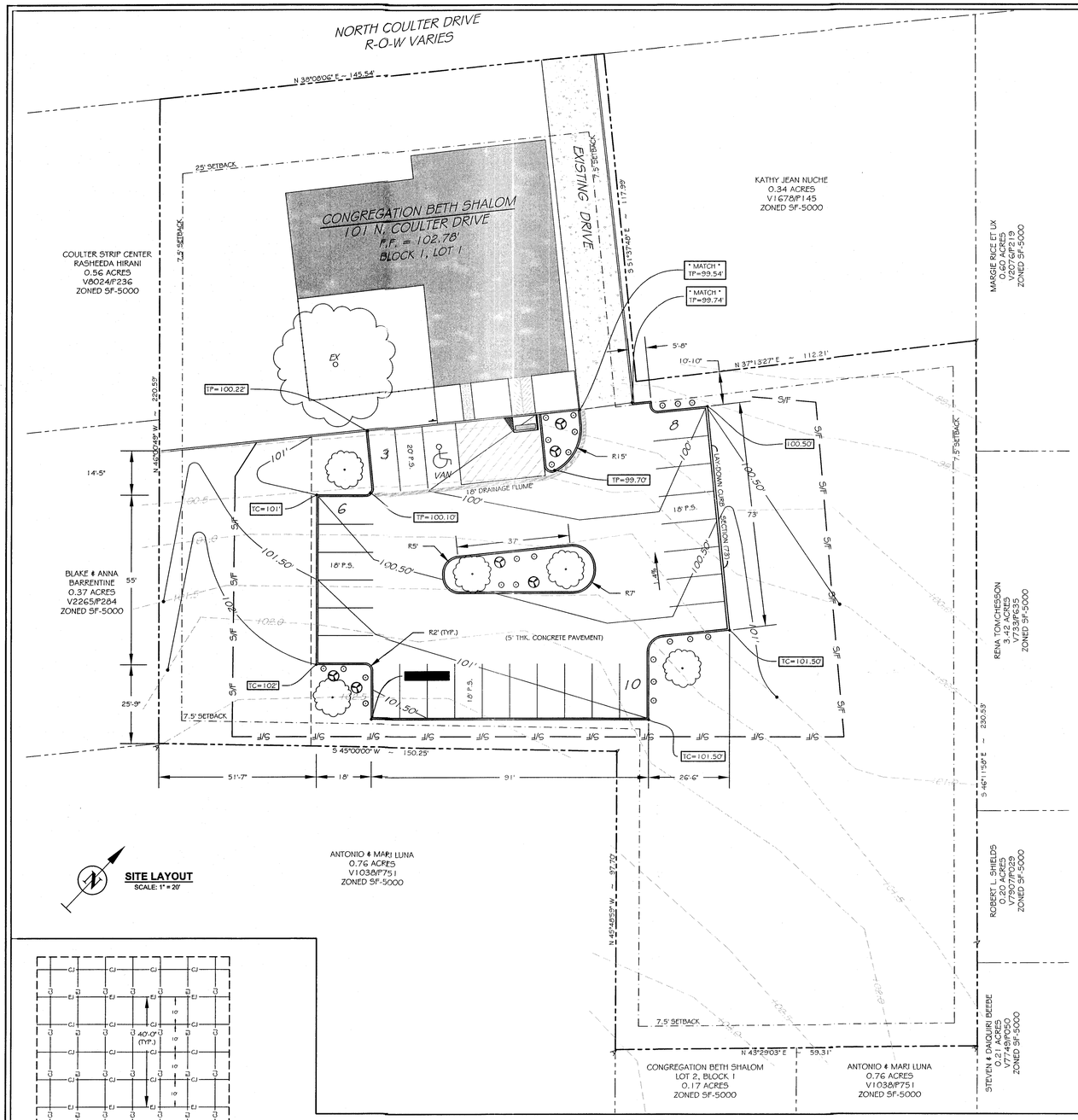


SITE LAYOUT
SCALE: 1" = 20'

EX	2' CALIPER	EXISTING LIVE OAK (QUERCUS VIRGINIANA) CANOPY TREE	1	225	225
	2" CALIPER	PROPOSED LIVE OAK (QUERCUS VIRGINIANA) CANOPY TREE	5	200	1000
	1.25" CALIPER	PROPOSED DYNAMITE CRAPE MYRTLE (LAGERSTROEMIA INDICA 'DYNAMITE') NON-CANOPY TREE	6	40	240
	5 GALLON	PROPOSED KNOCK-OUT ROSE (ROSE 'RADRAZ') SHRUB	23	10	230
—	—	EXISTING GRASS COVER BERMUDAGST AUGUSTINE (5,900 SF)	—	1/100	59
				TOTAL POINTS PROVIDED:	1,754 PNTS

