

CONSTRUCTION OF SITE DEVELOPMENT IMPROVEMENTS FOR ADVANCED CARE ENDODONTICS - PARK HUDSON

**STONEPARC DR. AT CROSS PARK DR.
CITY OF BRYAN
BRAZOS COUNTY, TEXAS**

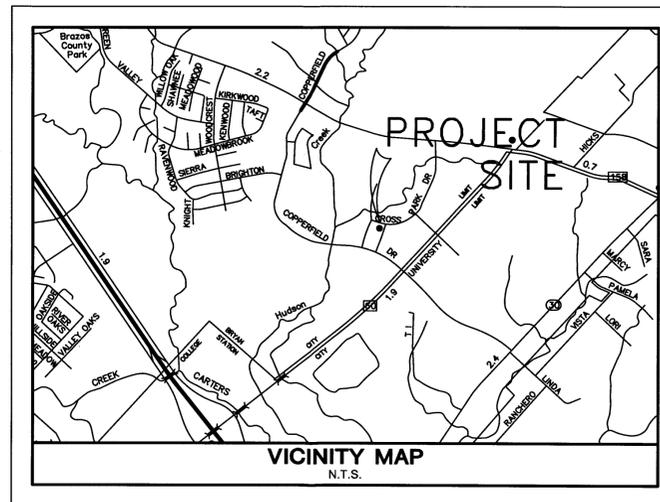
GENERAL CONSTRUCTION NOTES

1. Contractor shall comply with all local building codes and regulations, as well as other safety codes and inspection provisions applicable to this project.
2. Contractor will be responsible for securing all required permits for the proposed construction and shall notify all respective governmental or utility agencies affected by construction.
3. Contractor must coordinate all work through the owner, engineer, and with all other trade contractors who may be working on-site simultaneously.
4. Contractor shall notify all utility companies with facilities adjacent to or in the vicinity of the proposed construction and have each facility located prior to beginning construction.
5. Location and depth of existing utilities shown on the plans are approximate only. Actual locations and depths must be field verified by the Contractor prior to construction and Contractor shall be responsible for protection of same during construction.
6. Contractor to protect existing facilities including but not limited to utilities, streets, curbs, sidewalks, landscaping, sprinkler systems, fences, etc. adjacent to work area. Contractor shall be responsible for restoring to its original, or better, condition, existing facilities damaged by contractor. (No separate pay item)
7. Contractor shall protect existing trees within the construction area which are not identified on the plans to be removed or identified in the field to be preserved. Contractor shall contact Owner's representative for approval prior to clearing and removal of trees.
8. Construction areas should be stripped of all vegetation, loose topsoil, and debris, except as shown on the plans. The exposed subgrade should be cleaned of debris and organics and then proof-rolled with at least a 20 ton pneumatic roller to detect weak areas. Such areas should be removed and replaced with soils exhibiting similar classification, moisture content, and density as the adjacent in-place soils.
10. Contractor shall maintain unrestricted drainage of the project site and adjacent areas during construction. Under no circumstances shall Contractor allow storm water to pond and saturate any prepared subgrade, excavation or embankment soils. Contractor shall immediately pump all water out of areas which cannot drain by gravity flow with special attention required to the building pad and pavement subgrade areas. Any layer determined to be saturated must be dried out, re-compacted or removed and replaced prior to continuing construction of next embankment layer.
11. If groundwater or seepage is encountered during construction, Contractor shall notify the Owner's Representative immediately.
12. All embankment, bases and subgrade's should be properly placed with compaction to be obtained utilizing the "density control" method. The densities shall be determined in accordance with the TxDOT'S Test Method TEX-113-E. The required densities are outlined as follows:

Embankment/Fill	95% maximum dry density
Pavement sub-grade	95% maximum dry density
13. Any excess excavation which is not used on site shall become the property of the Contractor and disposed of offsite in conformance with all governmental rules related to such disposal or if approved by owner excess excavation can be disposed on site. There will be no separate payment for this work.

