEGETATION AND VEGETATION OPTIONS:
1) HYDROMULCH
GRASS SEED MIX TO BE AS SPECIFIED BELOW. PRIOR TO HYDROMULCH OPERATIONS, CONTRACTOR TO REPLACE AND CONSOLIDATE TOPSOIL TO A DEPTH OF 6" INCLUDING WITHIN DITCH SECTIONS. FINAL GRADES WITH ESTABLISHED VEGETATION SHALL BE AS SHOWN ON PLANS. HYDROMULCH TO BE INSTALLED PER TxDOT ITEM 164. WOOD EXCELSIOR BLANKET TO MEET TXDOT ITEM 169, CLASS 2, REQUIREMENTS.

SEED MIX: SUMMER – HULLED COMMON BERMUDA GRASS, MIN. 85% PURE LIVE SEED @ 90 lbs. PER ACRE.

WINTER – UNHULLED COMMON BERMUDA GRASS, MIN. 85% PURE LIVE SEED @ 90 lbs. PER 1000 SF. ANNUAL RYE GRASS, MIN. 85% PURE LIVE SEED @ 180 lbs. PER ACRE.

FERTILIZER: 3-1-2 RATIO FERTILIZER W/ SULFUR & TRACE ELEMENTS @ 350 lbs PER ACRE.

HYDROMULCH TO BE "EXCEL FIBERMULCH II W/ TACKIFIER – APPLICATION RATE OF 2500 LBS/ACRE. GRASS SEED AND FERTILIZER INCORPORATED INTO SLURRY.

GUARANTEE: CONTRACTOR IS RESPONSIBLE FOR WATERING, MAINTENANCE AND ESTABLISHMENT OF GRASS FOR A PERIOD OF 90 DAYS AFTER FINAL REVEGETATION APPLICATION FOR PERMANENT EROSION CONTROL. CONTRACTOR IS TO GUARANTEE ALL PLANTED MATERIAL GROWTH AND COVERAGE FOR A PERIOD OF 6 MONTHS. GROWTH AND COVERAGE SHALL BE DEFINED AS 95% OF THE PLANTED AREA WITH UNIFORM COVERAGE OF GRASS GREATER THAN 1" IN HEIGHT WITH NO BARE SPOTS GREATER THAN 2 SQUARE FEET.

-PROVIDE A SECOND APPLICATION OF SPECIFIED SOD OR HYDROMULCH SEEDING (AS PER PLAN) TO BARE AREAS NOT MEETING SPECIFIED COVERAGE – TO BE PERFORMED WITHIN 60 DAYS OF INITIAL APPLICATION AND IMMEDIATELY UPON NOTIFICATION BY THE ENGINEER TO REPLANT.

STRUCTURAL CONTROL PRACTICES:
TEMPORARY EROSION CONTROLS TO INCLUDE INSTALLATION OF SILT FENCE, GRAVEL FILTER BAGS, CONSTRUCTION ENTRANCE(S), AND OTHER NECESSARY BMPS. CONTRACTOR SHALL PREVENT TRANSPORT OF SEDIMENT TO DOWNSTREAM AREAS AND IS RESPONSIBLE FOR CLEANUP AND RESTORATION IF SUCH OCCUR.

SILT FENCE TO BE INSTALLED PER DETAIL AT TOE OF DOWNHILL SLOPES/STOCKPILES AND PERIMETER OF CONSTRUCTION AREA AS SHOWN IN PLAN. HAY BALE CHECK STRUCTURES ARE TO BE INSTALLED AT MAXIMUM 150' INVERVALS.

ALL EROSION CONTROL DEVICES ARE TO BE MAINTAINED UNTIL ESTABLISHMENT OF GRASS OCCURS.

WASTE MATERIALS:
ALL WASTE MATERIALS ARE TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE REMOVED AND DISPOSED OF OFF-SITE. NO ON-SITE BURYING OF WASTE MATERIALS IS ALLOWED. AT THE END OF EACH WORKING DAY, THE CONTRACTOR SHALL GATHER AND COLLECT ALL RUBBISH AND DEBRIS AND STORE IN AN ACCEPTABLE MANNER WHICH PREVENTS MATERIALS FROM BEING BLOWN OR OTHERWISE REDISTRIBUTED ACROSS THE SITE OR ADJACENT LANDS OR WATER COURSES.

HAZARDOUS WASTE: ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF AS PER LOCAL OR STATE REGULATIONS AND IN ACCORDANCE WITH MFR'S SPECIFICATIONS.

KLING ENGINEERING & SURVEYING A DIVISION OF
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AVENUE SUITE A
BRYAN, TEXAS 77802
TEL. (979) 846-6212
WWW.CECTEXAS.COM
TEXAS FIRM REGISTRATION NUMBERS:
ENGINEERING F-2214 & SURVEYING 100410-00

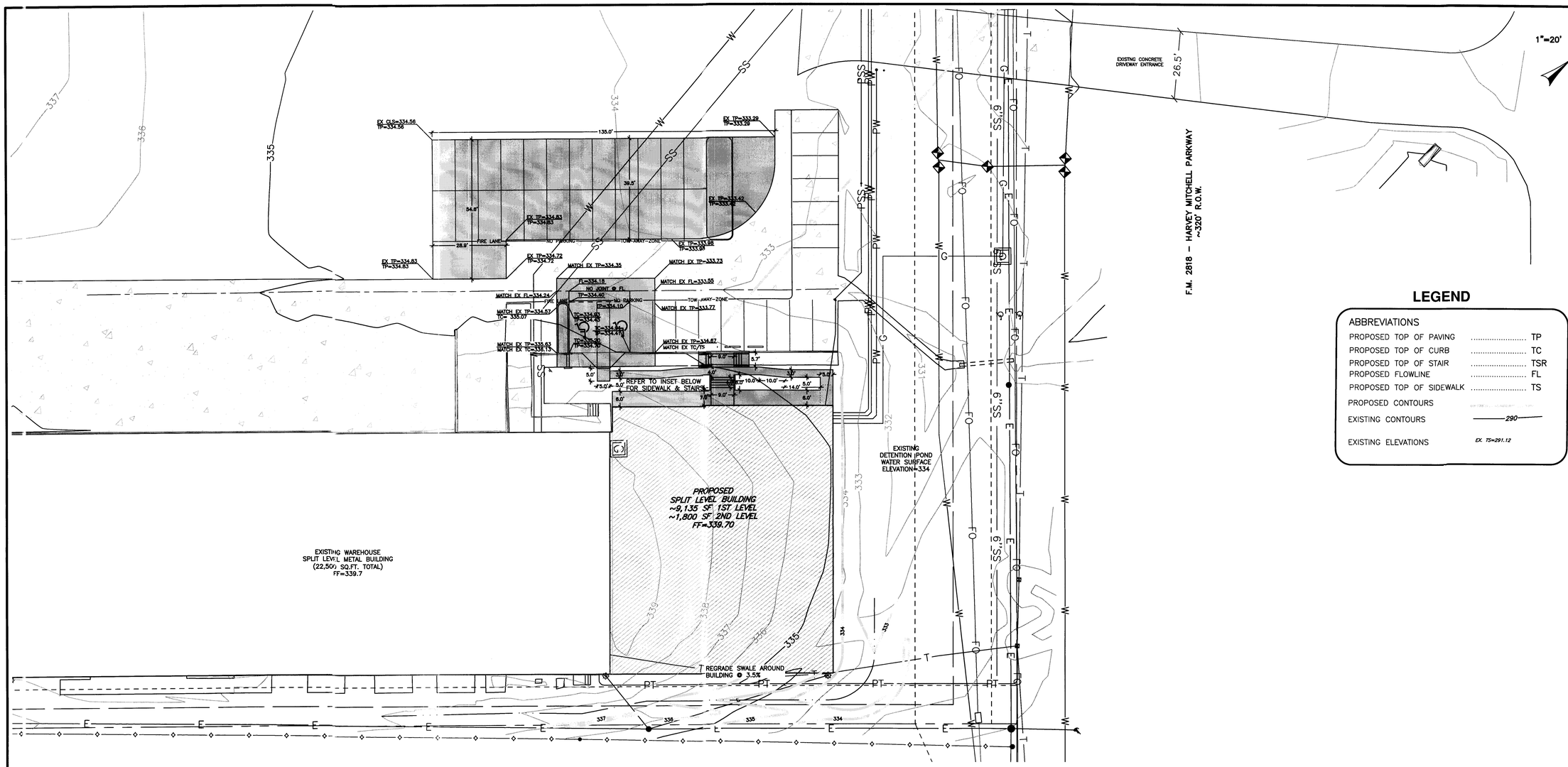
EROSION CONTROL PLAN
SCARMARDO FOODS
BUILDING EXPANSION
BRYAN, BRAZOS COUNTY, TEXAS