LANDSCAPE ANALYSIS:

15% OF DEVELOPED AREA, INCLUDING PARKING ISLAND REQUIREMENTS.
- EXISTING CANOPY TREES (LARGE) = 225 sf
- EXISTING GROUND COVER (GRASS) = 10 sf PER 100 sf

PROPOSED IMPROVEMENTS: 11,691 sf (PARKING LOT AREA ONLY)

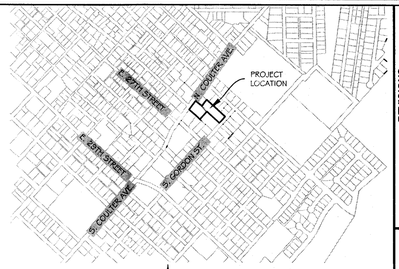
REQUIRED SITE LANDSCAPING (15% of 11,691 sf) = 1,754 sf

LANDSCAPE NOTES:

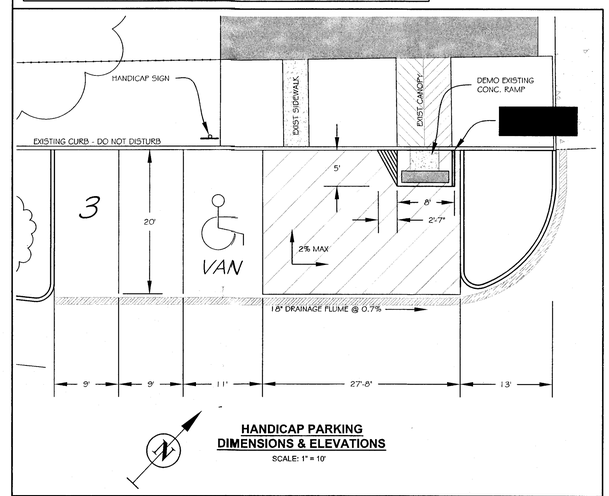
1. CONTRACTOR SHALL PROVIDE SLEEVES UNDER PAVEMENT TO ALL ISLANDS FOR IRRIGATION
2. A LICENSED IRRIGATION INSTALLER IS REQUIRED FOR THE DESIGN & INSTALLATION OF THE LANDSCAPING IRRIGATION.
3. PROPOSED IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2394. ALL BACK-FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.

LEGEND:

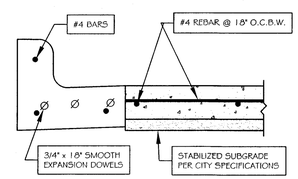
- PROPERTY LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- CHAIN LINK FENCE (EXIST.)
- 300 EXISTING CONTOURS
- SF EROSION CONTROL SILT FENCING (SWPPP)



LOCATION MAP
SCALE: 1" = 1,000'



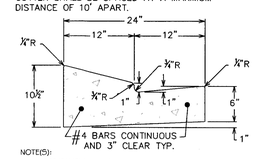
HANDICAP PARKING DIMENSIONS & ELEVATIONS
SCALE: 1" = 10'



NOTE(S):
1. SEE 'PAVEMENT' NOTES SECTION, THIS PAGE.
2. 6" RAISED CURB & GUTTER SECTION - SEE DETAIL ST1-01

6" RAISED CURB & 5" THICK REINFORCED CONCRETE PAVEMENT DETAIL
N.T.S.

NOTE:
TYPE "6" EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 40' APART AND AT ALL RADIUS POINTS, P.T.'S AND P.C.'S. TYPE "B" CONTRACTION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 10' APART.



NOTE(S):
1. SEE 'PAVEMENT' NOTES SECTION, THIS PAGE.
2. LAYDOWN CURB& GUTTER SECTION - SEE DETAIL ST1-00

6" LAYDOWNCURB & GUTTER SECTION DETAIL
N.T.S.

GENERAL NOTES:

