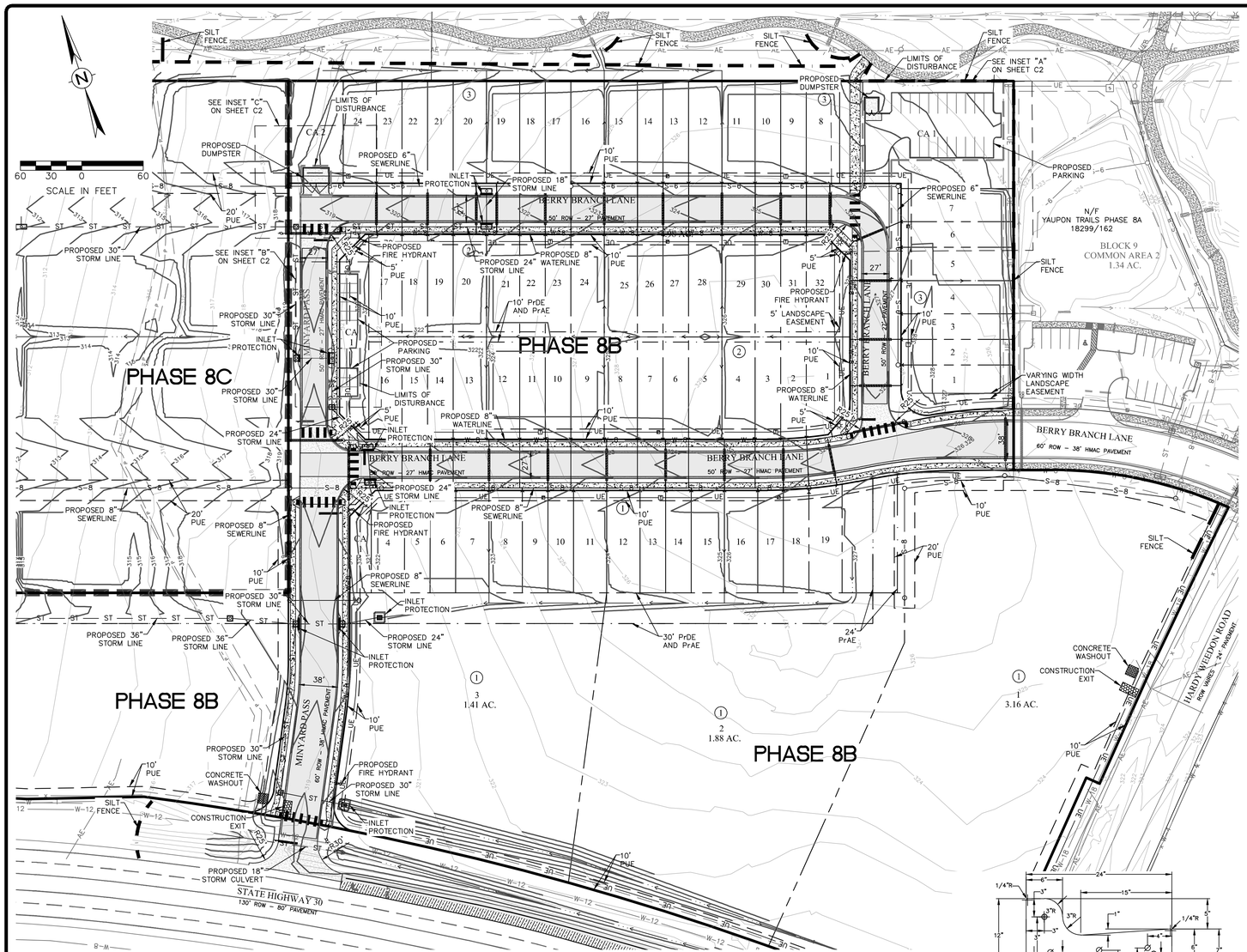
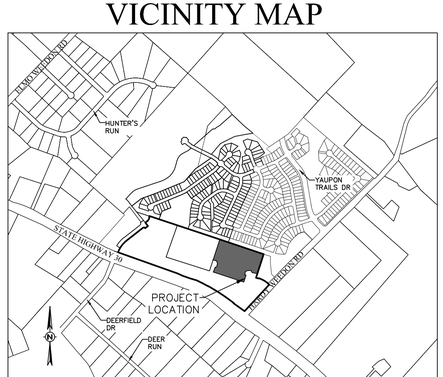


