

SITE DEVELOPMENT PLANS FOR NORTH OAKWOOD ADDITION SOUTHWEST CORNER OF THE INTERSECTION OF HENSEL AVENUE & S. TEXAS AVENUE BRYAN, TEXAS FOR B-CS DEVELOPMENT GROUP

CONTACT INFORMATION

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150 VENTURE DRIVE, SUITE 100
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CONTACT: TROY MOORE, PE

ZONING

R-NC

FLOOD PLAIN INFORMATION

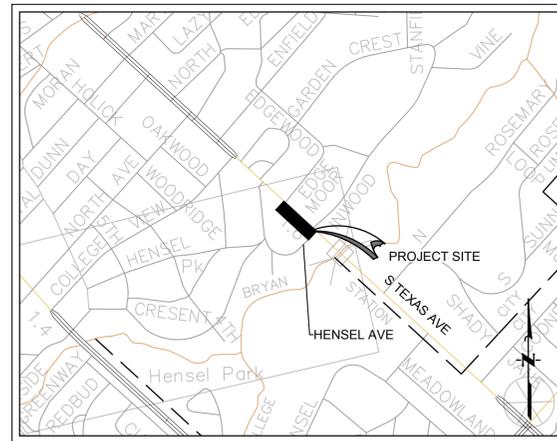
PORTIONS OF THIS TRACT LIES WITHIN THE LIMITS OF THE 100-YEAR FLOODPLAN. FEMA MAP NUMBER 48041C0215F DATED 04/02/2014 . INDICATED THE PROPERTY LINES WITHIN ZONE A, AREAS DETERMINE TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

LEGAL DESCRIPTION

NORTH OAKWOOD, BLOCK 3, LOT 3, 4, 5 & 25' OF 2

GENERAL NOTES

- CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODES AND REGULATIONS, AS WELL AS OTHER SAFETY CODES AND INSPECTION PROVISIONS APPLICABLE TO THIS PROJECT.
- 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.
- CONTRACTOR MUST COORDINATE ALL WORK THROUGH THE OWNER, ENGINEER, AND WITH ALL OTHER TRADE CONTRACTORS WHO MAY BE WORKING ON-SITE SIMULTANEOUSLY.
- 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.
- 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.
- 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)
- 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.
- 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.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR FILING A N.O.I. WITH T.C.E.Q. AT THE START OF THE PROJECT AND FILING THE N.O.T. AT THE END OF CONSTRUCTION.



VICINITY MAP

1"=1,000'

SUMMITTED BY

Troy Moore III
TROY MOORE, PE

09/21/2016
DATE

SEPTEMBER 2016

PREPARED BY



JOB NUMBER 15028

SHEET #	SHEET TITLE
1	COVER
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	EROSION CONTROL PLAN
5	SITE PLAN
6	PAVING PLAN & TRUCK TURNING MOVEMENTS
7	GRADING & DRAINAGE PLAN
8	DRAINAGE AREA MAPS
9	UTILITY PLAN
10	DETENTION POND DETAILS
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13	UTILITY DETAILS
14	DRAINAGE DETAILS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF TROY L. MOORE III #19326 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DGN. BY: TLM	DATE: 09-15-2016	SHEET NO. 1
DWN. BY: TLM	JOB NO. 15028	OF 14

GENERAL CONSTRUCTION NOTES

1. ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, CITY OF BRYAN MUST RELY ON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.
2. CONTRACTOR SHALL NOTIFY CITY OF BRYAN UTILITIES AT TBD AT LEAST 24 HOURS PRIOR TO THE INSTALLATION OF ANY DRAINAGE FACILITY WITHIN A DRAINAGE EASEMENT OR STREET R.O.W. THE METHOD OF PLACEMENT AND COMPACTION OF BACKFILL IN THE CITY'S R.O.W. MUST BE APPROVED PRIOR TO THE START OF BACKFILL OPERATIONS.

3. FOR SLOPES OR TRENCHES GREATER THAN FIVE (5) FEET IN DEPTH, A NOTE MUST BE ADDED STATING THAT CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION. COPIES OF OSHA STANDARDS MAY BE PURCHASED FROM THE U.S. GOVERNMENT PRINTING OFFICE; INFORMATION AND RELATED REFERENCE MATERIALS MAY BE PURCHASED FROM OSHA, 17625 EL CAMINO REAL, HOUSTON, TEXAS.
4. ALL SITE WORK MUST ALSO COMPLY WITH ENVIRONMENTAL REQUIREMENTS.

CONTRACTOR INFORMATION

CONTRACTOR: TBD

CONTRACTOR ADDRESS: TBD_PHONE # _____ TBD

DEVELOPER'S REPRESENTATIVE RESPONSIBLE FOR PLAN ALTERATIONS:

JONES | CARTER, INC. PHONE# 979-731-8000

PERSON OR FIRM RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL MAINTENANCE:

UNKNOWN AT TIME OF SUBMITTAL_PHONE# N/A

PERSON OF FIRM RESPONSIBLE FOR TREE/NATURAL AREA PROTECTION MAINTENANCE:

UNKNOWN AT TIME OF SUBMITTAL_PHONE# N/A

6. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN AUGUST 2016 GROUND SURVEY PERFORMED BY JONES | CARTER INC. ONLY VISIBLE ABOVE GROUND EVIDENCE OF IMPROVEMENTS & UTILITIES IS SHOWN HEREON.
7. IF CONTRACTOR FINDS A DISCREPANCY WITH THE TOPOGRAPHIC INFORMATION ON THESE PLANS, HE/SHE SHOULD CONTACT THE ENGINEER/SURVEYOR IMMEDIATELY.
8. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED AND GRADED TO DRAIN.
9. ANY TEMPORARY SPOILS STOCKPILE MUST BE LOCATED OUTSIDE OF ANY TREE DRIPLINES AND IN THE TEMPORARY SPOILS AREA DESIGNATED ON THE APPROVED PLANS. ALL SURPLUS MATERIAL WILL BE DISPOSED OF OFFSITE.
10. ALL DEBRIS AND EXCESS MATERIAL SHALL BE REMOVED FROM THE SITE IN A MANNER NOT TO DAMAGE THE OWNER'S PROPERTY PRIOR TO ACCEPTANCE OF THE PROJECT.

ADA NOTES

1. THE MINIMUM CLEAR WIDTH OF AN ACCESSIBLE ROUTE IS 36 IN. IF THE ACCESSIBLE ROUTE IS LESS THAN 60 IN. WIDE AND LONGER THAN 200 FT., PASSING SPACES AT LEAST 60 IN. BY 60 IN. MUST BE LOCATED EVERY 200 FT.
2. SLOPES ON ACCESSIBLE ROUTES MAY NOT EXCEED 1:20 (5.0%) UNLESS DESIGNED AS A RAMP.
3. ACCESSIBLE PARKING SPACES MUST BE LOCATED ON A SURFACE WITH A SLOPE NOT EXCEEDING 1:50 (2.0%).
4. ACCESSIBLE ROUTES MUST HAVE A CROSS-SLOPE NO GREATER THAN 1:50 (2.0%).

ASBUILT REQUIREMENTS

1. CONTRACTOR IS EXPECTED KEEP & MAINTAIN ASBUILT INFORMATION, INCLUDING MINOR FIELD CHANGES. FAILURE TO KEEP AS-BUILT RECORDS MAY DELAY FINAL CERTIFICATE OF OCCUPANCY
2. CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AND PAY FOR ALL ASBUILT INFORMATION AS REQUIRED BY LOCAL ISSUING AUTHORITY.
3. CONTRACTOR SHALL VERIFY AND INCLUDE PRICING FOR REQUIRED ASBUILT INFORMATION DURING BIDDING PROCESS. AS-BUILT INFORMATION MAY INCLUDE, BUT NOT LIMITED TO: SANITARY SEWER, DOMESTIC WATER, FIRE LINES, FORCE MAINS, OVERHEAD AND UNDERGROUND POWER, PHONE, GAS, CABLE, STORM AND ALL DETENTION & WATER QUALITY FACILITIES.
4. REQUIRED ASBUILT INFORMATION SHALL BE PROVIDED AT LEAST THREE WEEKS PRIOR TO

SEQUENCE OF CONSTRUCTION

1. BEGIN SITE CLEARING FOR CONSTRUCTION.
 2. DEMOLISH EXISTING SITE.
 3. ROUGH GRADE SITE.
- THE ENVIRONMENTAL PROJECT MANAGER, AND/OR SITE SUPERVISOR, AND/OR DESIGNATED RESPONSIBLE PARTY, AND THE GENERAL CONTRACTOR WILL FOLLOW THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE REVISED, IF NEEDED BY ENGINEER OF RECORD.
4. TEMPORARY EROSION AND SEDIMENTATION CONTROLS WILL BE INSPECTED AND MAINTAINED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) POSTED ON THE SITE.
 5. CONSTRUCTION WASTEWATER IMPROVEMENTS.
 6. CONSTRUCTION STORM SEWER AND DRAINAGE IMPROVEMENTS.
 7. CONSTRUCT WATER AND DRY UTILITY IMPROVEMENTS.
 8. GRADE PAVING AREAS TO SUB-GRADE LEVEL.
 9. ENSURE THAT ALL UNDERGROUND UTILITY CROSSINGS ARE COMPLETED. LAY FIRST COURSE OF BASE OR BASE-SUBSTITUTE MATERIAL ON PAVING AREAS.
 10. INSTALL CURB AND GUTTER.
 11. INSTALL FINAL BASE COURSE OR BASE-SUBSTITUTE.
 12. INSTALL PAVEMENT.
 13. COMPLETE CONSTRUCTION AND START REVEGETATION OF THE SITE AND INSTALLATION OF LANDSCAPING.

DEMOLITION NOTES

1. CONDITION OF STRUCTURES: PRIOR TO DEMOLITION, THE SITE IS TO BE VISITED BY THE CONTRACTOR TO DETERMINE EXISTING CONDITIONS OF STRUCTURE(S) TO BE REMOVED.
 2. EXPLOSIVES: THE USE OF EXPLOSIVES WILL NOT BE PERMITTED.
 3. TRAFFIC: CONDUCT DEMOLITION OPERATIONS AND THE REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND ADJACENT OCCUPIED OR USED FACILITIES.
 4. PROTECTION: ENSURE THE SAFE PASSAGE OF PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT OPERATIONS TO PREVENT INJURY TO ADJACENT BUILDINGS, STRUCTURES, FACILITIES, AND PERSONS.
 5. DAMAGES: PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION OPERATIONS AT NO COST TO OWNER.
 6. UTILITY SERVICES: THE CONTRACTOR WILL DISCONNECT AND SEAL THE UTILITIES SERVING STRUCTURE(S) TO BE DEMOLISHED, PRIOR TO START OF DEMOLITION WORK.
 7. REMOVE FROM THE SITE DEBRIS, RUBBISH AND MATERIALS RESULTING FROM DEMOLITION OPERATIONS.
 8. BURNING ON-SITE WILL ONLY BE ALLOWED IF APPROVED BY THE EPA AND LOCAL AUTHORITIES HAVING JURISDICTION. OTHERWISE, MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN AN APPROPRIATE MANNER MEETING LOCAL, STATE, AND FEDERAL GUIDELINES.
 9. ALL REMOVED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN A LEGAL, ENVIRONMENTALLY SAFE MANNER. RECYCLING OR SALVAGE OF MATERIALS IS STRONGLY RECOMMENDED AND ENCOURAGED - SEE MATERIAL SALVAGE NOTES.
 10. POLLUTION CONTROLS: USE WATER SPRINKLING AND TEMPORARY ENCLOSURES TO LIMIT THE AMOUNT OF DUST AND DIRT RISING IN THE AIR TO THE LOWEST PRACTICAL LEVEL. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS CONDITIONS, ICE, FLOODING, OR POLLUTION.
 11. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO THE START OF THE WORK.
- THE CONDITION OF SALVAGEABLE VALUE AND OCCUPANCY FOR SITE INFRASTRUCTURE MAY BE REMOVED FROM THE STRUCTURE AND/OR SITE AND WILL BECOME THE PROPERTY OF THE CONTRACTOR. SALVAGEABLE ITEMS MUST BE REMOVED FROM THE STRUCTURE AND/OR SITE AS THE WORK PROGRESSES. STORAGE OR SALE OF REMOVED ITEMS ON THE SITE WILL NOT BE PERMITTED.
13. OWNER SHALL RECEIVE CREDIT FOR ITEMS OF SALVAGEABLE VALUE AND USABLE FOR SITE INFRASTRUCTURE.

PAVING NOTES

1. CERTAIN ASPECTS OF THE PAVING PLAN HAS BEEN PREPARED ACCORDING TO THE RECOMMENDATIONS IN THE GEOTECHNICAL ENGINEERING STUDY PREPARED BY _____ PLEASE REFERENCE REPORT FOR PAVEMENT DESIGN SPECIFICATIONS AND REQUIRED SITE PREPARATION.
2. PLEASE TAKE NOTE SHOULD THERE BE ANY DISCREPANCIES BETWEEN THE PAVING PLAN DETAILS AND SAID GEOTECHNICAL ENGINEERING STUDY, THE GEOTECHNICAL ENGINEERING STUDY SHALL PREVAIL.
3. DESIGN MIX SUBMITTALS SHALL BE PROVIDED FOR REVIEW BY THE GEOTECHNICAL ENGINEER AT LEAST 14 DAYS PRIOR TO PLACEMENT.
4. DO NOT UNLOAD OR USE ANY HEAVY CONSTRUCTION EQUIPMENT ON NEW CONCRETE FOR AT LEAST 7 DAYS AFTER CONCRETE IS POURED.
5. JOINTS SHALL BE PLACED IN ANY PROPOSED CONCRETE PAVEMENT AND CURBING AS RECOMMENDED IN THE GEOTECHNICAL STUDY FOR THIS SITE OR JOINT LAYOUT AND DESIGN SHALL CONFORM TO THE AMERICAN CONCRETE PAVEMENT ASSOCIATION (ACPA) TECHNICAL PUBLICATION 150 61.01P, TABLE 2 AND FIGURE 13. RE: BB.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WORK SUCH THAT UTILITIES ARE INSTALLED PRIOR TO PAVEMENT BASE BEING INSTALLED OR ELSE LOCATE AND PLACE LINES FOR PROPOSED UNDERGROUND UTILITIES.
7. ALL CONCRETE WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF ACI 330. FLY ASH CAN BE USED IN MIX DESIGNS WHERE SUITABLE.
8. ALL CONCRETE PAVING AND FLATWORK SHALL BE CURED IN CONFORMANCE WITH AMERICAN CONCRETE PAVEMENT ASSOCIATION GUIDELINES.
9. ALL CONCRETE PAVING MUST HAVE EXPANSION JOINTS 3 FEET ON EITHER SIDE OF THE WATER LINES.

EARTHWORK

PREPARE SUBGRADE BY EXCAVATION OR EMBANKMENT FOR BUILDING SLABS, WALKS AND PAVEMENTS. EXCAVATION AND BACKFILL FOR UNDERGROUND UTILITIES AND DRAINAGE FILL COURSE FOR SUPPORT OF BUILDING SLABS ARE INCLUDED IN THIS ITEM.