1. BOUNDARY SURVEY SHOWN WAS TAKEN FROM FINAL PLAT OF CONGREGATION BETH SHALOM SUBDIVISION BY GARRETT ENGINEERING DATED SEPTEMBER 17, 2008.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. AT LEAST 48-HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT DIG TESS @ 1-800-344-8377.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF BRYAN UNIFIED DESIGN GUIDELINES AND SPECIFICATIONS FOR WATER, SEWER, DRAINAGE AND STREET CONSTRUCTION. TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY'S STANDARDS. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEERS OFFICE PRIOR TO START.
4. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY. CONSTRUCTION DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
5. LOCATION OF EXISTING BURIED UTILITIES, WHERE SHOWN, IS APPROXIMATED ONLY. OTHER UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING OF ALL BURIED UTILITIES.
6. THE SUBJECT PROPERTY IS CURRENTLY ZONED SINGLE FAMILY 5000.
7. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY: MAP NUMBER 48041C0215 E, EFFECTIVE DATE MAY 16, 2012.
8. ALL DIMENSIONS SHOWN ARE MEASURED FROM BACK OF CURB UNLESS NOTED OTHERWISE.
9. CONTRACTOR SHALL HYDRO-MULCH SEED TO PROMOTE GRASS RE-GROWTH TO ALL AREAS THAT HAVE BEEN DISTURBED BY CONSTRUCTION.
10. THERE WILL NOT BE ANY CONCRETE WASH OUT AREAS PROVIDED ON-SITE. CONCRETE TRUCKS SHALL RETURN TO PLANT FOR WASH-OUT.

PROPERTY SURVEY DATA:

1. BOUNDARY SURVEY SHOWN WAS TAKEN FROM FINAL PLAT OF CONGREGATION BETH SHALOM SUBDIVISION BY GARRETT ENGINEERING DATED SEPTEMBER 17, 2008.
2. TOPOGRAPHIC DATA PROVIDED WAS PROVIDED BY PAUL WILLIAMS SURVEYING CO. ELEVATIONS AND CONTOURS SHOWN ARE RELATIVE TO THE FINISHED FLOOR ELEVATION OF THE CONGREGATION BETH SHALOM BUILDING.

WATER & SANITARY SEWER LOADINGS:

1. THERE WILL NOT BE ANY IMPROVEMENTS THAT WILL AFFECT THE WATER AND SEWER.

SITE ELECTRICAL NOTES:

1. THERE WILL NOT BE ANY SITE ELECTRICAL IMPROVEMENTS.

SOLID WASTE DISPOSAL:

1. THERE WILL NOT BE ANY SOLID WASTE ASSOCIATED WITH THIS PROJECT.

DEMOLITION / CONSTRUCTION WASTE:

1. CONTRACTOR SHALL 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(S) ONLY.
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 OCCURRENCES OF WIND BLOWN LITTER FROM THE PROJECT.

SITE CLEARING AND GRADING:

1. SITE PREPARATION: CONTRACTOR SHALL CLEAR AND/OR GRUB DESIGNATED AREAS OF ALL TOP SOIL, ORGANIC MATERIAL OR PAVEMENT. TOP SOIL SHALL BE STOCKPILED ON-SITE AT A LOCATION DESIGNATED BY OWNER.
2. ALL AREAS THAT ARE FOUND TO BE 'PUMPING' OR 'SINK-HOLES' OR NOT TO BE IN ORIGINAL UN-EXCAVATED COMPACTED STATE, SHALL BE REMOVED AND REPLACED WITH SELECT FILL, COMPACTED PER PROJECT SPECIFICATIONS.

STORM WATER MITIGATION NOTES:

1. CONTRACTOR/OWNER IS RESPONSIBLE FOR FILING A NOTICE OF INTENT (NOI) WITH TCEQ PRIOR TO CONSTRUCTION (IF NECESSARY).
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER POLLUTION PREVENTION ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE PROJECT SITE.
3. ALL STORM WATER FROM THIS PROJECT OCCURS IN THE REAR PARKING AREA OF THE SYNAGOGUE. STORM WATER FROM SURROUNDING RESIDENTIAL YARDS SHEET FLOWS FROM SOUTH TO NORTH ONTO THE EXISTING GRAVEL PARKING LOT AREA WHERE IT ACCUMULATES ALONG THE CONCRETE CURB THAT PROTECTS THE SYNAGOGUE BUILDING. AT THIS POINT IT BECOMES A SHALLOW CONCENTRATED FLOW THAT FLOWS AROUND THE BUILDING ONTO THE EXISTING CONCRETE DRIVE AND OUT TO NORTH COULTER DRIVE RIGHT OF WAY.
4. THE EXISTING PARKING LOT IS CURRENTLY GRAVEL WITH MINIMAL WEED GROWTH WITH A RUN-OFF COEFFICIENT OF C=0.75. THE PROPOSED PARKING LOT WILL BE REINFORCED CONCRETE WITH A RUN-OFF COEFFICIENT OF C=0.90. THERE WILL BE A SLIGHT INCREASE IN RUNOFF OF 0.47 CFS/FOR A 100 YEAR STORM EVENT.