REVISIONS

DATE	DESCRIPTION
07/02/14	REVISED PER SDRC COMMENTS #1

SCALE:	1"=40'
DRAWN BY:	AAP
APPROVED BY:	AAP
DATE:	06/24/14
FILE:	C2.1

SHEET
C2.1
OF 1



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GRADING PLAN
SCARMARDO FOODS
BUILDING EXPANSION
BRYAN, BRAZOS COUNTY, TEXAS

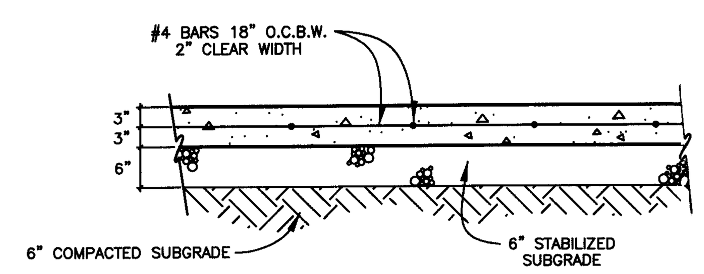
STATE OF TEXAS
ALFRED A. PAINE
87221
LICENSED PROFESSIONAL ENGINEER
07/02/2014

REVISIONS

DATE	DESCRIPTION
07/02/14	REVISED PER SDRC COMMENTS #1

SCALE:	AS NOTED
DRAWN BY:	AAP
APPROVED BY:	AAP
DATE:	06/24/14
FILE:	C3.1

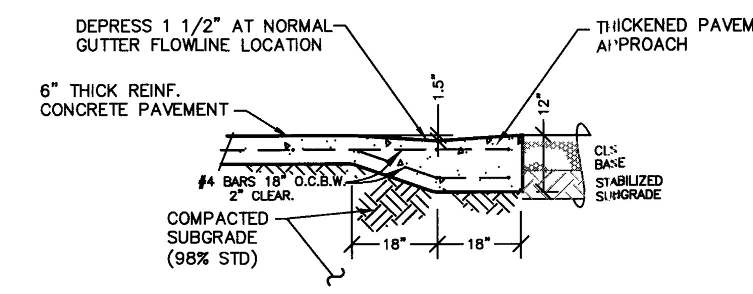
SHEET
C3.1
OF 1



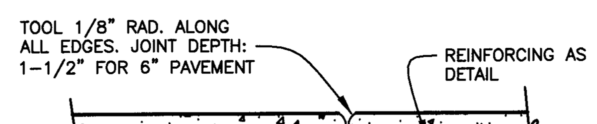
NOTES:
1. CONCRETE TO BE 4000 PSI – 28 DAY STRENGTH PORTLAND CEMENT CONCRETE
2. TEST CYLINDERS TO BE TAKEN 1 PER 100 CY OF CONCRETE PLACED or 3 PER POUR (MIN).
3. ALL TRAFFIC IS TO BE EXCLUDED FROM PAVEMENT BY MEANS OF BARRICADES AND SIGNS UNTIL CONCRETE IS AT LEAST 14 DAYS OLD. CONSTRUCTION TRAFFIC SHALL BE EXCLUDED UNTIL CONCRETE HAS REACHED DESIGN STRENGTH.
4. SUBGRADE AND STABILIZED SUBGRADE TO BE COMPACTED TO MIN. 98% STANDARD PROC.(ASTM D 698). EXTEND SUBGRADE STABILIZATION 2' (MIN) BEYOND BACK OF CURB/EDGE OF PAVEMENT

REINFORCED CONCRETE PAVEMENT
6" THICKNESS

NOT TO SCALE

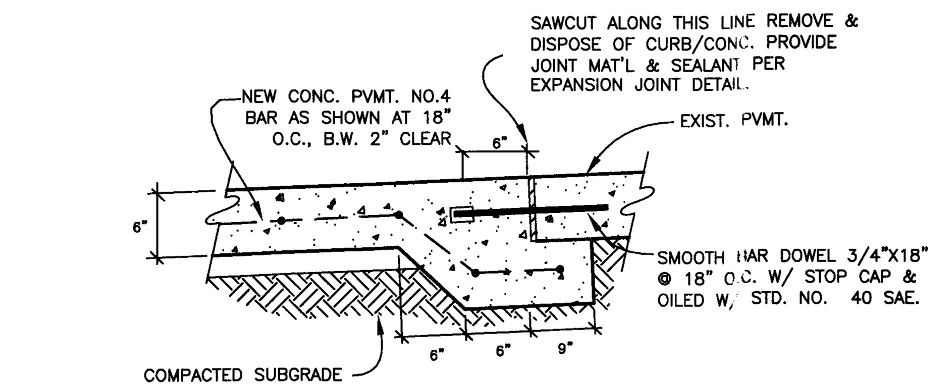


CONCRETE PAVEMENT JUNCTION AT EXISTING CLS SURFACE
NOT TO SCALE

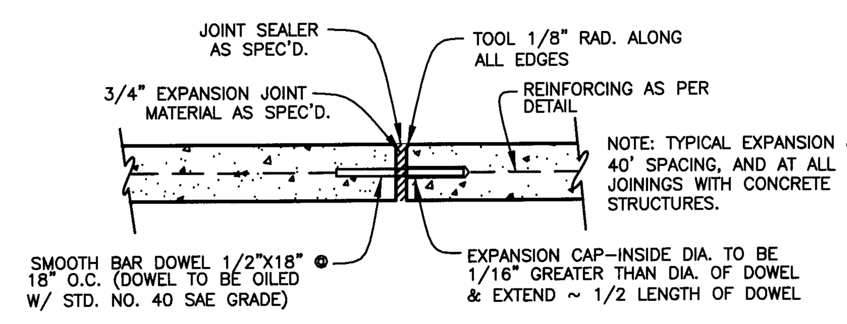


NOTE:
TYPICAL CONTRACTION JOINT, @ 10'x10' SPACING.

