

LEGEND

- PROPERTY LINE
PHASE 1 BOUNDARY LINE
PROPOSED BACK OF CURB
1" - 2" PW PROPOSED 1.5" WATER SERVICE
W EXISTING PUBLIC 6" WATER LINE
ST EXISTING PUBLIC STORM SEWER
24" PST PROPOSED 24" STORM SEWER
30" PST EXISTING 30" STORM SEWER
6" PSS PROPOSED PRIVATE SAN. SWR. SERVICE
SWM STORM SEWER MANHOLE
SS EXISTING PUBLIC SANITARY SEWER
SANITARY SEWER MANHOLE
WATER VALVE
FIRE HYDRANT ASSEMBLY
WATER METER
KEY NOTE INDICATING SITE ELEMENTS
PARKING SPACE COUNT
EXISTING CONTOUR
PROPOSED CONTOUR

Line Table
Line Length Direction
L1 30.00' S82°15'10"W
L2 53.61' S26°16'43"W
L3 43.51' S40°31'43"W
L4 13.63' S33°00'00"E

Curve Table
Curve Length Radius Delta Chord Bearing
C5 116.89' 470.00' 01°41'50" S33°24'13"W-116.89'
C6 237.28' 180.00' 07°51'43" S02°45'51"W-230.47'

SITE SPECIFIC NOTES:
1. PROJECT IDENTIFICATION:
PROJECT NAME: LIVING HOPE BAPTIST CHURCH PLANNED DEVELOPMENT
LOCATION: PHASE 1, CONSTRUCTION: APPROXIMATELY 9.28 ACRES LOCATED WITHIN THE KAZMEIER GARDENS, BLOCK 4, LOT 18, LOCATED ON THE NORTH SIDE OF BEASON STREET, BRYAN, BRAZOS COUNTY, TEXAS.
LEGAL DESCRIPTION: PHASE 1, CONSTRUCTION: KAZMEIER GARDENS, BLOCK 4, LOT 18, BRYAN, BRAZOS COUNTY, TEXAS.

GENERAL NOTES:

1. ALL UTILITIES AND SERVICE LINES SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED BY DVA ENGINEERING CONSULTANTS (CEC) FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT POSITIONS.
CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN PLAN AND ACTUAL CONDITIONS PRIOR TO CONSTRUCTION OF WORK ELEMENT AFFECTED. OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION OR DATA RELAYED ON TO SUBJECT 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.

KEY NOTES

- 1 EXISTING LAYDOWN CURB AND GUTTER TO REMAIN
2 INSTALL 5" WIDE, 4" THICK CONCRETE SIDEWALK, #3 BARS @ 12" O.C.E.W. SIDEWALK TO BE ADA COMPLIANT (28 OR LESS CROSS SLOPE). SEE SHEET C4.1 FOR DETAILS
3 TRANSITION FROM 6" MONOLITHIC CURB TO FLUSH RIBBON CURB
4 EXISTING RAILROAD CENTERLINE
5 PROVIDE 4' VAN ACCESSIBLE HANDICAP PARKING SPACES (WITH UNIVERSAL HANDICAP SYMBOL PAINTED IN SPACE).
6 PROVIDE 4' WIDE PARKING STRIPS.
7 INSTALL 8" CONCRETE WHEEL STOP (FACE OF WHEEL STOP TO BE 2.5' FROM END OF STALL). TYPICAL AT ALL VAN ACCESSIBLE PARKING SPACES.

DRAINAGE

- 22 EXISTING 18" R.C.P. STORM DRAIN TO REMAIN
23 EXISTING 30" R.C.P. STORM DRAIN TO REMAIN
24 REMOVE AND DISPOSE OF APPROXIMATELY 192' OF EXISTING 30" R.C.P. STORM DRAIN. BEGIN FROM DOWNSIDE END OF EXISTING PIPE.
25 REMOVE AND DISPOSE OF APPROXIMATELY 44' OF EXISTING 36" R.C.P. STORM DRAIN.
26 REMOVE AND DISPOSE OF EXISTING CONCRETE HEADWALL WITH WINDOWWALLS
27 REMOVE AND DISPOSE OF EXISTING CONCRETE JUNCTION BOX
28 EXISTING 10" CURB INLET TO REMAIN
29 EXISTING 6" CURB INLET WITH JUNCTION BOX TO REMAIN
30 CONCRETE HEADWALL AND WINDOWWALLS TO REMAIN
31 REMOVE AND DISPOSE OF EXISTING CONCRETE RIP-RAP
32 INSTALL APPROXIMATELY 30 LF OF 30" R.C.P. STUB OUT @ 1.0% CAP END WITH WATERTIGHT PLYWOOD PLUG. FL IN = 326.66, FL OUT = 326.21.

