

GOVERNING SPECIFICATIONS  
 BRYAN/COLLEGE STATION 2012 UNIFIED DESIGN GUIDELINES, MANUALS, TECHNICAL  
 SPECIFICATIONS, & STANDARD CONSTRUCTION DETAILS

CITY OF BRYAN REFERENCE SPECIFICATIONS  
 ALL APPLICABLE SUBSECTIONS WITHIN:  
 SECTION I WATER  
 SECTION II WASTEWATER  
 SECTION III DRAINAGE  
 SECTION IV SITE  
 SECTION V STREETS  
 SECTION VI ENVIRONMENTAL  
 SECTION VII TRAFFIC  
 SECTION VIII MISCELLANEOUS

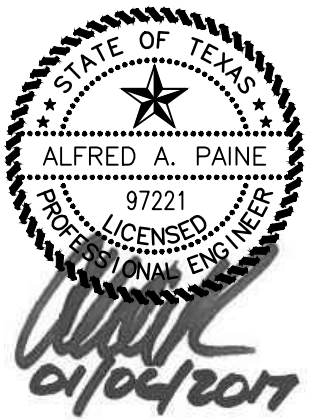
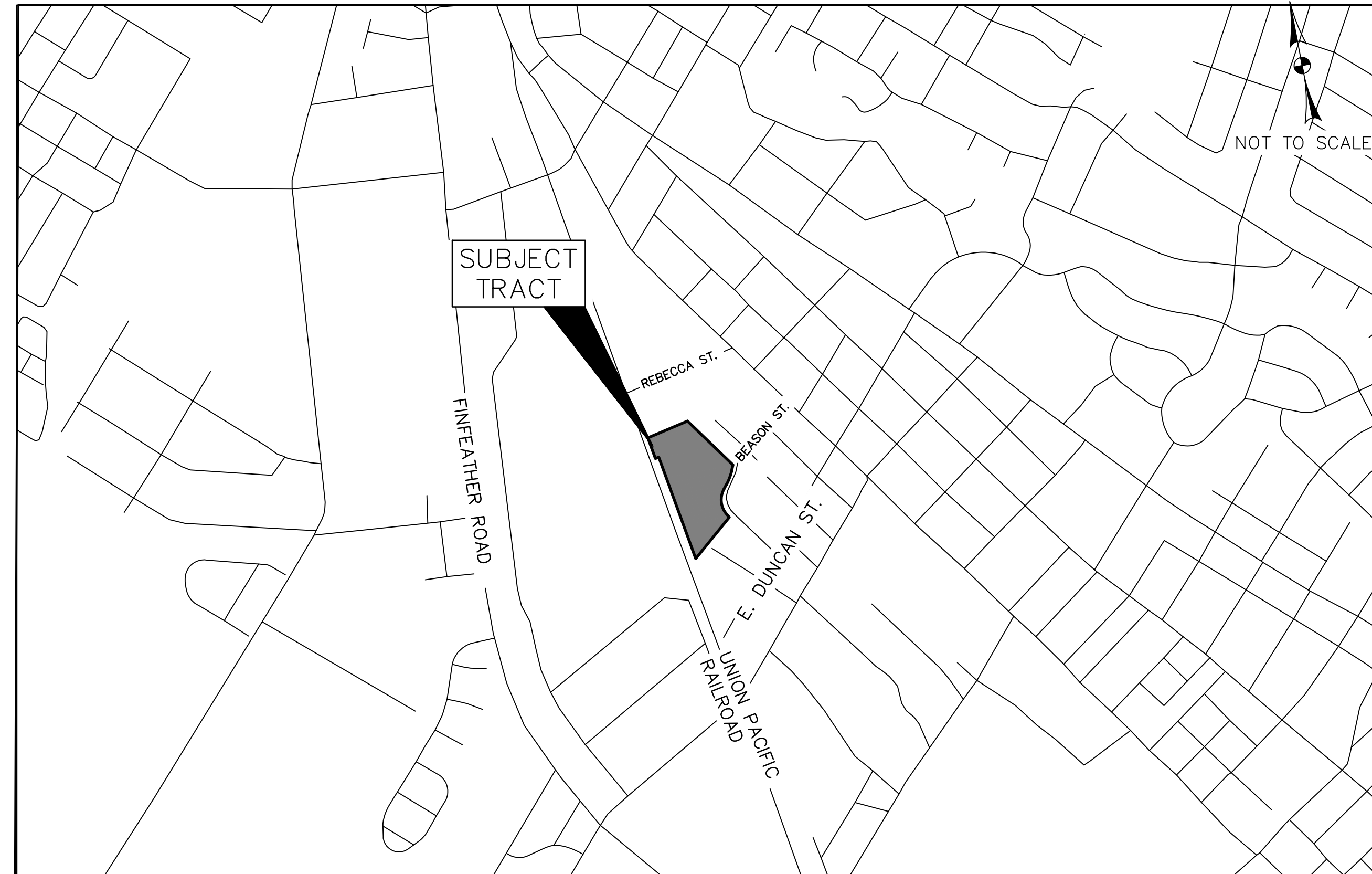
# SITE PLANS FOR LIVING HOPE BAPTIST CHURCH (PHASE ONE)