EXECUTION

1. ALL EXCAVATION, BACKFILL AND COMPACTION SHALL BE PERFORMED AS SHOWN IN THE PLANS AND GEOTECHNICAL REPORT FOR THE SITE.
2. EXCESS MATERIAL RESULTING FROM EXCAVATION OPERATIONS IS THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL SHALL BE AT THE CONTRACTOR'S EXPENSE. ALL EXCAVATION SHALL BE PERFORMED AS DIRECTED IN THE PLANS AND IN COMPLIANCE WITH OSHA STANDARDS.
3. OWNER WILL ENGAGE AT THE OWNER'S COST SOIL TESTING AND INSPECTION SERVICE IN ACCORDANCE WITH MATERIAL TESTING SPECIFICATION TO VERIFY COMPLIANCE WITH THE PLANS & SPECIFICATIONS.
4. REPLACEMENT AND RETESTING OF DEFICIENT WORK SHALL BE DONE BY CONTRACTOR AT NO ADDITIONAL COMPENSATION. DATA ON SUBSURFACE CONDITIONS IS AVAILABLE TO THE CONTRACTOR. THE OWNER MAKES NO WARRANTY AS TO THE CORRECTNESS OF THESE REPORTS.
5. THE CONTRACTOR MAY, AT HIS OWN EXPENSE, PERFORM ADDITIONAL TEST BORINGS.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL AFFECTED UTILITY COMPANIES. THIS SHALL INCLUDE LOCATION OF FACILITIES, PROTECTION DURING CONSTRUCTION, DAMAGE REPAIRS AND DISRUPTION OF SERVICE. THE EXCAVATION IS UNCLASSIFIED, AND CONTRACTOR SHALL PERFORM EXCAVATION TO THE ELEVATIONS INDICATED IN THE PLANS, REGARDLESS OF CHARACTER OF MATERIAL, WITH NO ADDITIONAL COMPENSATION FROM THE OWNER.
7. USE OF EXPLOSIVE IS PROHIBITED.
8. CONTRACTOR IS RESPONSIBLE FOR PROVIDING BARRICADES REQUIRED TO WARN AND/OR PREVENT ACCESS TO CONSTRUCTION AREA. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FACILITIES FROM DAMAGE.
9. EARTHWORK SHALL BE PERFORMED IN COMPLIANCE WITH LANDSCAPE ARCHITECT'S PLANS FOR LANDSCAPE PROTECTION REVEGETATION, ETC. OVER-EXCAVATION IS NONCOMPENSABLE, AND SHALL BE BACKFILLED AND COMPACTED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO PROPERLY DEWATER EXCAVATION AREAS - AS REQUIRED. EXCAVATED MATERIAL SHALL BE STOCKPILED WHERE DIRECTED IN THE PLANS.
11. STOCKPILE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL RELEVANT POLLUTION PREVENTION PLANS. EARTHWORK SHALL BE PERFORMED TO THE TOLERANCES SHOWN IN THE PLANS AND/OR SPECIFIED IN THE GEOTECHNICAL REPORT FOR THE PROJECT. TRENCHES SHALL BE BACKFILLED ONLY AFTER INSPECTION AND APPROVAL OF THE TESTING LAB.
12. BACKFILL MATERIAL AND PROCEDURES FOR TRENCHES SHALL BE IN COMPLIANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATION FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, ITEM 400 - EXCAVATION AND BACKFILL FOR STRUCTURES.

SITE NOTES

1. ALL DIMENSIONS TO CURBS ARE TO THE **FACE OF CURB** UNLESS OTHERWISE NOTED.
2. ALL ON-SITE UTILITIES SHALL BE LOCATED UNDERGROUND UNLESS REQUIRED BY THE UTILITY TO BE OTHERWISE NOTED.
3. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRICAL SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF BRYAN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT.
4. CONTRACTOR TO ADJUST CASTINGS, MANHOLE LIDS, AND OTHER APPLICABLE APPURTENANCES ON EXISTING UTILITIES WITHIN THE PROPOSED DRIVEWAY AND SIDEWALK RECONSTRUCTION LIMITS.
5. A MINIMUM VERTICAL CLEARANCE OF 114" MUST BE PROVIDED AT ACCESSIBLE PASSENGER LOADING ZONES ALONG VEHICLE ACCESS ROUTES TO SUCH AREAS FROM SITE ENTRANCES. A MINIMUM VERTICAL CLEARANCE OF 98" MUST BE PROVIDED FOR VAN-ACCESSIBLE PARKING SPACES AND ALONG THE VEHICULAR ROUTE THERE TO.
6. WATER AND WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF BRYAN.
7. ALL SITE DRIVEWAYS SHALL MAINTAIN A VERTICAL CLEARANCE OF 14'-0" FOR FIRE DEPARTMENT ACCESS.

FLOWABLE FILL

1. CONTRACTOR SHALL REFERENCE THE GEOTECHNICAL REPORT DESIGN DETAILS FOR ADDITIONAL INFORMATION.
- PERFORMANCE EXPECTATIONS**
2. FLOWABLE BACKFILL SHALL SET AND DEVELOP SUFFICIENT STRENGTH TO SUPPORT PASSENGER CAR TRAFFIC WITHIN 24 HOURS AFTER PLACEMENT.
 3. EIGHT WEEKS AFTER PLACEMENT, HARDENED FLOWABLE FILL SHALL BE READILY REMOVABLE TO DEPTHS OF ABOUT 2 INCHES USING BACKHOE BUCKET TEETH.
 4. DESIGN THE MIX TO BE PLACED WITHOUT CONSOLIDATION AND TO FILL ALL INTENDED VOIDS. FILL AN OPEN-ENDED, 3-IN.-DIAMETER-BY-6-IN.-HIGH CYLINDER TO THE TOP TO TEST THE CONSISTENCY. IMMEDIATELY PULL THE CYLINDER STRAIGHT UP. THE CORRECT CONSISTENCY OF THE MIX MUST PRODUCE A MINIMUM 8-IN.-DIAMETER CIRCULAR SPREAD WITH NO SEGREGATION.
 5. PLACEMENT SHALL BE DONE IN 12" LIFTS.
- MIX DESIGN**
6. PROPOSED MIX DESIGN SHALL BE SUBMITTED FOR REVIEW AT LEAST TWO WEEKS PRIOR TO USE.
 7. MIX PROPERTIES MAY BE ADJUSTED BASED ON SITE AND SPECIFIC CONDITIONS AND PERFORMANCE. IF ACCELERATORS ARE USED, THEY SHALL BE NON CORROSIVE AND SHALL NOT CONTAIN CHLORIDES.
 8. FIELD ADJUSTMENTS OF THE MIX SHALL BE COORDINATED WITH REPRESENTATIVES OF OWNER, THE GENERAL CONTRACTOR AND THE MATERIAL SUPPLIER.

STORM SEWER NOTES

1. THE LOCATION OF UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES TO LOCATE THEIR UTILITIES PRIOR TO STARTING CONSTRUCTION. (SEE SITE INFORMATION SHEET FOR UTILITY CONTACTS)
2. VERIFY ALL EXISTING INVERTS AND RIM ELEVATIONS PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
3. EXISTING DRAINAGE STRUCTURES ARE TO BE INSPECTED AND REPAIRED AS NEEDED. CONTRACTOR IS RESPONSIBLE FOR CLEARING DEBRIS FROM EXISTING PIPES AND SHALL BE INCLUDED IN BASE BID.
4. COMPLETE OR COORDINATE ADJUSTMENT OF OTHER UTILITIES IN ORDER TO CONSTRUCT STORM SEWER TO ELEVATIONS PROVIDED.
5. ANY WORK DONE IN THE PUBLIC RIGHT OF WAY WILL BE COMPLETED ACCORDING TO GOVERNING SPECIFICATIONS AND REGULATIONS.
6. INSTALLATION OF THE STORM SEWER SYSTEM SHALL BEGIN AT THE OUTFALL AND PROGRESS UPSTREAM.
7. ALL STORM SEWER INLETS/STRUCTURES SHALL BE PRE-CAST.
8. ALL PIPE LENGTHS ARE MEASURED TO THE CENTER OF THE STRUCTURE.
9. CONCRETE RISERS ARE TO BE USED IN PAVED AREAS UNLESS OTHERWISE SPECIFIED.
10. IT IS THE CONTRACTORS RESPONSIBILITY TO RAISE AND LOWER ALL INLETS AND TOPS TO MATCH FINAL GRADES AND TO ENSURE THAT ALL INLETS FUNCTION PROPERLY WITH NO PONDING IN THE DRAINAGE AREA. ANY DRAINAGE AREAS THAT DO NOT FUNCTION PROPERLY SHALL BE REPAIRED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
11. ALL STORMWATER MANHOLES IN PAVED AREAS SHALL HAVE TRAFFIC BEARING RING & COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE GRADE AND LIDS SHALL BE LABELED "STORM SEWER".
6. ALL MATERIALS AND INSTALLATION OF STORM SEWER PIPING SHALL COMPLY WITH THE FOLLOWING TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES:
7. STORM PIPE SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
HDPE PIPE (12"-36"):
HDPE PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M-294 AND AASHTO MP7, TYPE S & D. **WATER TIGHT CONNECTIONS** SHALL USED WITH RUBBER GASKETS, WHICH CONFORM TO ASTM F-477. INSTALLATION SHALL BE IN ACCORDANCE WITH ASTM RECOMMENDED PRACTICE D-2321, AASHTO SECTION 30, OR

PVC PIPE (4"-10"):

PVC PIPE SHALL CONFORM AND BE INSTALLED TO THE REQUIREMENTS ITEM 481 OF TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES. PVC PIPE SHALL MEET THE REQUIREMENTS OF ASTM D 1785, SCHEDULE 40. PVC FITTINGS SHALL MEET THE REQUIREMENTS OF ASTM D 2466.

RCP PIPE (12"-60"):

RCP PIPE SHALL CONFORM AND BE INSTALLED TO THE REQUIREMENTS ITEM 464 OF TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES. PRECAST REINFORCED CONCRETE PIPE THAT CONFORMS TO THE DESIGN SHOWN ON THE PLANS AND TO THE FOLLOWING:
ASTM C 76 OR ASTM C 655 UNLESS OTHERWISE SHOWN ON THE PLANS
FOR CIRCULAR PIPE, OR
ASTM C 506 FOR ARCH PIPE, OR
ASTM C 507 FOR HORIZONTAL ELLIPTICAL PIPE.

8. ALL STORMWATER PIPE ENTERING STORMWATER STRUCTURES SHALL BE GROUTED TO ASSURE CONNECTION AT THE STRUCTURE IS WATERTIGHT AND SHALL HAVE A SMOOTH UNIFORM PAVED MORTAR INVERT FROM INVERT-IN TO INVERT OUT.
9. ALL STORM SEWER TRENCHING SHALL BE BACKFILLED PER THE PROJECT SITE WORK SPECIFICATIONS AND/OR DETAILS.
10. THE CONTRACTOR SHALL COORDINATE ALL UTILITY INSTALLATIONS.
11. TRENCH EXCAVATION SHALL BE PERFORMED AND BACKFILL MATERIAL AND PROCEDURES SHALL BE IN COMPLIANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATION FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, **ITEM 400 - EXCAVATION AND BACKFILL FOR STRUCTURES.**
12. DETENTION FACILITIES AND EROSION & SEDIMENT CONTROL MEASURES SHALL BE ESTABLISHED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITIES ON SITE. ALL EROSION & SEDIMENT CONTROL FACILITIES SHALL BE MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
13. AN AS-BUILT SURVEY OF THE COMPLETE STORM SEWER AND STORMWATER MANAGEMENT SYSTEM, DEMONSTRATING IT WAS BUILT AND WILL FUNCTION ACCORDING TO DESIGN, AND CERTIFIED BY A PROFESSIONAL ENGINEER, IS REQUIRED PRIOR TO THE RELEASE OF ANY CERTIFICATE OF OCCUPANCY.

TRENCH SAFETY

1. IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, ALL TRENCHES OVER 5 FEET IN DEPTH IN EITHER HARD AND COMPACT OR SOFT AND UNSTABLE SOIL SHALL BE SLOPED, SHORED, SHEETED, BRACED OR OTHERWISE SUPPORTED. FURTHERMORE, ALL TRENCHES LESS THAN 5 FEET IN DEPTH SHALL ALSO BE EFFECTIVELY PROTECTED WHEN HAZARDOUS GROUND MOVEMENT MAY BE EXPECTED. TRENCH SAFETY SYSTEMS TO BE UTILIZED FOR THIS PROJECT WILL BE PROVIDED BY THE CONTRACTOR.
2. IN ACCORDANCE WITH THE U. S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS, WHEN PERSONS ARE IN TRENCHES 4'-FEET DEEP OR MORE, ADEQUATE MEANS OF EXIT, SUCH AS A LADDER OR STEPS, MUST BE PROVIDED AND LOCATED SO AS TO REQUIRE NO MORE THAN 25 FEET OF LATERAL TRAVEL.
3. CONSTRUCTION SHALL NOT PROCEED UNTIL APPROPRIATE TRENCH SAFETY SYSTEM DETAILS, AS DESIGNED BY A PROFESSIONAL ENGINEER, ARE RETAINED AND COPIES SUBMITTED TO THE CITY OF BRYAN.

SITE CLEARING

CONDUCT SITE CLEARING OPERATIONS TO THE EXTENT SHOWN ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO: REMOVAL OF TREES AND OTHER VEGETATION, TOPSOIL STRIPPING, CLEARING AND GRUBBING, AND REMOVAL ALL IMPROVEMENTS ABOVE OR BELOW GRADE. REFER TO THE GEOTECHNICAL REPORT FOR THIS PROJECT FOR ADDITIONAL SITE PREPARATION REQUIREMENTS.

EXECUTION

1. SITE CLEARING OPERATIONS SHALL NOT DAMAGE OR INTERFERE WITH THE PUBLIC USE OF ROADS, WALKS, ADJACENT LAND OR FACILITIES AND EXISTING IMPROVEMENTS INTENDED TO REMAIN.
2. EXISTING TREES TO REMAIN SHALL BE PROTECTED IN COMPLIANCE WITH - LANDSCAPE PLANS.
3. CONTRACTOR SHALL REMOVE TREES, SHRUBS, GRASS AND OTHER VEGETATION, IMPROVEMENTS OR OBSTRUCTIONS INTERFERING WITH THE INSTALLATION OF NEW CONSTRUCTION OR AS SHOWN ON PLANS. CLEARING OPERATIONS SHALL INCLUDE REMOVAL OF STUMPS AND ROOTS.
4. CONTRACTOR SHALL STRIP TOPSOIL IN A MANNER APPROPRIATE TO SEGREGATE FROM UNDERLYING SUBSOIL. TOPSOIL STRIPPING NEAR TREES INTENDED TO REMAIN SHALL BE COMPLETED IN COMPLIANCE LANDSCAPE PLANS.
5. SPOILS SHALL BE STORED ONLY IN AREAS SHOWN ON THE PLANS AND SHALL BE MAINTAINED IN ACCORDANCE WITH APPLICABLE POLLUTION PREVENTION PLANS OR PERMITS.
6. WASTE MATERIAL OR EXCESS TOPSOIL GENERATED AS A RESULT OF CLEARING AND GRADING OPERATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF ALL SPOIL MATERIAL SHALL BE AT THE CONTRACTOR'S EXPENSE. BURNING ON THE OWNER'S PROPERTY IS NOT PERMITTED.

PRIVATE: WATER AND WASTEWATER UTILITY NOTES

FURNISH AND INSTALL THE FIRE LINE, DOMESTIC WATER LINE AND WASTEWATER COLLECTION SYSTEM AND ALL RELATED APPURTENANCES FROM THE PUBLIC MAIN TO THE BUILDING PAD(S) AS SHOWN ON THE PLANS, INCLUDING BUT NOT LIMITED TO ALL PIPING, FITTINGS, VAULTS, VALVES, METERS, MANHOLES AND JUNCTION BOXES REQUIRED.

EXECUTION:

1. INSTALLATION OF WASTEWATER & WATER MAINS SHALL BEGIN AT THE TAP TO THE PUBLIC WASTEWATER SYSTEM AND PROGRESS UPSTREAM. WATER AND WASTEWATER LINES SHALL BE EXTENDED TO SERVICE ENTRANCE INTO BUILDING(S). CONTRACTOR SHALL PROVIDE A WATERTIGHT SLEEVE IN FOUNDATION FOR WATER LINE.
2. CONTRACTOR IS RESPONSIBLE FOR TAP AT PUBLIC MAIN AND ALL LINES, FITTINGS AND APPURTENANCES SHOWN ON PLANS OR REQUIRED BY THE LOCAL UTILITY COMPANY.
3. ALL MATERIALS, INSTALLATION, INSPECTION AND TESTING OF WATER METER AND RELATED PIPING AND APPURTENANCES SHALL CONFORM TO UPC STANDARDS, AWWA STANDARDS, TCEQ STANDARDS, AND THE APPLICABLE LOCAL UTILITY COMPANY REGULATIONS. ALL MATERIALS AND INSTALLATIONS REQUIRED FOR FIRE PROTECTION SHALL MEET FACTORY MUTUAL GLOBAL STANDARDS.
4. TRENCH EXCAVATION SHALL BE PERFORMED AND BACKFILL MATERIAL AND PROCEDURES SHALL BE IN COMPLIANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION 2014 STANDARD SPECIFICATION FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES, ITEM 400 - EXCAVATION AND BACKFILL FOR STRUCTURES.
5. ALL PRIVATE WATER AND WASTEWATER LINES WILL COMPLY WITH THE 2012 UNIFORM PLUMBING CODE.
6. SEE MECHANICAL PLANS FOR EXACT LOCATION OF WATER AND WASTEWATER CONNECTIONS TO BUILDINGS.
7. PROTECT EXISTING STRUCTURES FROM DAMAGE DURING CONSTRUCTION. PRIOR TO THE FINAL ACCEPTANCE OF THE PUBLIC MAINS EXISTING STRUCTURES WILL BE INSPECTED FOR DAMAGE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
8. PIPE MATERIAL SHALL BE AS FOLLOWS UNLESS OTHERWISE NOTED:
WATER (>4"):
ALL WATER PIPE 4" AND LARGER SHALL BE CLASS 200 PVC, C900, DR14, OR DUCTILE IRON (D.I.) CLASS 150
WATER (2"-3"):
ALL WATER PIPE LESS THEN 4" SHALL BE COPPER OR SCH. 40 PVC. IRRIGATION LINES AND DOMESTIC SERVICE LINES SHOULD BE SDR-21 RATED PIPE.

