

GENERAL NOTES:

1. CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE EXISTING UTILITIES SHOWN ON THIS DRAWING ARE APPROXIMATE AND BASED ON PARTIAL INFORMATION PROVIDED BY THE UTILITY OWNERS. CONTRACTOR IS RESPONSIBLE FOR CONTACTING "STATE ONE CALL" (811) AND VERIFYING THE LOCATION OF ALL UTILITIES IN THE AREA PRIOR TO CONSTRUCTION. EXTREME CAUTION SHALL BE USED TO NOT DAMAGE EXISTING UTILITIES. THE EXISTING UTILITY INFORMATION SHOWN IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. CONTRACTOR SHALL CONTACT ENGINEER AND OWNER WHEN LOCATIONS OF UTILITIES ARE NOT IN GENERAL VICINITY SHOWN ON DRAWINGS. BOUNDARY/PROPERTY INFORMATION IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING FACILITIES, ABOVE OR BELOW GROUND, THAT MAY OCCUR AS A RESULT OF THE WORK PERFORMED BY THE CONTRACTOR OR SUBCONTRACTORS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BECOME FAMILIAR WITH THE PERMIT AND INSPECTION REQUIREMENTS SPECIFIED BY THE VARIOUS GOVERNMENTAL AGENCIES AND THE ENGINEER. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION AND SCHEDULE INSPECTIONS ACCORDING TO AGENCY INSTRUCTIONS/REQUIREMENTS.
4. SAFETY:
 - A. DURING THE CONSTRUCTION AND/OR MAINTENANCE OF THIS PROJECT, ALL SAFETY REGULATION ARE TO BE ENFORCED. THE CONTRACTOR OR HIS REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE CONTROL AND SAFETY OF THE TRAVELING PUBLIC AND THE SAFETY OF HIS/HER PERSONNEL.
 - B. LABOR SAFETY REGULATIONS SHALL CONFORM TO THE PROVISIONS SET FORTH BY OSHA IN THE FEDERAL REGISTER OF THE DEPT. OF TRANSPORTATION.
 - C. THE MINIMUM STANDARDS AS SET FORTH BY THE STATE DEPARTMENT OF TRANSPORTATION SHALL BE FOLLOWED IN THE DESIGN, APPLICATION, INSTALLATION, MAINTENANCE AND REMOVAL OF ALL TRAFFIC CONTROL DEVICES, WARNING DEVICES AND BARRIERS NECESSARY TO PROTECT THE PUBLIC AND CONSTRUCTION PERSONNEL FROM HAZARDS WITHIN THE PROJECT LIMITS.
 - D. ALL TRAFFIC CONTROL MARKINGS AND DEVICES SHALL CONFORM TO THE PROVISIONS SET FORTH IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES PREPARED BY THE U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION.
 - E. ALL SUBSURFACE CONSTRUCTION SHALL COMPLY WITH THE "TRENCH SAFETY ACT"; THE CONTRACTOR SHALL ENSURE THAT THE METHOD OF TRENCH PROTECTION AND CONSTRUCTION IS IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS.
5. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH AND ENFORCE ALL APPLICABLE SAFETY REGULATIONS. THE ABOVE INFORMATION HAS BEEN PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY AND DOES NOT IMPLY THAT THE OWNER OR ENGINEER WILL INSPECT AND/OR ENFORCE SAFETY REGULATIONS.

GRADING NOTES:

1. THE ENTIRE CONSTRUCTION AREA SHALL BE STRIPPED OF TOPSOIL AND ORGANIC MATERIAL AND PROOF ROLLED PRIOR TO PLACEMENT OF FILL. AREAS OF UNSTABLE SOIL SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER. SUBGRADE SOIL SHALL BE TESTED BY A QUALIFIED TESTING LABORATORY TO DETERMINE THE PLASTICITY INDEX PRIOR TO PREPARATION OF BASE.
2. EXCESS FILL MATERIAL SHALL BE STOCKPILED ON SITE AT A LOCATION APPROVED BY OWNER AND ENGINEER. STOCKPILED MATERIAL MUST BE PROTECTED FROM EROSION. ANY EXCESS MATERIAL MUST BE SPREAD INTO 8" LOOSE LIFTS AND COMPACTED @ 95% STANDARD PROCTOR DENSITY UNLESS IT IS STOCKPILED.
3. THE CONTRACTOR SHALL CLEAR AND GRUB THE ENTIRE LIMITS OF CONSTRUCTION AND REMOVE ALL ORGANIC MATERIALS. ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED, SODDED, OR PLANTED WITH OTHER APPROVED LANDSCAPED MATERIAL IMMEDIATELY FOLLOWING CONSTRUCTION.
4. ALL EXISTING DEBRIS WITHIN CONSTRUCTION LIMITS (ABOVE OR BELOW GROUND), CONSTRUCTION DEBRIS AND OTHER WASTE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR IN ACCORDANCE WITH APPLICABLE REGULATORY AGENCY REQUIREMENTS.
5. NATIVE MATERIALS OBTAINED FROM SITE EXCAVATIONS MAY BE USED FOR FILL IN PARKING AREAS PROVIDED THAT THEY MEET THE REQUIREMENTS FOR SELECT FILL SPECIFIED BY THE GEOTECH REPORT. NO NATIVE MATERIALS ARE TO BE USED AS FILL WITHIN FIVE FEET OF BUILDING AREA UNLESS AUTHORIZED BY GEOTECHNICAL ENGINEER.
6. SELECT FILL MATERIAL PLACED DURING CONSTRUCTION SHALL MEET THE REQUIREMENTS FOR TYPE OF MATERIAL, PLACEMENT AND COMPACTION SPECIFIED IN THE GEOTECH REPORT.
7. SELECT FILL SHALL CONSIST OF HOMOGENOUS SOILS FREE OF ORGANIC MATTER AND DEBRIS; A PLASTICITY INDEX BETWEEN FIVE (5) AND FIFTEEN (15); A LIQUID LIMIT OF THIRTY-FIVE (35) OR LESS; AND NO GREATER THAN 60% FINER THAN 200 MESH SIEVE AT PLUS OR MINUS 2% OF OPTIMUM MOISTURE. SELECT FILL SOURCE SHALL BE APPROVED PRIOR TO PLACEMENT OF FILL WITHIN THE SITE.
8. SELECT FILL SHALL BE PLACED ON PREPARED SUBGRADE IN 8" LOOSE LIFTS AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.
9. CONTRACTOR SHALL BREAK UP SLOPED SURFACE STEEPER THAN 4:1 SO THAT FILL MATERIAL WILL BOND WITH EXISTING SURFACE.
10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING APPLICABLE TESTING WITH THE SOILS ENGINEER. COMPACTION TESTS WILL BE REQUIRED FOR EACH LIFT. UPON COMPLETION OF WORK THE SOILS ENGINEER WILL SUBMIT CERTIFICATIONS TO THE OWNER AND OWNER'S ENGINEER STATING THAT ALL REQUIREMENTS HAVE BEEN MET.
11. A QUALIFIED TESTING LABORATORY SHALL PERFORM ALL TESTING NECESSARY TO ASSURE COMPLIANCE OF THE IN-PLACE MATERIALS AS REQUIRED BY THE PLANS, THE VARIOUS AGENCIES AND PERMIT CONDITIONS. SHOULD ANY RETESTING BE REQUIRED DUE TO THE FAILURE OF ANY TESTS TO MEET THE REQUIREMENTS, THE COSTS OF ALL SAID RETESTING WILL BE BORN BY THE CONTRACTOR.
12. CONTRACTOR SHALL GRADE ALL GRASSED AREAS TO DRAIN TO EXISTING OR PROPOSED CATCH BASINS OR DRAINAGE PIPE INLETS. AREAS ADJACENT TO BUILDING SHALL BE GRADED TO DRAIN AWAY FROM STRUCTURES AND PREVENT PONDING.
13. CONTRACTOR SHALL PROVIDE FILL AS REQUIRED TO TIE TO EXISTING GRADE AT THE PERIMETER OF CURBS AND BUILDINGS AT A SLOPE OF 4:1 (MAXIMUM) FROM THE TOP OF CURB OR 6 INCHES BELOW TOP OF BUILDING FOUNDATION.
14. CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL EROSION CONTROL MEASURES AS OUTLINED IN CONSTRUCTION. NO MUD OR SILT SHOULD BE ALLOWED TO ENTER DRAINAGE DITCHES OR ADJACENT PROPERTY. SHOULD MUD BE TRACKED ONTO LOCAL ROAD(S), THE CONTRACTOR SHALL BROOM AND CLEAN THE PAVEMENT IMMEDIATELY TO PREVENT UNSAFE DRIVING CONDITIONS.
15. ANY SITUATION OF ADJACENT PROPERTY OR DRAINAGE FACILITIES SHALL BE REMOVED PRIOR TO FINAL ACCEPTANCE BY OWNER.
16. ALL EROSION CONTROL MEASURES SHOULD BE PROPERLY INSTALLED PRIOR TO BEGINNING OF CONSTRUCTION. NO MUD OR SILT SHOULD BE ALLOWED TO ENTER DRAINAGE DITCHES OR ADJACENT PROPERTY. SHOULD MUD BE TACKED ONTO LOCAL ROAD(S) THE CONTRACTOR SHALL BROOM AND CLEAN THE PAVEMENT IMMEDIATELY TO PREVENT UNSAFE DRIVING CONDITIONS.

UTILITY NOTES:

1. CONTRACTOR SHALL NOTIFY ENGINEER, OWNER AND WATER DEPARTMENT 48 HOURS PRIOR TO BEGINNING WORK ON ANY NEW SANITARY SEWER TO SCHEDULE INSPECTION OF THE WORK.
2. PRIOR TO COMMENCING WORK WHICH REQUIRES CONNECTING PROPOSED FACILITIES TO EXISTING LINES OR APPURTENANCES, THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION(S) OF EXISTING CONNECTION POINT(S) AND NOTIFY THE OWNER'S ENGINEER OF ANY CONFLICTS OR DISCREPANCIES.
3. SANITARY SEWERS SHOULD ALWAYS CROSS UNDERNEATH WATER MAINS. INSTALLATION OF SANITARY SEWERS AT CROSSINGS OF WATER MAINS SHALL BE PERFORMED SO AS TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE WHENEVER POSSIBLE. THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER JOINTS AND WATER JOINTS SHALL BE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN 10 FEET BETWEEN ANY TWO JOINTS.
4. A MINIMUM 10 FOOT HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ANY TYPE OF SEWER (INCLUDING FORCE MAINS) AND EXISTING OR PROPOSED WATER MAINS IN PARALLEL INSTALLATIONS WHENEVER POSSIBLE. THE DISTANCE FOR SEPARATION SHALL BE MEASURED EDGE TO EDGE.
5. ALL PVC SEWER PIPE SHALL BE SOLID WALL POLY VINYL CHLORIDE PIPE AND COMPLY WITH ASTM D-3034 AND ALL APPLICABLE ASTM DOCUMENTS AS COVERED IN SECTION NO. 2 OF ASTM D-3034.
6. ALL GRAVITY SEWERS MUST BE SDR 35 PVC. ELASTOMERIC GASKET JOINTS SHALL BE UTILIZED FOR PVC PIPE AND SHALL COMPLY WITH ASTM F-477, ASTM D-3034, & ASTM F-679. JOINTS SHALL COMPLY WITH ASTM D-3212.
7. ALL GRAVITY SEWER PIPING SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER. THE CONTRACTOR SHALL NOTIFY THE OWNER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION(S).
8. THE CONTRACTOR SHALL PERFORM AN INFILTRATION/EXFILTRATION TEST (LOW PRESSURE AIR) ON THE GRAVITY SEWERS IN ACCORDANCE WITH LOCAL AUTHORITY REQUIREMENTS. SAID TEST ARE TO BE CERTIFIED BY THE ENGINEER OF RECORD AND SUBMITTED TO THE REGULATORY AGENCY FOR APPROVAL.
9. NOT USED
10. LOCAL ENERGY PROVIDER TO PROVIDE ELECTRICAL TRANSFORMER, CABLE, STREET LIGHTS, AND CONDUIT FOR ELECTRICAL SERVICE TO TRANSFORMER. CONTRACTOR TO BURY CONDUIT IN LOCATION SHOWN HEREON. CONTRACTOR TO CONTACT ENERGY PROVIDER PRIOR TO START OF CONSTRUCTION TO COORDINATE ELECTRICAL SERVICE.

DRAINAGE NOTES:

1. ALL CONCRETE USED FOR PAVEMENT, CURB, DRAINAGE STRUCTURES AND MISCELLANEOUS CONSTRUCTION SHALL ATTAIN A MINIMUM COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS.
2. ALL DRAINAGE STRUCTURES SHALL BE IN ACCORDANCE WITH LDOTD STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION, UNLESS NOTED OTHERWISE ON PLANS.
3. ALL DRAINAGE STRUCTURE GRATES AND COVERS WITHIN PAVED AREAS SHALL BE TRAFFIC RATED FOR H-20 LOADINGS.
4. CATCH BASIN TOPS SHALL BE CAST IN PLACE. PRECAST CONCRETE CATCH BASIN INVERTS WILL BE ALLOWED.
5. CONTRACTOR TO COMPLETE TOPS OF CATCH BASIN ONCE ADJACENT GRADES HAVE BEEN ESTABLISHED TO ENSURE THAT FINAL CATCH BASIN INLET IS SET AT THE APPROPRIATE ELEVATION.
6. PIPE LENGTHS SHOWN ARE APPROXIMATED AND TO CENTER OF DRAINAGE STRUCTURES.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS REQUIRED TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
8. ALL STORM SEWER PIPING ENTERING CONCRETE STRUCTURES SHALL BE GROUTED TO ASSURE THE CONNECTION POINT IS WATERTIGHT.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXCAVATIONS AGAINST COLLAPSE AND WILL PROVIDE BRACING, SHEETING ,OR SHORING AS NECESSARY.
10. DEWATERING METHODS SHALL BE USED AS REQUIRED TO KEEP TRENCHES DRY WHILE PIPE AND APPURTENANCES ARE BEING PLACED.
11. THE STORM DRAINAGE SYSTEM SHALL BE SUBJECT TO A VISUAL INSPECTION BY THE OWNER'S ENGINEER PRIOR TO THE PLACEMENT OF BACKFILL. CONTRACTOR TO NOTIFY THE ENGINEER 48 HOURS IN ADVANCE TO SCHEDULE INSPECTION.
12. THE CONTRACTOR SHALL MAINTAIN AND PROTECT FROM MUD, DIRT, DEBRIS, ETC. THE STORM DRAINAGE SYSTEM UNTIL FINAL ACCEPTANCE OF THE PROJECT. THE STORM SYSTEM WILL BE REINSPECTED BY THE OWNER'S ENGINEER PRIOR TO APPROVAL. THE CONTRACTOR MAY BE REQUIRED TO RECLEAN PIPES AND INLETS PRIOR TO ACCEPTANCE.
13. ALL STORM SEWER PIPE SHALL BE ADS N-12 HIGH DENSITY POLYETHYLENE CORRUGATED PLASTIC PIPE (HDPE) AS NOTED HEREON OR APPROVED EQUAL. PIPE SHALL BE DOUBLE WALL SMOOTH INTERIOR WITH INTEGRATED GASKETED SPLICES & BELL ENDS AND INSTALLED IN ACCORDANCE WITH ASTM D2321.
14. ALL HDPE SPLICES AND CONNECTIONS TO REDUCERS SHALL BE ACCOMPLISHED BY THE USE OF ADS SPLIT COUPLERS AND DOUBLE WIDE MAR MAC POLYSEAL REPAIR COUPLERS, UNLESS OTHERWISE NOTED. (OR APPROVED EQUAL)
15. ALL MIXED MATERIAL SPLICES SHALL BE ACCOMPLISHED BY THE USE OF ADS SPIGOT ADAPTERS AND DOUBLE WIDE MAR MAC POLYSEAL REPAIR COUPLERS, UNLESS OTHERWISE NOTED. (OR APPROVED EQUAL)
16. ALL DRAINAGE PIPE JOINTS SHALL BE WATER TIGHT.
17. ALL DRAINAGE PIPING SHALL BE BACKFILLED IN ACCORDANCE WITH THE DETAILS CONTAINED HEREIN.
18. CONTRACTOR SHALL NOTIFY STATE DEPARTMENT OF TRANSPORTATION PRIOR TO PERFORMING ANY WORK IN STATE RIGHT-OF-WAY.
19. WHEN WORKING IN STATE RIGHT-OF-WAY, CONTRACTOR SHALL FOLLOW STATE REQUIREMENTS FOR CONSTRUCTION SIGNING.

WATER NOTES:

1. CONSTRUCTION OF WATER FACILITIES TO BEGIN UPON APPROVAL BY THE OAK RIDGE PUBLIC WORKS DEPARTMENT.
2. WATER LINES SHALL BE INSTALLED WITH A MINIMUM 36 INCHES COVER OVER THE TOP OF PIPE. LINES INSTALLED BENEATH ROAD SURFACES SHALL BE A MINIMUM OF 48 INCHES BENEATH THE SURFACE OF THE ROAD.
3. ALL WATER LINE FITTINGS SHALL CONFORM WITH NSF/ANSI 372 AND SHALL BE INSTALLED WITH ROMAC GRIP RINGS.
4. ALL WATER PIPING, JOINTS, HYDRANTS, AND APPURTENANCES SHALL COMPLY WITH NSF/ANSI 372.
5. ALL TRANSITIONS BETWEEN PE AND PVC PIPE SHALL BE ACCOMPLISHED WITH "HARVEY ADAPTERS".
6. ALL WATER LINES (INCLUDING SERVICE TUBING) SHALL BE INSTALLED WITH 10 GA TYPE TW STRANDED COPPER LOCATOR WIRE AT TEN O'CLOCK OR TWO O'CLOCK POSITION AND EXTENDED INTO METER AND VALVE BOXES. ALL SPLICES IN LOCATOR WIRE SHALL BE MADE WITH COPPER "3M" BRAND DIRECT BURY SPLICE KIT MODEL DBR.
7. THE NEW WATER MAIN SHALL BE PRESSURE TESTED PRIOR TO THE TIE-IN OPERATIONS. ALL REPAIRS AND RE-TESTING SHALL BE MADE PRIOR TO TIE-IN. PRESSURE TEST SHALL BE IN ACCORDANCE WITH AWWA C600. THE MAXIMUM ALLOWABLE LEAKAGE SHALL BE 10 GALLONS PER INCH OF PIPE DIAMETER PER MILE OF PIPE FOR 24 HOURS. THE TEST PROCEDURE SHALL BE 4 HOURS. THE CONTRACTOR SHALL FURNISH GAUGES, METERS, WATER, TOOLS, LABOR, EQUIPMENT, AND OTHER MATERIALS NECESSARY TO CONDUCT THE TESTS. THE ENGINEER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF TESTS.
8. FOLLOWING THE ACCEPTANCE OF THE HYDROSTATIC TEST, ALL NEW WATER LINES INCLUDING APPURTENANCES SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651 (LATEST REVISION) AND LOCAL CODE.
9. WHILE THE DISINFECTANT IS BEING APPLIED TO ANY SECTION OF THE SYSTEM, THE WATER SHALL BE ALLOWED TO ESCAPE AT ALL EXTREMITIES OF THIS SECTION UNTIL THE PRESENCE OF CHLORINE IS EVIDENT BY MEASURING WITH AN ORTHOTOLIDIN TEST KIT FURNISHED BY THE CONTRACTOR.
10. BACTERIOLOGICAL TESTS SHALL BE CONDUCTED BY A STATE CERTIFIED LABORATORY AND MUST INDICATE NEGATIVE FOR COLIFORM BACTERIA PRIOR TO USE OF THE WATER MAINS TO CONVEY WATER TO THE PUBLIC. IF BACTERIOLOGICAL TESTS INDICATE INSUFFICIENT DISINFECTION AT THE COMPLETION OF THE TESTING AND FLUSHING OF THE SYSTEM, THE PROCEDURE SHALL BE REPEATED UNTIL PROPER DISINFECTION IS ACHIEVED.
11. ALL MATERIALS SHALL BE IN COMPLIANCE WITH THE FEDERAL SAFE DRINKING WATER ACT AND THE LOCAL CODE AND SHALL BE CONSIDERED EITHER LOW OR NO LEAD.


STRIPING & SIGNAGE NOTES:

1. ALL TRAFFIC CONTROL DEVICES SHALL MEET MUTCD REQUIREMENTS (LATEST EDITION).
2. ALL ROADWAY MARKINGS SHALL BE OF A THERMOPLASTIC MARKING MATERIAL AND COMPLY WITH STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, LATEST EDITION.

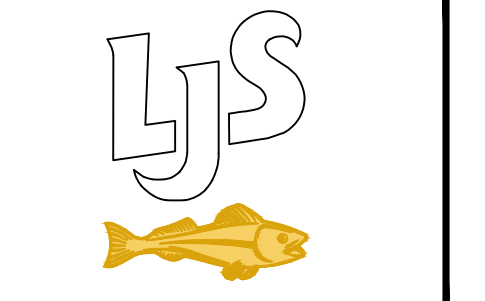
STREET SURFACE & BASE COURSE:

1. SOIL CLASSIFICATION (SUB-BASE AND BASE MATERIAL)
2. OPTIMUM MOISTURE/DENSITY OF BASE MATERIAL (STANDARD PROCTOR, ASTM D 1557)
3. ATTERBURG LIQUID LIMITS AND PLASTICITY INDEX (SUB-BASE AND BASE MATERIAL)
4. STABILIZATION REQUIREMENTS (PERCENT LIME AND/OR CEMENT) (SUB-BASE LIME AND BASE LIME AND/OR CEMENT)
 - A. SUB-GRADE STABILIZATION THE DEVELOPER SHALL STABILIZE ALL SUB-GRADE SOILS WITH A PLASTICITY INDEX OF 20 OR MORE UNLESS A CIVIL ENGINEER RECOMMENDS AN ALTERNATIVE TECHNIQUE SUCH AS GEO FABRIC. SUB-GRADE SOILS EVALUATION SHALL GENERALLY APPLY TO THE TOP EIGHT INCHES OF SOIL MEASURED DOWN FROM THE PROPOSED SUB-GRADE SURFACE. THE DEVELOPER SHALL COMPACT ALL SUB-GRADE AND INDIVIDUAL LAYERS OF BASE AND PAVING MATERIALS TO 95 PERCENT RELATIVE DENSITY, TO BE CONFIRMED BY STANDARD PROCTOR TEST (ASTM D 1557).
 - B. ALTERNATIVE SURFACES IN EVENT THE DEVELOPER ELECTS TO USE ALTERNATIVE SURFACES SUCH AS PORTLAND CEMENT CONCRETE, DESIGN OF THE SUB-BASE, BASE COURSE, AND CONCRETE SHALL BE PROVIDED TO THE PUBLIC WORKS DIRECTOR BY A LICENSED CIVIL ENGINEER FOR APPROVAL, PRIOR TO START OF WORK.
 - C. ACCEPTANCE NO STREET WILL BE ACCEPTED FOR PERPETUAL MAINTENANCE BY THE HOMEOWNER'S ASSOCIATION WITHOUT COMPLETE COMPLIANCE WITH THESE PROCEDURES AND THE WRITTEN ACCEPTANCE OF THE HOMEOWNER'S ASSOCIATION. THE DATE OF SUCH WRITTEN ACCEPTANCE SHALL BEGIN A ONE YEAR WARRANTY PERIOD DURING WHICH TIME THE DEVELOPER IS COMPLETELY RESPONSIBLE FOR MAINTENANCE AND STREET REPAIRS. APPROXIMATELY 30 DAYS PRIOR TO EXPIRATION OF THE WARRANTY PERIOD, THE HOMEOWNER'S SHALL SCHEDULE A WARRANTY INSPECTION WITH THE DEVELOPER.
5. THIS PROJECT DID NOT INCLUDE ANY GEOTECHNICAL DATA. PAVEMENT DESIGN MAY BE VALUED ENGINEERED WITH A GEOTECHNICAL REPORT.

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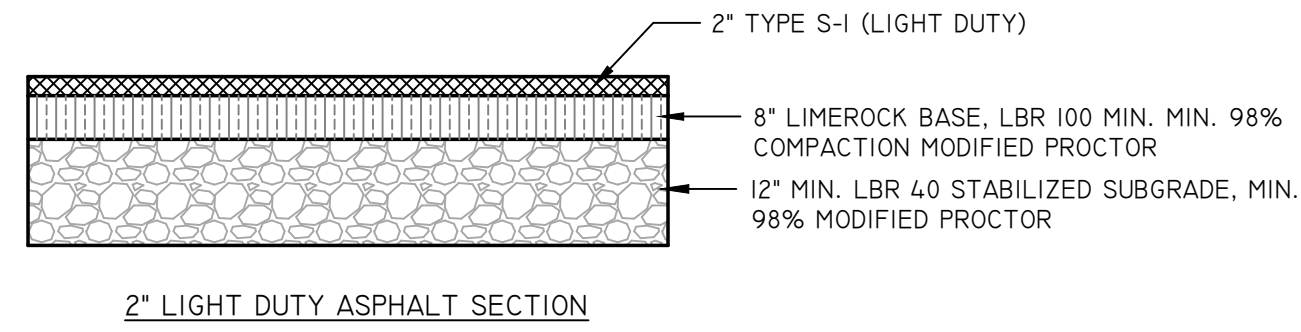
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REVISION		
No.	DATE	DESCRIPTION

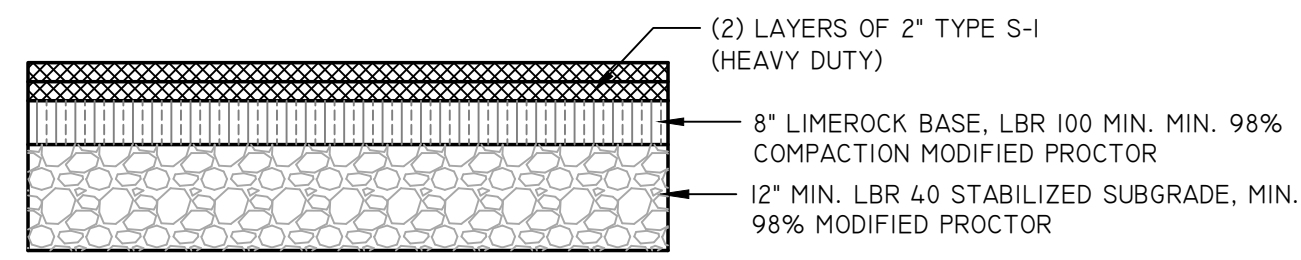
DWG DATE: 8/14/24
 DRAWN BY: JC / JC
 PROJECT No.: 2023-114
 DWG TITLE:

CIVIL NOTES

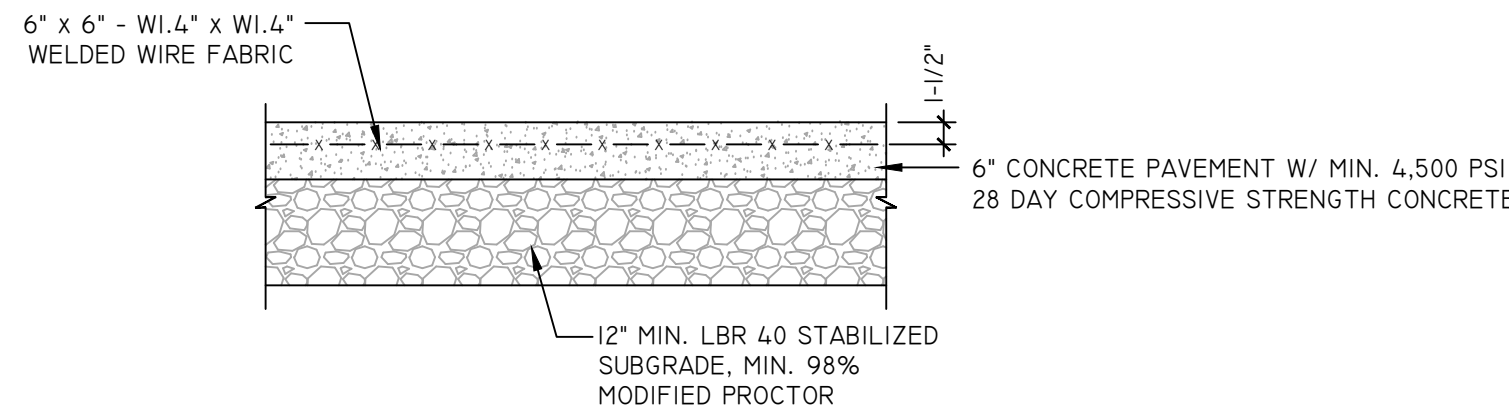
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2" LIGHT DUTY ASPHALT SECTION



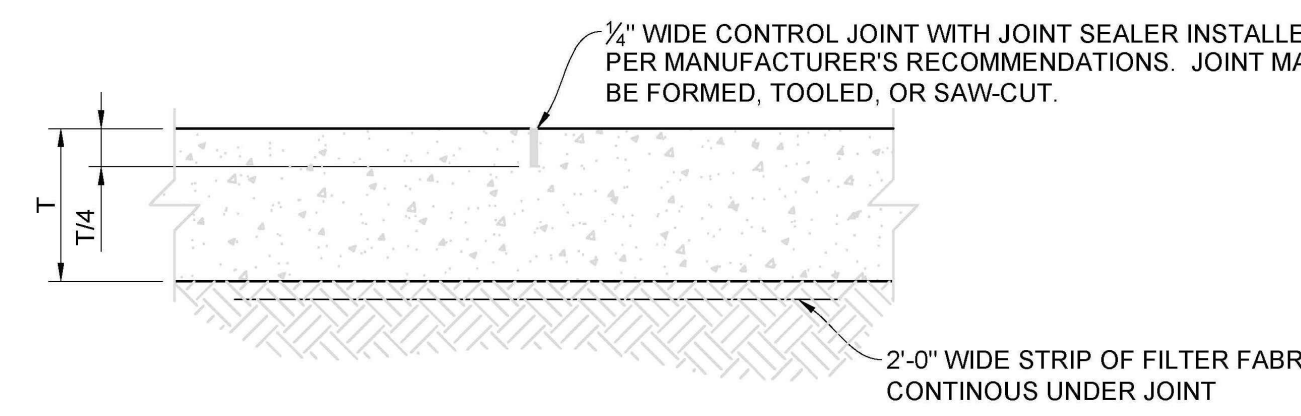
4" HEAVY DUTY ASPHALT SECTION



CONCRETE PAVEMENT SECTION

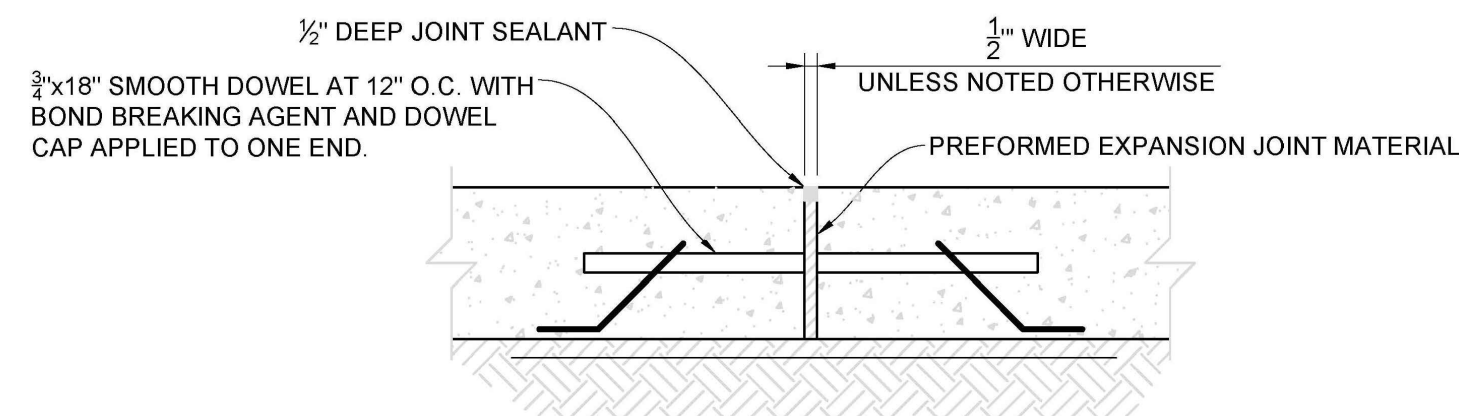
TYP. PARKING SECTION

NOT TO SCALE



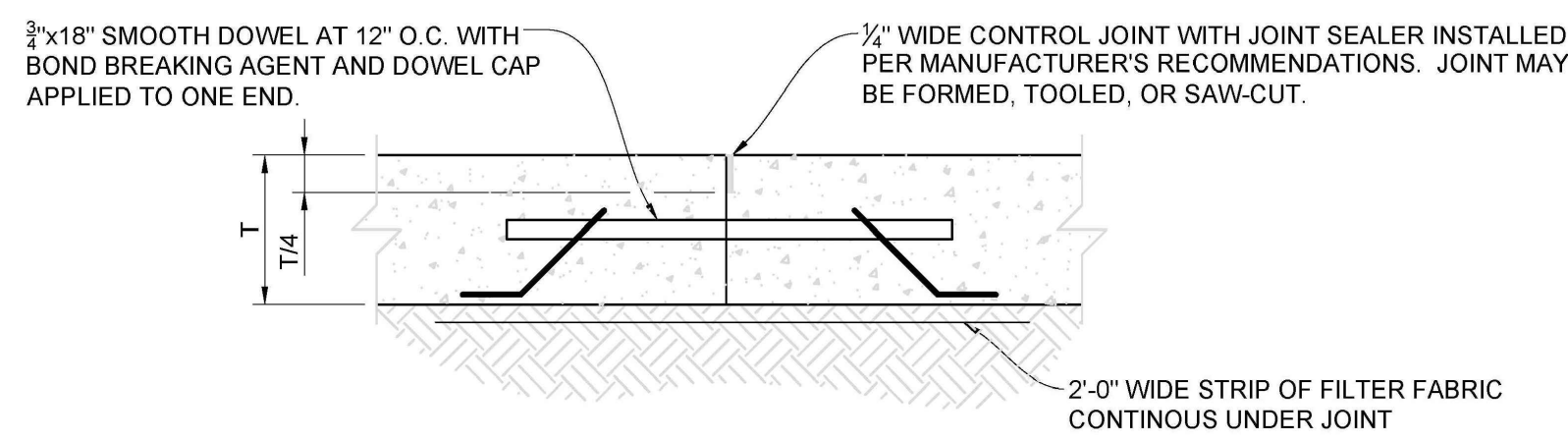
CONTRACTION/CONTROL JOINT (CJ)

SCALE: 1 1/2" = 1'-0"



EXPANSION JOINT (EJ)

SCALE: 1 1/2" = 1'-0"

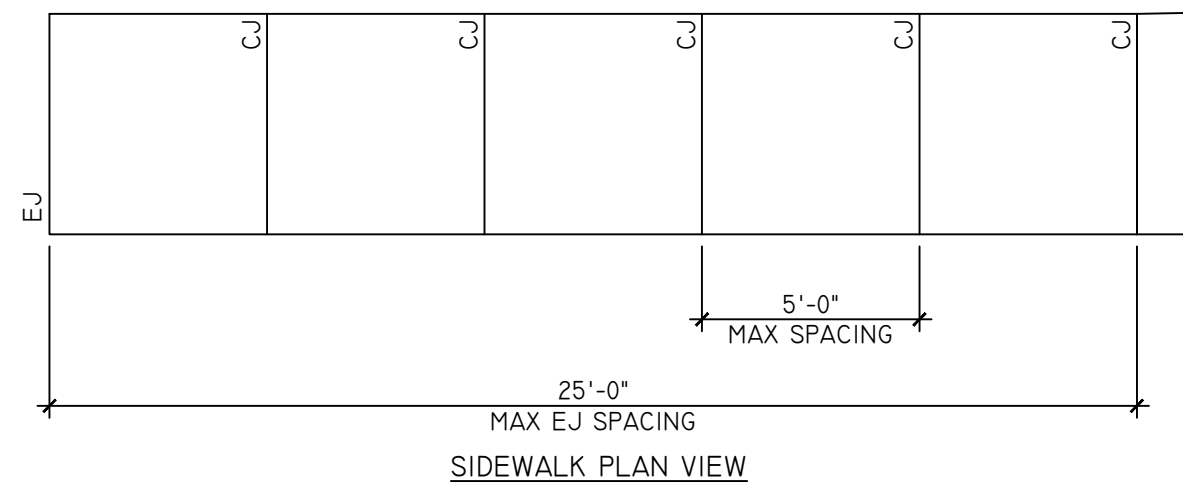


DOWELED CONTRACTION/CONSTRUCTION JOINT (DCJ)

SCALE: 1 1/2" = 1'-0"

TYP. TYP. PARKING SECTION

NOT TO SCALE

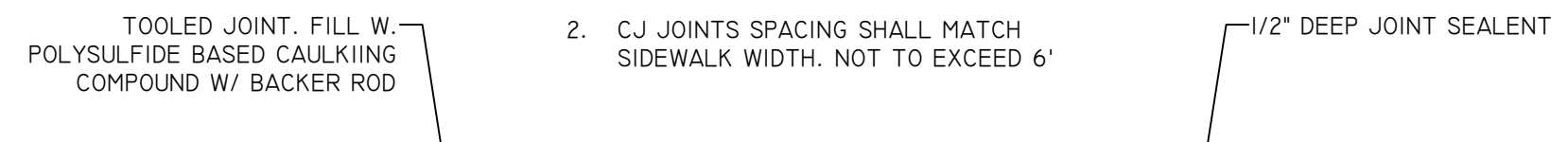


SIDEWALK PLAN VIEW

NOTES:

1. EJ JOINTS SPACED AT 20' MAX INTERVALS

2. CJ JOINTS SPACING SHALL MATCH SIDEWALK WIDTH. NOT TO EXCEED 6'



SIDEWALK CONTROL JOINT CJ

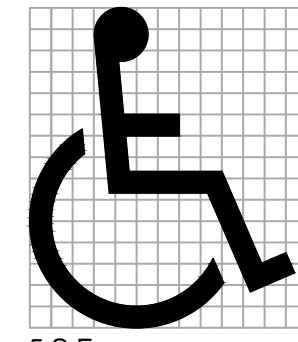
SIDEWALK EXPANSION JOINT EJ

SIDEWALK CONTROL DETAILS

NOT TO SCALE

NOTE:

1. SIZE 3 OR 5 FEET IN HEIGHT AND WHITE IN COLOR.



5 S.F.

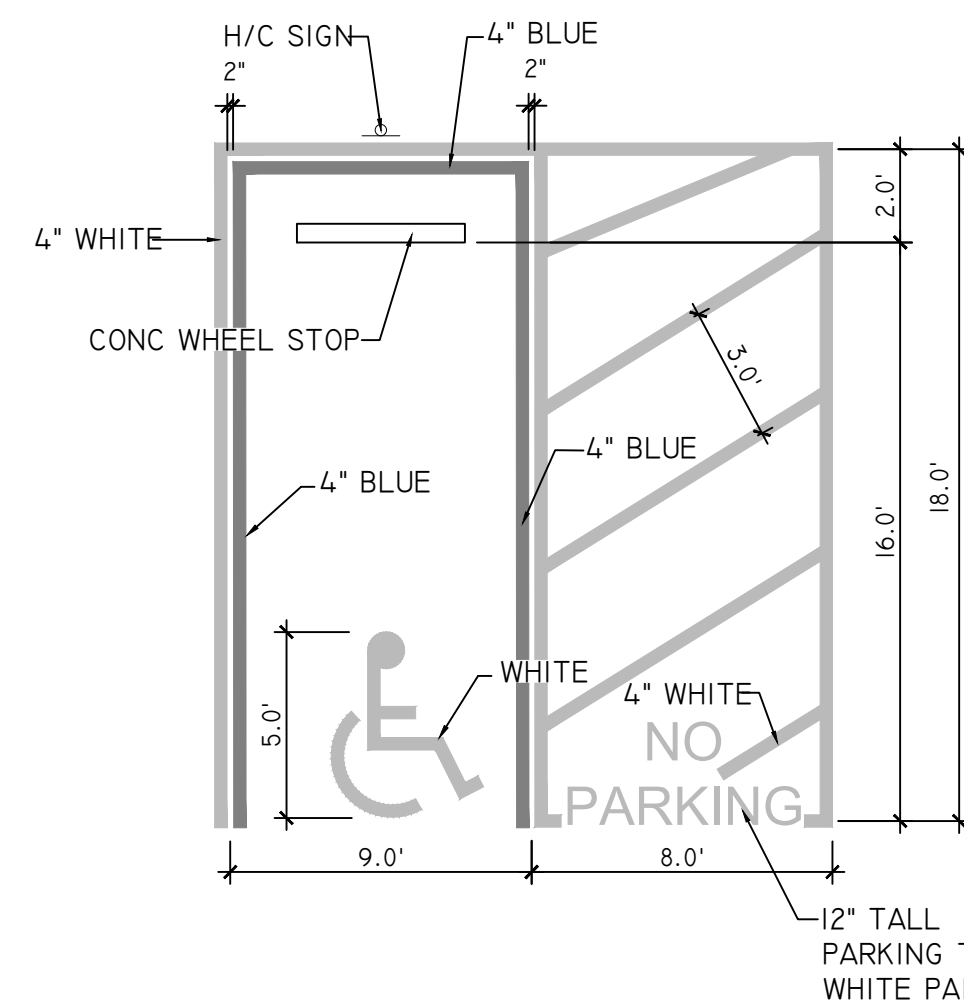
ACCESSIBLE PAVEMENT SYMBOL

NOTES:

1. PROVIDE PAVEMENT SYMBOL IN ACCESSIBLE PARKING SPACES. THE SYMBOL SHALL BE WHITE IN COLOR PER ADA STANDARDS.
2. BLUE MARKINGS SHALL BE SHADE 15180 PER FEDERAL STANDARD 5959.
3. SLOPES NO GREATER THAN 1:48 (2.08%) SHALL BE PERMITTED IN ALL DIRECTIONS FOR BOTH THE ACCESSIBLE PARKING SPACE AND ACCESSIBLE PARKING ACCESS AISLE.
4. ALL RAMP, SIDEWALK CURB RAMP AND ACCESSIBLE ROUTES SHALL BE ADA COMPLIANT.
5. WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MADE FROM THE CENTERLINE OF THE WHITE PAVEMENT MARKINGS. HOWEVER, WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE OR ACCESS AISLE; THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST PAVEMENT MARKING.
6. ALL ACCESSIBLE ELEMENTS SHALL BE COMPLIANT WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE FLORIDA BUILDING CODE SIXTH EDITION FOR "ACCESSIBILITY".
7. ALL PARKING PAVEMENT MARKINGS SHALL BE 4" REFLECTORIZED PAINT MEETING FDOT/BCTD STANDARDS.