INDEX OF DRAWINGS

Sheet Number	Sheet Title
1	COVER SHEET & INDEX
2	SITE DIMENSION CONTROL PLAN
3	UTILITY CONNECTION PLAN
4	FIRE PROTECTION PLAN
5	SITE GRADING PLAN
6	SITE PAVING PLAN
7	CONCRETE JOINT PLAN
8	MISCELLANEOUS DETAILS
9	WATER DETAILS
10	SANITARY SEWER DETAILS
11	STANDARD SIDEWALK DETAILS (PUBLIC ONLY)
12	STANDARD PAVING DETAILS (PUBLIC ONLY)
13	S.W.P.P.
14	S.W.P.P. DETAILS
15	PRE DEVELOPMENT DRAINAGE AREA MAP
16	POST DEVELOPMENT DRAINAGE AREA MAP
17	DRAINAGE CALCULATIONS
18	LANDSCAPE PLAN



OWNER:
DR. TAYLOR COTTON, D.D.S.
4444 CARTER CREEK PKWY., SUITE 100
BRYAN, TEXAS 77802
TEL: (979) 846-2626
FAX: (979) 846-2172
CONTACT: DR. TAYLOR COTTON, D.D.S.

CIVIL ENGINEER:
JONES & CARTER, INC.
150 VENTURE DRIVE, SUITE 100
COLLEGE STATION, TX 77845
TEL: (979) 731-8000
FAX: (979) 846-2893

MAY 2016

PREPARED BY
JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000
JOB NUMBER 14535-0001-00



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TROY LEE MOORE III P.E. 119326 ON 05-03-2016

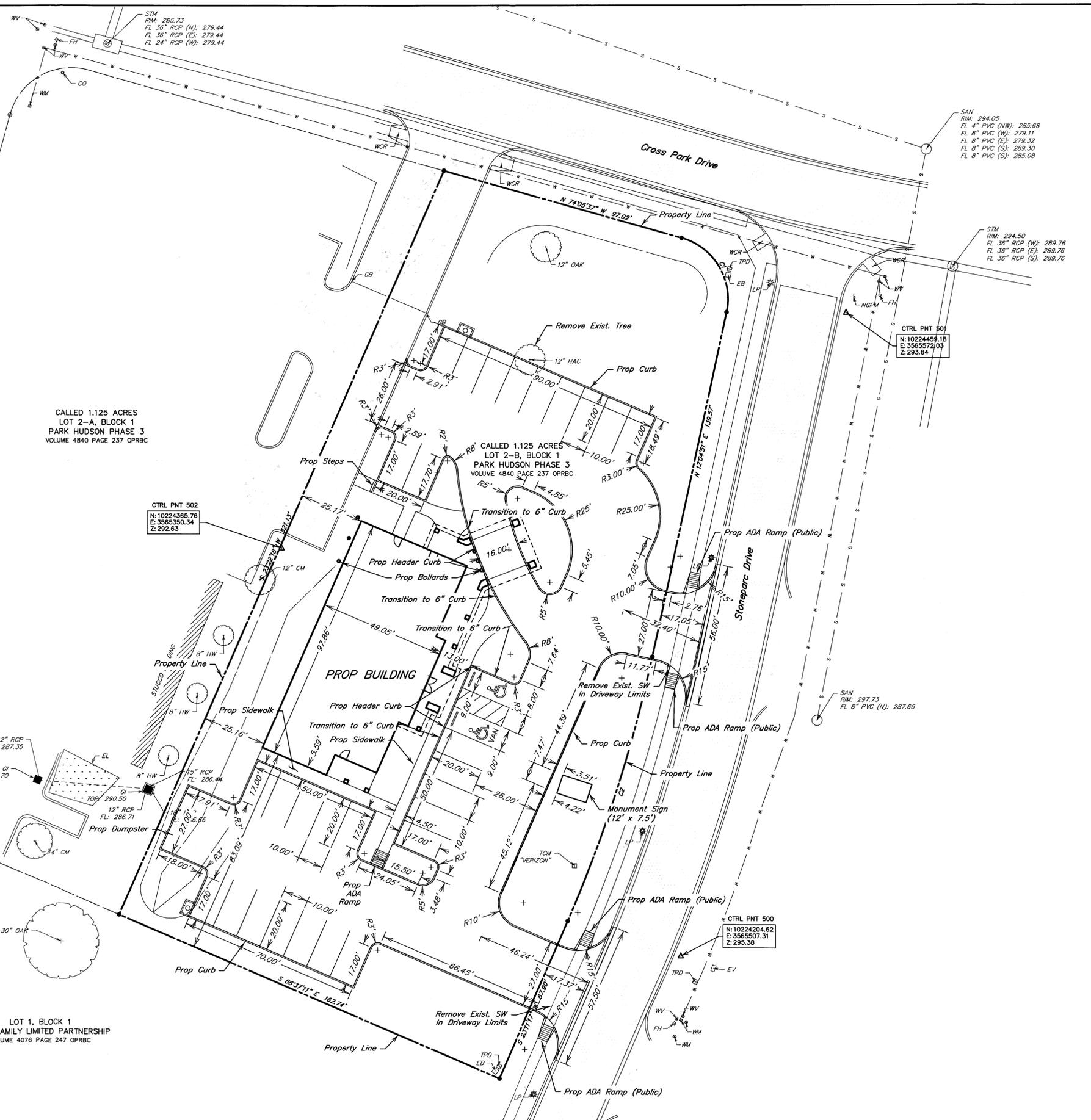
TEXAS811 NOTIFICATION SYSTEM
CALL BEFORE YOU DIG!!!
www.texas811.org/
1-800-344-8377

