

KEY NOTES

SITE

- 1 EXISTING CHAIN LINK FENCE
- 2 EXISTING WOOD FENCE
- 3 EXISTING OVERHEAD ELECTRIC TRANSMISSION LINE
- 4 INSTALL 6" CONCRETE PAVEMENT, #4 BARS @ 12" O.C.E.W.
- 5 PROVIDE HANDICAP PARKING SPACE (VAN ACCESSIBLE WITH UNIVERSAL HANDICAP SYMBOL PAINTED IN SPACE).
- 6 PROVIDE 4" WIDE PARKING STRIPE.
- 7 INSTALL 6" CONCRETE WHEEL STOP (FACE OF WHEEL STOP TO BE 2' FROM END OF STALL).
- 8 PROVIDE STANDARD 3" WIDE ADA ROUTE, MARKINGS PER ADA STANDARDS.
- 9 INSTALL ADA COMPLIANT RAMP, 6" LONG @ 12 : 1 SLOPE.
- 10 INSTALL ADA COMPLIANT RAMP, 6" LONG @ 12 : 1 SLOPE.
- 11 INSTALL STANDARD 6" REINFORCED CONCRETE CURB & GUTTER POURED MONOLITHICALLY WITH PAVEMENT.
- 12 PROVIDE HANDICAP LOADING ZONE - PAVEMENT MARKING ACCORDING TO T&S/ADA.
- 13 EXISTING CURB - SAW CUT, DEMO, REMOVE & DISPOSE OF OFF-SITE.
- 14 PROVIDE J-JOINT CONCRETE CONNECTION AT PAVEMENT INTERSECTION.
- 15 INSTALL 1/4" WIDE x 1/2" DEEP DUMPSIDE PAD WITH BOLLARDS, 6" CONCRETE PAVEMENT WITH #5 BARS @ 12" O.C.E.W. (SEE DETAIL SHEET).
- 16 4" THICK REINFORCED CONCRETE SIDEWALK, EXTEND BUILDING SELECT FILL &/OR STABILIZATION TO EXTENT OF ADJACENT SIDEWALK, #3 BARS @ 12" O.C.E.W.
- 17 PROVIDE FIRE LANE DESIGNATION - 9" WIDE FIRE LANE STRIP PAINTED RED WITH WORDING "FIRE LANE - NO PARKING - FIRE MANNING ZONE" IN 4" WHITE LETTERS. PHRASES MAY NOT BE SPACED MORE THAN 15' APART. PAINT CURB OR PAVEMENT.
- 18 INSTALL STANDARD FLUSH RIBBON CURB POURED MONOLITHICALLY WITH PAVEMENT.
- 19 CONCRETE WASHOUT AREA.

DRAINAGE

PIPE TO BE HDPE (ADS-N12 WT - WATER TIGHT) FITTINGS (TEES, BENDS, COUPLERS, END CAPS ETC.) TO BE DUAL WALL-WATER TIGHT. ALL DOWNSPOUTS MUST BE CONNECTED TO STORM SEWER SYSTEM VIA 6" HDPE PIPE LAD @ 1% MIN. GRADE. INSURE WATER TIGHT CONNECTION AT DOWNSPOUT WITH BOOT ADAPTER.

REFER TO GRADING PLAN FOR MORE INFORMATION

- 20 INSTALL 18" STORM DRAIN -112 LF 18" HDPE PIPE (ADS N-12) @0.5%
- 21 NOT USED
- 22 NOT USED
- 23 NOT USED
- 24 CONNECT TO EXISTING STORM DRAIN STUB OUT (TO BE CONSTRUCTED UNDER SEPARATE CONTRACT)
- 25 NOT USED
- 26 PROPOSED DOWNSPOUT PER BUILDING PLANS.
- 27 NOT USED
- 28 INSTALL 25.75"x49.75" AREA INLET. INLET TO BE NEDNAH FOUNDRY R-1878 SERIES, TYPE-A (HEAVY DUTY)