HANDICAP PARKING DETAIL

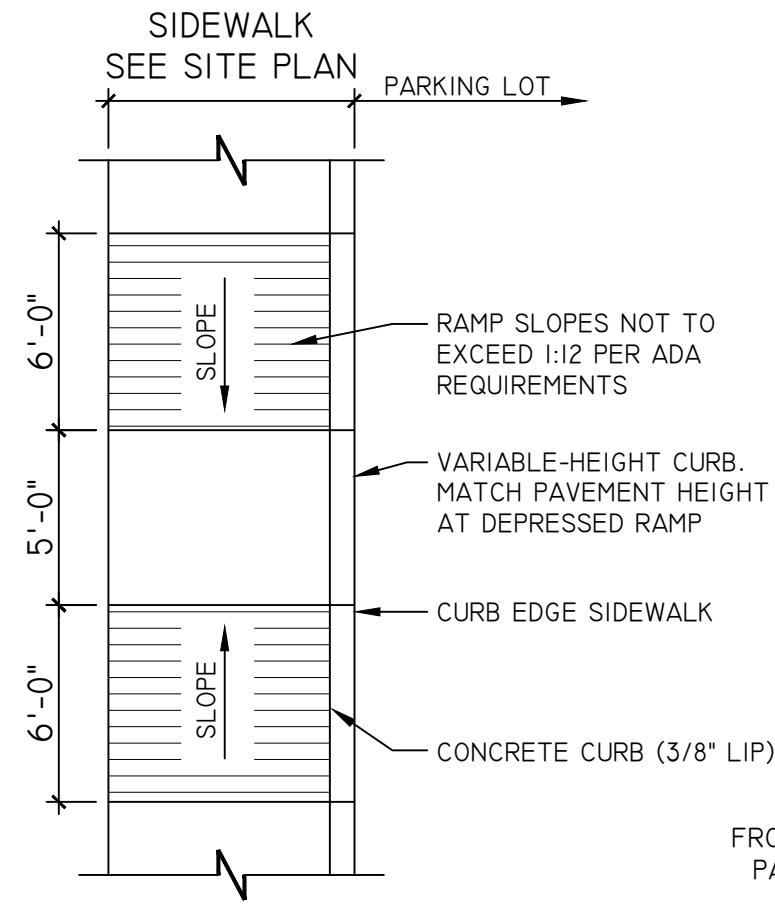
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CORD, ARROW STRIPPING DETAILS WITH MDOT APPROVED DETAILS IN APPROVED PERMIT.

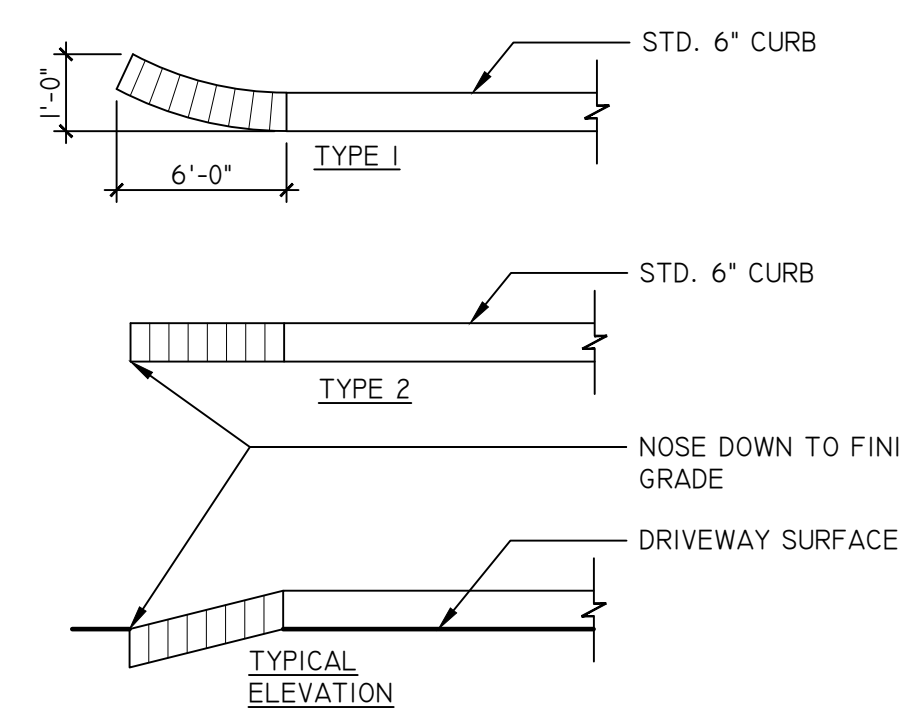
PARKING LOT STRIPING DETAILS

NOT TO SCALE



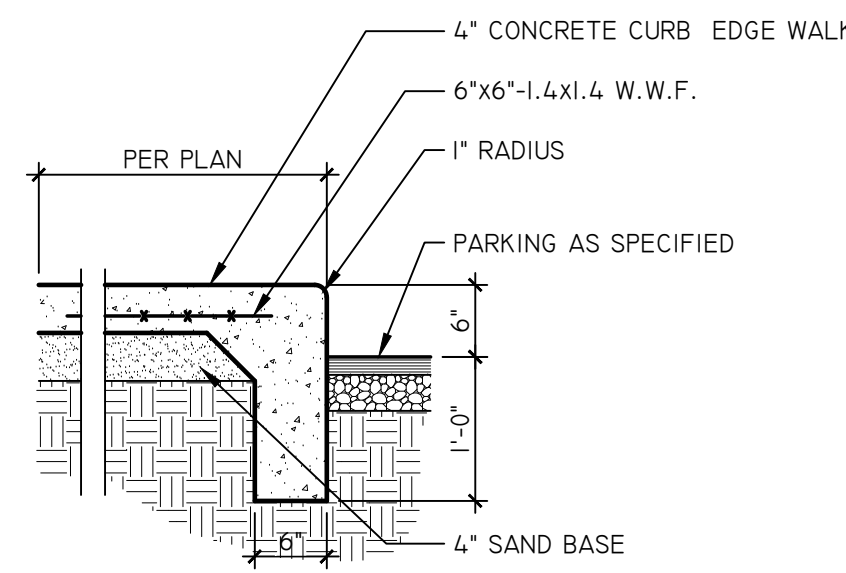
CONC. RAMP DETAIL

NOT TO SCALE



CONCRETE CURB DETAIL

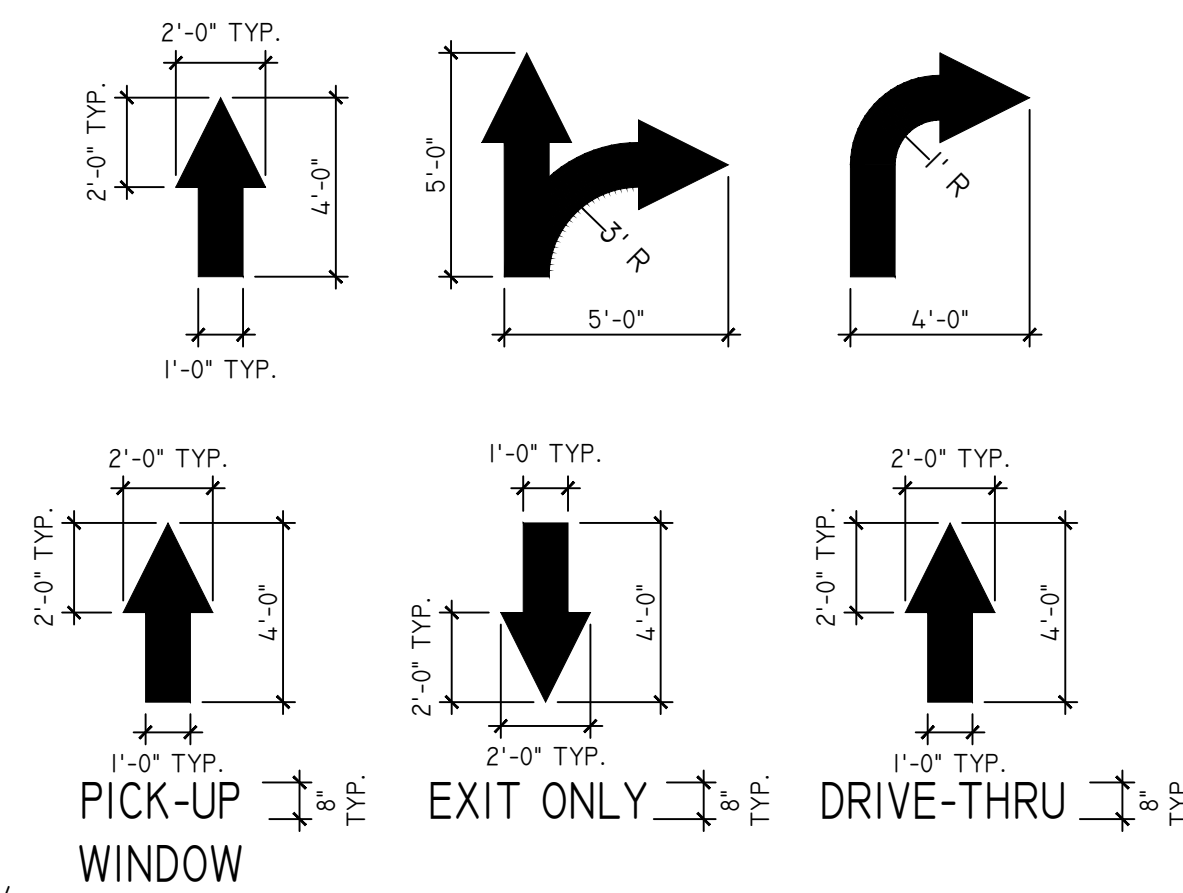
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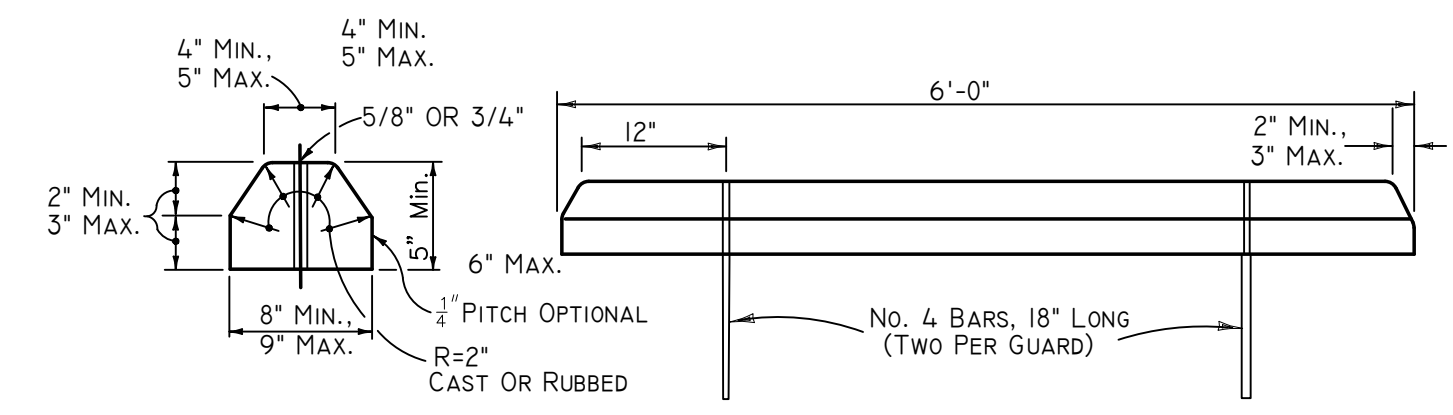
CONCRETE SIDEWALK DETAIL

NOT TO SCALE

PAVEMENT MARKINGS

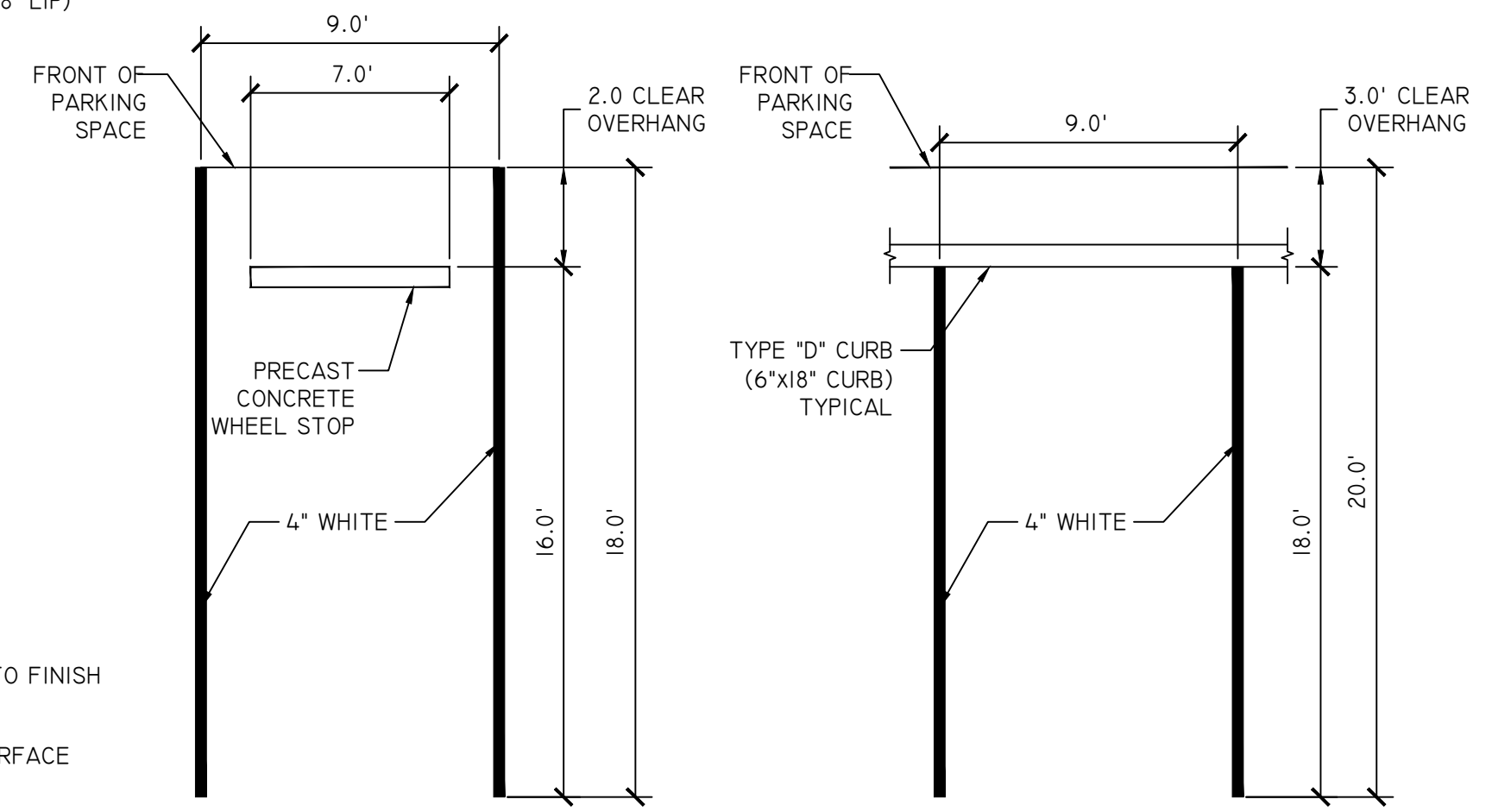


ALL PAVEMENT MARKINGS TO BE WHITE PAVEMENT PAINT, UNLESS STATED OTHERWISE.



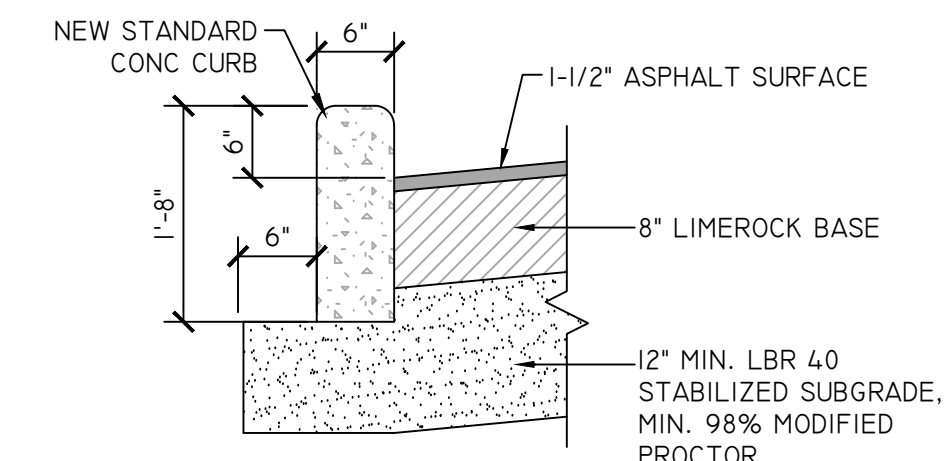
WHEEL STOP DETAIL

NOT TO SCALE



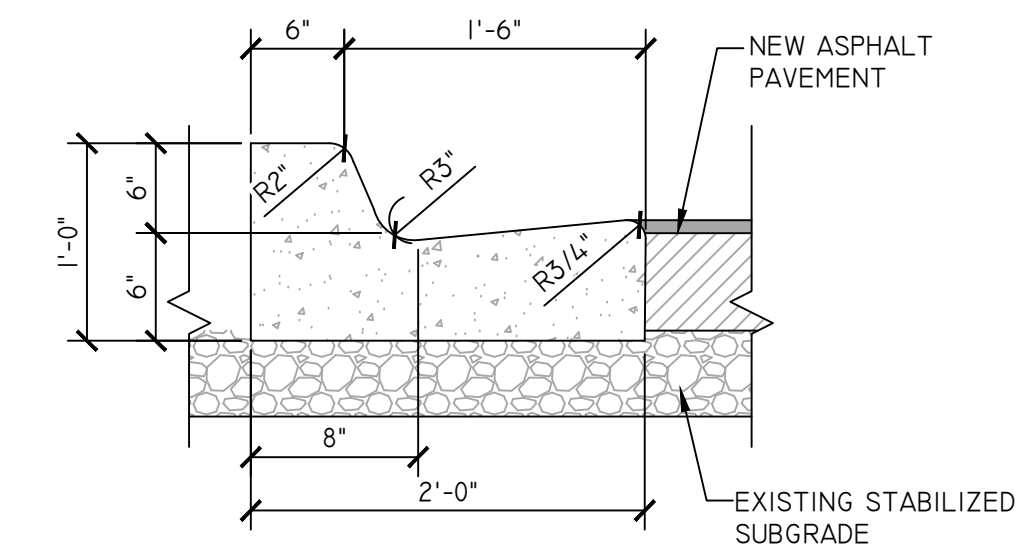
STANDARD PARKING DETAIL

NOT TO SCALE



STANDARD CURB DETAIL

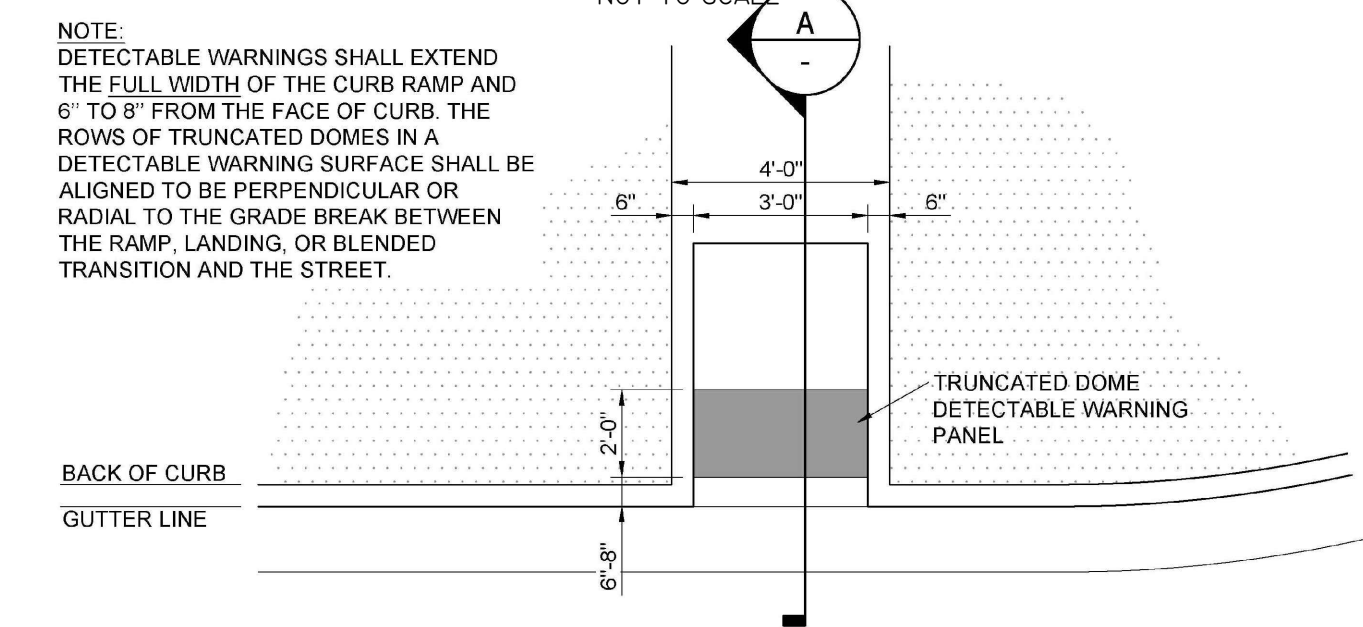
NOT TO SCALE



TYPE "F"

CONCRETE CURB

NOT TO SCALE

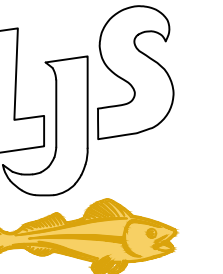


CONC. RAMP DETAIL

NOT TO SCALE



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TX, PE # 151491



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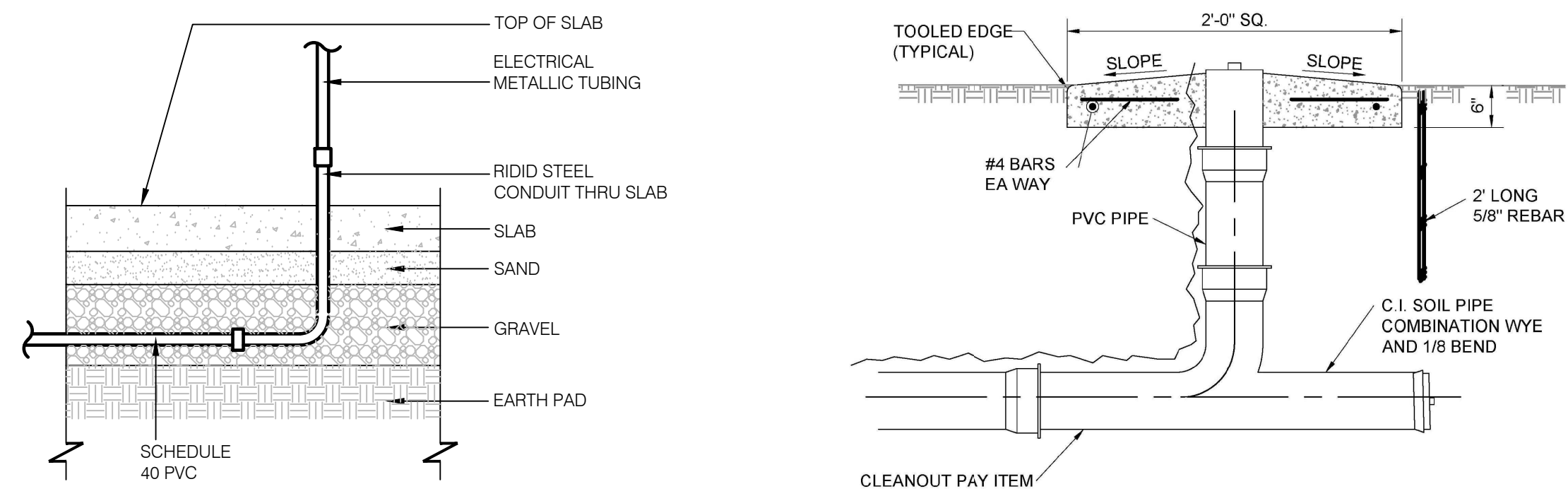
REVISION		
No.	DATE	DESCRIPTION

DWG DATE: 8/14/24
DRAWN BY: JC / JC
PROJECT NO.: 2023-114
DWG TITLE:

TYPICAL DETAILS

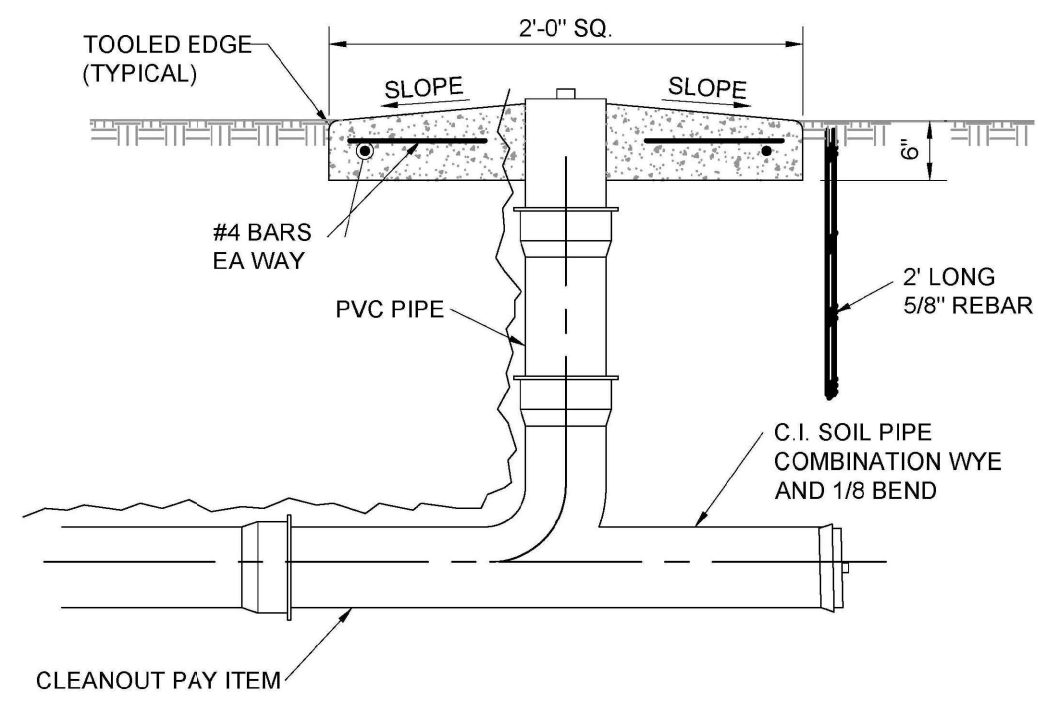
SHEET No.

C-1.1

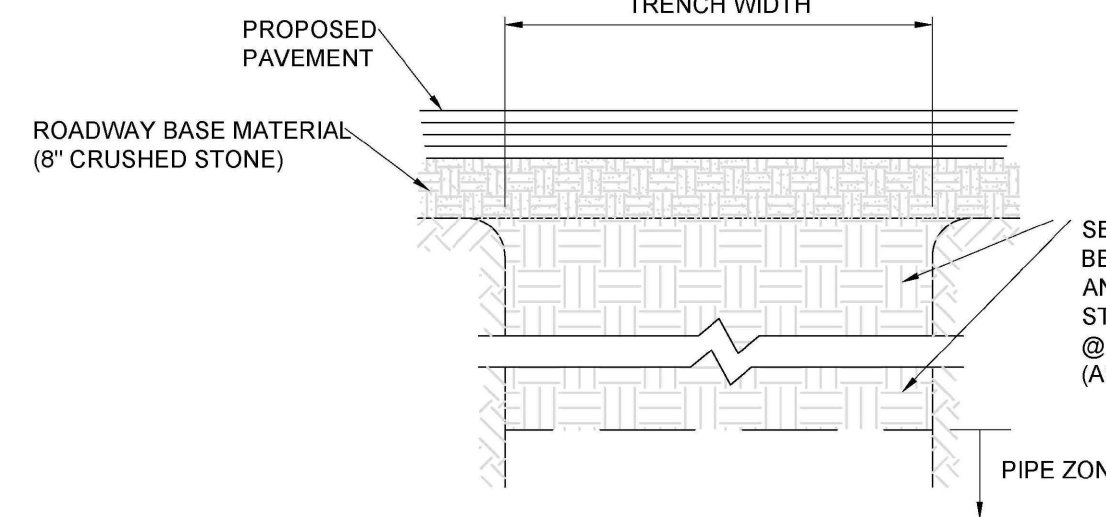


NOTE: GREEN GROUND WIRE REQUIRED IN ALL CONDUITS, SIZED PER N.E.C. REQUIREMENTS.

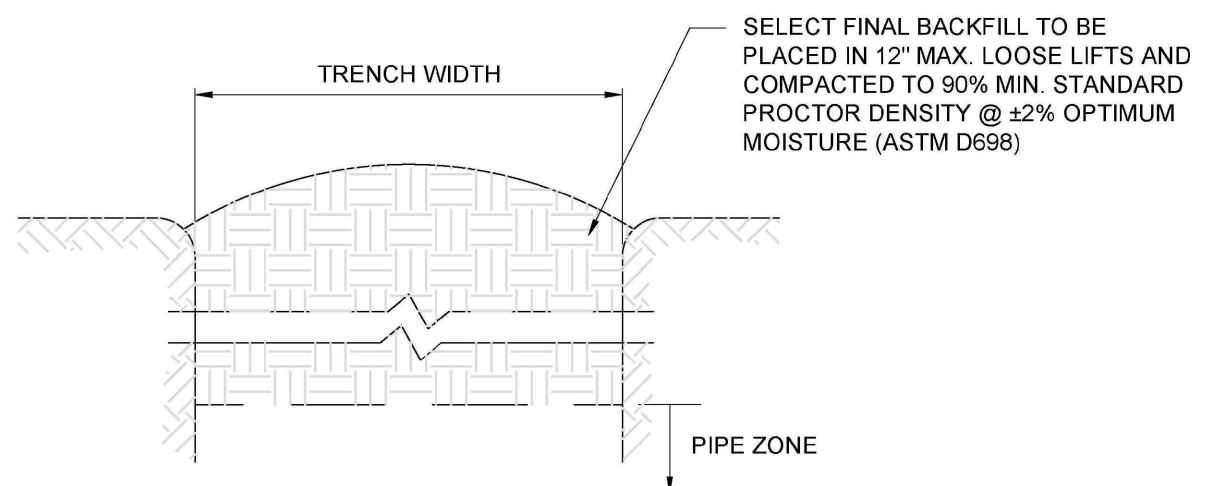
UNDER SLAB CONDUIT
NOT TO SCALE



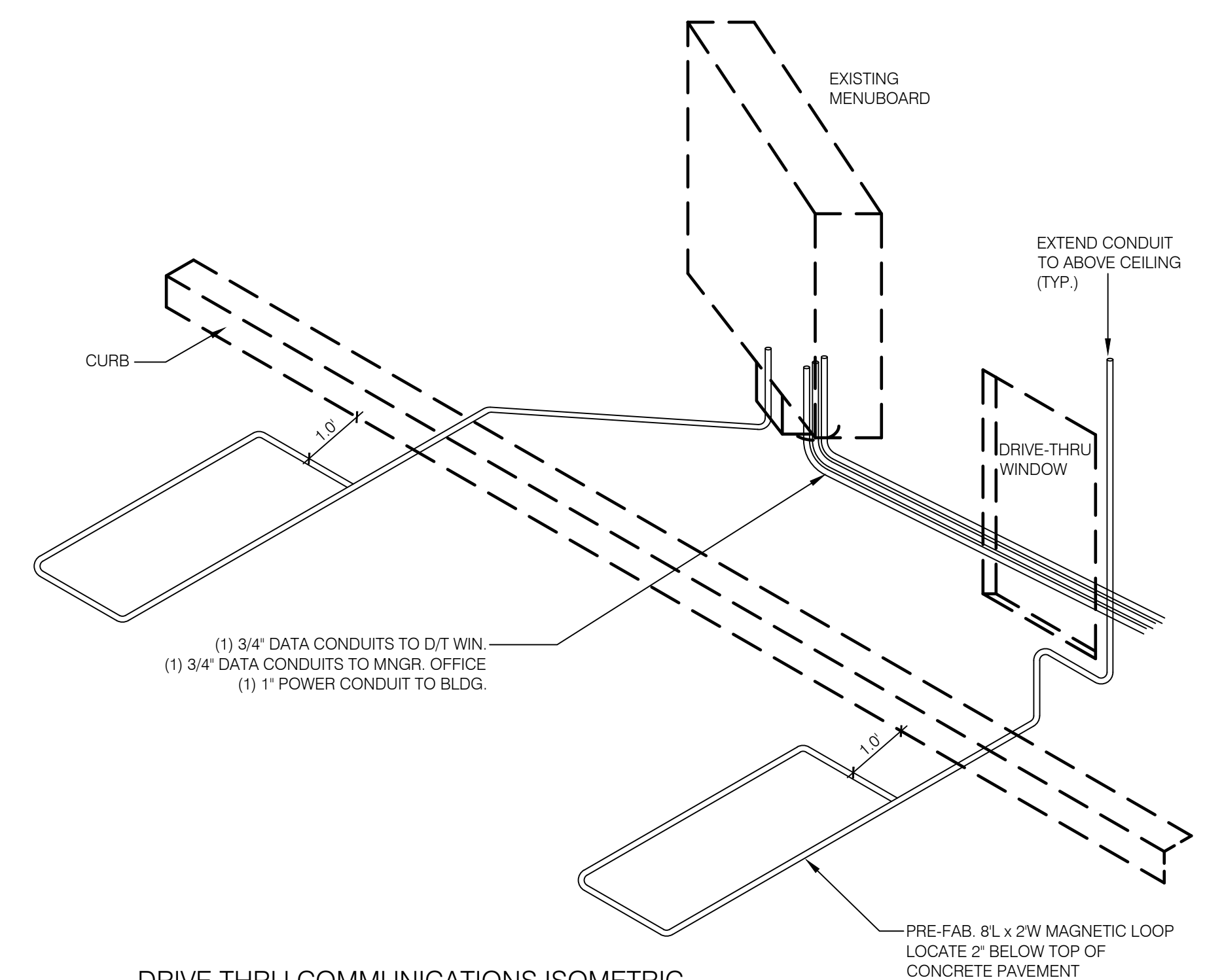
TYPICAL "C.1" CLEANOUT AT END OF LINE
STANDARD CLEANOUT DETAIL
NOT TO SCALE



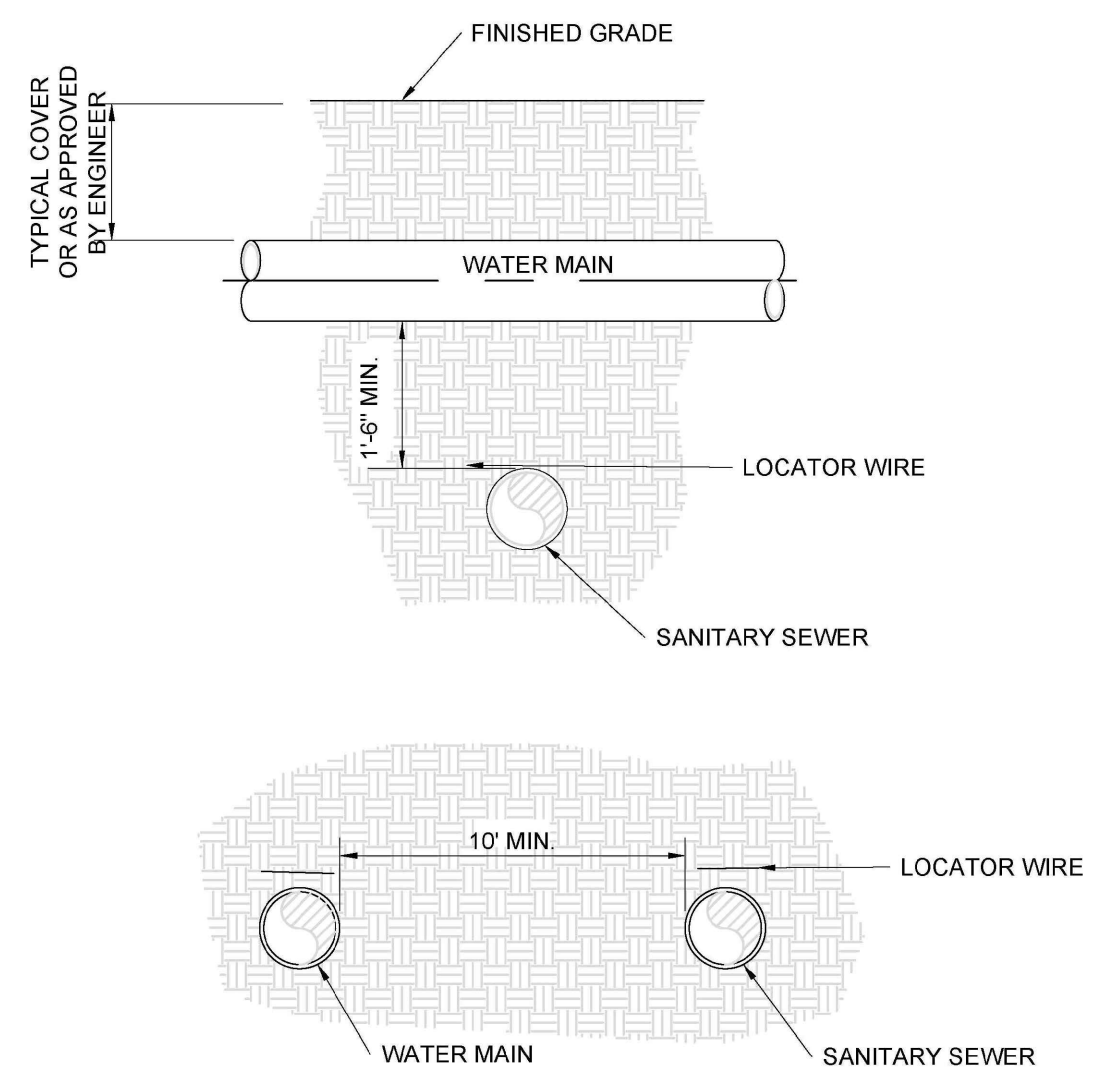
FINAL BACKFILL AT ROADWAY CROSSINGS
NOT TO SCALE



FINAL BACKFILL AT UNIMPROVED SURFACE
NOT TO SCALE



DRIVE THRU COMMUNICATIONS ISOMETRIC
NOT TO SCALE



MINIMUM WATER/SEWER LINE SEPARATION
NOT TO SCALE

BEDDING & BACKFILL MATERIALS:

SELECT FINAL BACKFILL: ON-SITE MATERIALS USED FOR BACKFILLING SHALL BE FREE OF REFUSE, BOULDERS, ASH, CINDER, ROCKS/STONES, AND UNSUITABLE ORGANIC MATERIAL OR OTHER MATERIAL WHICH IN THE OPINION OF THE ENGINEER IS UNSUITABLE. BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. ENGINEER SHALL OBSERVE ALL ON-SITE MATERIALS THAT ARE TO BE USED FOR BACKFILLING PRIOR TO THEIR USE.