VICINITY MAP



ADDITIONAL PARKING AND DUMPSTERS
4509 HARDY WEEDON ROAD

TOTAL DISTURBED AREA = 0.391 ACRES
YAUPON TRAILS SUBDIVISION PH. 8B
BLOCK 1, LOTS 1-19, BLOCK 2, LOTS 1-32
BLOCK 3, LOTS 1-24 AND COMMON AREAS
MARIA KEGANS SURVEY LEAGUE, A - 28
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60' JANUARY 2025

OWNER/DEVELOPER:
1983 LAND INVESTMENTS, LLC
4090 S.H. 6 SOUTH
COLLEGE STATION, TX
(979) 690-1222

SURVEYOR:
BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195

ENGINEER:
SCHULTZ ENGINEERING, LLC.
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900

PARKING ANALYSIS

PROPOSED PARKING

51 SPACES PARKING

1 SPACES ACCESSIBLE PARKING

52 SPACES PROVIDED

BENCHMARK INFORMATION

TBM 1 N: 10223224.0319
E: 3576595.0046
ELEV : 319.40
TBM 1/2 IRS

TBM 2 N: 10223666.8921
E: 3577024.8703
ELEV : 324.36
TBM CHISLED SQR IN SW

SITE SPECIFIC NOTES:

1. THE OWNER OF THE PROPERTY IS 1983 LAND INVESTMENTS, LLC. THE SUBJECT PROPERTY IS YAUPON TRAILS SUBDIVISION, BLOCK 1, LOTS 1–19, BLOCK 2, LOTS 1–32, BLOCK 3, LOTS 1–24, AND COMMON AREAS. PROPERTY IS ZONED PLANNED DEVELOPMENT DISTRICT – MULTI USE (PD–M), PER ORDINANCE NUMBER 2566.
2. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 0.391 ACRES (17050.956 SF).
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0220F, MAP NO. 48041C0220F, EFFECTIVE DATE: 04/02/2014.
4. PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES: ITEM 666, TYPE 2 MARKING MATERIALS.
5. CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
6. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE AND ACCESS EASMENTS WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
8. THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING, DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL–OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
9. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
10. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
11. THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
12. 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #5 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
13. ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.
14. BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS, CONTACT SOLID WASTE AT (979) 209–5900 FOR AN ON–SITE REVIEW.
15. IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
16. ALL–WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.

GENERAL NOTES:

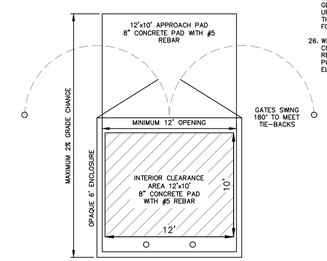
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
2. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS–BUILT CONDITIONS
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.

DIG TESS:	(800) 344–8377
ATMOS ENERGY:	(979) 774–2506
SUDDEN LINK COMMUNICATIONS:	(979) 595–2429
FRONTIER COMMUNICATIONS:	(979) 821–4783
WATER/SEWER CITY OF BRYAN:	(979) 209–5900
BTU:	(979) 821–5700
CITY OF BRYAN:	(979) 209–5900

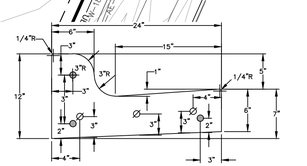
4. THE CONTRACTOR SHALL SETUP A PRE–CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION.
5. THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
6. BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
7. PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
8. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
9. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
10. ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED, AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
11. DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
12. LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANT.
13. ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
14. ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.
15. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
18. A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS–BUILT CONDITIONS DURING CONSTRUCTION.
19. ANY ADJACENT PROPERTY AND RIGHT–OF–WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
20. THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
21. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
22. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
23. THE IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE–CHECK BACK FLOW DEVICE, AN INSTALLED AS PER CITY ORDINANCE 2394.
24. ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
25. THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY SCHULTZ ENGINEERING, LLC (SE), FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO IT PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT SE, UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
26. 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 ELECTRICAL FACILITIES.

