

BIM 360/1393-242 Sandy Creek/1393-242 Sandy Creek_TOWNHOME C_A1_2021.rvt
1/27/2022 2:36:37 PM



NOTE:
EXISTING BOUNDARY INFORMATION SHOWN IS BASED ON AN ALTA/NSPS LAND TITLE SURVEY BY COLE, DATED 06/04/2021. EXISTING CONDITIONS INFORMATION SHOWN IS BASED ON TOPO PERFORMED BY COLE 06/2021.

LEGEND

- CATCH BASIN
- STORM MANHOLE
- FLARED END SECTION
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE
- POST INDICATOR VALVE
- WATER MANHOLE / WELL
- LIGHT POLE
- POWER POLE
- ELECTRIC METER
- GAS METER
- TELEPHONE PEDESTAL
- SIGN
- BENCHMARK
- SOIL BORING
- PARKING STALL COUNT
- ACCESSIBLE PARKING STALL
- STORM SEWER
- DRAIN TILE
- SANITARY SEWER
- FORCE MAIN
- WATER MAIN
- SANITARY SEWER SERVICE
- WATER SERVICE
- UNDERGROUND ELECTRIC
- UNDERGROUND FIBER OPTIC
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- FENCE
- CHAIN LINK FENCE
- CONCRETE CURB
- RETAINING WALL
- CONCRETE
- NO PARKING
- BUILDING
- CONTOUR
- SPOT ELEVATION
- DIRECTION OF FLOW
- TREE LINE
- PARKING SETBACK LINE
- BUILDING SETBACK LINE
- HANDRAIL

PROPOSED

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SURVEY LEGEND

| | |
|-----------------------------|---|
| BENCHMARK | UTILITY POLE (L=LIGHT T=TRANSFORMER) |
| FOUND IRON PIPE | GUY WIRE |
| FOUND IRON ROD | CURB INLET |
| FOUND CROSS | GRATED INLET |
| FOUND ANCHOR | STORM MANHOLE |
| FOUND COTTON PICKER SPINDLE | AREA INLET |
| SET IRON ROD | GRATE MANHOLE |
| CURB CUTS | FLARED END SECTION |
| CONTROLLING MONUMENT | DRAINAGE PIPE |
| TREE | DOWN SPOUT |
| SPRINKLER CONTROL BOX | SANITARY MANHOLE |
| WATER MANHOLE | CLEANOUT |
| FIRE HYDRANT | UNKNOWN MANHOLE |
| WATER VALVE | YARD DRAIN |
| WATER METER | PVC POLYVINYL CHLORIDE PIPE |
| WATER FAUCET | CORRUGATED METAL PIPE |
| MONITORING WELL | HANDICAP STRIPING |
| BOREHOLE | PARKING STALLS |
| BOLLARD | PULL BOX: EPB=ELECTRIC FOPB=FIBEROPTIC TSPB=TRAFFIC TPB=COMMUNICATION |
| CABLE SPICE BOX | TRAFFIC SIGNAL POLE |
| COMMUNICATION MANHOLE | TRAFFIC MANHOLE |
| COMMUNICATION SPICE BOX | TRAFFIC CONTROL BOX |
| FIBER OPTIC SIGN | PARKING METER |
| GAS METER | GATE CONTROL BOX |
| GAS VALVE | PROPERTY BOUNDARY |
| GAS DRIP | FENCE LINE |
| SIGN | SANITARY SEWER |
| DOUBLE POST SIGN | STORM SEWER |
| MAILBOX | WATER LINE (UNDERGROUND) |
| LIGHT STANDARD | ELECTRIC LINE (UNDERGROUND) |
| YARD LIGHT | ELECTRIC LINE (OVERHEAD) |
| ELECTRIC METER | OVERHEAD UTILITY |
| ELECTRIC BOX | GAS LINE (UNDERGROUND) |
| ELECTRIC MANHOLE | TELEPHONE LINE (UNDERGROUND) |
| ELECTRIC TRANSFORMER | FIBER OPTIC LINE (UNDERGROUND) |
| ELECTRIC OUTLET | |
| AIR CONDITIONING UNIT | |
| LANDSCAPING | |

DEMOLITION LEGEND

- REMOVE EXISTING CONCRETE PAVING, SIDEWALKS, ISLANDS, ETC.
- REMOVE EXISTING CURB & GUTTER, RETAINING WALLS, PAVEMENT MARKINGS, WOOD FENCE, BILLBOARDS, ETC.
- REMOVE EXISTING SIGNS, CARD READERS, HANDRAILS, ETC.
- REMOVE EXISTING TREE

SITE DEMOLITION NOTES

- CONTRACTOR SHALL REMOVE AND/OR RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. CONTRACTOR TO COORDINATE ACTIVITIES WITH UTILITY COMPANIES.
- CONTRACTOR SHALL PROTECT SURFACE AND SUBSURFACE FEATURES NOT NOTED FOR REMOVAL.
- ALL DEMOLITION SHALL BE CONDUCTED AS PER THE BRYAN COLLEGE STATION UNIFIED TECHNICAL SPECIFICATIONS.
- FOR JOINTED CONCRETE, DEMOLITION MUST BE EXTENDED TO THE NEXT JOINT FOR A CLEAN TIE-IN POINT BETWEEN PROPOSED AND EXISTING IMPROVEMENTS. TIE-INS BETWEEN EXISTING AND PROPOSED IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CITY OF BRYAN STANDARD DETAILS.
- FOR CONCRETE DEMOLITION, CONTRACTOR SHALL NEATLY SAW-CUT THE PAVEMENT AT THE PROPERTY LINE OR TIE-IN SHOWN ON THESE PLANS.
- CONTRACTOR SHALL COMPLY WITH BRYAN COLLEGE STATION UNIFIED TECHNICAL REQUIREMENTS FOR UTILITY REMOVAL AND DISPOSAL.
- ITEMS TO BE REMOVED SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF IN COMPLIANCE WITH APPLICABLE JURISDICTIONS.
- CONTRACTOR TO SCHEDULE PRE-CONSTRUCTION MEETING WITH POWER UTILITY OWNER(S) TO DISCUSS DISCONNECT/RELOCATIONS.
- CONTRACTOR RESPONSIBLE FOR STORAGE AND SAFE-GUARDING OF ALL MATERIALS AND EQUIPMENT AT THE PROJECT SITE TO MAINTAIN A SAFE AND SECURE PROJECT.
- CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE OWNER, TO NOT OBSTRUCT DRIVES, ACCESS OR OTHER OPERATIONAL REQUIREMENTS.
- TREE REMOVALS ARE SHOWN ONLY PER SURVEY LOCATED TREES.
- ALL REMOVALS SHALL BE COORDINATED WITH REMOVALS FOR THE REHABILITATION PROJECT FOR THE PROPERTY.



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LOUCKS FIRM NO. F-20662
LOUCKS PROJ. NO. 21560.0A