INITIAL BACKFILL: AGGREGATE BEDDING, HAUNCHING AND BACKFILL SHALL HAVE A UNIFIED SOIL CLASSIFICATION OF GW (GRAVEL-SAND MIXTURES AND WELL GRADED GRAVEL), GP (GRAVEL-SAND MIXTURES AND POORLY GRADED GRAVELS), SW (GRAVELLY SANDS AND WELL GRADED SANDS), SP (GRAVELLY SANDS AND POORLY GRADED SANDS), PE (GRAVELLY SANDS AND POORLY GRADED SANDS). PE GRAVEL IS ALSO ACCEPTABLE.

COURSE AGGREGATE: COURSE AGGREGATE SHALL CONSIST OF CRUSHED OR ROUND GRAVEL AND SHALL BE CLEAN AND FREE OF CLAY AND ORGANIC MATERIALS. THE AGGREGATE SHALL HAVE THE FOLLOWING GRADATION:

SIEVE	% PASSING
3/4"	100%
1/2"	80-95%
3/8"	50-75%
#40	5-15%
#10	5% (Min.)

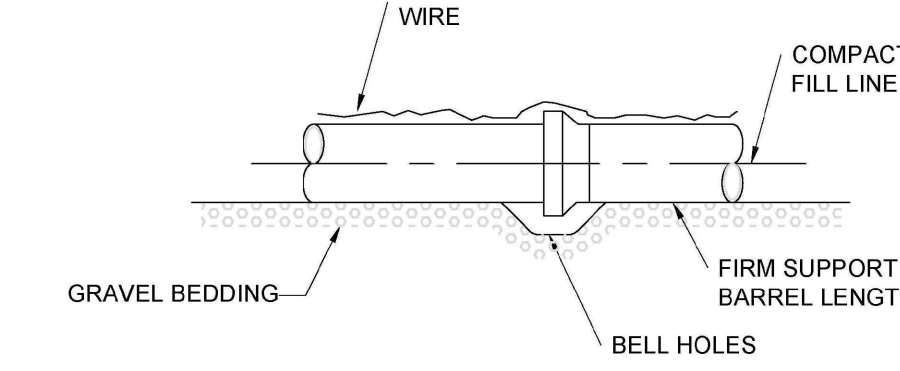
SELECT BORROW BACKFILL: BORROW BACKFILLING MATERIALS SHALL HAVE A UNIFIED SOIL CLASSIFICATION OF "CL" WITH A PLASTICITY INDEX RANGE OF 5-15 (SUBSTITUTIONS MAY BE USED WITH PRIOR ENGINEER APPROVAL ONLY).

AIR TEST TECHNIQUE:

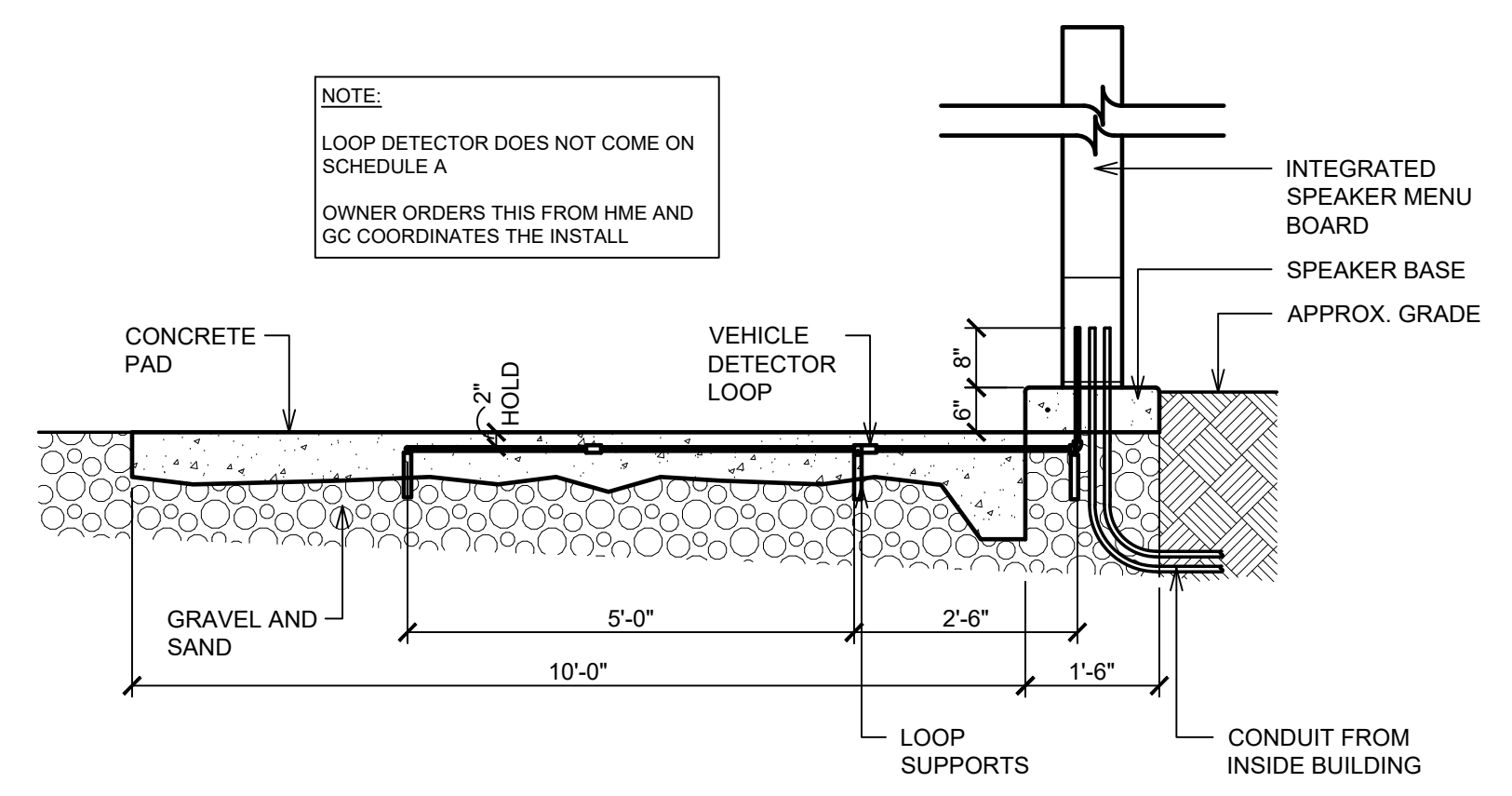
THE AIR TEST TECHNIQUE SHALL CONSIST OF TESTING BETWEEN EVERY TWO CONSECUTIVE MANHOLES. THE TEST SECTION SHALL BE PLUGGED AT EACH END WITH ONE OF THE PLUGS TAPPED AND EQUIPPED FOR THE AIR INLET CONNECTION FOR FILLING THE LINE FROM THE AIR COMPRESSOR. THE AIR CONTROL EQUIPMENT SHALL INCLUDE THE PRESSURE GAUGE HAVING A PRESSURE RANGE FROM 0 TO 5 PSI. THE GAUGE SHALL HAVE MINIMUM DIVISIONS OF 0.10 PSI AND AN ACCURACY OF ± 0.04 PSI. THE AIR SHALL BE SUPPLIED TO THE TEST SECTION SLOWLY, FILLING THE PIPE LINE UNTIL A CONSTANT PRESSURE OF 3.5 PSI IS MAINTAINED. THE PRESSURE INSIDE THE MAIN SHALL NOT EXCEED 5.0 PSI. AFTER A CONSTANT PRESSURE OF 3.5 PSI HAS BEEN MAINTAINED FOR AT LEAST 5 MINUTES, THE AIR PRESSURE SHALL BE INCREASED TO 4.0 PSI AND SHUT OFF. AS THE PRESSURE FALLS, THE OFFICIAL TIMING WILL BE STARTED WHEN THE PRESSURE REACHES 3.5 PSI AND THE TIMING SHALL CONTINUE UNTIL THE LINE PRESSURE DROPS TO 2.5 PSI AT WHICH TIME THE STOP WATCH WILL BE STOPPED. IF THE TIME, IN MINUTES AND SECONDS, FOR THE AIR PRESSURE TO DROP FROM 3.5 PSI TO 2.5 PSI IS GREATER THAN THAT SHOWN IN THE FOLLOWING TABLE FOR THE DESIGNATED PIPE SIZE, THE TEST SECTION SHALL HAVE PASSED. HOWEVER, IF THE TIME IS LESS THAN THAT SHOWN, THE TEST SECTION WILL NOT BE ACCEPTED AND THE CONTRACTOR SHALL CORRECT THE DEFECTS IN THE SECTION UNTIL THE TEST PASSES.

IF THE PIPE TO BE TESTED IS SUBMERGED IN GROUND-WATER, THE BACK PRESSURE DUE TO GROUND SUBMERGENCE OVER THE END OF THE PROBE SHALL BE ADDED TO ALL GAUGE PRESSURES IN THE TEST.

PIPE DIAMETER	100'	200'	300'	400'	500'
4"	1:53	1:53	1:53	1:53	1:53
6"	2:49	2:49	2:49	2:49	3:18
8"	3:45	3:45	3:45	4:41	5:52
10"	4:43	4:43	5:30	7:20	9:10
12"	5:40	5:40	7:55	10:33	13:12
15"	7:05	8:14	12:22	16:29	20:37
18"	8:30	11:52	17:49	23:45	29:41
24"	11:20	21:07	31:40	42:14	52:47
30"	16:29	35:59	49:29	65:59	82:29

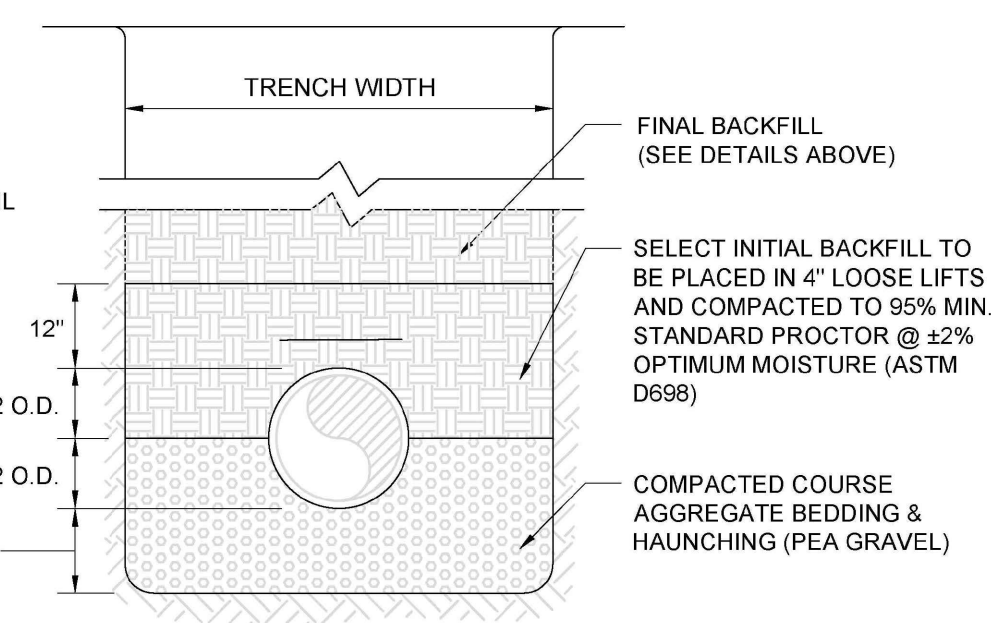


FOUNDATION BELL HOLE DETAIL
NOT TO SCALE



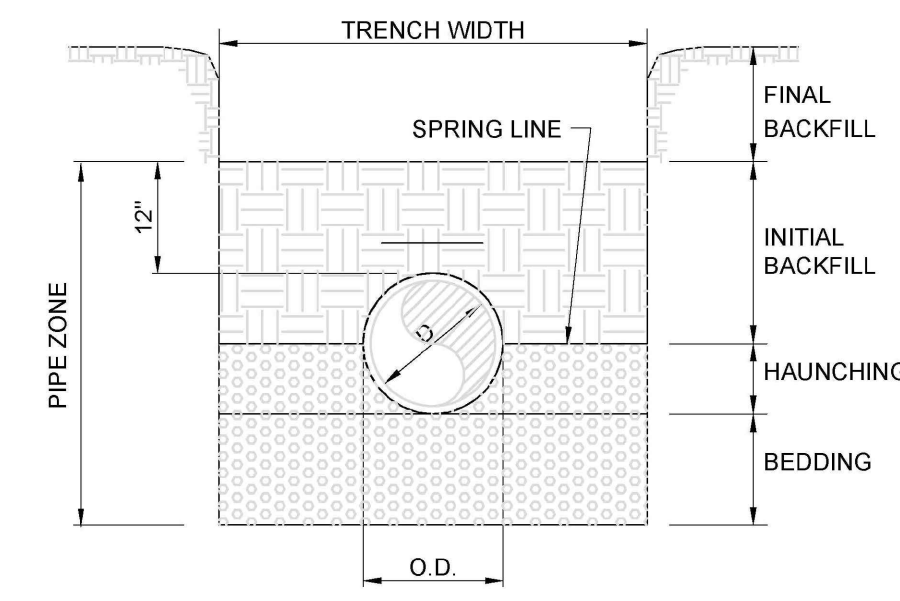
VEHICLE DETECTOR LOOP SECTION
NOT TO SCALE

NOTE: WHEN EXISTING CONDITIONS ARE UNSUITABLE FOR STANDARD BEDDING, CONTRACTOR SHALL NOTIFY ENGINEER. ENGINEER MAY PROVIDE CONTRACTOR WITH ANOTHER SUITABLE BEDDING DETAIL SPECIFIC TO EXISTING CONDITIONS.



STANDARD BEDDING GRAVITY SEWER LESS THAN 24' DEPTH
NOT TO SCALE

SIZE OF PIPE	TRENCH WIDTH
4"	1'-10"
6"	2'-0"
8"	2'-2"
10"	2'-4"
12"	2'-6"
15"	2'-9"
18"	3'-0"
24"	3'-9"
30"	4'-6"



TRENCH CROSS SECTION TERMINOLOGY AND WIDTHS
NOT TO SCALE

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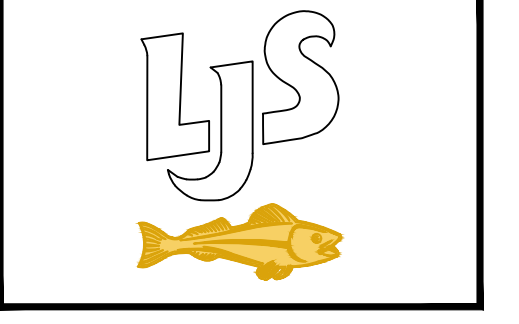
LIS

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BRYAN, TX

REVISION		
No.	DATE	DESCRIPTION

DWG DATE: 8/14/24
DRAWN BY: JC / JC
PROJECT NO.: 2023-114
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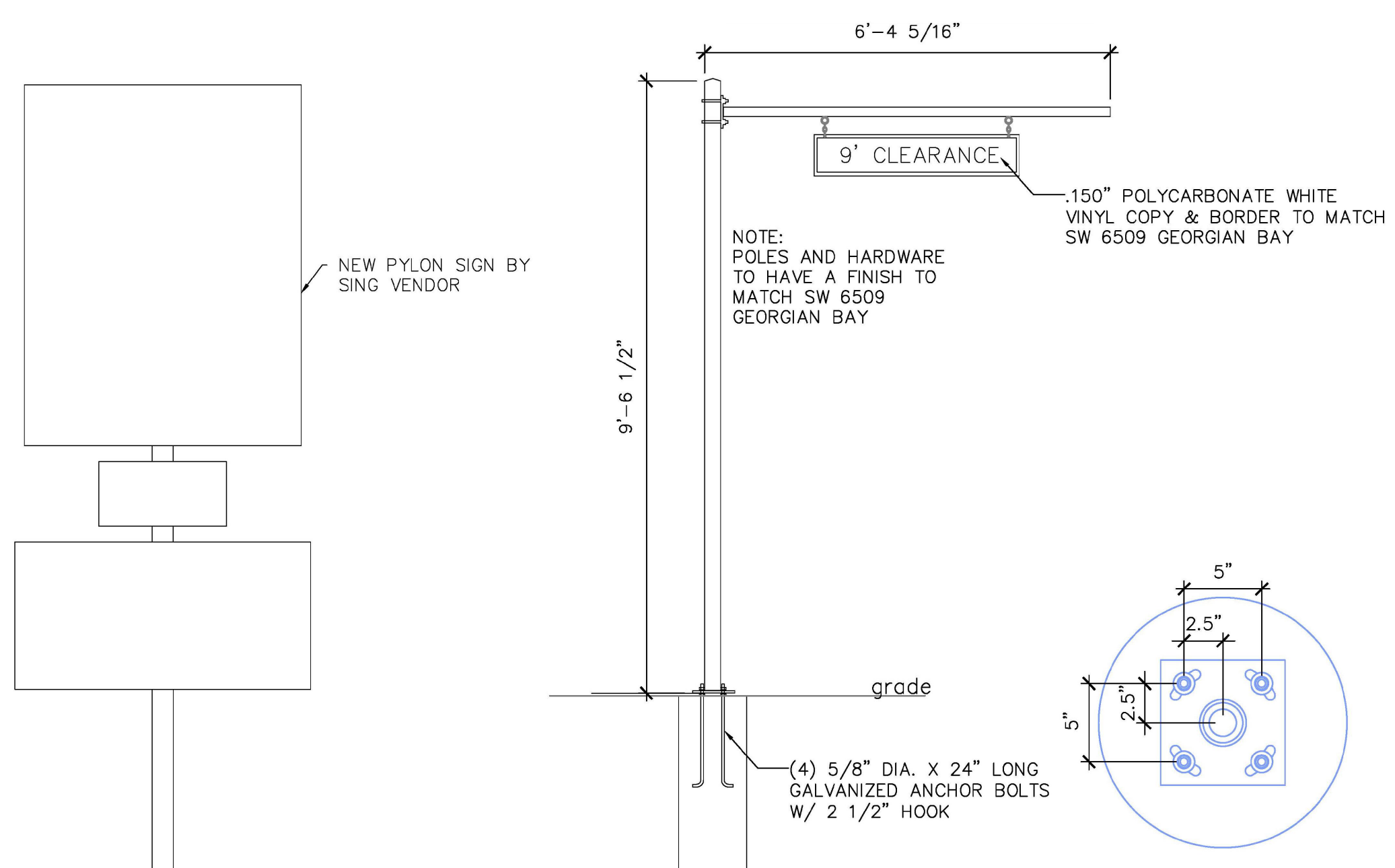


Know what's below.
Call before you dig.

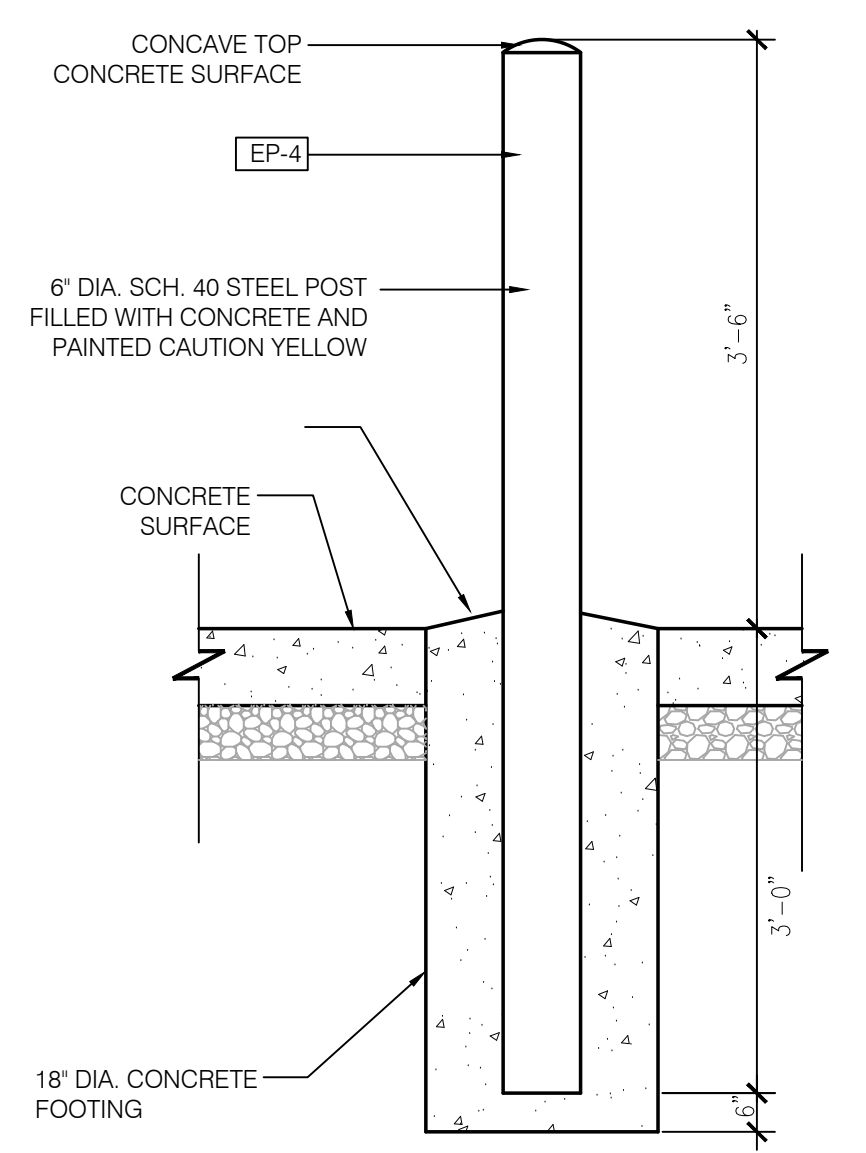
TYPICAL DETAILS

SHEET No.
C-1.2

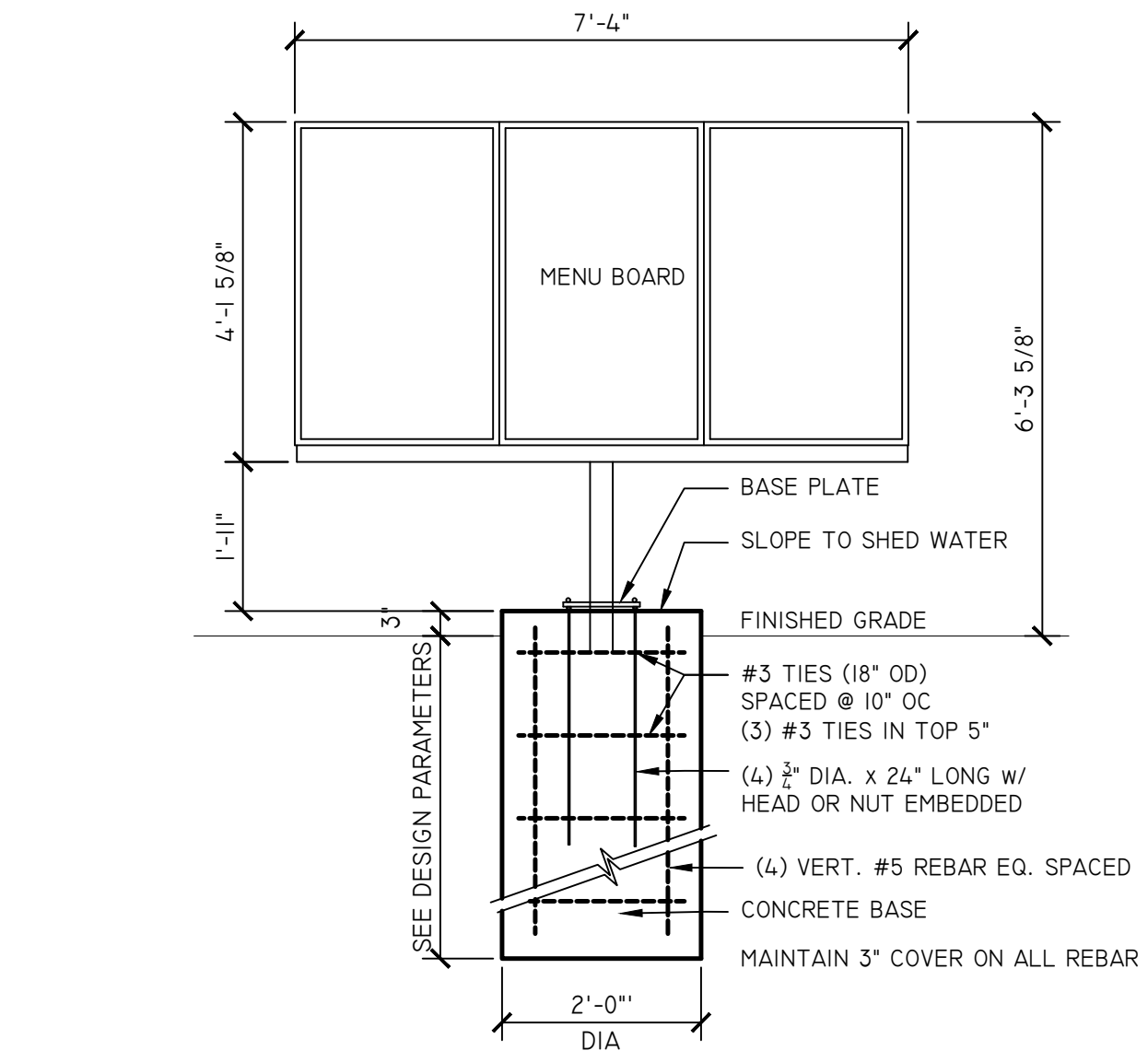
1 PYLON SIGN DETAIL (B9)
Scale: N.T.S.



2 CLEARANCE BAR (H9)
Scale: N.T.S.



3 CONCRETE BOLLARD (H4)
Scale: N.T.S.



PERMITTING AND INSTALLATION BY OTHERS

CLASS 5 SOIL FOUNDATION REQUIREMENTS

DESIGN PARAMETERS
2020 INTERNATIONAL BUILDING CODE
ASCE 7-05 WIND SPEED DATA:

- BASIC WIND SPEED = 90 MPH; 3 SEC GUST 4'-6" FOUNDATION DEPTH
- BASIC WIND SPEED = 120 MPH; 3 SEC GUST 5'-6" FOUNDATION DEPTH
- BASIC WIND SPEED = 150+ MPH; 3 SEC GUST 6'-9" FOUNDATION DEPTH
- WIND IMPORTANCE FACTOR 1.0
- WIND EXPOSURE C
- INTERNAL PRESSURE COEF. N/A
- COMPONENT AND CLADDING N/A

ASCE 7-10 SPEC RATED APPX 28% HIGHER OVER
ASCE 7-05 SPEC

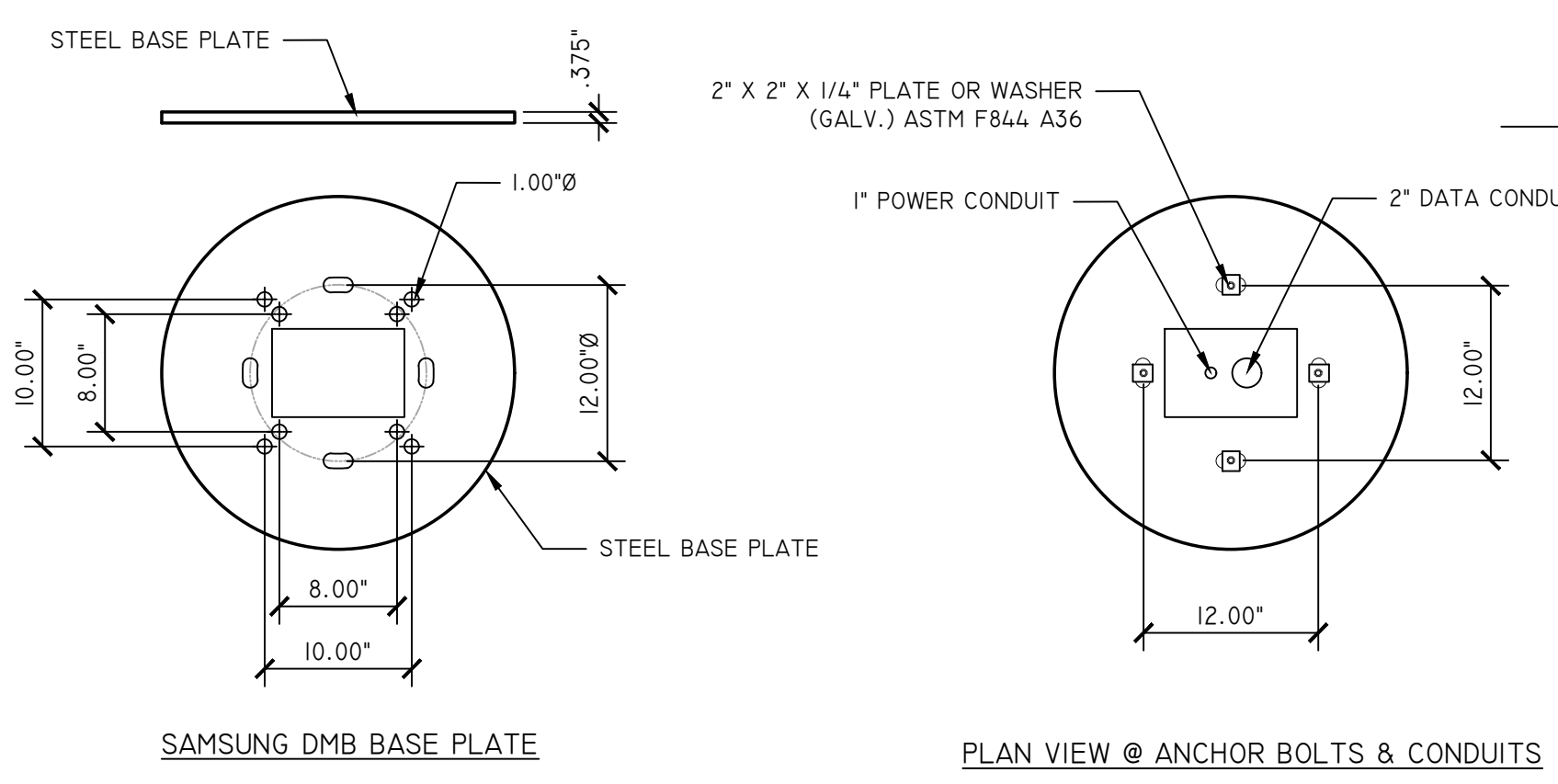
MATERIALS
GRADE F1554 GR 36 ANCHOR BOLTS
GRADE 615 60 KSI REBAR
3000 PSI CONCRETE @ 28 DAYS

CLASS 5 SOIL:
1500 PSF SOIL BEARING
100 PSF/LF SOIL LATERAL BEARING UNDISTURBED SOIL

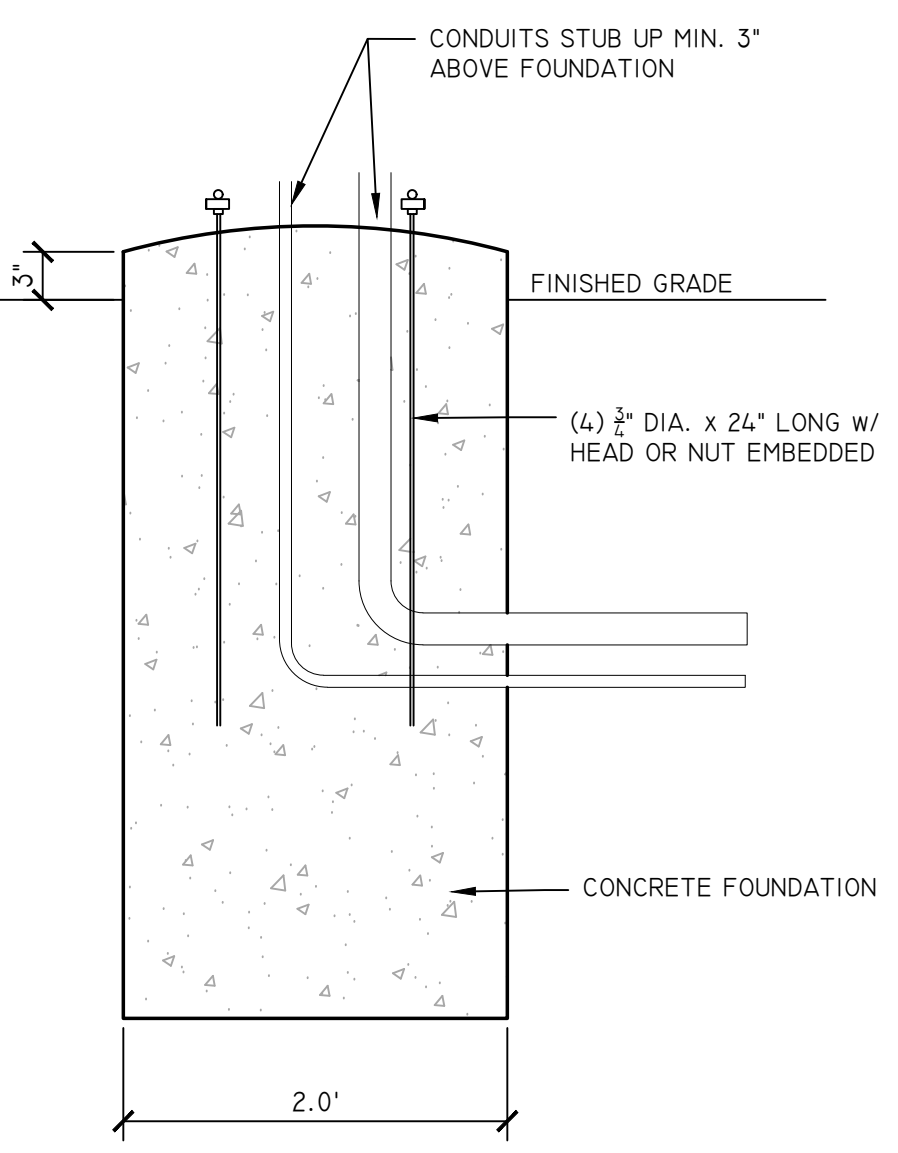
FRANCHISEE PREFERENCE TO BUILD FOR +150 MPH WINDSPEED (AS SHOWN)

A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR THE PYLON SIGN BY THE SIGN VENDOR.

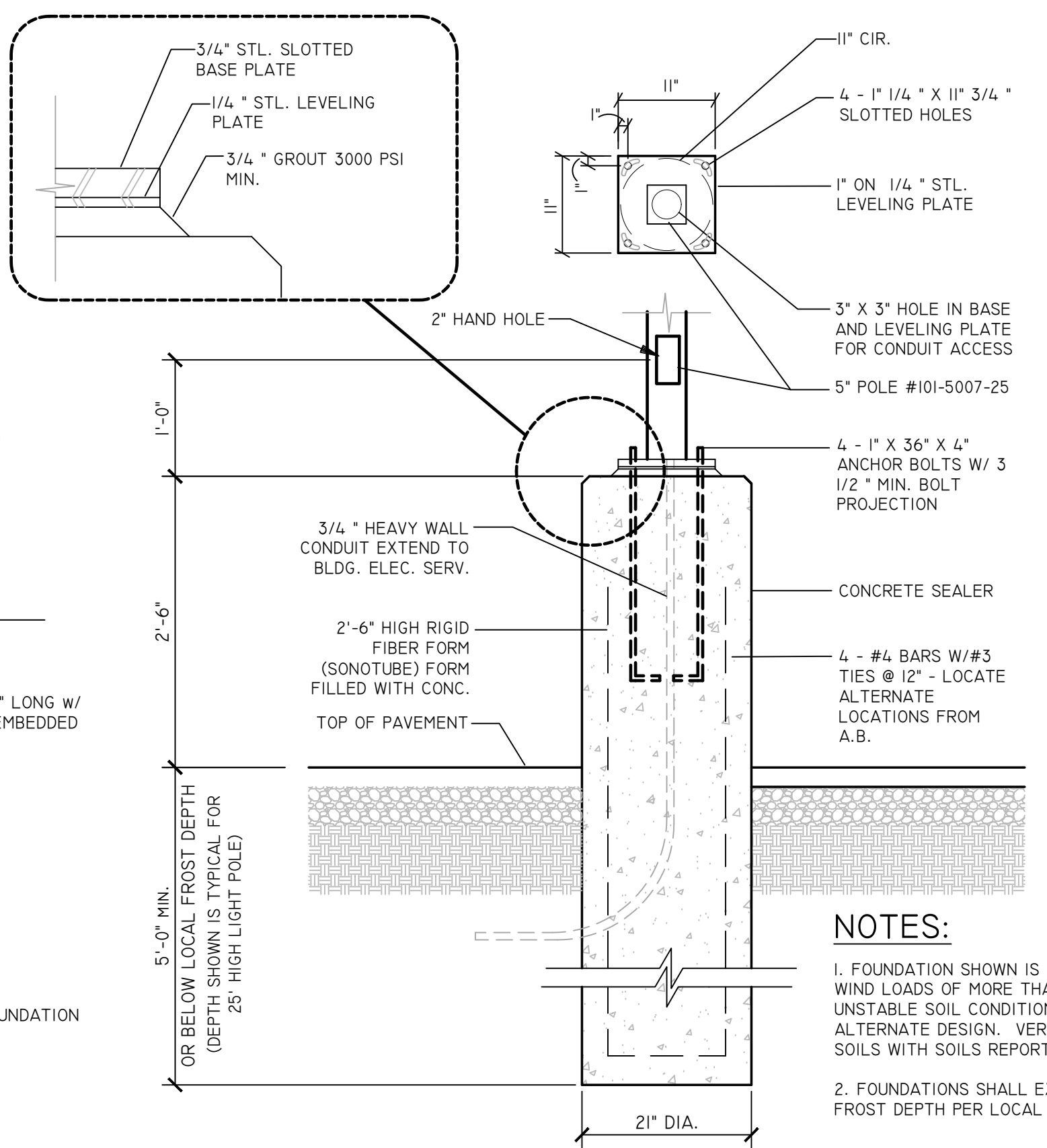
4 MENU BOARD DETAIL
Scale: N.T.S.