SITE DEVELOPMENT IMPROVEMENTS
ADVANCED CARE ENDODONTICS - PARK HUDSON
JOB NUMBER 14535-0001-00

S:\10-0001\14535 Cotton - Advanced Care Endodontics\2007-00 Park Hudson Detail Office\CAD\Plan Sets\02\14535-0001_CVR.dwg p.c: May 03, 2016

PARKING ANALYSIS (SECTION 7.2.1)

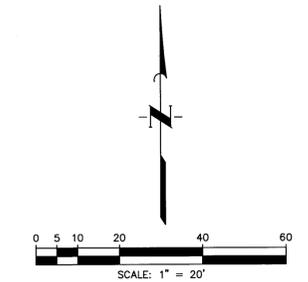
REQUIRED:		
4,557 sf Dental Office @ 1 spot/200 sf	=	23 spots
PROPOSED:		
Total Proposed Spots	=	30 spots
HANDICAPPED PARKING ANALYSIS (TAS):		
REQUIRED:		
1 Handicapped spot per 25 spots	=	2 spots
PROPOSED:		
Regular handicapped spot	=	1 spot
Van Accessible spot	=	1 spot



CALLED 1.125 ACRES
LOT 2-A, BLOCK 1
PARK HUDSON PHASE 3
VOLUME 4840 PAGE 237 OPRBC

CALLLED 1.125 ACRES
LOT 2-B, BLOCK 1
PARK HUDSON PHASE 3
VOLUME 4840 PAGE 237 OPRBC

LOT 1, BLOCK 1
MARR FAMILY LIMITED PARTNERSHIP
VOLUME 4076 PAGE 247 OPRBC



PROJECT INFORMATION AND NOTES:

- Owner/Developer: Taylor Cotton Holdings, LLC
- Site Address: Cross Park Drive
- Legal Description: Park Hudson Phase 3, Block 1, Lot 2B, 1.125 Acres
- Zoning: Planned Development - Park Hudson (Ordinance Number 1153, Approved December 16, 1999).
- Land Use: Clinic/Doctor's Office
- Flood Hazard Statement: According to Map No. 48041C0142 of the Federal Emergency Management Agency's Flood Insurance Rate Maps for the City of Bryan in Brazos County, Dated July 2, 1992, no portion of the project site is within a regulated 100 Year floodplain.
- City Standards: All work shall comply with City of Bryan Construction Standards, Details and Specifications.
- Demolition/Construction Waste: Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll of boxed and/or metal dumpsters shall be supplied by City or City permitted contractor(s) only.
- Erosion Control: Contractor shall provide erosion control features as indicated on Sheet 13 and 14.
- Wastewater: The waste stream to be generated at this site is normal domestic wastewater.
- 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.
- 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 standards.
- Potable Water Protection: All devices, appurtenances, 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.

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.65'	28.00'	86°17'54"	N 31°03'40" W	34.19'
C2	108.84'	370.00'	117°02'28"	N 17°31'11" E	108.67'

NO.	DATE	REVISIONS	APP.