WASTEWATER:

ALL WASTEWATER PIPE SHALL BE SDR-26. PVC SDR SERIES PIPE SHALL BE MANUFACTURED IN STRICT ACCORDANCE TO THE REQUIREMENTS OF ASTM D2241 FOR PHYSICAL DIMENSIONS AND TOLERANCES. EACH PRODUCTION RUN OF PIPE MANUFACTURED IN COMPLIANCE TO THIS STANDARD, SHALL ALSO MEET OR EXCEED THE TEST REQUIREMENTS FOR MATERIALS, WORKMANSHIP, BURST PRESSURE, IMPACT RESISTANCE, FLATTENING, AND EXTRUSION QUALITY AS DEFINED IN ASTM D2241.

9. ALL BACKFLOW DEVICES WILL BE PER CITY OF BRYAN SPECIFICATIONS.
10. ALL THRUST BLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH CITY OF BRYAN SPECIFICATIONS
11. EXTEND ALL EXISTING AND PROPOSED UTILITY MANHOLES, BOXES, COVERS, ETC. TO PROPOSED FINISH GRADE, UNLESS APPROVED OTHERWISE.
12. INSTALL MECHANICAL JOINT (M.J.) FITTINGS ON ALL DUCTILE IRON (D.I.) PIPE OR PVC C900 DR14 PIPE.
13. ALL WATER MAINS SHALL BE BURIED MINIMUM 4 FT.
14. ALL WASTEWATER MUST BE 2 FT UNDER THE WATER LINES WHEN CROSSING.
15. PROTECT EXISTING STRUCTURES FROM DAMAGE DURING CONSTRUCTION. PRIOR TO THE FINAL ACCEPTANCE OF THE PUBLIC MAINS EXISTING STRUCTURES WILL BE INSPECTED FOR DAMAGE AND THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE.
16. EXTEND ALL EXISTING AND PROPOSED UTILITY MANHOLES, BOXES, COVERS, ETC. TO PROPOSED FINISH GRADE, UNLESS APPROVED OTHERWISE.
17. ALL MAINS SHALL BE TESTED BY THE CONTRACTOR AS REQUIRED BY AUTHORITIES. THE ENGINEER OR INSPECTOR SHALL BE PRESENT DURING THE TEST.
18. ALL WATER MAINS SHALL BE CHLORINATED AS REQUIRED BY AUTHORITIES.

NO.	DATE	REVISIONS	APP.

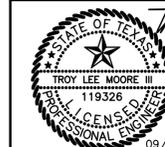
B-CS DEVELOPMENT GROUP
BRYAN, TEXAS

NORTH OAKWOOD ADDITION
SOUTHWEST CORNER OF THE INTERSECTION OF
HENSEL AVENUE & S. TEXAS AVENUE

GENERAL NOTES

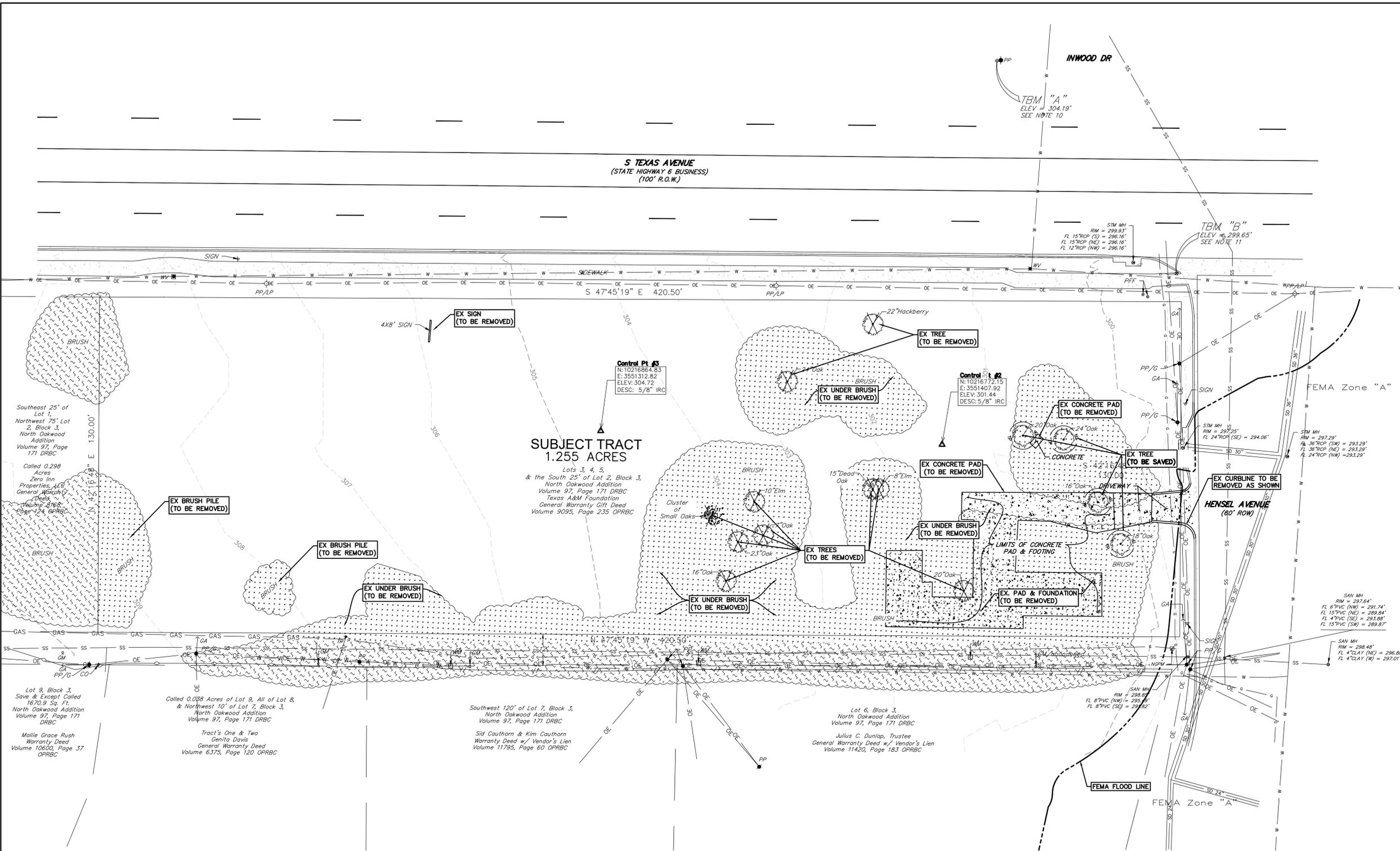


SCALE: AS SHOWN DGN. BY: TM
DATE: 09-15-2016 DWN. BY: TM / JG
JOB NO. 15028 DWG. NO. 15028001-CVR.DWG
SUBMITTED: _____ SURV. BY: _____
F.B. NO. _____



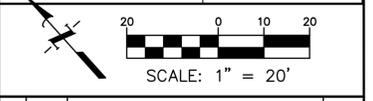
09/21/2016

SHEET NO.
2
OF 14



LEGEND

EXISTING	DESCRIPTION
○ IPS	SURVEY FEATURES
● IPF	IRON PIN SET
△ TP	IRON PIN FOUND
⊕ BM	CONTROL POINT
⊕ BM	BENCHMARK
⊕ ROM	RIGHT OF WAY MARKER
	BEARING & DISTANCE
	SITE
—	CURB & GUTTER
—	EDGE OF PAVEMENT
—	SIDEWALK
—	CENTERLINE
—	FIRE LANE
—	TREELINE
—	SIGN
—	PRKG. COUNT—REGULAR
—	PRKG. COUNT—HC
—	PRKG. COUNT—COMPACT
—	TRAFFIC FLOW ARROWS
—	H/C SYMBOL
—	ADA RAMP
—	ADA ROUTE
—	BICYCLE PARKING
—	BOLLARDS
—	WHEEL STOPS
—	LIGHT POLE
—	RETAINING WALL
—	FENCE W/ TYPE
—	GRADING
—	CONTOUR
—	STORM
—	STORM PIPE
—	GRATE INLET
—	CURB INLET
—	SANITARY SEWER
—	SEWER MAIN & MANHOLE
—	CLEAN-OUT
—	FORCE MAIN
—	WATER DISTRIBUTION
—	WATER MAIN
—	IRRIGATION LINE
—	FIRE HYDRANT
—	FIRE DEPT. CONNECTION
—	METER BOX
—	GATE VALVE & REDUCER
—	POWER, GAS, TV
—	ELECTRIC
—	ELEC. MANHOLE & METER
—	TELEPHONE
—	TELEPHONE RISER
—	CABLE
—	CABLE TV RISER
—	FIBER OPTIC
—	UTILITY POLE & GUY WIRE
—	LIGHT POLE
—	GAS LINE
—	GAS VALVE & METER
—	TREE
—	TREE TO BE REMOVED
—	TREE TO BE SAVED



NO.	DATE	REVISIONS	APP.

B-CS DEVELOPMENT GROUP
BRYAN, TEXAS

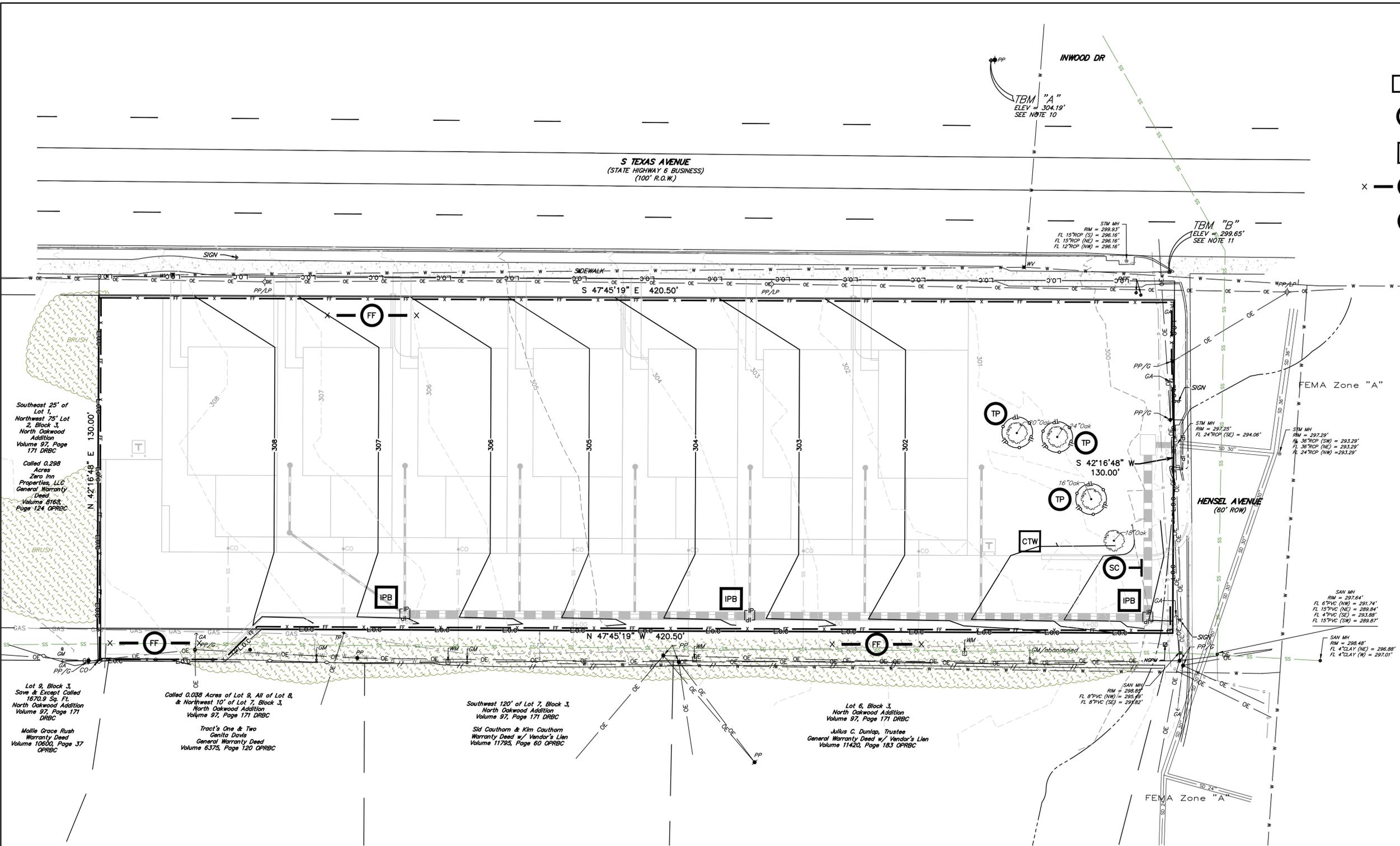
NORTH OAKWOOD ADDITION
SOUTHWEST CORNER OF THE INTERSECTION OF
HENSEL AVENUE & S. TEXAS AVENUE

EXISTING CONDITIONS



SCALE: _____ DGN. BY: TM
DATE: 09-15-2016 DWN. BY: TM / JG
JOB NO. 15028 DWG. NO. 15028001-EXC.DWG
SUBMITTED: _____ SURV. BY: _____
F.B. NO. _____

SHEET NO.
3
OF 14



LEGEND

-  INLET PROTECTION BARRIERS FOR STAGE II INLETS
-  STABILIZED CONSTRUCTION EXIT
-  CONCRETE TRUCK WASHOUT AREA
-  FILTER FABRIC FENCE
-  TREE PROTECTION FENCE

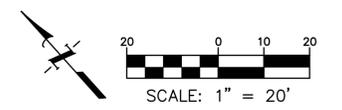
Southeast 25' of Lot 1, Northwest 75' Lot 2, Block 3, North Oakwood Addition Volume 97, Page 171 DRBC
Called 0.298 Acres Zero Inn Properties, LLC General Warranty Deed Volume 8163, Page 124 OPRBC

Lot 9, Block 3, Save & Except Called 1670.9 Sq. Ft. North Oakwood Addition Volume 97, Page 171 DRBC
Mallie Grace Rush Warranty Deed Volume 10650, Page 37 OPRBC

Called 0.038 Acres of Lot 9, All of Lot 8, & Northwest 10' of Lot 7, Block 3, North Oakwood Addition Volume 97, Page 171 DRBC
Tract's One & Two Genita Davis General Warranty Deed Volume 6375, Page 120 OPRBC

Southwest 120' of Lot 7, Block 3, North Oakwood Addition Volume 97, Page 171 DRBC
Sid Cauthorn & Kim Cauthorn Warranty Deed w/ Vendor's Lien Volume 11795, Page 60 OPRBC

Lot 6, Block 3, North Oakwood Addition Volume 97, Page 171 DRBC
Julius C. Dunlap, Trustee General Warranty Deed w/ Vendor's Lien Volume 11420, Page 183 OPRBC



NO.	DATE	REVISIONS	APP.

