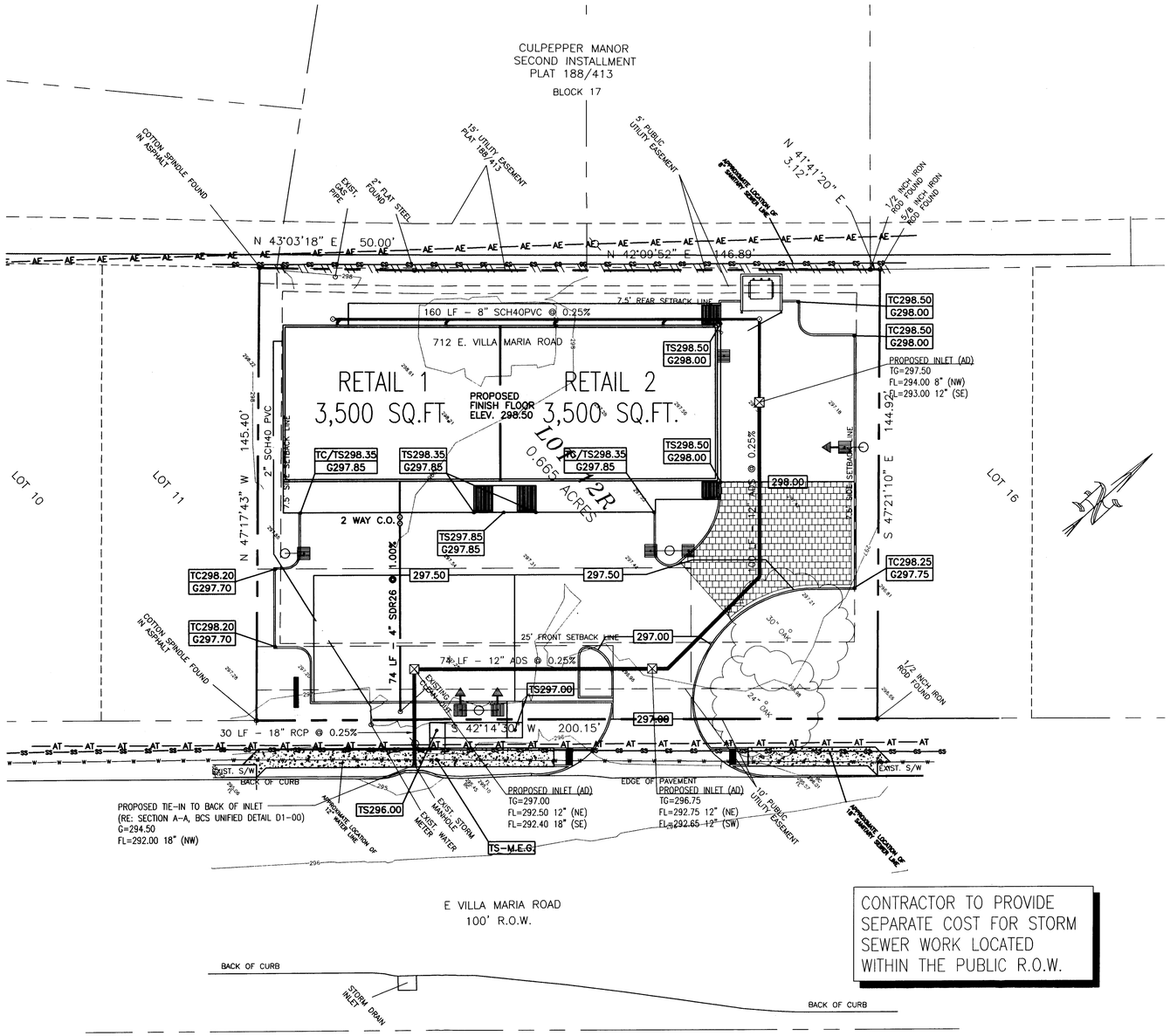


CONTRACTOR TO PROVIDE SEPARATE COST FOR STORM SEWER WORK LOCATED WITHIN THE PUBLIC R.O.W.

