

**SOS
Ministries**



VICINITY MAP

SCALE: 1" = 70'
(24" X 36" SHEET)

NOT TO SCALE

SITE NOTES:

- PROJECT IDENTIFICATION:
PROJECT NAME: SOS MINISTRIES CLASSROOM EXPANSION - AUGUST, 2024.
LOCATION: 1700 GROSEBECK
LEGAL DESCRIPTION: 20.61 ACRES - VOL. 5951, PG. 17 & VOL. 8497, PG. 222.
- CURRENT ZONING: PLANNED DEVELOPMENT - MIXED USE(PD-M) DISTRICT, AS APPROVED BY BRYAN CITY COUNCIL ON MAY 10, 2016; ALL DEVELOPMENT ON THIS PROPERTY SHALL BE IN ACCORDANCE WITH THE SPECIFIC DEVELOPMENT REQUIREMENTS FOR THE PD-M DISTRICT.
- ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH BRYAN CODE OF ORDINANCES.
- APPLICANT INFORMATION:
SOS MINISTRIES
C/O J.J. RAMIREZ
P.O. BOX 2866
BRYAN, TEXAS
(979) 775-5357
- OWNER INFORMATION:
SOS MINISTRIES
C/O J.J. RAMIREZ
P.O. BOX 2866
BRYAN, TEXAS
(979) 775-5357
- NO PORTION OF THE SUBJECT TRACT (20.61 ACRES) LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO 0195E, MAP NO. 48041C0195E. EFFECTIVE DATE: MAY 16, 2012.
- ALL ELECTRIC LINES SHALL BE UNDERGROUND INSTALLATIONS AND INSTALLED TO CITY OF BRYAN STANDARDS.
- ALL ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT. SUCH SCREENING SHALL BE COORDINATED WITH BUILDING ARCHITECTURE.
- CONSTRUCTION PLAN AND DETAILS FOR THE RAMPS, HANDRAILS, LANDINGS, GUARDRAILS, etc. SHALL BE IN ACCORDANCE WITH TAS, EFFECTIVE 3/15/12.
- NO PORTION OF THE SUBJECT TRACT (20.61 ACRES) LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO 0195E, MAP NO. 48041C0195E. EFFECTIVE DATE: MAY 16, 2012.
- ALL DISTURBED EARTH MUST BE 100% COVERED WITH ESTABLISHED GRASS OR GROUND COVER PRIOR TO CERTIFICATE OF OCCUPANCY.
- SOLID WASTE SERVICE WILL BE PROVIDED FROM THE EXISTING DUMPSTER THAT IS RELOCATED BEHIND THE EXISTING CLASSROOM BUILDING.
- FIRE PROTECTION WILL BE PROVIDED BY AN EXISTING FIRE HYDRANT LOCATED ON THE LOOP ROAD ADJACENT TO THE EXISTING CLASSROOM BUILDING. HOSE LAY DISTANCE IS APPROXIMATELY 220 FEET.
- 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.

**CLASSROOM ADDITION
DETAILS
SEE SHEETS C2, C3**

**ADMINISTRATION BUILDING
DETAILS
SEE SHEETS
C4, C5, C6, C7, C8, C11**

**LOOP ROAD & CHANNEL
REALIGNMENT
SEE SHEETS C9, C11, C12**

**NOTE: THIS PHASE OF THE
CONSTRUCTION WILL NOT BE
CONSTRUCTED CONCURRENTLY
WITH THE ADMIN & CLASSROOM
BUILDINGS**

EXISTING & PROPOSED BUILDING DIMENSIONS

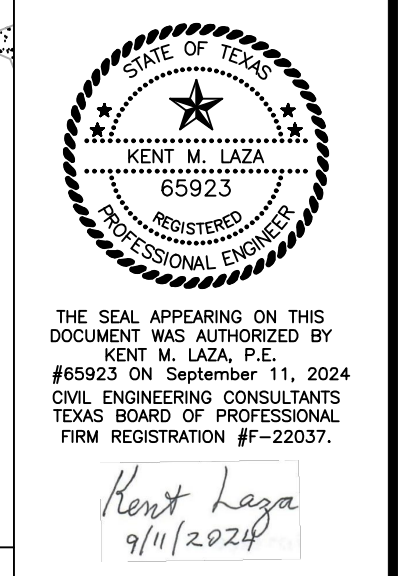
Building	Height	Width	Depth (from Entrance)	Area
Existing SOS Building	35' (approximate)	210'	114'	21,410 sf
Proposed Classroom Addition	38'	102'	61'	11,978 sf (two floors)
Proposed Administration Building	25' 6"	138'	69'	10,394 sf (two floors)

PARKING ANALYSIS:

Category	Spaces
CLASSROOM ADDITION	30 SPACES
CLASSROOM FACILITY	30 SPACES
1 SPACE PER 400 SF = 30 SPACES	30 SPACES
TOTAL REQUIRED	68 SPACES
EXISTING BUILDINGS	59 SPACES
PROPOSED CLASSROOM ADDITION	30 SPACES
TOTAL PROVIDED	120 SPACES

Category	Spaces
ADMINISTRATION BUILDING	26 SPACES
10,394 SQ. FT. GENERAL OFFICE BUILDING	26 SPACES
1 SPACE PER 400 SF =	26 SPACES
TOTAL PROVIDED	36 SPACES
(INCLUDES 3 HC SPACES)	

KTL Engineering, LLC
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Caldwell, TX 77836
TBPELS Firm #22037



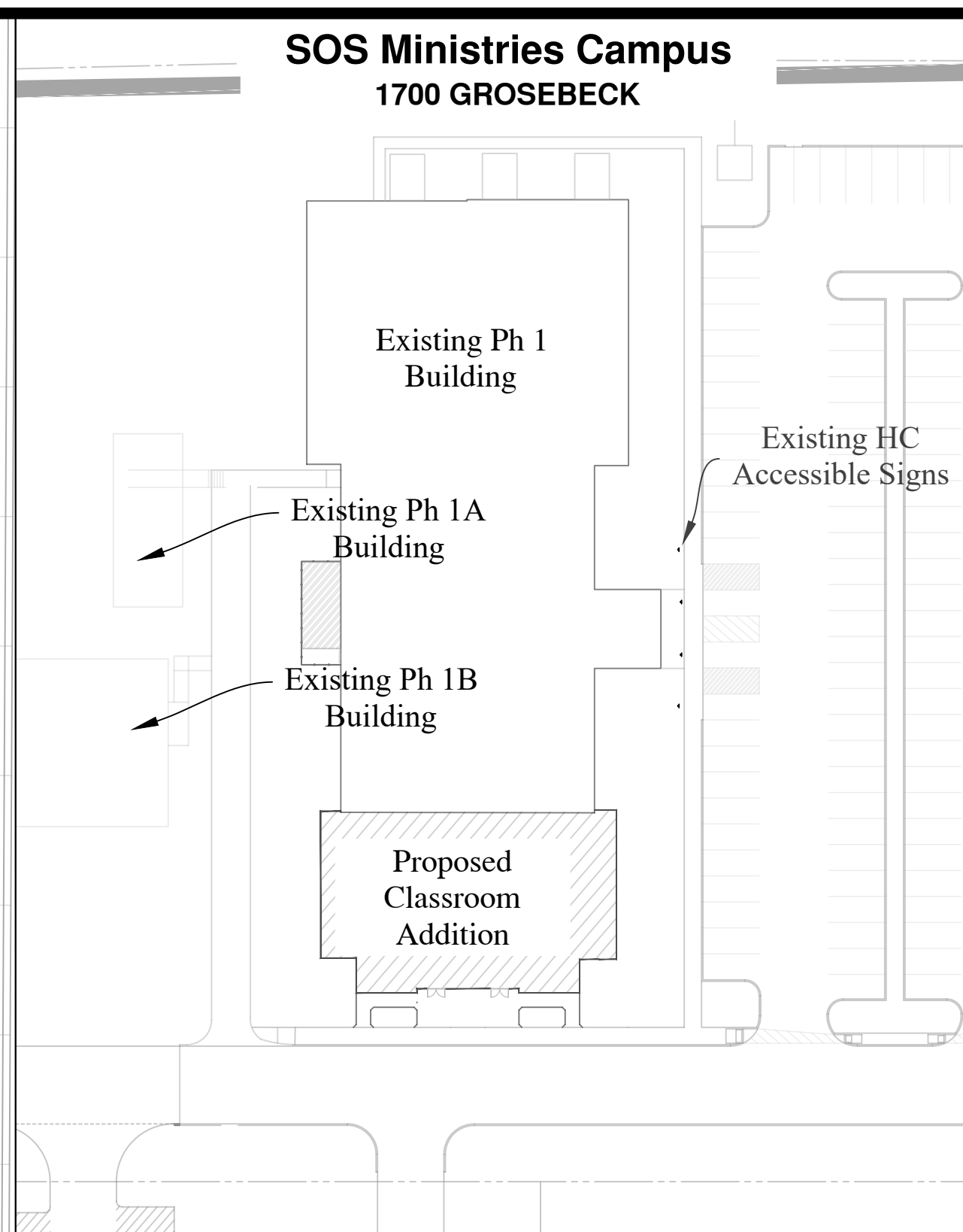
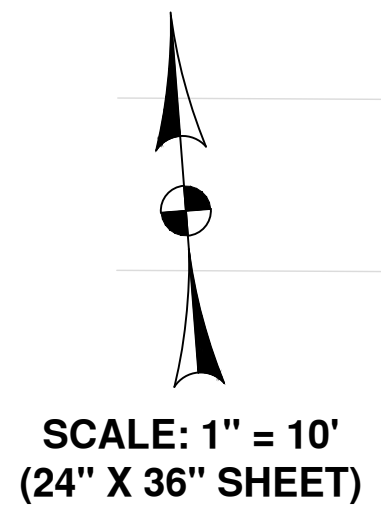
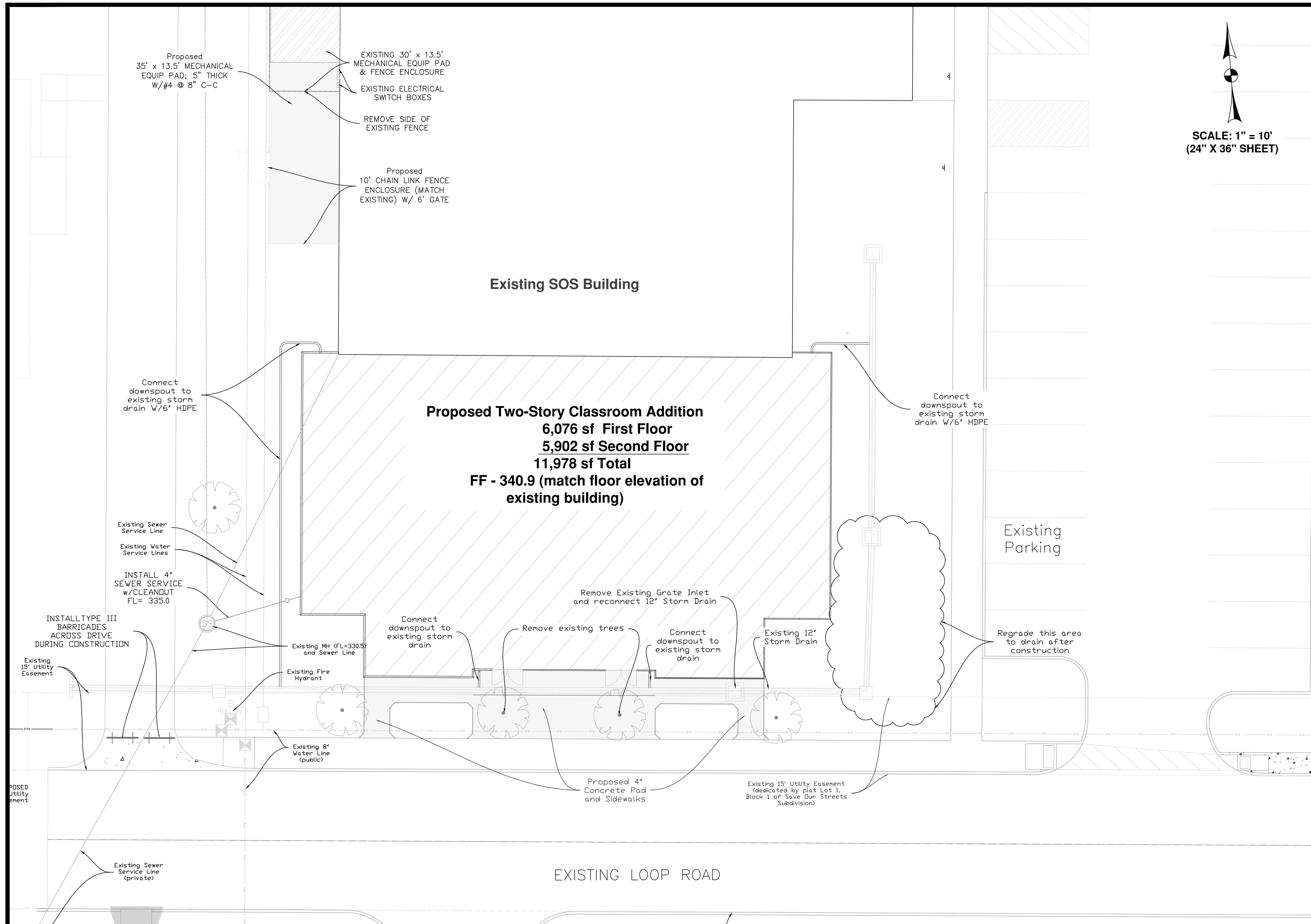
**SOS MINISTRIES CAMPUS EXPANSION
SITE PLAN**
1700 GROSEBECK STREET
BRYAN, TEXAS

DATE	DESCRIPTION
9/11/2024	Issued for Construction

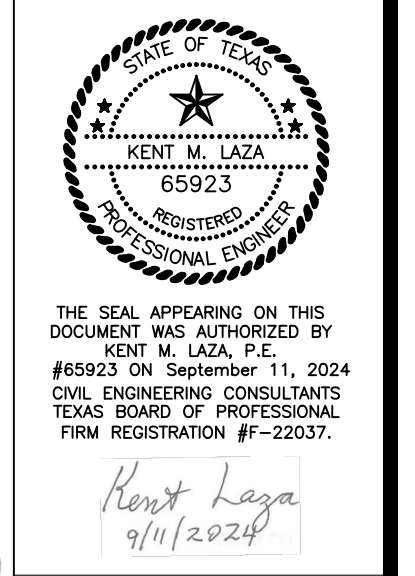
SCALE: 1:40
DRAWN BY: KML
APPROVED BY: KML
DATE: 9-11-2024
FILE: FILE

SHEET
C1
OF 12

- UTILITY CONTACTS**
- City of Bryan - 979-209-5900
 - BTU - 979-822-3777
 - Suddenlink/Altice Communications - Dan Augsburger: 979-204-8263
 - Frontier Communications - Mac Ortiz: 972-365-9198
 - MetroNet - Rachel Morales: Rachel.morales@metronet.com



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 TBPELS Firm #22037



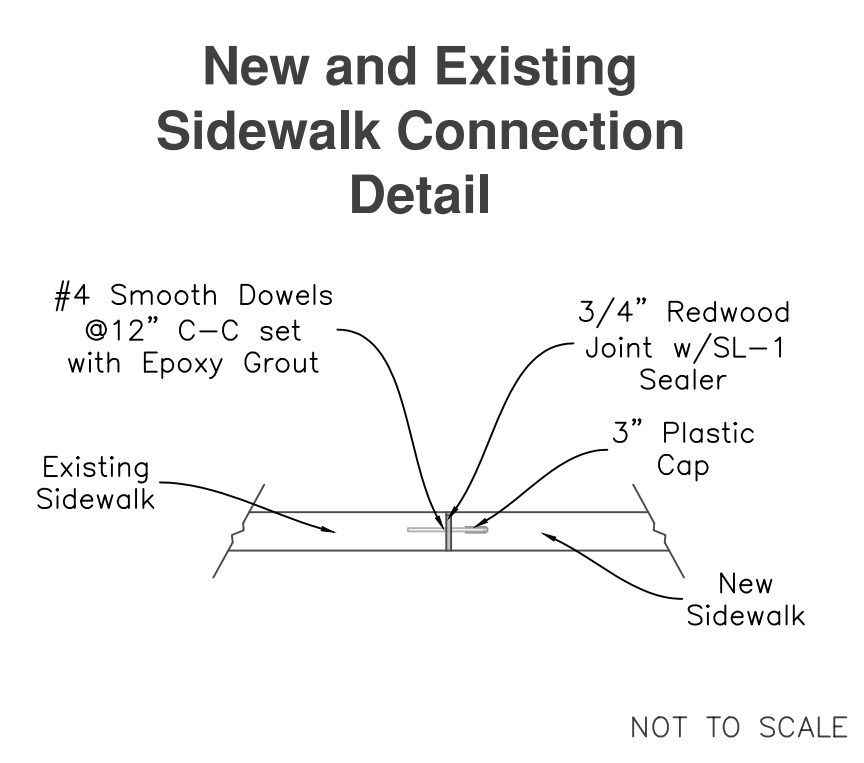
**SOS MINISTRIES CAMPUS EXPANSION
 CLASSROOM ADDITION CIVIL DETAILS**

DATE	DESCRIPTION
9/11/2024	Issued for Construction

SCALE: 1:10
 DRAWN BY: KML
 APPROVED BY: KML
 DATE: 9-11-2024
 FILE: FILE

SHEET
C2
 OF 12

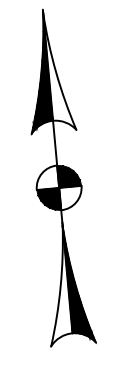
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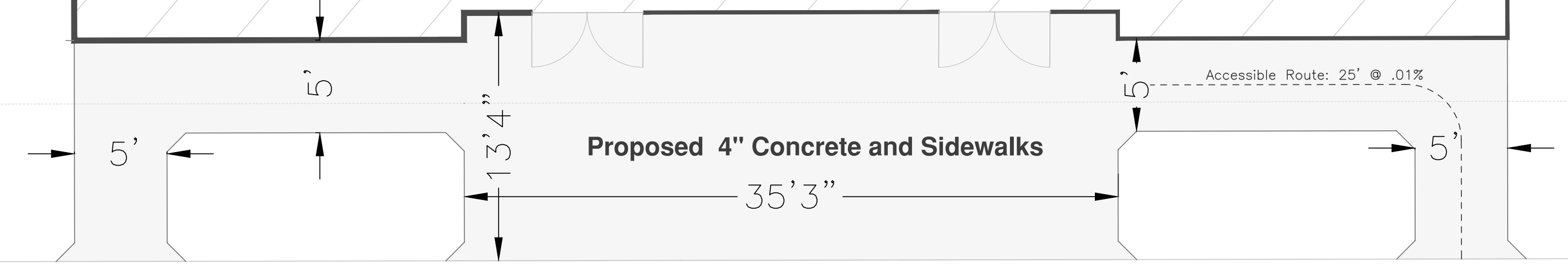
PHASE A DIMENSIONAL CONTROL