**KAZMEIER GARDENS  
 LOT 1R, BLOCK 4  
 BRYAN, BRAZOS COUNTY, TEXAS  
 JANUARY, 2017**

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PROJECT LOCATION MAP  
 (NOT TO SCALE)



**OWNER & DEVELOPED BY:  
 LIVING HOPE BAPTIST CHURCH  
 2500 S. COLLEGE AVENUE  
 BRYAN, TEXAS 77801**

**ENGINEER:**

**CEC** DON DURDEN, INC.  
 d.b.a. CIVIL ENGINEERING CONSULTANTS  
 4101 S. TEXAS AVE., SUITE A  
 BRYAN, TEXAS 77802  
 TEL: (979) 846-6212  
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 REGISTRATION #F-2214

SAN ANTONIO / LAREDO  
 BRYAN / COLLEGE STATION

LEGEND

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

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	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°53'14"	S02°45'53"W-230.47'

GENERAL NOTES:

- 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. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FACILITY OWNERS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONS OF ALL UTILITIES, 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 RESPONSIBLE FOR COORDINATING WITH FACILITY OWNERS AND ANY RELOCATION, REPAIRS, AND ADJUSTMENTS TO ALL EXISTING FACILITIES REQUIRED FOR PROTECTION OF THE WORK. 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, PAVEMENT, ETC AS A RESULT OF CONSTRUCTION ACTIVITIES.
- CONTRACTOR TO CONTACT TEXAS 1 & CITY OF BRYAN WATER SERVICES DEPARTMENT 96 HOURS PRIOR TO CONSTRUCTION. SPECIFIC ATTENTION SHOULD BE PAID TO FRANCHISE UTILITIES AS WELL AS OIL AND GAS PIPELINE COMPANIES. SHOULD A CONFLICT ARISE BETWEEN THE PROPOSED CONSTRUCTION AND AN EXISTING UTILITY, CONTACT CEC 48 HOURS PRIOR TO CONSTRUCTION.
- CONTRACTOR IS TO MAINTAIN AND ENSURE INTEGRITY OF ALL EXISTING UTILITIES. CLOSE ATTENTION IS TO BE PAID TO ANY EXISTING POWER, TELEPHONE, & FIBER OPTIC LINES & POLES.
- UNLESS OTHERWISE DIRECTED BY THE OWNER, ALL MATERIALS AND DEBRIS DEMOLISHED OR REMOVED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A MANNER SATISFACTORY TO THE OWNER'S ENGINEER.
- CONTRACTOR SHALL PREVENT TRANSPORT OF SEDIMENT TO ADJACENT PROPERTIES AND PUBLIC RIGHT OF WAY AND IS RESPONSIBLE FOR CLEANUP IF SUCH OCCURS. CONTRACTOR IS TO INSURE NO CONSTRUCTION DEBRIS OR MUD IS TRACKED OR DISCHARGED ON TO ANY PUBLIC OR PRIVATE STREETS OR LAND AND IS RESPONSIBLE FOR SITE CLEANUP AFTER EACH DAY'S WORK. CONTRACTOR IS TO MAKE USE OF BEST MANAGEMENT PRACTICES TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING EXISTING STORM SEWER OR CREEK AREAS. CONTRACTOR SHALL MAINTAIN EROSION CONTROL THROUGHOUT CONSTRUCTION PERIOD AND UNTIL GRASS IS ESTABLISHED.
- CONTRACTOR IS TO BROADCAST SEED ALL DISTURBED AREAS FOR RE-ESTABLISHMENT OF VEGETATION WITH GRASS SEED MIX AS INDICATED IN THE SWIR3 PLAN OR LANDSCAPE PLAN (DEPENDENT ON LOCATION). CONTRACTOR TO SOE AREAS TO BE SEED TO A DEPTH OF 4" CONTRACTOR TO GUARANTEE COVERAGE AND ESTABLISHMENT OF GRASS FOR A PERIOD OF 6 MO. COVERAGE SHALL BE DEFINED AS 90% OF THE PLANTED AREA WITH UNIFORM COVERAGE OF GRASS GREATER THAN 1" IN HEIGHT WITH NO BARE SPOTS GREATER THAN 2 SF.
- LIMITS OF WORK CONTRACTOR IS TO CONFINED ALL WORK TO OWNER'S PROPERTY. NO CONSTRUCTION ACTIVITY IS ALLOWED ON OR THROUGH PRIVATE PROPERTY UNLESS COVERED BY A PUBLIC UTILITY EASEMENT OR OTHER DOCUMENTED AGREEMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.