1 GRADING/DRAINAGE SITE PLAN
1" = 20'-0"

STORM SEWER CONSTRUCTION NOTES

1. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING THE WORK. OWNER RESERVES THE RIGHT TO HAVE A THIRD PARTY TESTING COMPANY VERIFY CONTRACTOR'S REPORTS.
2. ALL ON-SITE STORM SEWER PIPING SHALL BE HDPE CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY (ADS SERIES N-12 OR ENGINEER APPROVED EQUAL). REINFORCED CONCRETE PIPE MAY BE USED AS AN ENGINEER APPROVED EQUAL.
3. AREA DRAINS (AD) SHALL BE CATCH BASIN MODEL CB 27 OR LARGER WITH LOOSE FRAME AND SLOTTED GRATE AS MANUFACTURED BY PARK EQUIPMENT CO. ALTERNATE MANUFACTURERS REQUIRE APPROVAL BY ENGINEER.
4. LANDSCAPE DRAINS (LD) SHALL BE CATCH BASIN MODEL CB 20 AS MANUFACTURED BY PARK EQUIPMENT CO. ALTERNATE MANUFACTURERS REQUIRE APPROVAL BY ENGINEER.
5. CURB INLET (BB) SHALL BE A TYPE BB GRATED CURB INLET AS MANUFACTURED BY PARK EQUIPMENT CO. ALTERNATE MANUFACTURERS REQUIRE APPROVAL BY ENGINEER.
6. MANHOLE (MH) SHALL BE A PRECAST CONCRETE MANHOLE FOR STORM SEWER WITH LOOS FRAME AND COVER AS MANUFACTURED BY PARK EQUIPMENT COMPANY. ALTERNATE MANUFACTURERS REQUIRE APPROVAL BY ENGINEER.
7. ALL STRUCTURES SHALL BE BACKFILLED WITH STABILIZED SAND WITHIN A 5' PERIMETER OF THE STRUCTURE AND UP TO 2' BELOW FINISHED GRADE.
8. ALL TRENCHES SHALL BE BACKFILLED WITH A CLASS "B" BEDDING MATERIAL, MATERIAL TO BE COMPACTED IN 8-12" LIFTS AND TESTED TO 95% STD. PROCTOR.

EARTHWORK CONSTRUCTION NOTES

1. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING THE WORK. OWNER RESERVES THE RIGHT TO HAVE A THIRD PARTY TESTING COMPANY VERIFY CONTRACTOR'S REPORTS.
2. PARKING AREAS AND DRIVES SHALL BE SMOOTH GRADED, PROOFROLLED, COMPACTED, AND TESTED TO 95% STD. PROCTOR.
3. ALL GRADES SHALL BE WITHIN +/- 0.10' OF FINISHED GRADES SHOWN ON PLAN.
4. STOCKPILE EXCESS TOP SOIL IN NORTHEAST CORNER OF SITE TO BE USED FOR BACKFILL IN LANDSCAPE AREAS.
5. BACKFILL ALL LANDSCAPE ISLANDS WITH EXCESS TOPSOIL LOCATED ONSITE TO WITHIN 1 1/2" OF TOP OF CURB.

SEP 21 2015

FLOOD PLAIN DATA

THIS TRACT LIES IN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS DELINEATED IN THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY NO. 480082, PANEL NO. 0215F, MAP NO. 48041C0215F, EFFECTIVE DATE: APRIL 02, 2014.

BENCHMARK DATA

BASIS OF ELEVATIONS IS CITY OF BRYAN GPS MONUMENT NO. 107, BEARS N72°44'28"W AT 2521.61', WITH AN ELEVATION OF 236.38'.

DEVELOPMENT SERVICES, INC.
TEXAS REGISTRATION #F-002239
900 Town & Country Lane Suite 220 Houston, Texas 77024 (713) 647-9211

COMMERCIAL REDEVELOPMENT
712 EAST VILLA MARIA ROAD
BRYAN, TEXAS
REALM REALTY
900 TOWN & COUNTRY LANE, SUITE 210 HOUSTON, TEXAS 77024

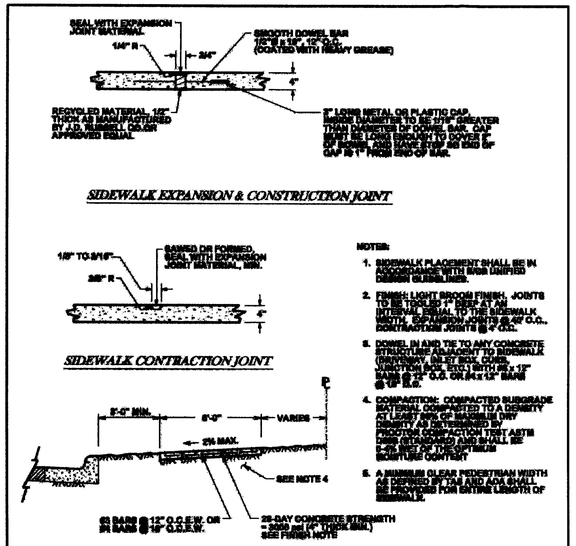
No:	ISSUE:	DATE:
0	PERMIT	06/30/15
1	SDRC COMMENTS	08/26/15

