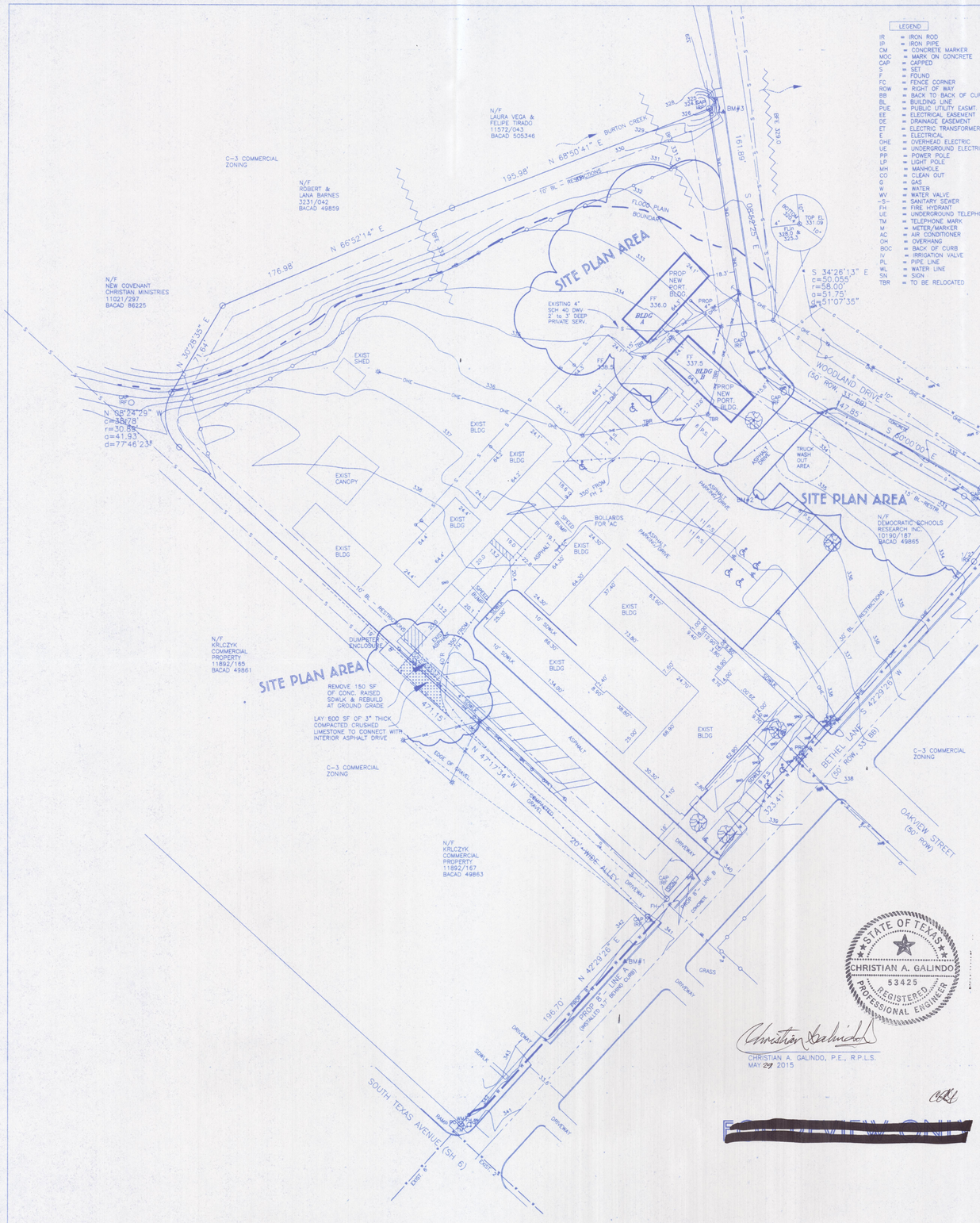


LEGEND

IR	= IRON ROD
IP	= IRON PIPE
CM	= CONCRETE MARKER
MOC	= MARK ON CONCRETE
CAP	= CAPPED
S	= SET
F	= FOUND
FC	= FENCE CORNER
ROW	= RIGHT OF WAY
BB	= BACK TO BACK OF CURB
BL	= BUILDING LINE
PUE	= PUBLIC UTILITY EASMT.
EE	= ELECTRICAL EASEMENT
DE	= DRAINAGE EASEMENT
ET	= ELECTRIC TRANSFORMER
E	= ELECTRICAL
OHE	= OVERHEAD ELECTRIC
UE	= UNDERGROUND ELECTRIC
PP	= POWER POLE
LP	= LIGHT POLE
MH	= MANHOLE
CO	= CLEAN OUT
G	= GAS
W	= WATER
WV	= WATER VALVE
-S-	= SANITARY SEWER
FH	= FIRE HYDRANT
UE	= UNDERGROUND TELEPHONE
TM	= TELEPHONE MARK
M	= METER/MARKER
AC	= AIR CONDITIONER
OH	= OVERHANG
BOC	= BACK OF CURB
IV	= IRRIGATION VALVE
PL	= PIPE LINE
WL	= WATER LINE
SN	= SIGN
TBR	= TO BE RELOCATED

