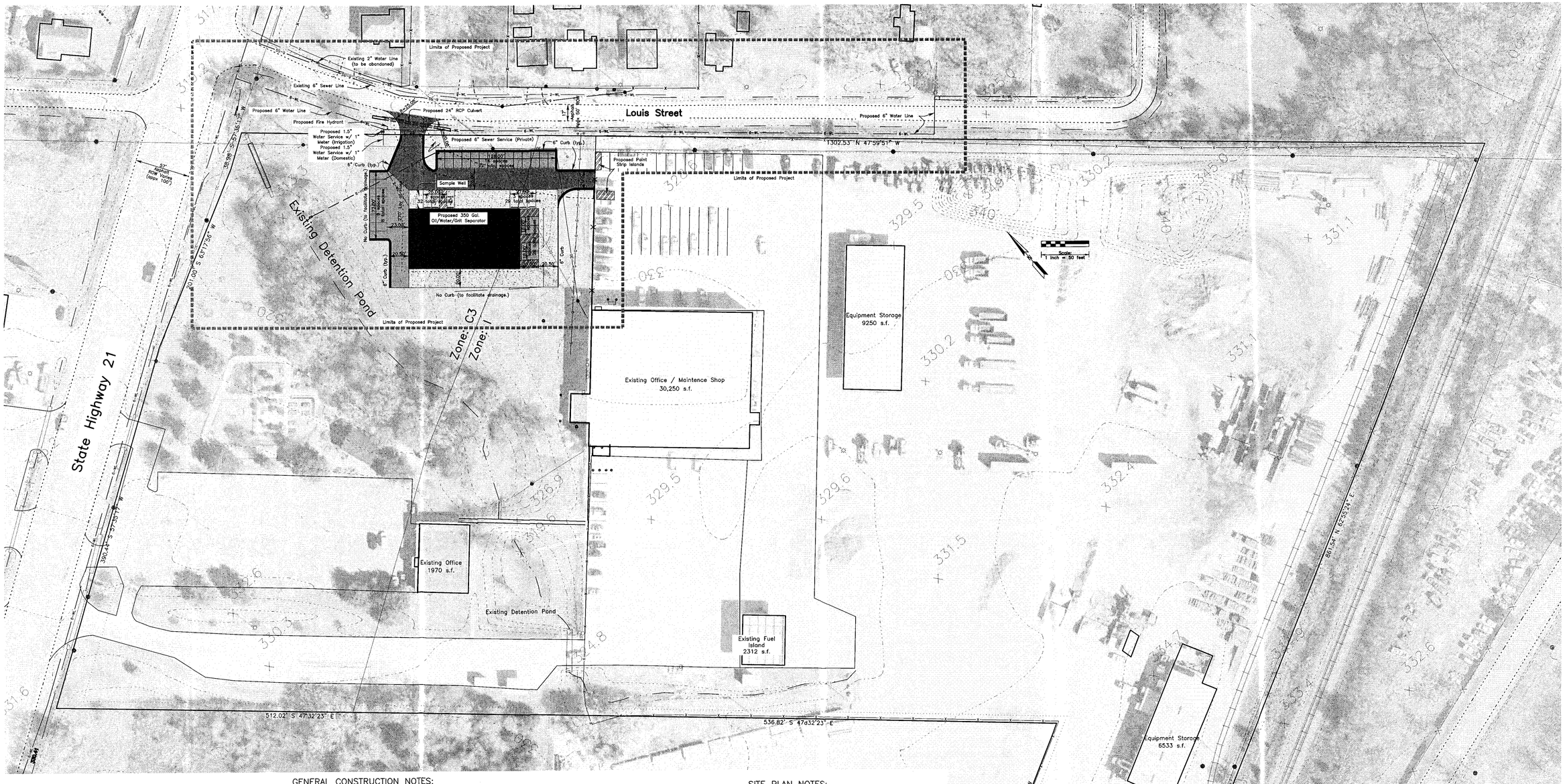
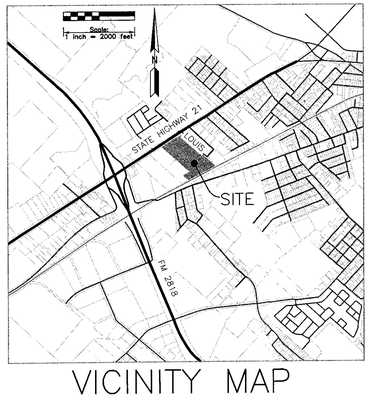
PROJECT BENCHMARK: 60 D Nail at northwest entry to site.