PROJECT TITLE
SANDY CREEK APARTMENTS

| ISSUE # | DATE | DESCRIPTION |
|---------|------------|---------------------|
| 1 | 03/22/2022 | SITE PLAN SUBMITTAL |

CERTIFICATION

NOT FOR CONSTRUCTION

| | |
|-------------------|----------|
| DRAWN BY | JBT |
| CHECKED BY | SRT |
| COMMISSION NUMBER | XXXX-XXX |

SHEET TITLE

OVERALL EXISTING COND AND DEMO

SHEET NUMBER

C1-0

| ISSUE # | DATE | DESCRIPTION |
|---------|------------|---------------------|
| 1 | 03/22/2022 | SITE PLAN SUBMITTAL |

CERTIFICATION

**NOT FOR
CONSTRUCTION**

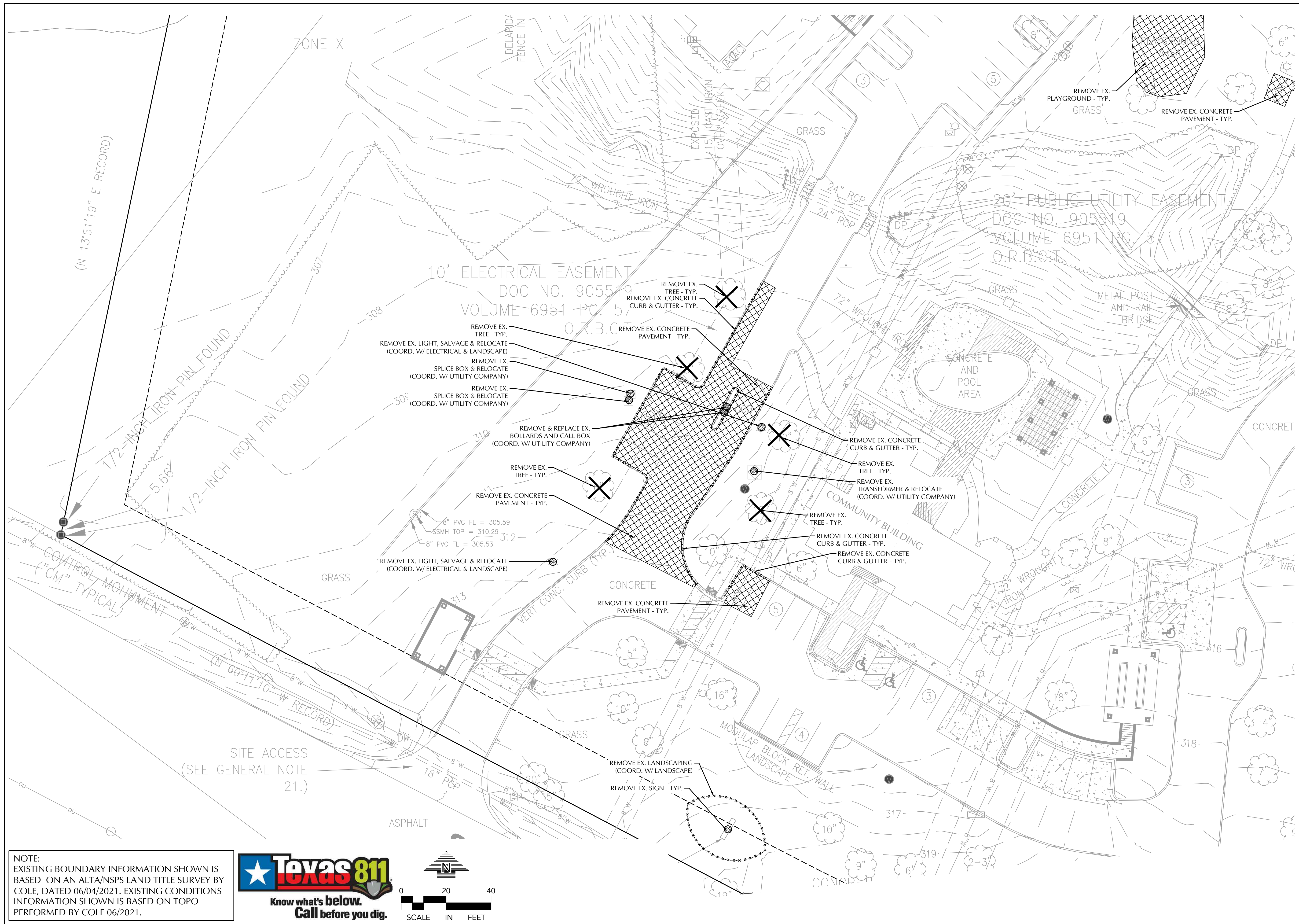
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| DRAWN BY | JBT |
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| COMMISSION NUMBER | XXXX-XXX |

SHEET TITLE

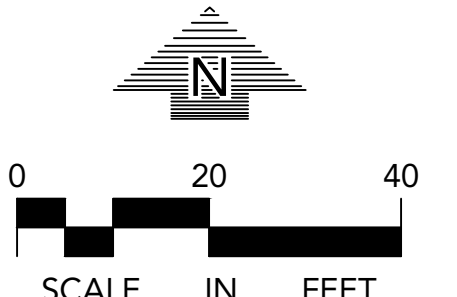
**EXISTING CONDITIONS
AND DEMO PLAN -
INSET 1**

SHEET NUMBER

C1-1



NOTE:
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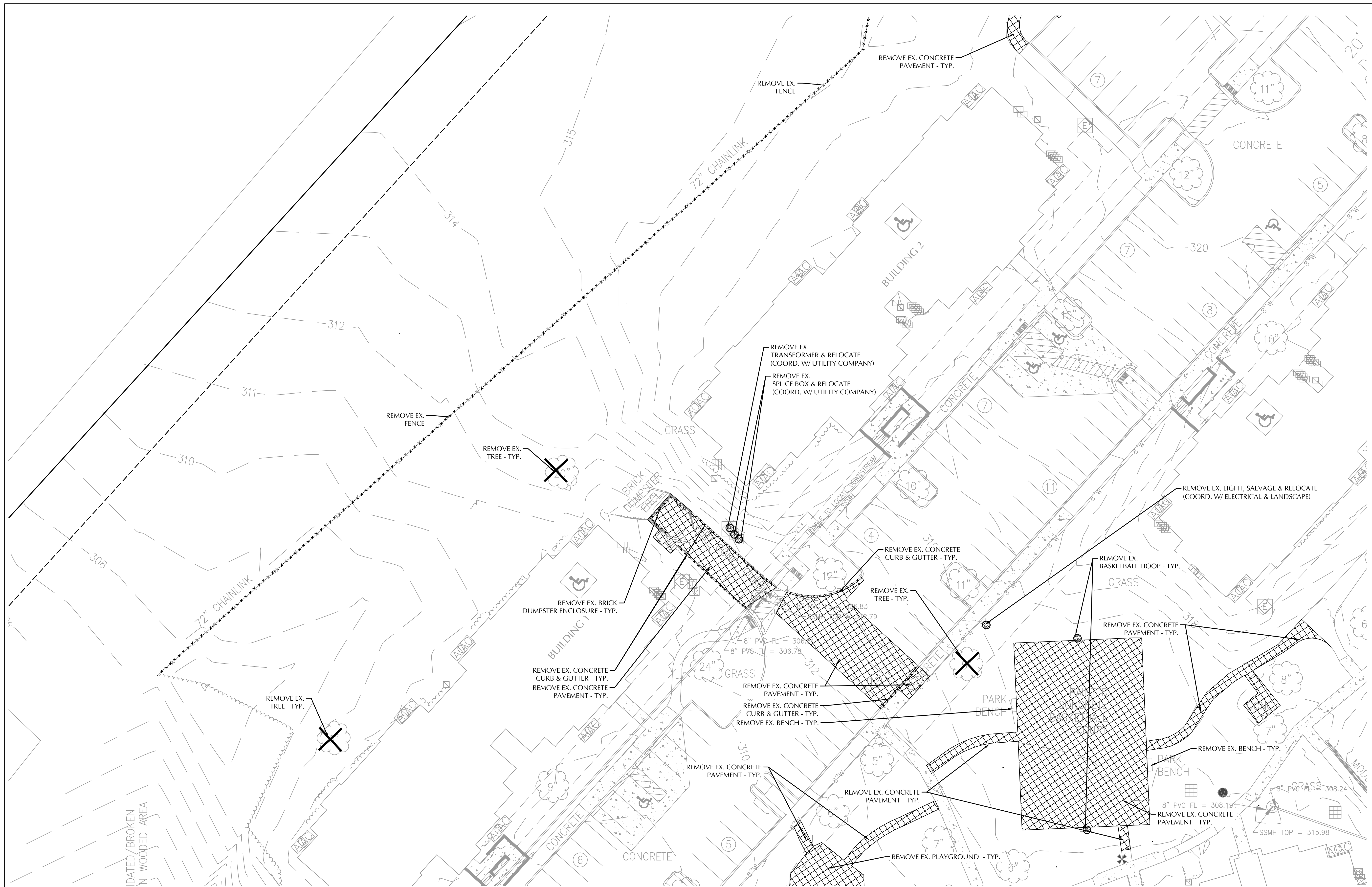


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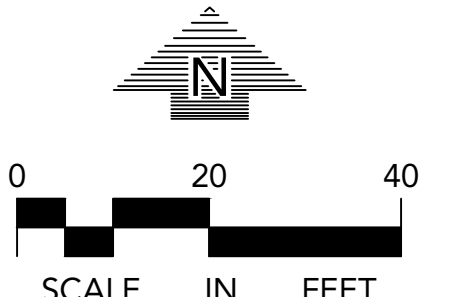
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 TRUSTEE
 PLAN CORPORATION PROFIT
 DOCUMENT NO. 2016-1338225
 O.R.B.C.T.
 (N 44°24'53" E RECORD)

ONE FOREST PARK, LTD.
VOLUME 568, PAGE 298
O.R.B.C.T.