WATER

- 40 EXISTING 6" WATER LINE TO REMAIN
41 INSTALL 2" SERVICE FOR DOUBLE WATER SERVICE
42 INSTALL 1.5" WATER METER
43 NOT USED
44 EXISTING FIRE HYDRANT TO REMAIN
45 NOT USED
46 INSTALL 1.5" WATER METER FOR IRRIGATION. REFER TO CITY OF BRYAN STANDARD DETAILS.
47 INSTALL BACKFLOW PREVENTER, DOUBLE CHECK VALVE, ON NEW IRRIGATION LINE.
48 INSTALL APPROXIMATELY 5 LF OF 1.5" WATER LINE STUBOUT FOR IRRIGATION LINES. CAP AND MARK END WITH 4" PVC PIPE PAINTED BROWN EXTENDING 3' ABOVE GROUND.

UTILITY DEMANDS:

WATER & SANITARY SEWER DEMANDS:
WATER:
AVERAGE DEMAND ..... 9744 GPD (7 GPM)
PEAK DEMAND ..... AVERAGE DEMAND X 4
PEAK DEMAND ..... 28 GPM
SANITARY SEWER:
AVERAGE DEMAND ..... 9744 GPD (7 GPM)
PEAK DEMAND ..... AVERAGE DEMAND X 4
PEAK DEMAND ..... 28 GPM