Proposed Classroom Addition
FF = 340.9

INSTALL 4"
SEWER SERVICE



SCALE: 1" = 5'
(24" X 36" SHEET)



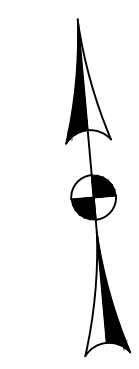
Existing Sidewalk

Existing 15' PUE

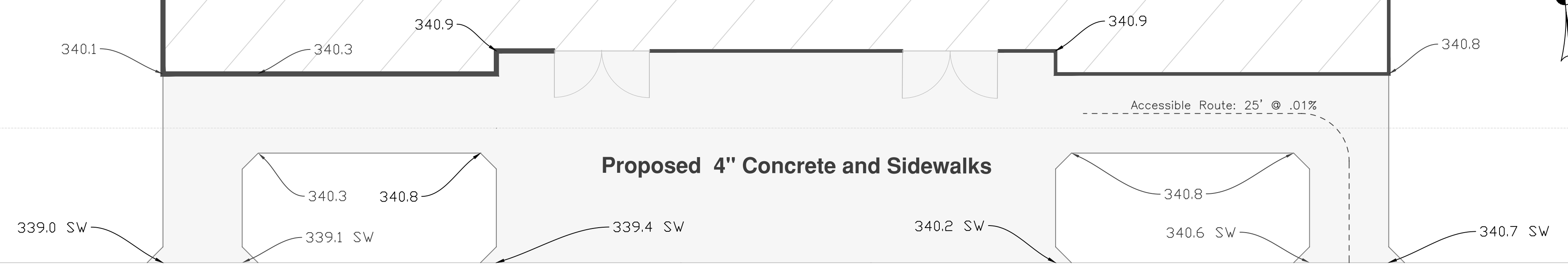
Existing Private Drive

PHASE A ELEVATION CONTROL

Proposed Classroom Addition
FF = 340.9



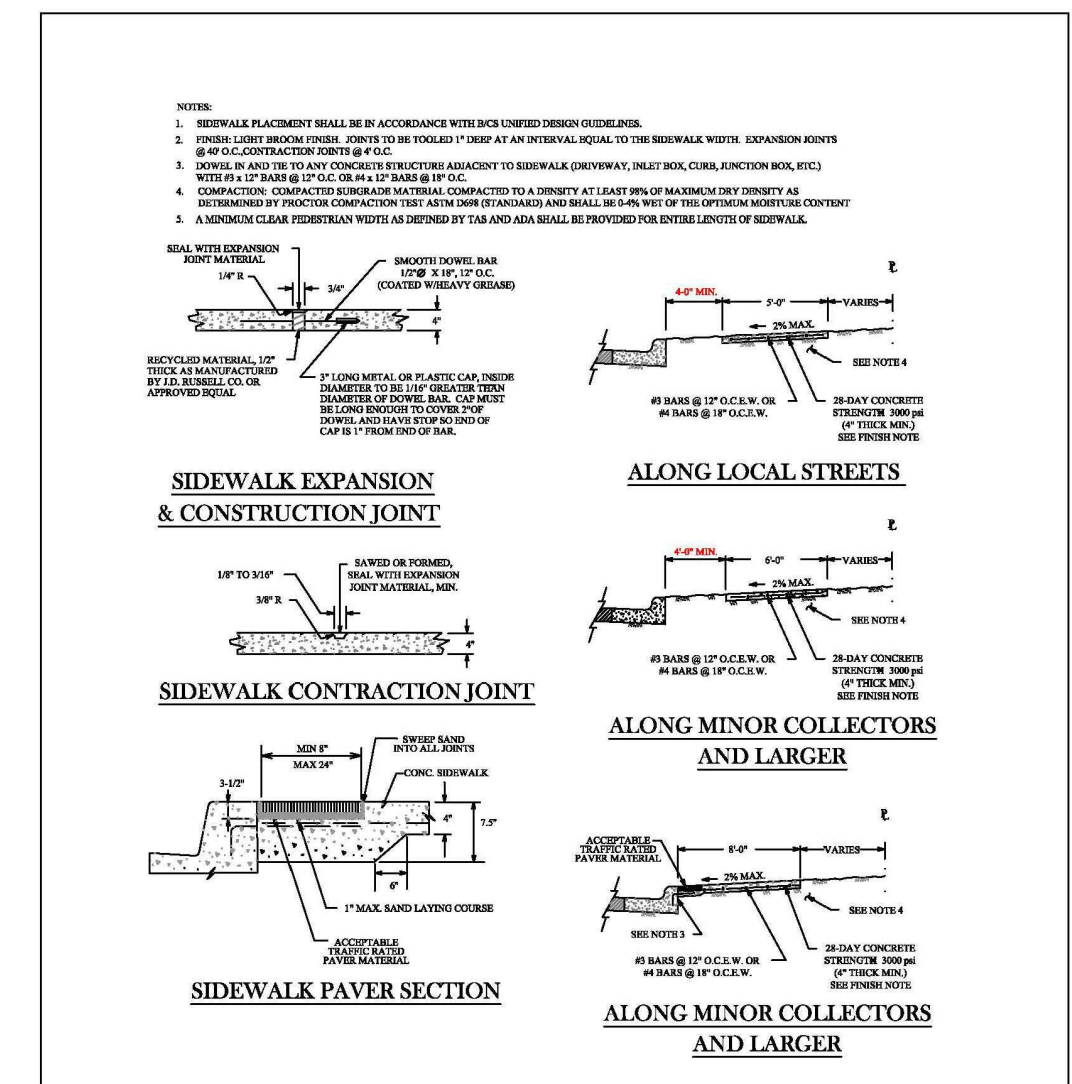
SCALE: 1" = 5'
(24" X 36" SHEET)



Existing Sidewalk

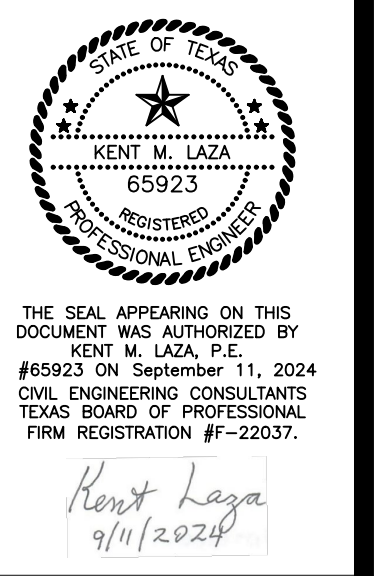
Existing 15' PUE

Existing Private Drive



	CONCRETE SIDEWALK		
	DATE DECEMBER 2020	IBS UNIFIED STANDARD DETAIL	

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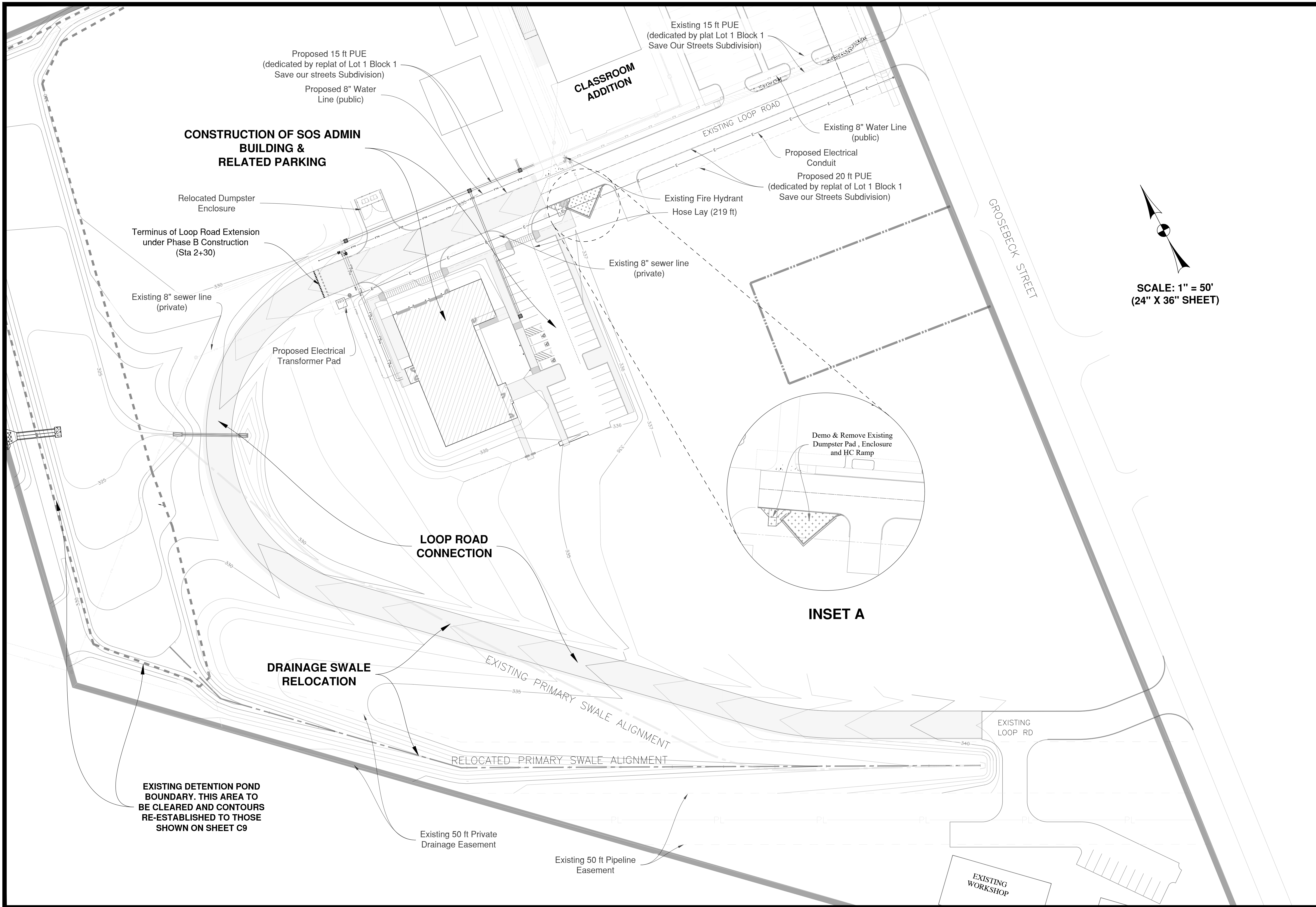


SOS MINISTRIES CAMPUS EXPANSION
CLASSROOM ADDITION SITE
DIMENSIONAL & ELEVATION CONTROL

REVISIONS	DATE	DESCRIPTION
	9/11/2024	Issued for Construction

SCALE: 1:5
DRAWN BY: KML
APPROVED BY: KML
DATE: 9-11-2024
FILE: FILE

SHEET
C3
OF 12



SCALE: 1" = 50'
(24" X 36" SHEET)

KTL Engineering, LLC
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Caldwell, TX 77836
TBPELS Firm #22037

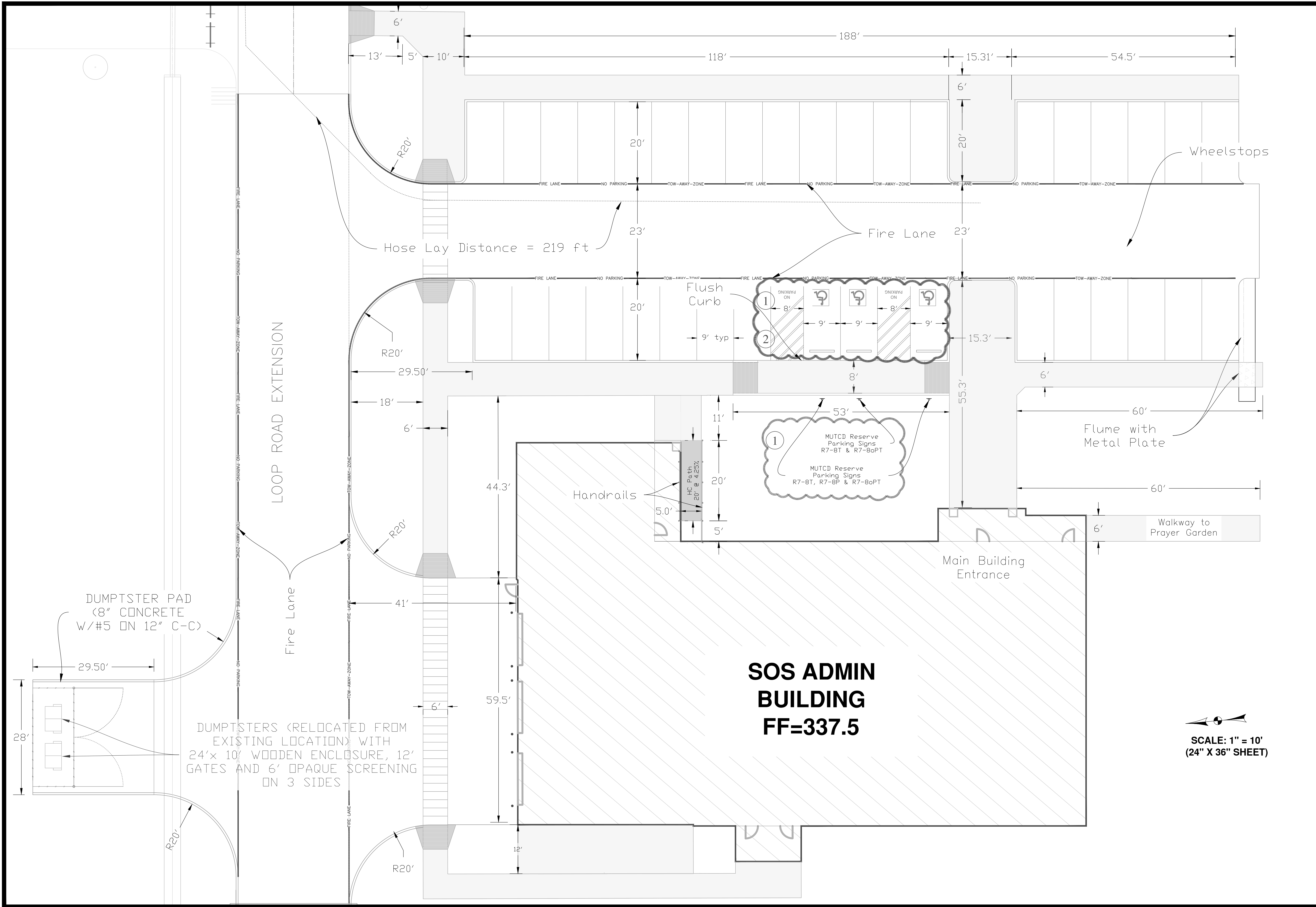


**SOS MINISTRIES CAMPUS EXPANSION
ADMINISTRATION BUILDING, LOOP ROAD &
CHANNEL REALIGNMENT**

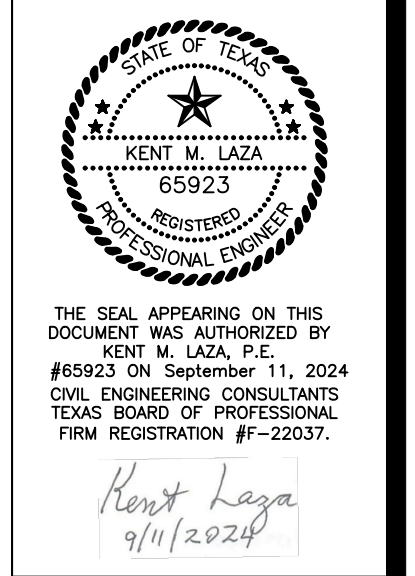
DATE	DESCRIPTION
12/17/2024	Issued for Construction

SCALE: 1:40
DRAWN BY: KML
APPROVED BY: KML
DATE: 9-11-2024
FILE: FILE

SHEET
C4
OF 12



KTL Engineering, LLC
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 Caldwell, TX 77836
 TBPELS Firm #22037



SOS MINISTRIES CAMPUS EXPANSION
DIMENSIONAL CONTROL PLAN
 1700 GROSEBECK STREET
 BRYAN, TEXAS

DATE	DESCRIPTION
8/7/2024	IC Parking Space Striping & Signs per T&S Review
9/11/2024	IC Added to Parking Area
9/11/2024	IC Issued for Construction

SCALE: 1:10
 DRAWN BY: KML
 APPROVED BY: KML
 DATE: 9-11-2024
 FILE: FILE

SHEET
C5
 OF 12

SCALE: 1" = 10'
 (24" X 36" SHEET)

SOS ADMIN BUILDING
FF=337.5

DUMPTSTERS (RELOCATED FROM EXISTING LOCATION) WITH 24'x 10' WOODEN ENCLOSURE, 12' GATES AND 6' OPAQUE SCREENING ON 3 SIDES