10' ELECTRICAL EASEMENT
DOC NO. 905519
VOLUME 6951 PG. 57
O.R.B.C.T.



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PROJECT TITLE
SANDY CREEK
APARTMENTS

| ISSUE # | DATE | DESCRIPTION |
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| 1 | 03/22/2022 | SITE PLAN SUBMITTAL |

CERTIFICATION

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CONSTRUCTION

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SHEET TITLE
EXISTING CONDITIONS
AND DEMO PLAN -
INSET 3

SHEET NUMBER
C1-3

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PROJECT TITLE

**SANDY CREEK
APARTMENTS**

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CERTIFICATION

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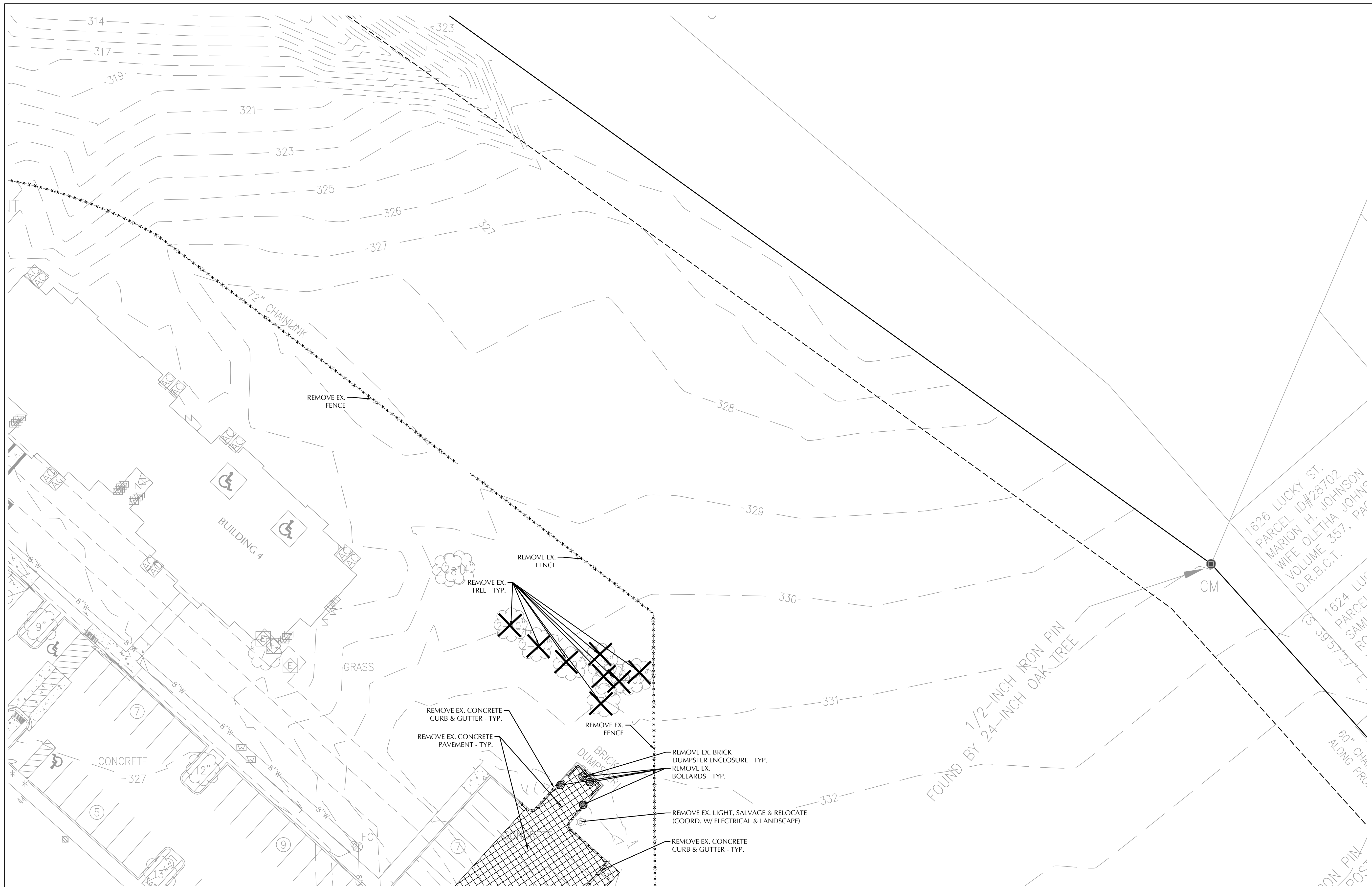
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| CHECKED BY | SRT |
| COMMISSION NUMBER | XXXX-XXX |

SHEET TITLE

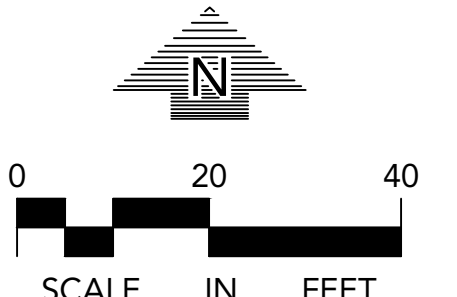
**EXISTING CONDITIONS
AND DEMO PLAN -
INSET 4**