LEGEND

###	PROPOSED CONTOUR
###	EXISTING CONTOUR
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	RIGHT OF WAY (ROW)
	LOT LINE
	PROPERTY SETBACK
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED PUBLIC ACCESS EASEMENT (PAE)
	EXISTING PUBLIC ACCESS EASEMENT (PAE)
	EXISTING PRIVATE DRAINAGE EASEMENT (PrDE)
	LIMITS OF DISTURBANCE
FIRE LANE	FIRE LANE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
→	FLOW ARROWS
ST	STORM PIPE
	EXISTING STORM PIPE
W–8	PROPOSED WATERLINE, SIZE NOTED
	PROPOSED WATER SERVICE, SIZE NOTED
W–8	EXISTING WATERLINE, SIZE NOTED
S–8	PROPOSED SANITARY SEWER LINE, SIZE NOTED
	PROPOSED SANITARY SEWER SERVICE, SIZE NOTED
S–8	EXISTING SANITARY SEWER LINE, SIZE NOTED
GAS	PROPOSED GAS LINE, SIZE NOTED
GAS	EXISTING GAS LINE, SIZE NOTED
UE	PROPOSED UNDERGROUND ELECTRIC LINE
UE	EXISTING UNDERGROUND ELECTRIC LINE
AE	EXISTING OVERHEAD ELECTRIC LINE



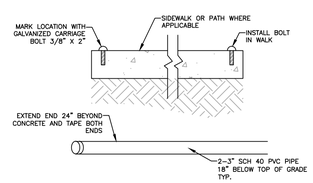
DUMPSTER ENCLOSURE DETAIL
N.T.S.



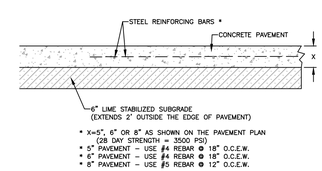
NOTES:
1. TYPE "G" EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 40' APART AND AT ALL RADIUS POINTS, P.T.'S AND GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 10' APART.

⊗ = #4 BARS
∅ = 3/4" X 18" SMOOTH EXPANSION DOWELS

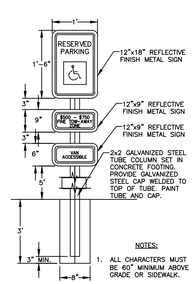
COMBINED CURB AND GUTTER
SECTION DETAIL - TYPICAL
N.T.S.



PVC SLEEVE DETAIL
N.T.S.

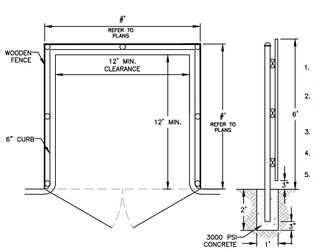


CONCRETE PAVING SECTION DETAIL-TYPICAL
N.T.S.



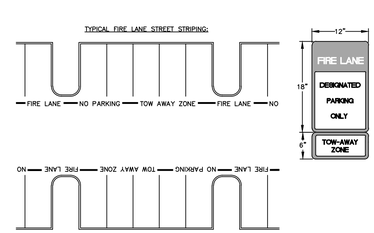
NOTES:
1. ALL CHARACTERS MUST BE 60" MINIMUM ABOVE GRADE OR SIDEWALK.

ADA SIGN DETAIL
N.T.S.



1. ALL FENCE ENCLOSURE SHALL MEET CITY & PROPERTY OWNER ASSOCIATION STANDARDS.
2. PICKETS SHALL BE 1 x 6 DOG EARED, STAINED LEADER ATTACHED WITH GALVANIZED SCREWS.
3. RAILS SHALL BE PRESSURE TREATED 2 x 4.
4. POST SHALL BE METAL POST SET IN 3,000 PSI CONCRETE.
5. GATE SHALL HAVE METAL FRAMES AND HAVE 12' MIN. OPENING.

DUMPSTER ENCLOSURE DETAIL-SINGLE
N.T.S.