SANITARY

- 30 INSTALL -43 LF OF 6" PVC (SDR 26, ASTM D3037, GASKETED) SANITARY SEWER SERVICE (AT 4" BELOW FINISHED FLOW) @1.0% CAP AND MARK END WITH 4" PVC PIPE PAINTED GREEN EXTENDING 4' ABOVE GROUND.
- 31 PROVIDE DEEP CUT CONNECTION TO EXISTING 6" SANITARY SEWER STUB OUT (TO BE CONSTRUCTED UNDER SEPARATE CONTRACT) FL=314.03
- 32 INSTALL CLEANOUT TO SERVICE LINE WITH PVC W/VE. CONTRACTOR TO VERIFY DEPTH PRIOR TO CONSTRUCTION. INSTALL CLEANOUT COVER FLUSH WITH FINISHED GRADE.

WATER

- 40 EXISTING 18" WATER LINE, ASSUMED 5' BURY DEPTH, CONTRACTOR TO VERIFY DEPTH.
- 41 INSTALL 2" SMITH-BLAIR 665 SS TAPPING SLEEVE W/ MJ VALVE.
- 42 INSTALL 2"x2" TEE
- 43 INSTALL 2" TO 1.5" REDUCER
- 44 INSTALL TWO (2) 45° BENDS
- 45 INSTALL 1.5" WATER SERVICE FOR IRRIGATION
- 46 INSTALL 1.5" WATER METER FOR IRRIGATION. REFER TO CITY OF BRYAN STANDARD DETAILS.
- 47 INSTALL BACKFLOW PREVENTER (DOUBLE CHECK VALVE) ON NEW IRRIGATION LINE.
- 48 INSTALL APPROXIMATELY 1 LF OF 1.5" WATER LINE STUBOUT FOR IRRIGATION LINES. CAP AND MARK END WITH 4" PVC PIPE PAINTED BROWN EXTENDING 3' ABOVE GROUND.
- 49 NOT USED
- 50 INSTALL 2" WATER SERVICE W/ METER. REFER TO CITY OF BRYAN STANDARD DETAILS.
- 51 INSTALL -240 LF OF 2" WATER SERVICE LINE. REFER TO CITY OF BRYAN STANDARD DETAILS.
- 52 INSTALL 6" TAPPING SLEEVE AND VALVE WITH LOCKABLE LID (ISOLATION VALVE)
- 53 INSTALL -330 LF OF 6" FIRE SUPPRESSION LINE.
- 54 INSTALL 6" SMITH-BLAIR 665 SS TAPPING SLEEVE W/ MJ VALVE FOR FIRE HYDRANT LEAD.
- 55 INSTALL STANDARD BRYAN FIRE HYDRANT ASSEMBLY WITH APPROXIMATELY 10' LF OF LINE AND ALL REQUIRED APPURTENANCES.
- 55A PROPOSED 15' WIDE PUBLIC UTILITY EASEMENT (EXTENDS 5' BEYOND FIRE HYDRANT).
- 56 INSTALL IRRIGATION SLEEVES (2-4" PVC-SCHED 40) EXTEND 3' BEYOND BACK OF CURB OR EDGE OF PAVEMENT. CAP & MARK ENDS WITH 4" PVC PAINTED BROWN EXTENDING 3' ABOVE GROUND.

ATMOS GAS

CONTACT LUIS CISNEROS
(PH:979-774-2506, EMAIL: LUIS.CISNEROS@ATMOSENERGY.COM)
FOR EXACT ROUTING, MATERIALS, DESIGN, & LOCATION.