DUMPTSTER PAD (8" CONCRETE W/#5 ON 12" C-C)

LOOP ROAD EXTENSION

Fire Lane

Fire Lane

Hose Lay Distance = 219 ft

Flush Curb

Handrails

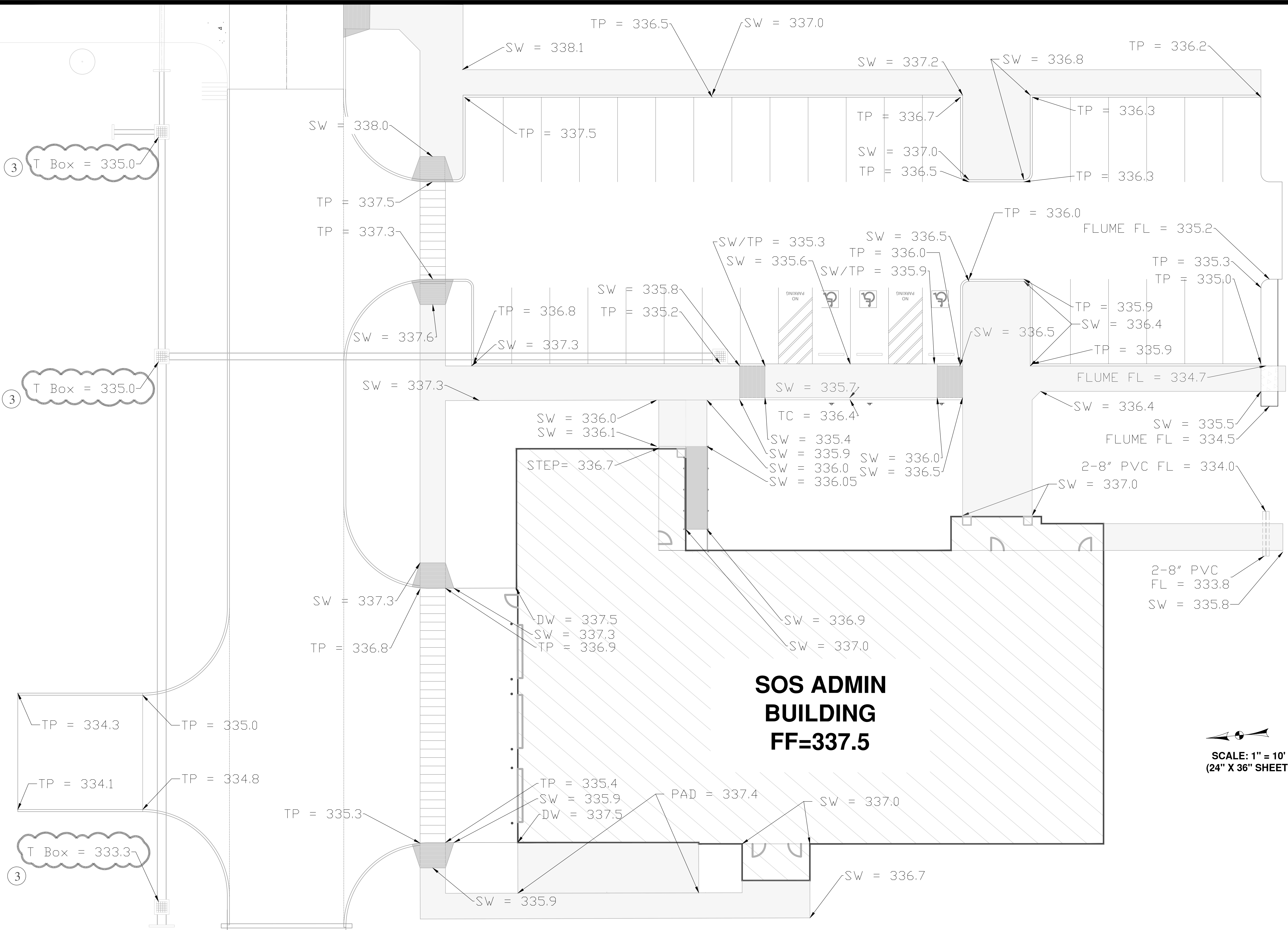
MUTCD Reserve Parking Signs R7-BT & R7-BoPT

Flume with Metal Plate

Walkway to Prayer Garden

Main Building Entrance

Wheelstops



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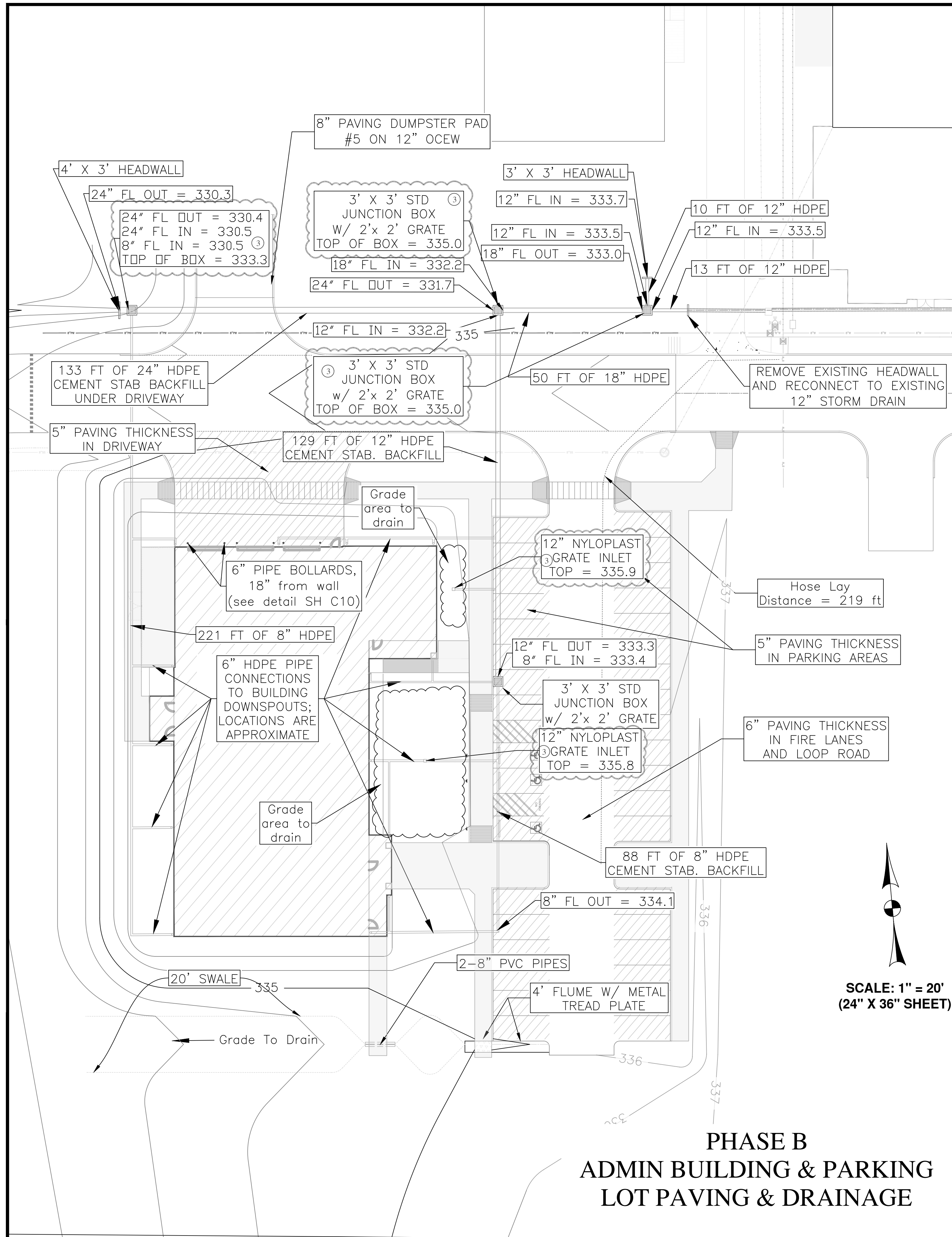


SOS MINISTRIES CAMPUS EXPANSION
 ELEVATION CONTROL PLAN
 1700 GROSEBECK STREET
 BRYAN, TEXAS

DATE	DESCRIPTION	SCALE:
6/7/2024	1) IC Parking Space Striping & Signage per T&S Review	1:10
6/27/2024	2) Added Second PC Access Area to Parking Area	
6/27/2024	3) Top of Access Area, Manholes, Junction Boxes & Inlets	
9/11/2024	4) Issued for Construction	

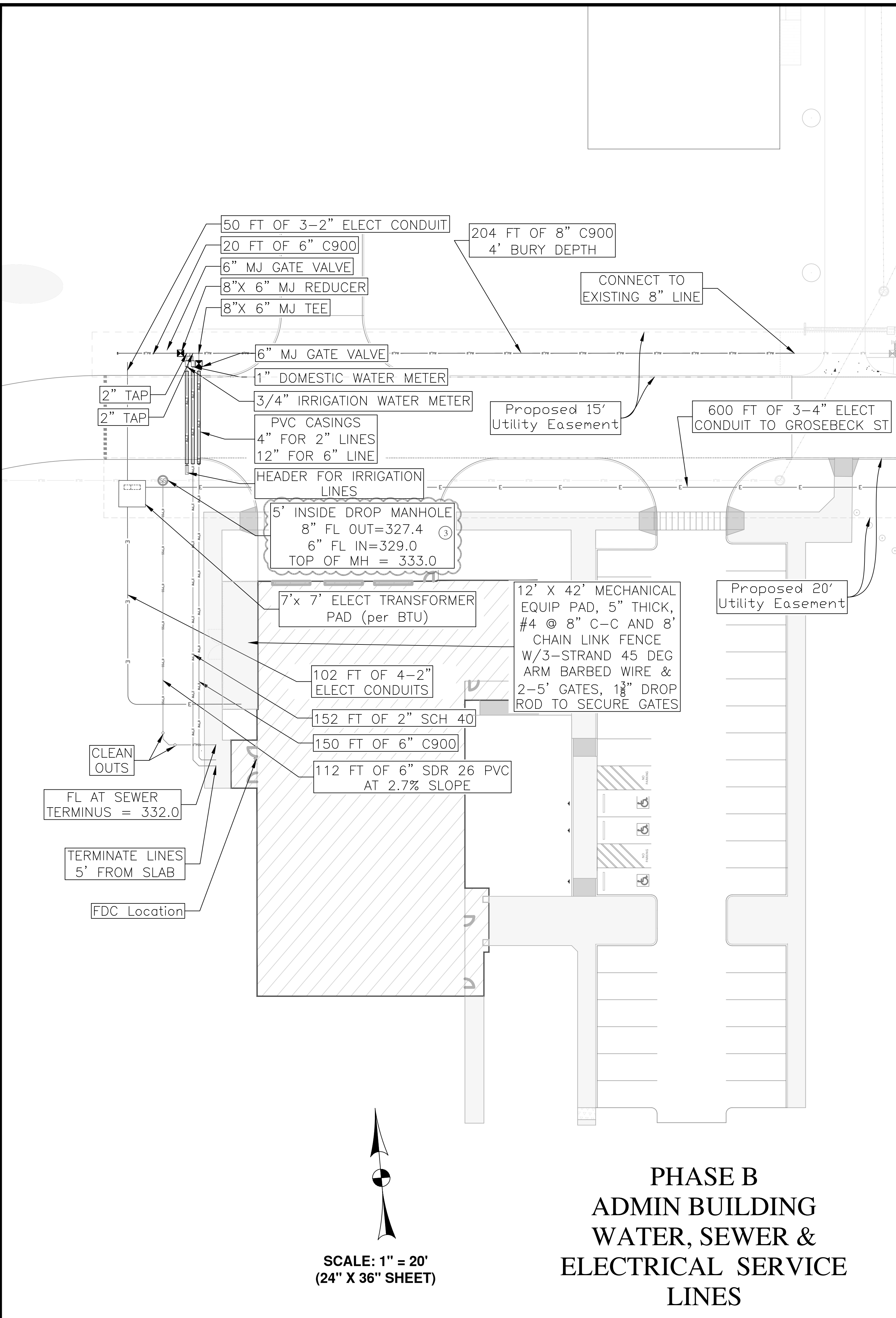
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 APPROVED BY: KML
 DATE: 9-11-2024
 FILE: FILE

SHEET
C6
 OF 12



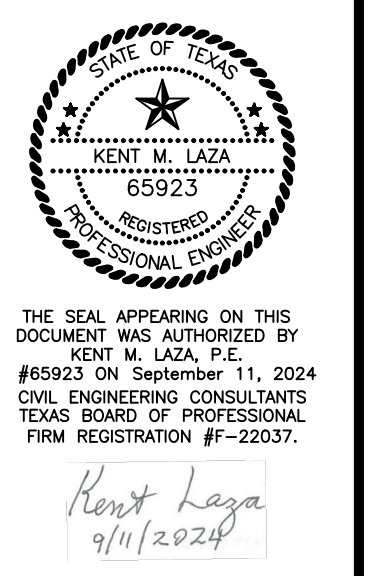
**PHASE B
ADMIN BUILDING & PARKING
LOT PAVING & DRAINAGE**

**SCALE: 1" = 20'
(24" X 36" SHEET)**



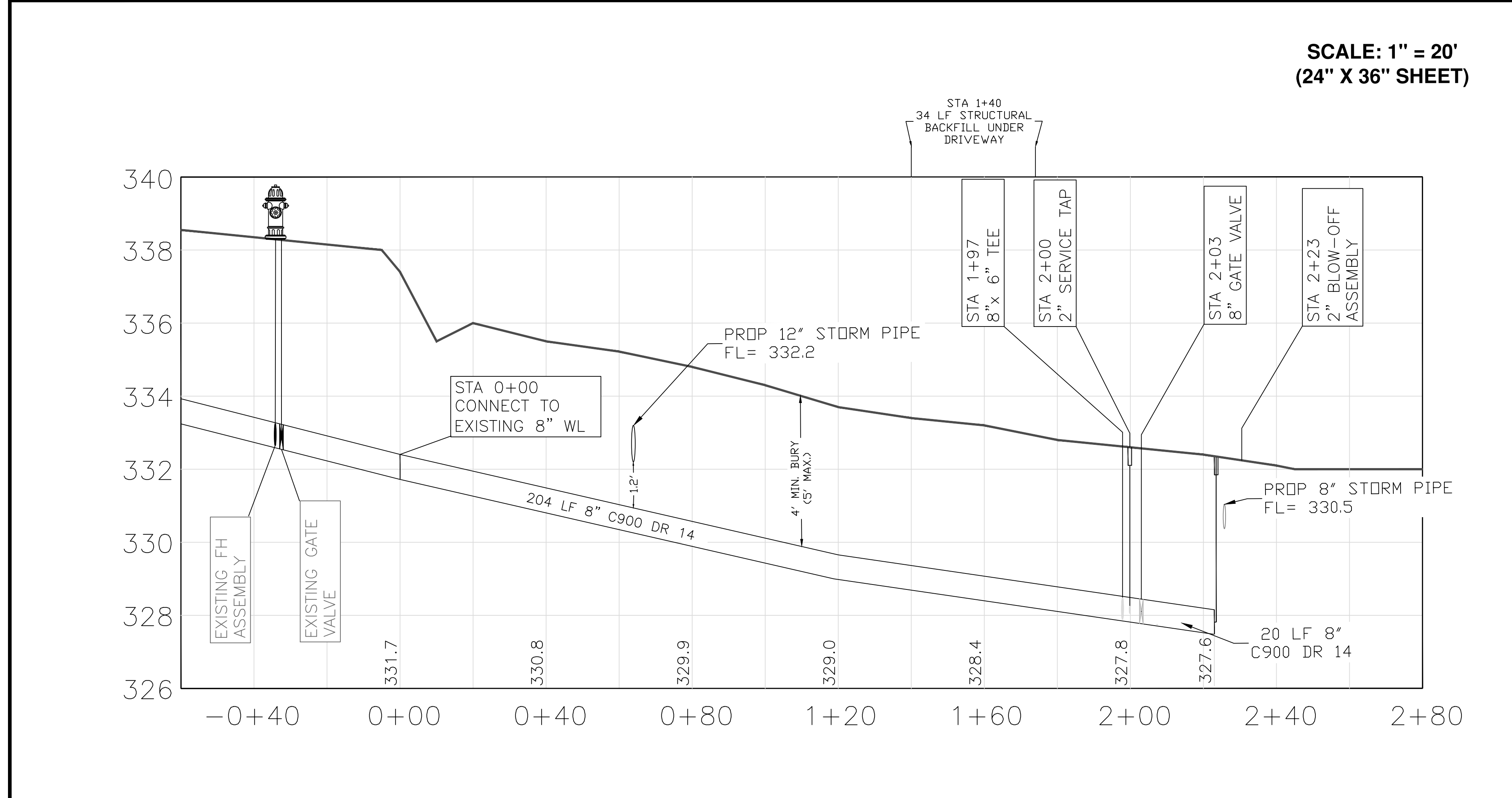
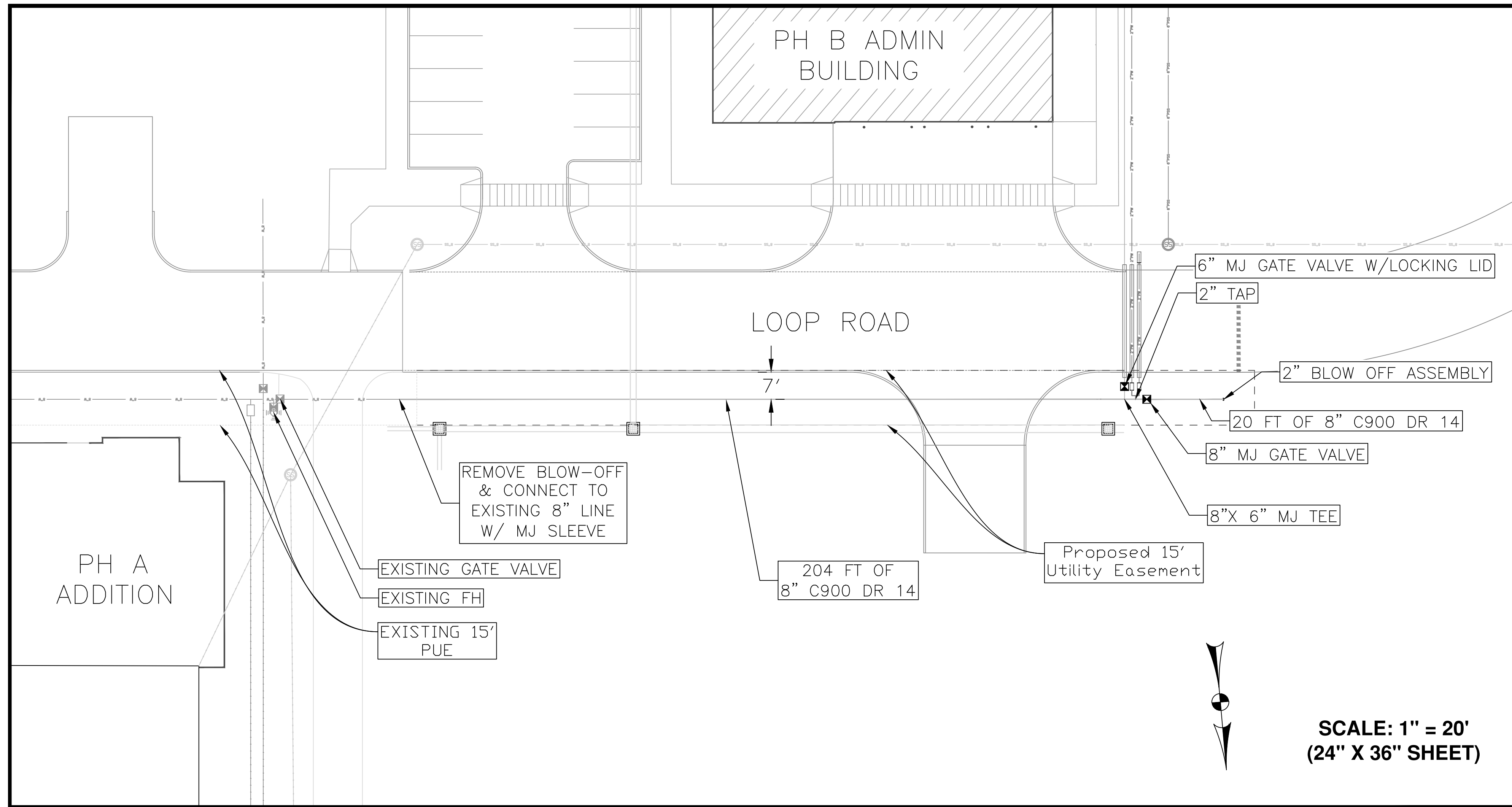
**PHASE B
ADMIN BUILDING
WATER, SEWER &
ELECTRICAL SERVICE
LINES**

