

ISSUED FOR BIDDING AND CONSTRUCTION

DATE: 2/18/2019 DRAWN BY: RML/ZCR
DESIGNED BY: RML/ZCR
CHECKED BY: JAL

REVISIONS

McCLURE & BROWNE
ENGINEERING/SURVEYING, INC.
Engineer Reg. No. F-459; Survey Reg. No. 10103-00
1008 Woodcreek Dr., Suite 103
College Station, TX 77845; (979) 699-3638



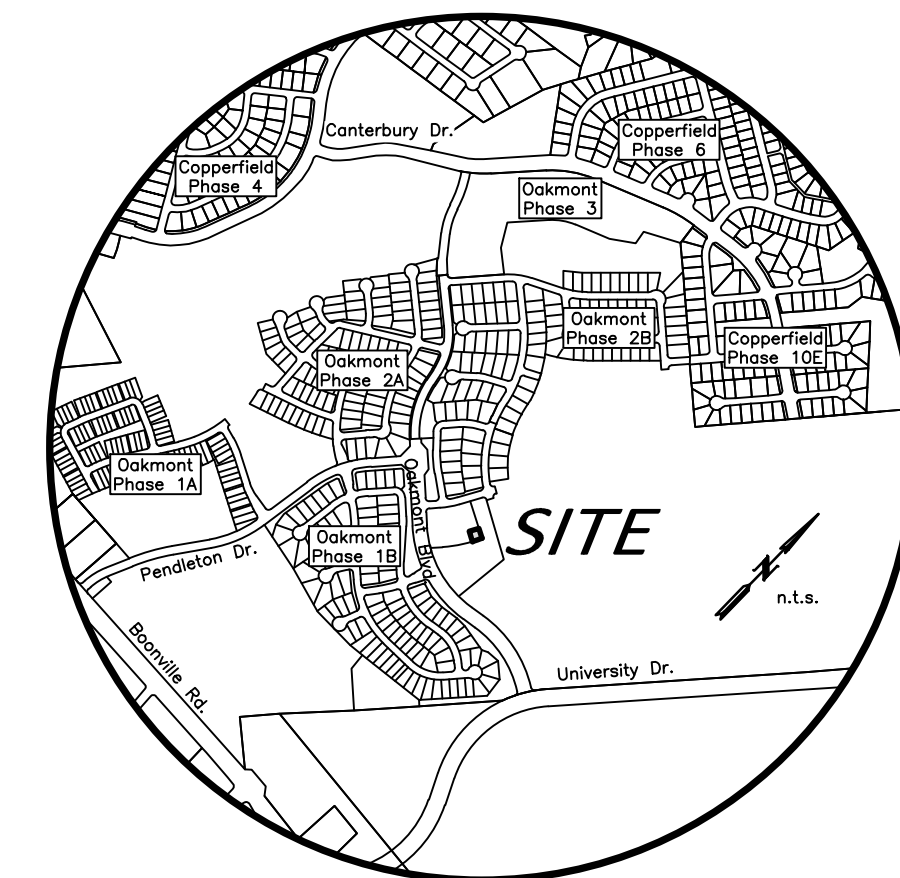
Site Plan

OAKMONT PARK #1

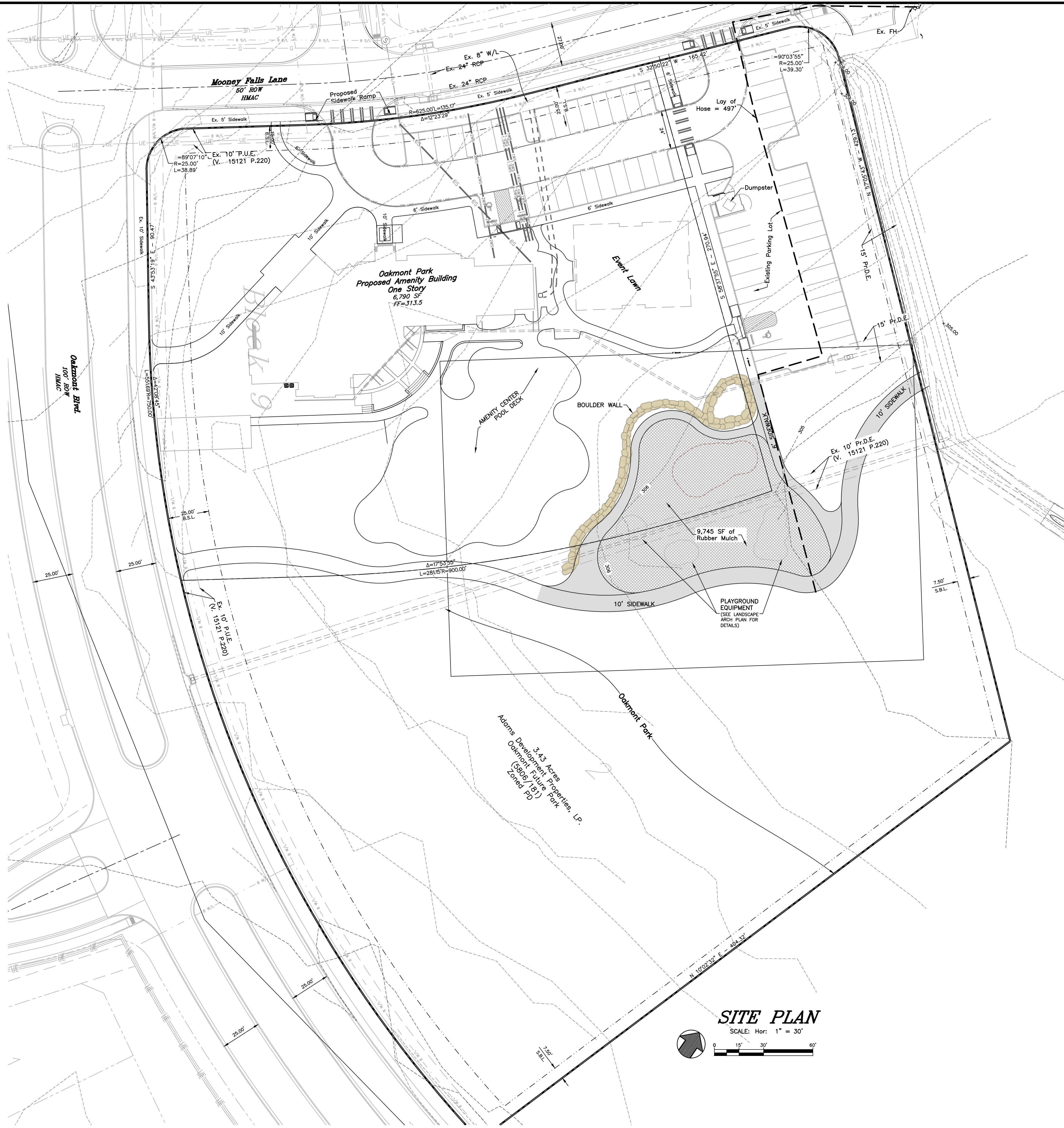
SHEET NO.