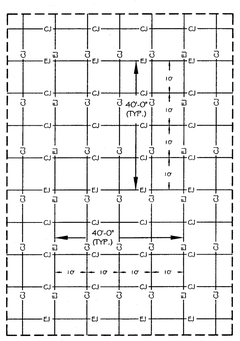
BUILDING SETBACKS:

1. PROPERTY SETBACKS ARE DESIGNATED BY THE CITY OF BRYAN ORDINANCES FOR SINGLE FAMILY 5000 AND ARE LABELED ON THE DRAWING AND LISTED BELOW. FRONT SETBACK - 25', REAR & SIDE SETBACK - 7.5'

PARKING ANALYSIS & DESIGN:

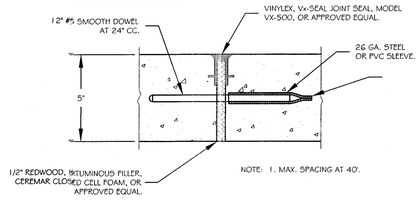
1. PARKING REQUIREMENTS:
   CHURCH PARKING REQUIREMENTS: 1 P.S. per 2 PERSONS SEATING CAPACITY ~ BETH SHALOM (40 SEATS) = 20 PARKING SPOTS REQUIRED

   PARKING PROVIDED: 27 PARKING SPOTS(INCLUDES 1 HANDICAP SPOT)
2. PARKING LOT SHALL BE 5" THICK REINFORCED CONCRETE WITH #4 REBAR (GRADE 60) AT 18" ON CENTER, BOTH WAYS.
3. CONCRETE SHALL BE 3,000 psi AT 28 DAY STRENGTH. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLUMP DURING PLACEMENT. (5" SLUMP MAXIMUM)
4. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PLACEMENT
5. CONTRACTOR SHALL HAVE 3 TEST CYLINDERS MADE AND TESTED FOR EVERY 100 YARDS OF CONCRETE PLACED PER DAY.
6. PAVEMENT MARKINGS & STRIPING: DO NOT APPLY TRAFFIC AND LANE STRIPING UNTIL LAYOUT AND PLACEMENT HAS BEEN APPROVED BY ENGINEER. PAVEMENT SURFACE MUST BE SWEPT CLEAN AND FREE OF MATERIAL AND DUST. ALL PAVEMENT MARKINGS SHALL BE MECHANICALLY APPLIED TO PRODUCE UNIFORM STRAIGHT EDGES. ALL PAVEMENT STRIPINGS SHALL BE 4" WIDE. CONTRACTOR SHALL USE CHLORINATED-RUBBER BASED TRAFFIC PAINT - FACTORY MIXED, QUICK-DRYING, AND NON-BLEEDING.
7. FIRE LANE: CONTRACTOR SHALL PAINT ALL CURBS AS SHOWN WITH 4" WIDE RED PAINT WITH " FIRE LANE " SPACED EVERY 25' TO ESTABLISH FIRE LANE.



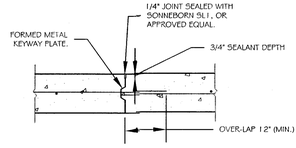
EJ — EXPANSION JOINT
CJ — CONTRACTION JOINT / SAW JOINT

SAWED JOINT AND CONSTRUCTION JOINT DETAIL
N.T.S.

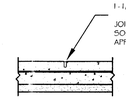


NOTE: 1. MAX. SPACING AT 40'.

TYPICAL EXPANSION JOINT DETAIL FOR CONCRETE PAVEMENT
N.T.S.



TYPICAL KEYED CONSTRUCTION JOINT DETAIL
N.T.S.



NOTE(S):
1. SAW-CUT SHALL BE INSTALLED WITHIN 24 HRS OF PLACEMENT OF CONCRETE.
2. SPACING SHALL BE MAXIMUM OF 15'.

TYPICAL CONTRACTION JOINT DETAIL
N.T.S.

DRAWN BY:	JOE G.
DATE:	MAY 2013
SCALE:	NOTED
PROJECT #:	GE001052

REVISIONS

NO.	DATE	BY	DESCRIPTION

GATTISENGINEERING
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INFO@GATTISENGINEERING.COM

CONGREGATION BETH SHALOM
101 N. COULTER AVENUE
BRYAN, BRAZOS COUNTY, TEXAS
MAY 2012

THIS DRAWING IS RELEASED UNDER THE AUTHORITY OF JOE I. GATTIS, PE, TEXAS REG. NO. 77735 FOR REVIEW ONLY. THIS DRAWING IS NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

SITE PLAN

1.74 ACRES
BLOCK 1, LOTS 1, 2 & 3
ZONED ~ SINGLE FAMILY 5000
JOHN AUSTIN LEAGUE, ABSTRACT #2
BRYAN, BRAZOS COUNTY, TEXAS

MAY 17 2013

C-1

SP 13-23