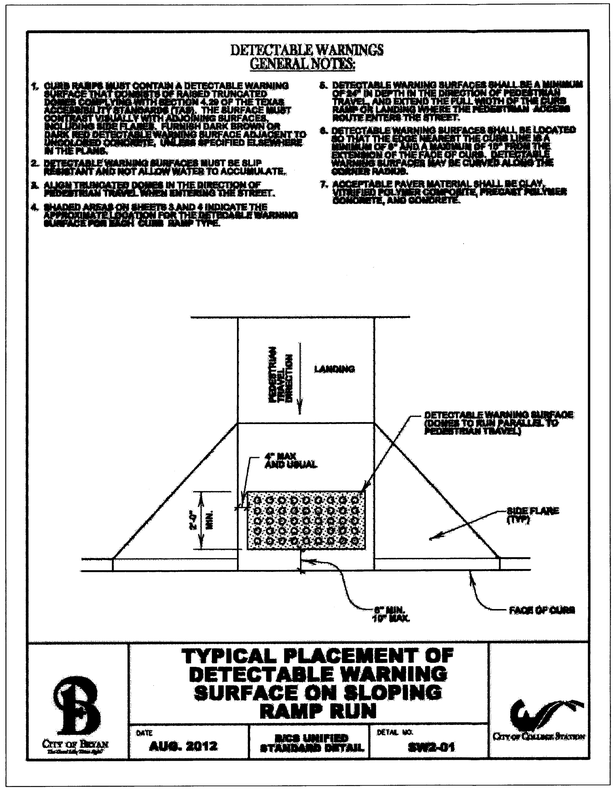
STATE OF TEXAS
STEVEN W. GRIGGS
79192
LICENSED
PROFESSIONAL ENGINEER
9/17/15

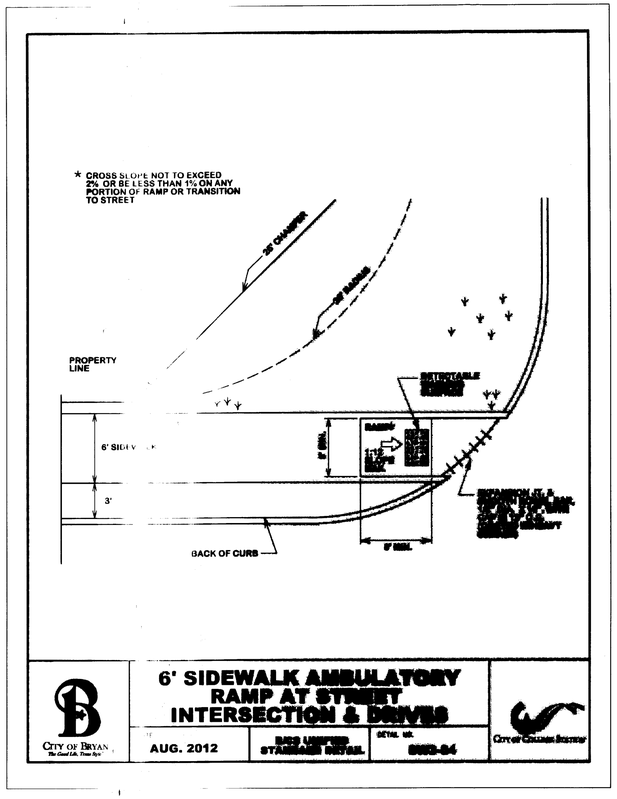
DRAWN	SWG
CHECKED	SWG
DATE	06/30/15
SHEET TITLE	GRADING/DRAINAGE SITE PLAN

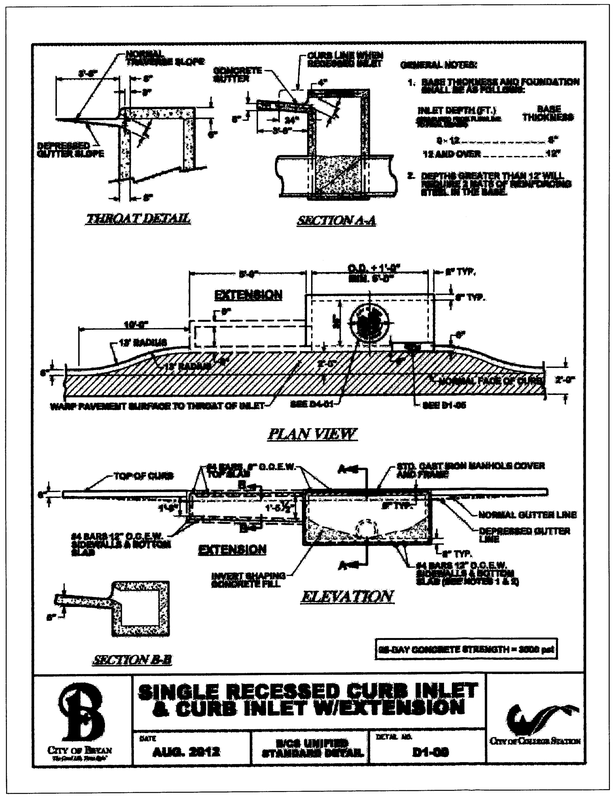
ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF DEVELOPMENT SERVICES, INC.

SHEET
C201









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900 TOWN & COUNTRY LANE, SUITE 210 HOUSTON, TEXAS 77024

No:	ISSUE:	DATE:
0	PERMIT	09/17/15

STATE OF TEXAS
STEVEN W. GRIGGS
79192
LICENSED
PROFESSIONAL ENGINEER
9/17/15

DRAWN	SWG
CHECKED	SWG
DATE	09/17/15
SHEET TITLE	BRYAN/CS STANDARD DETAILS

ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF DEVELOPMENT SERVICES, INC.

SHEET
C002