DR. TAYLOR COTTON
BRAZOS COUNTY, TEXAS

ADVANCED CARE ENDODONTICS

SITE DIMENSION CONTROL PLAN



SCALE: 1" = 20'

DATE: MAY 2016

JOB NO. 14535-0001-01

SUBMITTED:

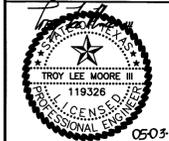
DGN. BY: RHC/RTC

DWN. BY: JOE/RTC

DWG. NO. -

SURV. BY: -

F.B. NO. -



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TROY LEE MOORE III P.E. 119326 ON 05-03-2016

SHEET NO. 2 OF 18

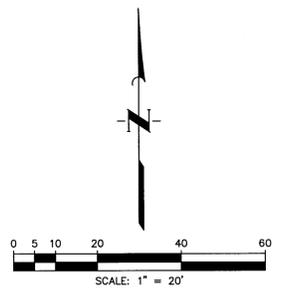
CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.65	25.00	86°17'54"	N 51°03'40" W	134.19
C2	109.84	120.00	111°02'28"	N 17°51'17" E	109.87

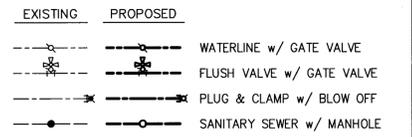
STM
RIM: 285.73
FL 36" RCP (N): 279.44
FL 36" RCP (E): 279.44
FL 24" RCP (W): 279.44

SAN
RIM: 294.05
FL 4" PVC (NW): 285.68
FL 8" PVC (NW): 279.11
FL 8" PVC (E): 276.32
FL 8" PVC (S): 289.30
FL 8" PVC (S): 285.08

STM
RIM: 294.50
FL 36" RCP (W): 289.76
FL 36" RCP (E): 289.76
FL 36" RCP (S): 289.76



LEGEND



KEYED NOTES:

- ① 2-Inch Domestic Water Connection. Coordinate with the City of Bryan for long side tap construction. City of Bryan will construct long side tap 10' from property line.)
- ② Irrigation Water Connection. Install 2 inch Tee on the existing 2" water main with a 1.5" inch irrigation meter with box and backflow preventer. Reference Landscape Architect Drawings for continuation.
- ③ Install 2" Domestic Water Meter, Valve and Valve Box (Coordinate with the City of Bryan for Exact Location of Meter in Relation to ROW).
- ④ Connect Water Line to Building Stub-out (Reference MEP Plans for Location and Depth).
- ⑤ Tie Sanitary Sewer Service into Existing Manhole at FL = 287.75'. GROUT Connection to Create Water Tight Seal. (Coordinate with the City of Bryan for Proper Inspection)
- ⑥ Repair/Restore Existing Concrete Driveway back to Existing Conditions.
- ⑦ Open Cut Existing Asphalt Pavement and Concrete Curb and Gutter. After completion of Sewer, Repair/Restore Pavement and Curb and Gutter back to Existing Conditions.
- ⑧ Sawcut Existing Sidewalk Panel. After Sewer Construction is complete, Repair/Restore Sidewalk back to Existing Conditions.

GENERAL UTILITY NOTES:

1. WATER AND SEWER MAINS SHALL BE CONSTRUCTED AND TESTED IN ACCORDANCE WITH TCEQ RULES AND REGULATIONS.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE DEPTH AND LOCATION OF ALL EXISTING UTILITIES, SHOWN OR NOT, DURING CONSTRUCTION. SOME EXISTING UTILITY LINES SHOWN HAVE BEEN TAKEN FROM THE CORRESPONDING UTILITY COMPANY'S RECORD MAPS OR SURVEY PERFORMED BY OTHERS.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL UTILITY PERMITS, PRIOR TO INSTALLATION OF ANY UTILITIES INCLUDING WATER, SEWER, ELECTRIC, FIBER, AND GAS.
4. DOMESTIC WATER SERVICE SHALL BE PVC PIPE CONFORMING TO ASTM D-2241, SDR 21, AND RATED FOR 160 PSI. JOINTS SHALL BE GASKETED PUSH ON TYPE CONFORMING TO ASTM D-3139 AND F-477. FITTINGS AND JOINTS SHALL BE RATED THE SAME AS THE PIPE. DOMESTIC SERVICE LINE SHOULD HAVE A MINIMUM OF 24 INCHES OF COVER.
5. GRAVITY SEWER LATERAL SHALL BE SDR 26 (ASTM D-3034) INSTALLED WITH CLEANOUTS AS PER PLUMBING CODE.
6. HOPE STORM SEWER PIPE SHALL BE TYPE S, DUAL WALL /N12, SMOOTH INTERIOR.
7. CONCRETE THRUST BLOCKS SHALL BE PROVIDED FOR ALL TEES, BENDS AND VALVES FOR WATER LINE.
8. CONTRACTOR SHALL PROVIDE BACKFLOW PREVENTION DEVICES AS REQUIRED PER CITY OF BRYAN STANDARDS.
9. CONTRACTOR SHALL COORDINATE WITH CITY OF BRYAN PRIOR TO CONNECTING TO ANY EXISTING SANITARY SEWER, STORM SEWER OR WATER MAINS.

