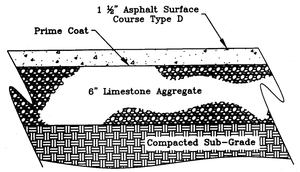
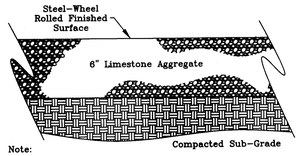


Note:

1. Paving materials and procedures shall meet or exceed requirements set forth in the BCS Unified Standard Specifications for Street Construction, current edition.

Typical Asphalt Pavement Section

N.T.S

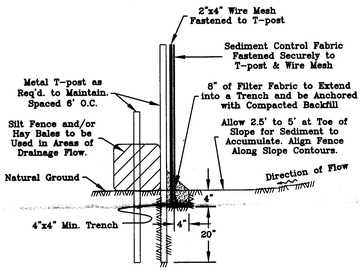


Note:

1. Paving materials and procedures shall meet or exceed requirements set forth in the BCS Unified Standard Specifications for Street Construction, current edition.

Typical Limestone Base Pavement Section

N.T.S

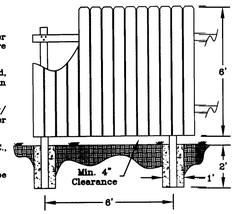


Silt Fence

N.T.S

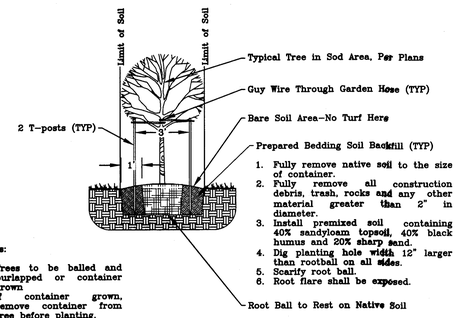
Notes:

1. All lumber shall be weather resistant cedar or pressure treated.
2. Pickets are to be 1x6, dog-eared, fastened w/ 1 ½" galv. screws, min 2 per connection.
3. Rails are to be 2x4 fastened w/ 3" galv. screws, min. 3 per connection.
4. Post are to be 4x4, placed 6' O.C., & set in 3,000 PSI concrete.
5. Screening fence & post are to be placed outside dumpster pad.