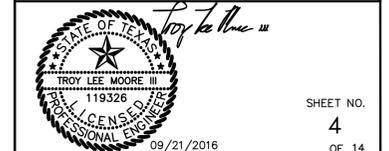
CHARLES & ANITA SZABUNIEWICZ
BRYAN, TEXAS

NORTH OAKWOOD ADDITION
SOUTHWEST CORNER OF THE INTERSECTION OF
HENSEL AVENUE & S. TEXAS AVENUE

EROSION CONTROL PLAN



SCALE: _____ DGN. BY: TM
DATE: 09-21-2016 DWN. BY: TM / JG
JOB NO. 15028 DWG. NO. 15028001-ESC.DWG
SUBMITTED: _____ SURV. BY: _____
F.B. NO. _____



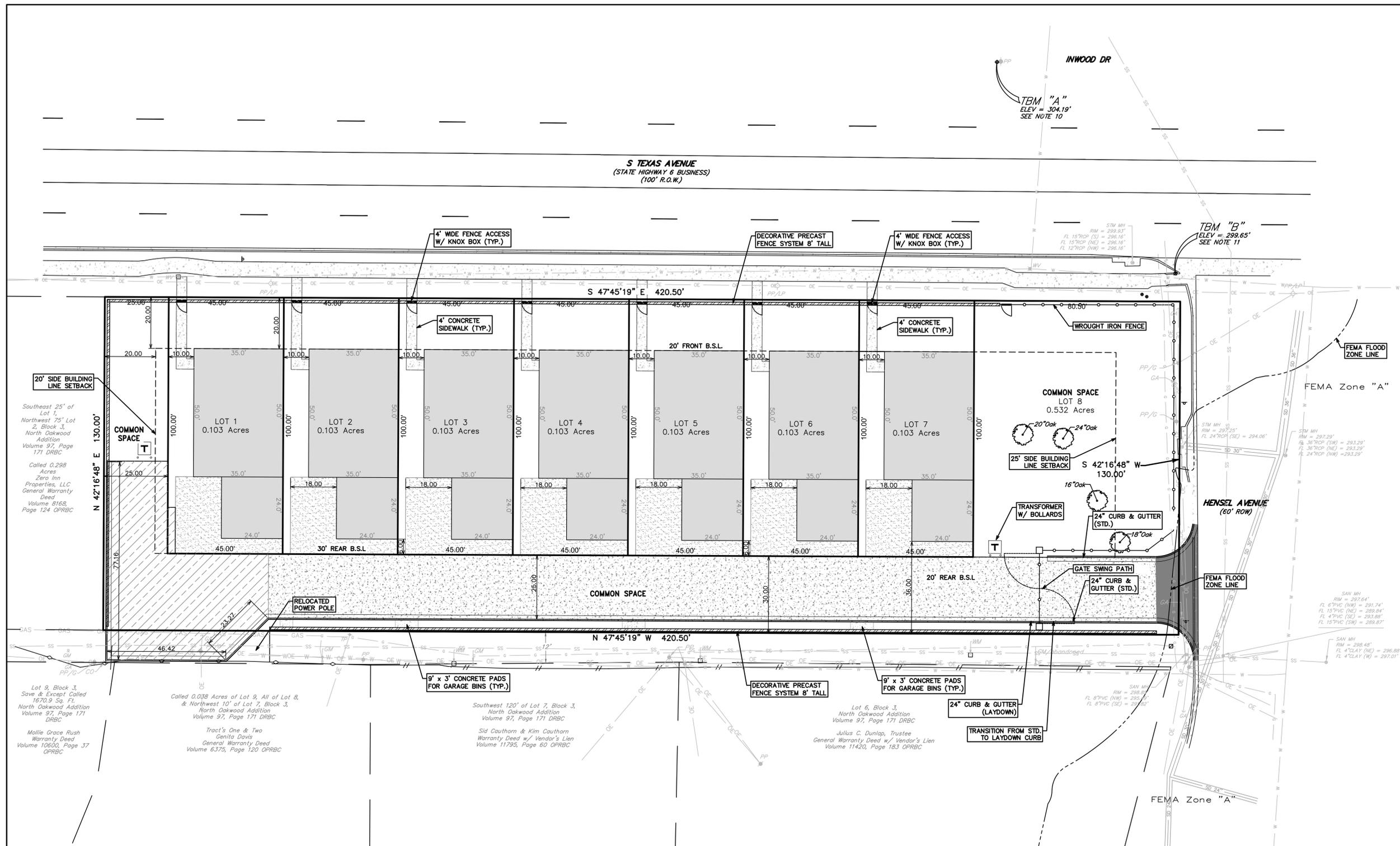
SHEET NO.
4
OF 14

SWPPP NOTES:

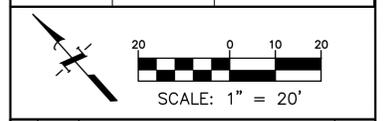
1. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL INSTALL EROSION AND SEDIMENTATION CONTROLS AT LOCATION SHOWN ON PLANS.
2. CONTRACTOR SHALL INSPECT ALL EROSION AND SEDIMENTATION CONTROL SYSTEMS SPECIFIED HEREIN, AT A MINIMUM OF ONCE EVERY CALENDAR DAY.
3. CONTRACTOR SHALL MAINTAIN, REPAIR AND/OR REPLACE 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 BERMS 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).

SWPPP PHASING:

- PHASE I:**
1. POST SWPPP PERMIT AT HENSEL AVE ENTRANCE.
 2. INSTALL STABILIZED EXIT AND WASHOUT PIT AT HENSEL AVE 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.



EXISTING	PROPOSED	DESCRIPTION
○ IPS		SURVEY FEATURES
● IPF		IRON PIN SET
△ TP		IRON PIN FOUND
⊕ BM		CONTROL POINT
⊕ ROM		BENCHMARK
		RIGHT OF WAY MARKER
		BEARING & DISTANCE
		SITE
		CURB & GUTTER
		EDGE OF PAVEMENT
		SIDEWALK
		CENTERLINE
		FIRE LANE
		TREELINE
		SIGN
		PRKG. COUNT-REGULAR
		PRKG. COUNT - HC
		PRKG. COUNT-COMPACT
		TRAFFIC FLOW ARROWS
		H/C SYMBOL
		ADA RAMP
		ADA ROUTE
		BICYCLE PARKING
		BOLLARDS
		WHEEL STOPS
		LIGHT POLE
		RETAINING WALL
		FENCE W/ TYPE
		STORM
		STORM PIPE
		GRATE INLET
		CURB INLET
		SANITARY SEWER
		SEWER MAIN & MANHOLE
		CLEAN-OUT
		FORCE MAIN
		WATER DISTRIBUTION
		WATER MAIN
		IRRIGATION LINE
		FIRE HYDRANT
		FIRE DEPT. CONNECTION
		METER BOX
		WATER FITTINGS & BENDS
		GATE VALVE & REDUCER
		POWER, GAS, TV
		ELECTRIC
		ELEC. MANHOLE & METER
		TELEPHONE
		TELEPHONE RISER
		CABLE
		CABLE TV RISER
		FIBER OPTIC
		UTILITY POLE & GUY WIRE
		LIGHT POLE
		GAS LINE
		GAS VALVE & METER
		TREE
		TREE TO BE REMOVED
		TREE TO BE SAVED



NO.	DATE	REVISIONS	APP.

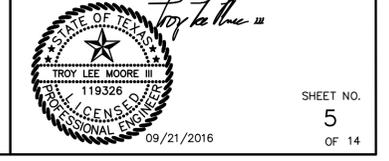
CHARLES & ANITA SZABUNIEWICZ
BRYAN, TEXAS

NORTH OAKWOOD ADDITION
SOUTHWEST CORNER OF THE INTERSECTION OF
HENSEL AVENUE & S. TEXAS AVENUE

SITE PLAN



SCALE: _____ DGN. BY: TM
DATE: 09-15-2016 DWN. BY: TM / JG
JOB NO. 15028 DWG. NO. 15028001-SITE.DWG
SUBMITTED: _____ SURV. BY: _____
F.B. NO. _____



PROJECT INFORMATION AND NOTES:

- OWNER/DEVELOPER: B-CS DEVELOPMENT GROUP, LLC
- SITE ADDRESS: SOUTHWEST CORNER OF THE INTERSECTION OF HENSEL AVENUE & S. TEXAS AVENUE
- LEGAL DESCRIPTION: NORTH OAKWOOD, BLOCK 3, LOT 3, 4, 5 & 25' OF 2
- ZONING: PLANNED DEVELOPMENT R-NC
- LAND USE: RESIDENTIAL PATIO HOMES
- 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 4 - EROSION CONTROL PLAN AND 11 - EROSION CONTROL DETAILS.
- 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.

PARKING ANALYSIS

- REQUIRED:**
1 SPOT/ RESIDENT = 7 SPOTS
- PROPOSED:**
TOTAL PROPOSED SPOTS = 28 SPOTS
(2 VISITOR PARKING / BUILDING)
(2 GARAGE PARKING / BUILDING)

SETBACKS

- SETBACKS ARE BASED ON DEED RESTRICTION COMMITTEE OF NORTH OAKWOOD HOMEOWNERS ASSOCIATION SEPTEMBER 18TH 2016
- FRONT SETBACK ALONG TEXAS AVE SHALL BE 20
- REAR SETBACK SHALL BE 30'
- NO BUILDING LINE ALONG THE SOUTHEAST SIDE OF LOT
- BUILDING LINE ALONG NORTHWEST END TRACT ADJACENT TO LYLE BARNES SHALL BE 25'
- LOT 8 SHALL HAVE A 25' BUILDING SETBACK LINE.

BUILDINGS

- PROPOSED HOMES SHALL BE MAXIMUM OF 1,750 SF OF HEATED FLOOR SPACE AND A MIN. 1,400 SQUARE FEET.
- ALL HOMES WILL BE A MAXIMUM OF 1 STORY ~ 35 FEET

LEGEND

-
-
-
-

PAVING NOTES:

1. Concrete pavement shall have a broom finish surface running perpendicular to direction of traffic.
2. Concrete shall be cured using a liquid membrane-forming compound that is uniformly sprayed on all exposed surfaces.
3. For Earthwork calculations assume finished subgrade is one (1) foot below finished grade. Final Pavement sections have not been determined.
4. Pavement contractor shall be responsible for installing curb inlet aprons.



NO.	DATE	REVISIONS	APP.

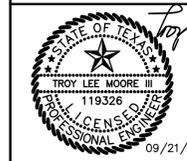
CHARLES & ANITA SZABUNIEWICZ
BRYAN, TEXAS

NORTH OAKWOOD ADDITION
SOUTHWEST CORNER OF THE INTERSECTION OF
HENSEL AVENUE & S. TEXAS AVENUE

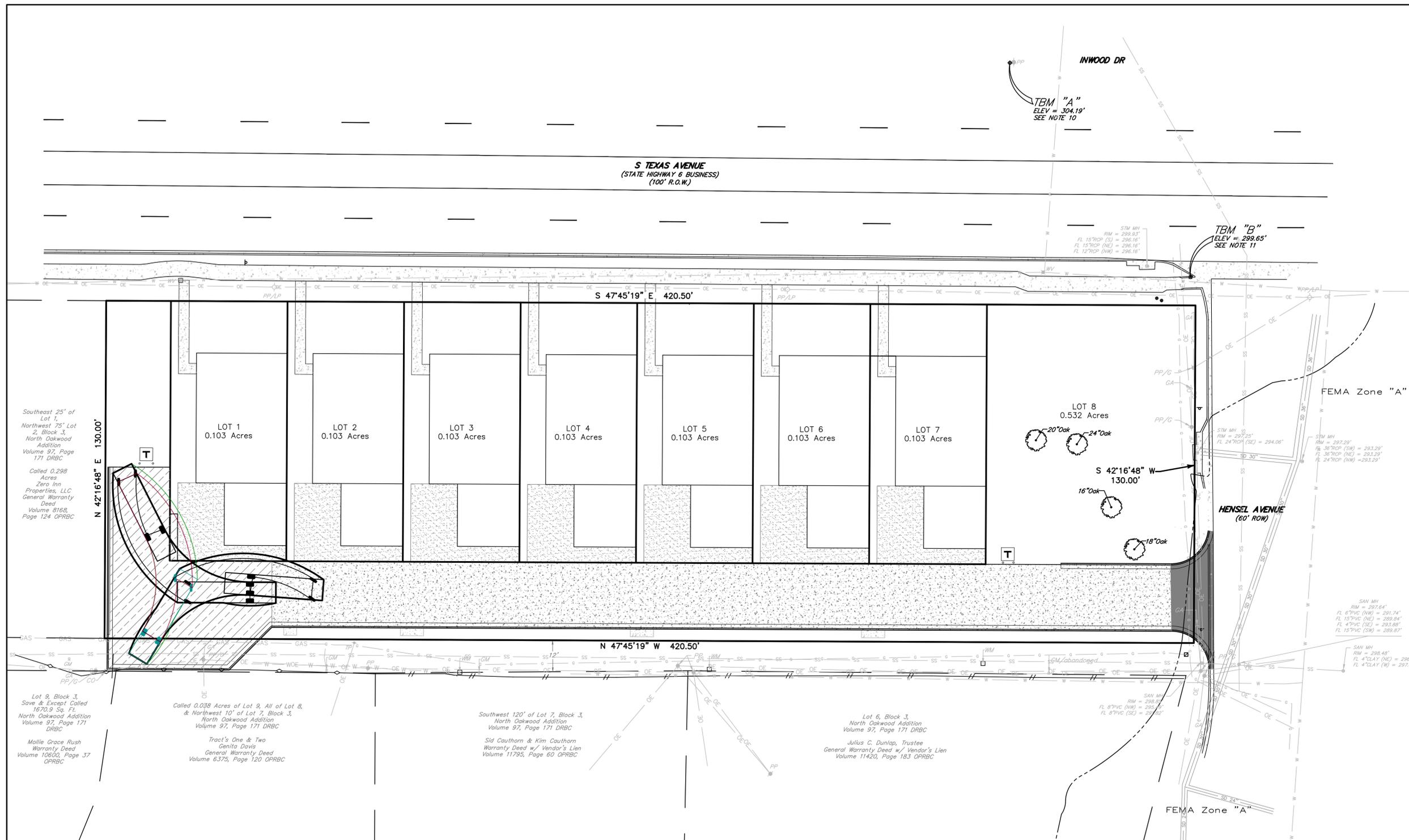
PAVING PLAN & TRUCK TURNING MOVEMENTS

JONES CARTER
Texas Board of Professional Land Surveying Firm Registration No. 150461-07
150 Venture Drive, Suite 100 • College Station, Texas 77845 • 979.731.8000

SCALE: _____ DGN. BY: TM
DATE: 09-15-2016 DWN. BY: TM / JG
JOB NO. 150228 DWG. NO. 15028001-SITE.DWG
SUBMITTED: _____ SURV. BY: _____
F.B. NO. _____



SHEET NO.
6
OF 14



Southeast 25' of Lot 1, Northwest 75' Lot 2, Block 3, North Oakwood Addition Volume 97, Page 171 DRBC
Called 0.298 Acres Zero Inn Properties, LLC General Warranty Deed Volume 6168, Page 124 OPRBC

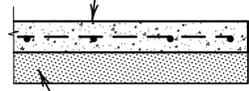
Lot 9, Block 3 Save & Except Called 1670.9 Sq. Ft. North Oakwood Addition Volume 97, Page 171 DRBC
Mollie Grace Rush Warranty Deed Volume 10600, Page 37 OPRBC

Called 0.038 Acres of Lot 9, All of Lot 8, & Northwest 10' of Lot 7, Block 3, North Oakwood Addition Volume 97, Page 171 DRBC
Tract's One & Two Genita Davis General Warranty Deed Volume 6375, Page 120 OPRBC

Southwest 120' of Lot 7, Block 3, North Oakwood Addition Volume 97, Page 171 DRBC
Sid Cauthorn & Kim Cauthorn Warranty Deed w/ Vendor's Lien Volume 11795, Page 60 OPRBC

Lot 6, Block 3, North Oakwood Addition Volume 97, Page 171 DRBC
Julius C. Dunlap, Trustee General Warranty Deed w/ Vendor's Lien Volume 11420, Page 183 OPRBC

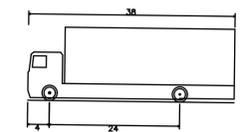
Class "A" Concrete 3500 PSI 28-Day Compressive Strength
Light Duty = 5" with #4 Bars @ 24" O.C.E.W.
Medium Duty = 6" with #4 Bars @ 18" O.C.E.W.
Heavy Duty = 7" with #4 Bars @ 18" O.C.E.W.