NO.	DATE	REVISIONS	APP.

DR. TAYLOR COTTON
BRAZOS COUNTY, TEXAS

ADVANCED CARE ENDODONTICS

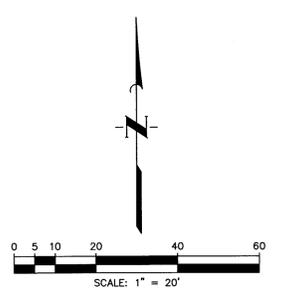
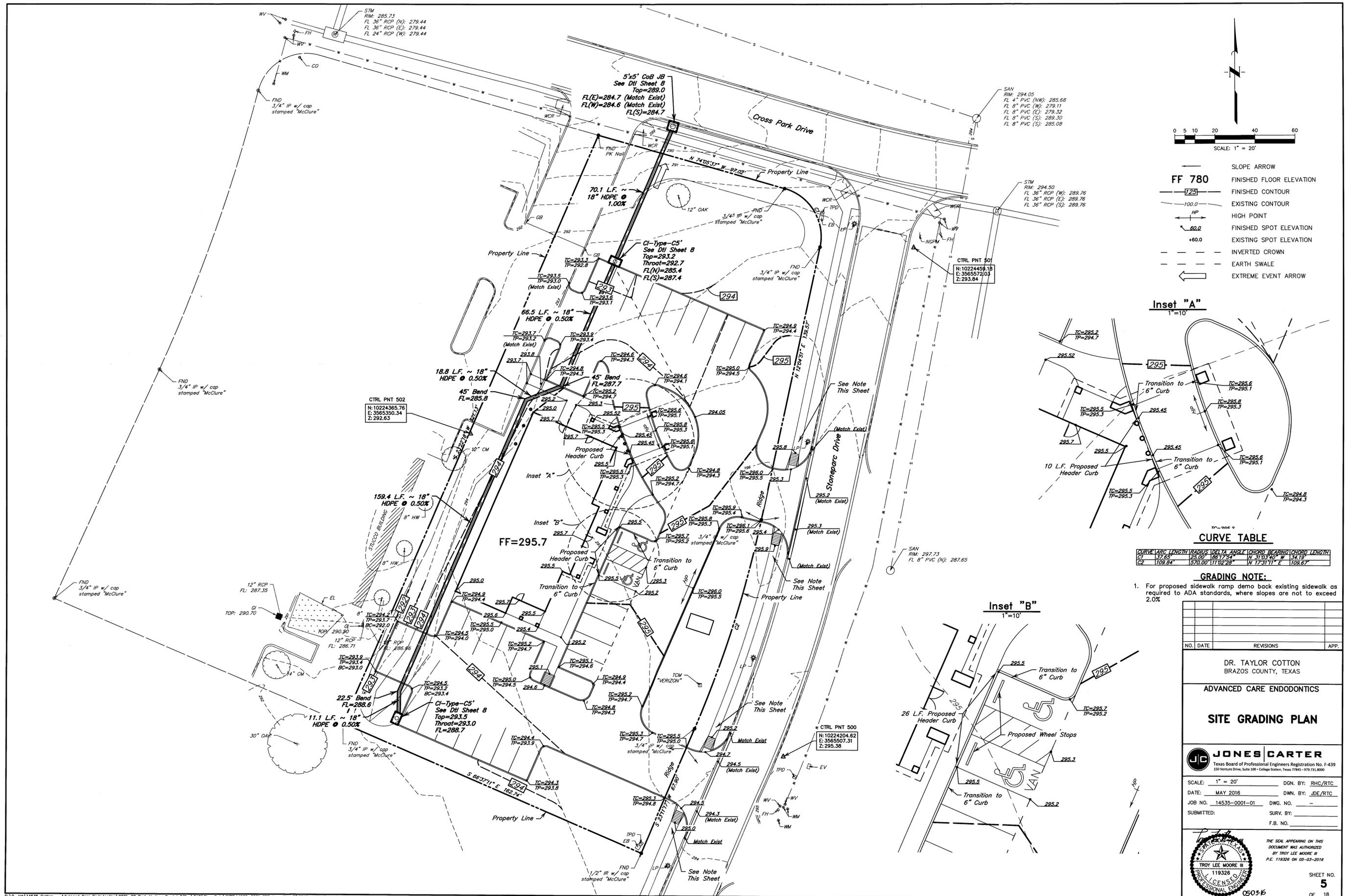
UTILITY CONNECTION PLAN