SHEET NUMBER

C1-4

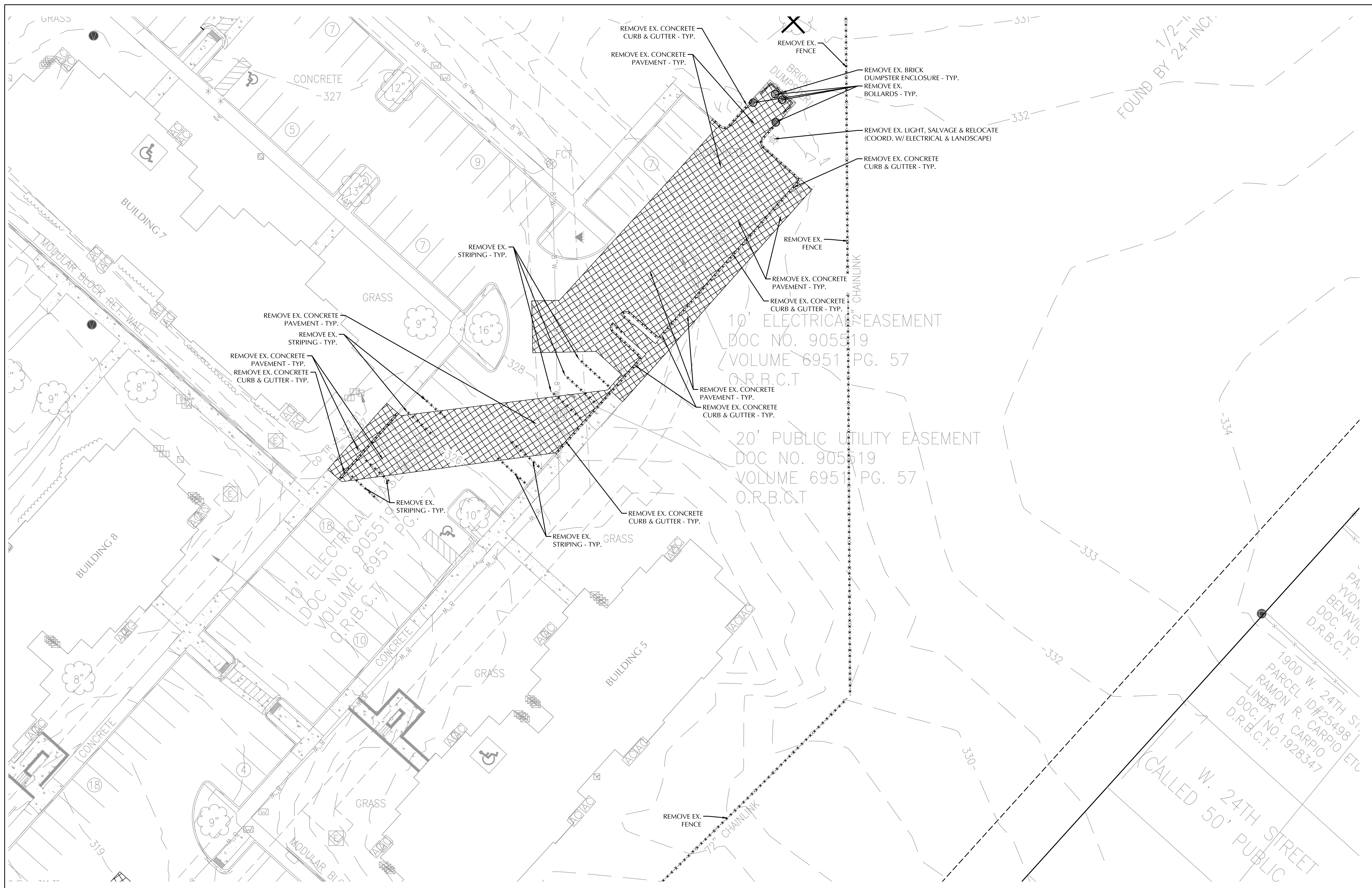


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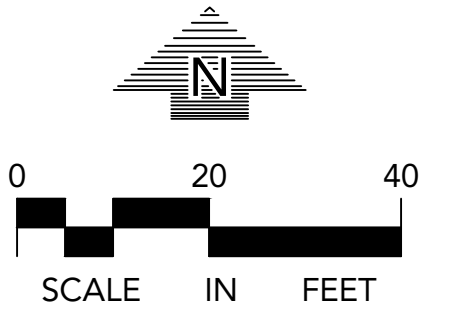


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PROJECT TITLE
 SANDY CREEK
 APARTMENTS

| ISSUE # | DATE | DESCRIPTION |
|---------|------------|---------------------|
| 1 | 03/22/2022 | SITE PLAN SUBMITTAL |

CERTIFICATION

**NOT FOR
 CONSTRUCTION**

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| DRAWN BY | JBT |
| CHECKED BY | SRT |
| COMMISSION NUMBER | XXXX-XXX |

SHEET TITLE
 EXISTING CONDITIONS
 AND DEMO PLAN -
 INSET 5

SHEET NUMBER

C1-5

| ISSUE # | DATE | DESCRIPTION |
|---------|------------|---------------------|
| 1 | 03/22/2022 | SITE PLAN SUBMITTAL |



20' PUBLIC UTILITY EASEMENT
DOC NO. 905519
VOLUME 6951 PG. 57
O.R.B.C.T.

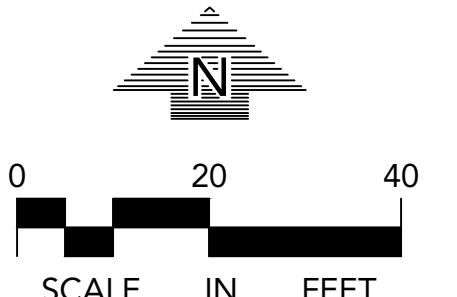
10' ELECTRICAL EASEMENT
DOC NO. 905519
VOLUME 6951 PG. 57
O.R.B.C.T.

ONE FOREST PARK, LTD.
VOLUME 5687, PAGE 298
O.R.B.C.T.

PARCEL ID# 25477
JOSEPHINE RAN.
INSTRUMENT
NO. 1412599
D.R.B.C.T.

PARCEL ID# 25477
CALLED 2.3 ACRES
WAYNE E. PERRY
VOLUME 873,
PAGE 027
D.R.B.C.T.

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CERTIFICATION

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| COMMISSION NUMBER | XXXX-XXX |