**SCALE: 1" = 20'
(24" X 36" SHEET)**

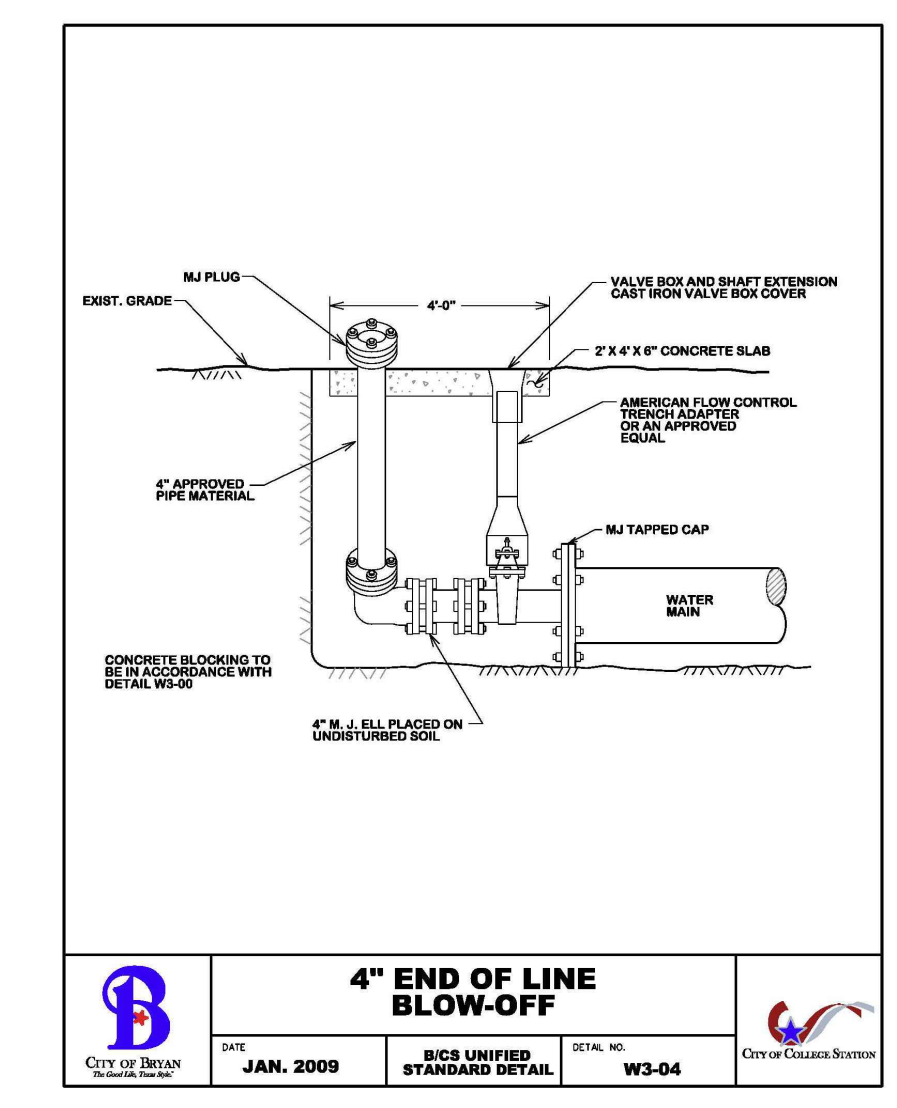
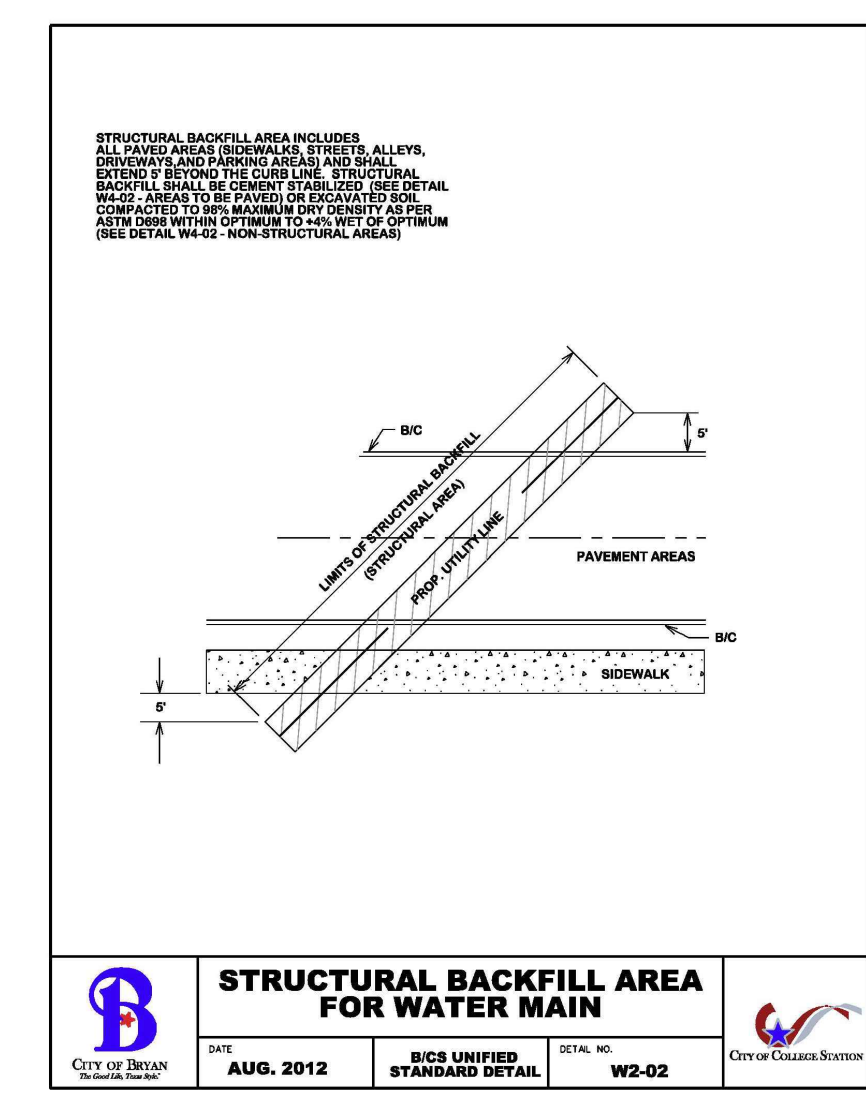
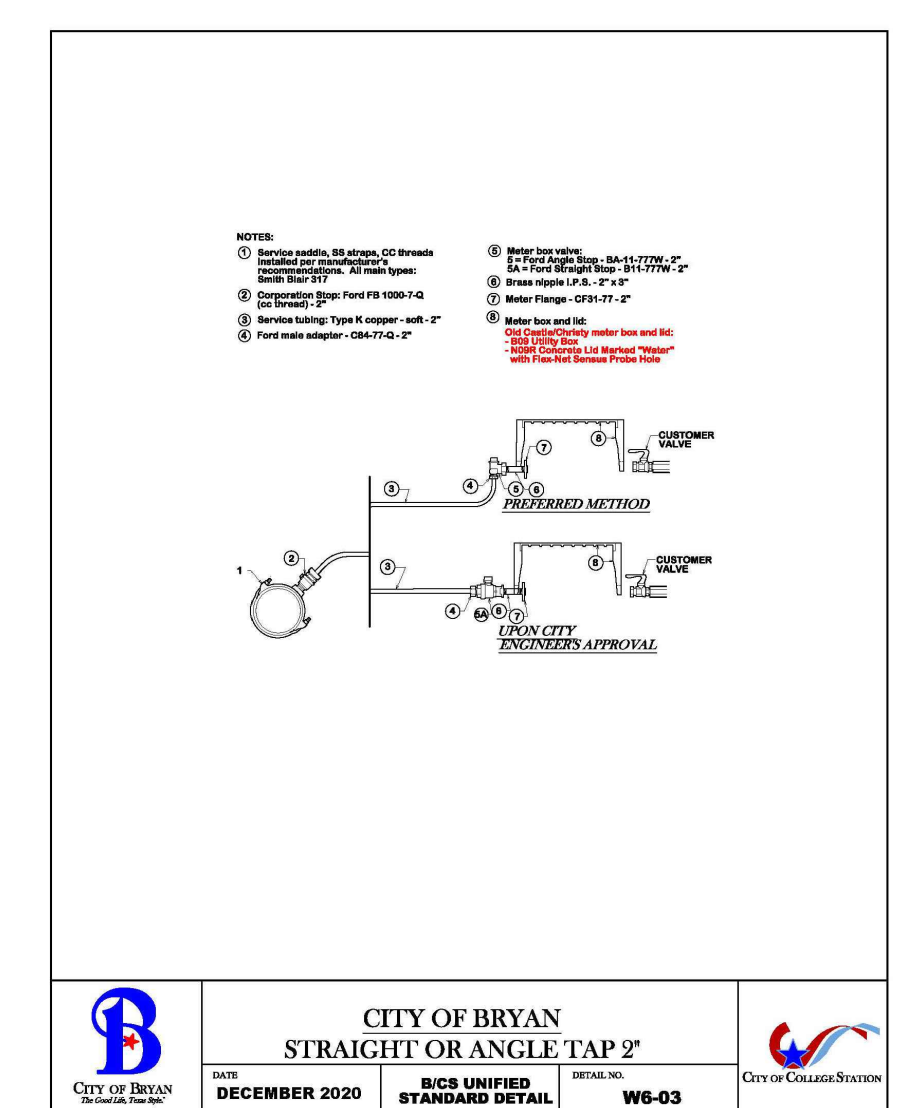
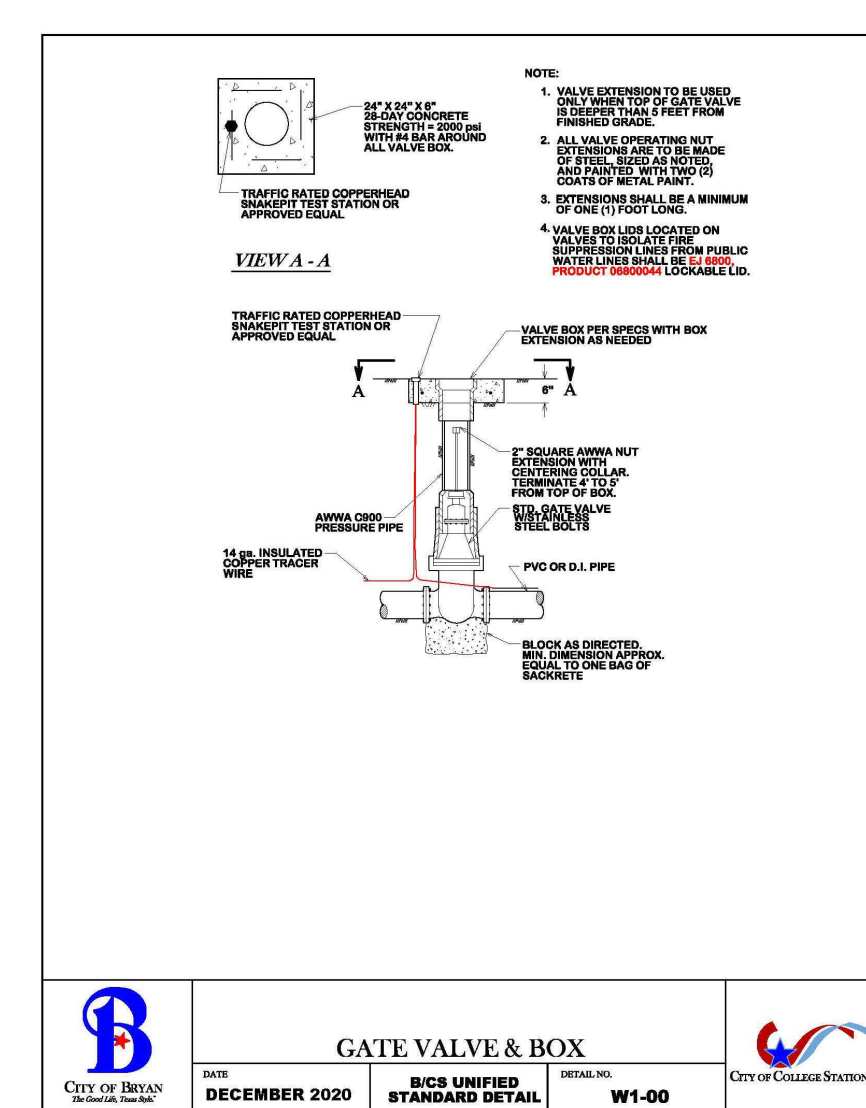
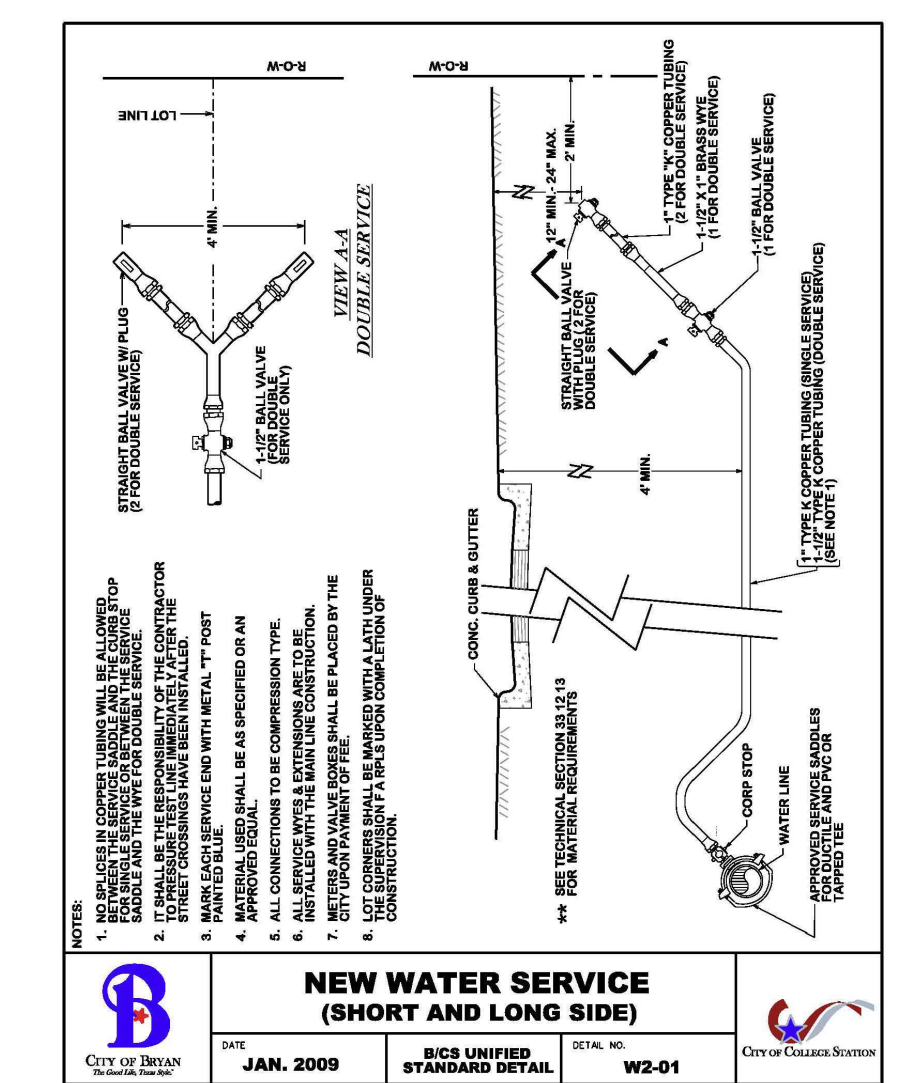
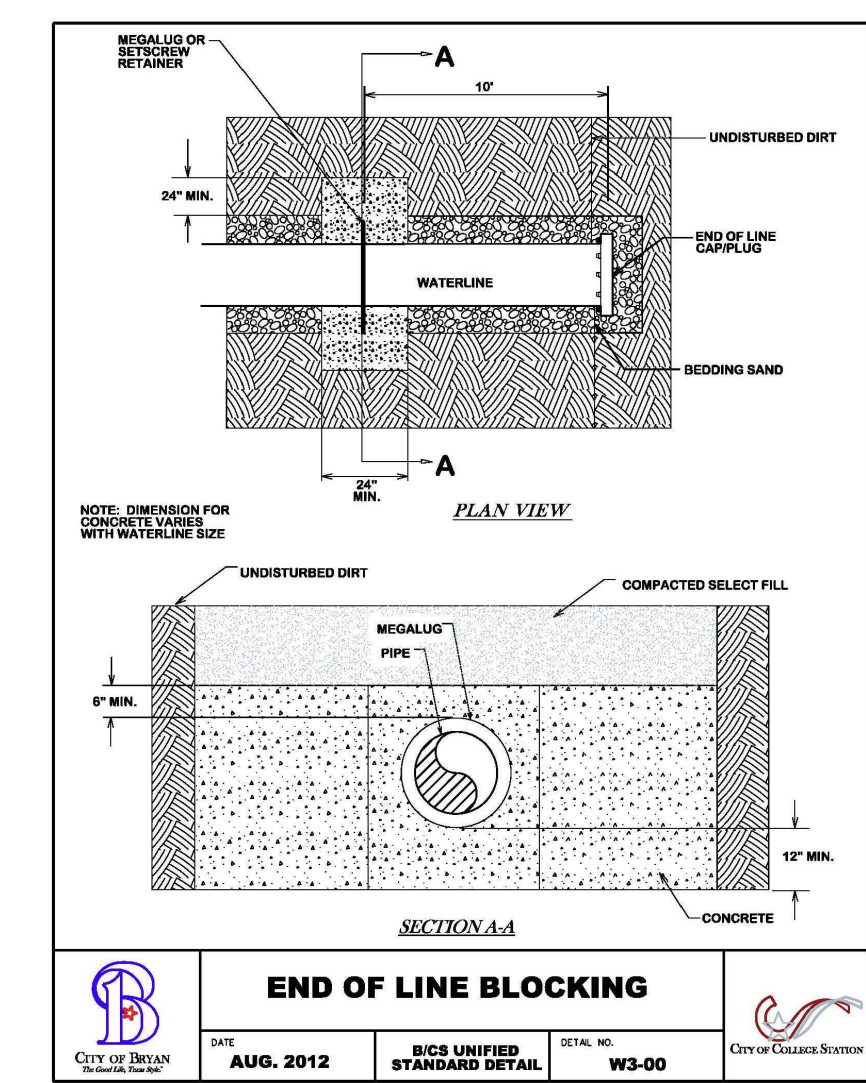