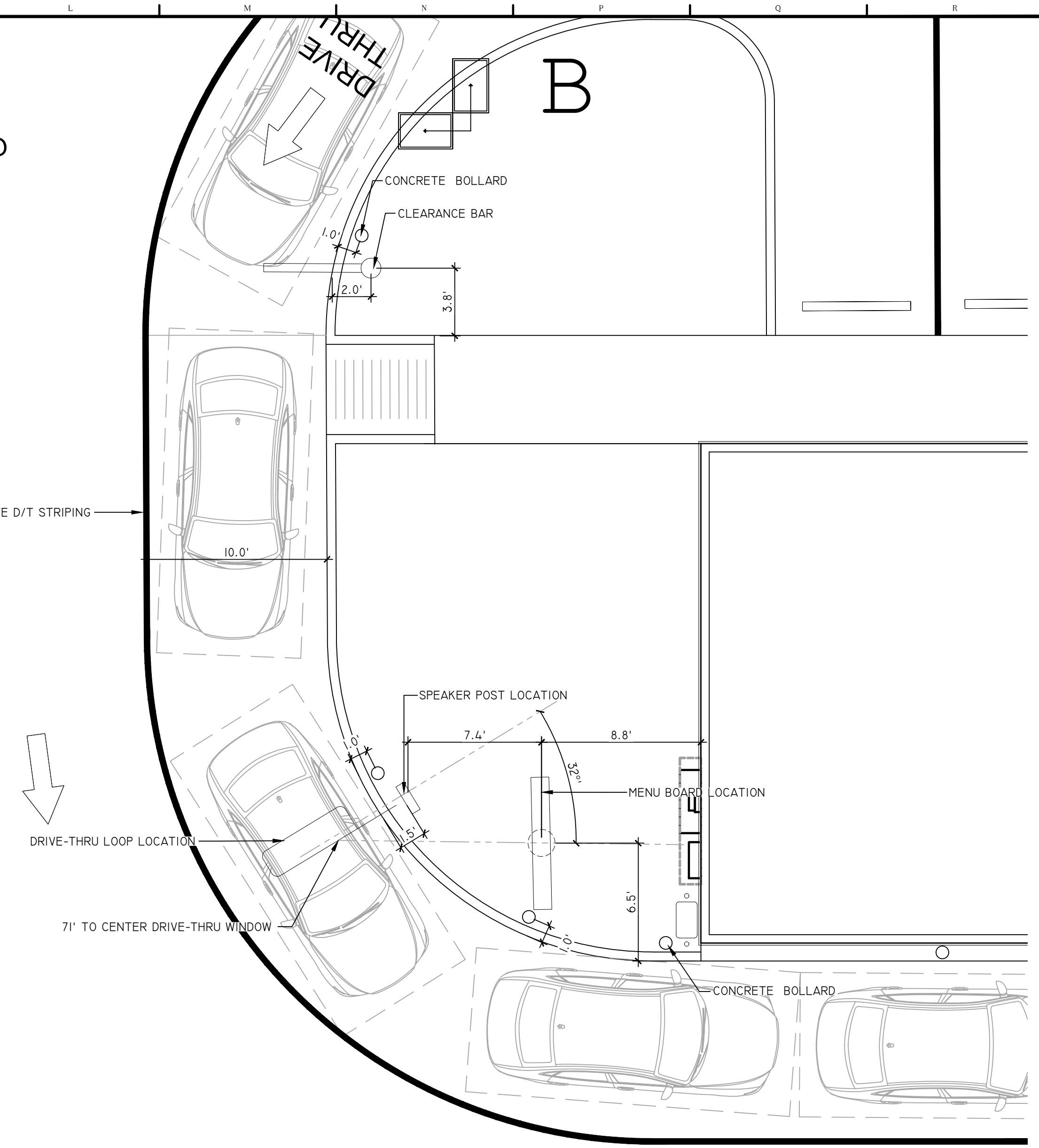
5 MENU BOARD FOUNDATION DETAIL
Scale: N.T.S.



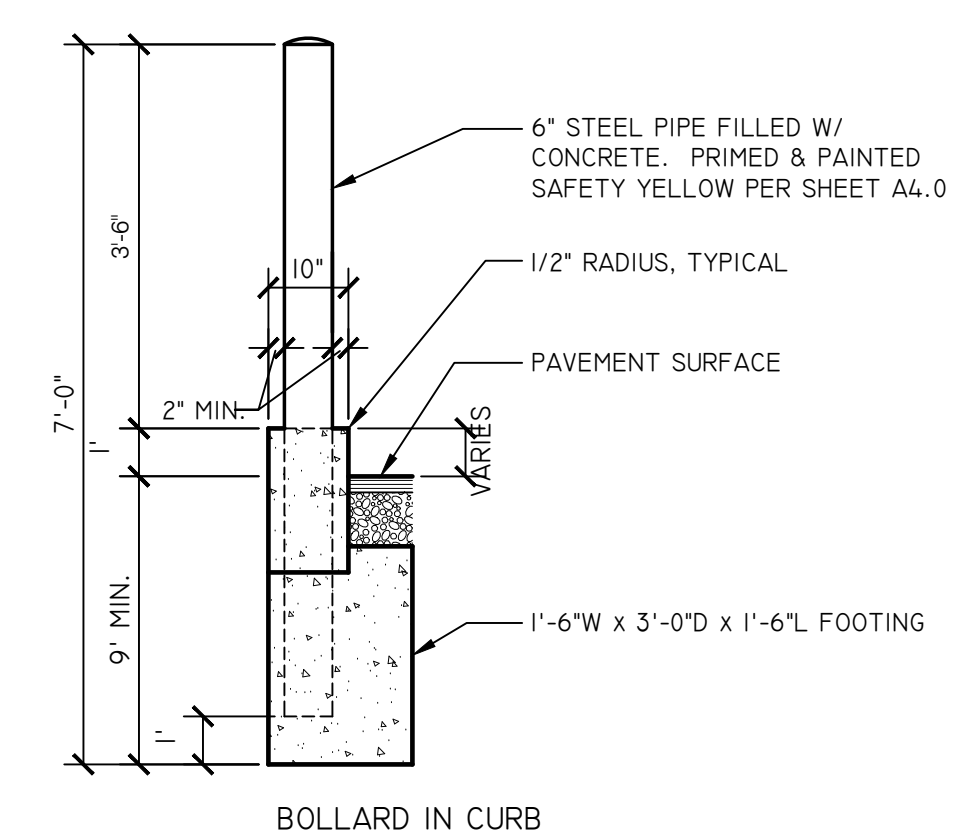
7 LIGHT POLE FOUNDATION DETAIL
Scale: N.T.S.



3 MENUBOARD PLAN - CURVED OPTION
Scale: N.T.S.



6 CONCRETE BOLLARD DETAIL
Scale: N.T.S.



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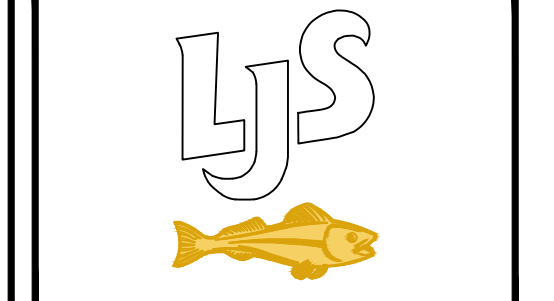
STATE OF TEXAS

ROBERT WAYNE CASE

151491

REGISTERED PROFESSIONAL ENGINEER

ROBERT WAYNE CASE
TX. PE # 151491



3224 S. TEXAS AVE.
BRYAN, TX

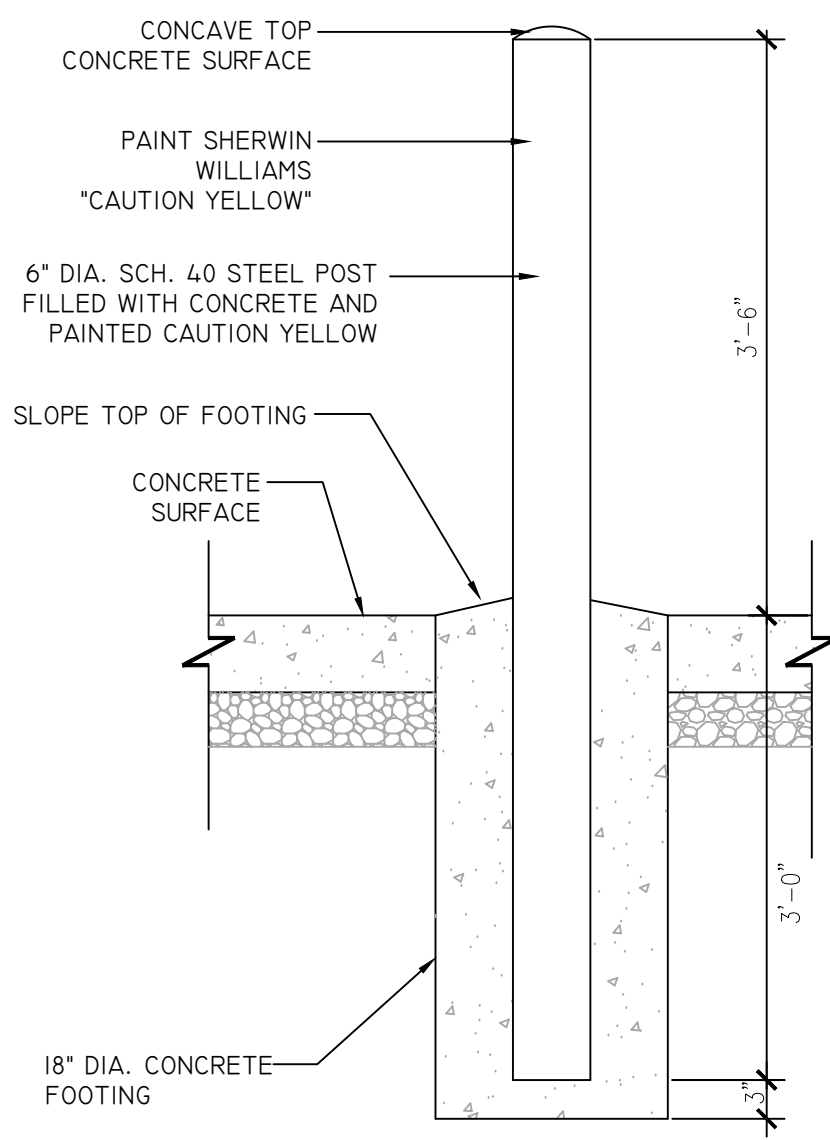
REVISION		
No.	DATE	DESCRIPTION

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DRAWN BY: JC / JC
PROJECT NO.: 2023-114
DWG TITLE:

TYPICAL DETAILS

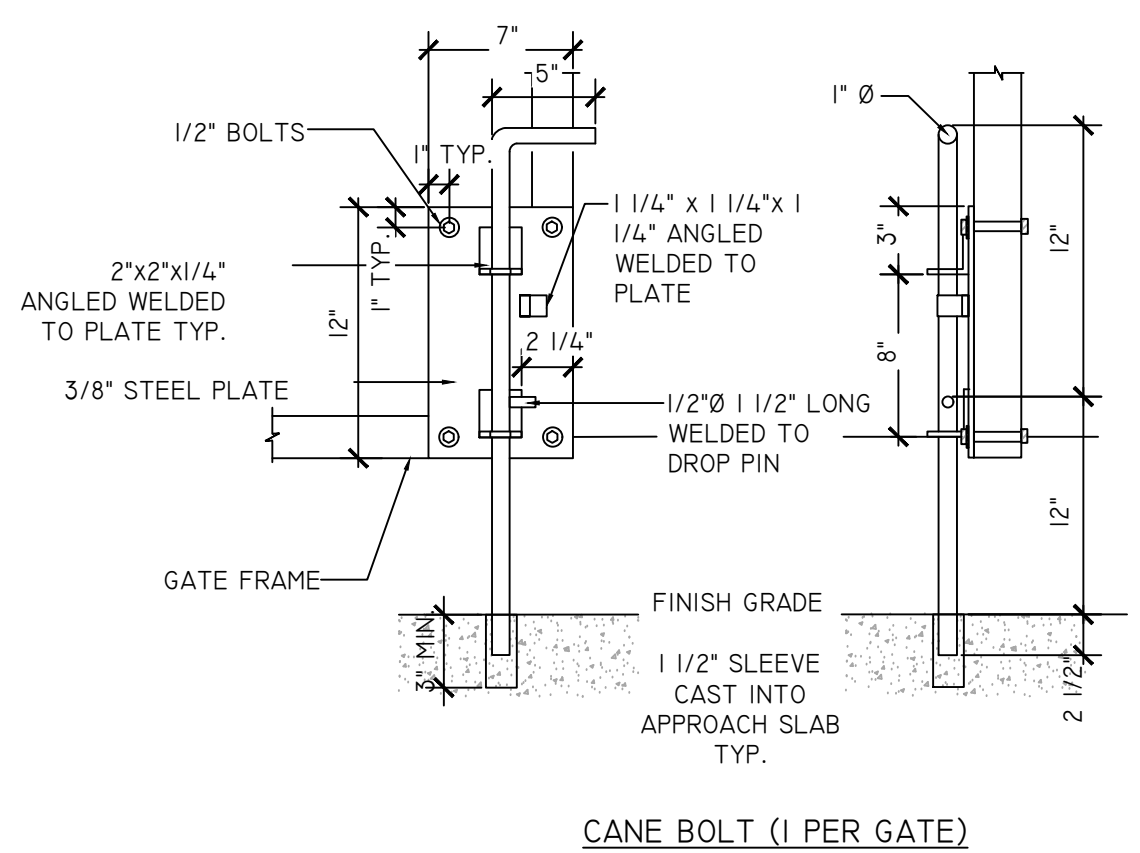
SHEET NO.
C-1.3





8 BOLLARD DETAIL

SCALE: N.T.S.

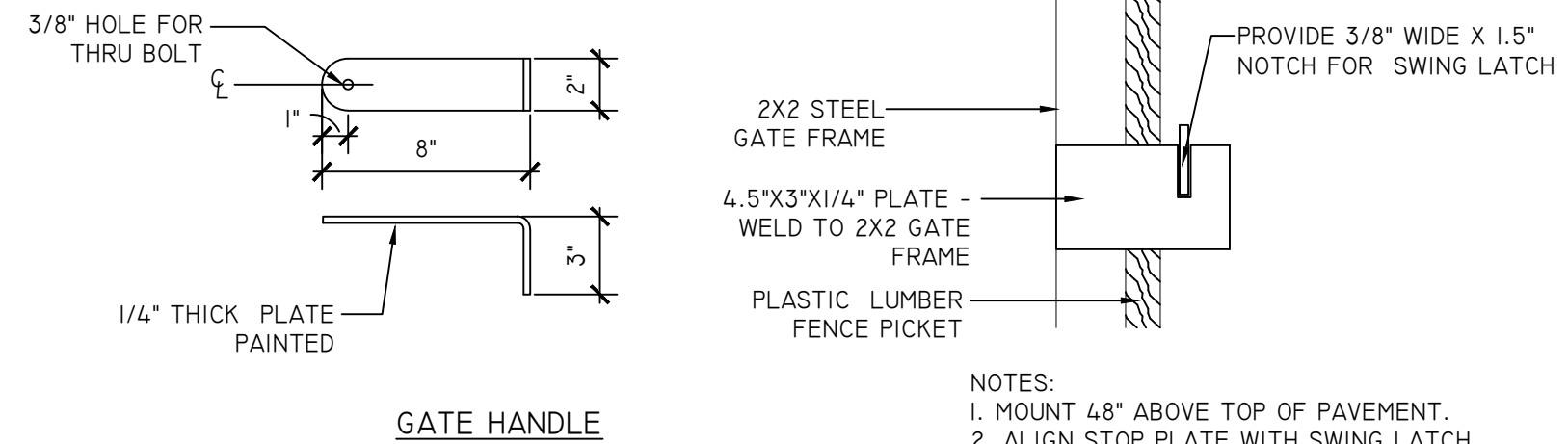


4 GATE DETAILS & NOTES

GATE HARDWARE: ALL HARDWARE AND ACCESSORIES SHALL BE HOT DIPPED GALVANIZED.

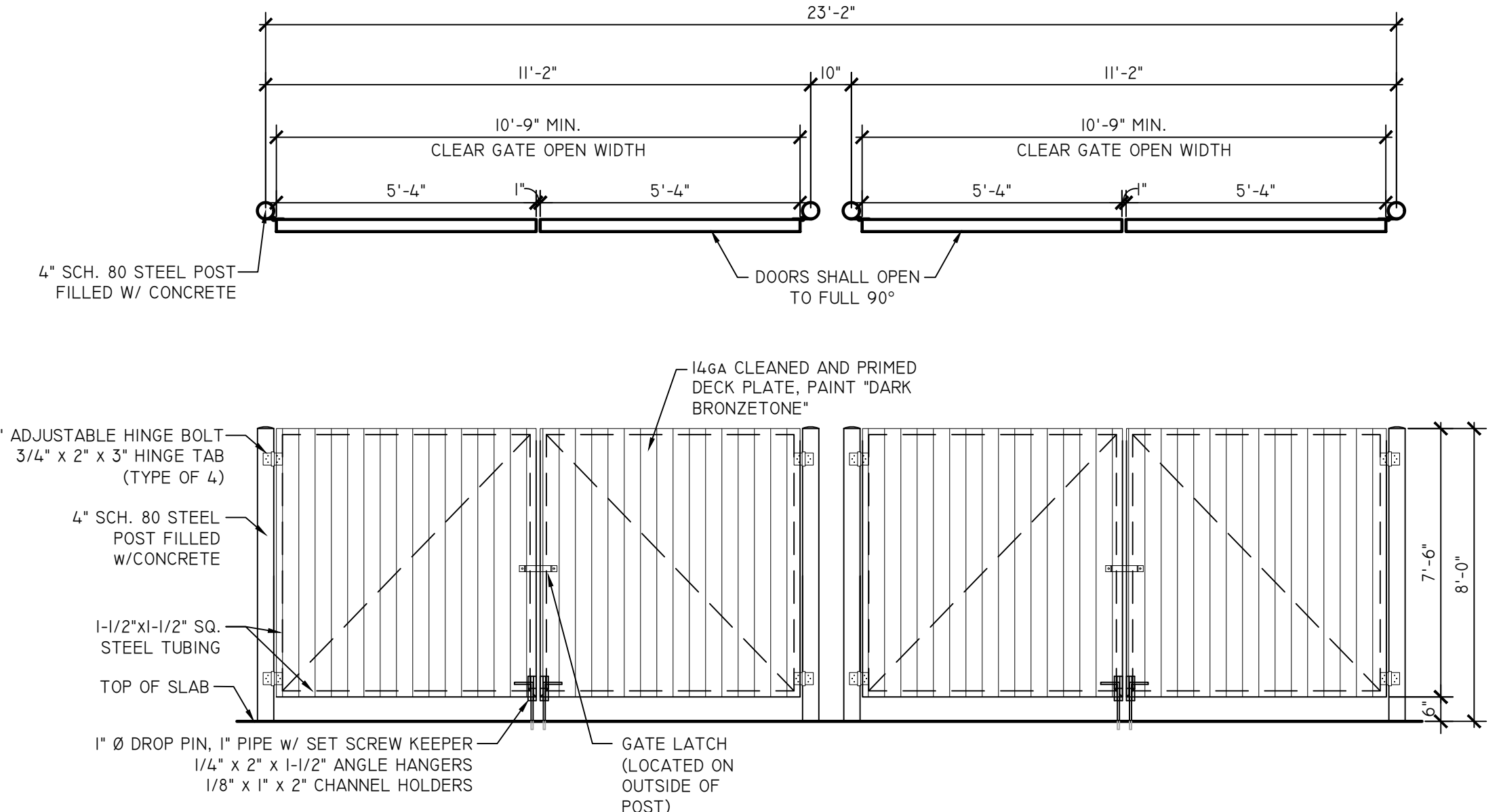
GATE STOP: MUSHROOM TYPE OR FLUSH PLATE WITH ANCHORS SET IN CONCRETE TO ENGAGE THE CENTER DROP ROD OR PLUNGER BAR.

GATE NOTES: (4) EQUAL WIDE x 7'-6" HIGH MTL. GATES, TYPE 'B' 1 1/2" DECKING, 1/4 GA. W/ T.S. 1 X 1/875 BAR CROSS BRACING WELD AND GRIND SMOOTH ALL CONNECTIONS. TYP. PRIME AND PAINT ALL STEEL COMPONENTS.



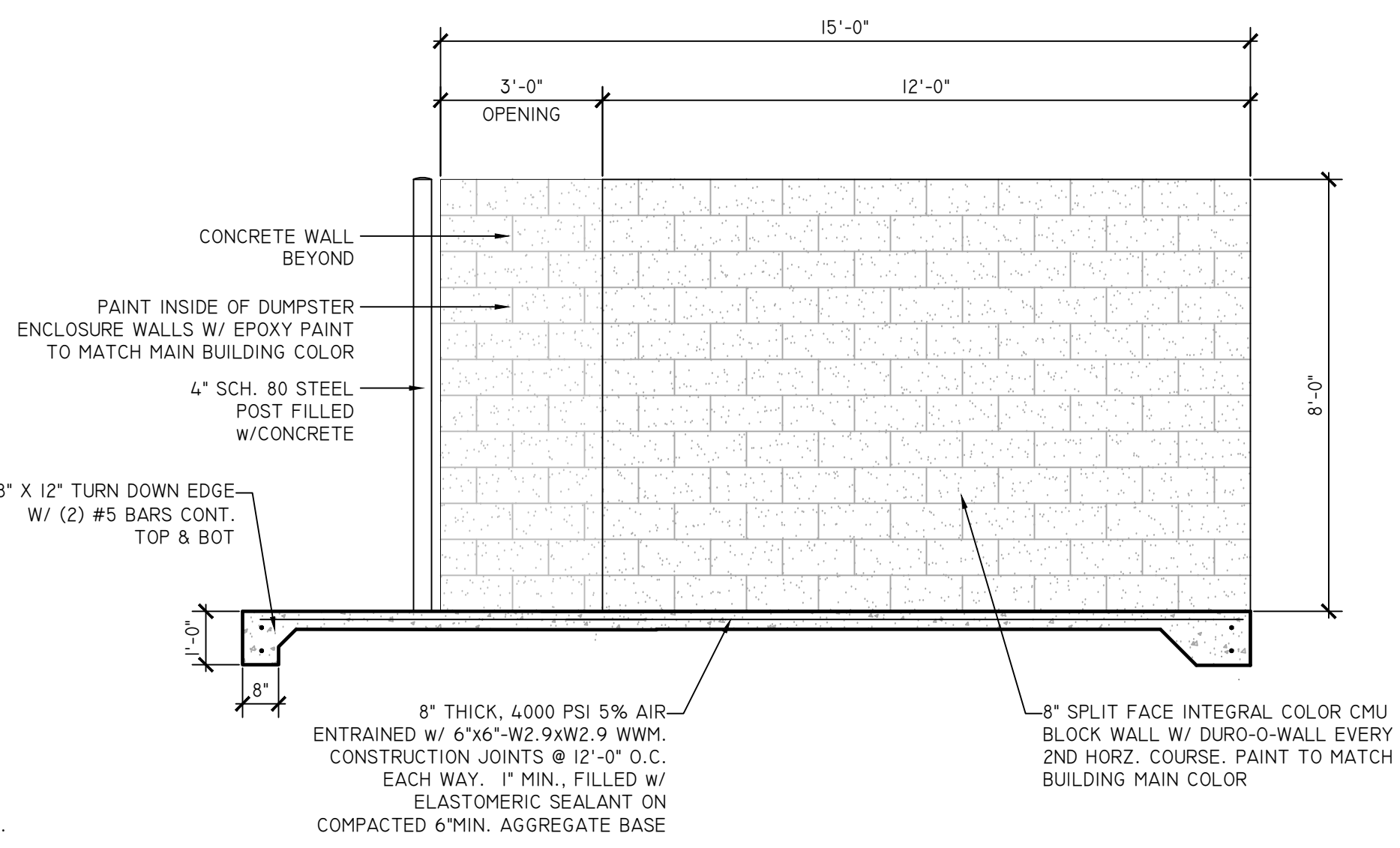
A STOP PLATE SECTION

SCALE: N.T.S.



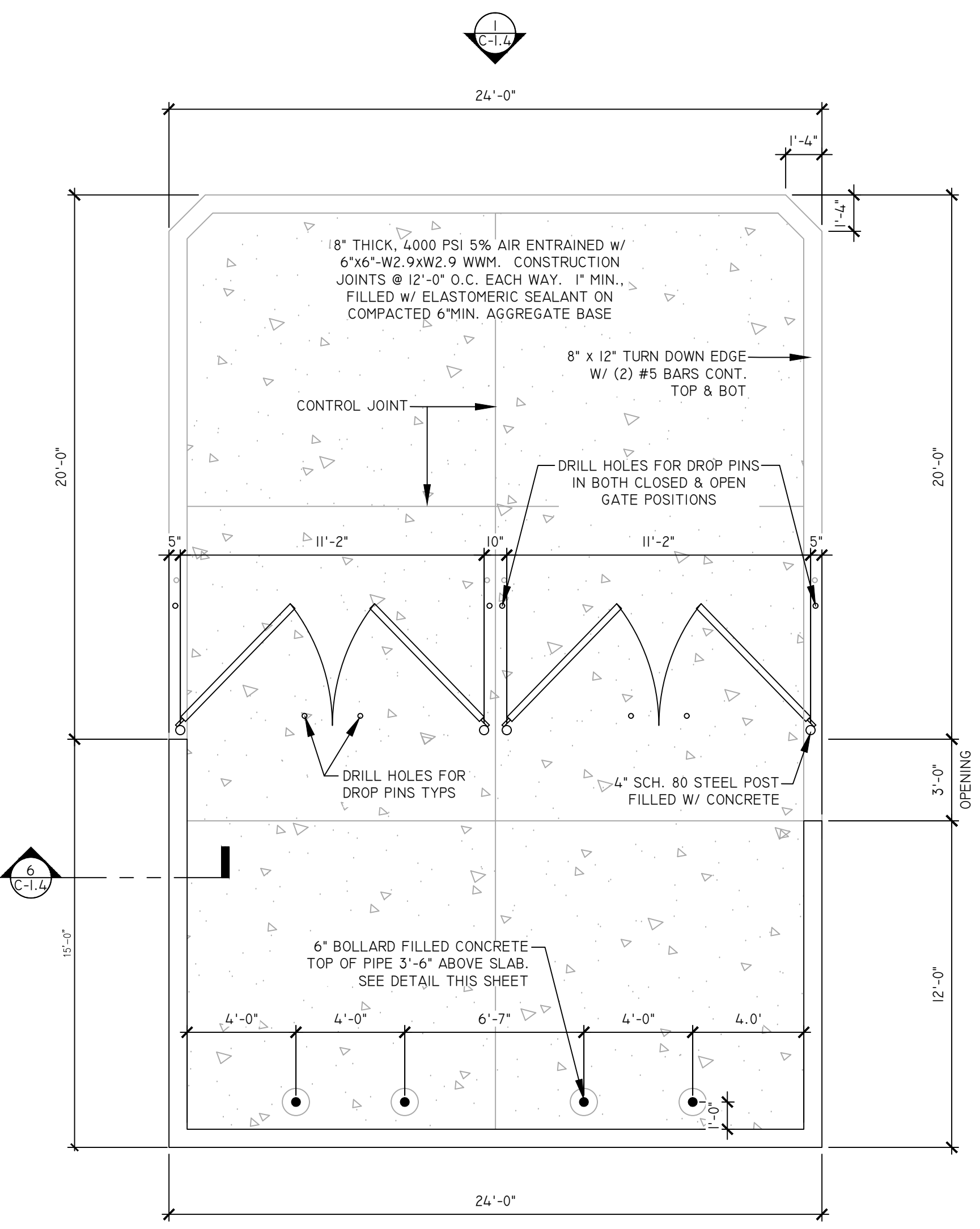
1 GATE PLAN AND FRONT ELEVATION

SCALE: N.T.S.



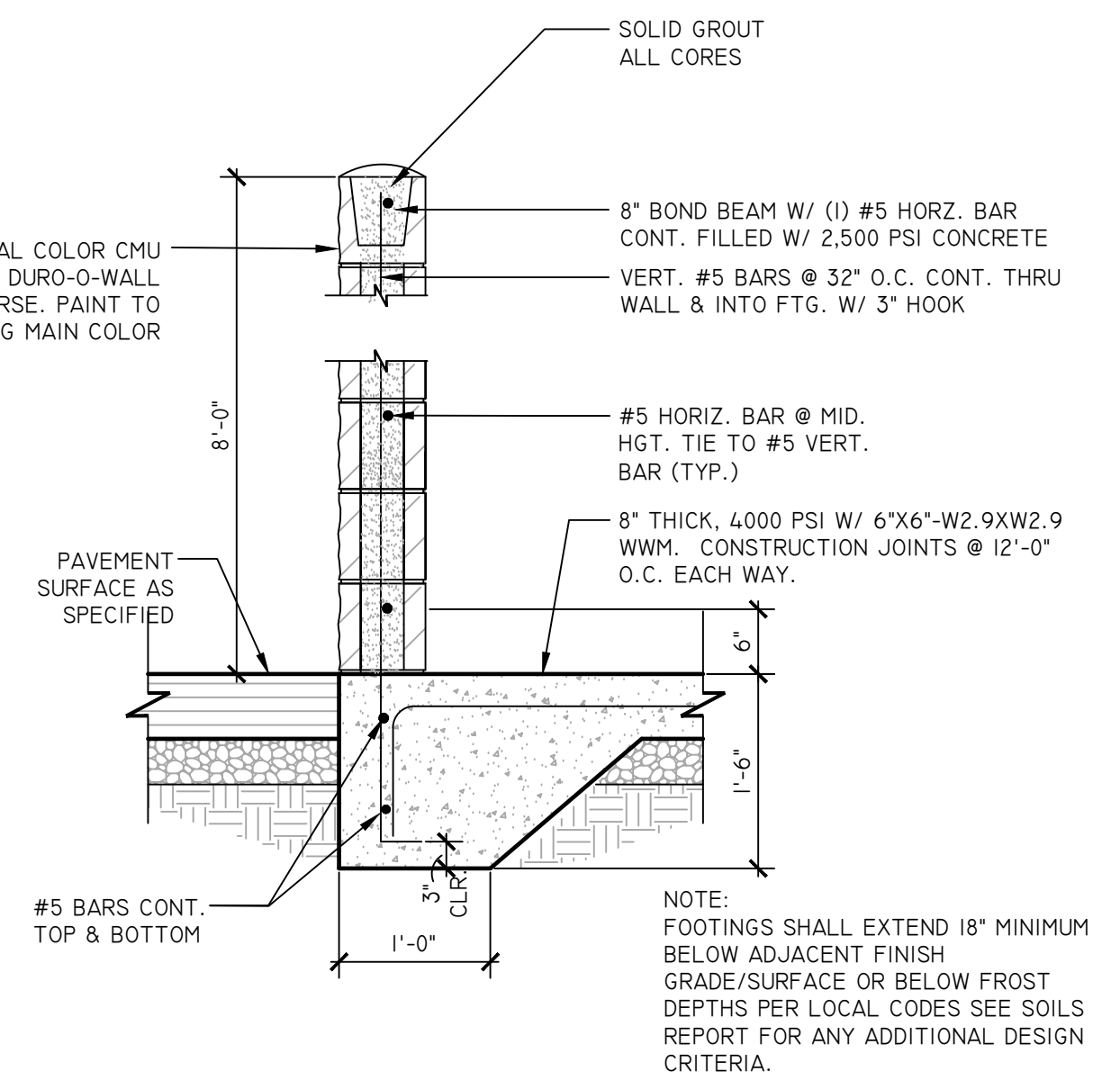
5 DUMPSTER PAD SECTION

SCALE: N.T.S.



2 ENLARGED DUMPSTER PLAN

SCALE: N.T.S.



6 TYP. SIDE ELEVATION

SCALE: N.T.S.

- NOTES:
1. LOCATION SHALL BE APPROVED BY THE PUBLIC WORKS DEPARTMENT.
 2. AREAS SHALL BE ACCESSIBLE FOR DELIVERY AND COLLECTION.
 3. GATES SHALL BE CORRUGATED METAL DOORS AND MUST BE APPROVED BY PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION.
 4. GATE LATCHES SHALL BE OF THE PLUNGER BAR TYPE OR EQUIVALENT AS APPROVED BY THE PUBLIC WORKS DEPARTMENT.
 5. SEE ATTACHED SPECIFICATIONS, NOTES AND PROCEDURES.

TRASH ENCLOSURE DETAIL MATERIAL SPECIFICATIONS:

1. CONCRETE BLOCK: 8" MINIMUM IN SIZE, ASTM C90.
2. REINFORCING STEEL: ASTM 615, GRADE 40.
3. ACCEPTABLE SOIL TYPES:
 - A. MIN. ALLOWABLE BEARING: 1000 LBS/SQ. FT.
 - B. MIN. LATERAL BEARING: 100 LBS/SQ. FT./FT.
 - C. MAX EXPANSION INDEX: 20
4. CONCRETE: 2000 LBS/SQ. IN. IN 28 DAYS.
5. MORTAR: 1:1/4:3 (PORTLAND CEMENT: HYDRATED LIME OR LIME PUTTY: SAND, BY VOLUME). MIXED TO PLASTIC CONSISTENCY. REFER TO UBC TABLE 24-A FOR OTHER TYPES OF CEMENT.
6. GROUT: 1:1/10:3 (PORTLAND CEMENT: HYDRATED LIME OR LIME PUTTY: SAND BY VOLUME). MIX TO FLOW WITHOUT SEGREGATION. GROUT MAY CONTAIN 2 PARTS PEA GRAVEL (3/8" MAX. SIZE). MINIMUM COMPRESSIVE STRENGTH: 2000 LBS/SQ. IN. REFER TO UBC TABLE 24-B FOR OTHER TYPES OF CEMENT.

GENERAL NOTES:

1. THIS DESIGN IS FOR AVERAGE CONDITIONS AND MAY NOT BE SUITABLE FOR ALL CASES. IT IS RECOMMENDED THAT A LICENSED CIVIL OR STRUCTURAL ENGINEER BE CONSULTED.
2. FOOTINGS SHALL BE IN NATURAL SOIL OR CERTIFIED FILL.
3. BLOCKS TO BE STAGGERED (RUNNING BOND).
4. ALL CELLS CONTAINING REINFORCING STEEL SHALL BE GROUTED.
5. APPROVED GROUT STOPS ARE REQUIRED BELOW HORIZONTAL STEEL IN PARTIALLY GROUTED WALLS. BAGS, NEWSPAPERS, ETC. ARE NOT APPROVED GROUT STOPS.
6. INITIAL BED JOINT SHALL BE 1/4" MIN. 1" MAX. SUBSEQUENT BED JOINTS SHALL BE 1/4" MIN., 5/8" MAX.
7. VERTICAL CONTINUITY OF CELLS SHALL BE UNOBSTRUCTED. MORTAR PROJECTIONS SHALL NOT EXCEED 1/2" FOR 6" AND LARGER BLOCK. MORTAR DROPPINGS OR OTHER FOREIGN MATTER ARE NOT PERMITTED IN CELLS AND MUST BE REMOVED.
8. EXPANSION JOINTS REQUIRED AT 60'-0" MAX. INTERVALS.
9. REQUIRED BAR LAPS:
 - A. VERTICAL STEEL: 30 BAR DIAMETERS.
 - B. HORIZONTAL STEEL: 40 BAR DIAMETERS.
 - C. WIRE JOINT REINFORCEMENT IN THE MORTARED BED JOINT: 75 WIRE DIAMETERS OR IN ALTERNATE BED JOINTS OF RUNNING BOND, 54 DIAMETERS PLUS TWICE THE BED JOINT SPACING.
10. WHERE HORIZONTAL WIRE JOINT REINFORCEMENT IS REQUIRED OR UTILIZED, IT SHALL BE EQUIVALENT TO TWO 3/16" DIAMETER BARS CONNECTED AT 16" INTERVALS BY NO. 9 GAUGE WELDED WIRE.
11. FOR PIPES AND CONDUIT EMBEDDED IN MASONRY, REFER TO SEC. 24-07(G), UBC.
12. 3" MIN. COVER REQUIRED FOR REINFORCEMENT IN CONCRETE WHICH IS CAST AGAINST EARTH.

INSPECTION PROCEDURES:

1. FOUNDATION: AFTER TRENCHES ARE DUG, STEEL IS TIED IN PLACE AND BEFORE ANY CONCRETE IS POURED.
2. PRE-GROUT: AFTER ALL BLOCKS (EXCEPT CAP) ARE IN PLACE, VERTICAL AND HORIZONTAL STEEL IS IN PLACE, GROUT STOPS (FOR PARTIALLY GROUTED MASONRY) ARE IN PLACE AND PRIOR TO GROUTING.
3. FINAL: AFTER GROUT IS IN PLACE AND PRIOR TO PLACEMENT OF CAP.

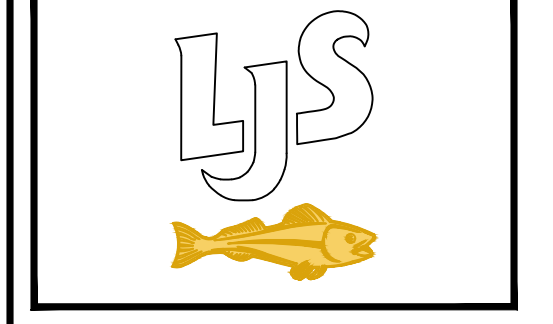
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ROBERT WAYNE CASE
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3224 S. TEXAS AVE.
BRYAN, TX

REVISION		
No.	DATE	DESCRIPTION

DWG DATE: 8/14/24
DRAWN BY: JC / JC
PROJECT No.: 2023-114
DWG TITLE:

TYPICAL DETAILS

SHEET No.
C-1.4

GENERAL NOTES

BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MYCS2).

DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.00010911492058 (CALCULATED USING GEOID128).

(CM) INDICATES CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.

THIS SURVEY PLAT WAS PREPARED TO REFLECT THE TITLE REPORT ISSUED BY UNIVERSITY TITLE COMPANY GF NO. 240314215, CERTIFICATION DATE: 01/21/2024. ITEMS LISTED ARE ADDRESSED AS FOLLOWS:

- EASEMENTS AND BUILDING LINES AS SET OUT ON THE RESUBDIVISION PLAT FILED IN VOLUME 380, PAGE 891 (DRBCT) DO APPLY TO THIS TRACT AND ARE SHOWN HEREON.
- ALL OTHER ITEMS ARE NOT SURVEY ITEMS AND/OR ARE NOT ADDRESSED BY THIS PLAT.

UNDERGROUND UTILITIES ARE APPROXIMATED BASED ON ABOVE GROUND FEATURES, AVAILABLE MAPS AND MARKINGS BY UTILITY PROVIDERS. ADDITIONAL UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

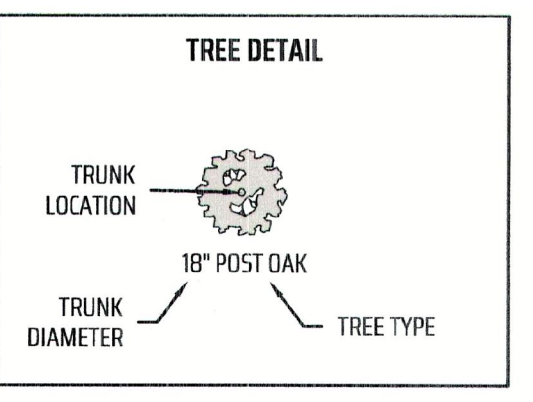
FLOOD PLAIN NOTES:

THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0215F, REVISED DATE: 04-02-2014.