GENERAL NOTES

1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. THIS SITE PLAN HAS BEEN PREPARED ON A LAND SURVEY SUPPLIED BY THE THE OWNER AND PREPARED BY S. M. KLING, RPLS # 2003 ON MARCH 24, 2011. THE UNDERSIGNED AUGMENTED THE WORK BY SURVEYING IMPROVEMENTS INSTALLED SINCE 2011, PERFORMING A TOPOGRAPHIC MAPPING OF THE PROJECT AREA AND DELINEATING THE LATEST FLOOD PLAIN BOUNDARY.
3. PRIMARY BENCH MARK FOR THIS PROJECT IS CITY OF BRYAN GPS MON 52: ELEV. 327.76' NAVD 88
   THREE SITE BENCH MARKS HAVE BEEN DEFINED WITHIN THE PROJECT AREA.
   BM# 1 , SQUARE CUT ON TOP OF BETHEL LANE STREET CURB, ELEV 341.54.
   BM# 2 , SQUARE CUT ON TOP OF CURB OF LEFT PARKING ISLAND AT ENTRANCE OF PROJECT AREA PARKING LOT, ELEV. 336.35.
   BM# 3 , SQUARE CUT ON CORNER OF BURTON CREEK BRIDGE ON THE WEST LINE OF WOODLAND DR., ELEV. 330.44.
4. A PORTION OF THIS TRACT, ALONG THE NORTHWEST SIDE OF THIS PROPERTY, LIES WITHIN THE 100-YR FLOOD PLAIN OF BURTON CREEK DESIGNATED IN FEMA FIRM MAP #48041C0215F DATED APRIL 2, 21014.
5. BLs SHOWN ARE BY DEED RESTRICTIONS.

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM WITH THE CURRENT B/CS UNIFIED TECHNICAL SPECS AND DETAILS. WHERE CONFLICT OCCURS BETWEEN PLANS AND THE B/CS UNIFIED SPECS AND DETAILS, THE MORE CONSERVATIVE SHALL PREVAIL. A COPY OF THESE UNIFIED STANDARDS SHALL BE KEPT ON SITE DURING CONSTRUCTION.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE EXACT DEPTH & LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AFFECTING THIS PROJECT PRIOR TO COMMENCING ANY WORK. ALL EXISTING UTILITY LOCATIONS SHOWN HERE ARE APPROXIMATE. THE CONTRACTOR SHALL PROTECT ALL UNDER-GROUND UTILITIES AFFECTING THIS PROJECT.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST 2 DAYS PRIOR TO START OF CONSTRUCTION INCLUDING
   - BRYAN WATER & WASTEWATER SERVICES.
   - BRYAN ELECTRICAL SERVICES
   - ATMOS, 774-2527
   - VERIZON, 1800-344-8377 OR 821-4791
   - SUDDENLINK, 690-6500
   - ONE CALL CENTER - 811