- 60 EXISTING ATMOS GAS LINE
- 61 GAS METER @ 50 LF FROM EXISTING LINE. TO BE INSTALLED BY ATMOS GAS
- 62 INSTALL -320 LF OF 2" POLY GAS SERVICE LINE @36" MIN. BURY

ELECTRICAL

- 70 PROVIDE -120 LF BORE ACROSS FM 158. MINIMUM 4" BURY.
- 71 INSTALL -322 LF PRIMARY ELECTRIC CONDUIT (3-2" GRAY SCHED, 40 PVC W/ PULL STRINGS & END CAPS). @ 4" BURY (TO BE PULLED BY BTU).
- 72 15' ELECTRICAL EASEMENT.
- 73 INSTALL ELECTRICAL TRANSFORMER PAD PER BTU SPECIFICATIONS. SPECIFICATIONS TO BE DETERMINED.
- 74 ELECTRIC METER @ TRANSFORMER, INSTALLED BY BTU
- 75 INSTALL -13 LF SECONDARY ELECTRICAL CONDUIT, ONE (1) 4" SCHEDULE 40 ELECTRICAL CONDUIT @ 4" BURY (TO BE PULLED BY CONTRACTOR).
- 76 INSTALL -154 LF PRIMARY ELECTRICAL CONDUIT (3-2" GRAY SCHED, 40 PVC W/ PULL STRINGS & END CAPS). CONNECT TO EXISTING CONDUIT STUB OUTS @ 4" BURY (TO BE PULLED BY BTU).
- 77 INSTALL ELECTRICAL GUTTER PER BUILDING PLANS

VERIZON & SUDDENLINK

CONTACT BRENDA VAJDAK (PH: 979-821-4770) @ VERIZON FOR EXACT REQUIREMENTS. INSTALL 2-4" PVC VERIZON CONDUIT @ 36" BURY.

CONTACT CHRIS GOOTEE (PH: 979-595-2429) @ 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.

80-100 RESERVED

PARKING ANALYSIS:

PARKING SPACES REQUIRED:
RETAIL SALES: - 1 SPACE / 200 GFA
8000 GFA / 200 = 40 SPACES
TOTAL SPACES REQUIRED: 40

SPACES PROVIDED:
STANDARD= 38
HANDICAP= 2
TOTAL SPACES PROVIDED: 40

SITE SPECIFIC NOTES:

1. PROJECT IDENTIFICATION:
PROJECT NAME: COLONY COMMERCIAL LOT 2, BLOCK 1 - PHYSICIANS ER
LOCATION: APPROXIMATELY 1.68 ACRES LOCATED ADJACENT TO T.M. NO. 158 (BOONVILLE ROAD) ON THE NORTH SIDE, TO THE WEST LIES AUSTIN'S COLONY PARKWAY, THE SUBJECT TRACT ADJACENTS THE BRAZOS COUNTY BOONVILLE CEMETERY.
2. OWNED BY: CARRABBA INTERESTS, 670 MR. MARK CARRABBA, P.O. BOX 663, BRYAN, TX 77806
DEVELOPED BY: GULFTEX PROPERTIES, INC., 8000 STAPLES, SUITE 200, CORPUS CHRISTI, TEXAS 78413 (817) 992-9700 EXT. 18
3. TOTAL SITE AREA: 1.68 ACRES.
4. CURRENT USE: VACANT
5. PROPOSED USE & IMPROVEMENTS: EMERGENCY ROOM BUILDING AND PARKING, DRIVE AISLES, UTILITIES AND LANDSCAPING.
6. NO PORTION OF THE SUBJECT TRACT 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. 48060R, PANEL NO. 0215F, MAP NO. 4804100215F. MAP REVISED APRIL 2, 2014.
7. ALL PUBLIC AND PRIVATE UTILITY LINES & SERVICE LINES INCLUDING WATERLINES, SANITARY SEWER LINES, ELECTRIC LINES, TV/CABLE COMMUNICATIONS LINES, ETC. SHALL BE UNDERGROUND INSTALLATIONS AND INSTALLED TO THE STANDARDS AND SPECIFICATIONS OF THE APPLICABLE GOVERNING AGENCY.
8. IRRIGATION SYSTEM TO BE DESIGNED & INSTALLED BY OTHERS.
9. BUILDING AREA: 8,000 SQ.FT. (GROSS) & MAXIMUM BUILDING HEIGHT: 27'-8" AT ENTRY TOWER.
10. ALL DISTURBED EARTH MUST BE 100% COVERED WITH ESTABLISHED GRASS OR GROUND COVER PRIOR TO CERTIFICATE OF OCCUPANCY.
11. ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER APPLICABLE CITY ORDINANCE.
12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL FRANCHISE & PRIVATE UTILITIES WITH THE CITY OF BRYAN. 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.
13. 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.
14. 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.
15. 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 PROVIDED BY CONTRACTOR WHEN NECESSARY.
16. PARKING: THERE ARE 36 REGULAR PARKING SPACES AND 2 HANDICAP SPACES - 40 TOTAL SPACES.
17. ALL ELECTRIC & COMMUNICATIONS CONDUIT TO BE INSTALLED W/ PULL STRINGS AND END CAPS, WITH ENDS EXTENDING 2' ABOVE FINISHED FLOOR GRADE. CONDUIT WITH PVC EXTENDING 3' ABOVE GROUND AS FOLLOWS: ELECTRIC-4" PAINTED RED; VERIZON/COMMUNICATIONS-3" PAINTED ORANGE; IRRIGATION-3" PAINTED BROWN; WATER-4" PAINTED BLUE.
18. ITEMS CALLED AS "PROPOSED", "PROVIDE" OR "INSTALL" ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED. MATERIALS, EQUIPMENT, AND OTHER REQUIREMENTS FOR A COMPLETE AND FUNCTIONING SYSTEM SHALL BE SPECIFIED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH FACILITY OWNERS AND ANY RELOCATION, REMOVAL, AND INSTALLATION, OR ADJUSTMENTS TO ALL EXISTING FACILITIES REQUIRED FOR PROTECTION OF THE WORK. CONTRACTOR IS TO MAINTAIN STRUCTURAL INTEGRITY OF ALL PIPELINES, ELECTRIC TRANSMISSION POLES AND LINES, PERMANENT AND TEMPORARY UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITY FACILITIES, PAVEMENT, ETC. AS A RESULT OF CONSTRUCTION ACTIVITIES.
19. CONTRACTOR TO CONTACT TEXAS 111 A CITY OF BRYAN WATER SERVICES DEPARTMENT 88 HOURS PRIOR TO CONSTRUCTION. SPECIFIC ATTENTION SHOULD BE PAID TO FRANCHISE UTILITIES AS WELL AS OIL AND GAS PIPELINE COMPANIES. SHOULD A CONFLICT ARISE BETWEEN THE PROPOSED CONSTRUCTION AND AN EXISTING UTILITY, CONTACT CEC 48 HOURS PRIOR TO CONSTRUCTION.
20. CONTRACTOR IS TO MAINTAIN AND INSURE INTEGRITY OF ALL EXISTING UTILITIES. CLOSE ATTENTION IS TO BE PAID TO ANY EXISTING POWER, TELEPHONE, & FIBER OPTIC LINES & POLES.
21. UNLESS OTHERWISE DIRECTED BY THE OWNER, ALL MATERIALS AND DEBRIS DEMOLISHED OR REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A MANNER SATISFACTORY TO THE OWNER & ENGINEER.
22. CONTRACTOR SHALL PREVENT TRANSPORT OF SEDIMENT TO ADJACENT PROPERTIES AND PUBLIC RIGHT OF WAYS AND IS RESPONSIBLE FOR CLEAN UP OF OCCURS. CONTRACTOR IS TO INSURE NO CONSTRUCTION DEBRIS OR MUD IS TRACKED OR DISCARDED ON TO ANY PUBLIC OR PRIVATE STREETS OR LAND AND IS RESPONSIBLE FOR SITE CLEANUP AFTER EACH DAYS WORK. CONTRACTOR IS TO MAKE USE OF BEST MANAGEMENT PRACTICES TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING EXISTING STORM SEWER OR DRAINAGE AREAS. CONTRACTOR SHALL MAINTAIN EROSION CONTROL THROUGHOUT CONSTRUCTION PERIOD AND UNTIL GRASS IS ESTABLISHED.
23. CONTRACTOR IS TO BROADCAST SEED ALL DISTURBED AREAS FOR RE-ESTABLISHMENT OF VEGETATION WITH GRASS SEED MIX AS INDICATED IN THE SWP3 PLAN OR LANDSCAPE PLAN (DEPENDING ON LOCATION). CONTRACTOR TO SEED AREAS TO BE SEED TO A DEPTH OF 6". CONTRACTOR TO GUARANTEE COVERAGE AND ESTABLISHMENT OF GRASS FOR A PERIOD OF 6 MOS. COVERAGE SHALL BE DEEMED AS 85% OF THE PLANTED AREA WITH UNIFORM COVERAGE OF GRASS GREATER THAN 1" IN HEIGHT WITH NO BARE SPOTS GREATER THAN 2 SF.
24. LIMITS OF WORK: CONTRACTOR IS TO CONFINE ALL WORK TO OWNER'S PROPERTY. NO CONSTRUCTION ACTIVITY IS ALLOWED ON OR THROUGH PRIVATE PROPERTY UNLESS COVERED BY A PUBLIC UTILITY EASEMENT OR OTHER DOCUMENTED AGREEMENT.
25. 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.

