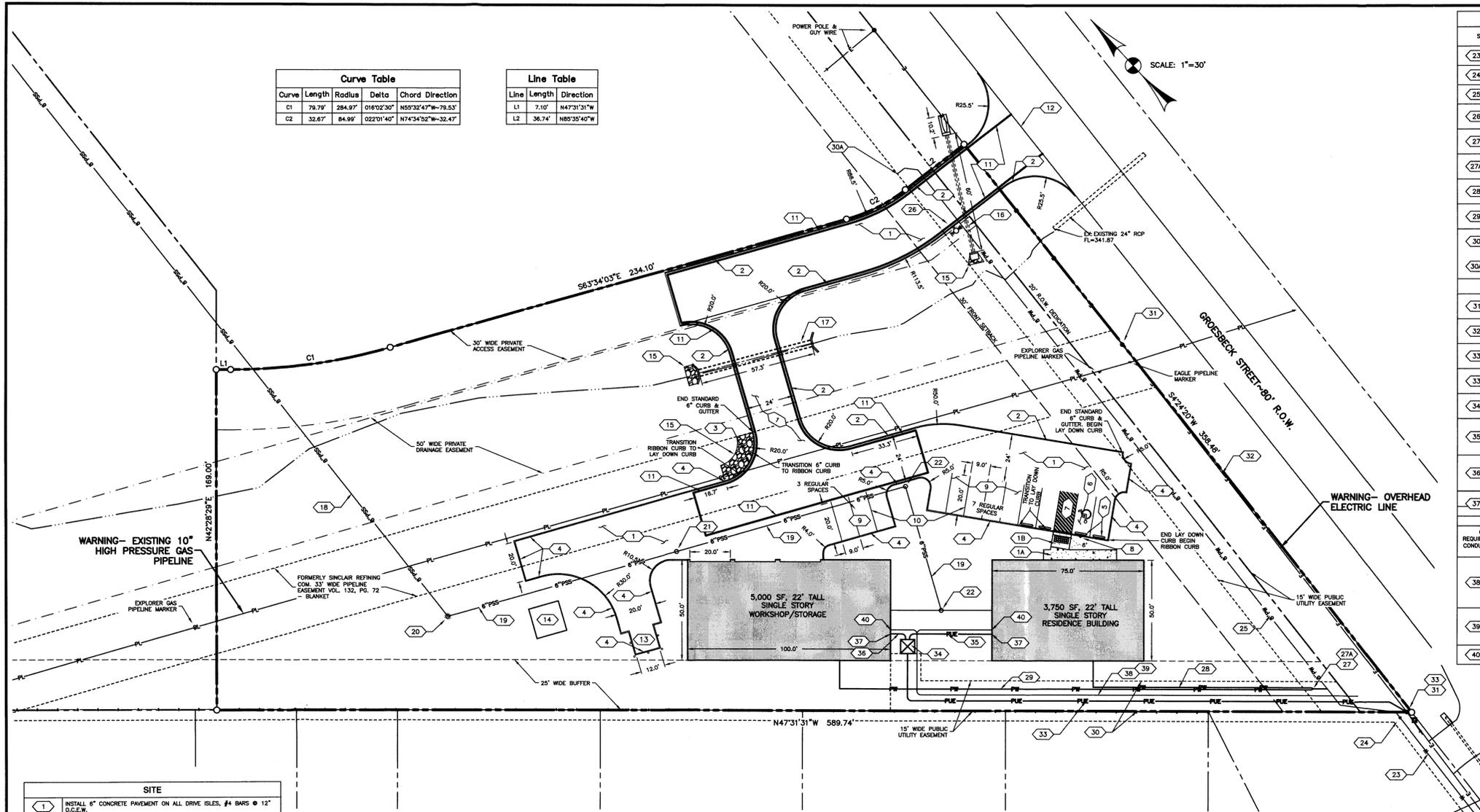


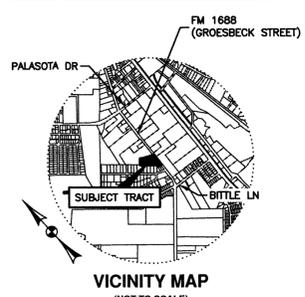
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Curve Table				
Curve	Length	Radius	Delta	Chord Direction
C1	79.79'	284.97'	016°22'30"	N55°32'47"W-79.53'
C2	32.67'	84.99'	022°01'40"	N74°34'52"W-32.47'