   IF ANY OF THE ABOVE NUMBERS HAVE CHANGED THE CONTRACTOR SHALL OBTAIN THE CORRECT ONES OR CONTACT THE OPERATORS' WEBSITES.
4. THE CONTRACTOR SHALL COORDINATE ALL PROPOSED WORK PROCEDURES WITH THE CITY OF BRYAN.
5. WASTE CONTAINMENT SHALL BE PROVIDED PRIOR TO AND DURING DEMOLITION/ CONSTRUCTION. SOLID WASTE ROLLING BOXES AND/OR METAL DUMPSTERS SHALL ONLY BE SUPPLIED BY CITY OR BY CITY-PERMITTED CONTRACTORS.
7. ALL DESTROYED OR BROKEN DRIVE WAYS, SIDEWALKS PARKING AREAS AND SPRINKLER IRRIGATION SHALL BE REPLACED OR REBUILT BY CONTRACTOR.
   NO BROKEN CONCRETE OR ASPHALT SHALL REMAIN ON SITE AT THE AT THE COMPLETION OF HE PROJECT.
8. THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNERS AND REPLACE THEM IF DESTROYED.
9. THE CONTRACTOR WILL BE ALLOWED TO PLACE EXCAVATED MATERIAL ALONG BETHEL LANE BUT ALLOWING A WIDTH OF AT LEAST 20' FOR UNIMPEDED "EITHER WAY" VEHICULAR TRAFFIC. SEE TRAFFIC CONTROL NOTES ON THIS SHEET.
10. PROPOSED WATER LINE SHALL HAVE A MINIMUM 4' COVER.
    THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING, BRACING, ETC. WHERE TRENCH DEPTH EXCEEDS 5 FEET.
    WHENEVER THE WATER LINE IS 5' OR CLOSER TO THE STREET BACK OF CURB STRUCTURAL BACKFILL MATERIAL SHALL BE PROVIDED WITH A MIN. 90% COMPACTION OF MAX. DENSITY AS DETERMINED BY ASTM D 698 IN OPEN AREAS AND 98% UNDER PAVEMENT AND STRUCTURES. ALL BACKFILL SHALL BE IN 6" LIFTS.
11. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE GEOTECHNICAL ENGINEERING SERVICES IF NEEDED.
12. THE CONTRACTOR SHALL SECURE THE SERVICES OF A LICENSED SURVEYOR FOR CONSTRUCTION LAYOUT AND AS-BUILT SURVEYS. THE CONTRACTOR SHALL PROVIDE AS-BUILT CERTIFICATIONS WITHIN 30 DAYS AFTER THE COMPLETION OF THE WORK.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND ESTABLISHING STATION 0+00 AND ADJUST ALL OTHER STATIONS AS NEEDED.
14. ONLY WATER LINE A WILLBE BUILT WITH THIS PROJECT. WATER LINE B WILL BE BUILT BY THE CITY OF BRYAN AS A SEPARATE CONTRACT.

NOTES ON PORTABLE BUILDINGS

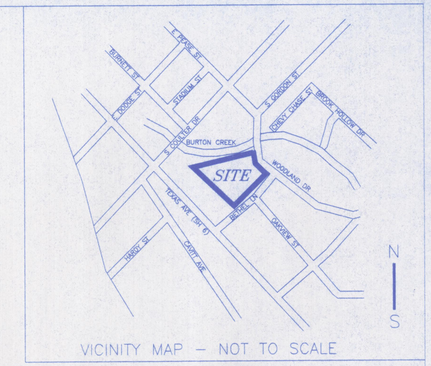
1. BOTH PORTABLE BUILDINGS WILL BE PRE-MANUFACTURED AND WILL HAVE A FLOOR AREA OF 1,550 SQ. FT. EACH.
2. BOTH BUILDINGS WILL BE 1-STORY HIGH WITH A FINISHED FLOOR ELEVATION AS SHOWN.
3. THERE WILL BE 4' CONCRETE SIDEWALKS ALONG 2 SIDES OF EACH BUILDING PROVIDING THE BASE SURFACE FOR ACCESS, RAMPS, STEPS AND LANDINGS, TO EACH BUILDING.

NOTES ON FIRE TRUCK ACCESS

1. FIRE TRUCK ACCESS WILL BE PROVIDED FROM THE 20'-WIDE ALLEY LOCATED ON THE WEST BOUNDARY OF THE PROPERTY.
2. THE GRAVEL ALLEY DRIVEWAY WILL BE RECONSTRUCTED AS SHOWN HEREON AND THE EXISTING RAISED SIDE WALK WILL BE REMOVED AND REPLACED ALSO AS SHOWN HERE.
3. REMOVE TOP 2" OF GROUND COVER, LAYDOWN AND COMPACT CRUSHED LIMESTONE
4. THE REARRANGEMENT OF THE PARKING SPACES ALONG THE WEST AND NORTH SIDES OF THE MAIN BUILDINGS WILL COMPENSATE THE 3 LOST SPACES CAUSED BY THE NEW WEST ENTRANCE. NO SPACES ARE BEING LOST.

NOTE ON WATER LINE

1. ONLY WATER LINE A IS PART OF THIS SITE PLAN.
2. WATER LINE B WILL BE THE SUBJECT OF A SEPARATE PROJECT BY THE CITY OF BRYAN.