CONTRACTION JOINT
NOT TO SCALE



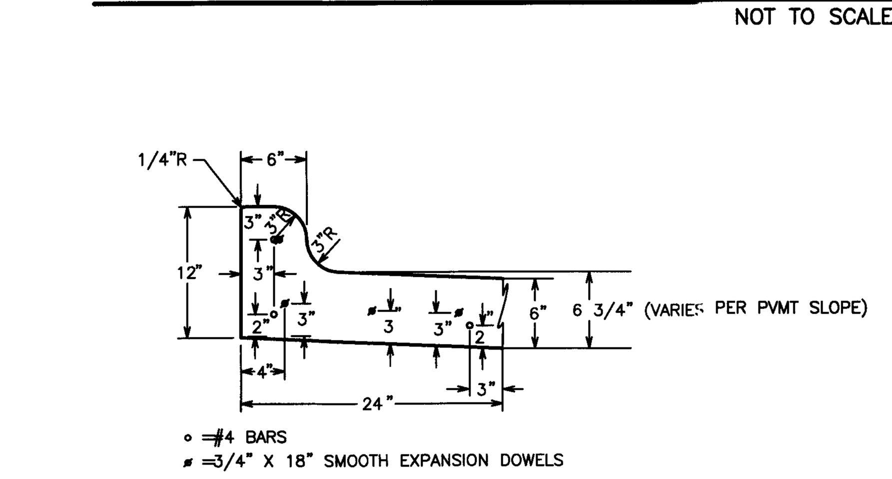
PAVEMENT JUNCTION
NOT TO SCALE



NOTE: TYPICAL EXPANSION JOINT, @ 40' SPACING, AND AT ALL OTHER JOININGS WITH CONCRETE STRUCTURES.

MATERIALS:
EJT. FILLER TO BE "SEALTIGHT–FIBRE EXPANSION JOINT FILLER"
EJT. SEALANT TO BE "SEALTIGHT–#164, HI–SPEC OR SOF–SEAL" HOT APPLIED SEALANT – BOTH AS MFD. BY W.R. MEADOWS, INC.

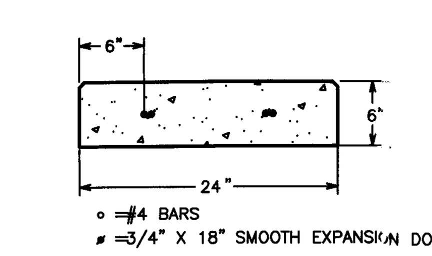
EXPANSION JOINT (EJT)
NOT TO SCALE



o =#4 BARS
=3/4" X 18" SMOOTH EXPANSION DOWELS

NOTE:
1. EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 50' APART AND AT ALL RADIUS POINTS, P.T.'S AND P.C.'S.
SLOPE GUTTER PER GRADING PLAN TO ENSURE POSITIVE DRAINAGE
2.

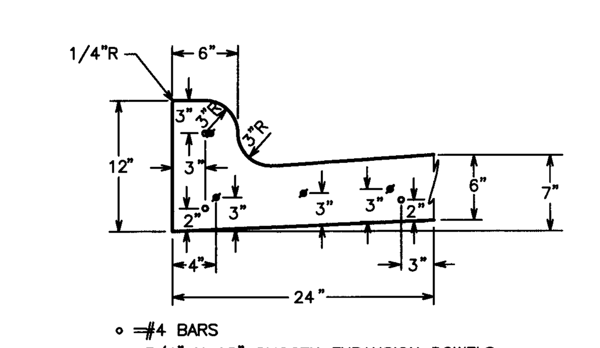
MONOLITHIC CONCRETE SPILL CURB SECTION
NOT TO SCALE



o =#4 BARS
=3/4" X 18" SMOOTH EXPANSION DOWELS

NOTE:
1. EXPANSION JOINTS IN CURB SHALL BE SPACED AT A MAXIMUM DISTANCE OF 50' APART AND AT ALL RADIUS POINTS, P.T.'S AND P.C.'S.

CONCRETE FLUSH CURB SECTION
NOT TO SCALE

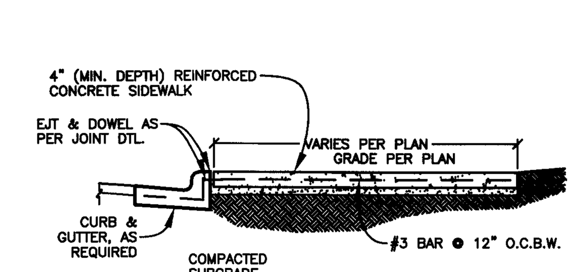


o =#4 BARS
=3/4" X 18" SMOOTH EXPANSION DOWELS

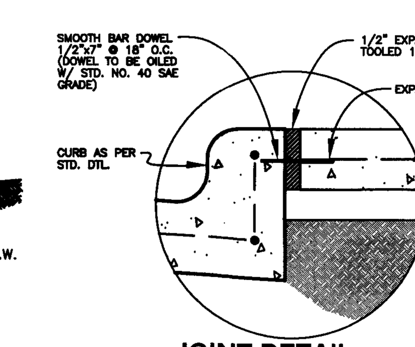
NOTE:
1. EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 50' APART AND AT ALL RADIUS POINTS, P.T.'S AND P.C.'S.
2. SLOPE GUTTER PER GRADING PLAN TO ENSURE POSITIVE DRAINAGE

MONOLITHIC CONCRETE CURB & GUTTER SECTION
NOT TO SCALE

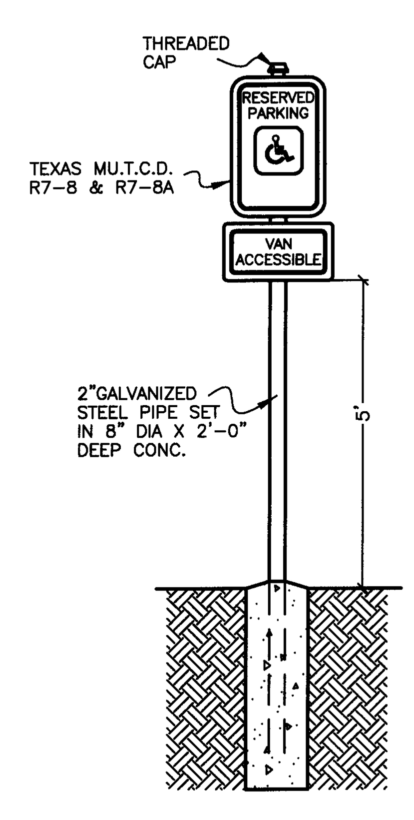
NOTE:
1. ALL PAVEMENT SURFACES SHALL BE BROOM FINISHED PERPENDICULAR TO PEDESTRIAN TRAFFIC FLOW.