ZONING SETBACK NOTES

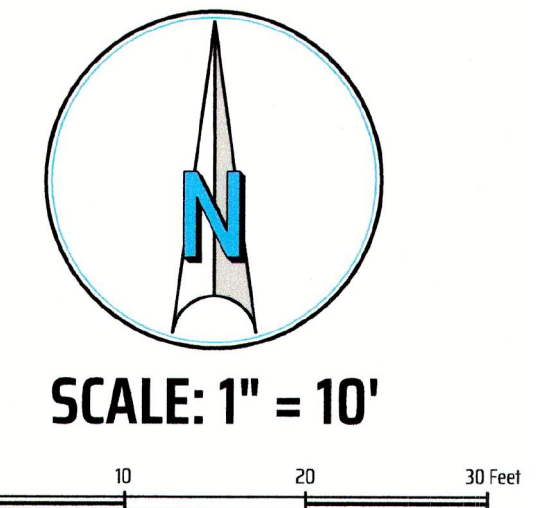
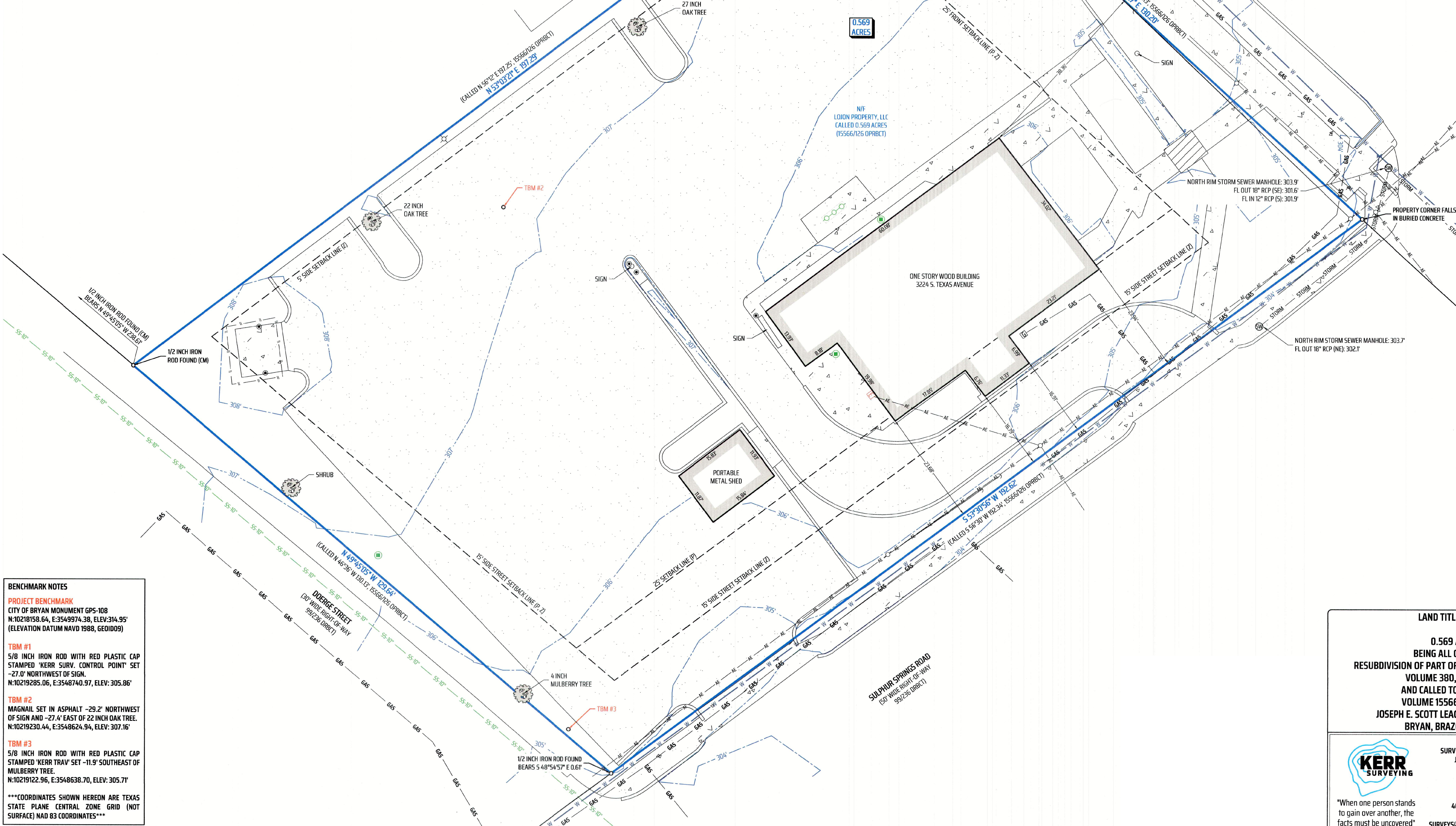
ACCORDING TO THE CITY OF BRYAN ONLINE ZONING MAP REFERENCED ON 2/12/2024, THIS TRACT IS ZONED RETAIL (C-2) AND IS SUBJECT TO THE FOLLOWING BUILDING SETBACKS (2) AS SHOWN HEREON:

FRONT SETBACK - 25 FEET
 SIDE SETBACK (INTERIOR) - 5 FEET
 SIDE SETBACK (STREET) - 15 FEET
 REAR SETBACK - 5 FEET



N/F
 AUSPRO ENTERPRISES, LTD.
 CALLED 0.57 ACRES
 (13666/75 OPRBCT)

0.569
 ACRES



- LEGEND:**
- DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
 - ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
 - OPRBCT = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
 - 123/456 = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
 - N/F = NOW OR FORMERLY
 - () = RECORD INFORMATION
 - (P) = PER PLAT, 380/891 DRBCT
 - RCP = REINFORCED CONCRETE PIPE
 - WATER VALVE
 - WATER METER
 - SANITARY SEWER MANHOLE
 - CLEAN OUT
 - STORM SEWER MANHOLE
 - UTILITY POLE
 - LIGHT POLE/STANDARD
 - GUY WIRE
 - GAS METER
 - ELECTRIC SERVICE
 - BOLLARD
 - GREASE INTERCEPTOR
 - AERIAL ELECTRIC LINES
 - AE
 - WOOD FENCE
 - DECK
 - CONCRETE
 - ASPHALT
 - CURB
 - APPROXIMATE LOCATION OF SANITARY SEWER LINE
 - SS-10'
 - APPROXIMATE LOCATION OF WATER LINE
 - W
 - APPROXIMATE LOCATION OF BURIED GAS LINE
 - GAS
 - APPROXIMATE LOCATION OF STORM SEWER LINE
 - STORM

BENCHMARK NOTES

PROJECT BENCHMARK
 CITY OF BRYAN MONUMENT GPS-108
 N:10218158.64, E:3549974.38, ELEV:316.95'
 (ELEVATION DATUM NAVD 1988, GEOID09)

TBM #1
 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KERR SURV. CONTROL POINT' SET -27.0' NORTHWEST OF SIGN.
 N:10219285.06, E:3548740.97, ELEV: 305.86'

TBM #2
 MAGNAIL SET IN ASPHALT -29.2' NORTHWEST OF SIGN AND -27.4' EAST OF 22 INCH OAK TREE.
 N:10219230.44, E:3548624.94, ELEV: 307.16'

TBM #3
 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KERR TRAV SET -11.9' SOUTHEAST OF MULBERRY TREE.
 N:10219122.96, E:3548638.70, ELEV: 305.71'

COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE CENTRAL ZONE GRID (NOT SURFACE) NAD 83 COORDINATES

LAND TITLE SURVEY PLAT OF A 0.569 ACRE TRACT BEING ALL OF LOT 1, BLOCK 1 RESUBDIVISION OF PART OF BLOCK 1, A.D. DOERGE ADDITION VOLUME 380, PAGE 891 (DRBCT) AND CALLED TO BE 0.569 ACRES IN VOLUME 15566, PAGE 126 OPRBCT JOSEPH E. SCOTT LEAGUE SURVEY, ABSTRACT 50 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1 INCH = 10 FEET
 SURVEY DATE: 02-07-2024 | PLAT DATE: 02-15-2024
 JOB NUMBER: 23-927 | CAD NAME: 23-927
 POINT FILE: C-CLUB-GRID
 DRAWN BY: MS CHECKED BY: MK
 PREPARED BY: KERR SURVEYING, LLC
 TPPELS FIRM#10018500
 409 N. TEXAS AVENUE, BRYAN, TEXAS 77803
 PHONE: (979) 268-3195
 SURVEYS@KERRSURVEYING.NET | KERRLANDSURVEYING.COM

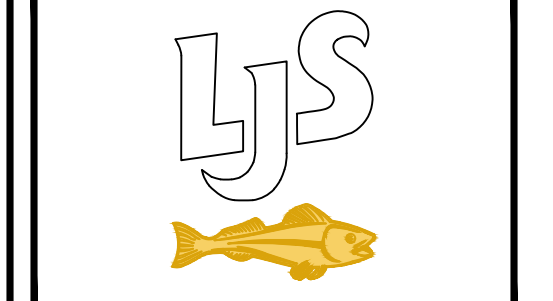
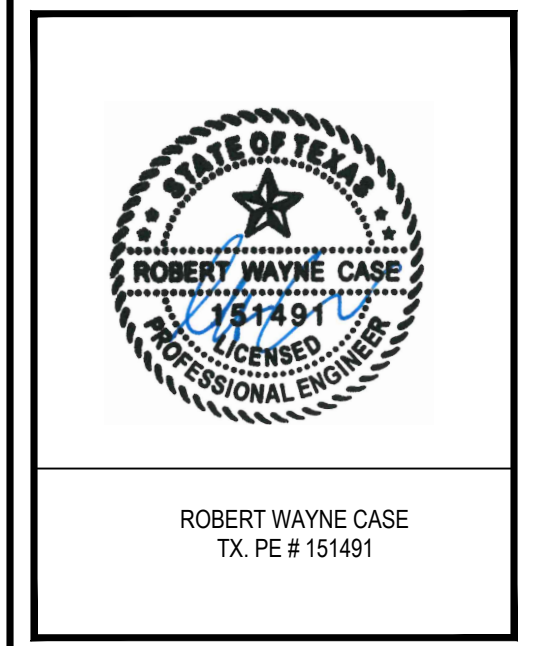
"When one person stands to gain over another, the facts must be uncovered"

ARCHITECTURE
 ENGINEERING

LIS

LAND INVESTMENT SERVICES, LLC
 CCA #R33866

2572 West State Road 425
 Awa, FL 33920
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 Faxline: (239) 244-9419



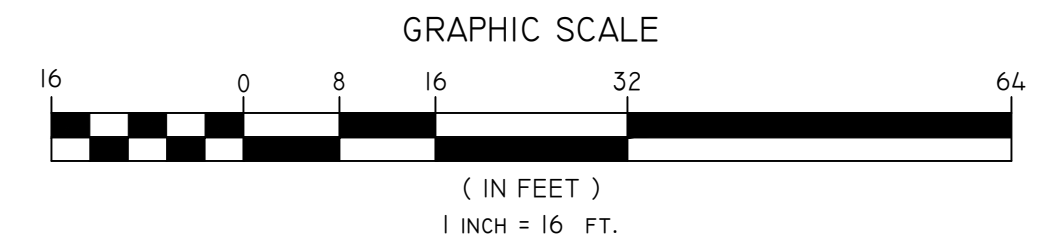
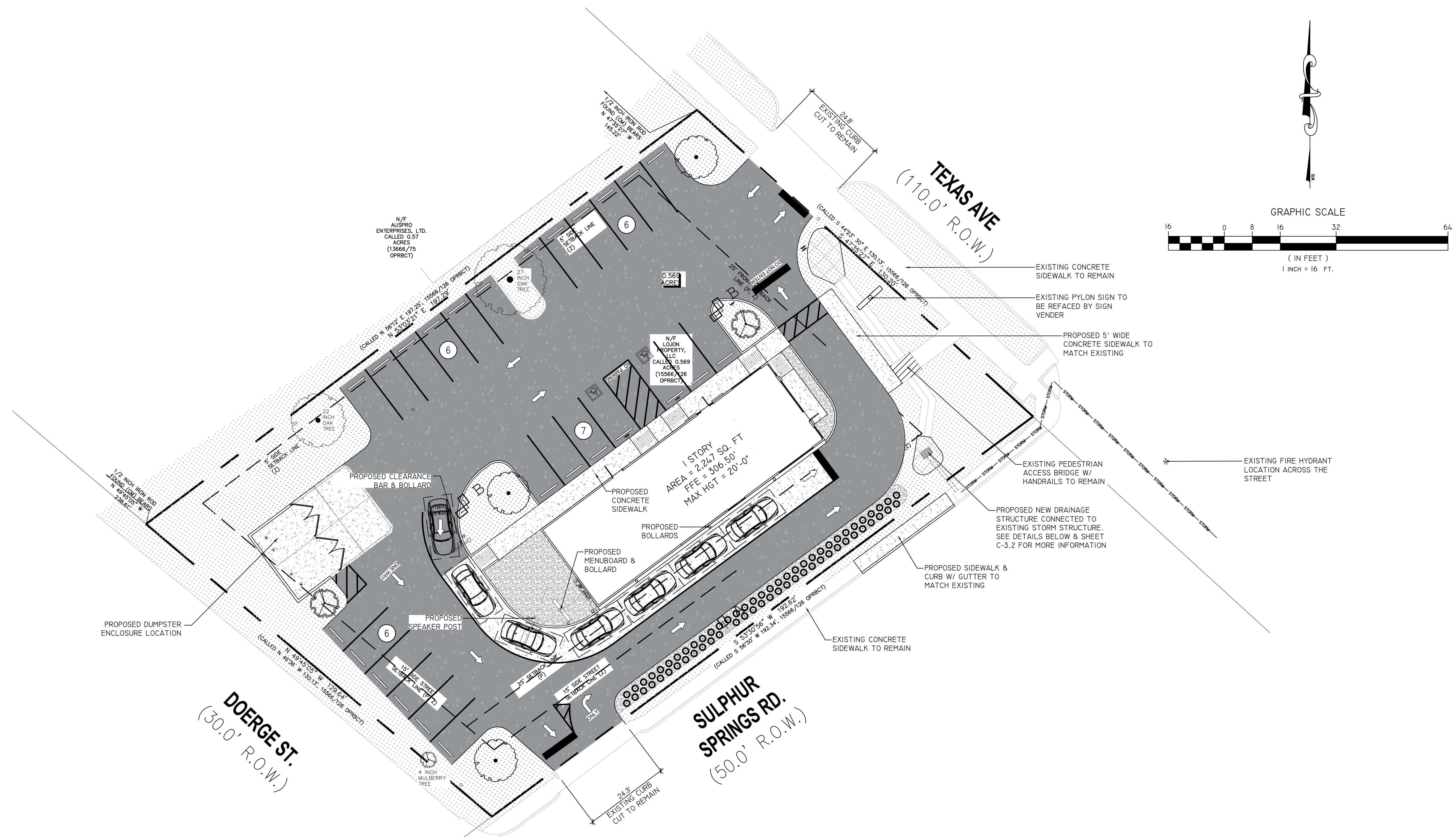
3224 S. TEXAS AVE.
 BRYAN, TX

REVISION		
No.	DATE	DESCRIPTION

DWG DATE: 8/14/24
 DRAWN BY: JC / JC
 PROJECT NO.: 2023-114
 DWG TITLE:

EXISTING PLAN

SHEET No.
C-2.0



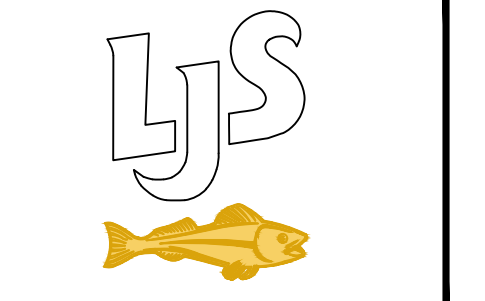
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ENGINEERING

LIS

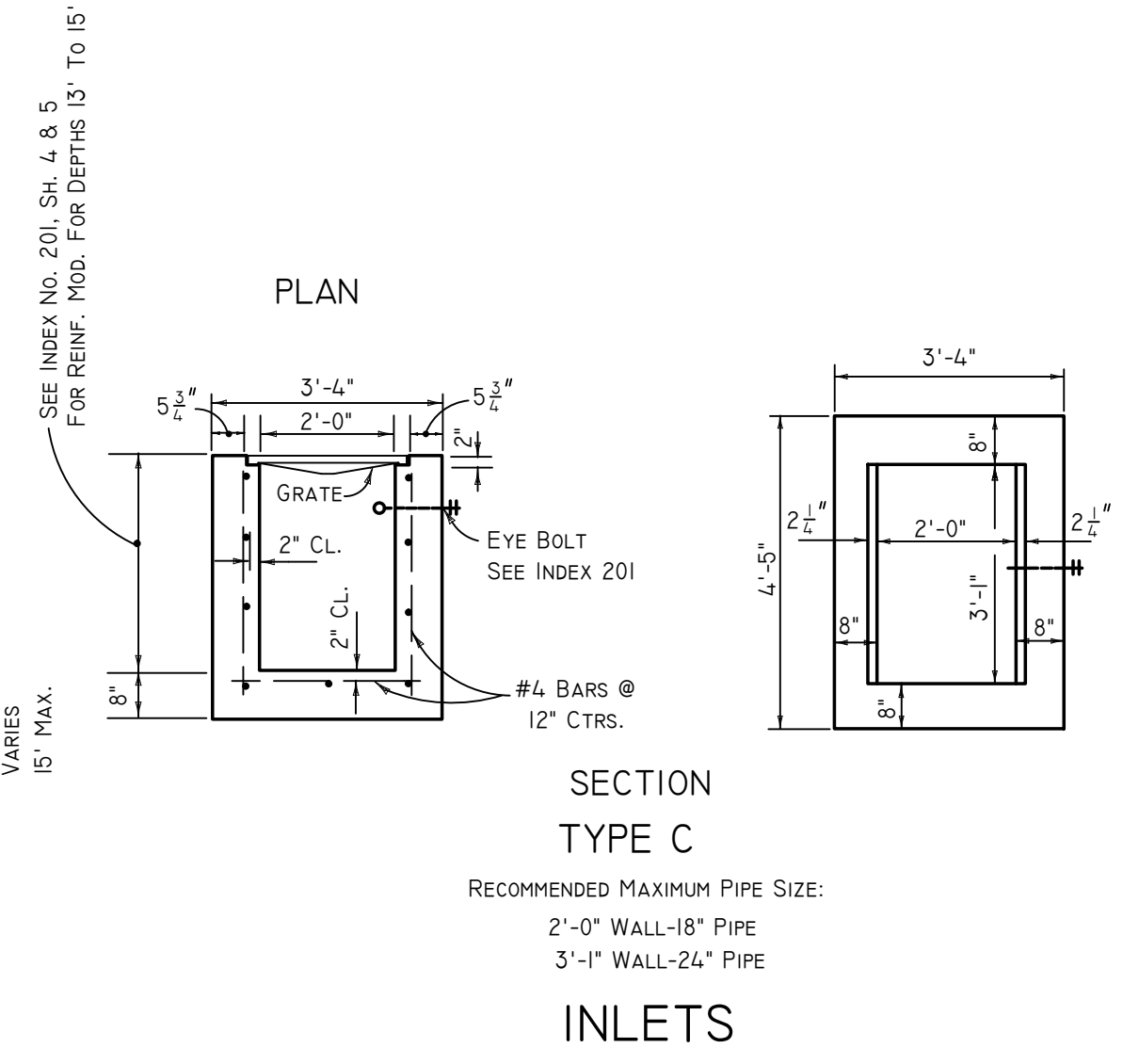
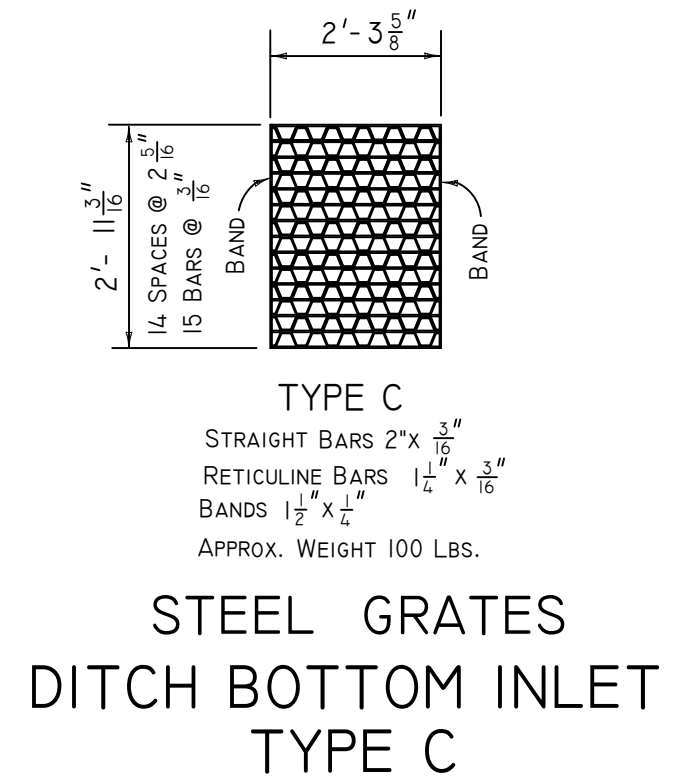
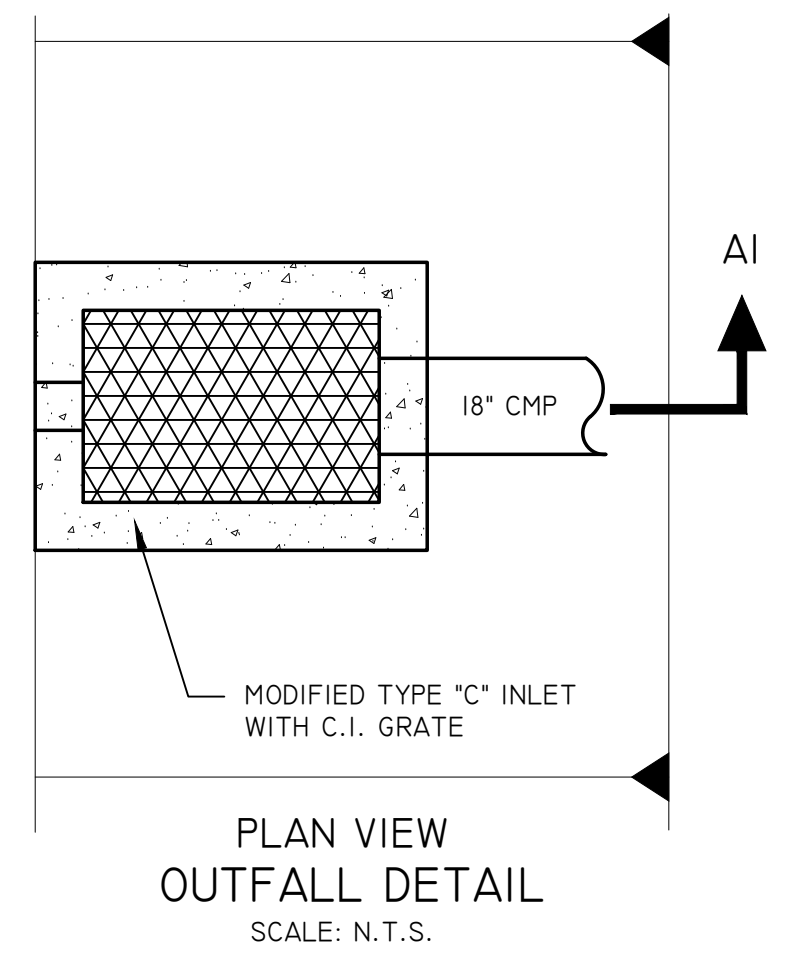
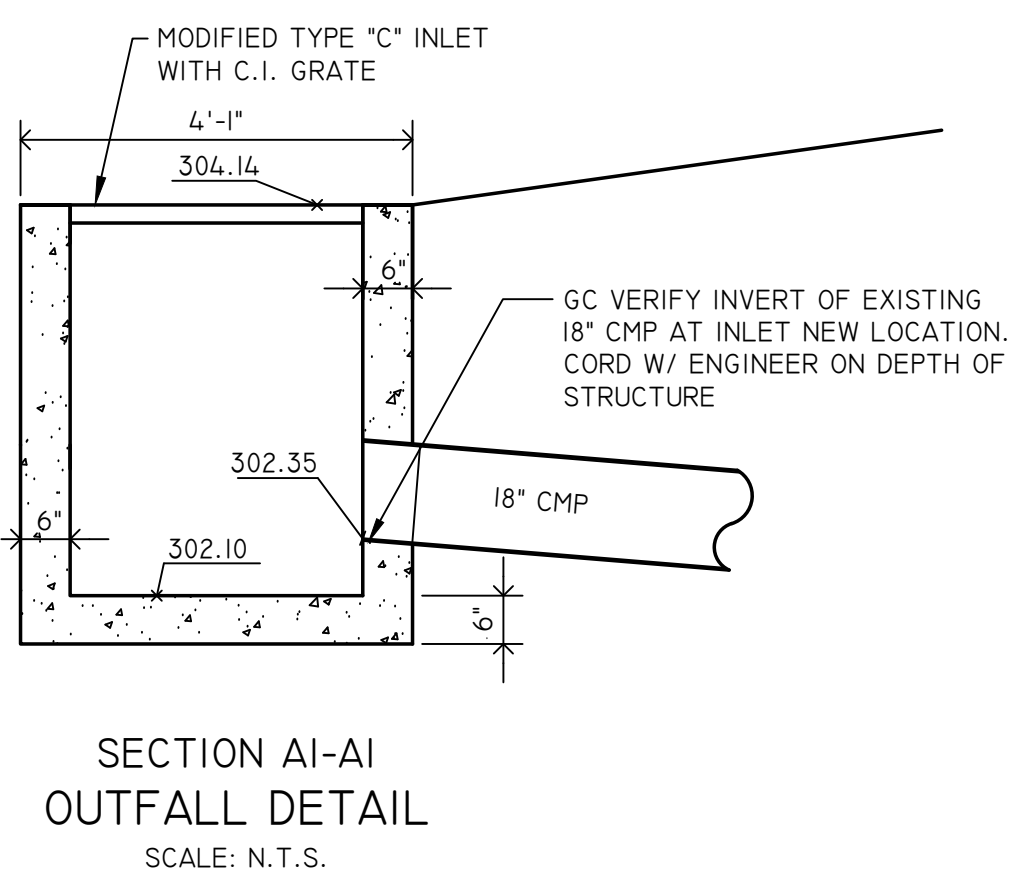
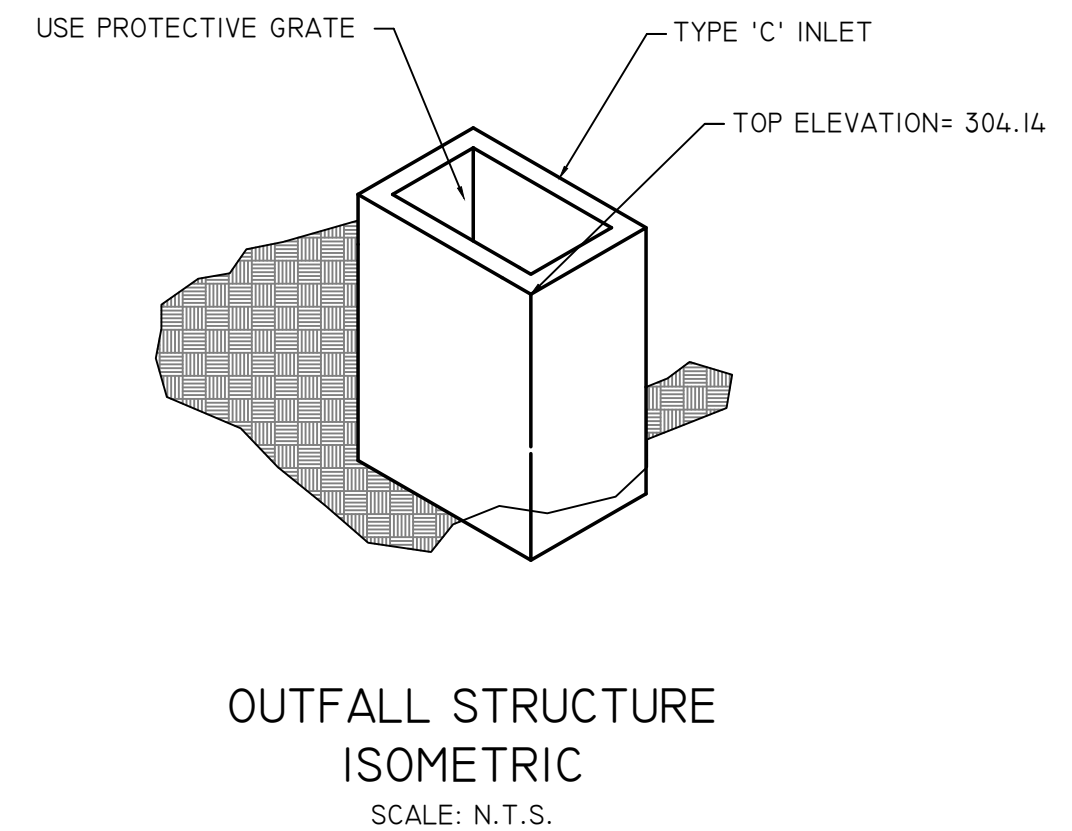
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ROBERT WAYNE CASE
TX. PE # 151491



3224 S. TEXAS AVE.
BRYAN, TX



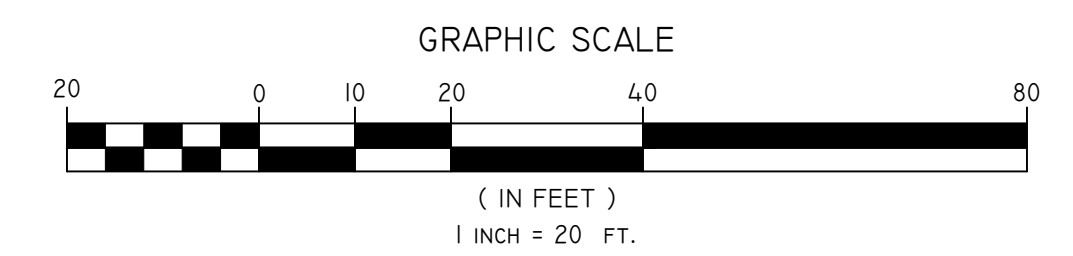
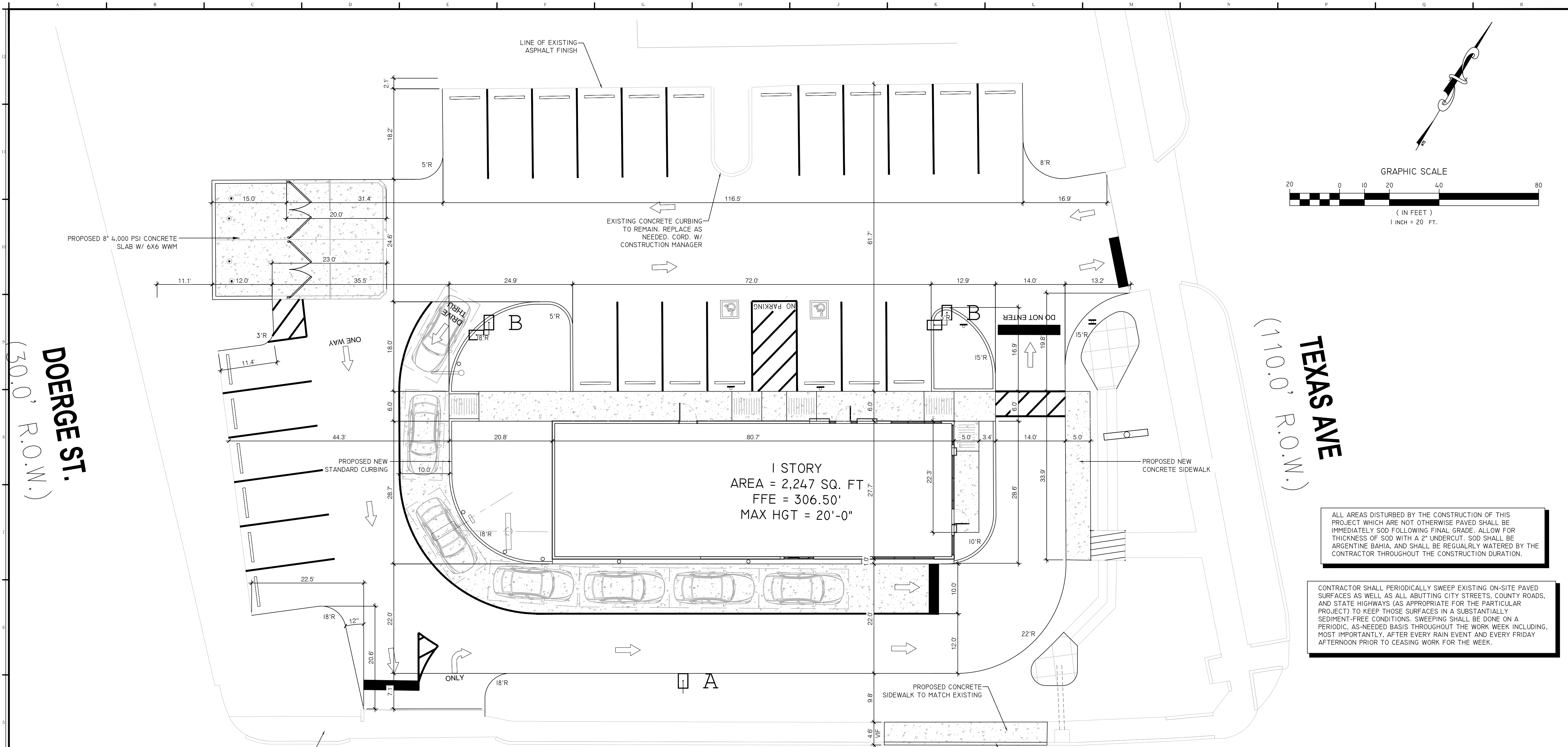
REVISION		
No.	DATE	DESCRIPTION

DWG DATE: 8/14/24
DRAWN BY: JC / JC
PROJECT NO.: 2023-114
DWG TITLE:

OVERALL DESIGN
PLAN

SHEET NO.
C-3.0





TEXAS AVE.
(110.0' R.O.W.)

SULPHUR SPRINGS RD.
(50.0' R.O.W.)

GENERAL NOTES

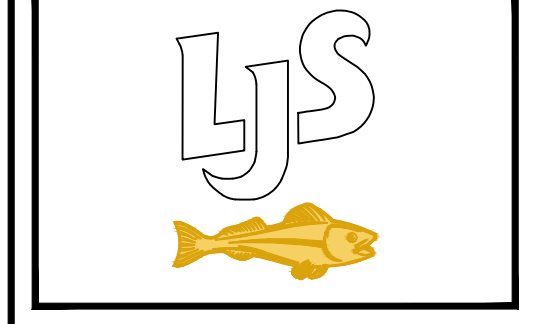
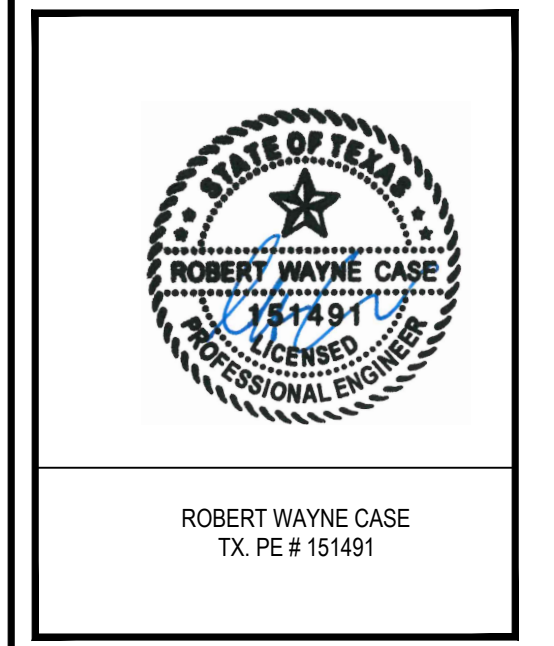
- COASTAL SETBACK LINES DO NOT APPLY TO THIS PARCEL.
- THERE ARE NO APPARENT ENVIRONMENTALLY SENSITIVE LANDS ONSITE.
- NO ENDANGERED OR THREATENED SPECIES CURRENTLY EXIST ON THIS PROPERTY.
- THERE WILL BE NO ADVERSE IMPACTS TO GROUND OR SURFACE WATERS, WETLANDS, FLOOD PLAINS OR RIVERSIDE AREAS OR KNOWN ARCHEOLOGICAL SITE EXPECTED BY THE DEVELOPMENT OF THIS SITE.
- ALL ELEVATIONS ARE BASED UPON NAVD 1988.
- SOD ALL SWALES, BERMS, RETENTION/DETENTION AREAS, AND SLOPES WITHIN LIMITS OF CONSTRUCTION.
- WATER SERVICE IS CURRENTLY PROVIDED BY CONNECTION TO CITY POTABLE WATER SYSTEM.
- SANITARY SEWER SERVICE IS CURRENTLY PROVIDED BY CONNECTION TO CITY SANITARY SEWER SYSTEM.
- THIS PARCEL IS CURRENTLY ZONED "C2" RETAIL.
- FUTURE LAND USE CLASSIFICATION "COMMERCIAL GENERAL"
- THE EXISTING VEGETATIVE COVER INCLUDES SOD LANDSCAPING WITH PARKING LOT.
- THIS PROJECT WILL BE CONSTRUCTED IN SINGLE PHASE.
- ANY DEVIATIONS FROM THESE PLANS BY THE OWNER OR CONTRACTOR REQUIRES PRIOR APPROVAL OF THE ENGINEER.
- THE ENGINEER CERTIFIES THAT THE SITE CAN BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS, PROVIDED ALL APPROPRIATE BUILDING CODES ARE FOLLOWED.
- NO RESIDENTIAL UNITS ARE PROPOSED.
- EACH CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF ANY CONSTRUCTION.
- THERE APPEAR TO BE NO JURISDICTIONAL WETLANDS PRESENT ON SITE.
- WHERE BURNING OF DEBRIS IS ALLOWED, CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FROM FORESTRY SERVICE, FIRE DEPT. AND DEP WHEN APPLICABLE.
- A 24 HOUR MINIMUM NOTICE PERIOD IS REQUIRED FOR INSPECTIONS.
- CONTRACTOR TO FOLLOW THE INSPECTION AND NOTIFICATION REQUIREMENTS OF THE CITY WESLACO.
- ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION.

ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SOD FOLLOWING FINAL GRADE. ALLOW FOR THICKNESS OF SOD WITH A 2" UNDERCUT. SOD SHALL BE ARGENTINE BAHIA, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION DURATION.

CONTRACTOR SHALL PERIODICALLY SWEEP EXISTING ON-SITE PAVED SURFACES AS WELL AS ALL ABUTTING CITY STREETS, COUNTY ROADS, AND STATE HIGHWAYS (AS APPROPRIATE FOR THE PARTICULAR PROJECT) TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEDIMENT-FREE CONDITIONS. SWEEPING SHALL BE DONE ON A PERIODIC, AS-NEEDED BASIS THROUGHOUT THE WORK WEEK INCLUDING, MOST IMPORTANTLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.