Dumpster Screen Fence

N.T.S

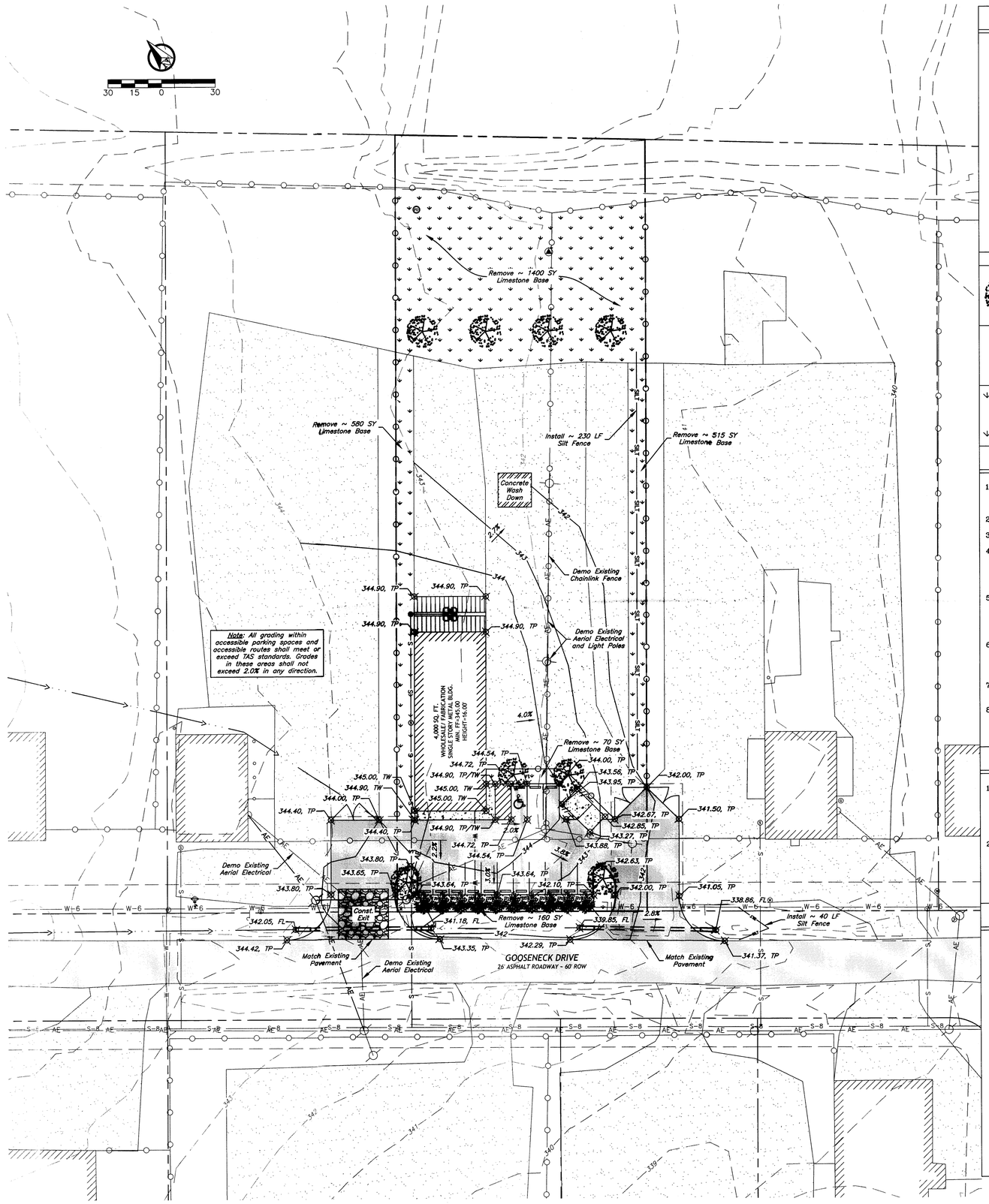


Notes:

1. Trees to be balled and burlapped or container grown
2. If container grown, remove container from tree before planting.
3. Top of root ball to be 3" higher than final grade.
4. Top of root ball to be exposed.

Tree Staking & Planting

N.T.S



Landscape Analysis:

Construction Activities:

Limestone Gravel Yard	=	22,000	SF
Parking & Pavement	=	12,600	SF
Building	=	4,000	SF
Net Total	=	38,600	SF

Requirements:

Building, Parking, & Pavement 16,600 SF @ 15%	=	2,490	SF
Limestone Gravel Yard 22,000 SF @ 5%	=	1,100	SF
Net Total	=	3,590	SF

Provided:

Canopy Trees 8 @ 200 SF	=	1,600	SF
Non-Canopy Trees 10 @ 150 SF	=	1,500	SF
Grasses & Ground Cover 10 SF per 100 @ 17,400 (Limited to 15% of Required)	=	538	SF
Net Total	=	3,638	SF

Symbol	Qty.	Common Name	Botanical Name	Size
	8	Live Oak	Quercus Virginiana	2" cal.
	10	Crepe Myrtle	Lagerstroemia indica	1½" cal.
	--	Bermuda Grass	Cynodon dactylon	--

Landscape Notes:

1. All disturbed area to be seeded with Bermuda Grass except where Bermuda Grass Sod is called for on the plans.
2. "Cal." indicates caliper at 12" above the ground.
3. All trees shall be provided as container grown trees.
4. All landscaping plant material shall be guaranteed for a period of one year from the date of installation by contractor. After one year, the owner will be responsible for maintenance of all landscaping.
5. Plant material shown here is represented at its mature size. Plants to be installed will be significantly smaller than those shown and should not be expected to reach maturity for several years dependant on growing conditions.
6. Contractor is to seed all disturbed areas left unpaved and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or Rye/Bermuda mixture.
7. Plant material will be watered by hose bibs located at building corners.
8. Plantings for parking lot screening (Crepe Myrtles) shall be planted a maximum of 3 feet from the edge of parking lot pavement. No Plantings shall be placed directly over existing water/sewer lines.

Detention/ Drainage Notes:

1. Driveway Culvert 1 shall be 60 LF of 18" Class III, Gasketed RCP, with 4:1 safety end treatments, and installed at a slope of 1.15% to match the grade of the existing drainage ditch. The peak capacity for this culvert is 11.97 cfs, which exceeds the anticipated peak run-off.
2. Driveway Culvert 2 shall be 60 LF of 18" Class III, Gasketed RCP, with 4:1 safety end treatments, and installed at a slope of 1.30% to match the grade of the existing drainage ditch. The peak capacity for this culvert is 11.97 cfs, which exceeds the anticipated peak run-off.

Legend:

	Existing Conditions
	Proposed Construction
	Easements
S-8	Sewer Lines
S	Sewer Service Lines
W-8	Water Lines
W	Water Service Lines
AE	Overhead Electrical
UE	Underground Electrical
SILT	Silt Fence
	Chain Link Fence
	Wood Fence
T	Telephone
360	Proposed Contour
360	Existing Contour
WM	Water Meter
	Pipeline Riser
	Hydrant
	Valve

Grading Plan

General Notes:

1. Assure positive drainage across project site to the storm water structures.
2. All site work to be done in conformance with the BCS Unified Standards Specifications, unless otherwise stated in these plans.
3. All fill subgrade and base material shall be compacted to 98% STD in areas to be paved and 95% STD in all other areas.
4. All concrete to be constructed with 3000 psi - 28 day strength portland cement concrete.
5. All elevations shown are finished grade.
6. In lieu of using the construction materials indicated in the plans, the contractor shall obtain written approval from the owner for any substitution.
7. The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with the project and shall use all means necessary to prevent the occurrence of wind blown litter.
8. Contractor is 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(s) only.
9. It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.

TP - Top of Pavement
TC - Top of Curb
TG - Top of Ground
TR - Top of Wall
FL - Flow Line

Preliminary Plans Only Not for Construction

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97600 on Aug 28, 2013. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Issue	Date

Firm Name and Address:

J4 Engineering

PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
TBPE Firm# 9951

Project Name and Address:

Site Plan
1702 Gooseneck Dr

Lot 13R, Block 5
Carrabba Industrial Park Phase III
Bryan, Brazos County, Texas

Date: Aug 2013	Sheet: SP-2
Scale: As Noted	