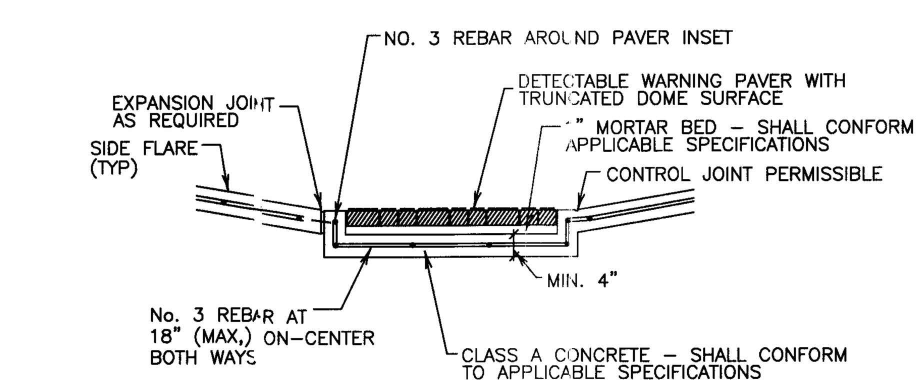
STD. CONCRETE SIDEWALK
NOT TO SCALE

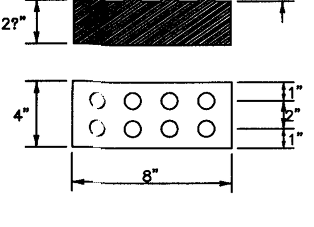


JOINT DETAIL
NOT TO SCALE

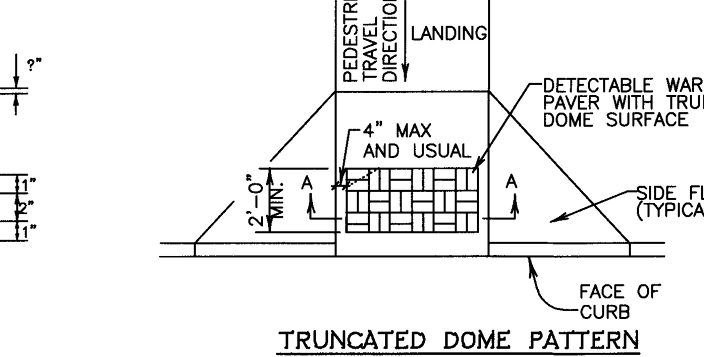


HANDICAP PARKING SIGN
NOT TO SCALE





DETECTABLE WARNING PAVER



TRUNCATED DOME PATTERN CURB RAMP

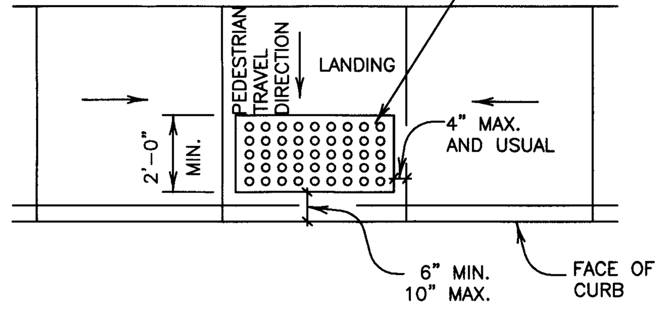
GENERAL NOTES FOR DETECTABLE WARNINGS

1. CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 4.29 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. FURNISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
2. DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
3. ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
4. SHADED AREAS ON SHEETS 3 AND 4 INDICATE THE APPROXIMATE LOCATION FOR THE DETECABLE WARNING SURFACE FOR EACH CURB RAMP TYPE.
5. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
6. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 10" FROM THE EXTENSION OF THE FACE OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.
7. ACCEPTABLE PAVER MATERIAL SHALL BE CLAY, VITRIFIED POLYMER COMPOSITE, PRECAST POLYMER CONCRETE, AND CONCRETE.

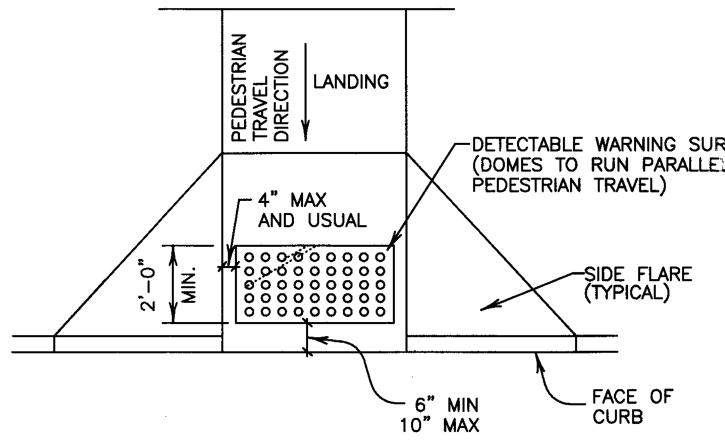
GENERAL NOTES (PAVERS)

FURNISH DETECTABLE WARNING PAVER UNITS MEETING ALL REQUIREMENTS OF ASTM C–936, C–33. LAY IN A TWO BY TWO UNIT BASKET WEAVE PATTERN OR AS DIRECTED.

LAY FULL–SIZE UNITS FIRST FOLLOWED BY CLOSURE UNITS CONSISTING OF AT LEAST 25 PERCENT OF A FULL UNIT. CUT DETECTABLE WARNING PAVER UNITS USING A POWER SAW.



TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE



TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN

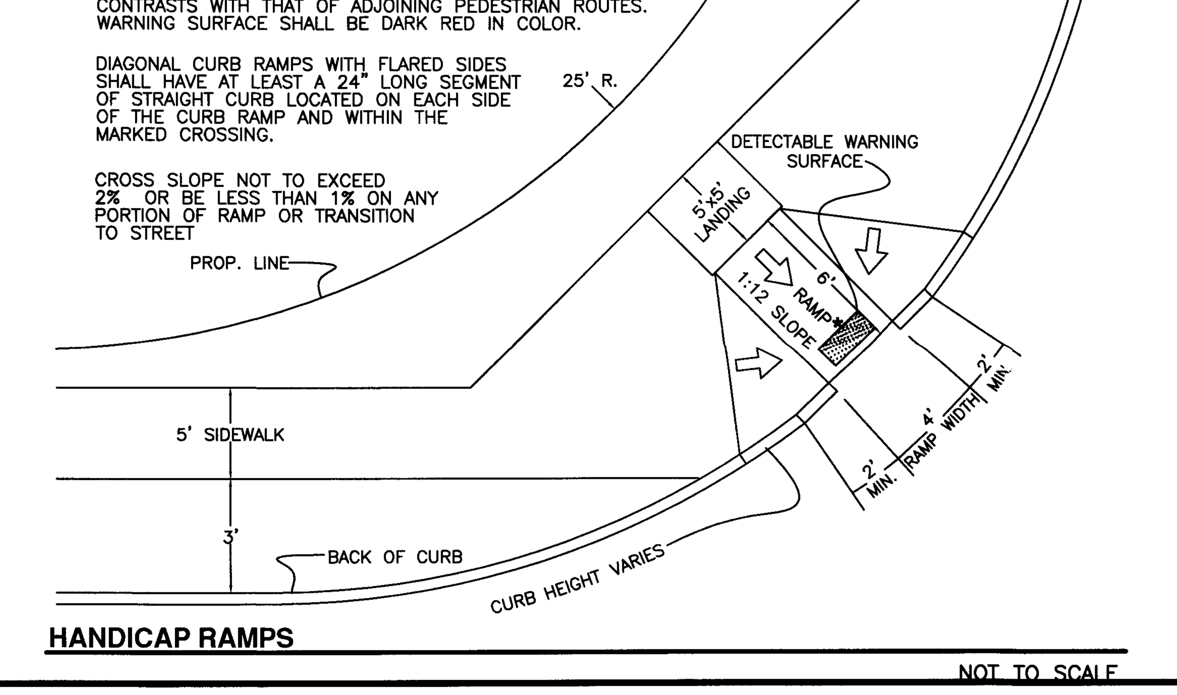
NOT TO SCALE

* CROSS SLOPE NOT TO EXCEED 2% OR BE LESS THAN 1% ON ANY PORTION OF RAMP OR TRANSITION TO STREET

* SURFACE FINISH SHALL COMPLY WITH TAS REQUIREMENTS: FULL WIDTH AND DEPTH OF CURB RAMPS SHALL HAVE A LIGHT REFLECTIVE VALUE AND TEXTURE THAT SIGNIFICANTLY CONTRASTS WITH THAT OF ADJOINING PEDESTRIAN ROUTES. WARNING SURFACE SHALL BE DARK RED IN COLOR.

DIAGONAL CURB RAMPS WITH FLARED SIDES SHALL HAVE AT LEAST A 24" LONG SEGMENT OF STRAIGHT CURB LOCATED ON EACH SIDE OF THE CURB RAMP AND WITHIN THE MARKED CROSSING.

CROSS SLOPE NOT TO EXCEED 2% OR BE LESS THAN 1% ON ANY PORTION OF RAMP OR TRANSITION TO STREET



HANDICAP RAMPS
NOT TO SCALE

GENERAL NOTES:
1. ALL UTILITIES AND SERVICE LINES SHOWN ARE TAKEN FROM ABOVE GROUND EVIDENCE, RECORD INFORMATION SUPPLIED BY THE UTILITY OWNER OR HORIZONTALLY LOCATED BY INDEPENDENT LOCATORS. CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN PLAN AND ACTUAL CONDITIONS PRIOR TO CONSTRUCTION. OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION OR DATA RELIED ON TO DEPICT UNDERGROUND FACILITIES. CONTRACTOR IS TO CONTACT OWNERS OF ALL UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA AND NOTIFY OF INTENT AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FACILITY OWNERS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF ALL PIPELINES, EXISTING UTILITIES, AND SERVICE LINES WITHIN THE PROJECT AREA WHETHER SHOWN ON THE PLANS OR NOT, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR IS TO MAINTAIN STRUCTURAL INTEGRITY OF ALL PIPELINES, ELECTRIC TRANSMISSION POLES AND LINES, PERMANENT AND TEMPORARY UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITY FACILITIES, PAVEMENT, ETC. AS A RESULT OF CONSTRUCTION ACTIVITIES.

2. CONTRACTOR TO CONTACT TEXAS811 (DIG–TESS) AT LEAST 96 HOURS PRIOR TO CONSTRUCTION. SPECIFIC ATTENTION SHOULD BE PAID TO FRANCHISE UTILITIES, VERIZON, ATMOS GAS, SUDDENLINK, ECT. AS WELL AS OIL AND GAS PIPELINE COMPANIES AND WATER TRANSMISSION LINES. SHOULD A CONFLICT ARISE BETWEEN THE PROPOSED CONSTRUCTION AND AN EXISTING UTILITY, CONTACT CIVIL ENGINEERING CONSULTANTS AT LEAST 48 HOURS PRIOR TO PLANNED CONSTRUCTION.

3. CONTRACTOR IS TO MAINTAIN AND INSURE INTEGRITY OF ALL EXISTING UTILITIES, PAVEMENT & SIDEWALK. CLOSE ATTENTION IS TO BE PAID TO ANY EXISTING POWER, TELEPHONE, & FIBER OPTIC LINES & POLES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING PUBLIC OR PRIVATE UTILITY FACILITIES, PAVEMENT, ETC. AS A RESULT OF CONSTRUCTION ACTIVITIES AND IS TO RESTORE TO ORIGINAL OR BETTER CONDITION.

4. THE INTENT OF THIS PLAN SET IS TO DESCRIBE THE COMPLETED SITE WORK TO BE PERFORMED UNDER THE CONTRACT. UNLESS OTHERWISE PROVIDED, THE CONTRACTOR SHALL FURNISH ALL MATERIALS, SUPPLIES, TOOLS, EQUIPMENT AND LABOR NECESSARY FOR THE PROPER PROSECUTION AND COMPLETION OF THE WORK.

5. CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS WITHIN PLANS OR SPECIFICATIONS AND AWAIT WRITTEN INSTRUCTION FROM PRIOR TO CONSTRUCTION OF THE ELEMENT IN QUESTION.

6. CONTRACTOR IS TO CONTACT BTU & CITY OF BRYAN DEVELOPMENT ENGINEERING DEPARTMENT AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION.

7. ALL ITEMS TO BE REMOVED OR DEMOLISHED – REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL. TREES BRUSH ARE TO BE REMOVED INCLUDING THE TOTAL EXTENT OF THEIR ROOT SYSTEMS. UNLESS OTHERWISE DIRECTED BY THE OWNER, ALL MATERIALS AND DEBRIS DEMOLISHED AND/OR REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A MANNER SATISFACTORY TO THE OWNER, ARCHITECT & ENGINEER. ON–SITE BURNING WILL NOT BE PERMITTED.

8. ALL EXCESS TOPSOIL AND CUT MATERIAL IS TO BE HAULED OFF AND DISPOSED OF OFF–SITE.

9. CONTRACTOR TO MAINTAIN A SAFE AND SECURE SITE. TRENCHES ARE NOT TO REMAIN OPEN PAST WORKING HOURS. CONTRACTOR IS TO FENCE OFF STORAGE AREA FOR MATERIALS AND EQUIPMENT.