LAND USE TABLE			
DESCRIPTION	SQUARE FEET	ACRES	% OF PROJECT
PROJECT SITE AREA	24,786 SF	0.569 Ac	100 %
EXISTING BUILDING AREA	1,974 SF	0.05 Ac	8 %
EXISTING LANDSCAPING AREA	5,399 SF	0.12 Ac	22 %
EXISTING CONCRETE PAVEMENT AND SIDEWALK AREA	17,413 SF	0.40 Ac	70 %
TOTAL EXISTING IMPERVIOUS AREA	19,387 SF	0.45 Ac	78 %
TOTAL EXISTING PERVIOUS AREA	5,399 SF	0.12 Ac	22 %
PROPOSED BUILDING AREA	2,247 SF	0.05 Ac	9 %
PROPOSED CONCRETE SIDEWALK/ DRIVEWAY AREA/ DUMPSTER PAD	16,122 SF	0.37 Ac	65 %
TOTAL PROPOSED IMPERVIOUS AREA	18,369 SF	0.42 Ac	74 %
TOTAL PROPOSED PERVIOUS AREA	6,417 SF	0.15 Ac	26 %
		1,018 SF	OF ADDITIONAL PERVIOUS AREA ADDED TO THE SITE

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3224 S. TEXAS AVE.
BRYAN, TX

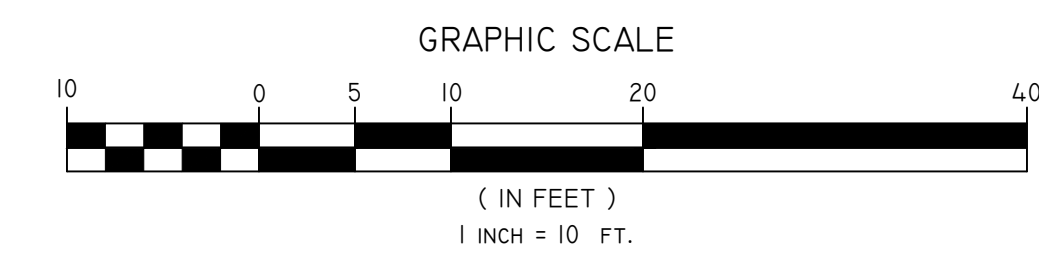
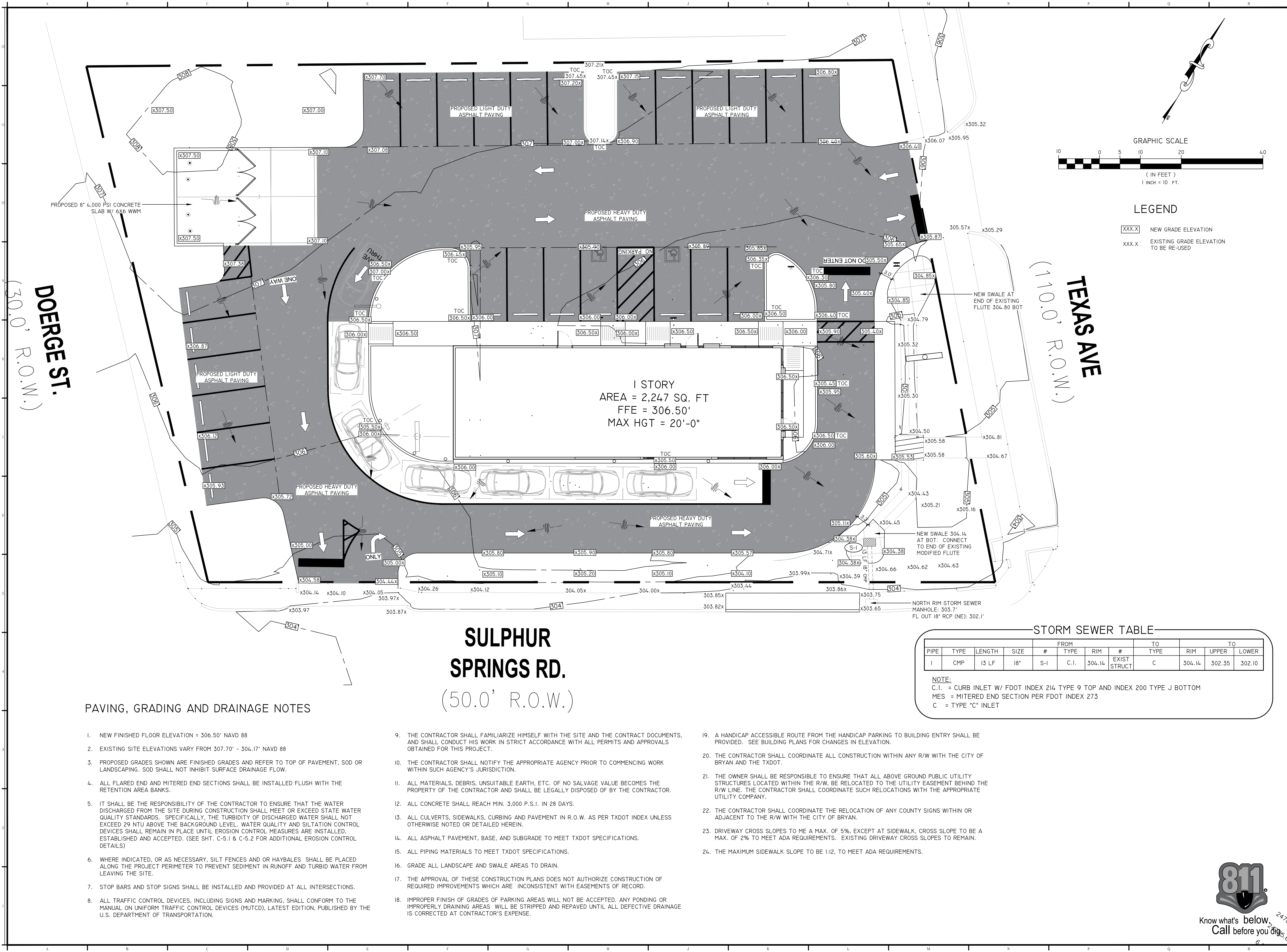
REVISION		
No.	DATE	DESCRIPTION

DWG DATE: 8/14/24
DRAWN BY: JC / JC
PROJECT NO.: 2023-114
DWG TITLE:

SITE DIMENSION PLAN

SHEET No.
C-3.1





LEGEND

- XXX.X NEW GRADE ELEVATION
- XXX.X EXISTING GRADE ELEVATION TO BE RE-USED

TEXAS AVE
 (110.0' R.O.W.)

DOERGE ST.
 (30.0' R.O.W.)

SULPHUR SPRINGS RD.
 (50.0' R.O.W.)

STORM SEWER TABLE

PIPE	TYPE	LENGTH	SIZE	#	FROM		TO		TO		
					TYPE	RIM	#	TYPE	RIM	UPPER	LOWER
1	CMP	13 LF	18"	S-1	C.I.	304.14	EXIST STRUCT	C	304.14	302.35	302.10

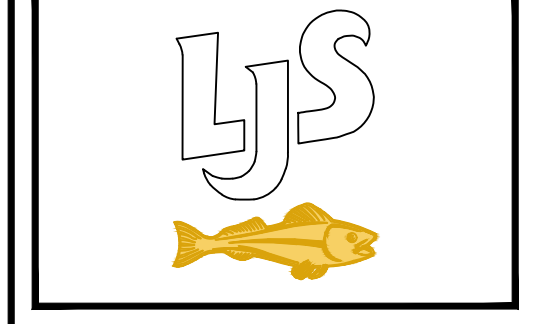
NOTE:
 C.I. = CURB INLET W/ FDOT INDEX 214 TYPE 9 TOP AND INDEX 200 TYPE J BOTTOM
 MES = MITERED END SECTION PER FDOT INDEX 273
 C = TYPE "C" INLET

PAVING, GRADING AND DRAINAGE NOTES

1. NEW FINISHED FLOOR ELEVATION = 306.50' NAVD 88
2. EXISTING SITE ELEVATIONS VARY FROM 307.70' - 304.17' NAVD 88
3. PROPOSED GRADES SHOWN ARE FINISHED GRADES AND REFER TO TOP OF PAVEMENT, SOD OR LANDSCAPING. SOD SHALL NOT INHIBIT SURFACE DRAINAGE FLOW.
4. ALL FLARED END AND MITERED END SECTIONS SHALL BE INSTALLED FLUSH WITH THE RETENTION AREA BANKS.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE WATER DISCHARGED FROM THE SITE DURING CONSTRUCTION SHALL MEET OR EXCEED STATE WATER QUALITY STANDARDS. SPECIFICALLY, THE TURBIDITY OF DISCHARGED WATER SHALL NOT EXCEED 29 NTU ABOVE THE BACKGROUND LEVEL. WATER QUALITY AND SILTATION CONTROL DEVICES SHALL REMAIN IN PLACE UNTIL EROSION CONTROL MEASURES ARE INSTALLED, ESTABLISHED AND ACCEPTED. (SEE SHT. C-5.1 & C-5.2 FOR ADDITIONAL EROSION CONTROL DETAILS)
6. WHERE INDICATED, OR AS NECESSARY, SILT FENCES AND OR HAYBALES SHALL BE PLACED ALONG THE PROJECT PERIMETER TO PREVENT SEDIMENT IN RUNOFF AND TURBID WATER FROM LEAVING THE SITE.
7. STOP BARS AND STOP SIGNS SHALL BE INSTALLED AND PROVIDED AT ALL INTERSECTIONS.
8. ALL TRAFFIC CONTROL DEVICES, INCLUDING SIGNS AND MARKING, SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION.
9. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE SITE AND THE CONTRACT DOCUMENTS, AND SHALL CONDUCT HIS WORK IN STRICT ACCORDANCE WITH ALL PERMITS AND APPROVALS OBTAINED FOR THIS PROJECT.
10. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY PRIOR TO COMMENCING WORK WITHIN SUCH AGENCY'S JURISDICTION.
11. ALL MATERIALS, DEBRIS, UNSUITABLE EARTH, ETC. OF NO SALVAGE VALUE BECOMES THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR.
12. ALL CONCRETE SHALL REACH MIN. 3,000 P.S.I. IN 28 DAYS.
13. ALL CULVERTS, SIDEWALKS, CURBING AND PAVEMENT IN R.O.W. AS PER TXDOT INDEX UNLESS OTHERWISE NOTED OR DETAILED HEREIN.
14. ALL ASPHALT PAVEMENT, BASE, AND SUBGRADE TO MEET TXDOT SPECIFICATIONS.
15. ALL PIPING MATERIALS TO MEET TXDOT SPECIFICATIONS.
16. GRADE ALL LANDSCAPE AND SWALE AREAS TO DRAIN.
17. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENTS OF RECORD.
18. IMPROPER FINISH OF GRADES OF PARKING AREAS WILL NOT BE ACCEPTED. ANY PONDING OR IMPROPERLY DRAINING AREAS WILL BE STRIPPED AND REPAVED UNTIL ALL DEFECTIVE DRAINAGE IS CORRECTED AT CONTRACTOR'S EXPENSE.
19. A HANDICAP ACCESSIBLE ROUTE FROM THE HANDICAP PARKING TO BUILDING ENTRY SHALL BE PROVIDED. SEE BUILDING PLANS FOR CHANGES IN ELEVATION.
20. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITHIN ANY R/W WITH THE CITY OF BRYAN AND THE TXDOT.
21. THE OWNER SHALL BE RESPONSIBLE TO ENSURE THAT ALL ABOVE GROUND PUBLIC UTILITY STRUCTURES LOCATED WITHIN THE R/W, BE RELOCATED TO THE UTILITY EASEMENT BEHIND THE R/W LINE. THE CONTRACTOR SHALL COORDINATE SUCH RELOCATIONS WITH THE APPROPRIATE UTILITY COMPANY.
22. THE CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY COUNTY SIGNS WITHIN OR ADJACENT TO THE R/W WITH THE CITY OF BRYAN.
23. DRIVEWAY CROSS SLOPES TO ME A MAX. OF 5%, EXCEPT AT SIDEWALK, CROSS SLOPE TO BE A MAX. OF 2% TO MEET ADA REQUIREMENTS. EXISTING DRIVEWAY CROSS SLOPES TO REMAIN.
24. THE MAXIMUM SIDEWALK SLOPE TO BE 1:12, TO MEET ADA REQUIREMENTS.

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ROBERT WAYNE CASE
 TX. PE # 151491



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BRYAN, TX

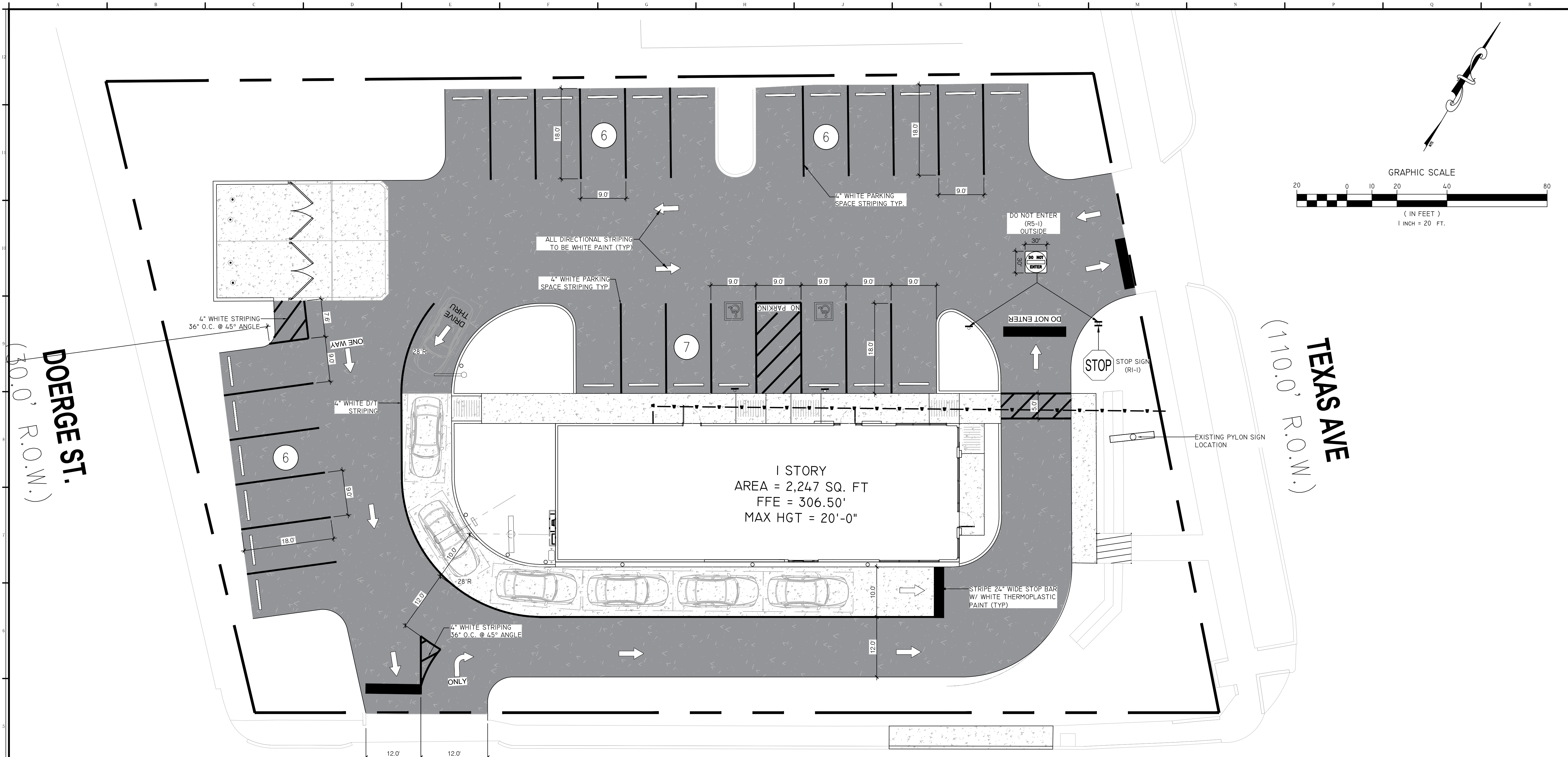
REVISION		
No.	DATE	DESCRIPTION

DWG DATE: 8/14/24
 DRAWN BY: JC / JC
 PROJECT NO.: 2023-114
 DWG TITLE:

GRADING PLAN

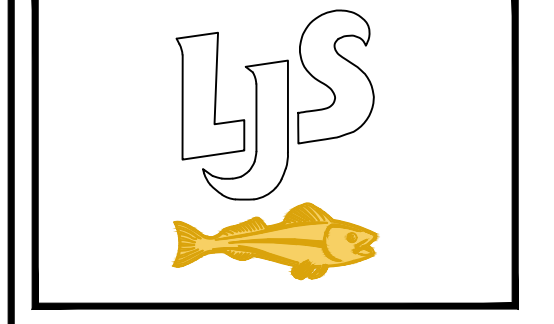
SHEET No.
C-3.2





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STATE OF TEXAS
 ROBERT WAYNE CASE
 LICENSED PROFESSIONAL ENGINEER
 151491
 ROBERT WAYNE CASE
 TX, PE # 151491



3224 S. TEXAS AVE.
 BRYAN, TX

**SULPHUR
 SPRINGS RD.**
 (50.0' R.O.W.)

STRIPING NOTES

- CITY ACCESSIBILITY AND PAVEMENT MARKINGS & SIGNAGE REQUIREMENTS NOTES:
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL CONFORM TO 'CITY OF BRYAN STANDARDS SPECIFICATIONS FOR CONSTRUCTION MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND TXDOT DESIGN STANDARDS.
 - ALL MARKINGS SHALL BE THERMOPLASTIC MATERIAL MEETING THE MUTCD STANDARDS, EXCEPT FOR THE PARKING SPACE MARKINGS WHICH MAY BE REFLECTORIZED PAINT MEETING THE MUTCD STANDARDS AND TEXAS DEPARTMENT OF TRANSPORTATION & DEVELOPMENT (TXDOT) SPECIFICATIONS FOR 'STANDARD PAINT'.
 - REFLECTIVE PAVEMENT MARKERS (RPM'S) SHALL BE CLASS " B " OR EQUIVALENT APPLIED WITH EPOXY OR BITUMINOUS ADHESIVE PER TXDOT'S 'APPROVED PRODUCTS LIST' (APL). PLACEMENT OF RPM'S SHALL BE IN ACCORDANCE WITH TXDOT 'STANDARD PLANS' INDEX NO. 706-001. PROVIDE THE FOLLOWING REFLECTIVE PAVEMENT MARKERS (RPM'S) IN THE CENTER OF THE NEAREST TRAVEL/STREET LANE:
 BLUE (FIRE HYDRANTS)
 WHITE (WATER MAIN VALVES IN ADJACENT GREEN/LANDSCAPE AREAS)
 ORANGE (SEWER MANHOLES IN ADJACENT GREEN/LANDSCAPE AREAS)
 GREEN (SEWER FORCE MAIN VALVES IN ADJACENT GREEN/LANDSCAPE AREAS)
 - PAVEMENT MARKINGS AND SIGNAGE FOR ALL ACCESSIBLE PARKING SPACES SHALL BE IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION & DEVELOPMENT (TXDOT) 'STANDARDS PLANS', INDEX NOS. 711-001 AND 700-102
 - WIDTH MEASUREMENTS OF PARKING SPACES AND ACCESS AISLES SHALL BE MEASURED FROM THE CENTERLINE OF THE WHITE MARKINGS, EXCEPT WHEN PARKING SPACES OR ACCESS AISLES ARE ADJACENT TO A CURB OR EDGE OF PAVEMENT AND NOT ADJACENT TO ANOTHER PARKING SPACE, THEN THE WIDTH MEASUREMENTS MAY INCLUDE THE FULL WIDTH OF THE LAST SPACE MARKING.
 - ALL PARKING SPACES MUST HAVE A PAVEMENT MARKING ON EACH SIDE OF EACH SPACE TO IDENTIFY THE LIMITS OF THE SPACE.
 - ALL SIDEWALK CURB RAMP'S 5' OUTSIDE AND BEYOND THE BUILDING ENVELOPE SHALL BE PER TXDOT 'STANDARD PLANS', INDEX NO. 522-002.
 - ALL PEDESTRIAN/ACCESSIBLE CROSSINGS SHALL COMPLY WITH TXDOT AND MUTCD STANDARDS. 'MID-BLOCK' TYPE PEDESTRIAN/ACCESSIBLE CROSSINGS SHALL BE 10' IN WIDTH AND HAVE " SPECIAL EMPHASIS " PAVEMENT MARKINGS AND PEDESTRIAN/ACCESSIBLE CROSSING SIGNAGE AND PEDESTRIAN/ACCESSIBLE CROSSING ADVANCE WARNING SIGNAGE PER TXDOT 'DESIGN MANUAL', SECTION 230 AND MUTCD STANDARDS. IF A 'CROSSING' STRICTLY SERVES OR IS DESIGNATED FOR ACCESS TO ACCESSIBLE PARKING SPACES, THE USE OF ACCESSIBLE CROSSING (W11-9) SIGNAGE IS RECOMMENDED INSTEAD OF THE TYPICAL PEDESTRIAN CROSSING (W11-2) SIGNAGE. THERMOPLASTIC MATERIAL FOR " SPECIAL EMPHASIS " PAVEMENT MARKINGS (CROSSWALKS) SHALL BE PREFORMED OR HIGH FRICTION THERMOPLASTIC 'COMPLYING WITH TXDOT 'STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION', SECTION 711.
 - ALL ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS AISLES, SIDEWALK CURB RAMP'S, ACCESSIBLE ROUTES AND RAMP'S MUST BE ADA COMPLIANT PER 2021 INTERNATIONAL BUILDING CODE.
 - ALL ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS AISLES, SIDEWALK CURB RAMP'S, ACCESSIBLE ROUTES AND RAMP'S SHALL BE FIELD CHECKED AT THE TIME OF FINAL INSPECTION TO CONFIRM COMPLIANCE WITH ADA STANDARDS/REQUIREMENTS, INCLUDING SLOPING. NON-CONFORMING ACCESSIBLE PARKING SPACES, ACCESSIBLE PARKING ACCESS AISLES, ACCESSIBLE ROUTES AND RAMP'S WILL BE REQUIRED TO BE CORRECTED FOR ACCEPTANCE OF THE PERMITTED WORK AND CLOSE-OUT OF THE ENGINEERING CONSTRUCTION PERMIT.
 - ALL VEHICULAR TRAFFIC/PEDESTRIAN PAVEMENT MARKINGS AND SIGNAGE WITHIN THE PROJECT LIMITS SHALL BE FIELD CHECKED AT THE TIME OF FINAL INSPECTION TO CONFIRM COMPLIANCE WITH FCTD STANDARDS/REQUIREMENTS. ALL NON-CONFORMING PAVEMENT MARKINGS AND SIGNAGE WILL BE REQUIRED TO BE REPLACED FOR ACCEPTANCE OF THE PERMITTED WORK AND CLOSE-OUT OF THE ENGINEERING CONSTRUCTION PERMIT.
 - A FINAL INSPECTION OF THE COMPLETED SITE ENGINEERING IMPROVEMENTS/WORK MUST BE SCHEDULED THROUGH THE CITY ENVIRONMENTAL SERVICES/ENGINEERING DIVISION FOR ACCEPTANCE OF THE WORK AND CLOSE-OUT OF THE ENGINEERING CONSTRUCTION PERMIT.

LEGEND

- NEW LANDSCAPING & SOD TO MATCH EXISTING
- NEW 4" (2) LAYERS OF 2" TYPE SI ASPHALT BLACK FINISH
- NEW 6" CONCRETE PAVING W/ WWF 6x6 W/ 1.4x1.4

REVISION		
No.	DATE	DESCRIPTION

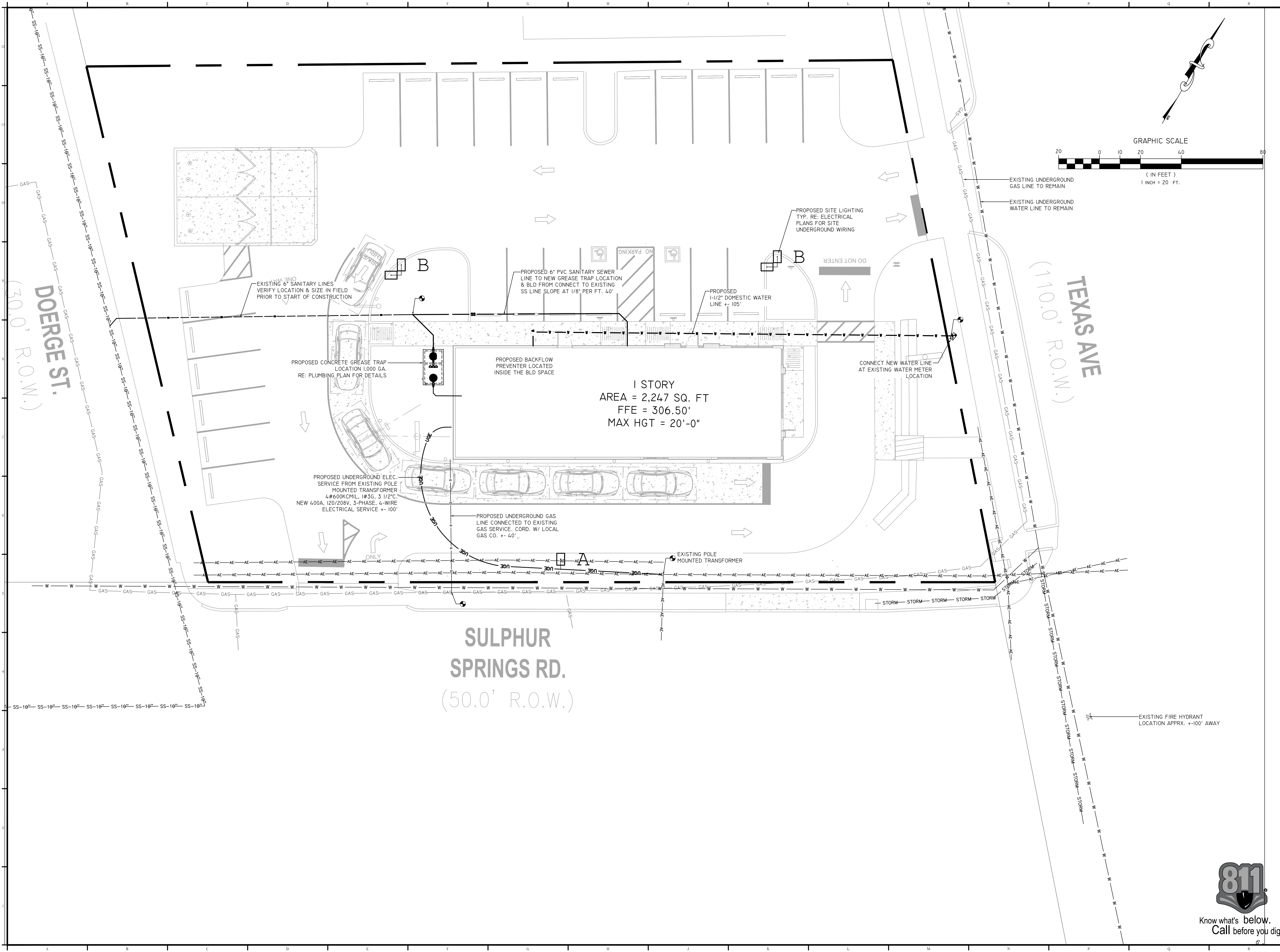
DWG DATE: 8/14/24
 DRAWN BY: JC / JC
 PROJECT NO.: 2023-114
 DWG TITLE:

STRIPING PLAN



Know what's below.
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SHEET No.
C-3.3



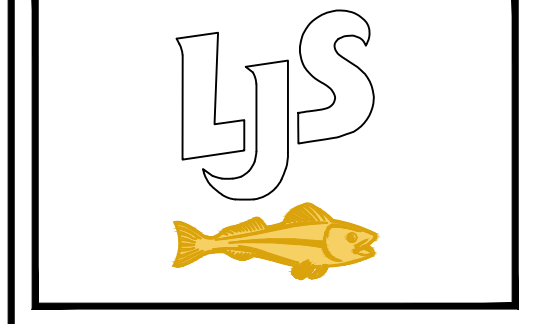
ARCHITECTURE
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Bryan, TX 77805
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Facsimile: (254) 244-9419

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ROBERT WAYNE CASE
TX, PE # 151491



3224 S. TEXAS AVE.
BRYAN, TX

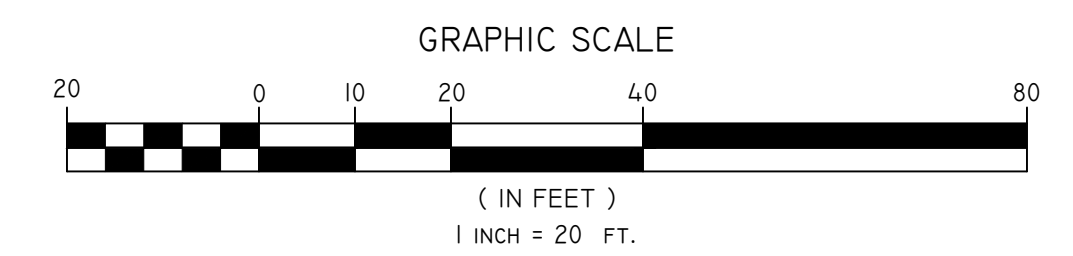
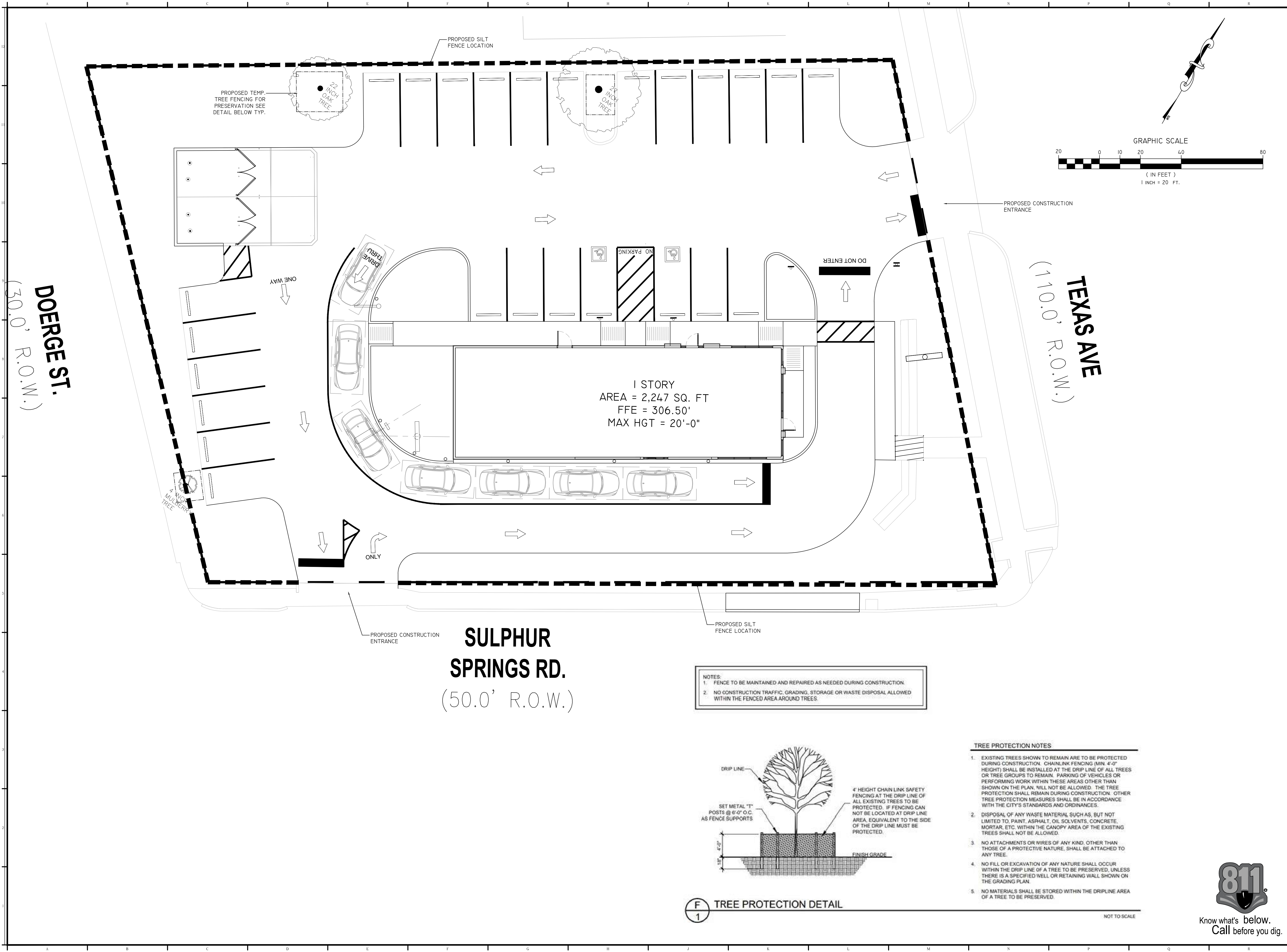
REVISION		
No.	DATE	DESCRIPTION

DWG DATE: 8/14/24
DRAWN BY: JC / JC
PROJECT NO.: 2023-114
DWG TITLE:

UTILITY
PLAN

SHEET No.
C-4.0





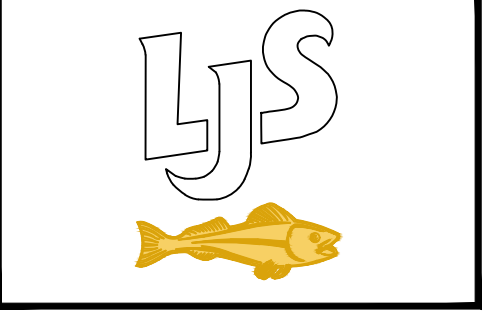
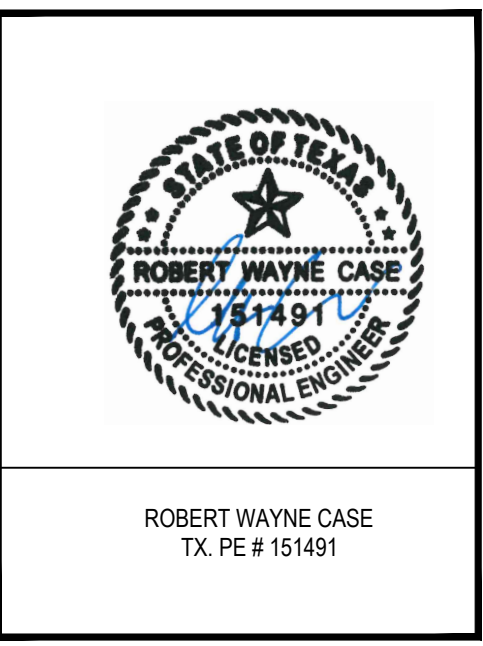
ARCHITECTURE
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LIS

LAND INVESTMENT SERVICES, LLC

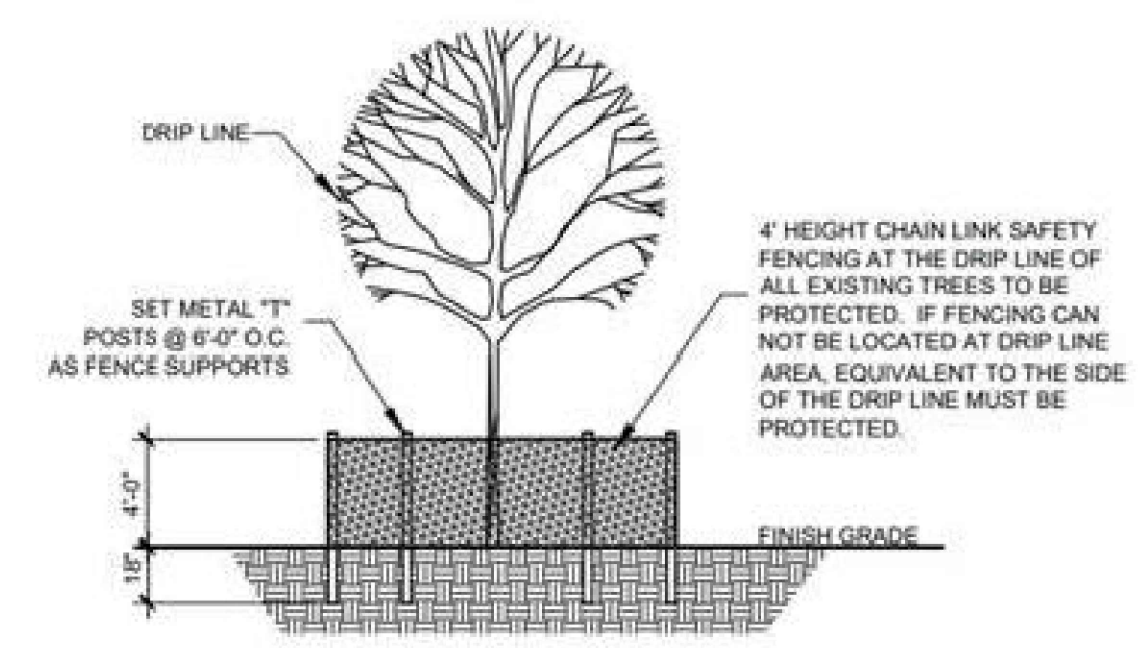
2572 West State Road 426
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Ave. FL 32920
Phone: (254) 895-9244
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NOTES:
1. FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
2. NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.



F
1 TREE PROTECTION DETAIL
NOT TO SCALE

- TREE PROTECTION NOTES**
- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
 - DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
 - NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
 - NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
 - NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED.

REVISION		
No.	DATE	DESCRIPTION

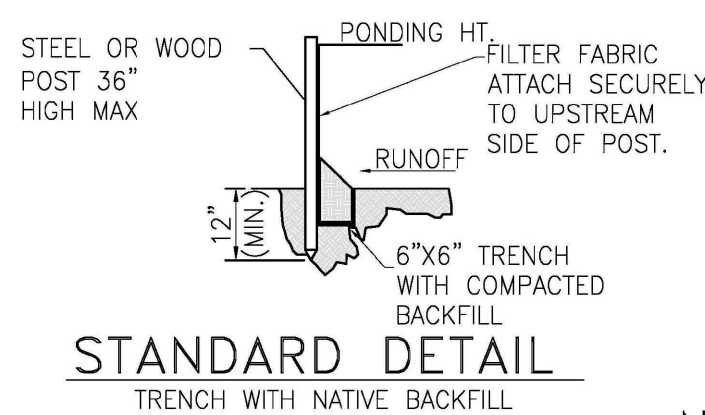
DWG DATE: 8/14/24
DRAWN BY: JC / JC
PROJECT NO.: 2023-114
DWG TITLE:

SWPPP PLAN



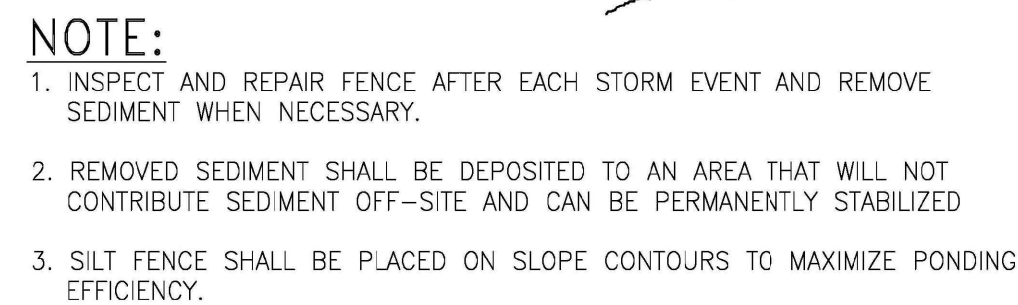
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STANDARD DETAIL

TRENCH WITH NATIVE BACKFILL

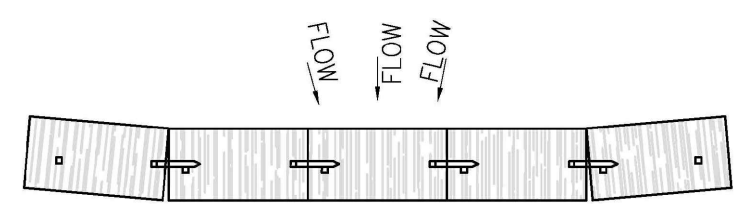


ALTERNATE DETAIL

TRENCH WITH GRAVEL

SILT FENCE (TYP.)

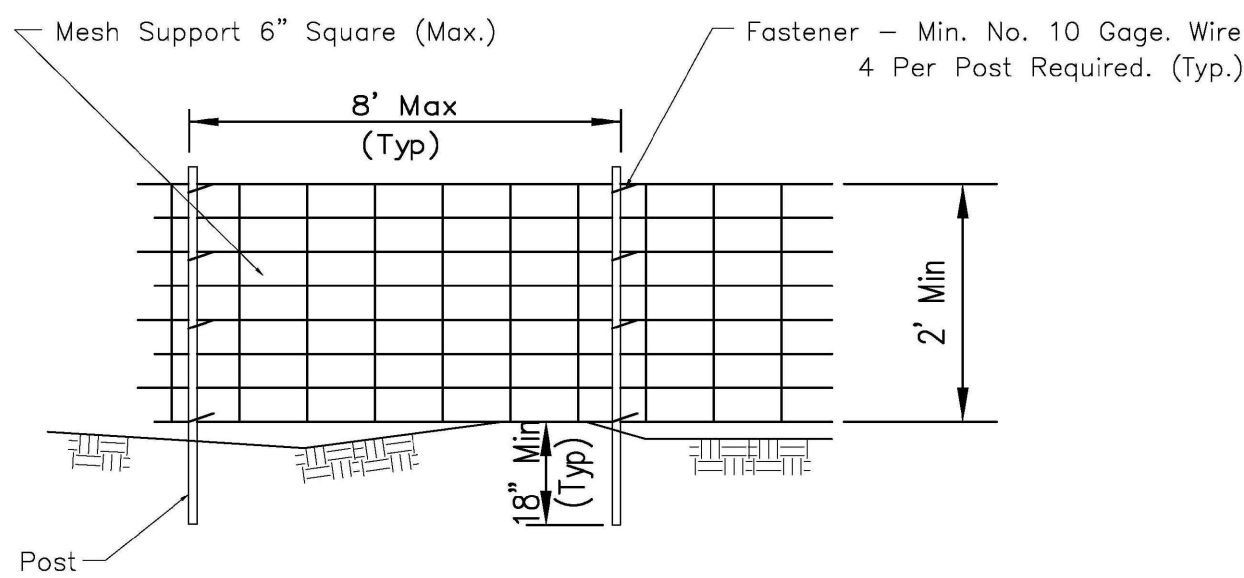
SCALE: N.T.S.