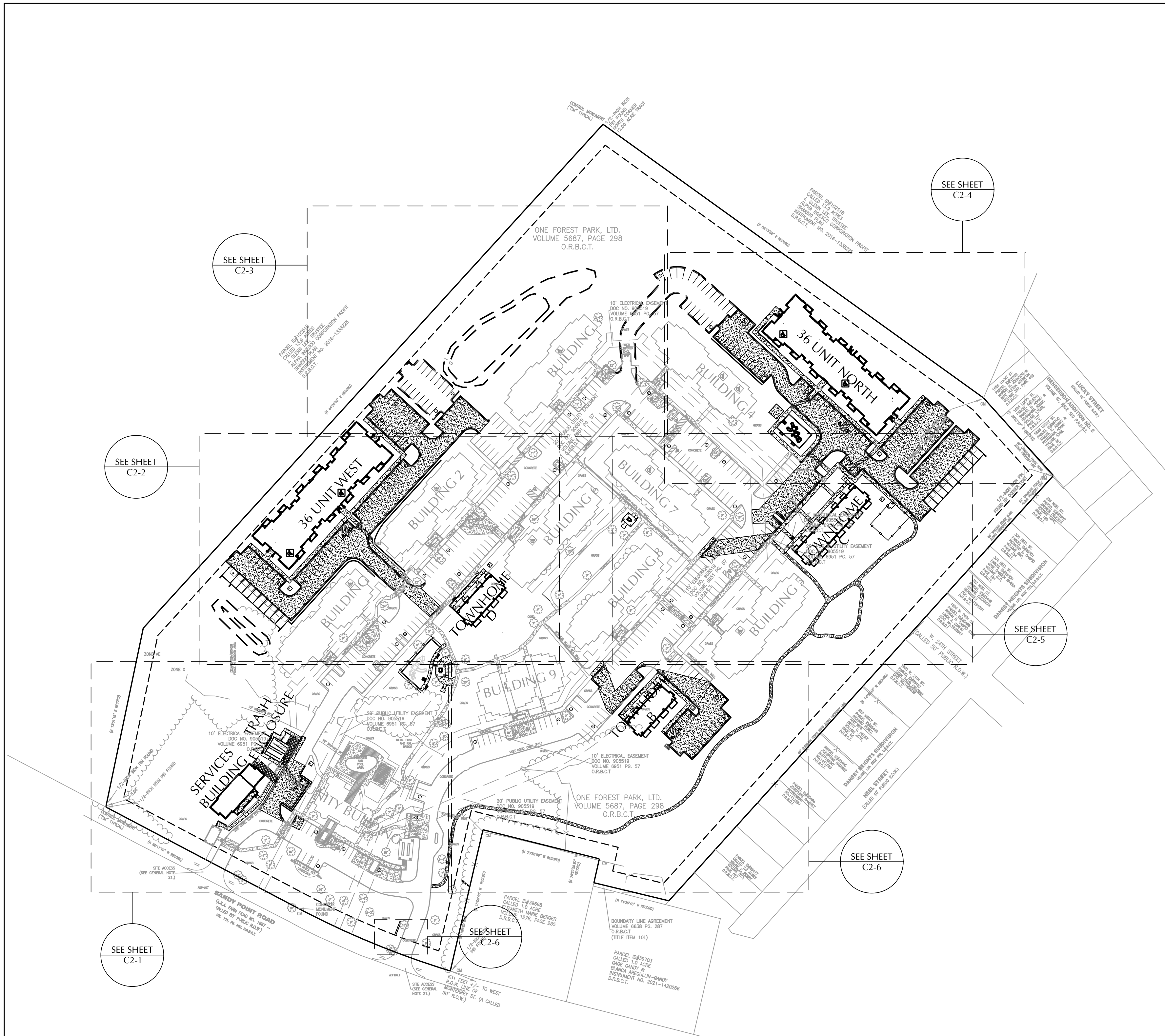
SHEET TITLE

EXISTING CONDITIONS
AND DEMO PLAN -
INSET 6

SHEET NUMBER

C1-6

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| LEGEND | | SURVEY LEGEND | |
|--------------------------|--|-----------------------------|--|
| CATCH BASIN | | BENCHMARK | |
| STORM MANHOLE | | FOUND IRON PIPE | |
| FLARED END SECTION | | FOUND IRON ROD | |
| SANITARY MANHOLE | | FOUND CROSS | |
| HYDRANT | | FOUND ANCHOR | |
| GATE VALVE | | FOUND COTTON PICKER SPINDLE | |
| POST INDICATOR VALVE | | SET IRON ROD | |
| WATER MANHOLE / WELL | | CURB CUTS | |
| LIGHT POLE | | CONTROLLING MONUMENT | |
| POWER POLE | | TREE | |
| ELECTRIC METER | | SPRINKLER CONTROL BOX | |
| GAS METER | | WATER MANHOLE | |
| TELEPHONE PEDESTAL | | FIRE HYDRANT | |
| SIGN | | WATER VALVE | |
| BENCHMARK | | WATER METER | |
| SOIL BORING | | WATER FAUCET | |
| PARKING STALL COUNT | | MONITORING WELL | |
| ACCESSIBLE PARKING STALL | | BOREHOLE | |
| STORM SEWER | | BOLLARD | |
| DRAIN TILE | | CABLE SPLICE BOX | |
| SANITARY SEWER | | COMMUNICATION MANHOLE | |
| FORCE MAIN | | COMMUNICATION SPLICE BOX | |
| WATER MAIN | | FIBER OPTIC SIGN | |
| SANITARY SEWER SERVICE | | GAS METER | |
| WATER SERVICE | | GAS VALVE | |
| UNDERGROUND ELECTRIC | | GAS DRIP | |
| UNDERGROUND FIBER OPTIC | | SIGN | |
| UNDERGROUND GAS | | DOUBLE POST SIGN | |
| UNDERGROUND TELEPHONE | | MAILBOX | |
| OVERHEAD UTILITY | | LIGHT STANDARD | |
| FENCE | | YARD LIGHT | |
| CHAIN LINK FENCE | | ELECTRIC METER | |
| CONCRETE CURB | | ELECTRIC BOX | |
| RETAINING WALL | | ELECTRIC MANHOLE | |
| CONCRETE | | ELECTRIC TRANSFORMER | |
| NO PARKING | | ELECTRIC OUTLET | |
| BUILDING | | AIR CONDITIONING UNIT | |
| CONTOUR | | LANDSCAPING | |
| SPOT ELEVATION | | | |
| DIRECTION OF FLOW | | | |
| TREE LINE | | | |
| PARKING SETBACK LINE | | | |
| BUILDING SETBACK LINE | | | |
| HANDRAIL | | | |

- SITE NOTES**
- ALL PAVING, CONCRETE CURB, CUTTER AND SIDEWALK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN PER THE DETAIL SHEET(S) AND STATE/LOCAL JURISDICTION REQUIREMENTS.
 - ACCESSIBLE ROUTES SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
 - ACCESSIBLE PARKING STALLS, SIGNAGE, AND STRIPING SHALL BE PROVIDED PER CURRENT ADA STANDARDS AND LOCAL/STATE REQUIREMENTS.
 - ALL CURB DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF WALL UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO PROVIDE CONSTRUCTION JOINT AT ALL CONNECTIONS TO EXISTING SIDEWALKS OR PAVEMENT. EXPANSION JOINTS TO BE PROVIDED BETWEEN PROPOSED SIDEWALK & CURB.
 - SEE DETAIL SHEETS FOR ADA ACCESSIBILITY DETAILS FOR STALLS & PEDESTRIAN RAMPS.
 - ALL SITE WORK SHALL BE COORDINATED WITH THE SITE WORK FOR THE REHABILITATION PROJECT FOR THE PROPERTY.
 - CONTRACTOR TO RESTORE ALL DISTURBED AREAS TO EXISTING CONDITION UNLESS SHOWN OTHERWISE.
 - ALL PROPOSED PAVED AREAS SHALL BE PROPERLY BACKFILLED TO WITHIN 1" OF PROPOSED FINISHED GRADE OF PAVEMENT.
 - CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
 - THE CONTRACTOR SHALL NOTIFY THE CITY OF BRYAN IF CONDUCTING WORK AFTER-HOURS. STANDARD WORKING HOURS ARE MONDAY THROUGH FRIDAY (EXCLUDING HOLIDAYS) FROM 8:00 AM TO 5:00 PM. IN THE EVENT THAT SUCH WORK NEEDS TO BE PERFORMED IN NON-STANDARD HOURS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OVERTIME PAY TO ANY CITY INSPECTORS ASSIGNED TO THE PROJECT.
 - THE CONTRACTOR SHALL SUBMIT ALL SUBMITTALS AS REQUIRED BY THE CITY OF BRYAN BEFORE COMMENCING WORK.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL ENSURE THAT THE NOTICE OF INTENT (NOI) HAS BEEN FILED AND POSTED ONSITE.
 - ALL MATERIALS AND CONSTRUCTION PROCEDURES WITHIN THE SCOPE OF THIS PROJECT NOT SPECIFICALLY COVERED ON THESE PLANS SHALL CONFORM TO ALL GOVERNING SPECIFICATIONS OF BRYAN/COLLEGE STATION 2012 UNIFIED TECHNICAL SPECIFICATIONS.
 - A PORTION OF THE PROPERTIES LIES WITHIN FEMA ZONE AE PER FIRM PANEL 0195E. THE BASE FLOOD ELEVATION OF ZONE AE WITHIN THE PROPERTY IS 297.00. THERE WILL BE NO BUILDING ENCROACHMENTS OR FILL IN THE FLOOD HAZARD AREA.

SITE PLAN LEGEND

| | |
|--|------------------------------|
| | CONCRETE SIDEWALK |
| | CONCRETE PAVEMENT |
| | HEAVY-DUTY CONCRETE PAVEMENT |
| | PEDESTRIAN TRAIL |

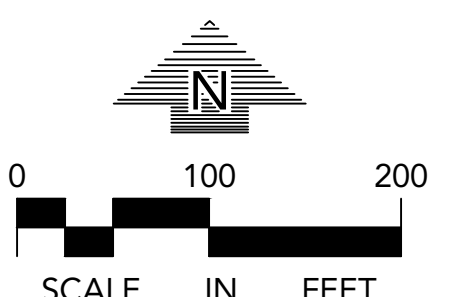
PARKING NOTES

| | |
|--|--------------------|
| REQUIRED PARKING | |
| PROPOSED APARTMENTS: 1 STALL/BEDROOM * 168 BEDROOMS | =168 STALLS |
| PROPOSED TOWNHOMES: 3 STALLS/3 BEDROOM TOWNHOME * 15 TOWNHOMES | =45 STALLS |
| EXISTING APARTMENTS: PER PREVIOUSLY APPROVED SITE PLAN | =316 STALLS |
| TOTAL PARKING REQUIRED: | =529 STALLS |
| EXISTING PARKING PROVIDED: | =325 STALLS |
| EXISTING PARKING REMOVED: | =12 STALLS |
| EXTERIOR PARKING PROVIDED: | =159 STALLS |
| GARAGE STALLS PROVIDED: | =20 STALLS |
| PROOF OF PARKING PROVIDED: | =40 STALLS |
| TOTAL PARKING STALLS PROVIDED: | =532 STALLS |
| TOTAL ACCESSIBLE STALLS REQUIRED: | =12 STALLS* |
| TOTAL ACCESSIBLE STALLS PROVIDED: | =12 STALLS |

*REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES FOR 501-1000 (2% OF TOTAL)

NOTES:
PARKING COUNTS ARE BASED OFF OF STALLS DENOTED IN SURVEY AND STALLS CREATED AS A PART OF THIS PROJECT. IF ADDITIONAL STANDARD OR ACCESSIBLE STALLS ARE PRESENT ON SITE, BUT NOT SHOWN ON SURVEY, THEY ARE NOT INCLUDED IN THIS COUNT.