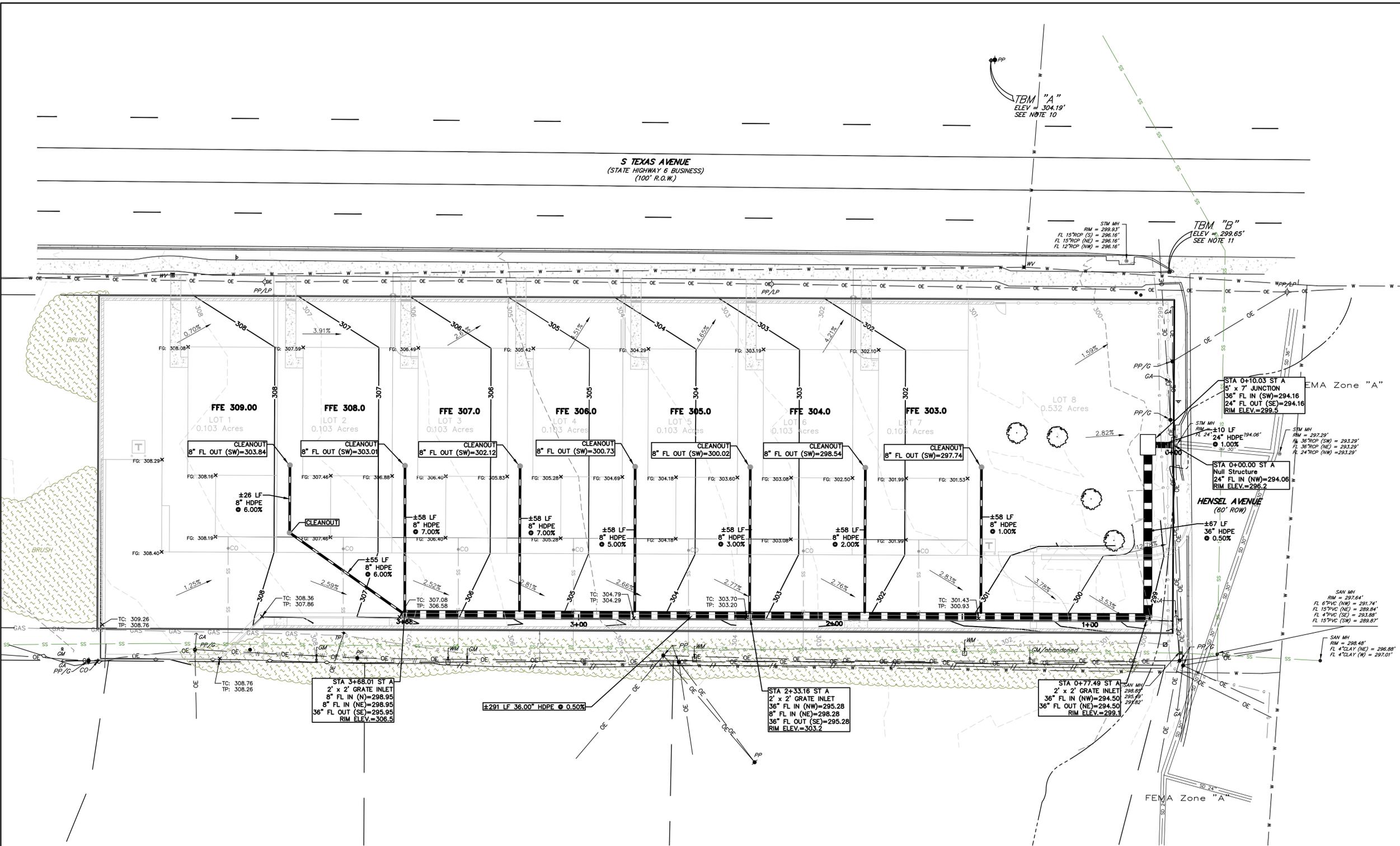
6" Lime Stabilized Subgrade
TxDot Item 260 6% to 7% Hydrated Lime by Weight

CONCRETE PAVING SECTION

NOT TO SCALE



Single-Unit Beverage Truck
Overall Length 38.000ft
Overall Width 8.000ft
Overall Body Height 13.500ft
Min Body Ground Clearance 0.500ft
Track Width 8.000ft
Lock-to-lock time 5.00s
Curb to Curb Turning Radius 51.200ft



EXISTING	PROPOSED	DESCRIPTION
○ IPS		SURVEY FEATURES
● IPF		IRON PIN SET
△ TP		IRON PIN FOUND
⊕ BM		CONTROL POINT
⊕ ROM		BENCHMARK
		RIGHT OF WAY MARKER
		BEARING & DISTANCE
		SIDE
		CURB & GUTTER
		EDGE OF PAVEMENT
		SIDEWALK
		CENTERLINE
		FIRE LANE
		TREELINE
		SIGN
		H/C SYMBOL
		ADA RAMP
		ADA ROUTE
		BICYCLE PARKING
		BOLLARDS
		WHEEL STOPS
		LIGHT POLE
		RETAINING WALL
		FENCE W/ TYPE
		GRADING
		CONTOUR
		SPOT GRADE
		TOP OF CURB
		TOP OF PAVEMENT
		TOP OF GRATE
		SWALE LINE
		SLOPE LABEL
		FINISH FLOOR ELEVATION
		STORM
		STORM PIPE
		GRATE INLET
		CURB INLET
		SANITARY SEWER
		SEWER MAIN & MANHOLE
		CLEAN-OUT
		FORCE MAIN
		WATER DISTRIBUTION
		WATER MAIN
		IRRIGATION LINE
		FIRE HYDRANT
		FIRE DEPT. CONNECTION
		METER BOX
		WATER FITTINGS & BENDS
		GATE VALVE & REDUCER
		POWER, GAS, TV
		ELECTRIC
		ELEC. MANHOLE & METER
		TELEPHONE
		TELEPHONE RISER
		CABLE
		CABLE TV RISER
		FIBER OPTIC
		UTILITY POLE & GUY WIRE
		LIGHT POLE
		GAS LINE
		GAS VALVE & METER
		TREE
		TREE TO BE REMOVED
		TREE TO BE SAVED

NO.	DATE	REVISIONS	APP.

B-CS DEVELOPMENT GROUP
BRYAN, TEXAS

NORTH OAKWOOD ADDITION
SOUTHWEST CORNER OF THE INTERSECTION OF
HENSEL AVENUE & S. TEXAS AVENUE

GRADING & DRAINAGE PLAN

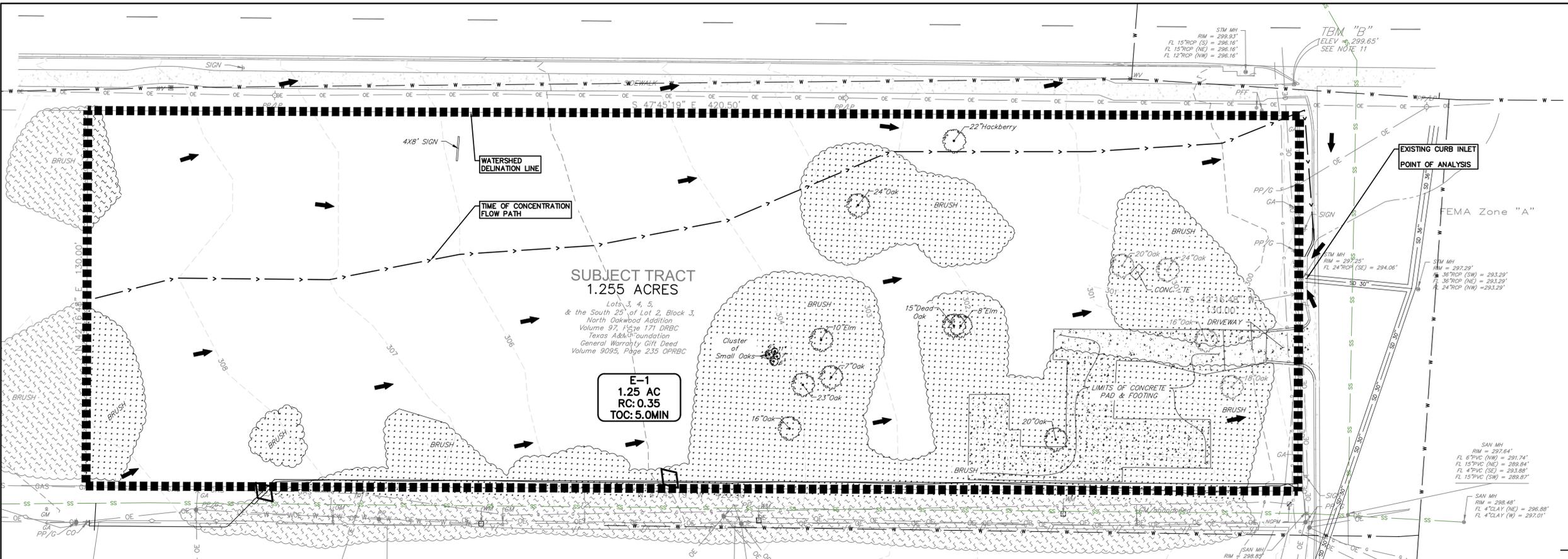


SCALE: _____ DGN. BY: TM
 DATE: 09-15-2016 DWN. BY: TM / JG
 JOB NO. 15028 DWG. NO. 15028001-GRD.DWG
 SUBMITTED: _____ SURV. BY: _____
 F.B. NO. _____

Troy Lee Moore III
 TROY LEE MOORE III
 119326
 PROFESSIONAL ENGINEER

09/21/2016

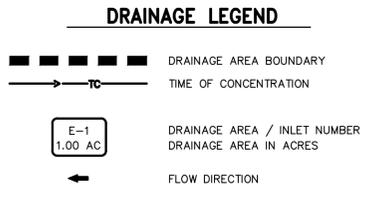
SHEET NO.
7
OF 14



SUBJECT TRACT
1.255 ACRES
 Lots 3, 4, 5,
 & the South 25' of Lot 2, Block 3,
 North Oakwood Addition
 Volume 97, Page 171 DRBC
 Texas A&M Foundation
 General Warranty Gift Deed
 Volume 9095, Page 235 OFRBC

E-1
1.25 AC
RC: 0.35
TOC: 5.0 MIN

PREDEVELOPED DRAINAGE MAP

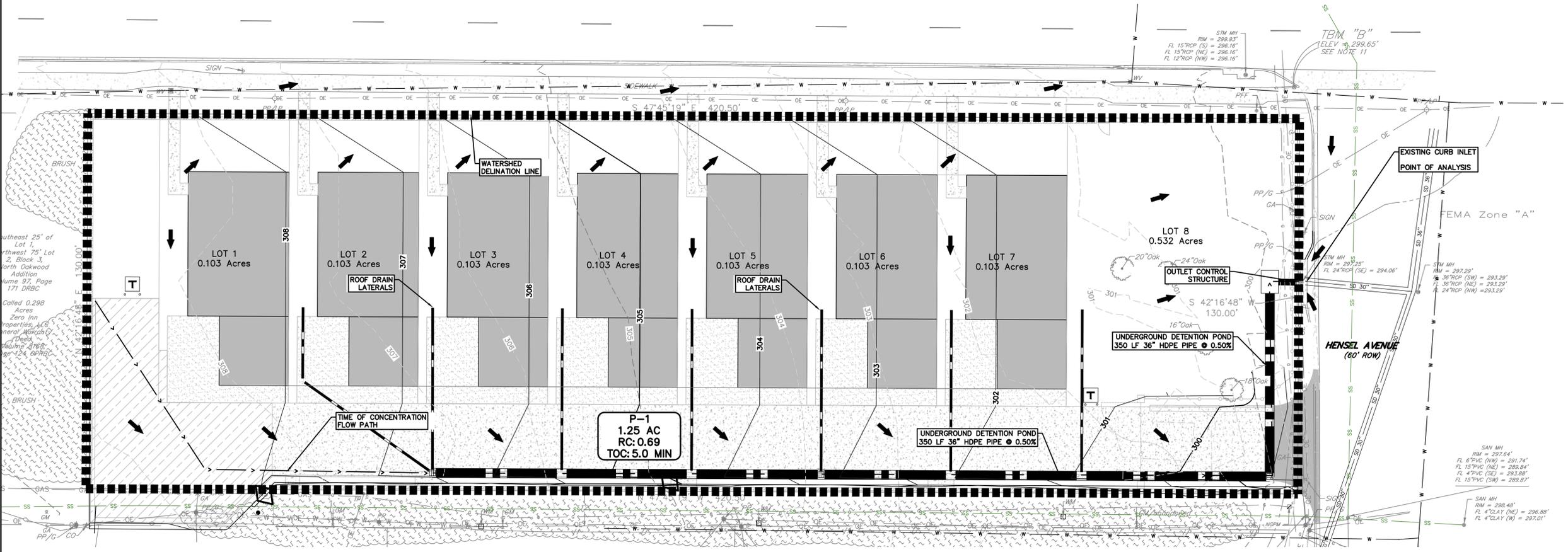
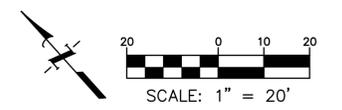


PROPOSED RUNOFF COEFFICIENT

LAND USE	AREA	RC
GRASS / LAWN	0.55	0.35
IMPREVIOUS AREA	0.70	0.95
		0.69

STORMWATER RUNOFF, CFS

EVENT	PRE	POST
2-YR	3.6	3.4
5-YR	4.3	4.1
10-YR	4.8	4.5
25-YR	5.4	5.1
50-YR	6.2	5.9
100-YR	6.5	6.4



P-1
1.25 AC
RC: 0.69
TOC: 5.0 MIN

POSTDEVELOPED DRAINAGE MAP

NO.	DATE	REVISIONS	APP.

CHARLES & ANITA SZABUNIEWICZ
 BRYAN, TEXAS

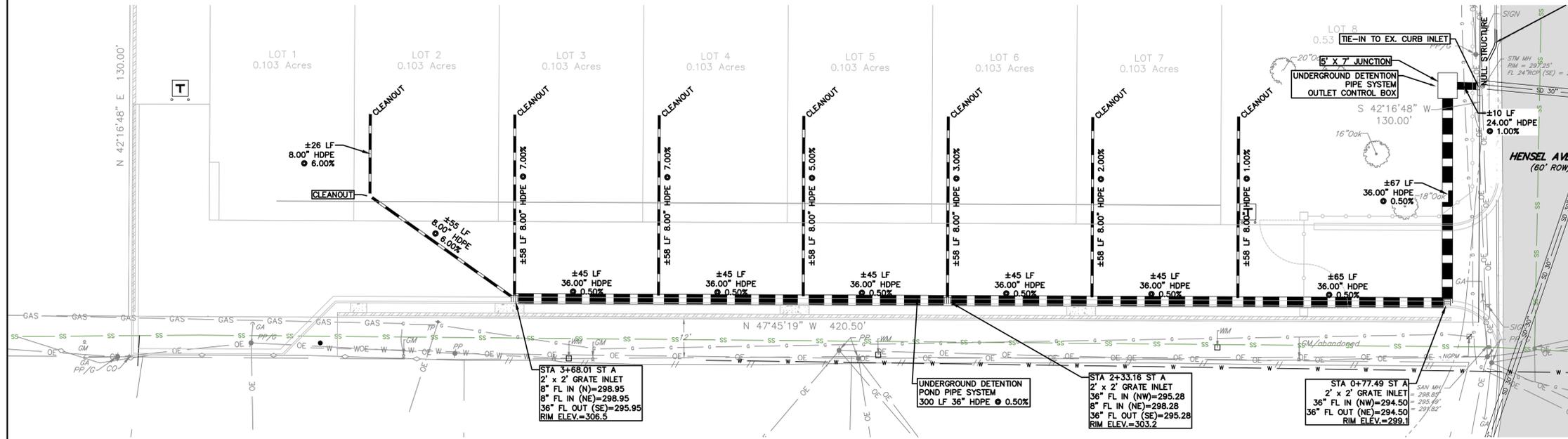
NORTH OAKWOOD ADDITION
 SOUTHWEST CORNER OF THE INTERSECTION OF
 HENSEL AVENUE & S. TEXAS AVENUE

DRAINAGE AREA MAPS



SCALE: _____ DGN. BY: TM
 DATE: 09-21-2016 DWN. BY: TM / JG
 JOB NO. 15028 DWG. NO. 15028001-DAM.DWG
 SUBMITTED: _____ SURV. BY: _____
 F.B. NO. _____





Pond Report

Hydroflow Hydrographs Extension for AutoCAD® Civil 3D® 2016 by Autodesk, Inc. v10.5 Tuesday, 09 / 20 / 2016

Pond No. 1 - Underground Pipe System

UG Chambers - Invert elev. = 294.16 ft, Rise x Span = 3.00 x 3.00 ft, Barrel Len = 350.00 ft, No. Barrels = 1, Slope = 0.50%, Headers = No

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	294.16	n/a	0	0
0.47	294.64	n/a	42	42
0.95	295.11	n/a	81	123
1.42	295.58	n/a	123	246
1.90	296.06	n/a	168	414
2.38	296.54	n/a	219	633
2.85	297.01	n/a	277	910
3.32	297.49	n/a	340	1250
3.80	297.96	n/a	408	1658
4.27	298.43	n/a	481	2139
4.75	298.91	n/a	560	2699

Culvert / Orifice Structures				Weir Structures			
[A]	[B]	[C]	[PrfRsr]	[A]	[B]	[C]	[D]
Rise (in) = 0.00	0.00	0.00	0.00	Crest Len (ft) = 0.33	1.50	0.00	0.00
Span (in) = 0.00	0.00	0.00	0.00	Crest El. (ft) = 294.16	297.16	0.00	0.00
No. Barrels = 0	0	0	0	Weir Coeff. = 3.33	3.33	3.33	3.33
Invert El. (ft) = 0.00	0.00	0.00	0.00	Weir Type = Rect	Rect	---	---
Length (ft) = 0.00	0.00	0.00	0.00	Multi-Stage = No	No	No	No
Slope (%) = 0.00	0.00	0.00	n/a				
N-Value = 0.13	0.13	0.13	n/a	Exfil. (in/hr) = 0.000	(by Contour)		
Orifice Coeff. = 0.60	0.60	0.60	0.60	TW Elev. (ft) = 0.00			
Multi-Stage = n/a	No	No	No				