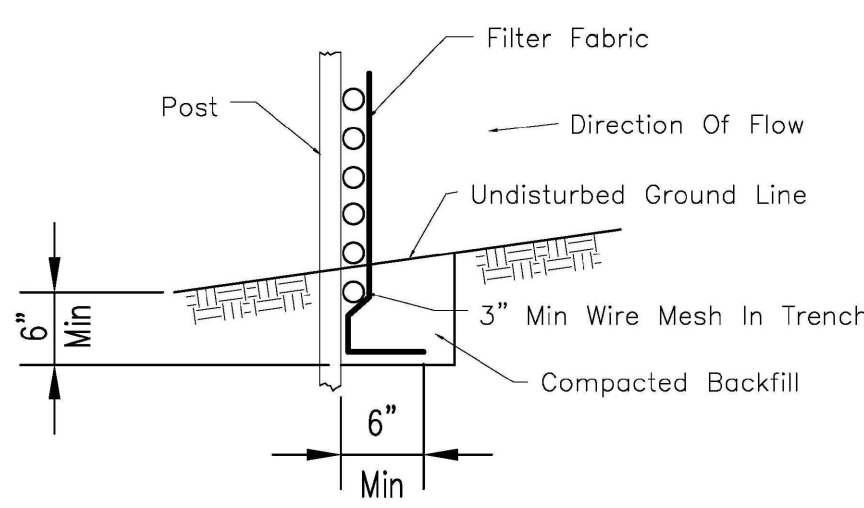
NOTES:

1. THE STRAW BALES SHALL BE PLACED ON SLOPE CONTOUR.
2. BALES TO BE PLACED IN A ROW WITH THE ENDS TIGHTLY ABUTTING. USE STRAW, ROCKS, OR FILTER FABRIC TO FILL GAPS BETWEEN THE BALES AND TAMP THE BACKFILL MATERIAL TO PREVENT EROSION OR FLOW AROUND BALES.

HAY BALES (TYP.)



ELEVATION

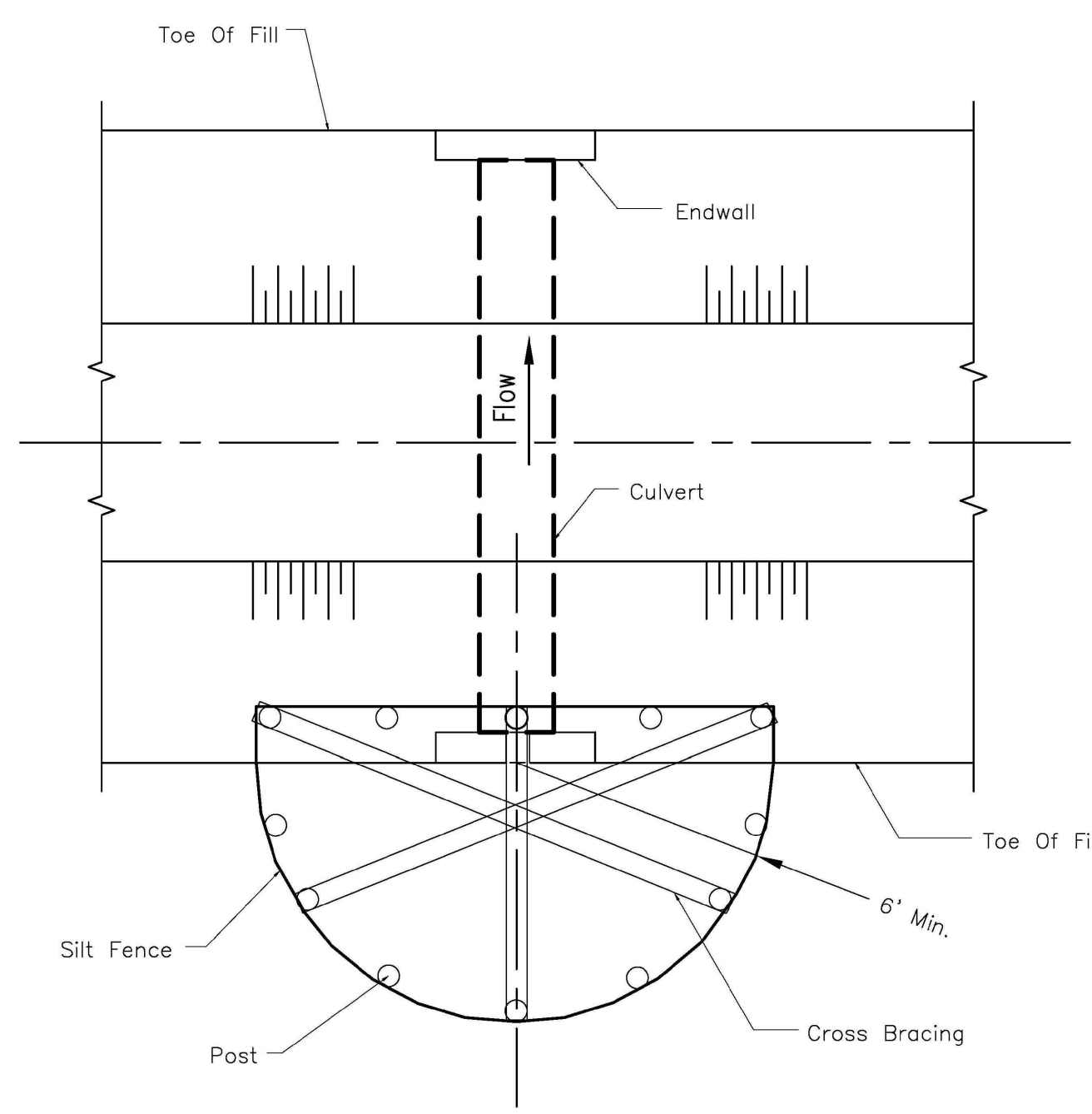


FABRIC ANCHOR DETAIL

NOTES:

1. Wires of mesh support shall be min. gage no. 12.
2. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
3. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
4. Fence posts shall be either wood post with a minimum cross-sectional area of 3.0 sq. in. or a standard steel post.

SILT FENCE W/ WIRE SUPPORT



PLAN VIEW

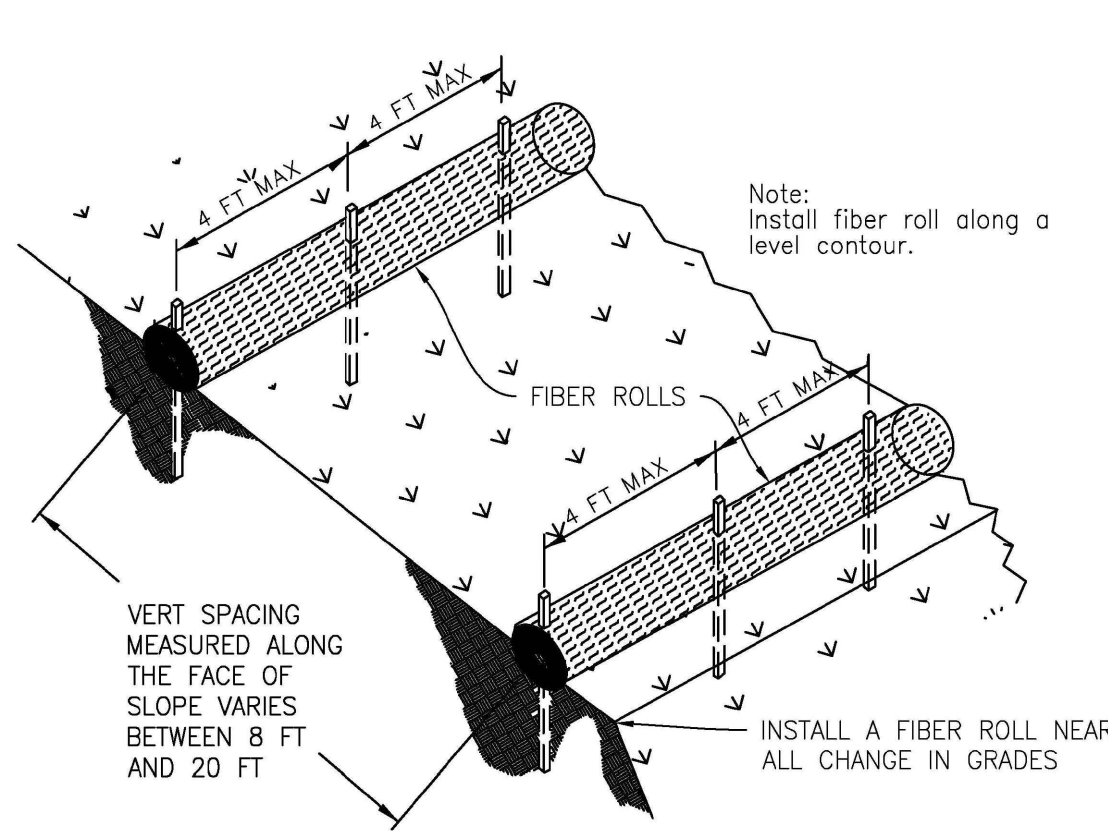
NOTES:

1. The silt fence shall meet the requirements as shown on standard drawing IL-ENG-49 SILT FENCE except the maximum post spacing shall be 3 feet and the tops of posts shall be cross braced.
2. Sediment shall be removed when the sediment has accumulated to one-half the height of the silt fence.
3. The maximum drainage area to the culvert being protected is 1 acre.

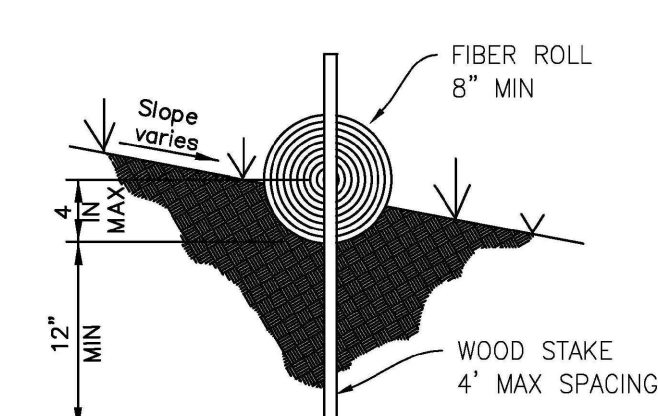
SILT FENCE CULVERT INLET PROTECTION

WASHOUT FACILITY NOTES:

1. WASHOUT FACILITIES SHALL BE CONSTRUCTED PRIOR TO THE START OF CONSTRUCTION AND SHALL BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAIN INLETS.
2. PLASTIC LINING SHALL BE FREE OF HOLES, TEARS OR OTHER DEFECTS THAT COMPROMISE THE IMPERMEABILITY OF THE MATERIAL.
3. CONCRETE POURS SHALL NOT BE CONDUCTED DURING OR BEFORE AN ANTICIPATED STORM EVENT.
4. ALL EXCESS CONCRETE AND CONCRETE WASHOUT SLURRIES FROM THE CONCRETE MIXER TRUCKS AND CHUTE SHALL BE DISCHARGED TO THE WASHOUT AREA OR HAULED OFF-SITE FOR DISPOSAL. WASHOUT FACILITIES SHALL BE INSPECTED DAILY TO ENSURE THAT ALL CONCRETE WASHING IS BEING DISCHARGED INTO THE WASHOUT AREA. NO LEAKS OR TEARS ARE PRESENT AND TO IDENTIFY WHEN CONCRETE WASTES NEED TO BE REMOVED.
5. THE WASHOUT AREAS SHALL BE CLEANED OUT ONCE THE AREA IS FILLED TO 75 PERCENT OF THE HOLDING CAPACITY. ONCE THE HOLDING CAPACITY HAS BEEN REACHED, THE CONCRETE WASTES SHALL BE ALLOWED TO HARDEN, THE CONCRETE SHALL BE BROKEN UP, REMOVED, AND TAKEN TO THE LANDFILL FOR DISPOSAL. THE PLASTIC SHEETING SHALL BE REPLACED IF TEARS OCCUR DURING THE REMOVAL OF CONCRETE WASTES. WHEN THE TEMPORARY WASHOUT FACILITY IS NO LONGER NEEDED FOR THE CONSTRUCTION PROJECT, THE HARDENED CONCRETE AND MATERIALS USED TO CONSTRUCT THE AREAS SHALL BE REMOVED AND DISPOSED OF.
6. THE AREAS WILL BE BACKFILLED, GRADED AND STABILIZED WITH EROSION CONTROL.

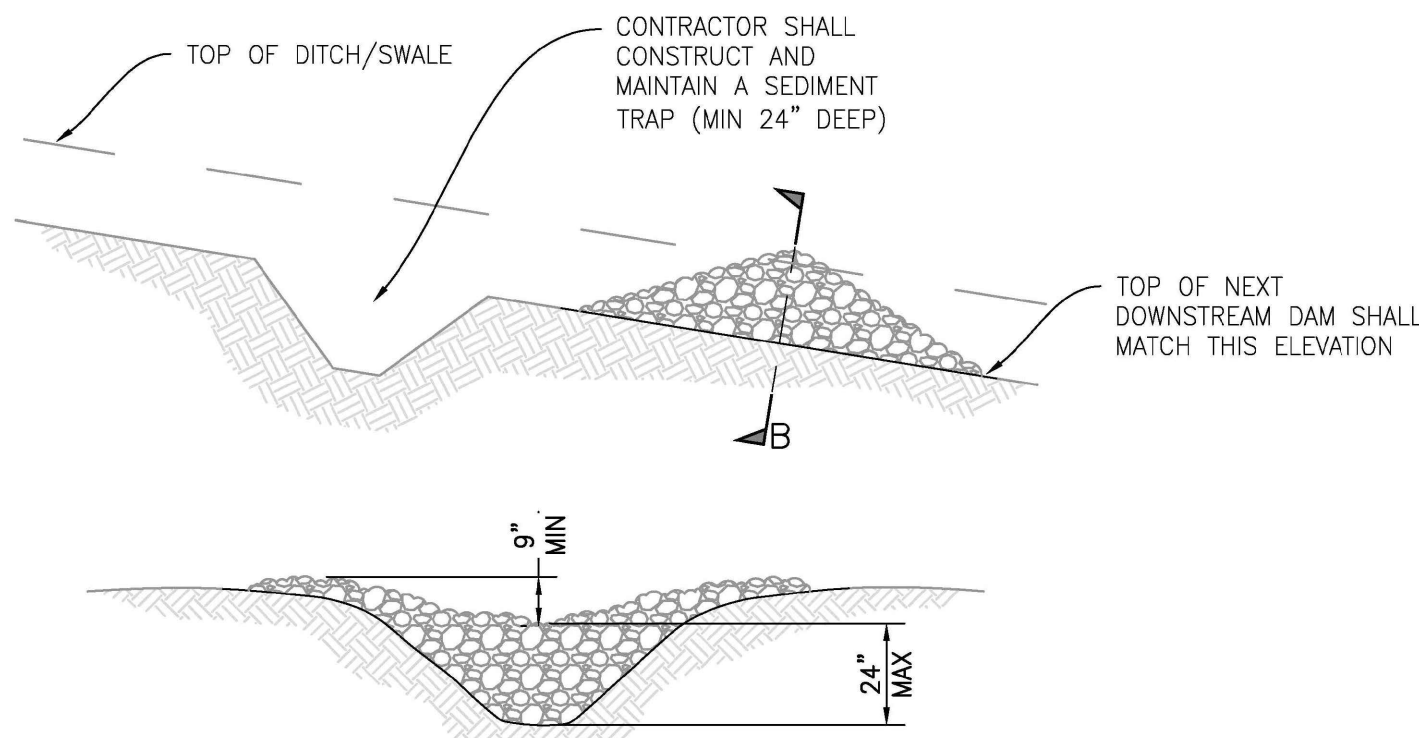


TYPICAL FIBER ROLL INSTALLATION



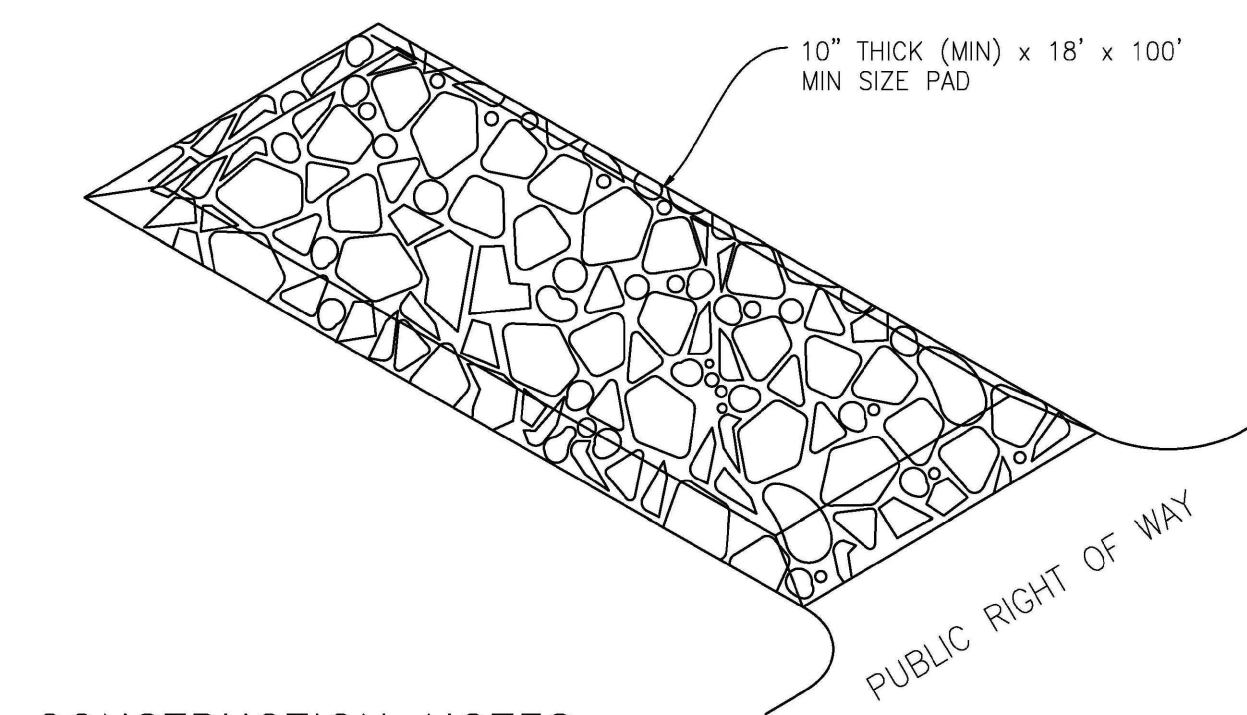
ENTRENCHMENT DETAIL

FILTER ROLL / WATTLE DETAIL



SECTION B

TEMPORARY CHECK DAM



GENERAL NOTES:

1. CONTRACTOR WILL MAINTAIN ALL EROSION CONTROL MEASURES AS OUTLINED IN THE STORM WATER POLLUTION PREVENTION PLAN.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF MUD TRACKED ONTO PUBLIC RIGHT-OF-WAY ON A TIMELY BASIS.
3. RIP-RAP & FILTER FABRIC SHALL BE INSTALLED AT OUTFLOWS WHERE EROSION IS ANTICIPATED. ENGINEER TO IDENTIFY THESE LOCATIONS DURING CONSTRUCTION.
4. ADDITIONAL PROTECTION: CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ANY ADDITIONAL EROSION CONTROL MEASURES OTHER THAN THOSE SHOWN ON THESE PLANS TO INSURE THAT SEDIMENT IS CONFINED TO THE SITE.
5. IF THE ACTION OF VEHICLES TRAVELING OVER THE CRUSHED STONE CONSTRUCTION EXIT POINT IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT AND MUD FROM THE EXITING TRAFFIC, THE CONTRACTOR SHALL PROVIDE HOSE BIBS AT THE EXIT POINT AND WASH TIRES BEFORE THE VEHICLES ENTER A PUBLIC ROAD. PROVISIONS SHALL BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
6. IF SOIL STOCKPILING IS USED ON THE SITE, SILT FENCES SHALL BE USED TO CONTROL AND CONTAIN THE SEDIMENT.
7. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF WITHIN 30 DAYS AFTER FINAL STABILIZATION. FINAL STABILIZATION HAS OCCURRED WHEN ALL SOIL DISTURBING ACTIVITIES ARE COMPLETED AND A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES HAS BEEN ESTABLISHED.
8. THE EROSION CONTROL PLAN IS TO BE USED BY THE CONTRACTOR AS A MINIMUM GUIDELINE AND SHALL NOT BE USED AS A CONCLUSIVE OUTLINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADDITIONAL EROSION CONTROL METHODS AND/OR PRODUCTS NEEDED DUE TO UNFORESEEN CONSTRUCTION PROCEDURES.
9. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IN A TIMELY MANNER.
10. USE SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS TO PREVENT SEDIMENT FROM ENTERING ANY STORM DRAIN, DITCH, OR WATER COURSE.
11. CONTRACTOR SHALL PROVIDE A QUALIFIED INDIVIDUAL TO COMPLETE ALL SWPPP PERMIT MAINTENANCE AND INSPECTION AS REQUIRED BY FEDERAL, STATE, AND LOCAL CODES.
12. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN SEVEN (7) DAYS OF LAST CONSTRUCTION ACTIVITY. THIS APPLIES EVEN IF FUTURE CONSTRUCTION ACTIVITY IS PLANNED IN THAT AREA.

CONSTRUCTION NOTES:

READ AS NECESSARY

SIZE OF ROCK	% SMALLER
LBS.	BY WEIGHT
200	100
50	35-65

1. GRADATION OF ROCK
2. THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE DRESSING WITH ADDITIONAL STONE AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
3. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY. IF NECESSARY WASHING SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT CONTROLLING STRUCTURE. USE SAND BAGS, GRAVEL, BOARDS OR OTHER APPROVED METHODS TO PREVENT SEDIMENT FROM ENTERING ANY STORM DRAIN, DITCH, OR WATER COURSE.
4. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IN A TIMELY MANNER.

TEMPORARY CONSTRUCTION EXIT/ENTRANCE DETAIL



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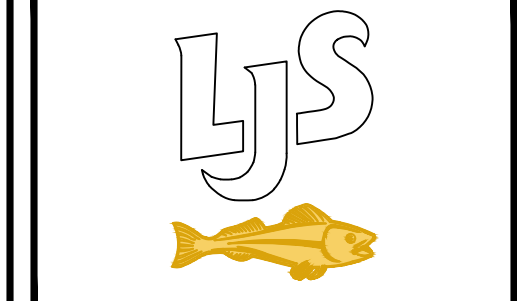
**ARCHITECTURE
ENGINEERING**

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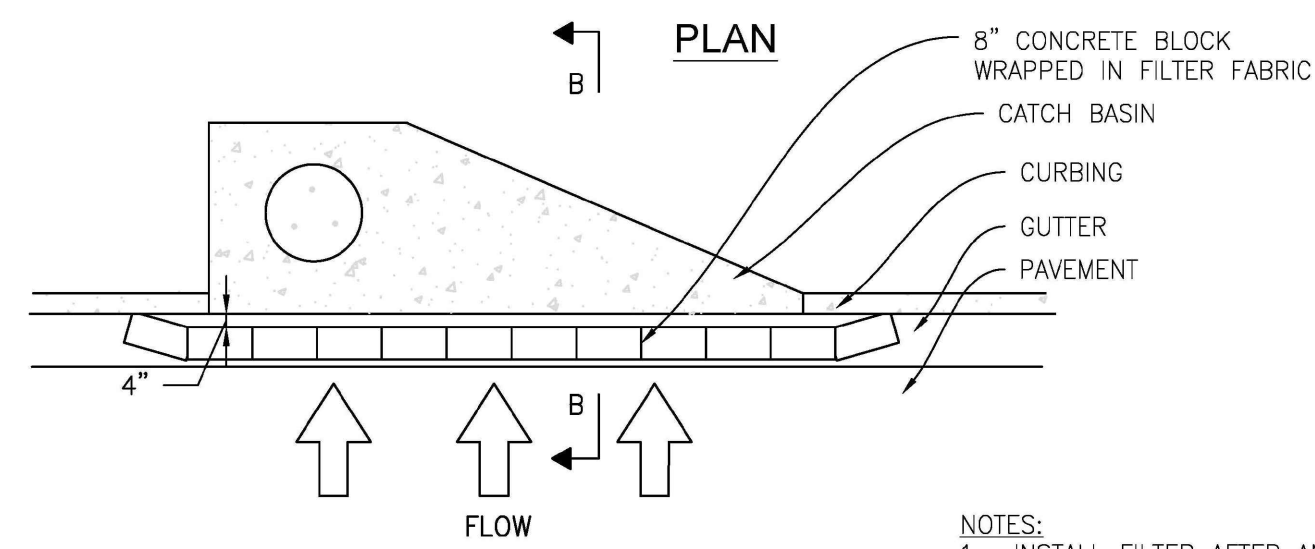
**3224 S. TEXAS AVE.
BRYAN, TX**

REVISION		
No.	DATE	DESCRIPTION

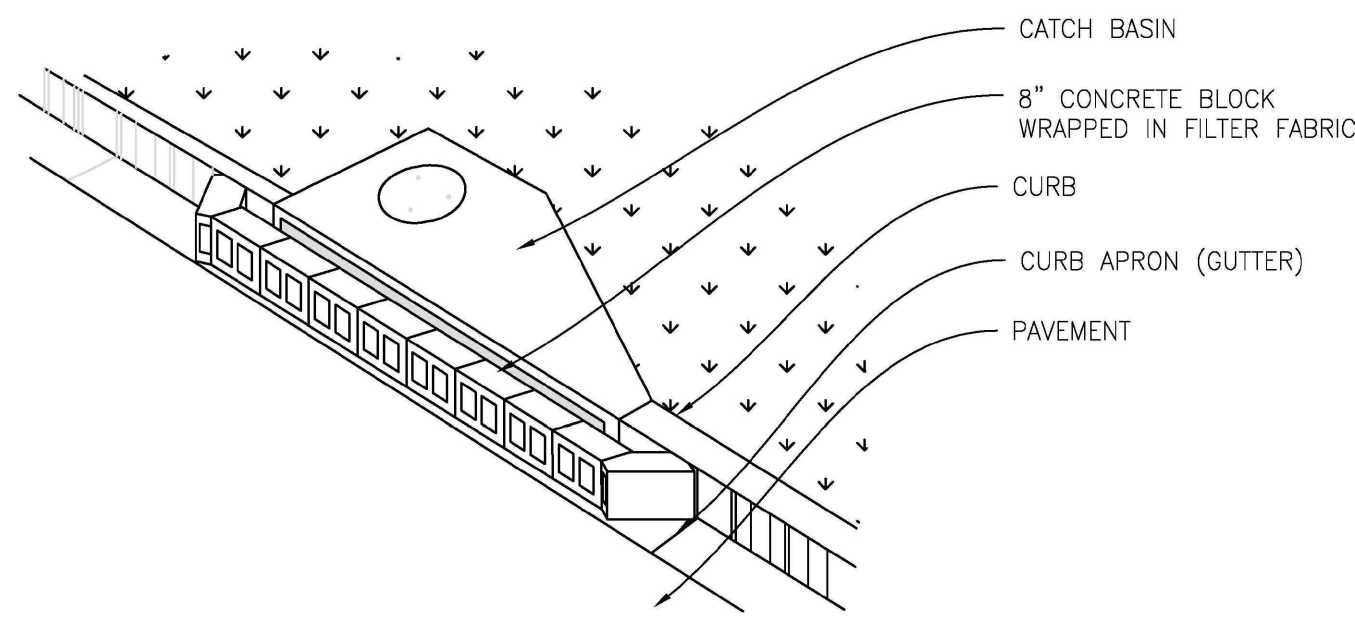
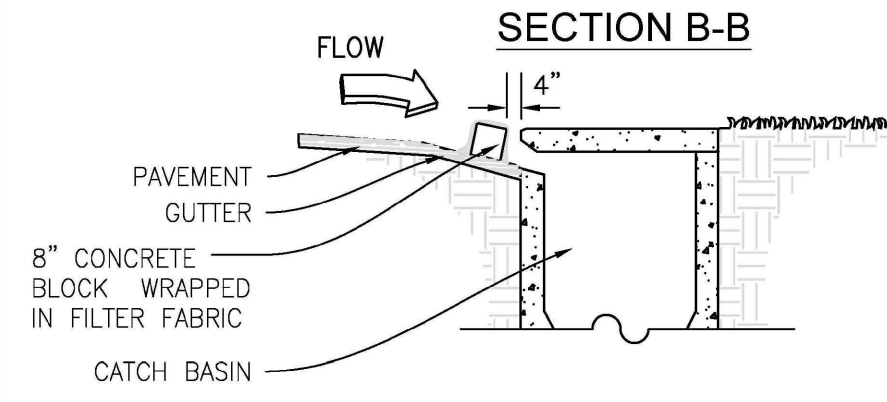
DWG DATE: 8/14/24
DRAWN BY: JC / JC
PROJECT No.: 2023-114
DWG TITLE:

SWPPP DETAILS

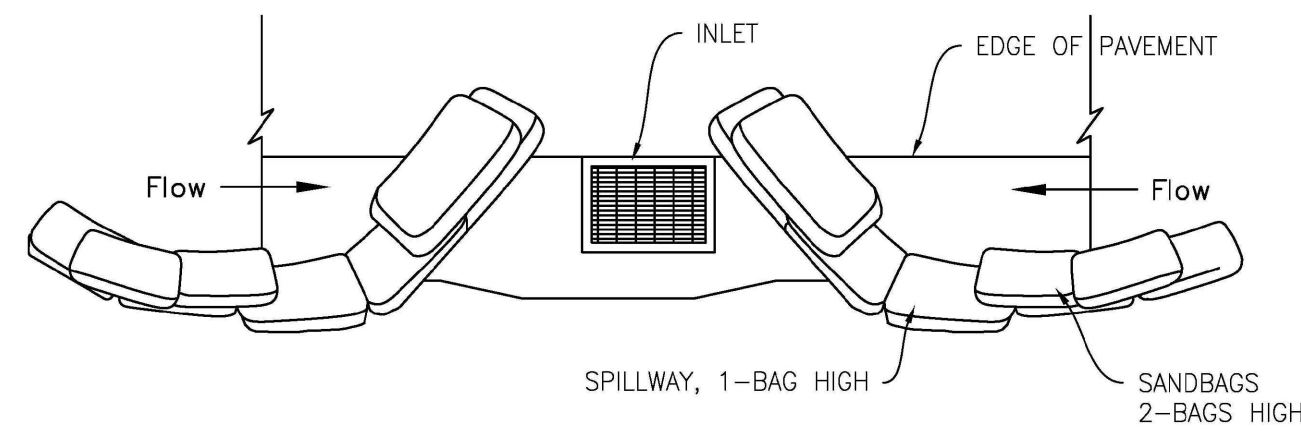
SHEET No.
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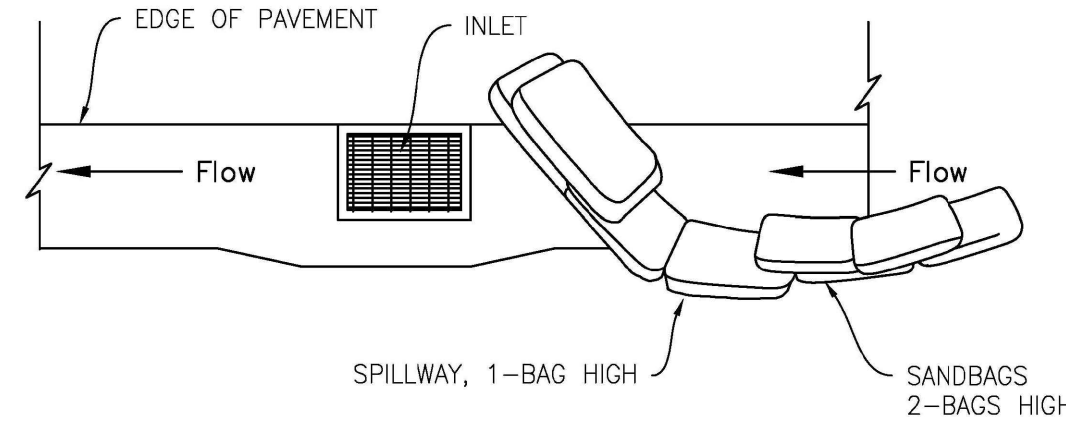
- NOTES:**
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
 2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
 3. FACE OPENINGS IN BLOCKS OUTWARD.
 4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
 5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.



CURB INLET FILTER "PIGS IN BLANKET"



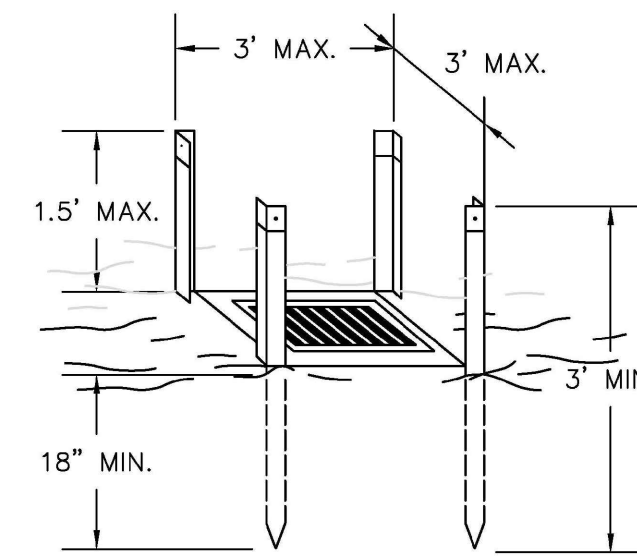
TYPICAL PROTECTION FOR INLET ON SUMP



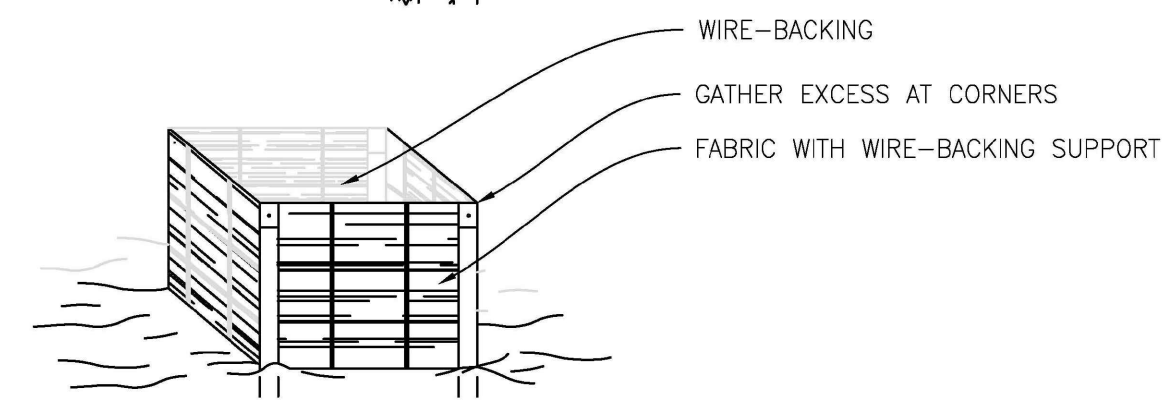
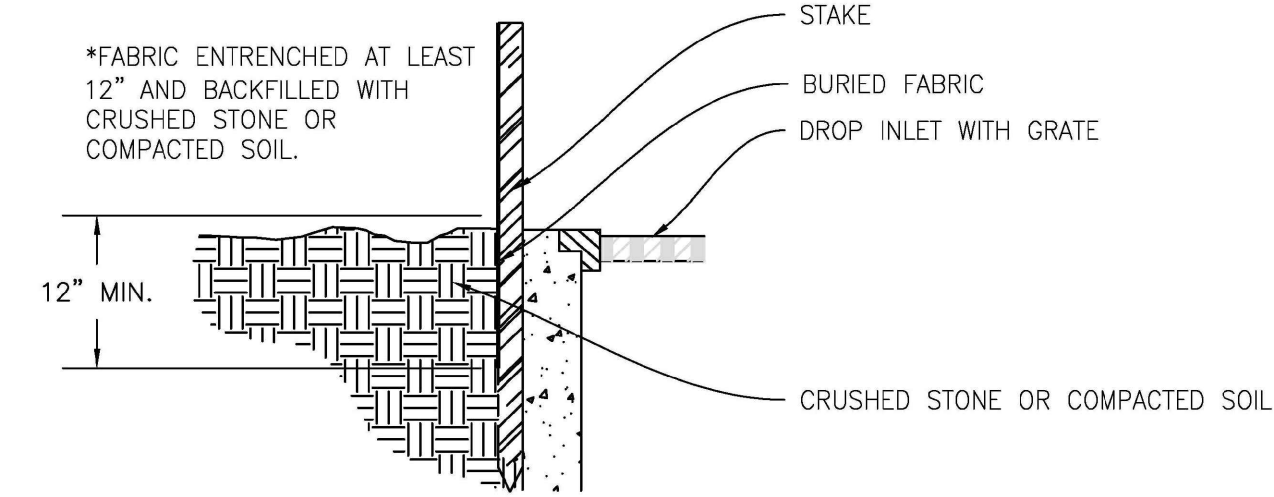
- NOTES:**
1. Intended for short-term use.
 2. Use to inhibit non-storm water flow.
 3. Allow for proper maintenance and cleanup.
 4. Bags must be removed after adjacent operation is completed.
 5. Not applicable in areas with high silts and clays without filter fabric.

TYPICAL PROTECTION FOR INLET ON GRADE

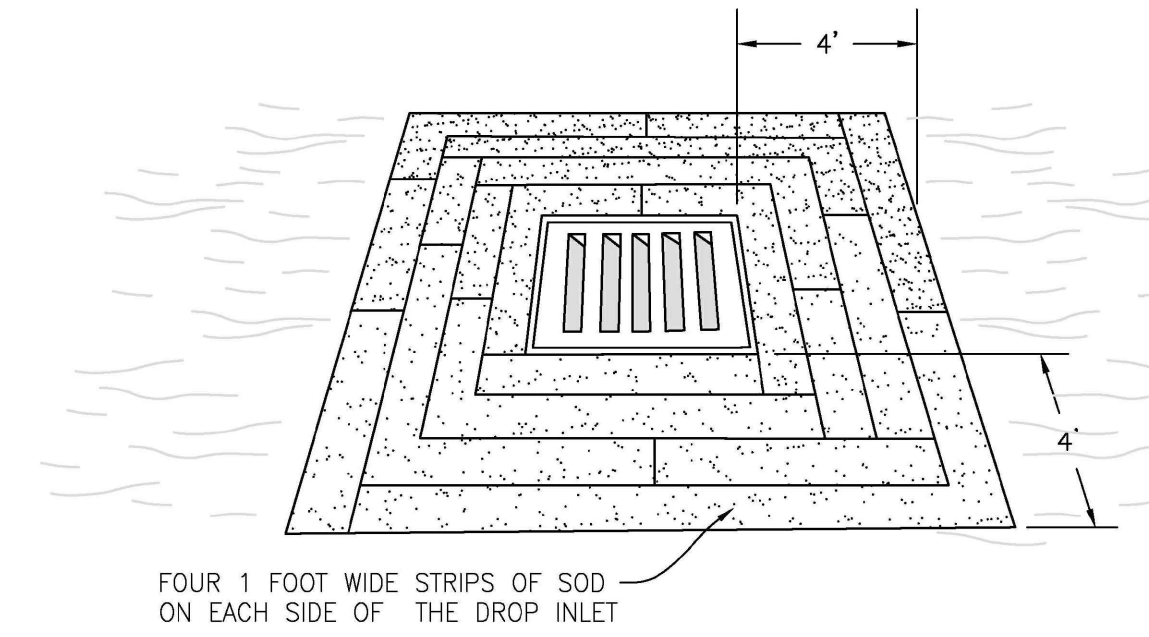
STEEL FRAME AND SILT FENCE INSTALLATION



- NOTES:**
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
 2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART).
 3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 18" DEEP.
 4. THE FABRIC SHOULD BE ENTRENCHED AT LEAST 12" AND THEN BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL.