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SANDY CREEK APARTMENTS

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CERTIFICATION

NOT FOR CONSTRUCTION

| | |
|-------------------|----------|
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SHEET TITLE

OVERALL SITE PLAN

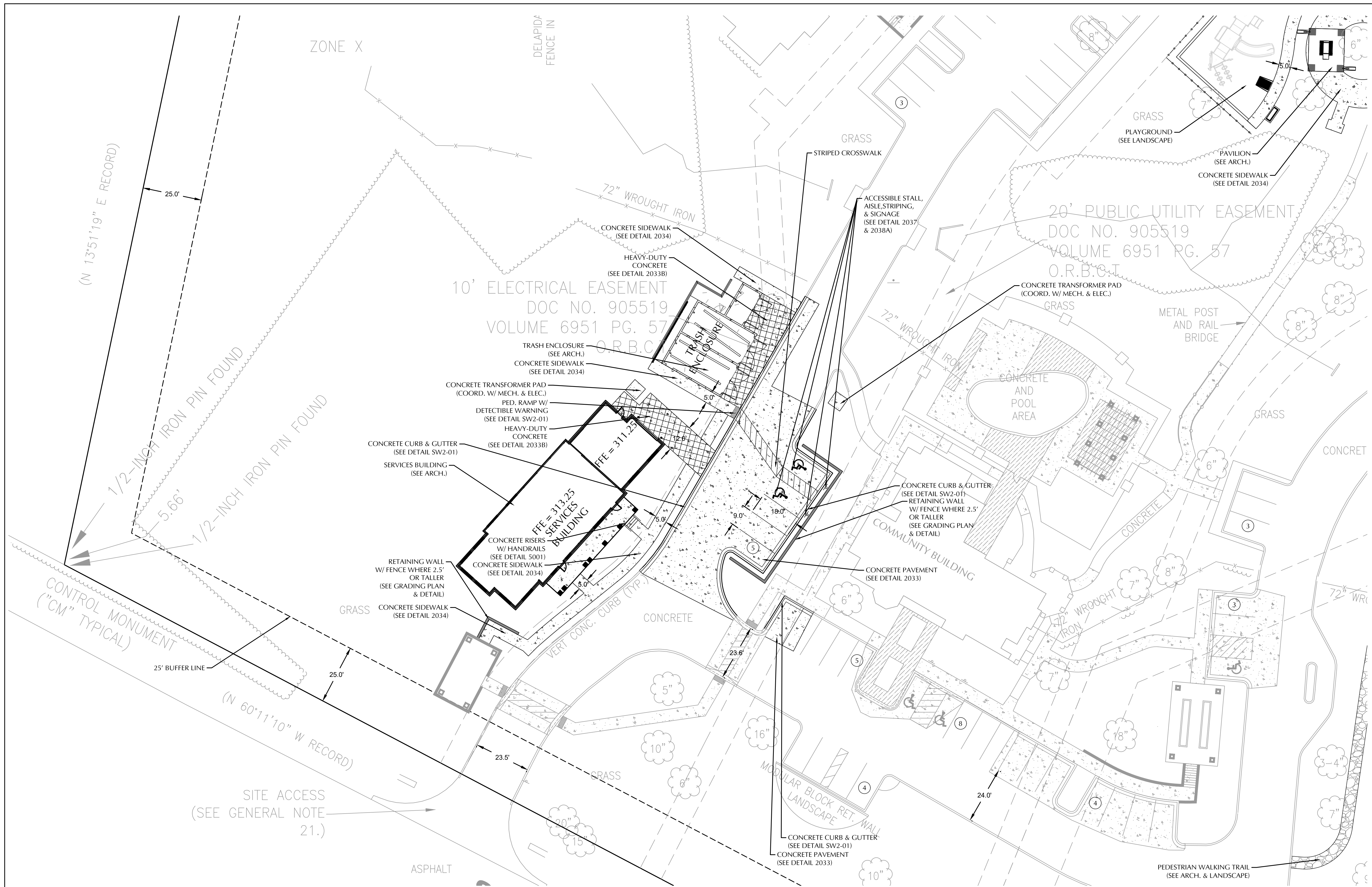
SHEET NUMBER

C2-0

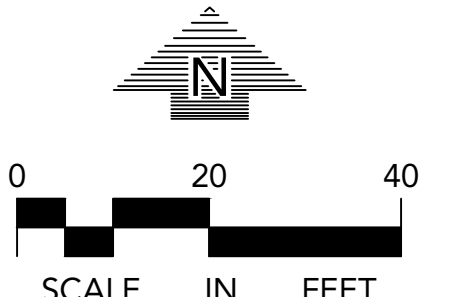
| ISSUE # | DATE | DESCRIPTION |
|---------|------------|---------------------|
| 1 | 03/22/2022 | SITE PLAN SUBMITTAL |

**NOT FOR
CONSTRUCTION**

| | |
|-------------------|----------|
| DRAWN BY | JBT |
| CHECKED BY | SRT |
| COMMISSION NUMBER | XXXX-XXX |



NOTE:
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BASED ON AN ALTA/NSPS LAND TITLE SURVEY BY
COLE, DATED 06/04/2021. EXISTING CONDITIONS
INFORMATION SHOWN IS BASED ON TOPO
PERFORMED BY COLE 06/2021.

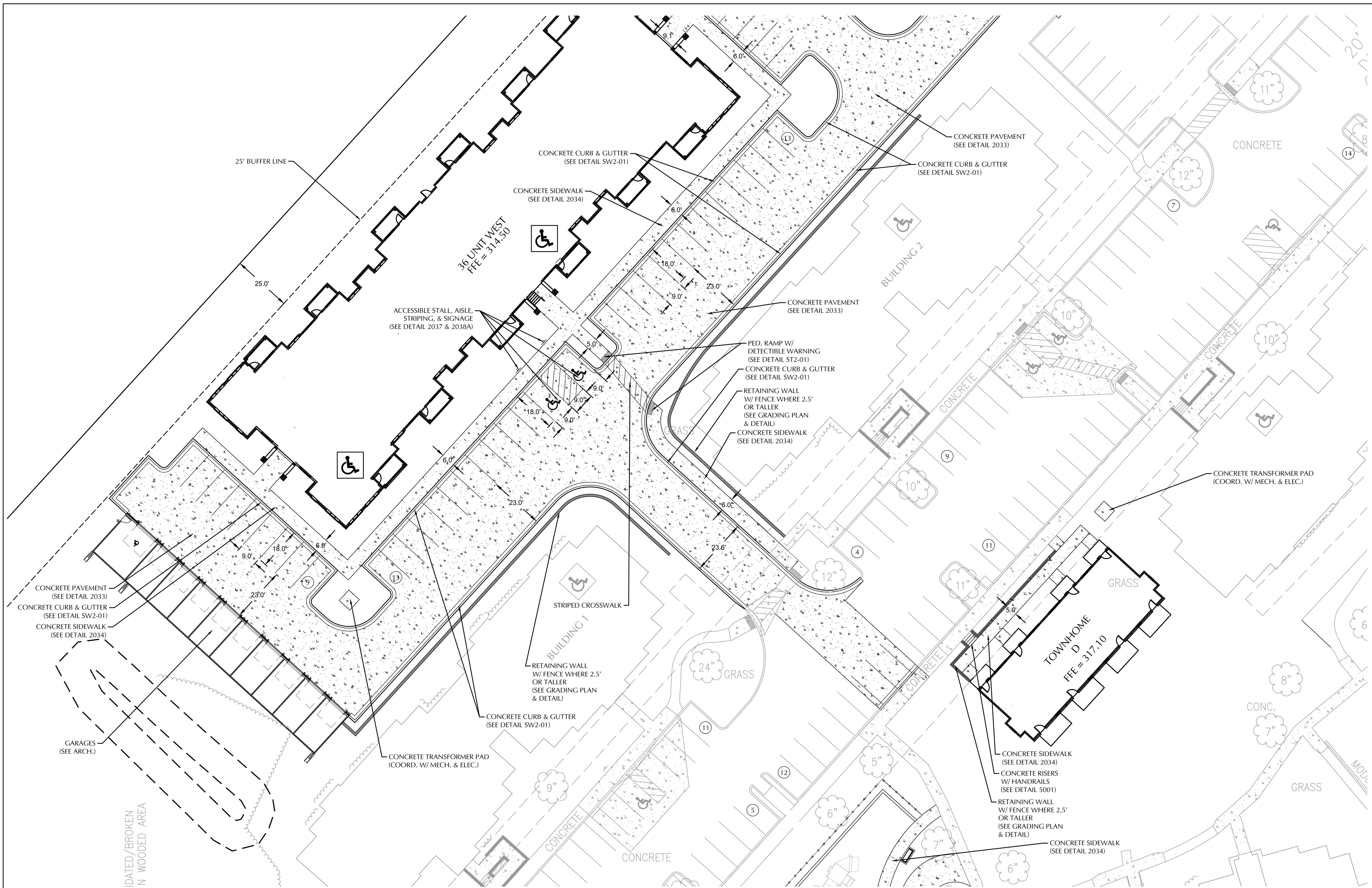


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| ISSUE # | DATE | DESCRIPTION |
|---------|------------|---------------------|
| 1 | 03/22/2022 | SITE PLAN SUBMITTAL |