SANITARY

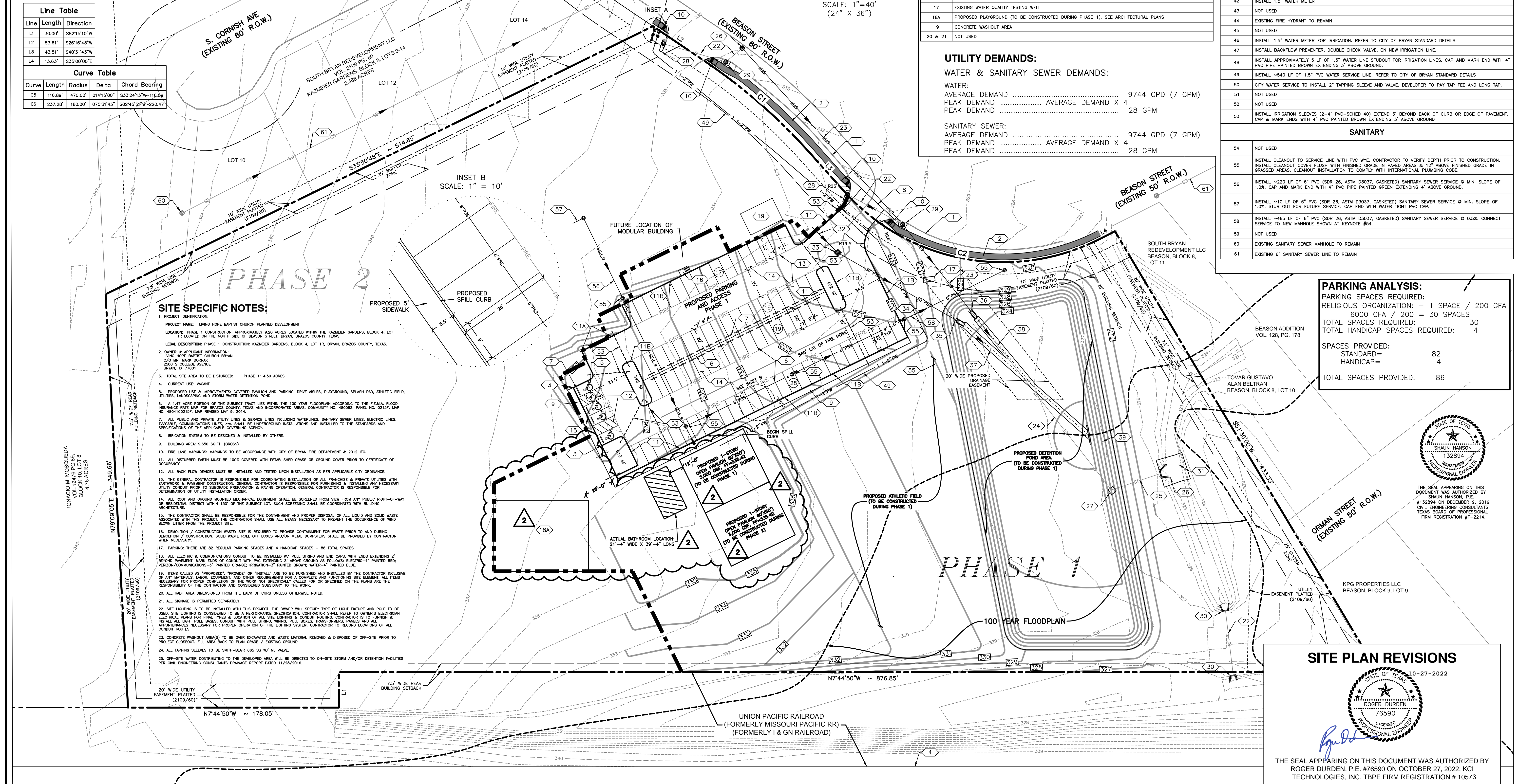
- 54 NOT USED
55 INSTALL CLEANOUT TO SERVICE LINE WITH PVC WYE. CONTRACTOR TO VERIFY DEPTH PRIOR TO CONSTRUCTION. INSTALL CLEANOUT COVER FLUSH WITH FINISHED GRADE IN PAVED AREAS & 12" ABOVE FINISHED GRADE IN GRASSY AREAS. CLEANOUT INSTALLATION TO COMPLY WITH INTERNATIONAL PLUMBING CODE.
56 INSTALL ~220 LF OF 6" PVC (SDR 26, ASTM D3037, GASKETED) SANITARY SEWER SERVICE @ MIN. SLOPE OF 1.0%. CAP AND MARK END WITH 4" PVC PIPE PAINTED GREEN EXTENDING 4' ABOVE GROUND.
57 INSTALL ~10 LF OF 6" PVC (SDR 26, ASTM D3037, GASKETED) SANITARY SEWER SERVICE @ MIN. SLOPE OF 1.0%. STUB OUT FOR FUTURE SERVICE. CAP END WITH WATERTIGHT PVC CAP.
58 INSTALL ~465 LF OF 6" PVC (SDR 26, ASTM D3037, GASKETED) SANITARY SEWER SERVICE @ 0.5%. CONNECT SERVICE TO NEW MANHOLE SHOWN AT KEYNOTE #54.
59 NOT USED
60 EXISTING SANITARY SEWER MANHOLE TO REMAIN
61 EXISTING 6" SANITARY SEWER LINE TO REMAIN

PARKING ANALYSIS:
PARKING SPACES REQUIRED:
RELIGIOUS ORGANIZATION: - 1 SPACE / 200 GFA
6000 GFA / 200 = 30 SPACES
TOTAL SPACES REQUIRED: 30
TOTAL HANDICAP SPACES REQUIRED: 4
SPACES PROVIDED:
STANDARD= 82
HANDICAP= 4
TOTAL SPACES PROVIDED: 86

SITE PLAN REVISIONS

Table with 2 columns: REV, DATE. Row 1: 1, 12/29/19. Row 2: 2, 10/26/22.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROGER DURDEN, P.E. #76590 ON OCTOBER 27, 2022. KCI TECHNOLOGIES, INC. TPBE FIRM REGISTRATION # 10573



Vertical sidebar containing: DESIGNED BY: LCH; DRAWN BY: LCH; APPROVED: AAP; JOB NO.: E0554600; DON DURDEN, INC. d.b.a. CIVIL ENGINEERING CONSULTANTS; 4101 S. TEXAS AVE., SUITE A; BRYAN, TEXAS 77802; TEL: (979) 846-6212; FAX: (979) 846-6552; REGISTRATION # 2214; STATE OF TEXAS CIVIL ENGINEER SEAL FOR ROGER DURDEN, P.E. #76590; LIVING HOPE BAPTIST CHURCH PHASE 1 SITE PLAN; BRYAN, BRAZOS COUNTY, TEXAS; SHEET NO. C1.1