DATE	DESCRIPTION	SCALE	VARIABLES
12/22/2024	Top Elevations - Manholes, Junction Boxes & Inlets		
07/17/2024	Issued for Construction		

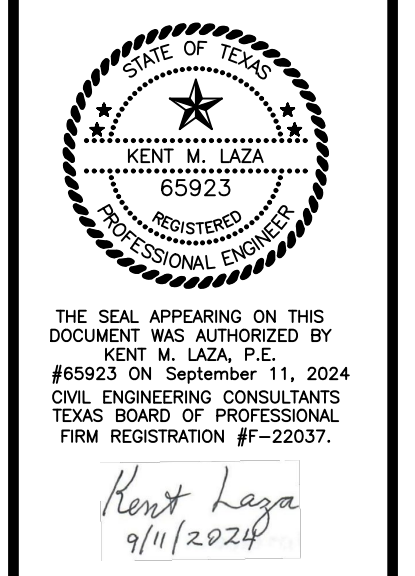
DRAWN BY: KML
 APPROVED BY: KML
 DATE: 9-11-2024
 FILE: FILE



Notes
1. All water line construction shall be in accordance with BCS standards and technical specifications.



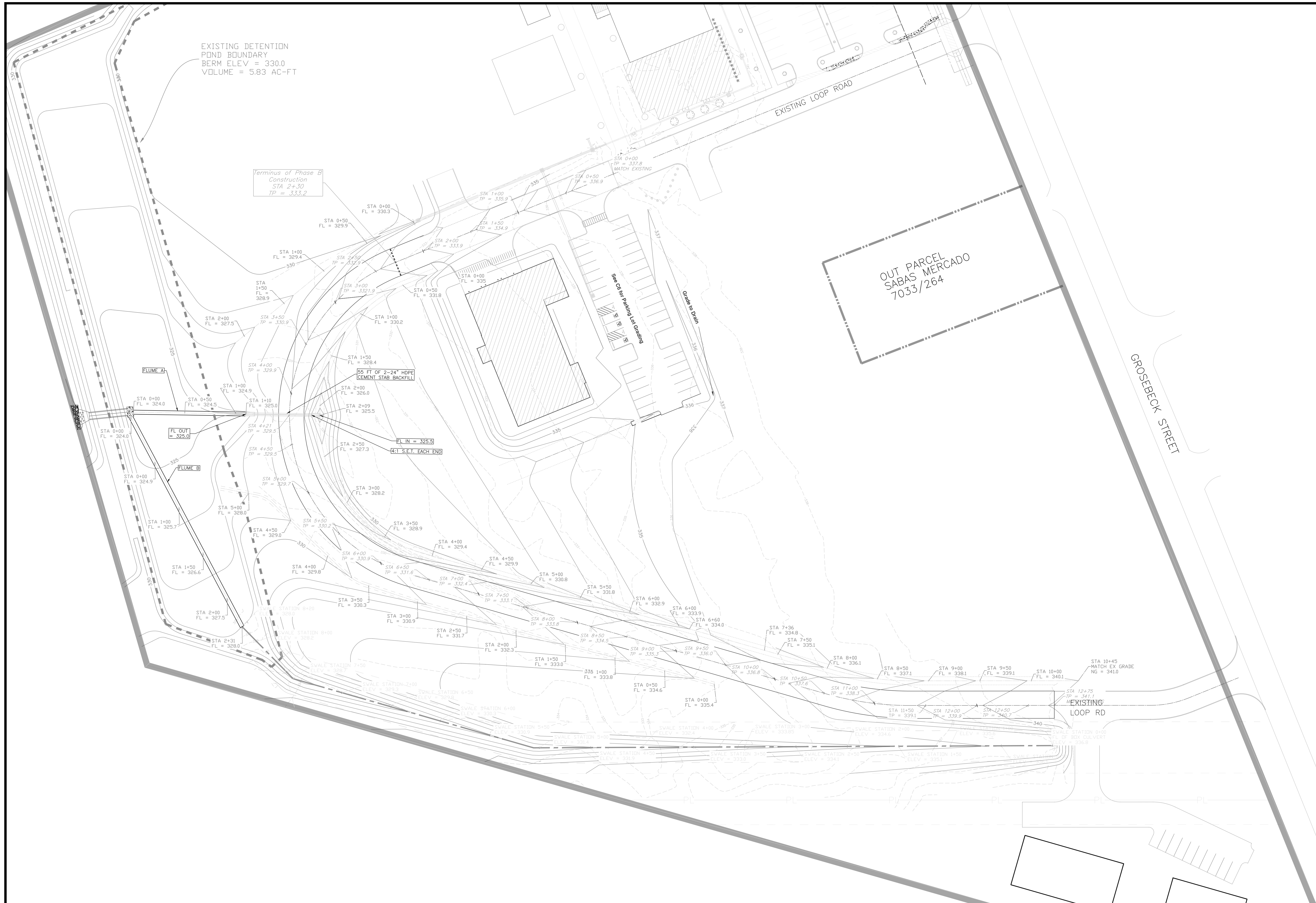
KTL Engineering, LLC
4913 FM 166
Caldwell, TX 77836
TBPELS Firm #22037



SOS MINISTRIES CAMPUS EXPANSION
8" PUBLIC WATER LINE PLAN & PROFILE
1700 GROSEBECK STREET
BRYAN, TEXAS

REVISIONS	DATE	DESCRIPTION
1	07/17/2024	Issued for Construction

SCALE: SOA2B
DRAWN BY: DRWNJ
APPROVED BY: APRM/J
DATE: 9-11-2024
FILE: FILE



EXISTING DETENTION
POND BOUNDARY
BERM ELEV = 330.0
VOLUME = 5.83 AC-FT

Terminus of Phase B
Construction
STA 2+30
TP = 333.2

EXISTING LOOP ROAD

OUT PARCEL
SABAS MERCADO
7033/264

GROSEBECK STREET

KTL Engineering, LLC
4913 FM 166
Caldwell, TX 77836
TBPELS Firm #22037



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KENT M. LAZA, P.E. #65923 ON September 11, 2024 CIVIL ENGINEERING CONSULTANTS TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION #F-22037.

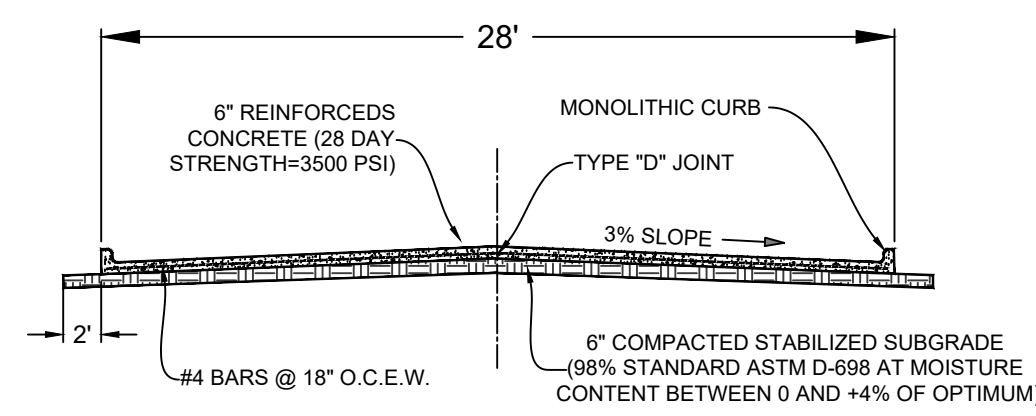
Kent Laza
9/11/2024

**SOS MINISTRIES CAMPUS EXPANSION
GRADING & DRAINAGE PLAN**
1700 GROSEBECK STREET
BRYAN, TEXAS

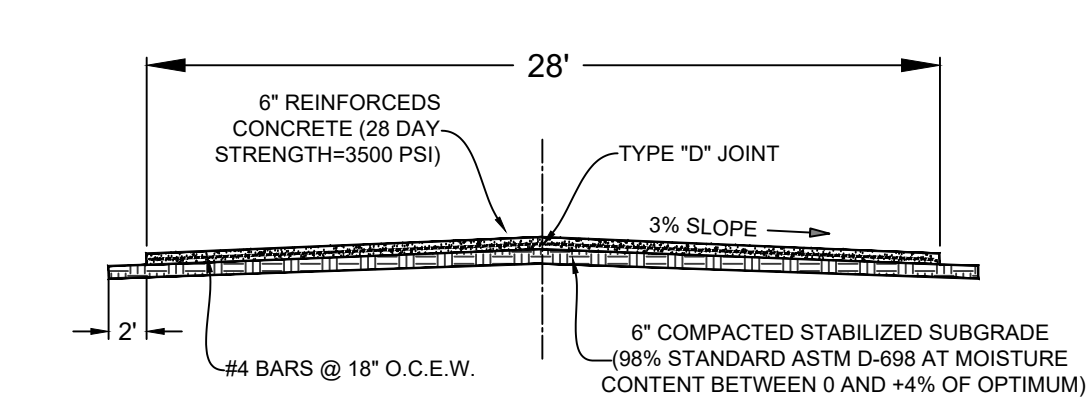
DATE	DESCRIPTION
12/22/2024	Existing Contours Adjust, Minor Grading, Parking Lot
9/11/2024	Issued for Construction

SCALE: 1:40
DRAWN BY: KML
APPROVED BY: KML
DATE: 9-11-2024
FILE: FILE

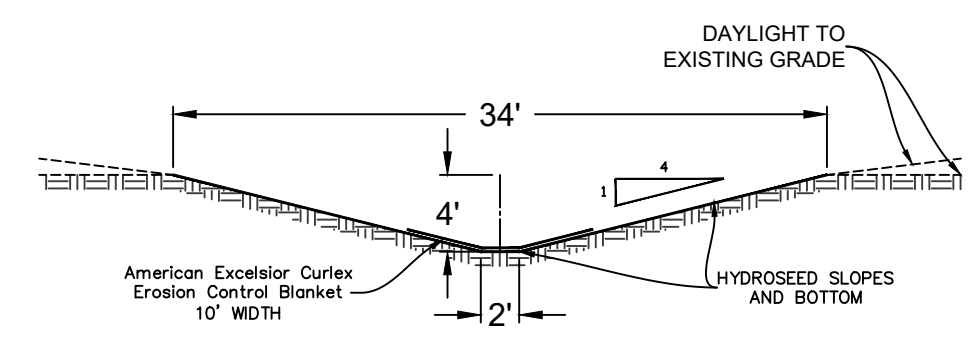
**LOOP ROAD X-SECTION
STA 0+00 to 1+98**



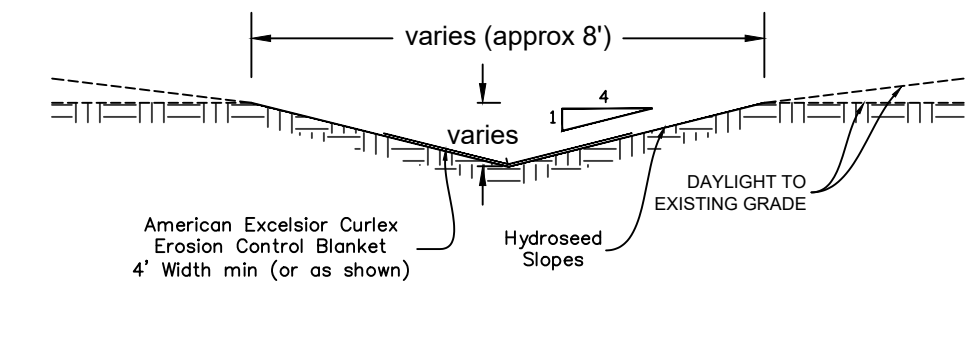
**LOOP ROAD X-SECTION
STA 1+98 to 12+75**