10. LIMITS OF WORK: CONTRACTOR IS TO CONFINE ALL WORK, MATERIALS AND EQUIPMENT TO EXISTING EASEMENT AREAS OR OWNER'S PROPERTY. NO CONSTRUCTION ACTIVITY OR STORAGE IS ALLOWED ON OR THROUGH PRIVATE PROPERTY UNLESS COVERED BY A PUBLIC UTILITY EASEMENT OR OTHER DOCUMENTED AGREEMENT FROM ADJACENT LANDOWNERS. CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH ADJACENT LANDOWNERS.

11. CONTRACTOR SHALL PREVENT TRANSPORT OF SEDIMENT TO ADJACENT PROPERTIES AND PUBLIC RIGHT OF WAYS AND IS RESPONSIBLE FOR CLEANUP IF SUCH OCCURS. CONTRACTOR IS TO INSURE NO CONSTRUCTION DEBRIS OR MUD IS TRACKED OR DISCARDED ON TO ANY PUBLIC OR PRIVATE STREETS OR LAND AND IS RESPONSIBLE FOR SITE CLEANUP AFTER EACH DAYS WORK. CONTRACTOR IS TO MAKE USE OF BEST MANAGEMENT PRACTICES TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING EXISTING STORM SEWER OR DETENTION AREA. CONTRACTOR SHALL MAINTAIN EROSION CONTROL THROUGHOUT CONSTRUCTION PERIOD AND UNTIL GRASS IS ESTABLISHED.

12. CONTRACTOR IS TO RE–SEED OR HYDROMULCH ALL DISTURBED AREAS FOR RE–ESTABLISHMENT OF VEGETATION IN ACCORDANCE WITH SWP3 PLAN. CONTRACTOR TO DISK AREAS TO BE SEEDED TO A DEPTH OF 6". CONTRACTOR TO GUARANTEE COVERAGE AND ESTABLISHMENT OF GRASS FOR A PERIOD OF 6 MOS. COVERAGE SHALL BE DEFINED AS 95% OF THE PLANTED AREA WITH UNIFORM COVERAGE OF GRASS GREATER THAN 1" IN HEIGHT WITH NO BARE SPOTS GREATER THAN 2 SF.

13. 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.

14. ALL ITEMS NECESSARY FOR PROPER COMPLETION OF THE WORK NOT SPECIFICALLY CALLED FOR OR SPECIFIED ON THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND CONSIDERED SUBSIDIARY TO THE WORK.

15. PRIOR TO JOB CLOSEOUT, A SET OF "AS–BUILT" CONSTRUCTION PLANS MUST BE SUBMITTED TO THE OWNER FOR THE ENTIRE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT A SET OF "RED LINE" SITE/CONSTRUCTION PLANS SHOWING THE AS–BUILT CONDITIONS AT LEAST ONE WEEK PRIOR TO JOB CLOSEOUT. AS–BUILT DRAWINGS TO INCLUDE ALL PIPING, PAVING AND ANY OBSTRUCTIONS ENCOUNTERED OR INSTALLED DURING CONSTRUCTION.

16. MINIMUM BURY FOR UTILITIES:
SUDDENLINK & VERIZON – 2' BURY
SUDDENLINK FIBER OPTIC – 4' BURY
UNDERGROUND PRIMARY ELECTRIC LINE – 4' BURY
UNDERGROUND ELECTRIC SERVICE – 2' BURY
GAS – 3' BURY
WATERLINE – 2'–4' BURY

WATER LINE NOTES
1. ALL VALVE & METER BOXES ARE TO BE FLUSH WITH FINISHED GRADES.
2. ALL WATERLINE CONSTRUCTION TO BE IN CONFORMANCE WITH CITY OF BRYAN STANDARD DETAILS & SPECIFICATIONS
3. PLUG AND MARK SERVICE ENDS AT SURFACE WITH 2" PVC PIPE PAINTED BLUE EXTENDING 4' ABOVE GROUND.

SITE SPECIFIC NOTES
1. THE EXISTING GROUND TOPOGRAPHY SHOWN ON THIS SET OF PLANS IS BASED ON AN ON THE GROUND SURVEY CONDUCTED MARCH, 2014 BY CIVIL ENGINEERING CONSULTANTS (BASIS OF ELEVATION–NAVD88). PRIOR TO CLEARING OF THE CONSTRUCTION AREA. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE IMPACT, IF ANY, CLEARING WILL HAVE ON THE DESIGN SHOWN HEREON. THE CONTRACTOR MUST INSURE THAT ALL SUBSURFACE DEBRIS HAVE BEEN COMPLETELY REMOVED.

2. CONTRACTOR SHALL COORDINATE WITH BTU, VERIZON, SUDDENLINK, & ATMOS GAS FOR EXACT DESIGN & INSTALLATION OF ALL CONDUIT, LINE, METERS, ETC.

3. PROBABLE RELOCATION OR ADJUSTMENTS OF PUBLIC AND PRIVATE UNDERGROUND UTILITIES (WATERLINE, ATMOS GAS LINE, VERIZON TELEPHONE LINE, ETC.) WILL BE REQUIRED. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FACILITY OWNERS AND ANY RELOCATION, REMOVAL, AND INSTALLATION, OR ADJUSTMENTS TO ALL EXISTING FACILITIES REQUIRED FOR PROSECUTION OF THE WORK. CONTRACTOR IS TO MAINTAIN STRUCTURAL INTEGRITY OF ALL PIPELINES, ELECTRIC TRANSMISSION POLES AND LINES, PERMANENT AND TEMPORARY UTILITIES.

4. IN THE EVENT ELECTRICAL ROUTING OR PLAN SHOWN IN CIVIL PLANS DIFFERS FROM THAT SHOWN ON ELECTRICAL PLANS, ELECTRICAL PLANS SHALL GOVERN.

5. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL PRIVATE UTILITIES AND FRANCHISE UTILITIES WITH EARTHWORK & PAVEMENT CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR DETERMINING NECESSITY, FURNISHING & INSTALLING ANY NECESSARY UTILITY, LIGHTING OR IRRIGATION CONDUIT PRIOR TO SUBGRADE PREPARATION & PAVING OPERATION. CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OF UTILITY INSTALLATION ORDER. MARK ALL UTILITY STUB–OUTS AND CONDUIT ENDS WITH 4" PAINTED PVC EXTENDING 4' ABOVE FINISHED GRADE.

6. TRENCH BACKFILL SHALL BE COMPACTED TO 98% STANDARD (ASTM D–698) IN ALL AREAS. TESTS ARE TO BE CONDUCTED EVERY 200' FOR EVERY 24" OF THICKNESS. BACKFILL MATERIAL TO BE PLACED IN 6" LIFTS.

7. ALL CONDUIT INSTALLED WITHIN AREAS TO BE PAVED SHALL HAVE TRENCHES BACKFILLED WITH LIME STABILIZED MATERIAL ABOVE INITIAL PIPE EMBEDMENT.