SCALE: 1" = 20' DGN. BY: RHC/RTC
DATE: MAY 2016 DWN. BY: JDE/RTC
JOB NO. 14535-0001-01 DWG. NO. -
SUBMITTED: SURV. BY: -
F.B. NO. -

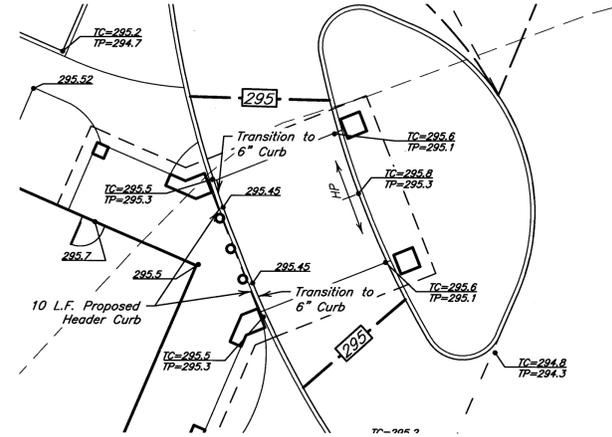


SHEET NO.
3
OF 18



- SLOPE ARROW
- FF 780 FINISHED FLOOR ELEVATION
- FINISHED CONTOUR
- - - EXISTING CONTOUR
- HP HIGH POINT
- 60.0 FINISHED SPOT ELEVATION
- +60.0 EXISTING SPOT ELEVATION
- - - INVERTED CROWN
- - - EARTH SWALE
- ← EXTREME EVENT ARROW

Inset "A"
1"=10'



CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	132.65'	1657.24'	134.13°	N 73°11' E	109.67'
C2	109.84'	570.00'	111.02°	N 73°11' E	109.67'

GRADING NOTE:

- For proposed sidewalk ramp demo back existing sidewalk as required to ADA standards, where slopes are not to exceed 2.0%

NO.	DATE	REVISIONS	APP.

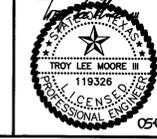
DR. TAYLOR COTTON
BRAZOS COUNTY, TEXAS

ADVANCED CARE ENDODONTICS

SITE GRADING PLAN



SCALE: 1" = 20' DGN. BY: RHC/RTC
 DATE: MAY 2016 DWN. BY: JDE/RTC
 JOB NO. 14535-0001-01 DWG. NO. -
 SUBMITTED: SURV. BY: -
 F.B. NO. -



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TROY LEE MOORE III P.E. 118326 ON 05-03-2016