VICINITY MAP

GENERAL CONSTRUCTION NOTES:

1. It shall be the responsibility of the Contractor to verify the exact location of ALL existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.

   a. Contact Dig Tess @ 1-800-344-8377
   b. Contact Bryan Water Utilities @ 209-5900
   c. Contact Josh Norton @ ATMOS 774-2506
   d. Contact Mike Lavender @ Suddenlink 846-2229
   e. Contact Isabel Cantu @ BTU 821-5770
   f. Contact Mitchell Gas @ 779-4460
   g. Contact Union Pacific Resources @ 778-8525
   h. Contact Richard Wallace @ Verizon 821-4752

2. All construction shall be in accordance with the 2012 B/CS Unified Technical Specifications, Water and Sewer and Generals and 2012 B/CS Unified Design Details. All inspection shall be performed by the staff of the City Engineer of Bryan. All construction shall be coordinated with the City of Bryan City Engineer.
3. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the City Engineer for any substitution prior to Construction. Requests for changes should include product information and an engineers seal where applicable. The contractor shall be financially responsible for the engineer's time spent reviewing changes and redesigning based on contractors requests.
4. Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P. For general requirements, see Sheet S3 for details.
5. TRENCHING AND BACKFILLING: All trenching and backfilling shall conform to the specifications set out herein. Testing shall be provided by a certified laboratory, at the Owner's expense, to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and shall extend 5' beyond the curb lines of all streets, alleys and parking areas.
6. It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with BTU.
7. All materials & labor not identified as a Separate Bid Item shall be considered subsidiary to the item in which it is used. All materials and equipment shall be both furnished and installed unless otherwise noted.
8. The Contractor must provide construction staking from the information provide on these plans.
9. All soil exposed by construction shall receive cellulose fibermulch seeding.
10. Trenches may be left open overnight if properly barricaded.
11. Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. are not separate pay items. The Price of the adjustment shall be subsidiary to the construction of Sewer Line, Force Main, etc.
12. The contractor shall coordinate with Suddenlink Communications, BTU, Atmos Energy, and Verizon to adjust the location of existing facilities.
13. The contractor is responsible for traffic control. This is not a separate pay item.
14. No spoil areas are available on this site.
15. All signage will be permitted separately.
16. 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 windblown litter from the project site.
17. The Contractor shall assure that inspection of all work is completed by the Geotechnical Engineer and/or the owner's representative.
18. 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.
19. Irrigation System – Potable water supply must be protected by either the atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed as per City Ordinance.
20. Washout area for concrete trucks is provided at the designated "Proposed Staging Area", shown on sheet C6.01, "Staging and Sign Plan".

SITE PLAN NOTES:

1. Name of Project: BRAZOS COUNTY FLEET MAINTENCE FACILITY, 6324 S.F.
2. Legal Description:
   BRAZOS COUNTY PUBLIC WORKS CENTER,
   BLOCK 1, LOT 1,
   18.84 Acres
3. Owner: BRAZOS COUNTY, TEXAS
   Mailing Address:
   Brazos County
   Administration Building
   200 South Texas Ave.
   Suite 352
   Bryan, TX 77803
4. Engineer: Mitchell & Morgan, L.L.P.
   3204 Earl Rudder Fwy S
   College Station, Texas 77845
   (979) 260-6963
5. Zoning: C-3 (Commercial)
   I (Industrial)
6. Existing Use: Mixed - Vacant Proposed Use: Industrial
7. Setbacks: Per City of Bryan Ordinances
8. Site Area: 18.84 acres
9. Water Demands : 26 gpm by fixture units (1" Meter, 1.5" Service.)
10. Sanitary Demands: 26 gpm by fixture units. (6" Service, 350 Gal Oil/Water/Grit Separator.) 11. Parking:
Required Parking: 6324 s.f. * 1 Space/ 200 s.f. = 32 spaces.
Provided Parking: 32 Proposed.
11. Disturbed Area = 0.81 Acres

This site does not lie within the 100-year floodplain boundary per FEMA's Flood Insurance Rate Map panel 48041C0195E. Effective Date: July 7, 2014.

ENVIRONMENTAL SERVICES NOTES:

1. No wet sanding shall occur on this site.
2. Motor Oil, Anti-Freeze, and Oil Filters to be recycled shall be stored in leak proof containers. The leak proof containers shall be stored in an area that will prevent releases of pollutants in the environment during filling, product removal, and rainfall events. Spills should be address immediately and not allowed to soak into unprotected soil or gravel bases.
3. 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.
4. There is no Fire Sprinkler System anticipated with this site.
5. All devices, appurtenances, appliances, and apparatus intended to server some special function and that connects to the water supply system, shall be provided with protection against back flow and contamination of the water supply system.

DRAWING LEGEND

Heavy Duty Pavement
Light Duty Pavement
Concrete Pavement

MITCHELL M&M MORGAN
T.979.260.6963
F.979.260.3564
FIRM# 1443
3204 EARL RUDDER FWY S.
COLLEGE STATION, TX 77845
PLAN & DESIGN SPECIALISTS IN CIVIL ENGINEERING • HYDRAULICS HYDROLOGY • UTILITIES • STREETS SITE PLANS • SUBDIVISIONS
www.mitchellandmorgan.com

222JJ14

STATE OF TEXAS
JOEL J. MITCHELL
80649
REGISTERED PROFESSIONAL ENGINEER

Jan 2015
Designed by: JM
Drawn By: JM

FILENAME: 1370-01-00b.Plan Set
PLOTTED: 1/8/15 @ 2:00 PM by HUGHES

Prepared For:
Brazos County
Purchasing Department
Brazos County
Administration Building
200 South Texas Ave.
Suite 352
Bryan, TX 77803

Revisions

Overall Site Plan

BRAZOS COUNTY FLEET MAINTENANCE FACILITY – BRYAN, TEXAS

OSP

Of 12 Sheets