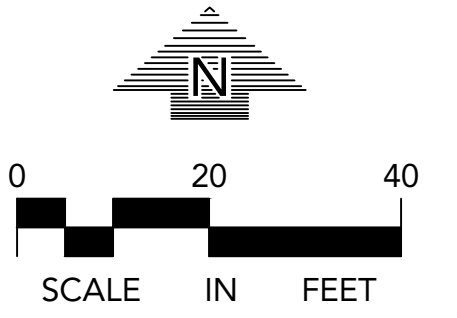
**NOT FOR
CONSTRUCTION**

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|-------------------|----------|
| DRAWN BY | JBT |
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| COMMISSION NUMBER | XXXX-XXX |



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CONSULTANTS



PROJECT TITLE

**SANDY CREEK
APARTMENTS**

| ISSUE # | DATE | DESCRIPTION |
|---------|------------|---------------------|
| 1 | 03/22/2022 | SITE PLAN SUBMITTAL |

CERTIFICATION

**NOT FOR
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| | |
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| COMMISSION NUMBER | XXXX-XXX |

SHEET TITLE

SITE PLAN - INSET 3

SHEET NUMBER

C2-3

ONE FOREST PARK, LTD.
VOLUME 5687, PAGE 298
O.R.B.C.T.

25' BUFFER LINE

PROOF OF PARKING

FUTURE DRIVE CONNECTION

10' ELECTRICAL EASEMENT
DOC NO. 905519
VOLUME 6951 PG. 57
O.R.B.C.T.

CONCRETE CURB & GUTTER
(SEE DETAIL SW2-01)
CONCRETE PAVEMENT
(SEE DETAIL 2033)
CONCRETE CURB & GUTTER
(SEE DETAIL SW2-01)
CONCRETE SIDEWALK
(SEE DETAIL 2034)

CONCRETE PAVEMENT
(SEE DETAIL 2033)
CONCRETE CURB & GUTTER
(SEE DETAIL SW2-01)

BUILDING 3

BRICK
HUMPSTER
ENCL.

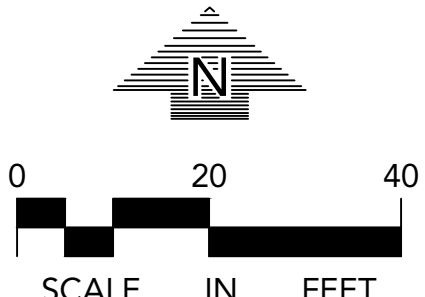
PUBLIC UTILITY EASEMENT
O. 905519
6951 PG. 57

GRASS

RES TRUSTEE
PLAN CORPORATION PROFIT
UMENT NO. 2016-1338225
B.C.T.

(N 44°24'53" E RECORD)

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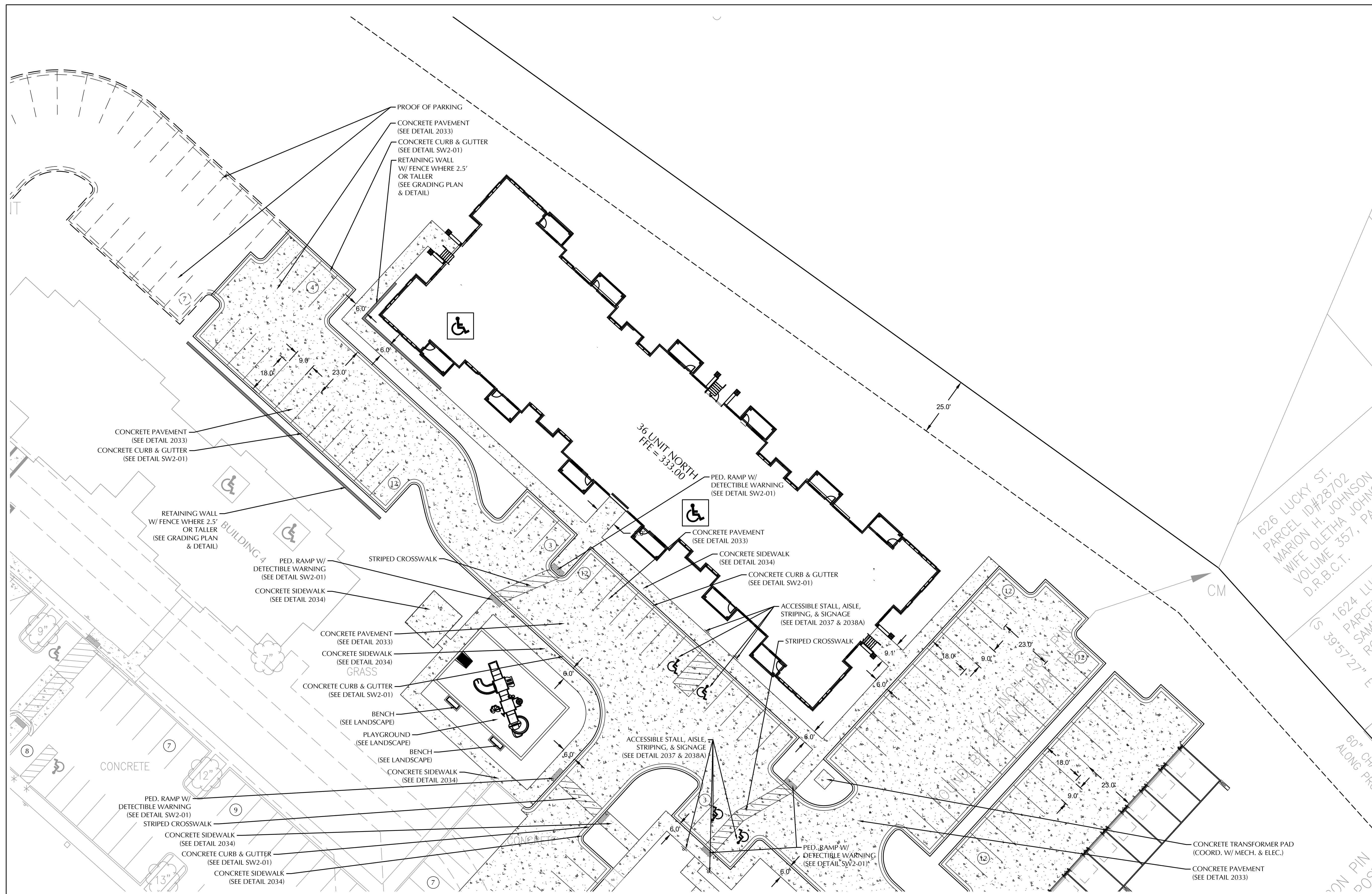


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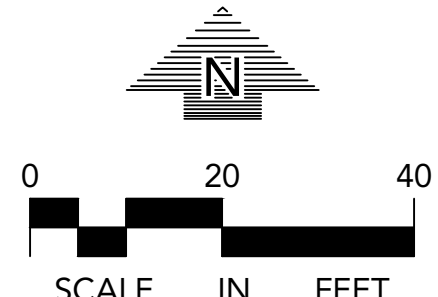
| ISSUE # | DATE | DESCRIPTION |
|---------|------------|---------------------|
| 1 | 03/22/2022 | SITE PLAN SUBMITTAL |

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| 1 | 03/22/2022 | SITE PLAN SUBMITTAL |