KEY NOTES

SITE	
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 (2X OR LESS CROSS SLOPE). SEE DETAIL 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 6" CONCRETE WHEEL STOP (FACE OF WHEEL STOP TO BE 2.5' FROM END OF STALL). TYPICAL AT ALL VAN ACCESSIBLE PARKING SPACES.
8	DEMOLISH AND REPLACE EXISTING CONCRETE DRIVE. PROVIDE CONCRETE PAVEMENT CONNECTION AT EXISTING ASPHALT PAVEMENT INTERSECTION. SEE DETAIL ON SHEET C7.1.
9	INSTALL 5" WIDE, 4" CONCRETE SIDEWALK, #3 BARS @ 12" O.C.E.W. SIDEWALK TO BE ADA COMPLIANT (2X OR LESS CROSS SLOPE). DOWN AND TO CURB WITH #3 X 12" BARS @12" O.C.
10	INSTALL ADA COMPLIANT RAMP, 6" LONG @ 12:1 SLOPE. SEE SHEET C4.1 FOR DETAILS
11	INSTALL STANDARD 6" REINFORCED MONOLITHIC CONCRETE CURBS. SEE DETAIL ON SHEET C7.1
11A	INSTALL 28" TEMPORARY 6" CURB
11B	INSTALL STANDARD 6" SPILL CURB. SEE B/C'S STANDARD DETAIL ST1-04.
12	PROVIDE HANDICAP LOADING ZONE - PAVEMENT MARKING ACCORDING TO TAS/ADA
13	PROVIDE FIRE LANE DESIGNATION - INSTALL "NO PARKING-FIRE LANE" SIGNS. SIGNS SHALL BE 12" WIDE AND 18" HIGH, WITH A COMPANION SIGN 12" WIDE AND 6" HIGH STATING "TOW-AWAY ZONE". SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH SYMBOLS, LETTERS, AND BORDER IN RED. DRAWINGS AND SAMPLES OF SIGNS MAY BE OBTAINED FROM THE FIRE DEPARTMENT OF THE CITY OF BRYAN. MOUNTING STANDARDS, INCLUDING BUT NOT LIMITED TO, THE HEIGHT ABOVE GRADE AT WHICH THE SIGNS ARE TO BE MOUNTED, SHALL BE AS ADOPTED BY THE FIRE MARSHAL.
14	INSTALL 6" CONCRETE PAVEMENT, #4 BARS @ 18" O.C.E.W.
15	INSTALL STANDARD FLUSH RIBBON CURB. POUR MONOLITHICALLY WITH PAVEMENT. SEE B/C'S DETAIL ST1-03.
16	INSTALL 5'x5' ENTRANCE PLATFORM WITH STAIRS TO ENTRANCE HEIGHT. INSTALL GUARDRAILS ALONG STAIRS AND PLATFORM.
17	EXISTING WATER QUALITY TESTING WELL
18A	PROPOSED PLAYGROUND (TO BE CONSTRUCTED DURING PHASE 1). SEE ARCHITECTURAL PLANS
19	CONCRETE WASHOUT AREA
20 & 21	NOT USED