FIRE LANE MARKING NOTES:

1. SIGN SHALL COMPLY WITH THE CITY FIRE SERVICE STANDARDS.
2. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE – NO PARKING – TOW AWAY ZONE". WORDING MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.
3. A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT SHALL BE MOUNTED IN A CONSPICUOUS LOCATION AT EACH ENTRANCE TO THE PROPERTY AND AT THE LOCATIONS SHOWN. SUCH SIGNS SHALL BE TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES HIGH, WITH A COMPANION SIGN TWELVE INCHES (12") WIDE AND SIX INCHES (6") HIGH STATING "TOW–AWAY ZONE". SUCH SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH SYMBOLS, LETTER AND BORDER IN RED.
4. FROM THE POINT THE FIRE LANE BEGINS TO THE POINT THE FIRE LANE ENDS, INCLUDING BEHIND ALL PARKING SPACES, SHALL BE MARKED WITH ONE CONTINUOUS EIGHT INCH (8") RED STRIPE PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES. ALL CURBING ADJOINING A FIRE LANE MUST BE PAINTED RED. RED STRIPES AND CURBS WILL CONTAIN THE WORDING "FIRE LANE–NO PARKING–TOW AWAY ZONE", PAINTED IN FOUR INCH (4") WHITE LETTERS. ("FIGURE A" IN ORDINANCE NO. 1630 ILLUSTRATES STRIPING ON DRIVE SURFACE BEHIND PARKING SPACES.)
5. TOW–AWAY ZONE SIGN SHALL BE 12" WIDE X 6" TALL PER TMUTCD R7–201eP SIGNAGE.

FIRE LANE STRIPING AND SIGNAGE DETAIL
N.T.S.

MARK	REVISION	BY	2022–11–08

SCHULTZ Engineering, LLC
911 Southwest Pkwy E.
College Station, Texas 77840
979.764.3900
TBPE FIRM NO. 12327

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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E., LICENSE NO. 109835 JANUARY 06, 2025

RELEASED FOR CONSTRUCTION

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	23-108	JANUARY 2025

STATE OF TEXAS
DEVEN L. DOYEN
109835
LICENSED PROFESSIONAL ENGINEER
DOCUSIGNED BY:
1/6/2025

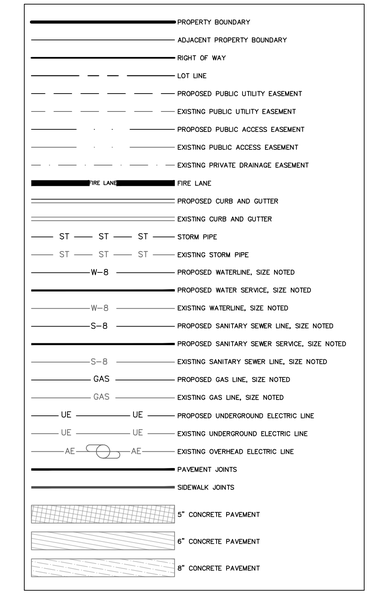
YAUPON TRAILS SUBDIVISION
PHASE 8B
BRYAN, TX