Stage	Storage	Discharge	Elevation	Civ A	Civ B	Civ C	PrfRsr	Wr A	Wr B	Wr C	Wr D	Exfil	User	Total
ft	cuft	cfs	ft	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs
0.00	0	0	294.16	---	---	---	---	0.00	0.00	---	---	---	---	0.000
0.05	4	0.01	294.21	---	---	---	---	0.01	0.00	---	---	---	---	0.011
0.09	8	0.03	294.25	---	---	---	---	0.03	0.00	---	---	---	---	0.032
0.14	13	0.06	294.30	---	---	---	---	0.06	0.00	---	---	---	---	0.059
0.19	17	0.09	294.35	---	---	---	---	0.09	0.00	---	---	---	---	0.091
0.24	21	0.13	294.40	---	---	---	---	0.13	0.00	---	---	---	---	0.127
0.28	25	0.17	294.44	---	---	---	---	0.17	0.00	---	---	---	---	0.167
0.33	29	0.21	294.49	---	---	---	---	0.21	0.00	---	---	---	---	0.211
0.38	34	0.26	294.54	---	---	---	---	0.26	0.00	---	---	---	---	0.257
0.43	38	0.31	294.59	---	---	---	---	0.31	0.00	---	---	---	---	0.307
0.47	42	0.36	294.64	---	---	---	---	0.36	0.00	---	---	---	---	0.360
0.52	50	0.42	294.68	---	---	---	---	0.42	0.00	---	---	---	---	0.415
0.57	58	0.47	294.73	---	---	---	---	0.47	0.00	---	---	---	---	0.473
0.62	66	0.53	294.78	---	---	---	---	0.53	0.00	---	---	---	---	0.533
0.67	74	0.60	294.82	---	---	---	---	0.60	0.00	---	---	---	---	0.596
0.71	83	0.66	294.87	---	---	---	---	0.66	0.00	---	---	---	---	0.661
0.76	91	0.73	294.92	---	---	---	---	0.73	0.00	---	---	---	---	0.728
0.81	99	0.80	294.97	---	---	---	---	0.80	0.00	---	---	---	---	0.797
0.86	107	0.87	295.01	---	---	---	---	0.87	0.00	---	---	---	---	0.869
0.90	115	0.94	295.06	---	---	---	---	0.94	0.00	---	---	---	---	0.942
0.95	123	1.02	295.11	---	---	---	---	1.02	0.00	---	---	---	---	1.018
1.00	151	1.25	295.16	---	---	---	---	1.09	0.00	---	---	---	---	1.095
1.04	179	1.47	295.20	---	---	---	---	1.17	0.00	---	---	---	---	1.174
1.09	206	1.69	295.25	---	---	---	---	1.25	0.00	---	---	---	---	1.255
1.14	234	1.91	295.30	---	---	---	---	1.34	0.00	---	---	---	---	1.337
1.19	262	2.13	295.35	---	---	---	---	1.42	0.00	---	---	---	---	1.422
1.24	290	2.35	295.39	---	---	---	---	1.51	0.00	---	---	---	---	1.508
1.28	317	2.56	295.44	---	---	---	---	1.60	0.00	---	---	---	---	1.596
1.33	345	2.76	295.49	---	---	---	---	1.69	0.00	---	---	---	---	1.685
1.38	373	2.95	295.54	---	---	---	---	1.78	0.00	---	---	---	---	1.776
1.42	401	3.13	295.58	---	---	---	---	1.87	0.00	---	---	---	---	1.869
1.47	430	3.30	295.63	---	---	---	---	1.96	0.00	---	---	---	---	1.963

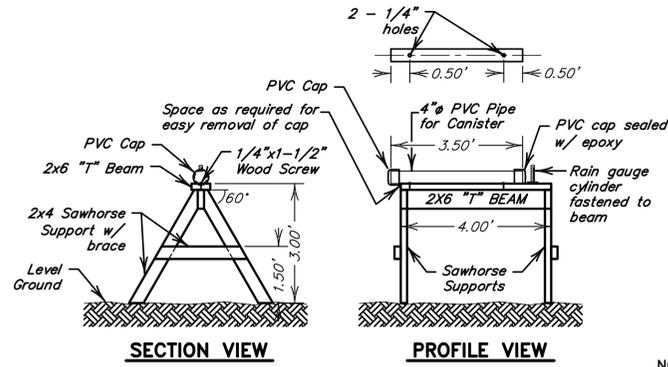
Continues on next page...

Underground Pipe System

Stage	Storage	Discharge	Elevation	Civ A	Civ B	Civ C	PrfRsr	Wr A	Wr B	Wr C	Wr D	Exfil	User	Total
ft	cuft	cfs	ft	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs	cfs
1.52	477	2.95	295.68	---	---	---	---	2.06	0.00	---	---	---	---	2.059
1.57	515	3.15	295.73	---	---	---	---	2.16	0.00	---	---	---	---	2.156
1.62	553	3.35	295.77	---	---	---	---	2.26	0.00	---	---	---	---	2.255
1.66	591	3.55	295.82	---	---	---	---	2.36	0.00	---	---	---	---	2.355
1.71	629	3.75	295.87	---	---	---	---	2.46	0.00	---	---	---	---	2.457
1.76	667	3.95	295.92	---	---	---	---	2.56	0.00	---	---	---	---	2.560
1.81	705	4.15	295.96	---	---	---	---	2.66	0.00	---	---	---	---	2.665
1.85	743	4.35	296.01	---	---	---	---	2.77	0.00	---	---	---	---	2.770
1.90	781	4.55	296.06	---	---	---	---	2.88	0.00	---	---	---	---	2.876
1.95	820	4.75	296.11	---	---	---	---	2.99	0.00	---	---	---	---	2.987
2.00	857	4.95	296.15	---	---	---	---	3.10	0.00	---	---	---	---	3.096
2.04	895	5.15	296.20	---	---	---	---	3.21	0.00	---	---	---	---	3.208
2.09	934	5.35	296.25	---	---	---	---	3.32	0.00	---	---	---	---	3.320
2.14	1,009	5.74	296.30	---	---	---	---	3.43	0.00	---	---	---	---	3.434
2.18	1,055	5.94	296.34	---	---	---	---	3.55	0.00	---	---	---	---	3.549
2.23	1,101	6.14	296.39	---	---	---	---	3.67	0.00	---	---	---	---	3.665
2.28	1,146	6.34	296.44	---	---	---	---	3.78	0.00	---	---	---	---	3.783
2.33	1,192	6.54	296.49	---	---	---	---	3.90	0.00	---	---	---	---	3.902
2.38	1,238	6.74	296.54	---	---	---	---	4.02	0.00	---	---	---	---	4.022
2.42	1,283	6.94	296.58	---	---	---	---	4.14	0.00	---	---	---	---	4.143
2.47	1,329	7.14	296.63	---	---	---	---	4.27	0.00	---	---	---	---	4.266
2.52	1,374	7.34	296.68	---	---	---	---	4.39	0.00	---	---	---	---	4.389
2.56	1,420	7.54	296.72	---	---	---	---	4.51	0.00	---	---	---	---	4.514
2.61	1,466	7.74	296.77	---	---	---	---	4.64	0.00	---	---	---	---	4.640
2.66	1,511	7.94	296.82	---	---	---	---	4.77	0.00	---	---	---	---	4.767
2.71	1,557	8.14	296.87	---	---	---	---	4.90	0.00	---	---	---	---	4.895
2.75	1,603	8.34	296.91	---	---	---	---	5.02	0.00	---	---	---	---	5.025
2.80	1,648	8.54	296.96	---	---	---	---	5.16	0.00	---	---	---	---	5.155
2.85	1,694	8.74	297.01	---	---	---	---	5.29	0.00	---	---	---	---	5.287
2.90	1,732	8.94	297.06	---	---	---	---	5.42	0.00	---	---	---	---	5.420
2.94	1,770	9.14	297.10	---	---	---	---	5.55	0.00	---	---	---	---	5.554
2.99	1,808	9.34	297.15	---	---	---	---	5.69	0.00	---	---	---	---	5.689
3.04	1,846	9.54	297.20	---	---	---	---	5.82	0.04	---	---	---	---	5.864
3.09	1,884	9.74	297.25	---	---	---	---	5.96	0.13	---	---	---	---	6.091
3.13	1,922	9.94	297.29	---	---	---	---	6.10	0.25	---	---	---	---	6.347
3.18	1,960	10.14	297.34	---	---	---	---	6.24	0.39	---	---	---	---	6.628
3.23	1,998	10.34	297.39	---	---	---	---	6.38	0.55	---	---	---	---	6.929
3.28	2,036	10.54	297.44	---	---	---	---	6.52	0.73	---	---	---	---	7.250
3.32	2,074	10.74	297.49	---	---	---	---	6.66	0.93	---	---	---	---	7.588
3.37	2,112	10.94	297.53	---	---	---	---	6.81	1.14	---	---	---	---	7.941
3.42	2,150	11.14	297.58	---	---	---	---	6.95	1.36	---	---	---	---	8.310
3.47	2,187	11.34	297.63	---	---	---	---	7.10	1.60	---	---	---	---	8.692
3.51	2,225	11.54	297.67	---	---	---	---	7.24	1.85	---	---	---	---	9.087
3.56	2,263	11.74	297.72	---	---	---	---	7.39	2.11	---	---	---	---	9.496
3.61	2,301	11.94	297.77	---	---	---	---	7.54	2.38	---	---	---	---	9.916
3.65	2,339	12.14	297.82	---	---	---	---	7.69	2.66	---	---	---	---	10.350
3.70	2,377	12.34	297.86	---	---	---	---	7.84	2.96	---	---	---	---	10.799
3.75	2,415	12.54	297.91	---	---	---	---	7.99	3.26	---	---	---	---	11.25
3.79	2,453	12.74	297.96	---	---	---	---	8.14	3.57	---	---	---	---	11.71
3.85	2,491	12.94	298.01	---	---	---	---	8.29	3.90	---	---	---	---	12.19
3.89	2,529	13.14	298.05	---	---	---	---	8.45	4.23	---	---	---	---	12.68
3.94	2,567	13.34	298.10	---	---	---	---	8.60	4.57	---	---	---	---	13.17
3.99	2,605	13.54	298.15	---	---	---	---	8.76	4.92	---	---	---	---	13.68
4.04	2,643	13.74	298.20	---	---	---	---	8.91	5.28	---	---	---	---	14.19
4.08	2,681	13.94	298.24	---	---	---	---	9.07	5.64	---	---	---	---	14.72
4.13	2,719	14.14	298.29	---	---	---	---	9.23	6.02	---	---	---	---	15.25
4.18	2,757	14.34	298.34	---	---	---	---							

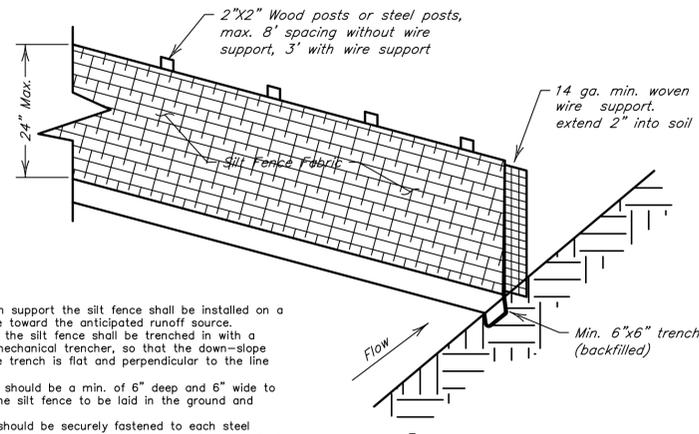
GENERAL S.W.P.P. NOTES:

- The location of Erosion and Sedimentation Control facilities are approximate. Contractor may modify, relocate, or add facilities with prior authorization from the Engineer.
- Where a note or detail differs from the official Texas Commission On Environmental Quality (TCEQ) latest edition regulations, the TCEQ note or detail shall apply.
- Contractor shall provide adequate temporary erosion control devices to prevent erosion on the project site or migration of silt from the site until permanent stabilization is achieved. Install devices to minimize runoff water from circumventing the controls.
- Contractor shall inspect erosion control devices after each rain. When silt reaches a depth of one foot (1'), remove and dispose of in such a manner as to not create a siltation problem.
- Alternate methods of erosion control, such as interceptor or diversion dikes or swales, sedimentation basins, etc., may be allowed with prior approval of City Engineer. Submit details for review.
- When the site is completely stabilized, erosion control structures shall be removed and disposed of in an approved manner.



S.W.P.P. DOCUMENT CONTAINER
(NTS)

- NOTES:
- This canister shall be used to store the complete Storm Water Pollution Prevention Plan (SWPPP) and all other related documents so that they are available on-site for the inspector.
 - The canister shall be located on solid level ground adjacent to the construction entrance and on the opposite side of the Concrete Washout Area.



- NOTES:
- Posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source.
 - The toe of the silt fence shall be trenched in with a spade or mechanical trencher, so that the down-slope face of the trench is flat and perpendicular to the line of flow.
 - The trench should be a min. of 6\"
 - Silt fence should be securely fastened to each steel support post or to woven wire, which is in turn attached to the steel fence posts.

FABRIC FENCE
NOT TO SCALE

GENERAL NOTES:

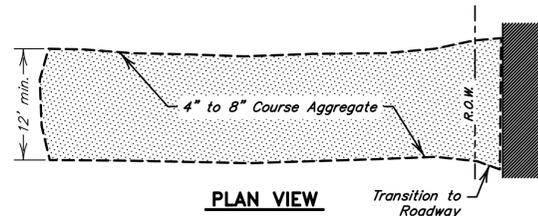
- CONTRACTOR SHALL PROVIDE ADEQUATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT EROSION ON THE PROJECT SITE OR MIGRATION OF SILT FROM THE SITE UNTIL PERMANENT STABILIZATION IS ACHIEVED. INSTALL DEVICES TO MINIMIZE RUNOFF WATER FROM CIRCUMVENTING THE CONTROLS.

- CONTRACTOR SHALL INSPECT EROSION CONTROL DEVICES AFTER EACH RAIN. WHEN SILT REACHES A DEPTH OF 1', REMOVE AND DISPOSE OF IN SUCH A MANNER AS TO NOT CREATE A SILTATION PROBLEM.

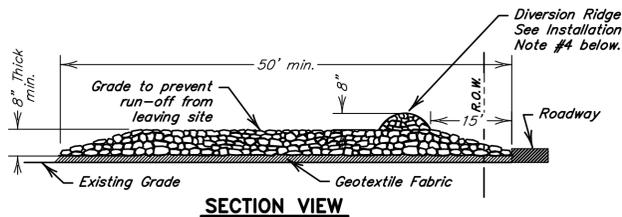
- ALTERNATE METHODS OF EROSION CONTROL, SUCH AS INTERCEPTOR OR DIVERSION DIKES OR SWALES, SEDIMENTATION BASINS, ETC., MAY BE ALLOWED WITH PRIOR APPROVAL OF CITY ENGINEER. SUBMIT DETAILS FOR REVIEW.

- WHEN SITE IS COMPLETELY STABILIZED, EROSION CONTROL STRUCTURES SHALL BE REMOVED AND DISPOSED OF IN AN APPROVED MANNER.

- NOTES:**
- HAY BALES SHALL BE A MINIMUM OF 30\"
 - HAY BALES SHALL BE BOUND BY EITHER WIRE OR NYLON OR POLYPROPYLENE STRING. THE BALES SHALL BE COMPOSED ENTIRELY OF VEGETABLE MATTER.
 - HAY BALES SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 4\"
 - HAY BALES SHALL BE PLACED IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES. THE BALES SHALL BE PLACED WITH BINDINGS PARALLEL TO THE GROUND.
 - HAY BALES SHALL BE SECURELY ANCHORED IN PLACE WITH #3 REBAR OR 2\"
 - THE GUIDELINES SHOWN HEREON ARE SUGGESTIONS ONLY AND MAY BE MODIFIED BY THE ENGINEER.



PLAN VIEW



SECTION VIEW

MATERIALS:

- The aggregate should consist of four (4) inch to eight (8) inch washed stone over a stable foundation as specified in the plan.
- The aggregate should be placed with a minimum thickness of eight (8) inches.
- The geotextile fabric should be designed specifically for use as a soil filtration media with an approximate weight of 6 oz./sq.yd., a Mullen burst rating of 140 #/sq.in., and an equivalent opening size greater than a U.S. Sieve No. 50.
- If a washing facility is required, a level area with a minimum of four (4) inch diameter washed stone or commercial rock should be included in the plans. Wastewater should be diverted to a sediment trap or basin.