G1.1

10820033-003-C1.1

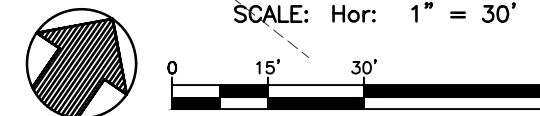


VICINITY MAP



SITE PLAN

SCALE: Hor: 1" = 30'



SITE PLAN NOTES:

- This property is zoned Planned Development-Mixed Use (PD-M) District per ordinance 2475 approved on March 9, 2021.
- Owner & Applicant: Adam Development LP
1 Momentum Blvd, Ste#1000
College Station, TX 77845
- Proposed Use: Park
- The total site area is 2.00 acres.
- WATER AND SANITARY SEWER DEMANDS: None
- BASIS OF BEARINGS:**
The bearing system and actual measured distances to the Iron Rod monuments are consistent with the OAKMONT PHASE 1B SUBDIVISION final plat recorded in Volume 15121, Page 220 of the Official Records of Brazos County, Texas
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
- Irrigation system to be installed by others. Irrigation system must be protected by either a pressure Vacuum Breaker, a Reduced Pressure Principle Back Flow Device, or a Double-Check Back Flow Device.
- All Backflow devices must be installed and tested upon installation.
- Signage will be permitted separately.

GENERAL CONSTRUCTION NOTES:

- It shall be the responsibility of the Contractor to verify the exact location of all existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
A. Contact Texas811 @ 811
B. City of Bryan @ 979-209-5900
C. Contact Wickson S.U.D. @ 979-589-3030
- Construction within Public Right-of-Ways and easements must equal or exceed the BCS Unified Technical Specification and Standard Construction Details. All inspections shall be coordinated with the staff of the City Engineer of Bryan.
- In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer for any substitution.
- Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P.
- TRENCHING AND BACKFILLING:** The backfilling of all trenches within structural areas shall be accomplished with cement stabilized sand placed to within 6" of paving sub-grade. The backfilling of all trenches outside of structural areas shall be placed so as to achieve 85 percent Modified Proctor Density. All backfilling shall be between optimum and 4 percent (4%) above optimum moisture content. Testing shall be provided by a certified laboratory at the Owner's expense to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and paved areas. For streets, alleys and parking areas, the limits of the structural areas shall extend 5' beyond the curb lines or other paved areas.
- It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with the Bryan Texas Utilities (BTU).
- Where a contradiction between plans and specifications occur, the plans shall be ruled as superior.
- Trenches may be left open overnight if properly barricaded to prevent pedestrian access.
- It shall be the responsibility of the Contractor to file a NOI with the TCEQ and coordinate with City staff.
- Contractor shall adjust all existing manholes and valve boxes to final grades. There will be no separate pay item for this work.
- Refer to Architectural Plans for top of finished light pole foundation elevations.
- 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 windblown litter from the project site.
- Demolition/Construction Waste- Site is required to provide containment for waste prior and during demolition/construction.
- No signs proposed with this plan. Signs to be permitted separately.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
- All sidewalks are concrete.

Legend

- - 1/2" Iron Rod Set
- ⊙ - 1/2" Iron Rod Found
- ⊕ - 5/8" Iron Rod Found
- 8" — Existing Sewer Line w/ size
- 8" — Existing Water Line w/ size
- 8" — Proposed Sewer Line w/ size
- 8" — Proposed Water Line w/ size
- 8" — Existing Gas Line w/ size
- 8" — Existing Overhead Electric Line
- ← Guy Anchor

Abbreviations

- D.E. Drainage Easement
- D.D.F. Emergency Access Easement
- F.H. Fire Hydrant
- O.R.A. Public Access Easement
- P.U.E. Public Utility Easement
- R.O.A. Right-of-Way
- Pr.A.E. Private Access Easement
- Pr.D.E. Private Drainage Easement
- S.D. Storm Drain