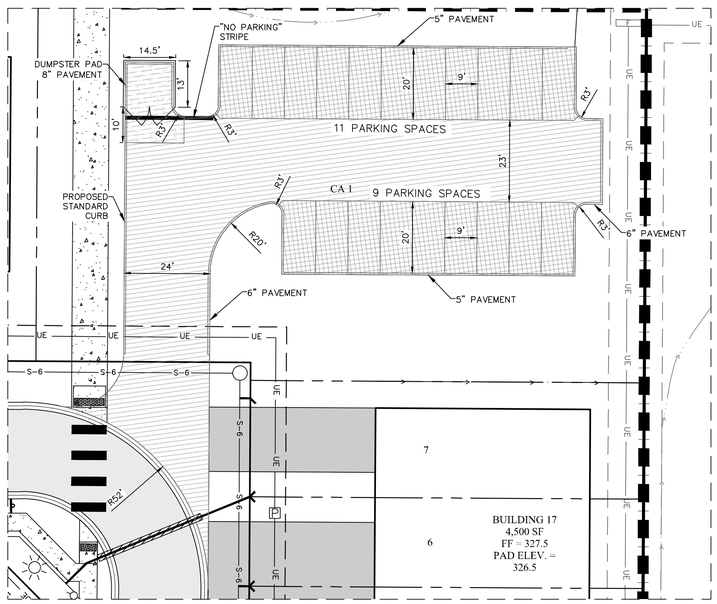
SITE PLAN

SCALE
VERTICAL N/A
HORIZONTAL 1"=60'
PLOTTING SCALE: 1:1
FILE NAME: 23-108

SHEET
C1

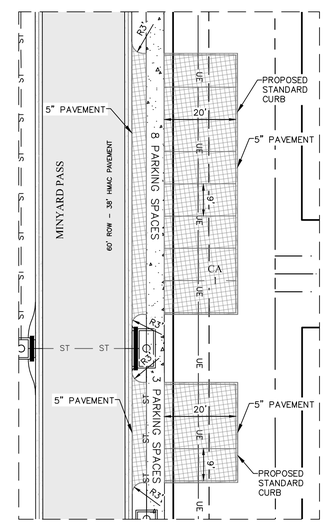
LEGEND





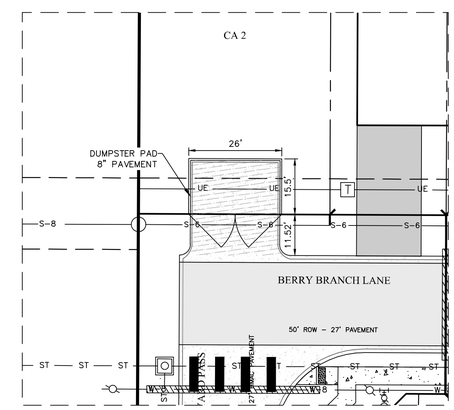
INSET "A"

1" = 20'



INSET "B"

1" = 20'



INSET "C"

1" = 20'

MARK	REVISION	BY	2022-11-08

SCHULTZ Engineering, LLC
911 Southwest Pkwy E.
College Station, Texas 77840
979.764.3900
TBPE FIRM NO. 12327

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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E., LICENSE NO. 109835 JANUARY 06, 2025

RELEASED FOR CONSTRUCTION

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	23-108	JANUARY 2025

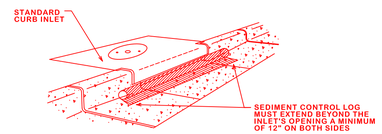
STATE OF TEXAS
DEVEN L. DOYEN
109835
LICENSED PROFESSIONAL ENGINEER
DGN/WEB/PDF
1/6/2025

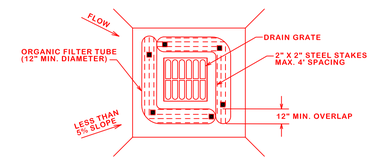
YAUPON TRAILS SUBDIVISION
PHASE 8B
BRYAN, TX

SITE PLAN INSETS

SCALE
VERTICAL N/A
HORIZONTAL 1"=20'
PLOTTING SCALE: 1:1
FILE NAME: 23-108

SHEET
C2





NOTE:

TEMPORARY DEVICES AROUND STORMS DRAINS ARE USED TO DETAIN AND/OR FILTER SEDIMENT-LADEN RUNOFF. THE PROTECTION ALLOWS SEDIMENT TO SETTLE PRIOR TO DISCHARGE INTO A STORM DRAIN INLET OR CATCH BASIN.

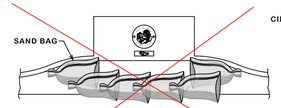
SEDIMENT CONTROL LOGS ARE TO BE USED ON EXISTING CURB INLETS WHICH ARE LOCATED ADJACENT TO OCCUPIED TRAVEL LANES WITHIN THE DISTURBED LIMITS OF A PROJECT AS SHOWN ON THE PLANS.

SEDIMENT CONTROL LOGS ARE TO BE INSTALLED AND MAINTAINED PER THE MANUFACTURER'S INSTRUCTIONS AND PROPERLY WEIGHTED IN ORDER TO REMAIN SECURELY IN PLACE. INSTALLATION MUST MEET THE CONSTRUCTION INSPECTOR'S APPROVAL.

SEDIMENT CONTROL LOGS ARE TO BE CONSTRUCTED OF WOOD FIBERS, SYNTHETIC FIBERS OR OTHER SUITABLE MATERIAL SUFFICIENT TO RETAIN ITS SHAPE AND ENCASED IN A UV STABILIZED FILTERING MEDIA OF SUFFICIENT STRENGTH TO RETAIN SEDIMENT.

SEDIMENT CONTROL LOGS ARE TO BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.

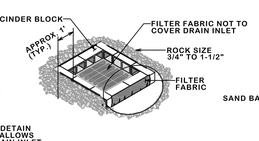
SAND BAGS SHALL NOT BE USED.