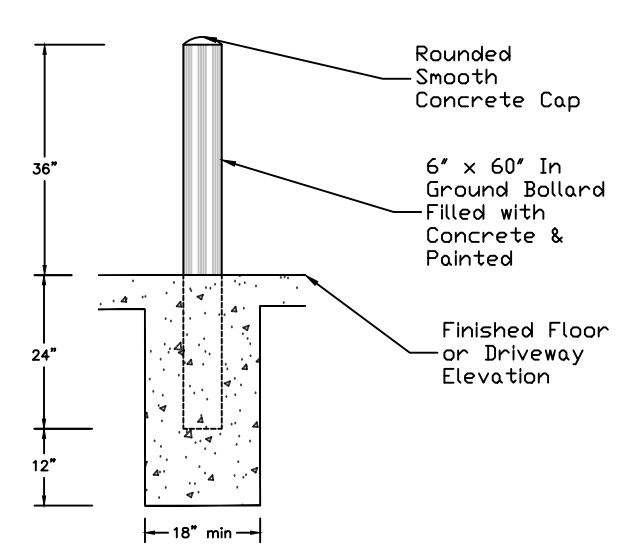
PRIMARY DRAINAGE SWALE



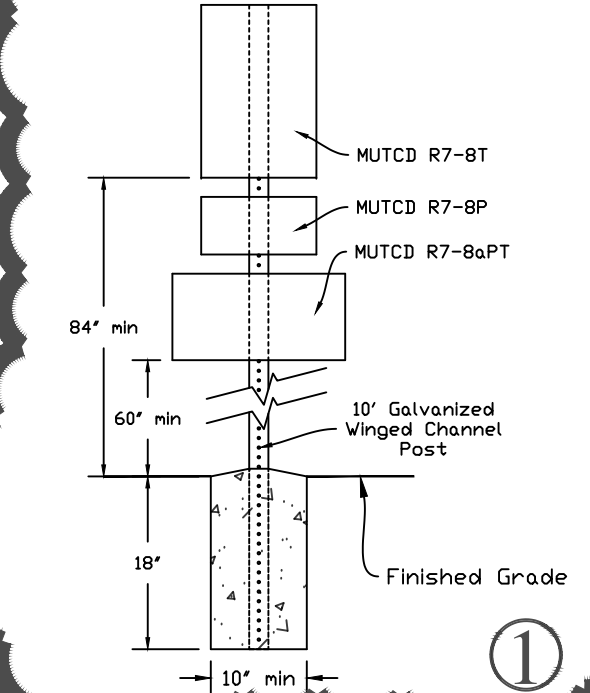
ROADSIDE SWALE



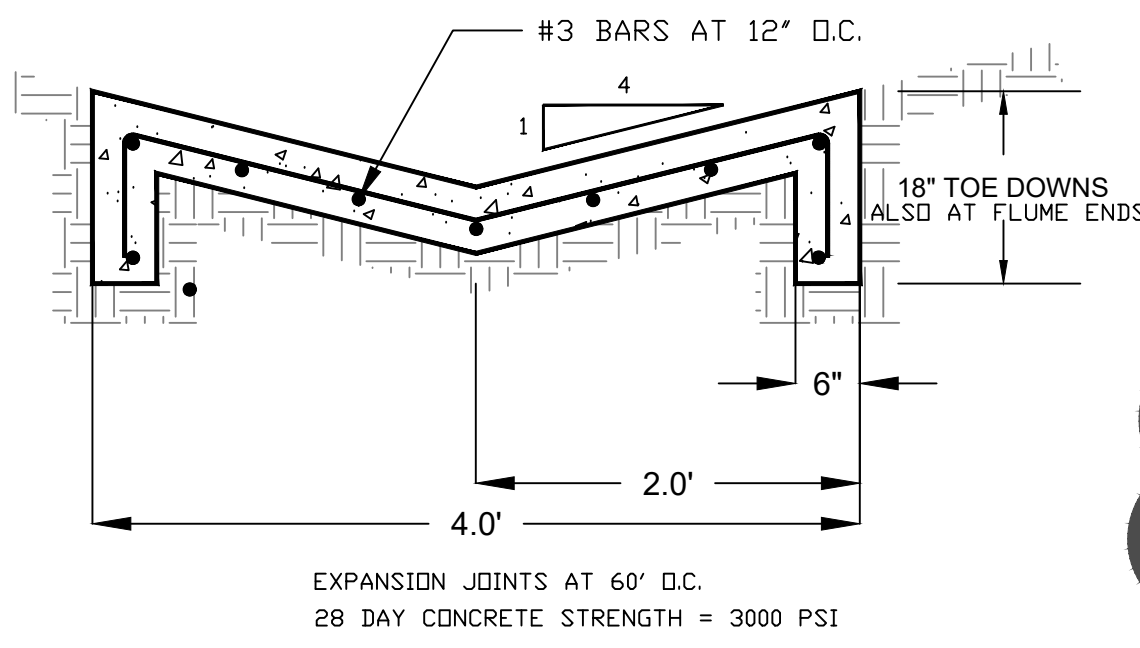
PIPE BOLLARD



**RESERVED PARKING SIGN
MOUNT & FOOTING**



FLUME DETAIL



PERPENDICULAR OR ANGLED ACCESSIBLE PARKING SPACE DIMENSIONS

Square Feet	Minimum Thickness
Less than 7.5	0.080
7.5 to 15	0.100
Greater than 15	0.125

Material	Specification
ALUMINUM SIGN BLANKS	DMS-7110
TRAFFIC PAINT	DMS-8200
NOT APPLIED THERMOPLASTIC	DMS-8220
PERMANENT PREFABRICATED PAYMENT MARKINGS	DMS-8240
SIGN FACE MATERIALS	DMS-8300

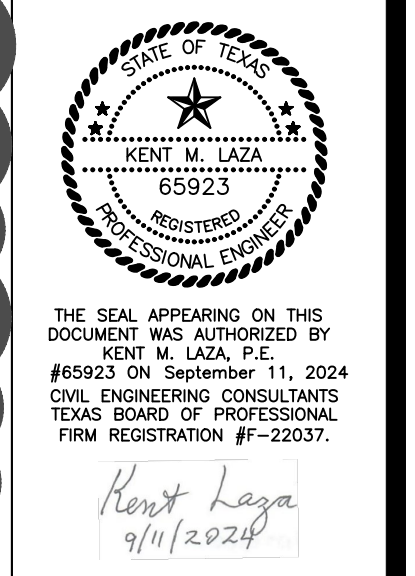
PAVEMENT MARKINGS AND SIGNING FOR ACCESSIBLE PARKING

PM (AP) - 21

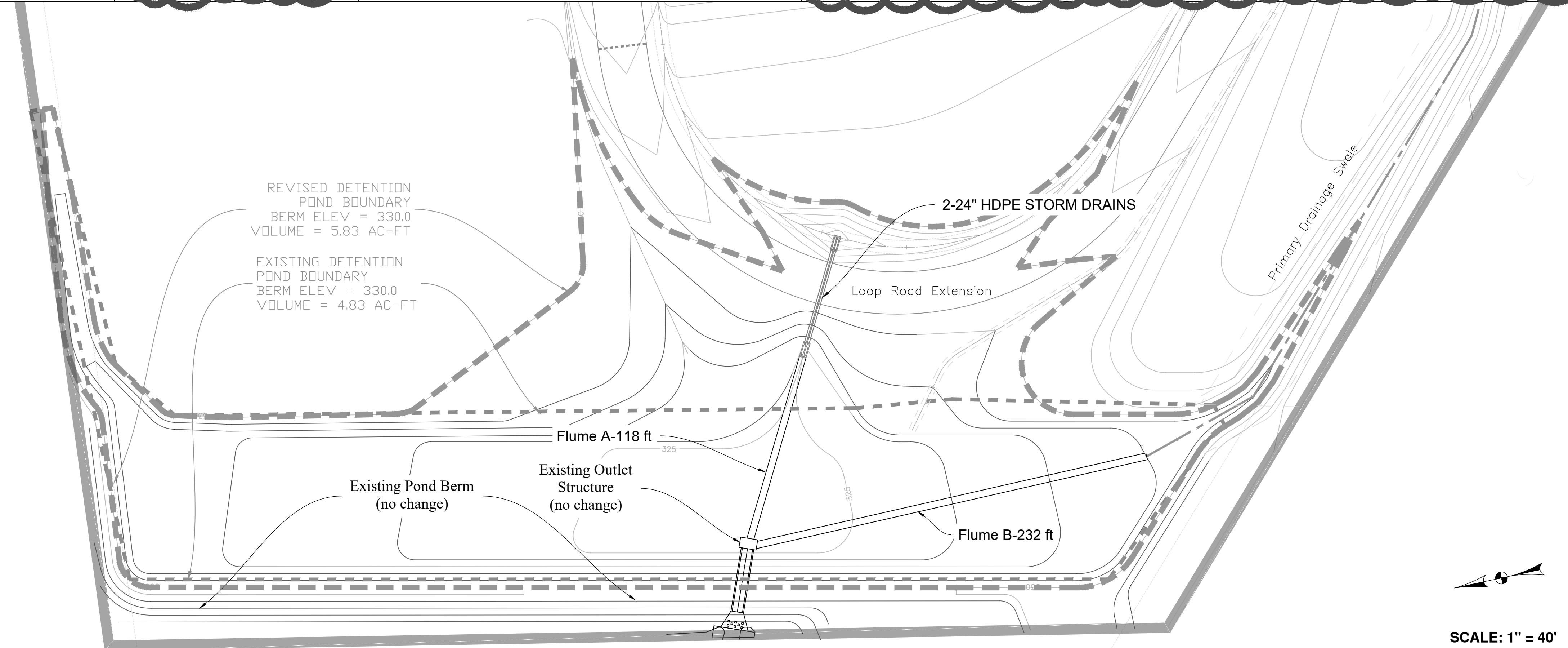
DATE: FILE:

- GENERAL NOTES:**
- All paved accessible parking space limit lines shall be 4" solid white lines.
 - Paved accessible parking spaces must include a white International Symbol of Accessibility applied conspicuously on the surface in a color that contrasts the pavement. A blue background with white border may supplement the symbol for additional contrast.
 - The words "NO PARKING" must be applied on any access aisle adjacent to the parking space. The words must be white, applied:
 - In all capital letters.
 - centered within each access aisle adjacent to the parking space.
 - RESERVED PARKING (R7-8T) sign including the International Symbol of Accessibility.
 - shall be REQUIRED for each accessible parking space.
 - shall NOT be placed between two accessible parking spaces.
 - shall NOT be placed in a location that restricts movement of wheelchairs within the adjacent sidewalk.
 - shall have a mounting height of 7 feet to the bottom of the sign.
 - A sign identifying the consequences of parking illegally in a paved accessible parking space. Must:
 - at a minimum state "VIOLATORS SUBJECT TO FINE AND TOWING" (Plaque) (R7-8aPT).
 - be mounted on a pole, post, wall or freestanding board.
 - be no more than eight inches (8") below sign R7-8T a sign required by the Texas Accessibility Standards, 502.6.
 - be installed so that the bottom edge of the sign is no lower than 48 inches and no higher than 80 inches above the ground level.
 - Signs identifying van parking spaces shall contain the designation "VAN ACCESSIBLE" (R7-8P) Signs shall be 60 inches minimum above the ground level measured to the bottom of the sign.
 - Perpendicular or angled parking spaces shall be 8 feet wide minimum with an access aisle 8 feet minimum wide (van accessible). Two parking spaces are permitted to share a common access aisle.
 - Access aisles shall be at street level, extend the full length of the parking space they serve, follow ADA surface requirements, and marked to discourage parking in the access aisle. Curb ramps shall connect the access aisle to the adjacent pedestrian access route. Curb ramps shall not be located within the access aisle.
 - International Symbol of Accessibility Parking Space Marking and sign details can be found in The Standard Highway Sign Designs for Texas (SHSD) at the following website: <http://www.tdot.gov/>

KTL Engineering, LLC
4913 FM 166
Caldwell, TX 77836
TBPELS Firm #22037



SOS MINISTRIES CAMPUS EXPANSION
DETAILS
1700 GROSEBECK STREET
BRYAN, TEXAS



- DETENTION POND NOTES**
- THE EXISTING DETENTION POND SHALL BE CLEARED OF BRUSH AND THE CONTOURS REBUILT TO THOSE SHOWN ON THIS PLAN.
 - CONCRETE LOW-FLOW FLUMES SHALL BE INSTALLED.
 - DISTURBED SOIL SHALL BE LEVELED AND SEEDED WITHIN SEVEN CALENDAR DAYS OF WORK IN THE POND.
 - REVISED ELEVATION VS STORAGE VOLUME IS SHOWN BELOW.
 - EMERGENCY SPILLWAY = 329.0 (same as original)
 - 100 YR WSEL = 328.9 (per Ph 1 Drainage Report)
 - 100 YR WSEL (WITH BLOCKED OUTLET = 329.47 (per Ph 1 Drainage Report)

POND ELEVATION VS VOLUME

Elevation	ORIGINAL POND	REVISED POND
FT	AC-FT	AC-FT
324.0	0.00	0.00
325.0	0.08	0.11
326.0	0.51	0.49
327.0	1.27	1.23
328.0	2.30	2.36
329.0	3.50	3.84
330.0	4.83	5.83

SCALE: 1" = 40'
(24" X 36" SHEET)

REVISIONS

DATE	DESCRIPTION	BY	CHKD
07/27/2024	IC Signage Details per JAS Review		
07/17/2024	Issued for Construction		

SCALE: NTS
DRAWN BY: KML
APPROVED BY: KML
DATE: 9-11-2024
FILE: FILE

SHEET
C10
OF 12

PHASE A
CANOPY & NON-CANOPY TREE
LEGEND
TRUNK DIAMETER BETWEEN 1.5" AND 3"

SYMBOL	SIZE	TREE NAME	NO. OF TREES	SF VALUE	TOTAL
	1.5"-3"	LACE BARK ELM ULMUS PARVIFOLIA	7	200	1,400 SF
TOTAL PROVIDED					1,400 SF
TOTAL REQUIRED					1,281 SF

2 Existing trees to be removed

PHASE B
CANOPY & NON-CANOPY TREE
LEGEND
TRUNK DIAMETER BETWEEN 1.5" AND 3"

SYMBOL	SIZE	TREE NAME	NO. OF TREES	SF VALUE	TOTAL
	1.5"-3"	LACE BARK ELM ULMUS PARVIFOLIA	12	200	2,400 SF
	1.5"-3"	MEXICAN SYCAMORE PLATANUS MEXICANA	9	200	1,800 SF
	1.5"-3"	MEXICAN WHITE OAK QUERCUS POLYMORPHA	13	200	2,600 SF
	1.5"-3"	DYNAMITE CREPE MYRTLE LAGERSTROEMIA INDICA (DYNAMITE)	17	100	1,700 SF
TOTAL PROVIDED					8,500 SF
TOTAL REQUIRED					8,220 SF

ESTIMATED LOCATION OF
FUTURE PRAYER GARDEN
(DESIGN & INSTALLATION BY OTHERS)

PHASE C
CANOPY & NON-CANOPY TREE
LEGEND
TRUNK DIAMETER BETWEEN 1.5" AND 3"

SYMBOL	SIZE	TREE NAME	NO. OF TREES	SF VALUE	TOTAL
	1.5"-3"	LIVE OAK QUERCUS VIRGINIANA	54	200	10,800 SF
	1.5"-3"	DYNAMITE CREPE MYRTLE LAGERSTROEMIA INDICA (DYNAMITE)	2	100	200 SF
TOTAL PROVIDED					11,000 SF
TOTAL REQUIRED					10,924 SF

SCALE: 1" = 30'
(24" X 36" SHEET)

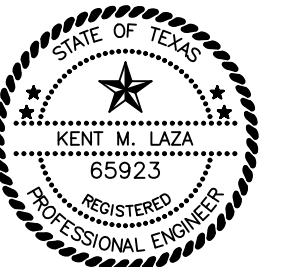
SOS ADMIN BUILDING

LOOP ROAD EXTENSION

LOOP ROAD EXTENSION

BOUNDARIES FOR COMPUTATION
OF LANDSCAPING REQUIREMENTS
PH A AREA = 8,540 SF
15% = 1,281 SF
PH B AREA = 54,803 SF
15% = 8,220 SF
PH C AREA = 72,825 SF
15% = 10,924 SF

KTL Engineering, LLC
4913 FM 166
Caldwell, TX 77836
TBPELS Firm #22037



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KENT M. LAZA, P.E. #55923 ON September 11, 2024 CIVIL ENGINEERING CONSULTANTS TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTRATION #F-22037.

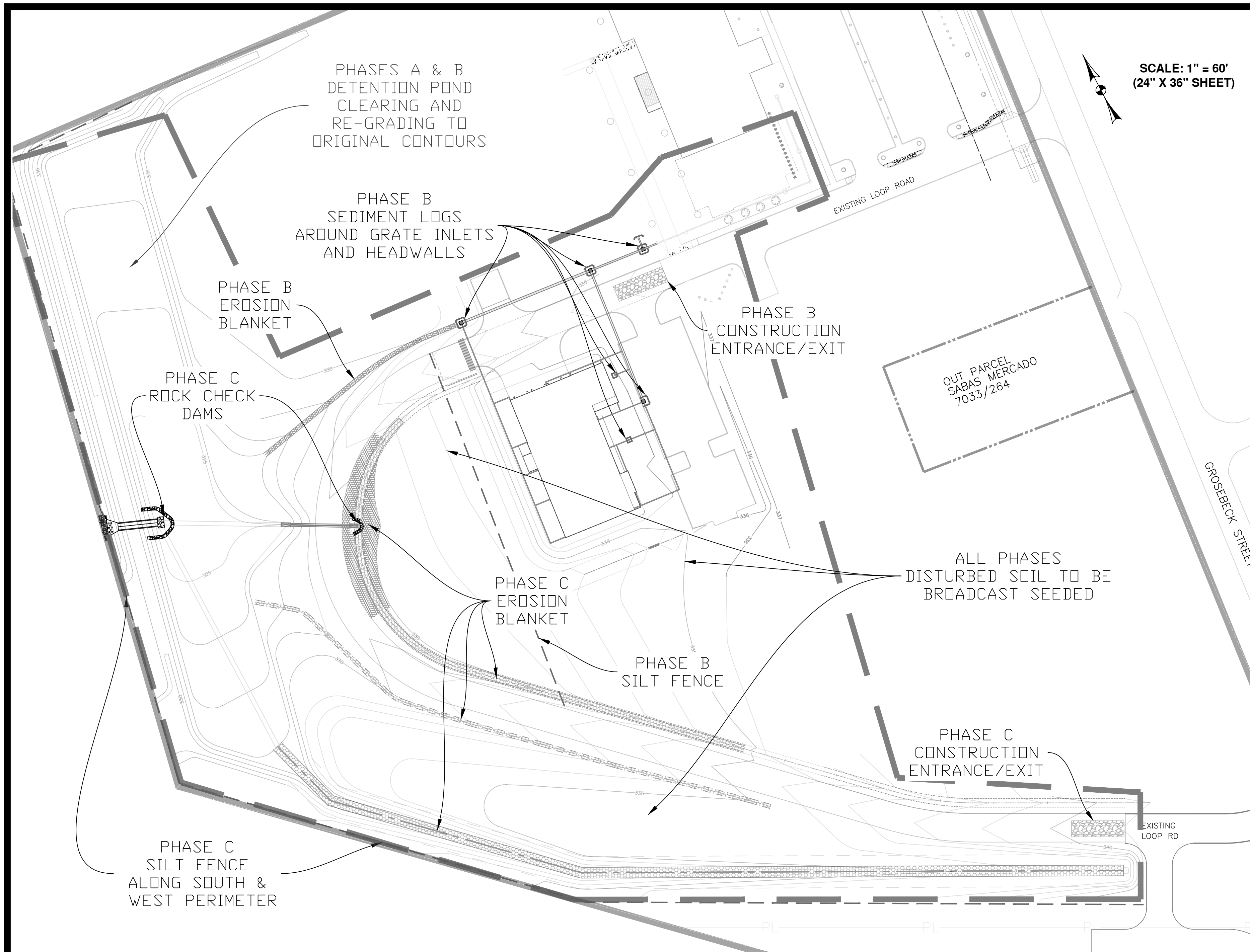
Kent Laza
9/11/2024

SOS MINISTRIES CAMPUS EXPANSION
LANDSCAPING PLAN
1700 GROSEBECK STREET
BRYAN, TEXAS

DATE	DESCRIPTION
07/17/2024	Issued for Construction

SCALE: 1:30
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SHEET
C11
OF 12



SITE DESCRIPTION

LATITUDE: N 30°39'25"
 LONGITUDE: W 96°22'48"
 TOTAL SITE AREA OF SWS: 10.534 ACRES
 TOTAL AREA OF SITE EXPECTED TO BE DISTURBED IN PHASE 3: 9.9 ACRES

EXISTING SITE CONDITIONS:
 LAND USE: PARTIALLY DEVELOPED, PHASE 3 IS VACANT
 LAND COVER: GRASS, SCATTERED TREES/BRUSH
 AVERAGE GROUND SLOPE: 2.0%
 SCS CURVE NUMBER: 83
 RATIONAL "C" FACTOR: 0.40
 RECEIVING WATERS: UNNAMED EAST TRIBUTARY TO COTTONWOOD BRANCH.