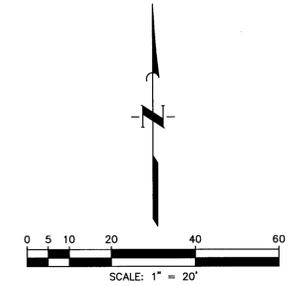
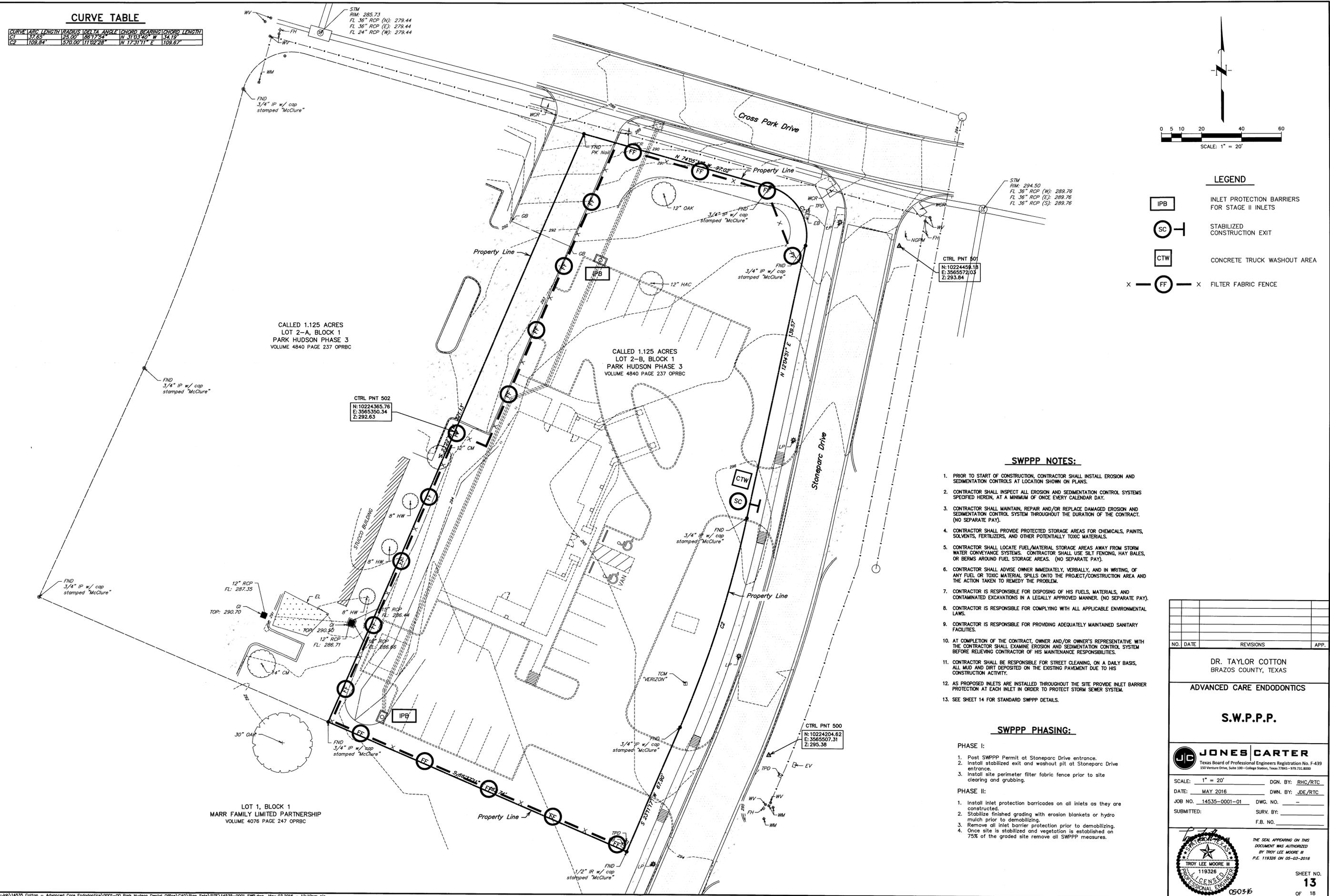
SHEET NO. **5**
OF 18

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	37.65'	25.00'	86°17'54"	N 31°03'40" W	34.19'
C2	109.84'	570.00'	11°02'28"	W 17°31'11" E	109.87'