8. CONTRACTOR SHALL REFER TO OWNER'S ELECTRICIAN/ELECTRICAL PLANS FOR FINAL TYPES & LOCATIONS OF ALL SITE LIGHTING LOCATIONS AND CONDUIT ROUTING. CONTRACTOR TO FURNISH & INSTALL ALL ELEMENTS OF SITE LIGHTING AND RUN ALL NECESSARY ELECTRICAL CONDUIT, WIRES, ETC. SO THAT THE LIGHTS ARE OPERATIONAL.

9. CONTRACTOR SHALL FURNISH & INSTALL ALL ELEMENTS OF SITE IRRIGATION SYSTEM AND RUN ALL NECESSARY CONDUIT, PIPING, WIRES, ETC. SO THAT THE IRRIGATION SYSTEM IS OPERATIONAL. REFER TO SEPARATE IRRIGATION PLAN FOR IRRIGATION SYSTEM DESIGN.

10. SITE DRAINAGE FACILITIES AND DETENTION ARE EXISTING AND WILL NOT BE MODIFIED BY THIS PLAN.

11. PRIOR TO REVEGETATION OPERATIONS, CONTRACTOR TO SPREAD/REPLACE AND CONSOLIDATE TOPSOIL TO A DEPTH OF 6".

12. ALL DISTURBED AREAS ARE TO HAVE ESTABLISHMENT OF GRASS AS OUTLINED BELOW OR IF WITHIN/ADJACENT TO LANDSCAPE AREAS–PER THE LANDSCAPE PLAN. CONTRACTOR IS RESPONSIBLE FOR WATERING, MAINTENANCE AND ESTABLISHMENT OF VEGETATION FOR A PERIOD OF 90 DAYS. CONTRACTOR TO GUARANTEE ALL PLANTED MATERIAL GROWTH AND COVERAGE FOR A PERIOD OF 6 MONTHS. GROWTH AND COVERAGE SHALL BE DEFINED AS 95% OF THE PLANTED AREA WITH UNIFORM COVERAGE OF GRASS GREATER THAN 1" IN HEIGHT WITH NO BARE SPOTS GREATER THAN 2 SQUARE FEET. SECOND APPLICATION OF HYDROMULCH OR SOD IS REQUIRED FOR BARE SPOTS NOT MEETING COVERAGE REQUIREMENT WITHIN 60 DAYS OF INITIAL APPLICATION.

13. ALL DISTURBED AREAS NOT TO BE PAVED OR LANDSCAPED ARE TO BE PREPARED AND HYDROMULCH SEEDED FOR PERMANENT ESTABLISHMENT OF VEGETATION. PRIOR TO HYDROMULCH OPERATIONS, CONTRACTOR TO REPLACE AND CONSOLIDATE TOPSOIL TO A DEPTH OF 6". TOPSOIL TO BE DISKED TO A DEPTH OF 4" PRIOR TO SEEDING. FINAL GRADES WITH ESTABLISHED VEGETATION SHALL PROVIDE POSITIVE DRAINAGE.
SEED MIX:
COOL SEASON GRASS SEEDING MIX: TALL FESCUE @ 4 lbs/ac OF PURE LIVE SEED; OATS @ 21 lbs/ac OF PURE LIVE SEED; WHEAT (RED, WINTER) @ 30 lbs/ac OF PURE LIVE SEED

WARM SEASON GRASS SEEDING MIX: GREEN SPANGLETOP @ 1.1 lbs/ac OF PURE LIVE SEED; BERMUDAGRASS @ 1.5 lbs/ac OF PURE LIVE SEED

FERTILIZER: 3–1–2 RATIO FERTILIZER W/ SULFUR & TRACE ELEMENTS @ 350 lbs PER ACRE

14. CONTRACTOR IS RESPONSIBLE MAINTENANCE AND ESTABLISHMENT OF VEGETATION FOR A PERIOD OF 90 DAYS. CONTRACTOR TO GUARANTEE ALL PLANTED MATERIAL GROWTH AND COVERAGE FOR A PERIOD OF 6 MONTHS. GROWTH AND COVERAGE SHALL BE DEFINED AS 95% OF THE PLANTED AREA WITH UNIFORM COVERAGE OF GRASS GREATER THAN 1" IN HEIGHT WITH NO BARE SPOTS GREATER THAN 2 SQUARE FEET. SECOND APPLICATION OF SOD IS REQUIRED FOR BARE SPOTS NOT MEETING COVERAGE REQUIREMENT WITHIN 60 DAYS OF INITIAL APPLICATION.

15. OWNER/END USER SHALL MAINTAIN EROSION CONTROL UNTIL ALL LANDSCAPE AREAS AREA ESTABLISHED. TENNANT/END USER IS RESPONSIBLE FOR CLEANUP FROM LANDSCAPING MATERIALS, MULCH OR LANDSCAPE SEDIMENT TRANSPORT THAT MAY OCCUR AFTER LANDSCAPE INSTALLATION.

16. CONTRACTOR IS RESPONSIBLE FOR SUBMITTING N.O.I/N.O.T. TO T.C.E.Q. & PROVIDING DOCUMENTATION OF SUBMISSION TO THE CITY OF COLLEGE STATION.

SITE PREP & FINISHED GRADING NOTES
1. PROOF ROLLING: TO LOCATE UNSTABLE OR NON–UNIFORM AREAS. CONTRACTOR TO OVER EXCAVATE UNSTABLE OR NON–UNIFORM AREAS, REMOVING AND REPLACING MATERIAL WITH NATIVE FILL MATERIAL COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS.

2. FINISHED GRADING: CONTRACTOR TO GRADE TO 6" BELOW FINISHED GRADES IN ALL AREAS TO BE REVEGETATED TO ALLOW FOR TOPSOIL PLACEMENT. ALL AREAS ARE TO BE NEATLY GRADED TO DRAIN. SPREAD AT LEAST 6" OF TOP SOIL, DISK AND HYDROMULCH FOR PERMANENT VEGETATION. ASSURE POSITIVE DRAINAGE ACROSS ENTIRE SITE AND ALL REGRADED GRASSED AREAS.

CONSTRUCTION TESTING RECOMMENDATIONS:
1. THE OWNER SHALL OBTAIN AN INDEPENDENT TESTING LABORATORY TO CONDUCT ALL MATERIALS/COMPACTION TESTING. CONTRACTOR IS RESPONSIBLE TO NOTIFY AND COORDINATE WITH LABORATORY IN ADVANCE OF WHEN OPERATIONS WILL BE PERFORMED. WORK WILL NOT BE ACCEPTABLE FOR PAYMENT WITHOUT PASSED TEST RESULTS. COPIES OF RESULTS TO BE DELIVERED TO OWNER.

2. SUB–GRADE MATERIAL / GENERAL FILL: OPTIMUM MOISTURE/DENSITY RELATIONSHIP TO BE DDETERMINED AT RATE OF ONE SAMPLE PER MATERIAL ENCOUNTERED. IN–PLACE DENSITY & MOISTURE CONTENT TESTS TO BE TAKEN AT A RATE OF 1 (MINIMUM) FOR EVERY 250 SY FOR EACH 6" OF COMPACTED THICKNESS.