SOIL INFORMATION:
 NATIVE SOILS CONSIST OF BOONVILLE URBAN.
 HYDROLOGIC SOIL GROUP: D

POST DEVELOPED SITE CONDITIONS:
 LAND USE: 10,534 SF BUILDING, PARKING, LOOP ROAD AND EXIT DRIVE.
 SCS CURVE NUMBER: 86
 RATIONAL "C" FACTOR: 0.47

NATURE OF ACTIVITIES:
 CLEARING OF EXISTING TREES & BRUSH, STRIPPING OF TOPSOIL; SITE CUT/FILL OPERATIONS, CONSTRUCTION OF BUILDING W/ ASSOCIATED PARKING, UTILITIES; REPLACEMENT OF TOPSOIL & VEGETATION.

SEQUENCE OF MAJOR ACTIVITIES:
 1. INSTALL SILT FENCE AT DOWNSTREAM LIMITS OF CONSTRUCTION & STOCK PILE AREAS.
 2. INSTALL ROCK CONSTRUCTION ENTRANCE (32'x7') WITH SEDIMENTATION TRAP.
 3. CLEAR BRUSH FROM DETENTION POND AND RE-GRADE TO ORIGINAL DESIGN CONTOURS.
 4. CLEAR SITE.
 5. EARTHWORK: SITE CUT/FILL, GRADING, UTILITY INSTALLATION, PAVING OPERATIONS.
 6. AFTER ESTABLISHMENT OF GRASS, REMOVE ALL TEMPORARY EROSION CONTROL. RE-SOD ALL AREAS NOT HAVING PERMANENT GRASS COVERAGE AS DEFINED.

GENERAL NOTES

- ALL UTILITIES AND SERVICE LINES SHOWN ARE TAKEN FROM RECORD INFORMATION SUPPLIED BY THE UTILITY OWNER OR HORIZONTALLY LOCATED BY INDEPENDENT LOCATORS. CONTRACTOR IS RESPONSIBLE TO REPORT ANY DISCREPANCIES PRIOR TO CONSTRUCTION. OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION OR DATA RELIED ON TO DEPICT UNDERGROUND FACILITIES. CONTRACTOR IS TO CONTACT OWNERS OF ALL UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA AND NOTIFY OF INTENT AT LEAST 1 WEEK PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FACILITY OWNERS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF ALL PIPELINES, EXISTING UTILITIES, AND SERVICE LINES WITHIN THE PROJECT AREA WHETHER SHOWN ON THE PLANS OR NOT, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR IS TO MAINTAIN STRUCTURAL INTEGRITY OF ALL PIPELINES, ELECTRIC TRANSMISSION POLES AND LINES, PERMANENT AND TEMPORARY UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITY FACILITIES, PARADEM, ETC. AS A RESULT OF CLEARING/GRADING ACTIVITIES.
- CONTRACTOR TO CONTACT BIG-TESS @ 811 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. SPECIFIC ATTENTION SHOULD BE PAID TO FRANCHISE UTILITIES, VERIZON, GTE, ECT. SHOULD A CONFLICT ARISE BETWEEN THE PROPOSED CONSTRUCTION AND AN EXISTING UTILITY, CONTACT KLING ENGINEERING 48 HOURS PRIOR TO CONSTRUCTION.
- ALL DISTURBED AREAS NOT TO BE PAVED ARE TO HAVE ESTABLISHMENT OF GRASS AS OUTLINED IN THE DESCRIPTION OF CONTROLS, STABILIZATION PRACTICES NOTES.
- ALL SWALE AREAS (BOTTOM WIDTHS & SIDE SLOPES) ARE TO BE PREPARED AND SEEDED FOR PERMANENT ESTABLISHMENT OF VEGETATION. PRIOR TO SEEDING OPERATIONS, CONTRACTOR TO REPLACE TOPSOIL TO A DEPTH OF 6". TOPSOIL IS TO BE DISKED TO A DEPTH OF AT LEAST 4" AND LIGHTLY COMPACTED. FINAL GRADES WITH ESTABLISHED VEGETATION SHALL BE AS CALLED OUT ON THE GRADING PLAN.
- CONTRACTOR IS TO MAINTAIN EROSION CONTROL THROUGHOUT DURATION OF THE PROJECT AND UNTIL VEGETATION IS ESTABLISHED. INSURE SEDIMENT IS NOT TRANSPORTED DOWNSTREAM FROM PROJECT VIA HAY BALES, ROCK CHECK DAMS AND SILT FENCE INSTALLATIONS. IF EXCESSIVE EROSION IS OBSERVED IN THE FIELD, ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED.
- CONTRACTOR SHALL NOT ALLOW SEDIMENT TO ENTER THE DOWNSTREAM TRIBUTARY TO COTTONWOOD BRANCH. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OF THE DOWNSTREAM CREEK CHANNEL AND RESTORING TO ORIGINAL CONDITION, INCLUDING ESTABLISHMENT OF REVEGETATION SHOULD CONSTRUCTION SEDIMENT BE FOUND OUTSIDE THE LIMITS OF CONSTRUCTION.
- CONSTRUCTION EXITS AND ASSOCIATED SEDIMENT TRAPS ARE TO BE CLEANED REGULARLY. CONTRACTOR TO INSURE NO MUD IS TRACKED ON TO EXISTING CITY OR STATE ROADWAYS. IF TRACKING OCCURS CONTRACTOR IS TO INSURE THAT MUD IS NOT ALLOWED TO REMAIN BEHIND THE END OF EACH WORK DAY.
- SEDIMENT IS TO BE CLEANED FROM SILT FENCING OR OTHER SEDIMENT CONTROL DEVICES WHEN DEPTH OF SEDIMENT REACHES ~1/2 TOTAL HEIGHT OF DEVICE. CONTRACTOR IS TO INSURE EROSION CONTROL DEVICES ARE CONSISTENTLY INSTALLED AND PROPERLY MAINTAINED.
- IN AREAS ADJACENT TO POND AND CHANNEL SIDE SLOPES, PROVIDE A MINIMUM 8" HIGH MOUND OF EARTH MATERIAL AT THE TOP OF ALL SLOPES. MAINTAIN MOUND UNTIL VEGETATION IS COMPLETELY ESTABLISHED ON SIDE SLOPE THEN REMOVE/REGRADE TO A SMOOTH SURFACE CONSISTENT WITH ADJACENT GRADES TO ALLOW FOR POSITIVE DRAINAGE INTO THE POND OR CHANNEL AREAS.
- WHERE UTILIZATION OF BRUSH FOR EROSION AND SEDIMENTATION CONTROL IS CALLED FOR WITHIN EXISTING OR PROPOSED CHANNELS, PACK BRUSH INTO CHANNEL & LIGHTLY COMPACT WITH DOZER OR OTHER SUITABLE EQUIPMENT. BRUSH IS TO BE REMOVED AND DISPOSED OF BY CONTRACTOR AFTER CONSTRUCTION OF SITE DRAINAGE FACILITIES AND WHEN ASSOCIATED EROSION & SEDIMENT CONTROL HAS BEEN ACHIEVED.
- PRIOR TO FINAL COMPLETION, STORM SEWERS ARE TO BE CLEANED OF DEBRIS AND SEDIMENT.
- THE SWALE AND LANDSCAPED AREAS ARE TO BE IRRIGATED. IRRIGATION SYSTEM TO BE DESIGNED BY OTHERS. EARTHWORK CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH IRRIGATION CONTRACTOR.

DESCRIPTION OF CONTROLS

EROSION AND SEDIMENT CONTROL:

- SILT FENCE
- ROCK CONSTRUCTION ENTRANCE
- SEDIMENT TRAP
- SEDIMENT LOGS
- ROCK DAMS
- BROADCAST SEEDING

INSTALL EROSION & SEDIMENT CONTROL DEVICES PER DETAILS HEREON.

IF SEDIMENT ESCAPES FROM THE SITE AREA, ACCUMULATIONS MUST BE REMOVED AT A FREQUENCY TO MINIMIZE FURTHER NEGATIVE EFFECTS, AND WHENEVER FEASIBLE, PRIOR TO THE NEXT RAIN EVENT.

STABILIZATION PRACTICES:

TEMPORARY STABILIZATION: ALL STOCK PILED AND OTHER DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES TEMPORARILY CEASE, FOR AT LEAST 21 DAYS WILL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA.

PERMANENT STABILIZATION: ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE SODDED OR BROADCAST SEEDING (AS PER PLAN) FOR PERMANENT EROSION CONTROL NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN ACCORDANCE WITH TDDOT 162/164. PRIOR TO FINAL REVEGETATION, CONTRACTOR IS TO REPLACE TOPSOIL TO A DEPTH OF 6". TOPSOIL IS TO BE DISKED TO AT LEAST 4" AND LIGHTLY COMPACTED.

BROADCAST SEEDING:

GRASS SEED MIX: SUMMER-MULLED COMMON BERKUDA GRASS, MIN. 85% PURE LIVE SEED @ 90 lbs. PER ACRE.
 WINTER-UNMULLED COMMON BERKUDA GRASS, MIN. 85% PURE LIVE SEED @ 90 lbs. PER ACRE + ANNUAL RYE GRASS, MIN. 85% PURE LIVE SEED @ 175 lbs. PER ACRE
 FERTILIZER: 3-1-2 RATIO FERTILIZER W/ SULFUR & TRACE ELEMENTS @ 350 lbs PER ACRE

MAINTENANCE: SHALL CONSIST OF WEEDING, FERTILIZING, INSECT CONTROL, WATERING, REPLANTING, MOVING, MAINTAINING OF EXISTING GRADES, AND REPAIR OF ANY EROSION DAMAGES FOR ALL AREAS WHERE SEEDING AND MULCHING WORK IS COMPLETED. MAINTENANCE TO BE CONDUCTED DURING THE PLANTING PERIOD THRU 90 DAYS AFTER THE WORK IS COMPLETED, INSPECTED AND APPROVED BY THE ENGINEER AND OWNER.

GUARANTEE: CONTRACTOR IS RESPONSIBLE FOR WATERING, MAINTENANCE AND ESTABLISHMENT OF GRASS FOR A PERIOD OF 90 DAYS AFTER FINAL REVEGETATION APPLICATION FOR PERMANENT EROSION CONTROL. CONTRACTOR IS TO GUARANTEE ALL PLANTED MATERIAL GROWTH AND COVERAGE FOR A PERIOD OF 6 MONTHS. GROWTH AND COVERAGE SHALL BE DEFINED AS 95% OF THE PLANTED AREA WITH UNIFORM COVERAGE OF GRASS GREATER THAN 1" IN HEIGHT WITH NO BARE SPOTS GREATER THAN 2 SQUARE FEET.

PROVIDE A SECOND APPLICATION OF SPECIFIED SOD OR SEEDING (AS PER PLAN) TO BARE AREAS NOT MEETING SPECIFIED COVERAGE - TO BE PERFORMED WITHIN 60 DAYS OF INITIAL APPLICATION AND IMMEDIATELY UPON NOTIFICATION BY THE ENGINEER TO REPLANT.

RECORD KEEPING: CONTRACTOR IS RESPONSIBLE FOR RECORDING & MAINTAINING THE FOLLOWING:

- DATES WHEN MAJOR GRADING ACTIVITIES OCCUR
- DATES WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE.
- DATES WHEN STABILIZATION MEASURES ARE INITIATED.

RECORDS MUST BE KEPT WITH THE SWPS AND MADE READILY AVAILABLE UPON REQUEST TO THE PARTIES IN PART III.D.1 OF THE TPDES GENERAL PERMIT TDDOT5000.

STRUCTURAL CONTROL PRACTICES:

TEMPORARY EROSION CONTROLS TO INCLUDE INSTALLATION OF SILT FENCE, SEDIMENTATION LOGS AND CONSTRUCTION ENTRANCES. CONTRACTOR SHALL PREVENT TRANSPORT OF SEDIMENT TO DOWNSTREAM AREAS AND IS RESPONSIBLE FOR CLEANUP AND RESTORATION IF SUCH OCCUR.

NON-STORM WATER DISCHARGES: -NONE EXPECTED-

MAINTENANCE/INSPECTION PROCEDURES

EROSION AND SEDIMENT CONTROL INSPECTION AND MAINTENANCE PRACTICES:

- ALL CONTROL MEASURES TO BE INSPECTED BY CONTRACTOR AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS OR ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN TWENTY FOUR (24) HOURS OF THE END STORM EVENT OF 0.5 INCHES OR GREATER.
- MAINTAIN RECORDS AND REPORTS ACCORDING TO EPA CONSTRUCTION GENERAL PERMIT CHECKLIST.
- ALL MEASURES SHALL BE MAINTAINED IN GOOD WORKING ORDER WITH REPAIR BEING INITIATED WITHIN 24 HOURS OF REPORT.
- BUILT UP SEDIMENT SHALL BE REMOVED FROM CHECK STRUCTURES AND SILT FENCE WHEN IT HAS REACHED 1/2 THE HEIGHT OF THE STRUCTURE.
- SILT FENCE AND HAY BALES TO BE INSPECTED FOR PROPER INSTALLATION AND THAT NO PILING OR UNDERMINING IS OCCURRING.
- TEMPORARY SEEDING TO BE INSPECTED FOR BARE SPOTS, WASHOUTS, AND COVERAGE - RE-SEED AS NECESSARY.
- PERMANENT SEEDING & SODDING TO BE INSPECTED PER GUARANTEE.

SILT FENCE TO BE INSTALLED PER DETAIL AT TOE OF DOWNHILL SLOPES/STOCKPILES AS SHOWN ON PLAN. HAY BALE CHECK STRUCTURES (IF NEEDED) ARE TO BE INSTALLED PER PLAN AT UPSTREAM END OF OUTLET WORKS.

ALL EROSION CONTROL DEVICES ARE TO BE MAINTAINED UNTIL ESTABLISHMENT OF GRASS OCCURS.

PERMANENT STORM WATER CONTROLS:

STORM WATER WILL DRAIN TO THE PROJECT SPECIFIC DETENTION POND AND DRAINAGE FACILITY. STORM WATER DETENTION WILL BE PROVIDED ON-SITE AS SHOWN HEREON.

OTHER CONTROLS:

OFF-SITE VEHICLE TRACKING:
 CONTRACTOR IS TO INSURE NO CONSTRUCTION DEBRIS OR MUD IS TRACKED OR DISCARDED ONTO ANY PUBLIC OR PRIVATE STREETS OR LANDS AND IS RESPONSIBLE FOR CLEANUP AFTER EACH DAYS WORK. INSTALL ROCK CONSTRUCTION ENTRANCE AS INDICATED WITH CURB PROTECTION. CONTRACTOR IS RESPONSIBLE TO RESTORE ANY DAMAGE DONE TO EXISTING STREETS OR INFRASTRUCTURE.

WASTE MATERIALS:

ALL WASTE MATERIALS ARE TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE REMOVED AND DISPOSED OF OFF-SITE. NO ON-SITE BURNING OF WASTE MATERIALS IS ALLOWED. AT THE END OF EACH WORKING DAY, THE CONTRACTOR SHALL GATHER AND COLLECT ALL RUBBISH AND DEBRIS AND STORE IN AN ACCEPTABLE MANNER WHICH PREVENTS MATERIALS FROM BEING BLOWN OR OTHERWISE REDISTRIBUTED ACROSS THE SITE OR ADJACENT LANDS OR WATER COURSES.

HAZARDOUS WASTE: ALL HAZARDOUS WASTE MATERIALS SHALL BE DISPOSED OF AS PER LOCAL OR STATE REGULATIONS AND IN ACCORDANCE WITH MFR'S SPECIFICATIONS.

TIMING OF CONTROLS/MEASURES

- > INSTALL SILT FENCING
- > INSTALL SEDIMENTATION LOGS
- > INSTALL ROCK CONSTRUCTION ENTRANCE(S)
- > INSTALL ROCK CHECK DAMS
- > DISTURBED AREAS WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR MORE THAN 21 DAYS ARE TO BE STABILIZED BY BROADCAST SEEDING (AS PER PLAN) NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA.
- > DURING CLEARING/GRADING ACTIVITIES, SEDIMENT COLLECTING AT CHECK STRUCTURES AND SILT FENCE SHALL BE REMOVED AS IT REACHES 1/2 THE HEIGHT OF THE STRUCTURE.
- > ALL DISTURBED AREAS WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASE SHALL BE BROADCAST SEEDING (AS PER PLAN) FOR PERMANENT EROSION CONTROL NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY.

INSPECTION OF CONTROLS:

IN THE EVENT OF FLOODING OR OTHER UNCONTROLLABLE SITUATIONS WHICH PROHIBIT ACCESS TO THE INSPECTION SITES, INSPECTIONS MUST BE CONDUCTED AS SOON AS ACCESS IS PRACTICABLE.