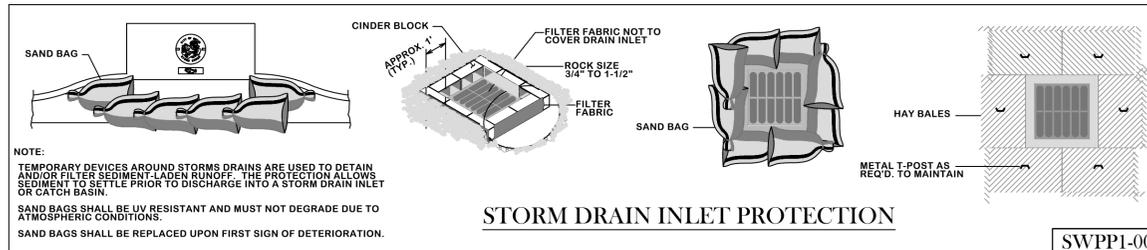
INSTALLATION:

- Avoid curves on public roads and steep slopes. Remove vegetation and other objectionable material from the foundation area. Grade a crown in the center of the foundation for positive drainage.
- The minimum width of the facility should be either twelve (12) feet or the full width of Exit roadway, whichever is greater.
- The Exit should be at least fifty (50) feet long.
- If the slope toward the road exceeds two (2) percent, construct a diversion ridge six (6) inches to eight (8) inches high with three to one (3H:1V) ratio side slopes across the foundation at approximately fifteen (15) feet from the Exit to divert runoff away from the public road.
- Place geotextile fabric and grade the foundation to improve stability, especially where wet conditions are anticipated.
- Place stone to the dimensions and grade shown on plans. Leave the surface smooth and sloped for drainage.
- Divert all surface runoff and drainage from the stone pad to a sediment trap or basin.
- Install a pipe under the pad as needed to maintain proper public road drainage.

INSPECTION AND MAINTENANCE GUIDELINES:

- The Exit should be maintained in a condition which will prevent the tracking and flowing of sediment into public right-of-way. This may require a periodic top dressing of additional stone as conditions demand and repairing and/or cleaning out any measures used to trap sediment.
- All sediment spilled, dropped, washed or tracked into the public right-of-way should be removed immediately by the Contractor.
- When necessary vehicular wheels should be cleaned to remove sediment prior to entering the public right-of-way.
- When washing is required it should be done on an area stabilized with crushed stone that drains into an approved sediment trap or sediment basin.
- All sediment should be prevented from entering any storm drain, ditch, or water course by using approved methods.

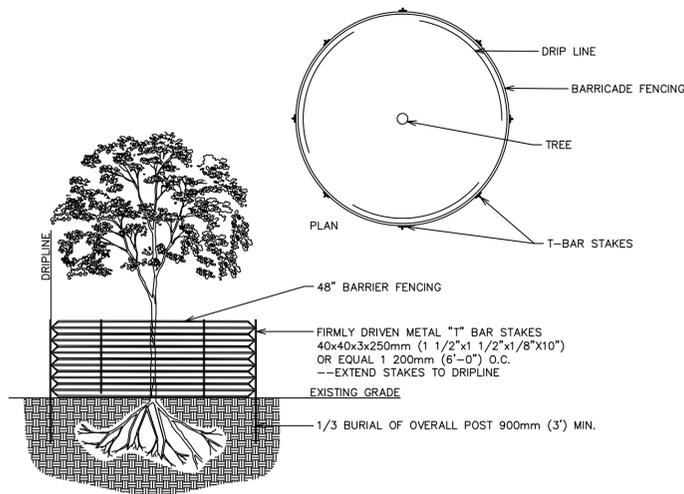
TEMPORARY CONSTRUCTION EXIT
(NTS)



STORM DRAIN INLET PROTECTION

NOTE:
TEMPORARY DEVICES AROUND STORMS DRAINS ARE USED TO DETAIN AND/OR FILTER SEDIMENT-LADEN RUNOFF. THE PROTECTION ALLOWS SEDIMENT TO SETTLE PRIOR TO DISCHARGE INTO A STORM DRAIN INLET OR CATCH BASIN.
SAND BAGS SHALL BE UV RESISTANT AND MUST NOT DEGRADE DUE TO ATMOSPHERIC CONDITIONS.
SAND BAGS SHALL BE REPLACED UPON FIRST SIGN OF DETERIORATION.

SWPP1-00



TREE PROTECTION BARRICADE DETAIL

NO.	DATE	REVISIONS	APP.

B-CS DEVELOPMENT GROUP
BRYAN, TEXAS

NORTH OAKWOOD ADDITION
SOUTHWEST CORNER OF THE INTERSECTION OF
HENSEL AVENUE & S. TEXAS AVENUE

EROSION CONTROL DETAILS

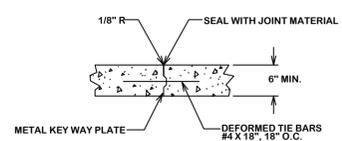
JONES CARTER
Texas Board of Professional Land Surveying Firm Registration No. 100461-07
150 Venture Drive, Suite 100 - College Station, Texas 77845 - 979.731.8000

SCALE: N/A DGN. BY: _____
DATE: 09-15-2016 DWN. BY: _____
JOB NO. 15028 DWG. NO. 15028001-DET.DWG
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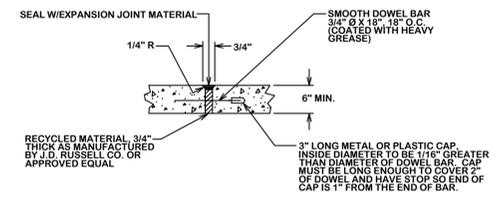
Troy Lee Moore III
STATE OF TEXAS
TROY LEE MOORE III
119326
PROFESSIONAL ENGINEER

SHEET NO.
11
OF 14

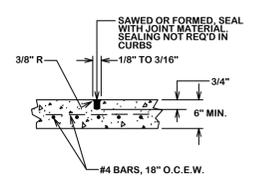
09/21/2016



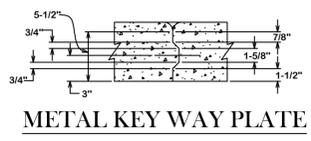
TYPE "D"
LONGITUDINAL JOINT
LONGITUDINAL JOINTS SHALL BE REQUIRED ONLY ON THE CENTERLINE OF THE PAVEMENT & IN INTERSECTIONS AS DETAILED



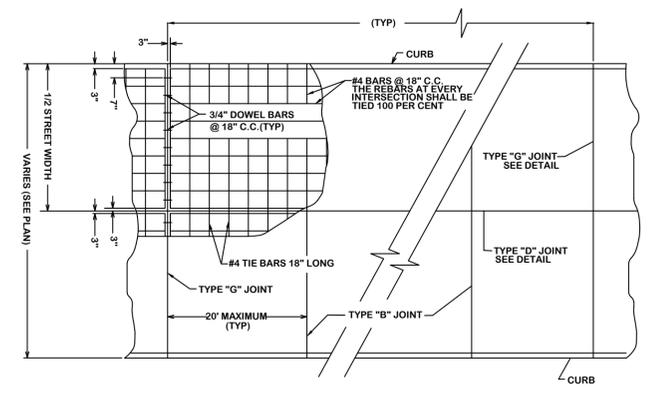
TYPE "G"
EXPANSION & CONSTRUCTION JOINT
LONGITUDINAL JOINTS SHALL BE REQUIRED ONLY ON THE CENTERLINE OF THE PAVEMENT & IN INTERSECTIONS AS DETAILED



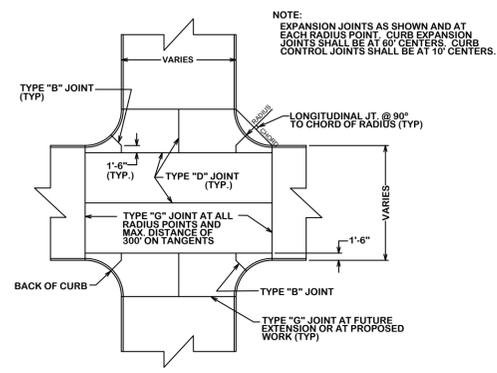
TYPE "B"
CONTRACTION JOINT



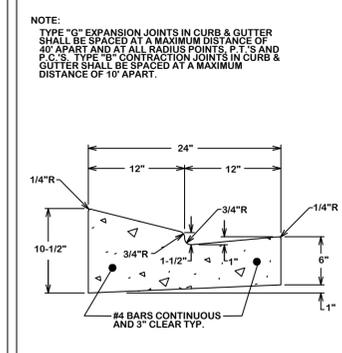
METAL KEY WAY PLATE



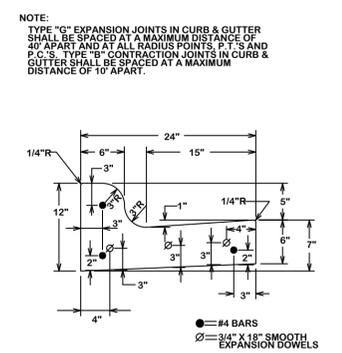
TYPICAL JOINT & REINFORCEMENT LAYOUT FOR CONCRETE PAVEMENT



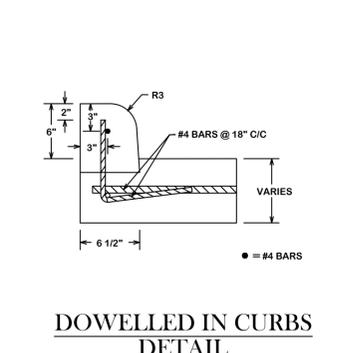
TYPICAL JOINT LAYOUT AT CONCRETE INTERSECTION



24" LAY DOWN GUTTER SECTION
ST1-00

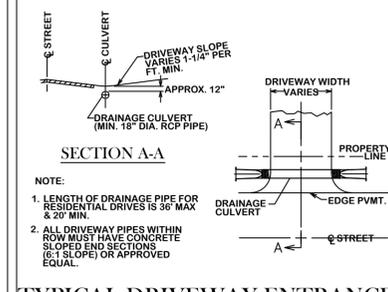


TYPICAL COMBINED CURB & GUTTER SECTION
ST1-01

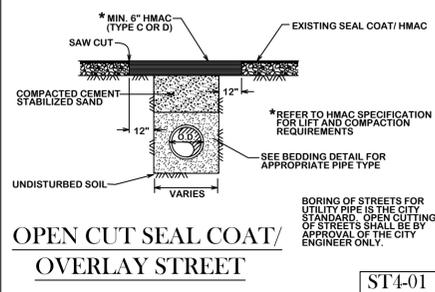


DOWELLED IN CURBS DETAIL
ST1-02

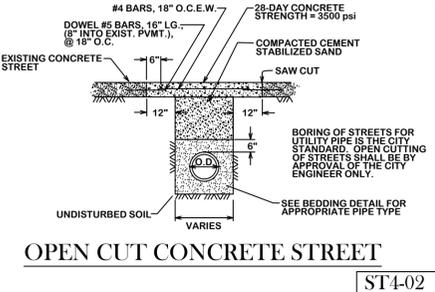
GENERAL NOTES:
ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN REMOVED BY CONSTRUCTION SHALL BE IMMEDIATELY BLOWN, SOILED OR HYDROMULCHED AND WATERED UNTIL VEGETATION IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOOM SOIL WILL BE REQUIRED. BARE AREAS SHALL BE SEEDS OR SOILED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.
ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.
ALL TRAFFIC SIGNALS AND APPURTENANCES, AND ALL PAVEMENT MARKINGS AND MARKERS SHALL BE IN ACCORDANCE WITH TxDOT STANDARDS
REFER TO SPEC 31 17 23.23 (PAVEMENT MARKINGS) FOR ADDITIONAL LOCAL REQUIREMENTS.



TYPICAL DRIVEWAY ENTRANCE WITH CULVERT
ST2-02



OPEN CUT SEAL COAT/OVERLAY STREET
ST4-01



OPEN CUT CONCRETE STREET
ST4-02

NO.	DATE	REVISIONS	APP.

B-CS DEVELOPMENT GROUP
BRYAN, TEXAS

NORTH OAKWOOD ADDITION
SOUTHWEST CORNER OF THE INTERSECTION OF
HENSEL AVENUE & S. TEXAS AVENUE

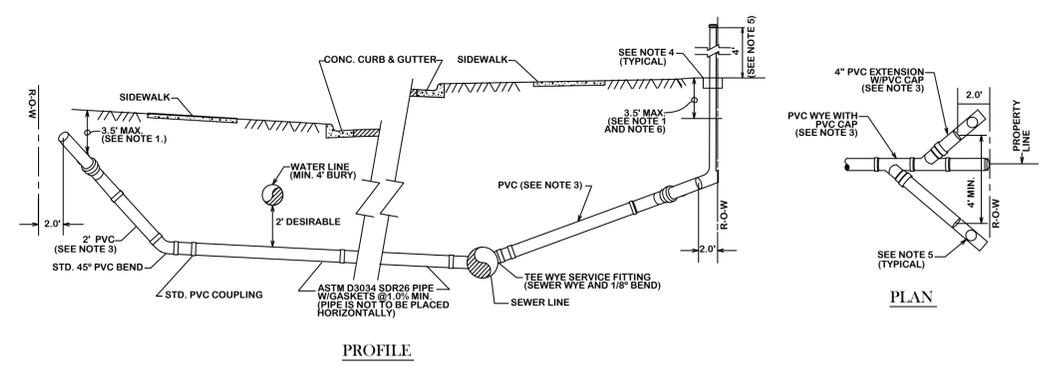
MISCELLANEOUS DETAILS



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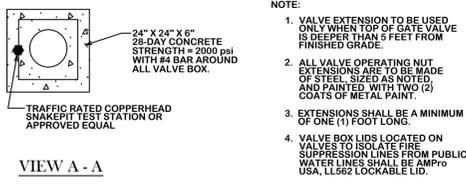
Troy Lee Moore III
STATE OF TEXAS
TROY LEE MOORE III
119326
PROFESSIONAL ENGINEER
09/21/2016

- NOTE:
- WHERE DOUBLE WYE SERVICE ELEVATION IS LESS THAN 2'-7" BELOW PROPOSED BACK CURB, MIN. SLAB ELEV. MUST BE SET TO ALLOW SANITARY SEWER SERVICE.
 - ALL MATERIAL SHALL BE ASTM D3034 SDR26 W/ GASKETS.
 - ALL SERVICE CONNECTIONS & EXTENSIONS ARE TO BE INSTALLED WITH THE MAIN LINE CONSTRUCTION.
 - A CLEAN OUT IS REQUIRED AND WILL BE INSTALLED BY THE CONTRACTOR AT THE ROW FOR EACH SERVICE. CLEANOUT SHALL INCLUDE A BRASS PLUG.
 - CLEANOUTS SHALL BE EXTENDED 4 FEET ABOVE NATURAL GROUND. CLEANOUT CAP FITTING SHALL BE PLACED ON TOP.
 - LOT CORNERS SHALL BE MARKED WITH A LATH UNDER THE SUPERVISION OF A RPLS UPON COMPLETION OF CONSTRUCTION.
 - WHEN SERVICE CONNECTION IS DEEP, CONTRACTOR MUST PLACE A VERTICAL STACK THAT SHALL BE BROUGHT WITHIN 3-1/2 FEET BELOW NATURAL GROUND.