Line Table		
Line	Length	Direction
L1	7.10'	N47°31'31"W
L2	36.74'	N85°35'40"W



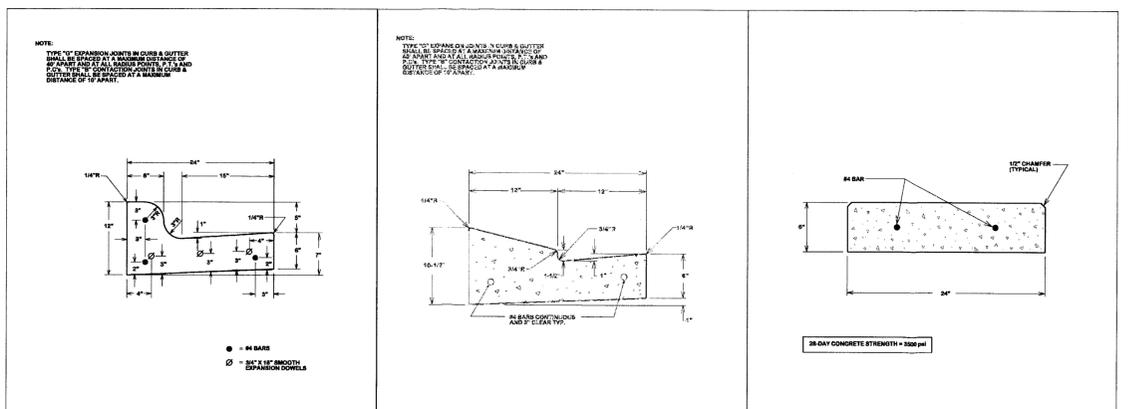
WATER	
SEE PROPOSED 8" WATERLINE PLAN/PROFILE FOR MORE COMPLETE DETAILS.	
23	EXISTING 6" WATER LINE (4' ASSUMED DEPTH).
24	EXISTING 2" BLOW OFF VALVE, TO BE REMOVED.
25	INSTALL 8" PVC PUBLIC WATERLINE (AWWA C-900, DR 14). SEE CA.1
26	INSTALL 8" D.I. M.J. TEE (RESTRAINED JOINTS). INSTALL STD. C.O.B. FIRE HYDRANT ASSEMBLY WITH ALL ACCOMPANYING APPURTENANCES ON 8" BRANCH. SEE CA.1
27	INSTALL 1.5" DOUBLE SERVICE LINE. SEE CA.1
27A	INSTALL TWO (2) 1.5" DOMESTIC WATER METERS
28	INSTALL 121 LF. OF 1.5" PRIVATE SERVICE LINE.
29	INSTALL 247 LF. OF 1.5" PRIVATE SERVICE LINE.
30	PROPOSED 15" WIDE PUBLIC UTILITY EASEMENT.
30A	INSTALL 8" D.I. M.J. CAP W/ 2" BLOW OFF VALVE
ELECTRIC	
31	EXISTING POWER POLE.
32	EXISTING OVERHEAD ELECTRIC LINE.
33	INSTALL RISER.
33	INSTALL -281 LF PRIMARY ELECTRIC CONDUIT (2-4" GRAY SCHED. 40 PVC W/ PULL STRINGS & END CAPS).
34	ELECTRICAL TRANSFORMER & CONCRETE PAD
35	INSTALL -43 UNDERGROUND ELECTRIC SERVICE LINE. INSTALL 4-4" PVC (GRAY SCHED. 40) CONDUIT FOR ELECTRIC SERVICE WITH END CAPS & PULL STRINGS. TURN ENDS UP INTO TRANSFORMER & AT BUILDING. INSTALL TO WITHIN 5 FEET OF THE BUILDING, THEN RETURN DURING BUILDING CONSTRUCTION TO STUB UP INTO PANEL LOCATION.
36	INSTALL -10 UNDERGROUND ELECTRIC SERVICE LINE. INSTALL 4-4" PVC (GRAY SCHED. 40) CONDUIT FOR ELECTRIC SERVICE WITH END CAPS & PULL STRINGS. TURN ENDS UP INTO TRANSFORMER & AT BUILDING. INSTALL TO WITHIN 5 FEET OF THE BUILDING, THEN RETURN DURING BUILDING CONSTRUCTION TO STUB UP INTO PANEL LOCATION.