3. SUBGRADE STABILIZATION: A LIME OR CEMENT SERIES SHALL BE RUN TO DETERMINE THE EXACT AMOUNT OF LIME OR CEMENT TO BE ADDED TO THE SUBGRADE PRIOR TO COMMENCEMENT OF STABILIZATION. IN–PLACE DENSITY & MOISTURE CONTENT TESTS TO BE TAKEN AT A RATE OF 1(MINIMUM) FOR EVERY 250 SY FOR EACH 6" OF COMPACTED THICKNESS.

4. CONCRETE: TEST CYLINDERS TO BE TAKEN AT A RATE OF 1 SET OF 3 PER 100 CY OF CONCRETE PLACED OR A MINIMUM OF 1 SET OF 3 PER STRUCTURE AT TIME OF POUR.

CIVIL ENGINEERING CONSULTANTS HAS NOT RECEIVED A GEOTECHNICAL INVESTIGATION OF THE SITE. THE FOLLOWING EARTHWORK NOTES ARE BASED ON TYPICAL CONDITIONS ENCOUNTERED WITHIN BRAZOS COUNTY.

ACTUAL REQUIREMENTS SHALL BE AS OUTLINED IN THE OWNER OBTAINED GEOTECHNICAL REPORT.

1. EARTHWORK: "CONSTRUCTION AREAS SHOULD BE STRIPPED OF ALL VEGETATION, LOOSE/SOFT TOPSOIL, AND OTHER DEBRIS/UNSUITABLE SURFACE MATERIAL." "SUBSEQUENT TO PROOFROLLING, AND JUST PRIOR TO PLACEMENT OF FILL, THE EXPOSED SUBGRADE SHOULD BE EVALUATED FOR MOISTURE & DENSITY. IF THE MOISTURE AND/OR DENSITY DO NOT MEET THE CRITERIA DESCRIBED IN THE COMPACTION REQUIREMENTS, THE SUBGRADE SHOULD BE SCARIFIED TO A MINIMUM DEPTH OF 6", MOISTURE ADJUSTED AND COMPACTED TO AT LEAST 98% OF THE STANDARD EFFORT (ASTM D698) MAXIMUM DRY DENSITY."

2. COMPACTION REQUIREMENTS:
FILL LIFT THICKNESS: NOT TO EXCEED 8" LOOSE MEASURE, 6" COMPACTED THICKNESS.
SELECT FILL AND ON SITE SOILS SHOULD BE COMPACTED TO AT LEAST 98% OF THE STANDARD EFFORT (ASTM D698) MAXIMUM DRY DENSITY.
SELECT FILL AND ON SITE SAND SOILS SHOULD BE MOISTURE ADJUSTED TO WITHIN 2% OF THE OPTIMUM MOISTURE CONTENT.
ON SITE CLAY SOILS SHOUD BE MOISTURE CONDITIONED TO BETWEEN OPTIMUM AND +3% OF THE OPTIMUM MOISTURE CONTENT.

3. FILL CHARACTERISTICS: PRIOR TO ANY FILLING OPERATIONS, SAMPLES OF THE PROPOSED BORROW AND ON SITE MATERIALS SHOULD BE OBTAINED FOR LABORATORY MOISTURE–DENSITY TESTING.

4. UTILITY TRENCHES: PROVIDE EFFECTIVE CLAY "TRENCH PLUG" THAT EXTENDS 5 FEET OUT FROM THE FACE OF THE BUILDING EXTERIOR PER GEOTECHNICAL RECOMMENDATIONS.

5. BUILDING PAD SHOULD EXTEND A MINIMUM OF 5 FEET BEYOND THE EDGE OF THE PROPOSED BUILDING.

6. SUBGRADE STABILIZATION:
ON SITE MEDIUM PLASTICITY CLAY AND CLAYEY SAND SOILS SHOULD BE TREATED WITH LIME AT A RATE OF 5 TO 7 PERCENT LIME BY DRY UNIT WEIGHT OF SOIL FOR A 6 INCH DEPTH. ACTUAL AMOUNT OF LIME SHOULD BE DETERMINED AT TIME OF CONSTRUCTION BY THE USE OF LIME DETERMINATION TESTS ON BULK SAMPLES OF SOIL TAKEN FROM THE FINAL PAVEMENT SUBGRADE ELEVATION. SUBGRADE SOILS SHOULD BE TREATED IN ACCORDANCE WITH TXDOT 2004 STANDARD SPECIFICATION ITEM 260 FOR LIME TREATED SUBGRADE. COMPACT TO A MINIMUM OF 98% OF THE STANDARD EFFORT (ASTM D698) MAXIMUM DRY DENSITY AT A MOISTURE CONTENT BETWEEN OPTIMUM AND +3% WET OF OPTIMUM MOISTURE CONTENT.

PAVEMENT NOTES
1. CONCRETE SHALL BE 4000 PSI, 28 DAY STRENGTH PORTLAND CEMENT CONCRETE. TEST CYLINDERS SHALL BE TAKEN 1 SET OF 3 PER 100 CY OF CONCRETE PLACED OR A MINIMUM OF 1 SET OF 3 PER STRUCTURE AT TIME OF POUR.

2. CONTRACTOR SHALL PAINT STRIPING FOR THE PARKING AREA AS INDICATED ON THE PLAN. THE SOLID LINE REPRESENTS A 4" WIDE SOLID WHITE LINE TO BE PAINTED. CONTRACTOR IS RESPONSIBLE TO PAINT HANDICAP MARKINGS AND LOADING ZONES IN CONFORMANCE WITH CURRENT ADA/TAS STANDARDS AND ALL FIRE LANE MARKINGS IN ACCORDANCE WITH CITY OF COLLEGE STATION REQUIREMENTS.

3. MATERIAL AND METHODS FOR PAVEMENT MARKINGS SHALL CONFORM TO ITEM 666 OF THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, WITH THE FOLLOWING EXCEPTIONS: 1) TYPE II MARKING MATERIALS NEED NOT BE PURCHASED FROM THE DEPARTMENT, AND 2) GLASS BEADS MAY BE OMITTED. MARKING MATERIAL SHALL BE TYPE II PAINT–TYPE MATERIAL.

CURB HEIGHT VARIES (TYP)

KLING ENGINEERING & SURVEYING A DIVISION OF
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AVENUE SUITE A
BRYAN, TEXAS 77802
TEL. (979) 846-6212
WWW.CECTEXAS.COM
TEXAS FIRM REGISTRATION NUMBERS:
ENGINEERING F-2214 & SURVEYING 100410-00

CEC

NOTES & DETAILS
SCARMARDO PRODUCE
BUILDING EXPANSION
BRYAN, BRAZOS COUNTY, TEXAS

STATE OF TEXAS
ALFRED A. PAINE
97221
LICENSED PROFESSIONAL ENGINEER
06/24/2014

REVISIONS

DATE	DESCRIPTION

SCALE:	NTS
DRAWN BY:	AAP
APPROVED BY:	AAP
DATE:	06/24/2014
FILE:	DETAILS

SHEET
C4.1
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