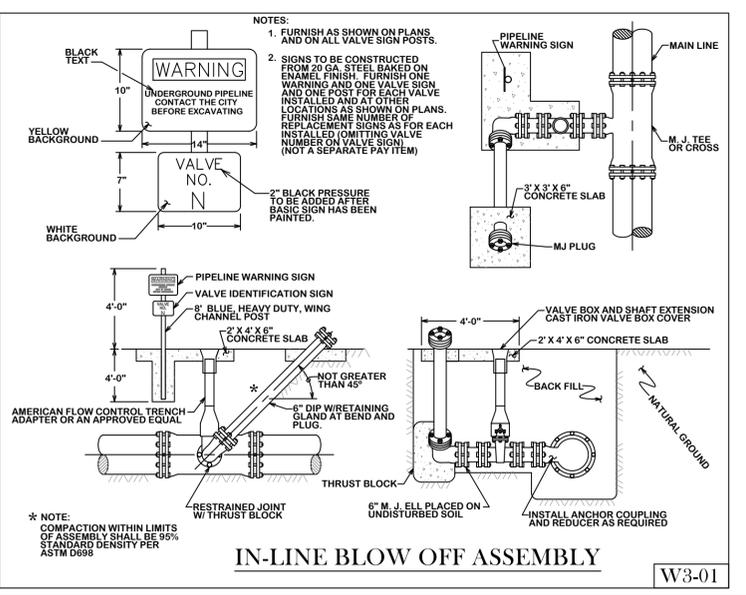
CITY OF BRAYN
SEWER SERVICE LINE CROSSING

S6-00



GATE VALVE & BOX

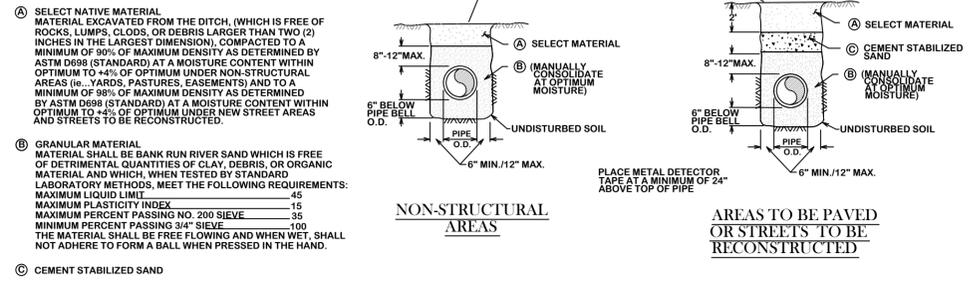
W1-00



IN-LINE BLOW OFF ASSEMBLY

W3-01

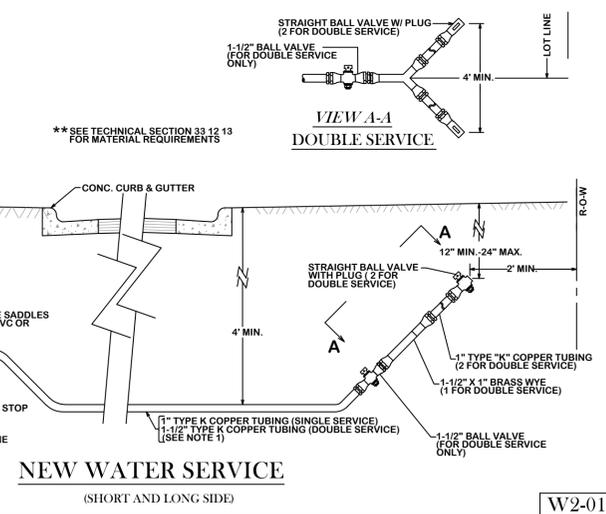
- NOTES:
- FOR BEDDING AND TRENCHING WITHIN ALL EXISTING PAVED AREAS, SEE DETAILS FOR OPEN CUT STREETS. (Details: ST4-00, ST4-01, ST4-02). THIS NOTE DOES NOT APPLY TO STREETS BEING RECONSTRUCTED.
 - ALL BEDDING & INSTALLATION OF PVC PIPE SHALL BE IN ACCORDANCE TO ANSIAWWA STANDARDS FOR PVC PIPE.
 - ALL BEDDING & INSTALLATION OF DUCTILE IRON PIPE SHALL BE IN ACCORDANCE TO ANSIAWWA C150/A21.50.
 - COMPACTION SHALL BE ATTAINED BY MECHANICAL TAMPING.
 - ALL TRENCHES SHALL BE BACK FILLED AND TEMPORARY PAVING OR PLANKING PLACED AT THE END OF EACH WORKING DAY.



BEDDING AND TRENCH FOR DI PIPE & PVC PIPE

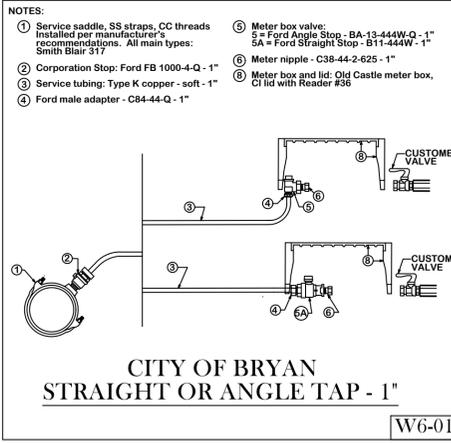
SI-01

- NOTES:
- NO SPLICES IN COPPER TUBING WILL BE ALLOWED FOR SINGLE SERVICE OR BETWEEN THE SERVICE SADDLE AND THE WYE FOR DOUBLE SERVICE.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PRESSURE TEST LINE IMMEDIATELY AFTER THE STREET CROSSING IS INSTALLED.
 - MARK EACH SERVICE END WITH METAL "T" POST PAINTED BLUE.
 - MATERIAL USED SHALL BE AS SPECIFIED OR AN APPROVED EQUAL.
 - ALL CONNECTIONS TO BE COMPRESSION TYPE.
 - ALL SERVICE WYES & EXTENSIONS ARE TO BE INSTALLED WITH THE MAIN LINE CONSTRUCTION.
 - METERS AND VALVE BOXES SHALL BE PLACED BY THE CITY UPON PAYMENT OF FEE.
 - LOT CORNERS SHALL BE MARKED WITH A LATH UNDER THE SUPERVISION OF A RPLS UPON COMPLETION OF CONSTRUCTION.



NEW WATER SERVICE

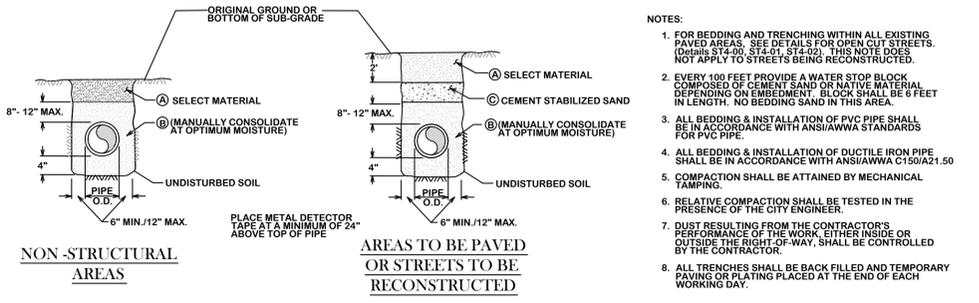
W2-01



CITY OF BRYAN
STRAIGHT OR ANGLE TAP - 1"

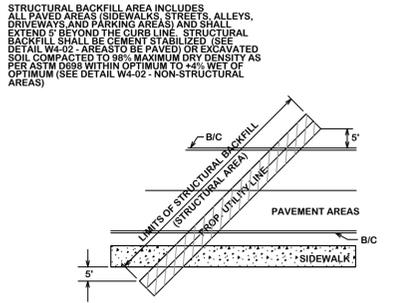
W6-01

- NOTES:
- SELECT MATERIAL MATERIAL EXCAVATED FROM THE DITCH, (WHICH IS FREE OF ROCKS, LUMPS, CLODS, OR DEBRIS LARGER THAN TWO (2) INCHES IN THE LARGEST DIMENSION), COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO 4% OF OPTIMUM UNDER NON-STRUCTURAL AREAS (i.e. YARDS, PASTURES, EASEMENTS) AND TO A MINIMUM OF 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO 4% OF OPTIMUM UNDER NEW STREET AREAS AND STREETS TO BE RECONSTRUCTED.
 - GRANULAR MATERIAL MATERIAL SHALL BE BANK RUN RIVER SAND WHICH IS FREE OF DETRIMENTAL QUANTITIES OF CLAY, DEBRIS, OR ORGANIC MATERIAL AND WHICH, WHEN TESTED BY STANDARD LABORATORY METHODS, MEET THE FOLLOWING REQUIREMENTS:
MAXIMUM LIQUID LIMIT: 45
MAXIMUM PLASTICITY INDEX: 15
MAXIMUM PERCENT PASSING NO. 200 SIEVE: 35
MINIMUM PERCENT PASSING #4 SIEVE: 100
THE MATERIAL SHALL BE FREE FLOWING AND WHEN WET, SHALL NOT ADHERE TO FORM A BALL WHEN PRESSED IN THE HAND.
 - CEMENT STABILIZED SAND



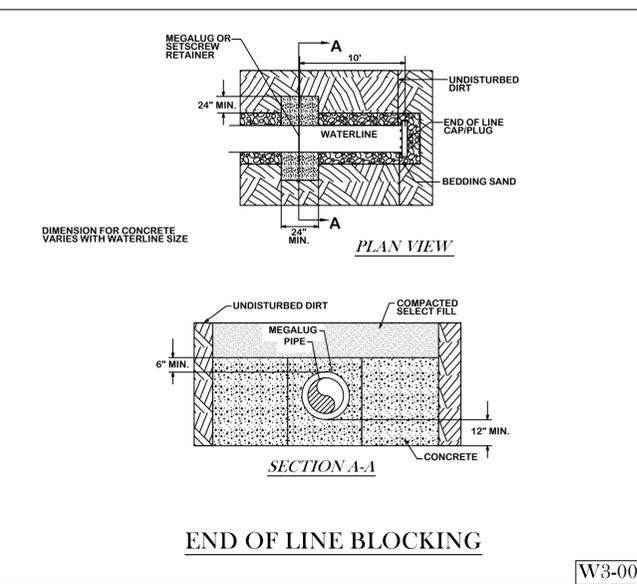
BEDDING AND TRENCH FOR DI PIPE & PVC PIPE

W4-02



STRUCTURAL BACKFILL AREA

W2-02



CITY OF BRAYN
SANITARY SEWER SERVICE CONNECTION

S6-01

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B-CS DEVELOPMENT GROUP
BRYAN, TEXAS

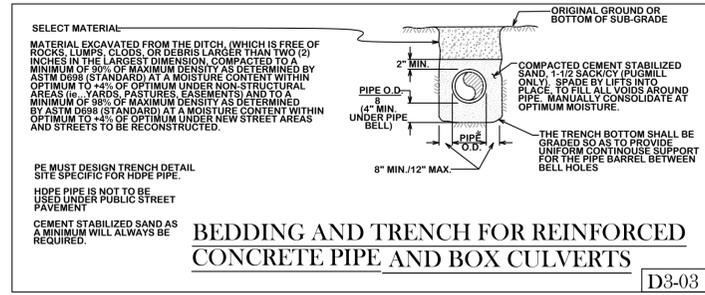
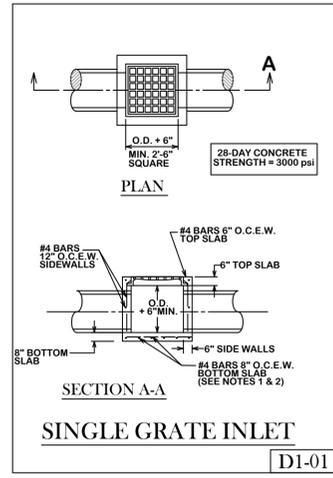
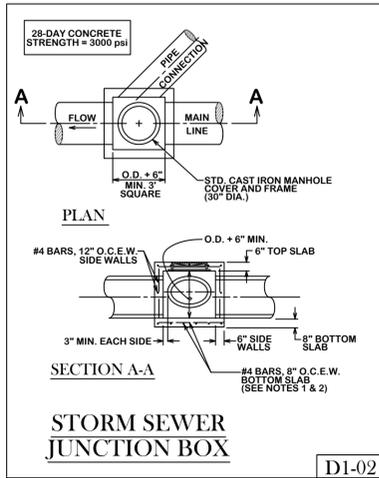
NORTH OAKWOOD ADDITION
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UTILITY DETAILS

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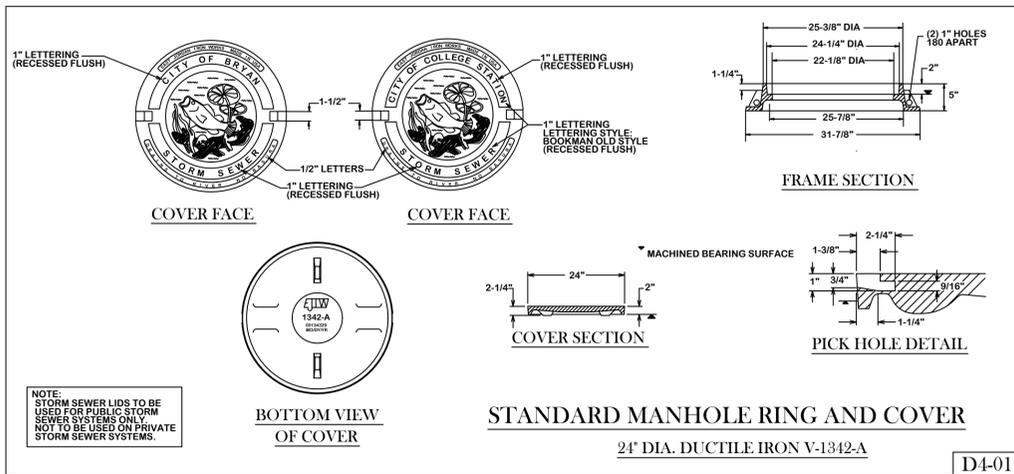
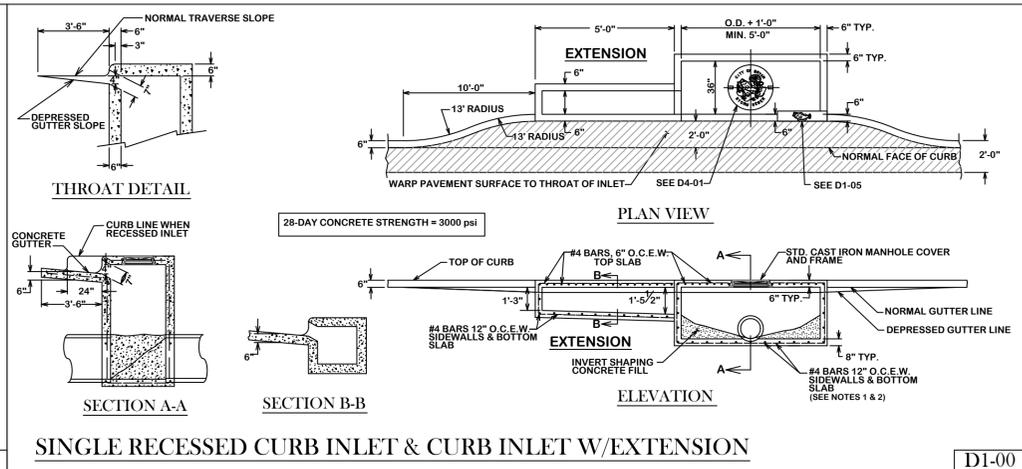
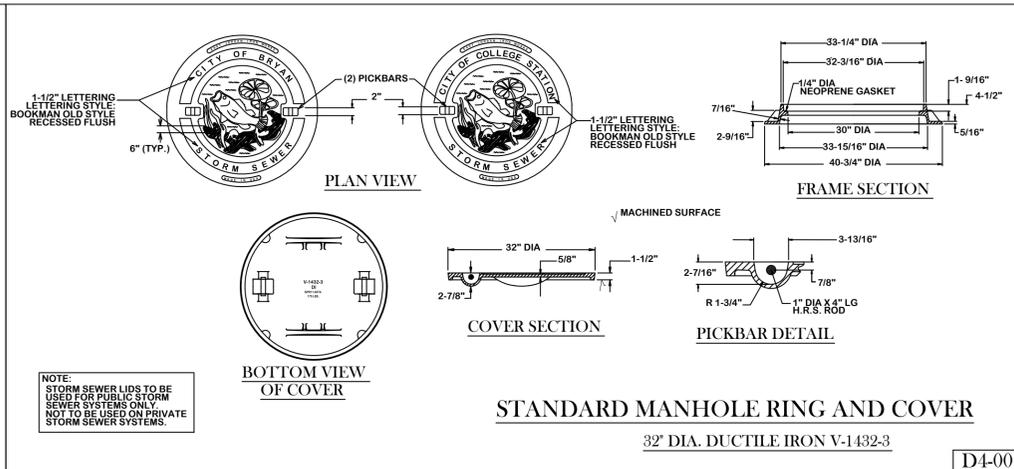
STATE OF TEXAS
Troy Lee Moore III
PROFESSIONAL ENGINEER
119326



GENERAL NOTES:

- BASE THICKNESS AND FOUNDATION SHALL BE AS FOLLOWS:

INLET DEPTH (FT.)	BASE THICKNESS
0 - 12	8"
12 AND OVER	12"
- DEPTHS GREATER THAN 12' WILL REQUIRE 2 MATS OF REINFORCING STEEL IN THE BASE.
- ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED.
- APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.



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BRYAN, TEXAS

NORTH OAKWOOD ADDITION
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