VERIZON & SUDDENLINK	
CONTACT BRENDA VALDAK (PH: 978-821-4770) @ VERIZON FOR EXACT REQUIREMENTS. INSTALL 2-4" PVC VERIZON CONDUIT @ 36" BURY.	
CONTACT CHRIS SOUTER (PH: 978-595-2429) @ SUDDENLINK FOR EXACT REQUIREMENTS. SUDDENLINK CONDUIT TO FOLLOW VERIZON ROUTE. INSTALL 2-2" PVC CONDUIT, MIN. 30" BURY, PROVIDE MIN. 9" VERTICAL SEPARATION BETWEEN CROSSING UTILITIES.	
37	VERIZON - INSTALL -300 LF OF 2-4" VERIZON CONDUIT WITH PULL STRINGS @ 36" BURY. COORDINATE EXACT ROUTE WITH VERIZON. END WITH 20' OF ELECTRICAL GROUND, CAP AND MARK END WITH 4" PVC PAINTED ORANGE EXTENDING 4" ABOVE GROUND. END AT ELL UP 12" ABOVE FINISHED GRADE. MARK WITH 'VERIZON' TEXT OR STOKER IN ADDITION TO ORANGE PAINTED PVC. CONTRACTOR TO RETURN AND INSTALL CONDUIT WITH ELL UP AT DEMARCATION POINT AFTER BUILDING CONSTRUCTION.
38	INSTALL -300 LF OF 2-2" PVC SUDDENLINK CONDUIT WITH PULL STRINGS. FOLLOW VERIZON CONDUIT ROUTE TO BUILDING @ 30" MIN. BURY. NOT TO BE LOCATED IN SAME TRENCH AS VERIZON. CAP AND MARK END WITH 2" PVC PAINTED ORANGE EXTENDING 4" ABOVE GROUND. COORDINATE EXACT ROUTE WITH SUDDENLINK.
39	INSTALL -300 LF OF 2-2" PVC SUDDENLINK CONDUIT WITH PULL STRINGS. FOLLOW VERIZON CONDUIT ROUTE TO BUILDING @ 30" MIN. BURY. NOT TO BE LOCATED IN SAME TRENCH AS VERIZON. CAP AND MARK END WITH 2" PVC PAINTED ORANGE EXTENDING 4" ABOVE GROUND. COORDINATE EXACT ROUTE WITH SUDDENLINK.
40	APPROXIMATE TELECOMMUNICATIONS DEMARCATION POINT ON BUILDING.