STM
RIM: 285.73
FL 36" RCP (N): 279.44
FL 36" RCP (E): 279.44
FL 24" RCP (W): 279.44

STM
RIM: 294.50
FL 36" RCP (W): 289.76
FL 36" RCP (E): 289.76
FL 36" RCP (S): 289.76



LEGEND

- IPB INLET PROTECTION BARRIERS FOR STAGE II INLETS
- SC STABILIZED CONSTRUCTION EXIT
- CTW CONCRETE TRUCK WASHOUT AREA
- X — FF — X FILTER FABRIC FENCE

SWPPP NOTES:

1. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROLS AT LOCATION SHOWN ON PLANS.
2. CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENTATION CONTROL SYSTEMS SPECIFIED HEREIN, AT A MINIMUM OF ONCE EVERY CALENDAR DAY.
3. CONTRACTOR SHALL MAINTAIN, REPAIR AND/OR REPLACE DAMAGED EROSION AND SEDIMENTATION CONTROL SYSTEM THROUGHOUT THE DURATION OF THE CONTRACT. (NO SEPARATE PAY).
4. CONTRACTOR SHALL PROVIDE PROTECTED STORAGE AREAS FOR CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER POTENTIALLY TOXIC MATERIALS.
5. CONTRACTOR SHALL LOCATE FUEL/MATERIAL STORAGE AREAS AWAY FROM STORM WATER CONVEYANCE SYSTEMS. CONTRACTOR SHALL USE SILT FENCING, HAY BALES, OR BERRMS AROUND FUEL STORAGE AREAS. (NO SEPARATE PAY).
6. CONTRACTOR SHALL ADVISE OWNER IMMEDIATELY, VERBALLY, AND IN WRITING, OF ANY FUEL OR TOXIC MATERIAL SPILLS ONTO THE PROJECT/CONSTRUCTION AREA AND THE ACTION TAKEN TO REMEDY THE PROBLEM.
7. CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF HIS FUELS, MATERIALS, AND CONTAMINATED EXCAVATIONS IN A LEGALLY APPROVED MANNER. (NO SEPARATE PAY).
8. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE ENVIRONMENTAL LAWS.
9. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATELY MAINTAINED SANITARY FACILITIES.
10. AT COMPLETION OF THE CONTRACT, OWNER AND/OR OWNER'S REPRESENTATIVE WITH THE CONTRACTOR SHALL EXAMINE EROSION AND SEDIMENTATION CONTROL SYSTEM BEFORE RELIEVING CONTRACTOR OF HIS MAINTENANCE RESPONSIBILITIES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR STREET CLEANING, ON A DAILY BASIS, ALL MUD AND DIRT DEPOSITED ON THE EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY.
12. AS PROPOSED INLETS ARE INSTALLED THROUGHOUT THE SITE PROVIDE INLET BARRIER PROTECTION AT EACH INLET IN ORDER TO PROTECT STORM SEWER SYSTEM.
13. SEE SHEET 14 FOR STANDARD SWPPP DETAILS.

SWPPP PHASING:

- PHASE I:**
1. Post SWPPP Permit at Stonepark Drive entrance.
 2. Install stabilized exit and washout pit at Stonepark Drive entrance.
 3. Install site perimeter filter fabric fence prior to site clearing and grubbing.
- PHASE II:**
1. Install inlet protection barricades on all inlets as they are constructed.
 2. Stabilize finished grading with erosion blankets or hydro mulch prior to demobilizing.
 3. Remove all inlet barrier protection prior to demobilizing.
 4. Once site is stabilized and vegetation is established on 75% of the graded site remove all SWPPP measures.

NO.	DATE	REVISIONS	APP.

DR. TAYLOR COTTON
BRAZOS COUNTY, TEXAS

ADVANCED CARE ENDODONTICS

S.W.P.P.P.

J.C. JONES CARTER
Texas Board of Professional Engineers Registration No. F-439
150 Venture Drive, Suite 100 - College Station, Texas 77845 - 979.731.8000

SCALE: 1" = 20' DGN. BY: RHC/RTC
DATE: MAY 2016 DWN. BY: JDE/RTC
JOB NO. 14535-0001-01 DWG. NO. -
SUBMITTED: SURV. BY: -
F.B. NO. -

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY TROY LEE MOORE III P.E. 119326 ON 05-03-2016

TROY LEE MOORE III
P.E. 119326
050316

SHEET NO. 13 OF 18