CONTRACTOR PERSONNEL FAMILIAR WITH THE SWPS MUST INSPECT DISTURBED AREAS THAT HAVE NOT BEEN FINALLY STABILIZED, AREAS USED FOR STORAGE OF MATERIALS EXPOSED TO PRECIPITATION, AND STRUCTURAL CONTROLS FOR EVIDENCE OF, OR POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. SEDIMENT & EROSION CONTROL DEVICES MUST BE INSPECTED TO ENSURE PROPER OPERATION. VEHICLE ENTRANCE/EXIT LOCATIONS MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING.

INSPECTIONS MUST BE CONDUCTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS OR ONCE EVERY FOURTEEN (14) CALENDAR DAYS AND WITHIN TWENTY FOUR (24) HOURS OF THE END OF A STORM EVENT OF 0.5 INCHES OR GREATER. THE SWPS MUST BE MODIFIED BASED ON RESULTS OF INSPECTIONS, AS NECESSARY, TO BETTER CONTROL POLLUTANTS IN RUNOFF. REVISIONS TO THE SWPS TO BE COMPLETED WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE INSPECTION IN ACCORDANCE WITH THE TPDES GENERAL PERMIT.

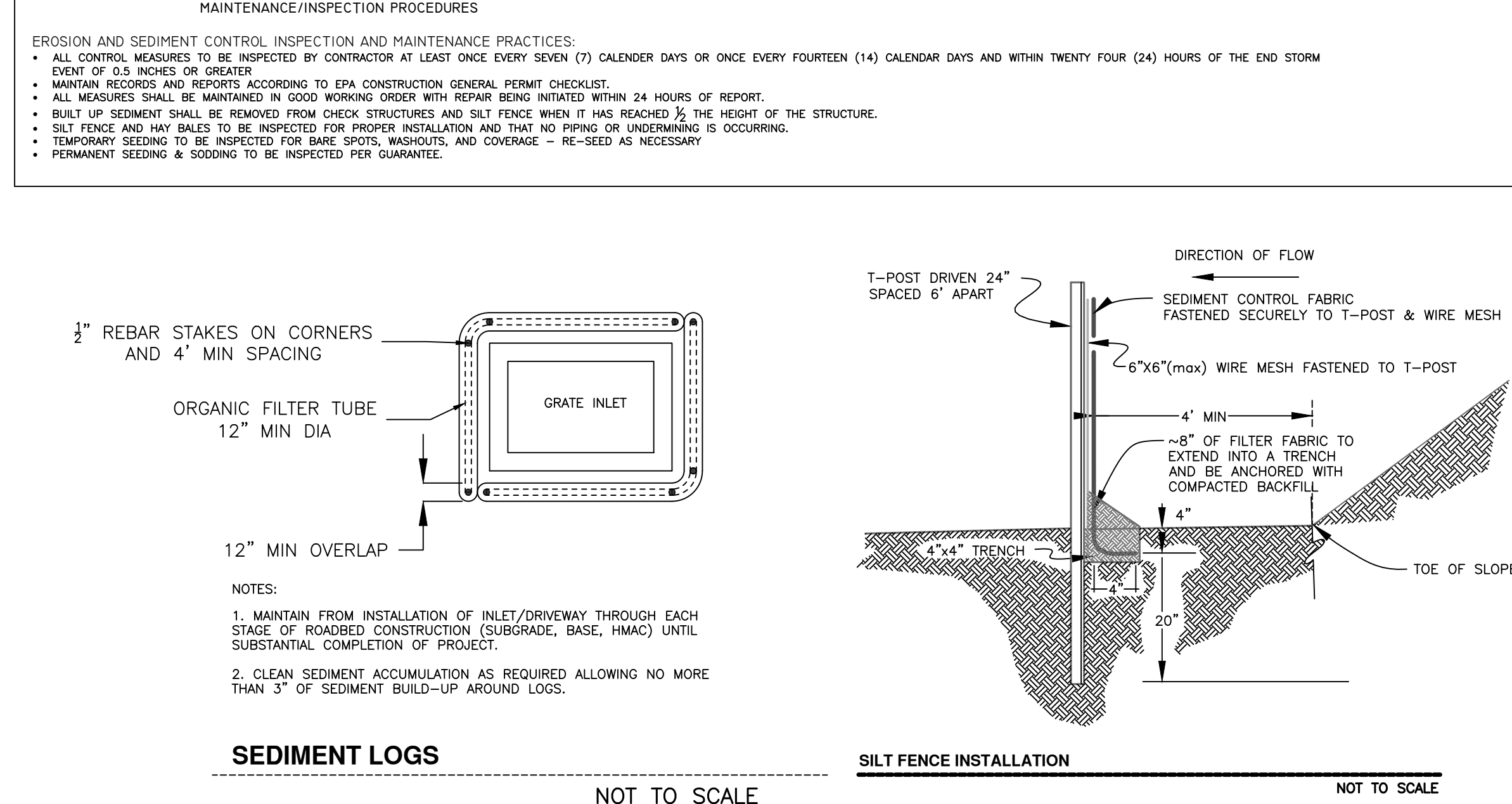
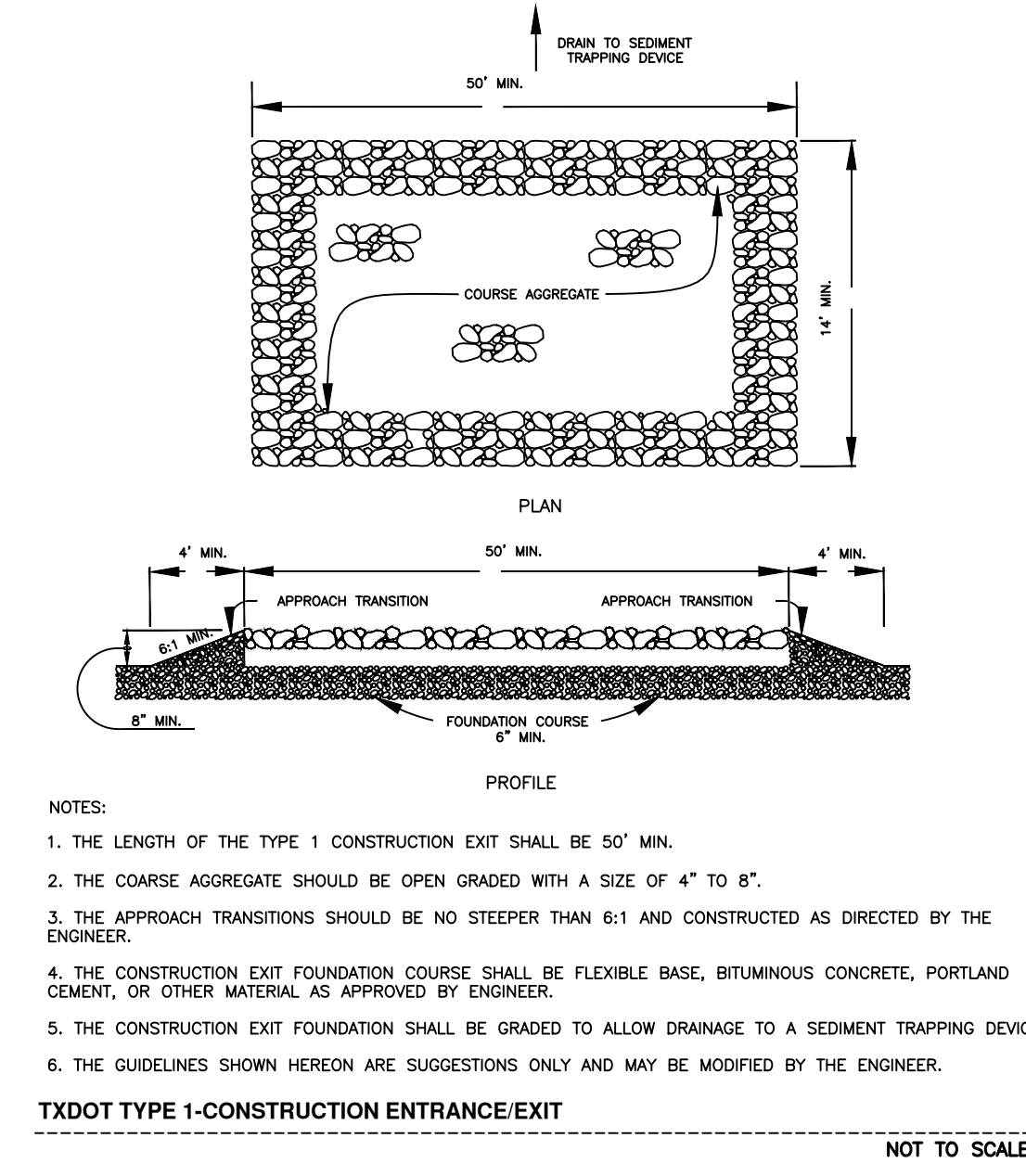
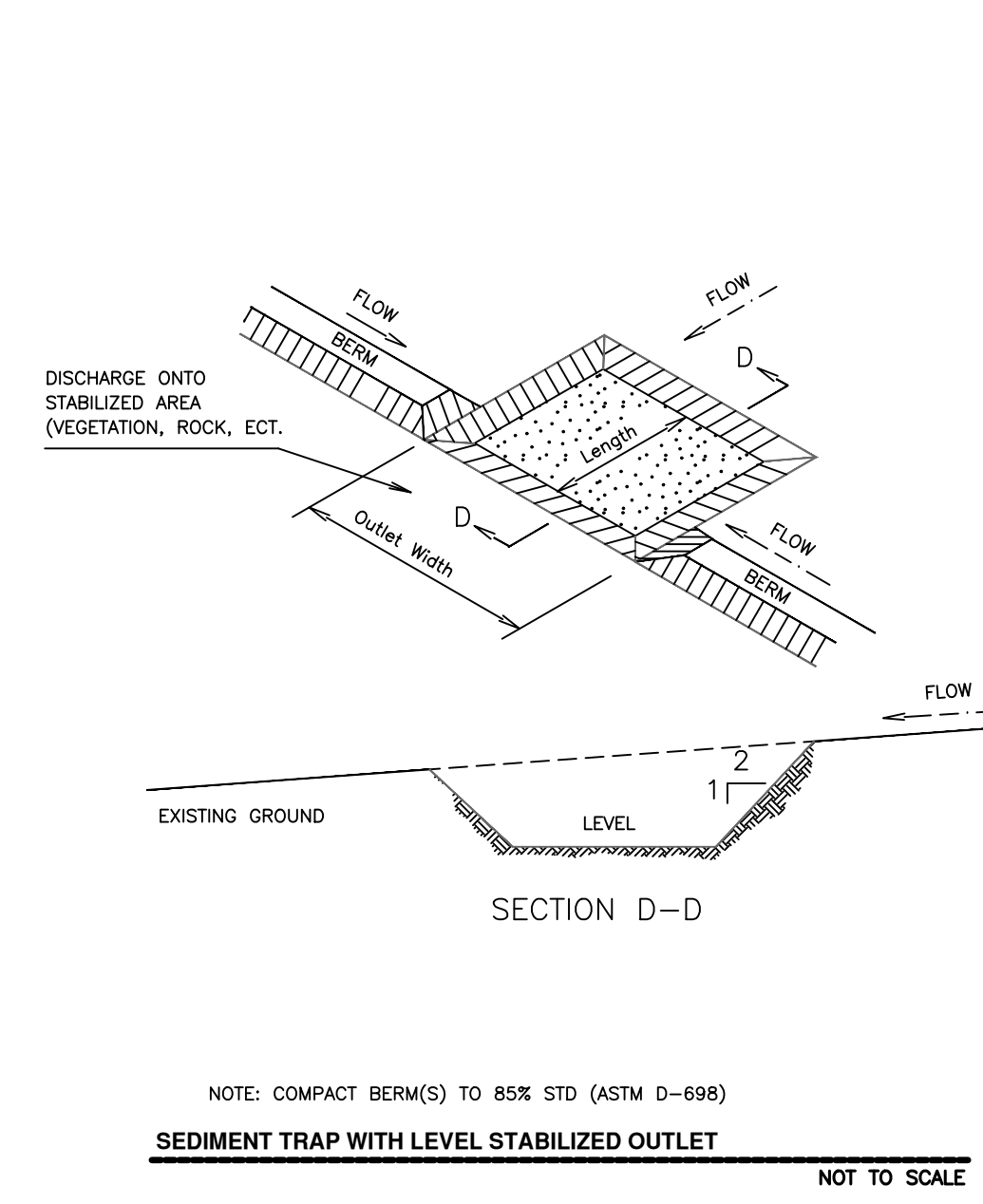
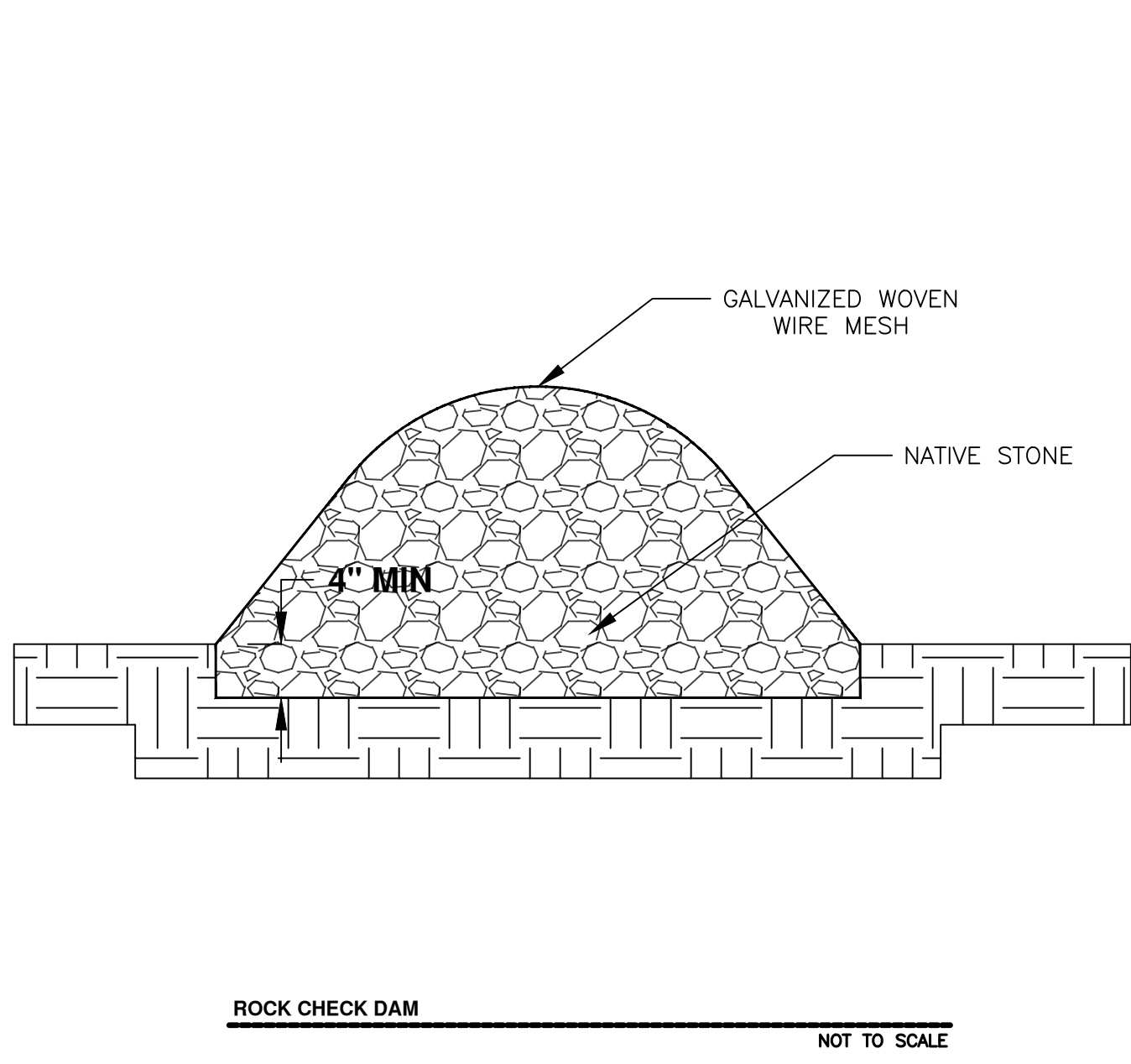
A REPORT IN ACCORDANCE WITH THE TPDES GENERAL PERMIT MUST BE MAINTAINED BY THE CONTRACTOR AND RETAINED AS PART OF THE SWPS.

CERTIFICATIONS & RESPONSIBLE PARTIES

CERTIFICATION OF COMPLIANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS

THIS EROSION CONTROL AND STORM WATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED IN ACCORDANCE WITH CURRENT: CITY OF BRYAN DRAINAGE POLICY, CITY OF BRYAN STORM WATER POLLUTION PREVENTION POLICY, EPA REQUIREMENTS FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT, USACE 33 CFR, & SECTION 404 OF THE CLEAN WATER ACT & TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES) GENERAL PERMIT NO. TXR150000 AS ADMINISTERED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ).

NON-STORM WATER DISCHARGES: -NONE EXPECTED-



KTL Engineering, LLC
 4913 FM 166
 Caldwell, TX 77836
 TBPELS Firm #22037

STATE OF TEXAS
 KENT M. LAZA
 65923
 PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY KENT M. LAZA, P.E. #65923 ON September 11, 2024 CIVIL ENGINEERING CONSULTANTS TEXAS BOARD OF PROFESSIONAL FIRM REGISTRATION #F-22037.

Kent Laza
9/11/2024

SOS MINISTRIES CAMPUS EXPANSION PLAN
STORMWATER POLLUTION PREVENTION PLAN
 1700 GROSEBECK STREET
 BRYAN, TEXAS

REVISIONS	DATE	DESCRIPTION
	9/11/2024	Issued for Construction

SCALE: 1:60
 DRAWN BY: KML
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