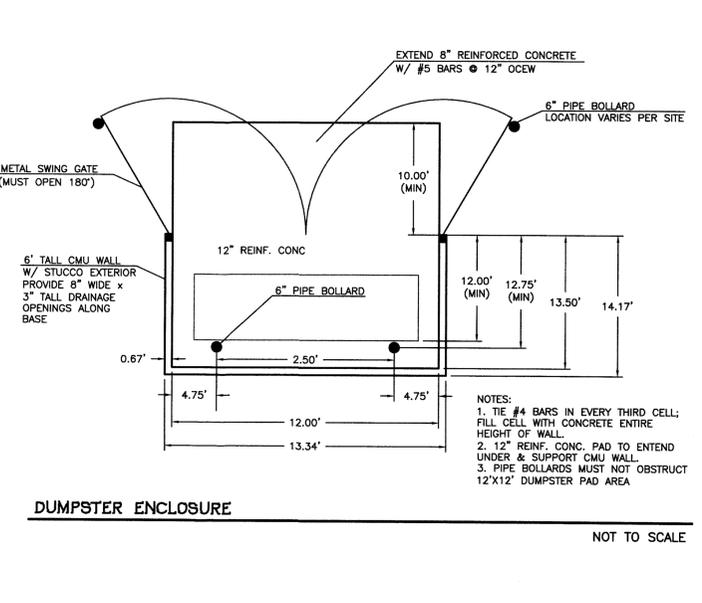
SITE SPECIFIC NOTES

- PROJECT IDENTIFICATION:
PROJECT NAME: SOS MINISTRIES PHASE II
LOCATION: 1700 GROESBECK
LEGAL DESCRIPTION: LOT 2, BLOCK 1, SAVE OUR STREETS SUBDIVISION.
- APPLICANT INFORMATION:
SOS MINISTRIES
C/O J.J. RAMERIAZ
P.O. BOX 2868
BRYAN, TEXAS
(979) 775-5357
- OWNER INFORMATION:
SOS MINISTRIES
C/O J.J. RAMERIAZ
P.O. BOX 2868
BRYAN, TEXAS
(979) 775-5357
- TOTAL SITE AREA TO BE DISTURBED IS: 2.34 ACRES.
- CURRENT ZONING: PLANNED DEVELOPMENT - MIXED USE (PD-M) DISTRICT, AS APPROVED BY THE BRYAN CITY COUNCIL ON NOVEMBER 25, 2008 (ORDINANCE NO. 12). ALL DEVELOPMENT ON THIS PROPERTY SHALL BE IN ACCORDANCE WITH THE SPECIFIC DEVELOPMENT REQUIREMENTS FOR THE PD-M DISTRICT.
- CURRENT USE: VACANT
- PROPOSED USE & IMPROVEMENTS: 5,000 SQ.FT. & 3,750 SQ.FT. MIXED USE CENTER, WATER, SANITARY SEWER AND PARKING.
- NO PORTION OF THE SUBJECT TRACT (20.61 ACRES) LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480002, PANEL NO. 0141C, MAP NO. 48041C0141C. EFFECTIVE DATE: JULY 2, 1992.
- ALL PUBLIC AND PRIVATE UTILITY LINES & SERVICE LINES INCLUDING WATER LINES, SANITARY SEWER LINES, ELECTRIC LINES, TV/CABLE, COMMUNICATIONS LINES, ETC. SHALL BE UNDERGROUND INSTALLATIONS AND INSTALLED TO CITY OF BRYAN STANDARDS.
- BUILDING AREA: 5,000 SQ.FT. & 3,750 SQ.FT.
- DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED
- ALL DISTURBED AREAS MUST BE 100% COVERED WITH ESTABLISHED GRASS OR GROUND COVER PRIOR TO CERTIFICATE OF OCCUPANCY.
- ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL FRANCHISE & PRIVATE UTILITIES WITH EARTHWORK & PAVEMENT CONSTRUCTION. GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING & INSTALLING ANY NECESSARY UTILITY CONDUIT PRIOR TO SUBGRADE PREPARATION & PAVING OPERATION. GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OF UTILITY INSTALLATION ORDER.
- ALL ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT. SUCH SCREENING SHALL BE COORDINATED WITH BUILDING ARCHITECTURE.
- 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.
- 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.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING TEMPORARY WATER OUTAGE WITH ADJACENT & AFFECTED PROPERTIES AS WELL AS WITH CITY OF BRYAN WATER SERVICES.
- 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.