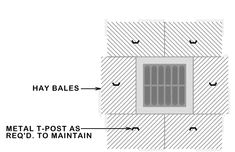


TEMPORARY DEVICES AROUND STORMS DRAINS ARE USED TO DETAIN AND/OR FILTER SEDIMENT-LADEN RUNOFF. THE PROTECTION ALLOWS SEDIMENT TO SETTLE PRIOR TO DISCHARGE INTO A STORM DRAIN INLET OR CATCH BASIN.

SAND BAGS SHALL BE UV RESISTANT AND MUST NOT DEGRADE DUE TO ATMOSPHERIC CONDITIONS.

SAND BAGS SHALL BE REPLACED UPON FIRST SIGN OF DETERIORATION.





STORM DRAIN INLET PROTECTION

SWPP1-00

NOTE:

POST A SIGN READING "CONCRETE WASH OUT PIT" NEXT TO THE PIT.

VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASH OUT THEIR TRUCKS IN THE PIT AND NO WHERE ELSE.

NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.

EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.

ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.

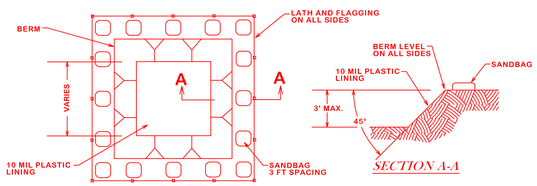
TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.

PLASTIC LINING MATERIAL WIL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.

WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF. BELOW GRADE PITS SHALL BE BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.

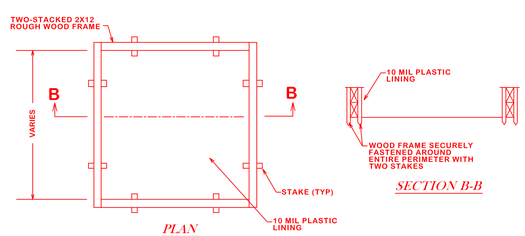
CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCK EQUIPMENT.



PLAN

TYPE - "BELOW GRADE"

SECTION A-A



PLAN

TYPE - "ABOVE GRADE"

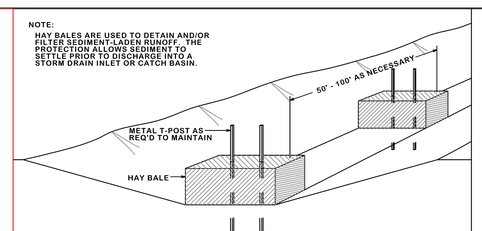
SECTION B-B

CONCRETE WASHOUT

SWPP1-04

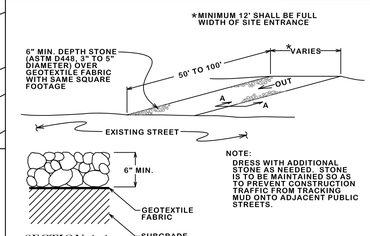
NOTE:

HAY BALES ARE USED TO DETAIN AND/OR FILTER SEDIMENT-LADEN RUNOFF. THE PROTECTION ALLOWS SEDIMENT TO SETTLE PRIOR TO DISCHARGE INTO A STORM DRAIN INLET OR CATCH BASIN.



EROSION CONTROL ALONG DITCH

SWPP1-01



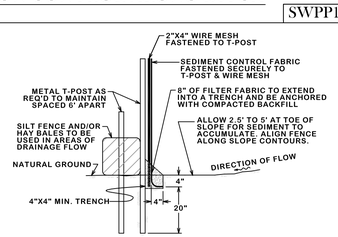
SECTION A-A

NOTE:

DRESS WITH ADDITIONAL STONE AS NEEDED. STONE IS TO BE MAINTAINED SO AS TO PREVENT CONSTRUCTION TRAFFIC FROM TRACKING MUD ONTO ADJACENT PUBLIC STREETS.

CONSTRUCTION EXIT SILT CONTROL

SWPP1-02



SILT FENCE ASSEMBLY

SWPP1-03

GENERAL NOTES:

ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.

REVISIONS:

BRYAN - COLLEGE STATION STANDARD STORM WATER POLLUTION PREVENTION DETAILS

CITY OF COLLEGE STATION

CITY OF BRYAN
The Good Life, Texas Style.

DRAWN BY:	B.I.
DATE:	12/2020
SCALE:	N T S
APPROVED:	W. P. K.

FIGURE:

SWPP

SHEET 1 OF 1