GENERAL NOTES:

1. ALL UTILITIES AND SERVICE LINES SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED BY CIVIL ENGINEERING CONSULTANTS (CEC) FROM CITY & INDEPENDENT AGENCIES AND/OR BROWN LETTER FROM THE PROJECT SITE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT POSITIONS.
2. CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN PLAN AND ACTUAL CONDITIONS PRIOR TO CONSTRUCTION OF WORK ELEMENT AFFECTED. OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF RECORD INFORMATION. CONTRACTOR IS TO CONTACT OWNERS OF ALL UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA AND NOTIFY OF INTENT AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA WHETHER SHOWN ON THE PLAN OR NOT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF ALL PIPELINES, EXISTING UTILITIES, AND SERVICE LINES WITHIN THE PROJECT AREA WHETHER SHOWN ON THE PLAN OR NOT. CONTRACTOR IS TO MAINTAIN STRUCTURAL INTEGRITY OF ALL PIPELINES, ELECTRIC TRANSMISSION POLES AND LINES, PERMANENT AND TEMPORARY UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITY FACILITIES, PAVEMENT, ETC. AS A RESULT OF CONSTRUCTION ACTIVITIES.
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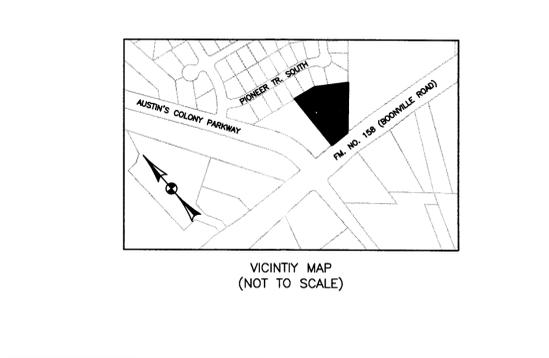
UTILITY DEMANDS:

WATER & SANITARY SEWER DEMANDS:

JUN 01 2016
RECEIVED

WATER:
AVERAGE DEMAND 21,600 GPD (15 GPM)
PEAK DEMAND AVERAGE DEMAND X 4
PEAK DEMAND 60 GPM

SANITARY SEWER:
AVERAGE DEMAND 21,600 GPD (15 GPM)
PEAK DEMAND AVERAGE DEMAND X 4
PEAK DEMAND 60 GPM



DESIGNED BY: S.H.I.	DRAWN BY: DD & SJH	APPROVED: AAP	JOB NO.: E0649600
DESCRIPTION	COLONY COMMERCIAL L-2 B-1 PHYSICIANS ER SITE PLAN		
REV	DATE	GULFTEX PROPERTIES, INC. COLONY COMMERCIAL L-2 B-1 PHYSICIANS ER BRYAN, BRAZOS COUNTY, TEXAS	
C1.1			