SITE	
1	INSTALL 6" CONCRETE PAVEMENT ON ALL DRIVE ISLES, #4 BARS @ 12" O.C.E.W.
1A	4" THICK REINFORCED CONCRETE SIDEWALK. EXTEND BUILDING SELECT FILL &/OR STABILIZATION TO EXTENT OF ADJACENT SIDEWALK.
1B	ADA COMPLIANT RAMP: 6' LONG @ 12:1 SLOPE
2	INSTALL STANDARD 6" REINFORCED CONCRETE CURB & GUTTER POURED MONOLITHICALLY WITH PAVEMENT.
3	INSTALL STANDARD FLUSH RIBBON CURB POURED MONOLITHICALLY WITH PAVEMENT.
4	INSTALL STANDARD LAY DOWN CURB POURED MONOLITHICALLY WITH PAVEMENT.
5	INSTALL 6" CONCRETE WHEEL STOP (FACE OF WHEEL STOP TO BE 2' FROM CURB).
6	PROVIDE HANDICAP PARKING SPACE (VAN ACCESSIBLE WITH UNIVERSAL HANDICAP SYMBOL PAINTED IN SPACES).
7	PROVIDE HANDICAP LOADING ZONE - PAVEMENT MARKING ACCORDING TO TADA/ADA.
8	INSTALL MOUNTED HANDICAP SIGN - VAN ACCESSIBLE.
9	INSTALL 5" CONCRETE PAVEMENT ON ALL PARKING AREAS, #4 BARS @ 12" O.C.E.W.
10	PROVIDE 4" WIDE PARKING STRIPE (WHITE - 9"x20" TYPICAL).
11	PROVIDE FIRE LANE DESIGNATION - 8" WIDE FIRE LANE STRIP PAINTED RED WITH WORDING "FIRE LANE - NO PARKING - TOW AWAY ZONE" IN 4" WHITE LETTERS. WORDING MAY NOT BE SPACED MORE THAN 15' APART. PAINT CURB OR PAVEMENT.
12	INSTALL U-JOINT CONCRETE CONNECTION AT PAVEMENT INTERSECTION.
13	INSTALL 12" WIDE x 12" DUMPMETER PAD WITH BOLLARDS & LAY DOWN CURBS. 8" CONCRETE PAVEMENT WITH #5 BARS @ 12" O.C.E.W.
14	CONCRETE WASHOUT AREA.
15	ROCK RUBBLE RIP-RAP: TO BE LIMESTONE USING GENERALLY 50 lb-100 lb PEEDES W/ SMALLER ROCK FILLING VOIDS. ROCK TO BE INSTALLED TO 1.0" MIN. THICKNESS. INSTALL SOIL RETENTION FILTER FABRIC BENEATH ROCK PER "DOT" MATERIAL SPEC. 0-9-4000. TYPE 2. RUBBLE TO BE HAND PLACED PROVIDING A NEAT, UNIFORM, TIGHT SURFACE IN ACCORDANCE W/ "DOT" SPEC. ITEM #4.2. STONE RIP-RAP (TYPE 7). BROKEN CONCRETE MAY NOT BE USED. NO SOIL SHOULD BE VISIBLE THROUGH RIP-RAP.
16	INSTALL 18" ROP @ 2% GRADE W/ 6" SAFETY END TREATMENT (UPSTREAM), 4" ROP HEAD WALL WITH 4"x3" SPLASH PAD & RIP-RAP (DOWNSTREAM). SEE GRADING PLAN.
17	INSTALL 24" x 36" CONCRETE BOX CULVERT @ 2% GRADE W/ CONCRETE WING-WALL END TREATMENTS. SEE GRADING PLAN.
SANITARY	
18	INSTALL 8" & 6" (PRIVATE) SANITARY SEWER SERVICE LINE. SEE PLAN/PROFILE FOR COMPLETE DETAILS.
19	8" PVC SANITARY SEWER SERVICE LINE.
20	INSTALL SANITARY SEWER MANHOLE. TOP: 346.41 FL. IN: 331.77 6" PVC FL. OUT: 331.53 6" PVC
21	INSTALL SANITARY SEWER CLEANOUT.
22	INSTALL DOUBLE SANITARY SEWER CLEANOUT.



TYPICAL COMBINED CURB & GUTTER SECTION	24" LAY DOWN GUTTER SECTION	TYPICAL RIBBON CURB
DATE: AUG. 2012	DATE: AUG. 2012	DATE: AUG. 2012
REVISION: 1	REVISION: 1	REVISION: 1
BY: [Signature]	BY: [Signature]	BY: [Signature]



<p>Development Services MAY 06 2016 RECEIVED</p>	
PARKING ANALYSIS	
PARKING SPACES REQUIRED: PD-M DISTRICT: - 1 SPACE / 300 GSF 3,750 GSF / 300 = 30 SPACES	
TOTAL SPACES REQUIRED: 30	
SPACES PROVIDED: STANDARD= 11 HANDICAP= 1	
TOTAL SPACES PROVIDED: 12*	
* REMAINDER TO BE PROVIDED IN FUTURE DEVELOPMENT (MAXIMUM BUILD OUT).	

DESIGNED BY: DUD
DRAWN BY: DUD
APPROVED: APP
JOB NO.: JON

DON DUREN, INC.
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AVE., SUITE A
BRYAN, TEXAS 77802
TEL: (979) 846-8212
FAX: (979) 846-8252
REGISTRATION #P-2214

CEC
SAN ANTONIO / LAREDO
BRYAN / COLLEGE STATION

STATE OF TEXAS
ALFRED RAINE
04/09/2016

SAVE OUR STREETS MINISTRIES
SITE PLAN
LOT 2, BLOCK 1
RESIDENTIAL / WORKSHOP & STORAGE
BRYAN, BRAZOS COUNTY, TEXAS

SHEET NO. **C12**