CERTIFICATION

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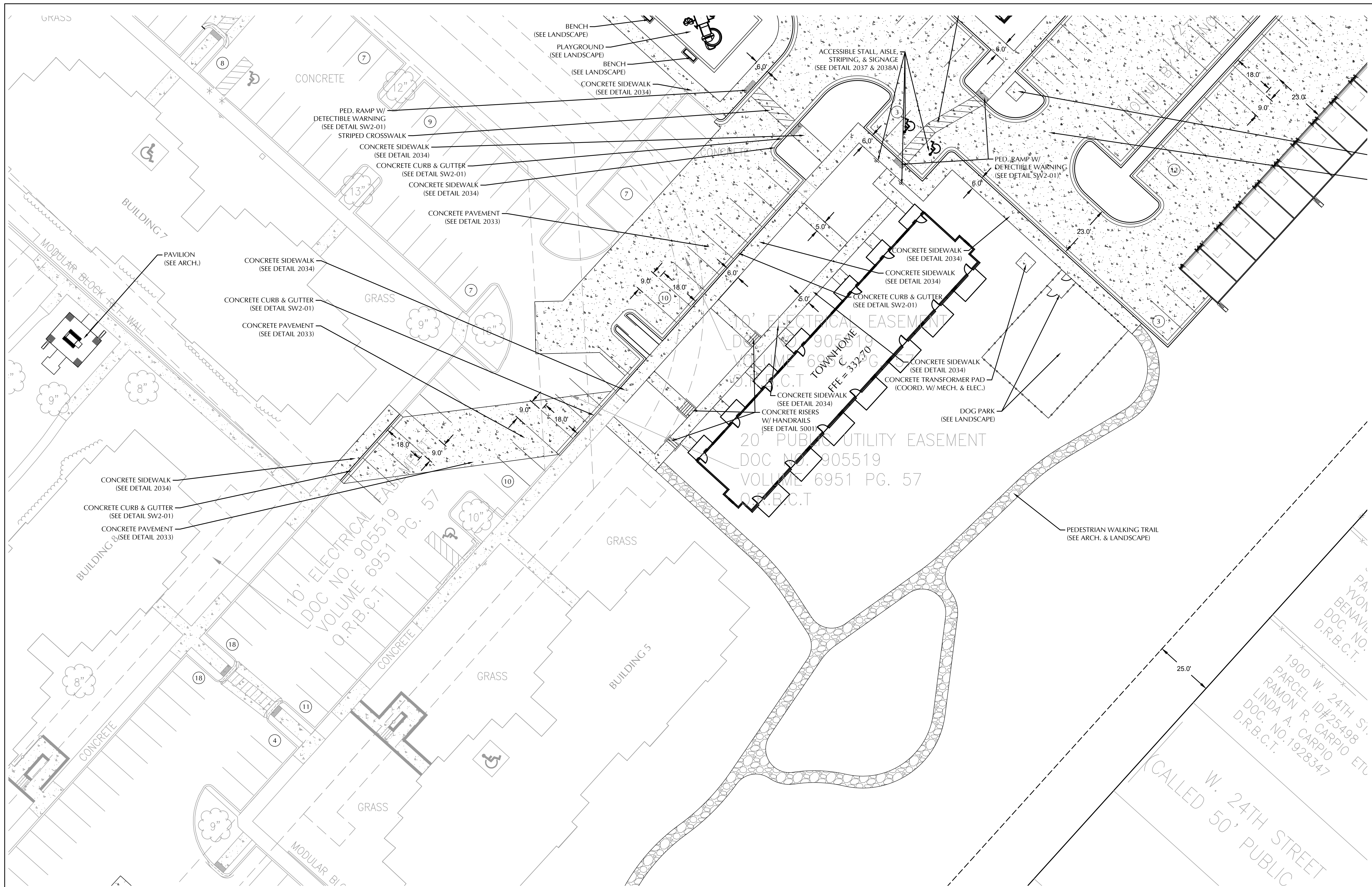
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| DRAWN BY | JBT |
| CHECKED BY | SRT |
| COMMISSION NUMBER | XXXX-XXX |

SHEET TITLE

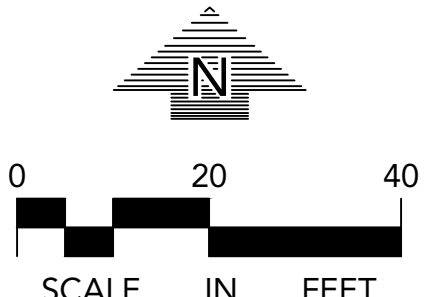
SITE PLAN - INSET 5

SHEET NUMBER

C2-5



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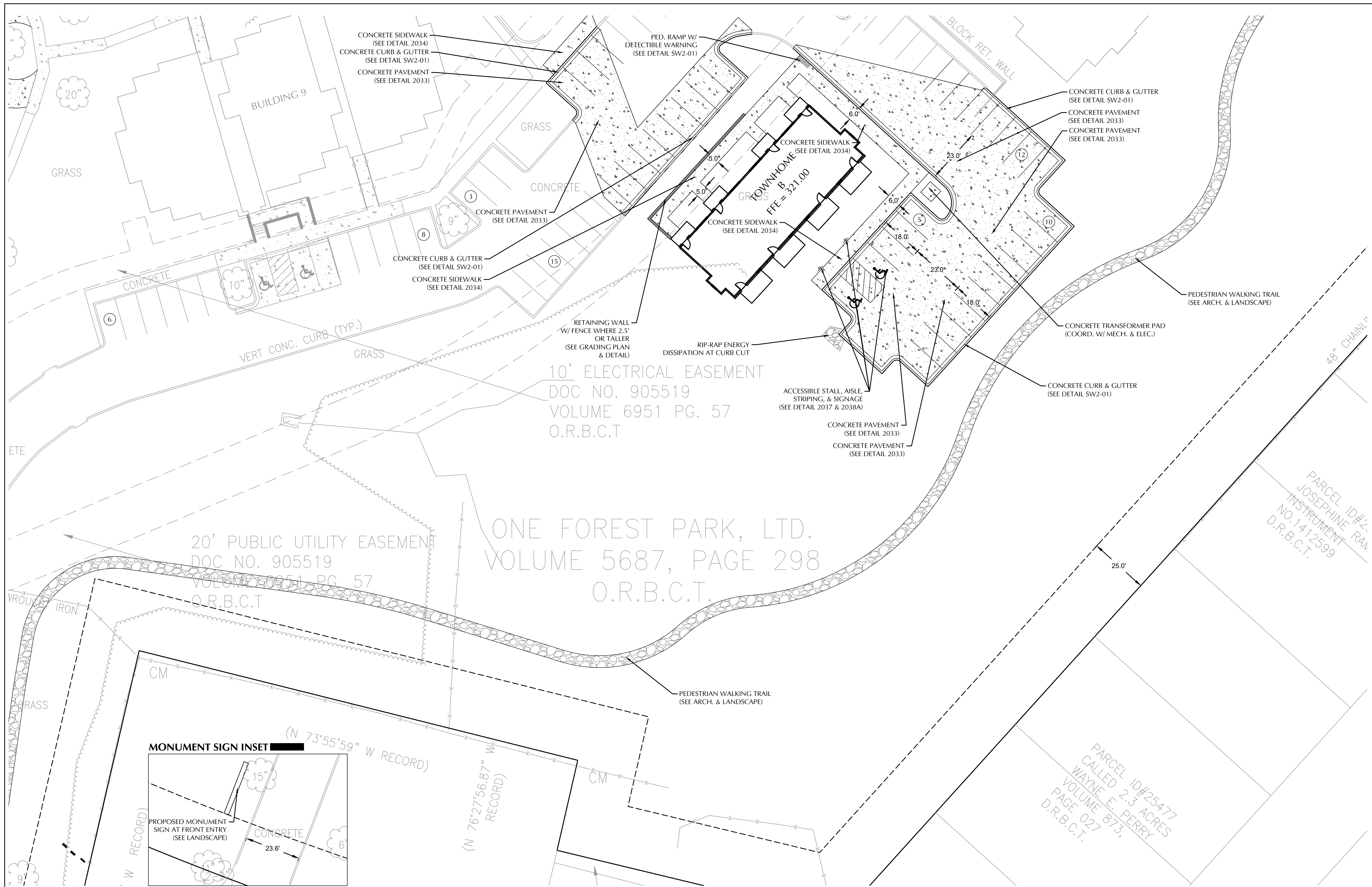


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1/27/2022 2:36:37 PM

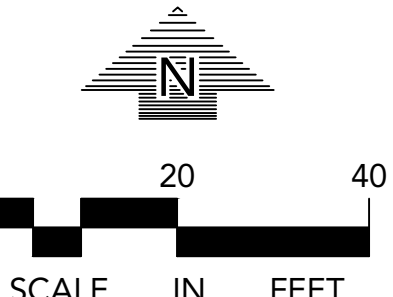
| ISSUE # | DATE | DESCRIPTION |
|---------|------------|---------------------|
| 1 | 03/22/2022 | SITE PLAN SUBMITTAL |

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1/27/2022 2:36:37 PM