VICINITY MAP - NOT TO SCALE

EROSION CONTROL & SWPPP NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SEDIMENTATION CONTROL DURING CONSTRUCTION AND SHALL TAKE THE NECESSARY STEPS TO MITIGATE THE AMOUNT OF SOIL AND DEBRIS ORIGINATED AT THE SITE AND CARRIED ONTO PUBLIC RIGHTS OF WAY, WATER COURSES AND ADJACENT PROPERTY. TO THIS EFFECT THE CONTRACTOR SHALL INSTALL A SILTING BARRIER ALONG THE PERIMETER BOUNDARY OF THE PROPERTY.
2. 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.
3. ALL STORM DRAINAGE INLETS, LOWER ENDS OF THE DISTURBED CONSTRUTION AREAS AND THE DRIVING LANES OPEN TO TRAFFIC WILL BE PROTECTED FROM RUNOFF SEDIMENTATION BY USE OF AN APPROVED FILTER FABRIC AND BY PLACING A 6" HIGH BARRIER MADE UP OF 20-lb PEBBLE-FILLED BAGS (OR EQUIVALENT BARRIER). AT THE FIRST SIGN OF DEGRADATION THE BAGS SHALL BE IMMEDIATELY REPLACED.
4. ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED.
5. APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED BEFORE CONTRACTOR REMOVES THE BMPs.
6. THE CONTRACTOR SHALL INSTALL SILT CONTROL DEVICES ON BETHEL LANE TO TO CONTAIN EXCAVATED MATERIAL TEMPORARILY STORED ON THE CONCRETE SURFACE OF THE STREET. THESE DEVICES WILL CONSIST OF ELONGATED INTERCONNECTED PEBBLE FILLED BURLAP BAGS PER NOTE 3. ABOVE.
7. ALL EROSION CONTROL MEASURES SHALL BE CLEANED OF SILT AFTER EVERY RAIN AND SHALL REMAIN IN PLACE UNTIL THE PROJECT IS COMPLETED AND ACCEPTED.
8. THE CONTRACTOR SHALL CORRECTLY INSTALL ALL BMPs BEFORE BEGINNING ANY EARTHWORK. (BMP = BEST MANAGEMENT PRACTICE ITEMS).
9. APPROXIMATE TOTAL SURFACE ARE TO BE DISTURBED BY THIS PROJECT IS

PORTABLE BLUINGS AREA	6,000 SF
WATER LINE CONSTRUCTION:	1,500 SF
ALLEY DRIVEWAY ACCESS:	1,000 SF
TOTAL:	8,500 SF (0.20 ACRE)

TRAFFIC CONTROL NOTES

1. ONE WOODEN A-FRAME TYPE-I BARRICADE WILL BE SET UP ON THE STREET AT EACH END OF THE WORK AREA.
2. 42" C-42 CHANNELIZING CONES SHALL BE SET UP EVERY 20' ON THE STREET ALONG THE EDGE OF THE WORK AREA.
3. THE CONTRACTOR SHALL REFER TO TXDOT COMPLIANT WORK ZONE TRAFFIC CONTROL DEVICE LIST.
4. TRAFFIC CONTROL DEVICES SHALL REMAIN IN PLACE UNTI THE PROJECT IS COMPLETED.

PURPOSE OF THIS SITE PLAN

1- TO PROVIDE THE INFORMATION NECESSARY TO OBTAIN THE INSTALLATION PERMITS FOR TWO LEASED PRE-MANUFACTURES PORTABLE BUILDINGS.
2- TO DELINEATE THE LATEST DEFINITION OF THE FLOOD PLAIN BOUNDARY IN THIS AREA AND DETERMINE WHERE THESE BUILDINGS SHOULD BE LOCATED.
3- PROVIDE ADEQUATE FIRE PROTECTION TO THE SITE BY INSTALLING A NEW WATER LINE CAPABLE OF SUPPORTING A STANDARD FIRE HYDRANT.

STATE OF TEXAS
CHRISTIAN A. GALINDO
53425
REGISTERED PROFESSIONAL ENGINEER

CHRISTIAN A. GALINDO, P.E., R.P.L.S.
MAY 29, 2015

[redacted]

PARTIAL SITE PLAN AND PROPOSED 8" WATER LINE A

BRAZOS SCHOOL FOR INQUIRY AND CREATIVITY

GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00

OWNER/DEVELOPER:			
CHRIS OSGOOD, PRINCIPAL DEMOCRATIC SCHOOLS RESEARCH INC. C/O BRAZOS SCHOOL OF INQUIRY 410 BETHEL LN. BRYAN, TX 77802-1005 TEL: 979-774-5032	410 BETHEL LANE 3.84-TRACT PART OF LOTS 13-15 & PT OF 16, BLOCK 1 & PART OF WOODLAND DRIVE CAVITT'S WOODLAND HEIGHTS No. 2 BRYAN, BRAZOS COUNTY, TEXAS	DATE: MAY 12, 2015 DESIGNED BY: CAG/JNR APPROVED BY: CAG REVISIONS: MAY 29, 2015	PROJECT 5-15 SHEET 1 OF 1