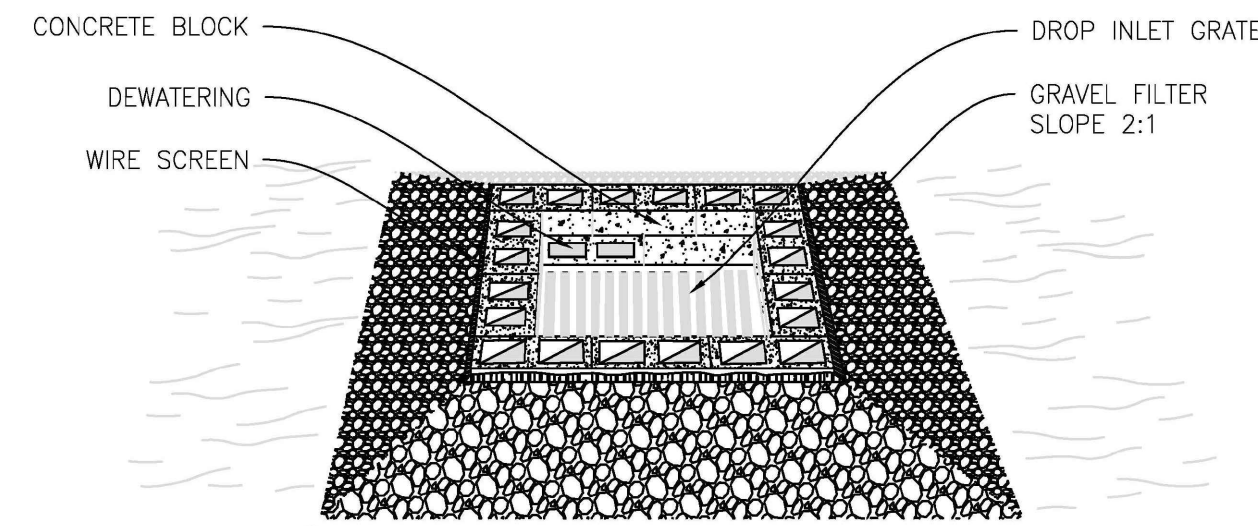


FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION

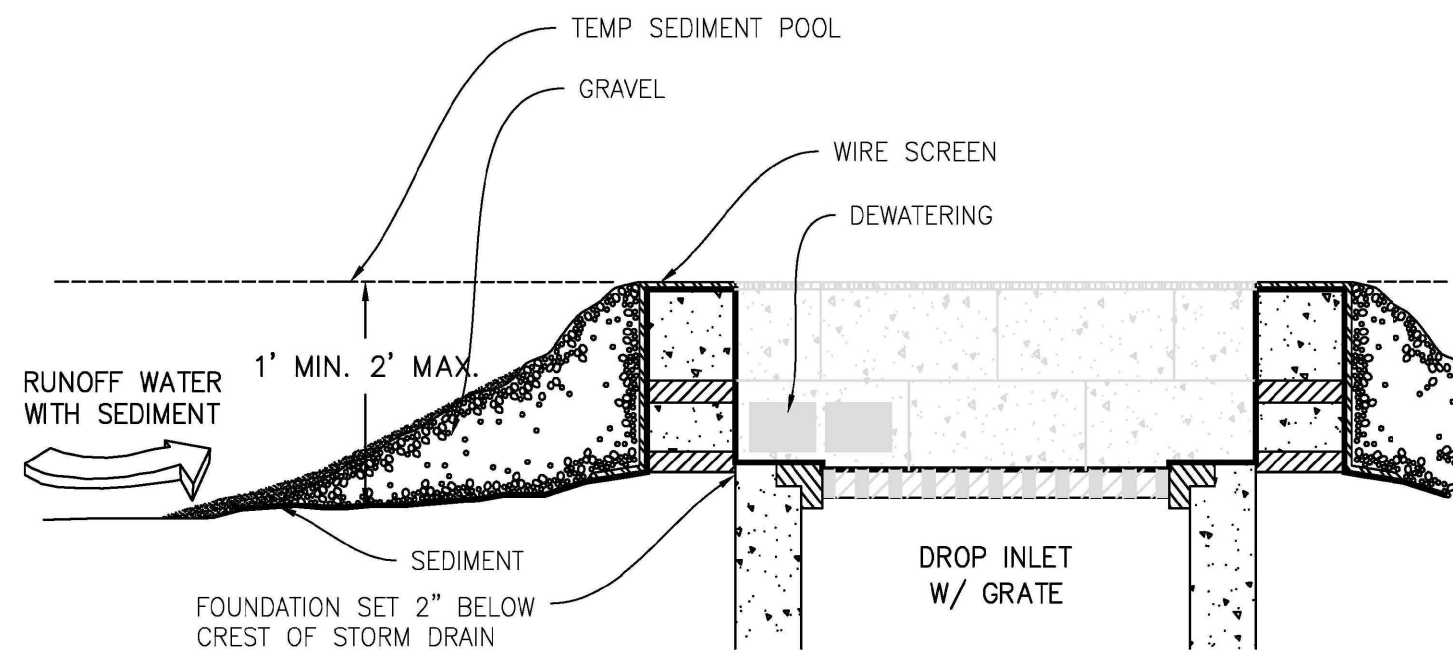


INLET SEDIMENT TRAP

BLOCK AND GRAVEL PERSPECTIVE



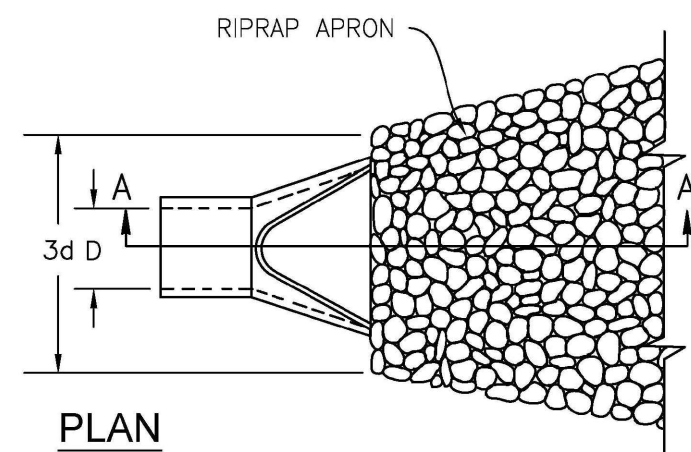
BLOCK AND GRAVEL SECTION



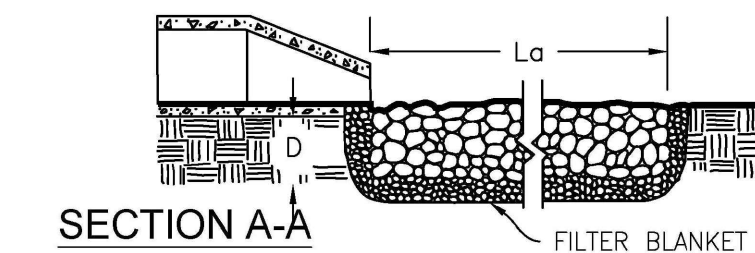
- NOTE:**
1. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH 1/2 INCH OPENINGS SHALL BE FITTED OVER ALL BLOCK OPENINGS TO HOLD GRAVEL IN PLACE.
 2. THE FOUNDATION SHOULD BE EXCAVATED AT LEAST 2 INCHES BELOW THE CREST OF THE STORM DRAIN. THE FIRST ROW OF BLOCKS WILL BE PLACED HERE FOR LATERAL SUPPORT.
 3. ONE BLOCK (AS SHOWN) IS TO BE PLACED ON EACH SIDE OF THE STRUCTURE ON ITS SIDE IN THE BOTTOM ROW TO ALLOW FOR POOL DRAINAGE.

BLOCK AND GRAVEL DROP INLET PROTECTION

PIPE OUTLET TO FLAT AREA -- NO WELL DEFINED CHANNEL

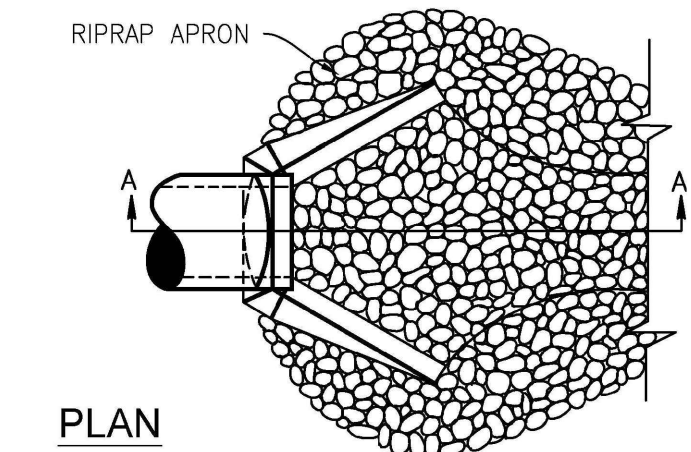


PLAN

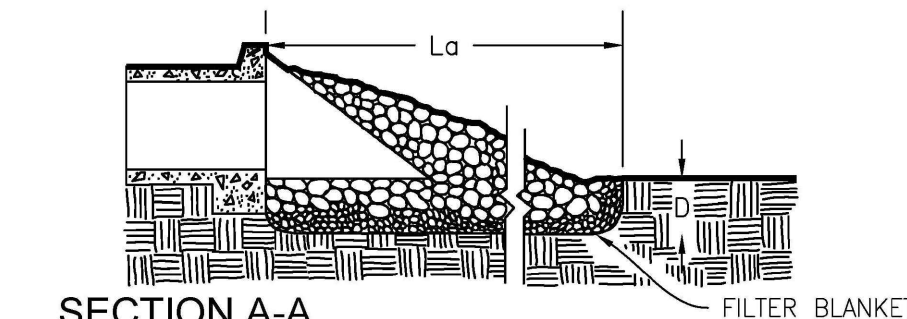


SECTION A-A

PIPE OUTLET TO WELL DEFINED CHANNEL



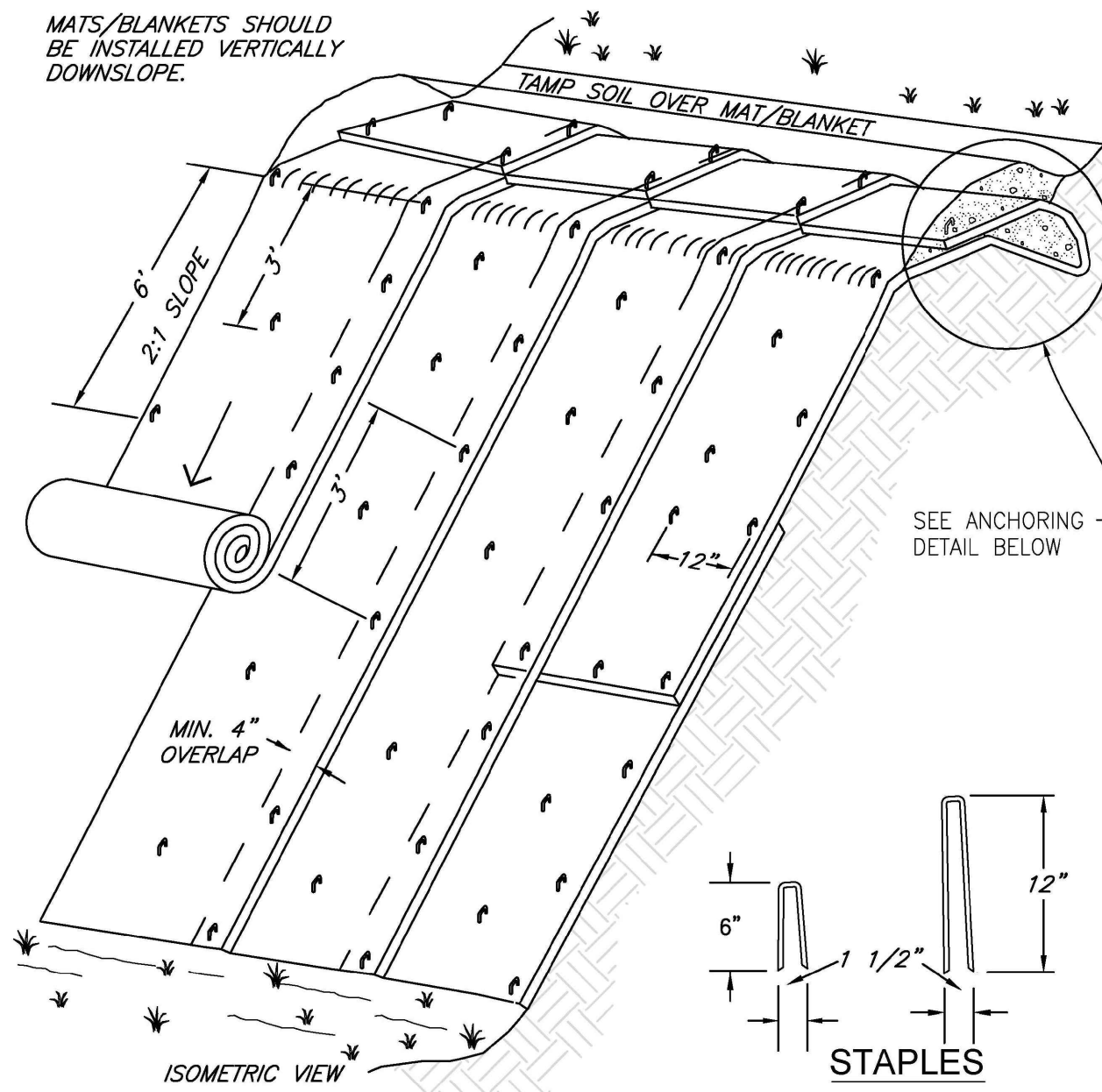
PLAN



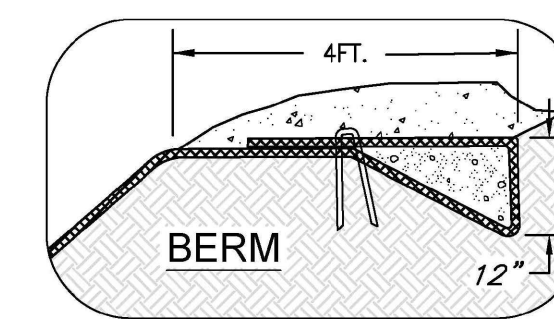
SECTION A-A

- NOTES:**
1. La IS THE LENGTH OF THE RIPRAP APRON.
 2. D = 1.5 TIMES THE MAXIMUM STONE DIAMETER BUT NOT LESS THAN 6".
 3. IN A WELL-DEFINED CHANNEL, EXTEND THE APRON UP THE CHANNEL BANKS TO AN ELEVATION OF 6" ABOVE THE MAXIMUM TAILWATER DEPTH OR TO THE TOP OF THE BANK (WHICHEVER IS LESS).
 4. A FILTER BLANKET OR FILTER FABRIC SHOULD BE INSTALLED BETWEEN THE RIPRAP AND THE SOIL FOUNDATION.

RIPRAP OUTLET PROTECTION



TYPICAL SLOPE SOIL STABILIZATION



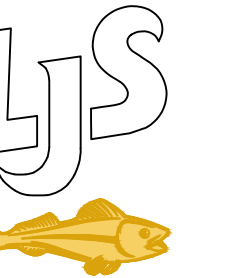
ANCHORING DETAIL

BLANKET STABILIZATION

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No.	DATE	DESCRIPTION

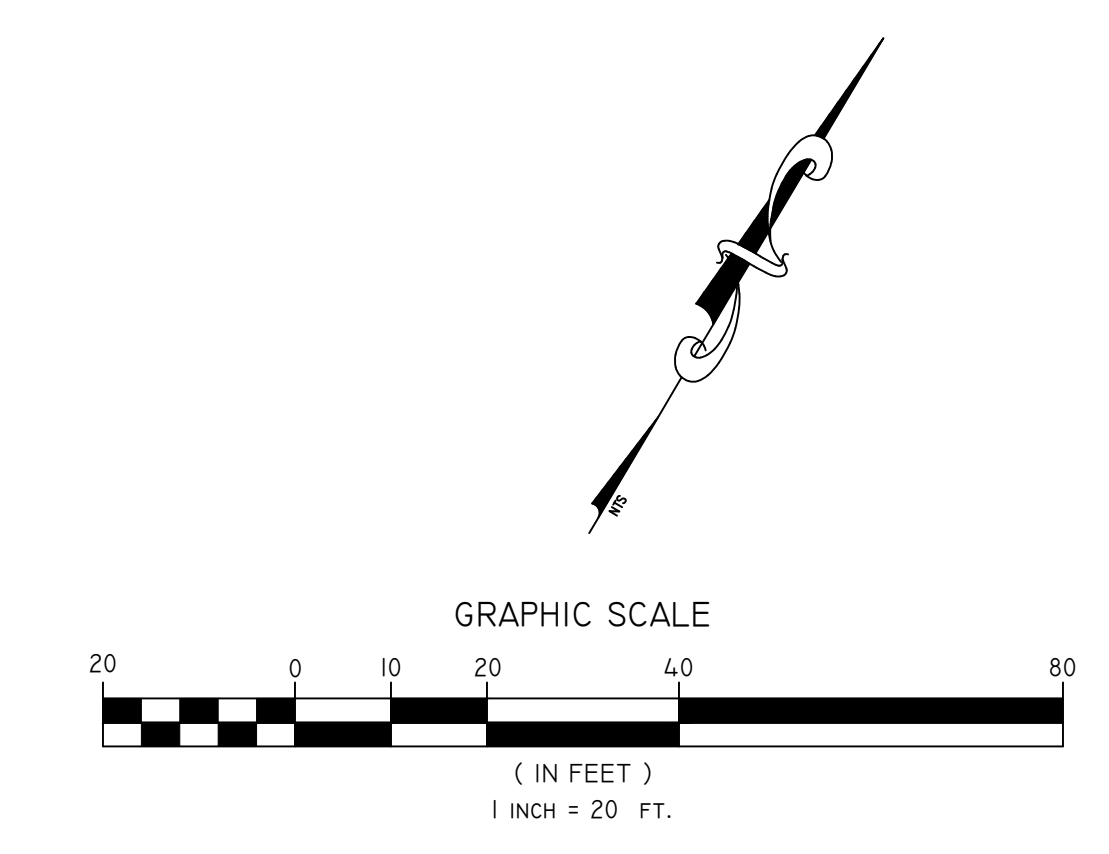
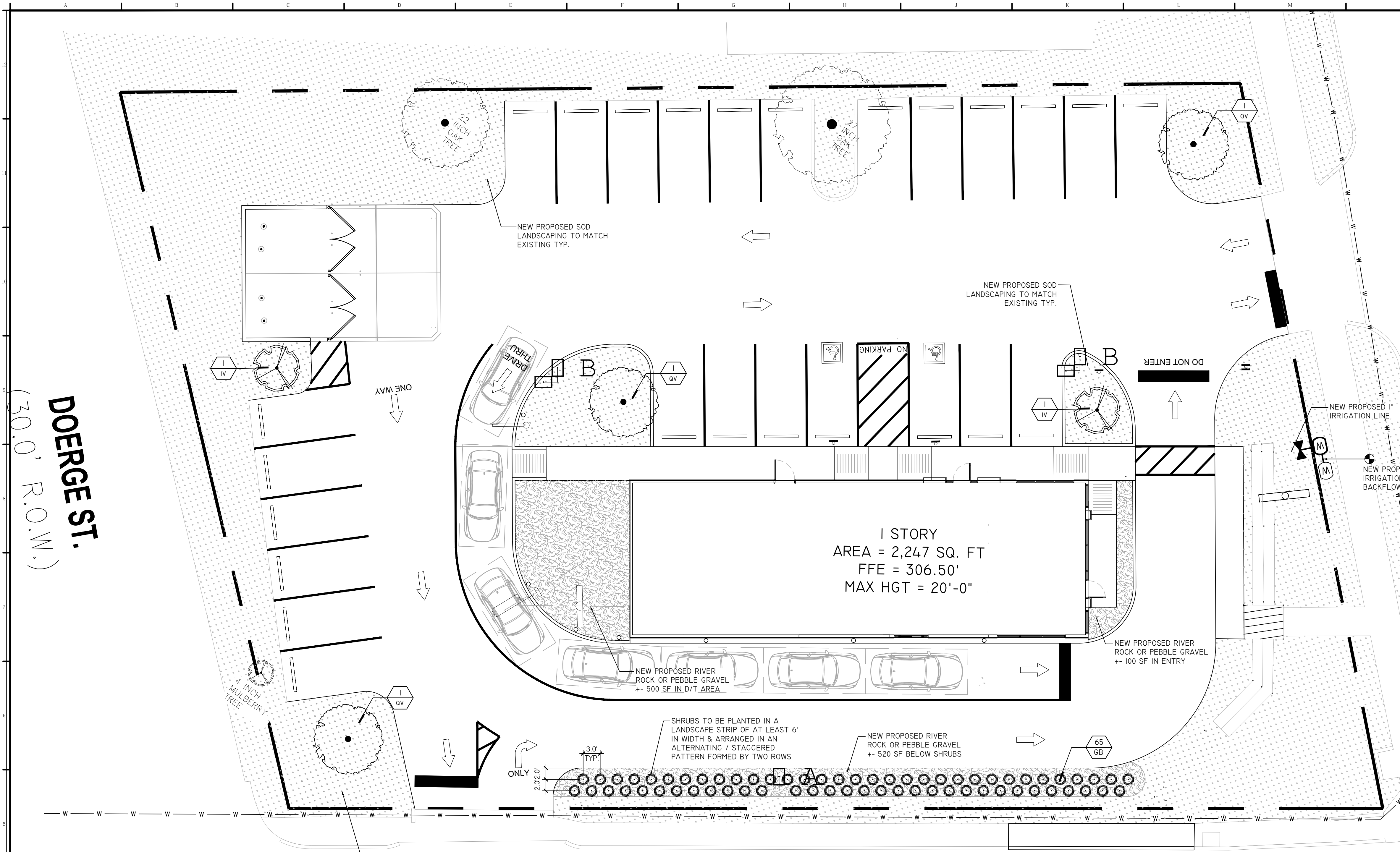
DWG DATE: 8/14/24
DRAWN BY: JC / JC
PROJECT No.: 2023-114
DWG TITLE:

SWPPP DETAILS



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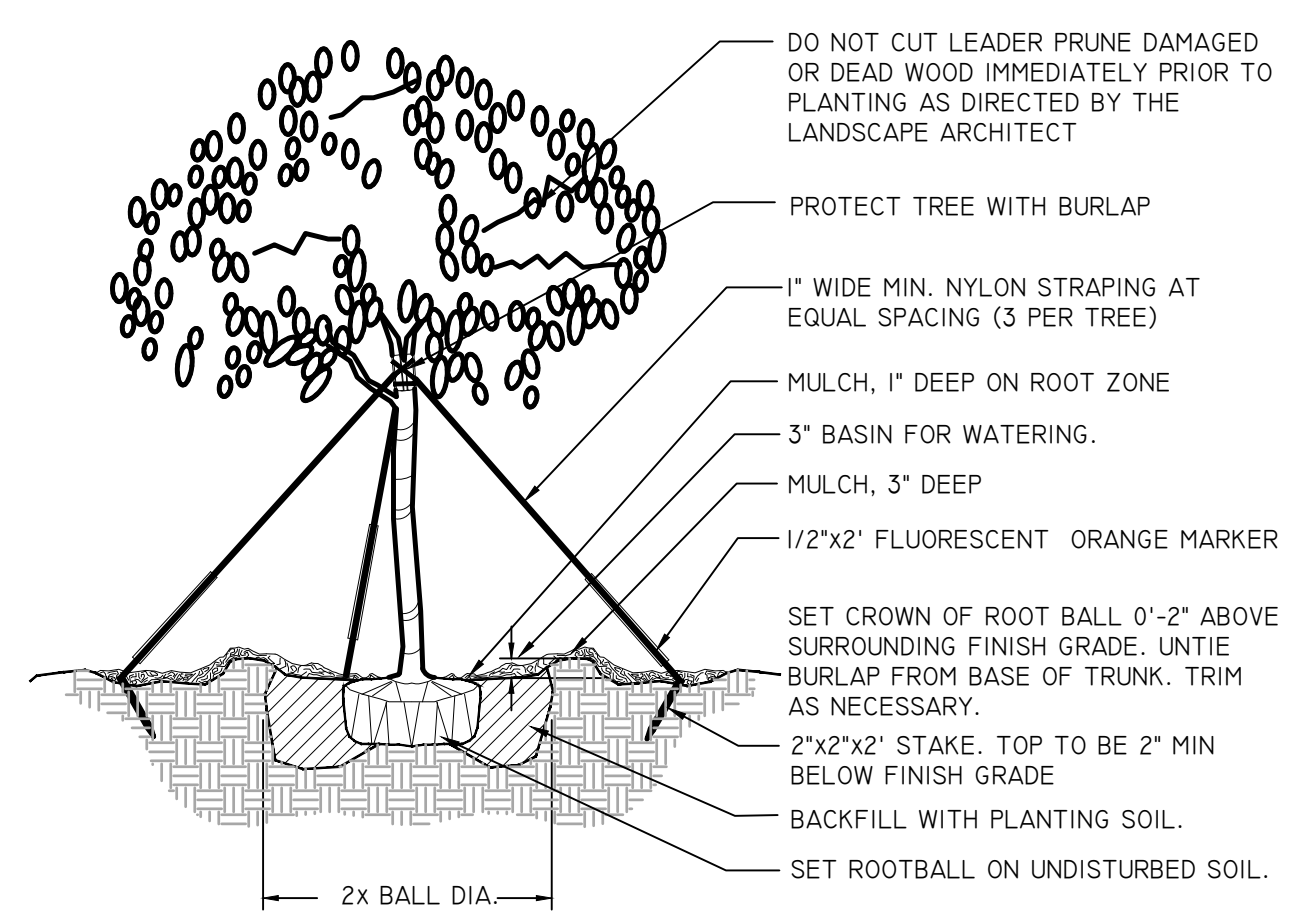
LANDSCAPE CONTRACTOR TO PROVIDE FULL AUTOMATIC UNDERGROUND IRRIGATION WITH 100% COVERAGE AND A RAIN SENSOR.

TEXAS AVE.
(110.0' R.O.W.)

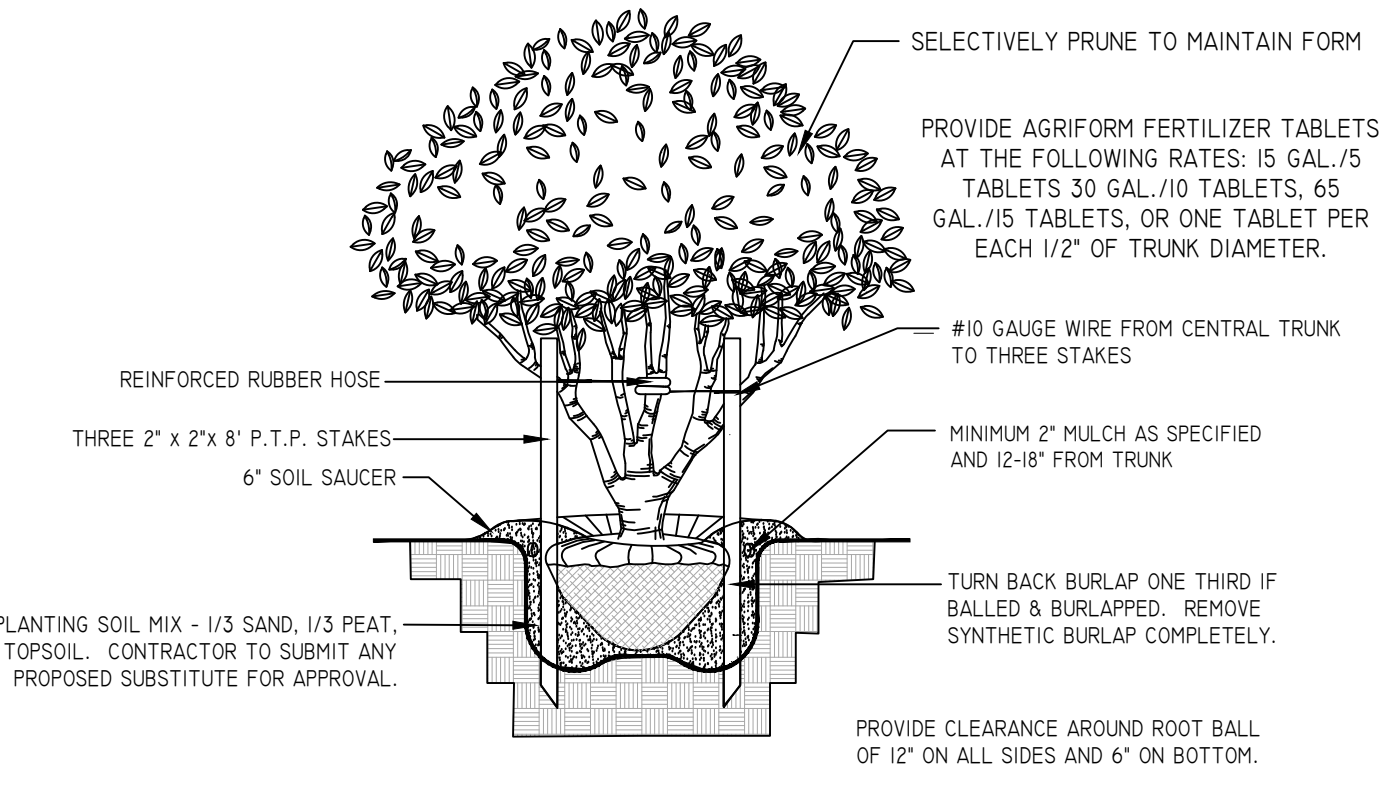
SYMBOL & SIZE	OFFICIAL NAME	NUM.	TOTAL
LIVE OAK 1.5" - 3.0" CALIPER	2 EXISTING 3 NEW	200	400 EXISTING 600 NEW 1,000 TOTAL
YAUPON HOLLY 1.5" - 3.0" CALIPER	1 EXISTING 2 NEW	150	150 EXISTING 300 NEW 450 TOTAL
GREEN VELVET BOXWOOD 2 - 5 GALLONS	66 NEW	10	660 TOTAL
BERMUDA GRASS 15% MAX		100	87 TOTAL

SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	SPACING	HEIGHT	SPREAD	NATIVE	REMARKS
GB	65	GREEN VELVET BOXWOOD	BUXUS X "GREEN VELVET"	4 GAL	36" O.C.	36" HT.	2'-0"	YES	FULL
TREE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	REMARKS
IV	2	ILEX VOMITORA	YAUPON HOLLY	B & B	3" CAL	10'	4'-0"/5'-0"	YES	
SHADE TREE	QTY	COMMON NAME	BOTANICAL NAME	SPECIFICATIONS	CAL/DBH	HEIGHT	SPREAD	NATIVE	REMARKS
QV	3	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	B & B	3" CAL	10'		YES	

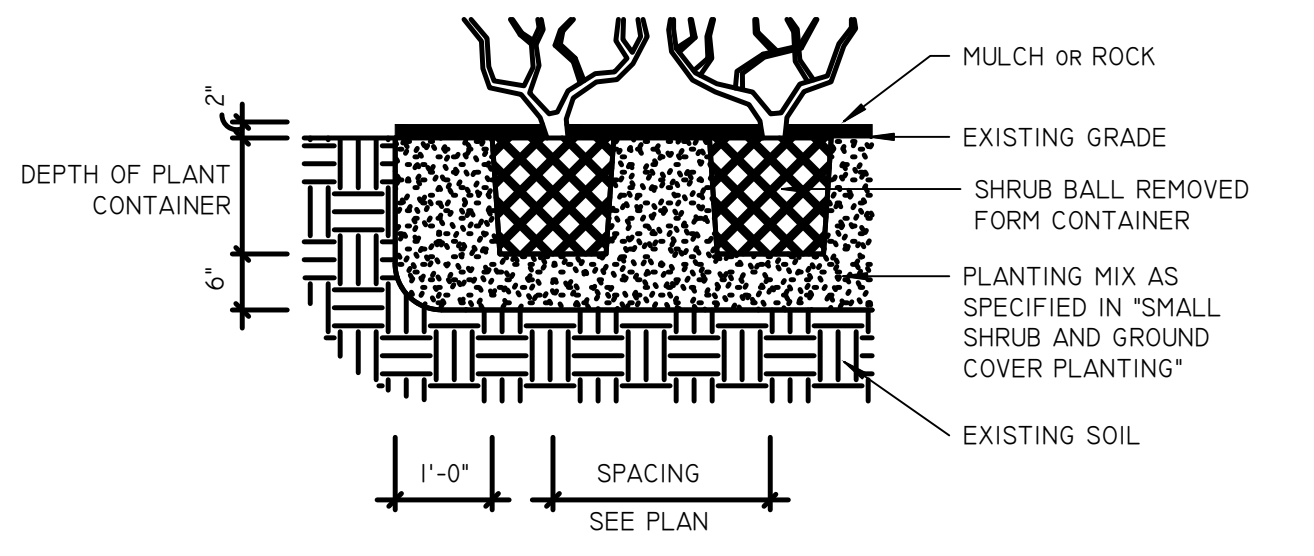
TOTAL LANDSCAPE AREA PROVIDED =	6,417 SF
TOTAL LANDSCAPING IN ROW FRONTAGE =	4,527 SF
15% OF DEVELOPED AREA	.569 ACRES (24,786 SF) = 3,718 SF LANDSCAPING REQUIRED
NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES	1,859 SF REQUIRED & 2,197 PROVIDED
NOT LESS THAN 50% OF TREES PLANTED SHALL BE CANOPY	930 SF REQUIRED & 1,000 PROVIDED
ALL PARKING ISLANDS MUST HAVE A CANOPY TREE	5 CANOPY TREES TOTAL (3) NEW



LARGE TREE DETAIL 2" CAL. & UP



MULTI-TRUNK TREE PLANTING DETAIL



SHRUB PLANTING - SECTION

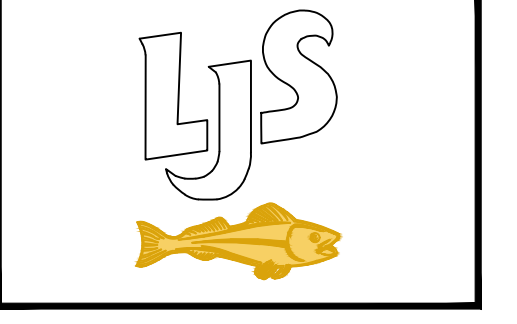
ARCHITECTURE
ENGINEERING

LIS

LAND INVESTMENT SERVICES, LLC

2572 West State Road 426
Ave. FL 32920
Phone: (239) 895-9244
Facsimile: (239) 895-9628

ROBERT WAYNE CASE
TX. PE # 151491



3224 S. TEXAS AVE.
BRYAN, TX

No.	DATE	DESCRIPTION

DWG DATE: 8/14/24
DRAWN BY: JC / JC
PROJECT NO.: 2023-114
DWG TITLE:

LANDSCAPING PLAN

SHEET NO.
L-1.0



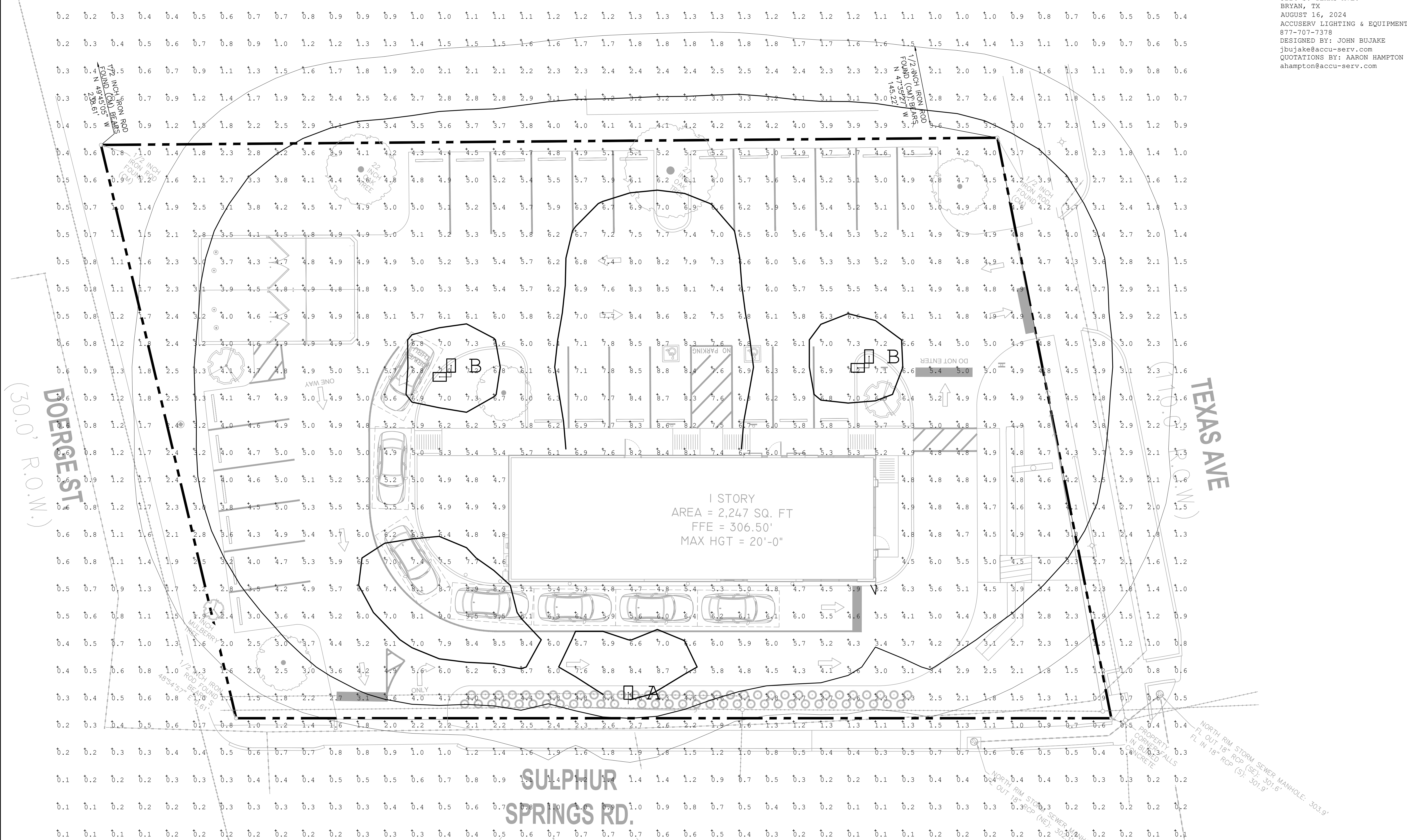
Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
EXTENDED	3.14	9.5	0.1	31.40	95.00
PARKING LOT & DRIVE-THRU SURFACE	5.79	9.5	3.0	1.93	3.17

LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES, INITIAL LEVELS ARE SLIGHTLY HIGHER

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLF	CCT	Luminaire Watts	Mounting Height	Description	
☐	1	A	SINGLE	35274	0.900	4000K	269	27.5	VP-2-320L-255-4K7-2-UNV-A-DBT / SES-25-40-01-F-B3-DBT	
☐	2	B	2 @ 90 degrees	43479	0.900	4000K	321	27.5	(2) VP-2-320L-315-4K7-5QV-UNV-A-DBT / SES-25-40-01-F-B3-DBT	

POLES ARE 25'-0" ON 2'-6" BASES

LONG JOHN SILVER'S
3224 S. TEXAS AVE.
BRYAN, TX
AUGUST 16, 2024
ACCUSERV LIGHTING & EQUIPMENT
877-707-7378
DESIGNED BY: JOHN BUJAKE
jbujake@accu-serv.com
QUOTATIONS BY: AARON HAMPTON
ahampton@accu-serv.com

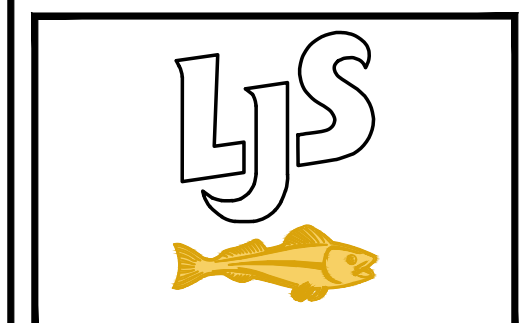


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REVISION		
No.	DATE	DESCRIPTION

DWG DATE: 8/14/24
DRAWN BY: JC / JC
PROJECT No.: 2023-114
DWG TITLE:

ELECTRICAL
PHOTOMETRIC
PLAN

SHEET No.
ES-1.1