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

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 DOWNSTREAM 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 WINDOW WALLS
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 WINDOW WALLS 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 WATER TIGHT PLYWOOD PLUG. FL IN = 326.66, FL OUT = 326.21.
33	INSTALL 40" X 40" JUNCTION BOX/GRADE INLET. FL IN = 326.36, FL OUT = 326.26. FRAME AND GRATE TO BE EJ V5742 ASSEMBLY, TOP OF GRATE EL = 330.51.
34	INSTALL APPROXIMATELY 114 LF OF 30" R.C.P. STORM DRAIN @ 1.50% FL IN = 326.26, FL OUT = 324.50.
35	INSTALL 30" R.C.P. 3:1 SAFETY END TREATMENT PER DETAIL (SEE SHEET C7.1)
36	INSTALL 30" R.C.P. 3:1 SAFETY END TREATMENT PER DETAIL (SEE SHEET C7.1)
37	INSTALL APPROXIMATELY 148 LF OF REINFORCED CONCRETE FLUME PER B/C'S STANDARD DETAIL AT 5' WIDE
38	INSTALL APPROXIMATELY 77 LF OF REINFORCED CONCRETE FLUME PER B/C'S STANDARD DETAIL AT 5' WIDE
39	INSTALL DETENTION POND OUTLET WORKS

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.
49	INSTALL ~540 LF OF 1.5" PVC WATER SERVICE LINE. REFER TO CITY OF BRYAN STANDARD DETAILS
50	CITY WATER SERVICE TO INSTALL 2" TAPPING SLEEVE AND VALVE. DEVELOPER TO PAY TAP FEE AND LONG TAP.
51	NOT USED
52	NOT USED
53	INSTALL IRRIGATION SLEEVES (2-4" PVC-SCHED 40) EXTEND 3' BEYOND BACK OF CURB OR EDGE OF PAVEMENT. CAP & MARK ENDS WITH 4" PVC PAINTED BROWN EXTENDING 3' ABOVE GROUND.

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 WATER TIGHT 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

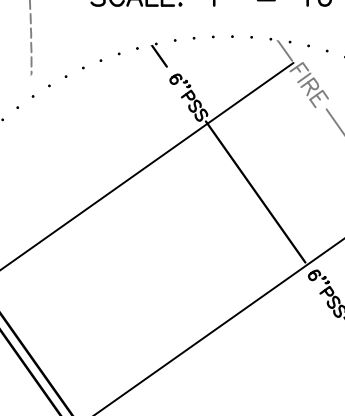
PARKING ANALYSIS:

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 SPECIFIC NOTES:

- 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 14, LOCATED ON THE NORTH SIDE OF BEASON STREET, BRYAN, BRAZOS COUNTY, TEXAS.  
LEGAL DESCRIPTION: PHASE 1, CONSTRUCTION: KAZMEIER GARDENS, BLOCK 4, LOT 14, BRYAN, BRAZOS COUNTY, TEXAS.
- OWNER & APPLICANT INFORMATION:  
LIVING HOPE BAPTIST CHURCH  
C/O MR. MARK DORAM  
2800 S COLLEGE AVENUE  
BRYAN, TX 77801
- TOTAL SITE AREA TO BE DISTURBED: PHASE 1: 4.50 ACRES
- CURRENT USE: VACANT
- PROPOSED USE & IMPROVEMENTS: COVERED PAVILION AND PARKING, DRIVE AISLES, PLAYGROUND, SPLASH PAD, ATHLETIC FIELD, UTILITIES, LANDSCAPING AND STORM WATER DETENTION POND.
- A 1.47 ACRE PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 490082, PANEL NO. 0219F, MAP NO. 4804100215F. MAP REVISED MAY 9, 2014.
- ALL PUBLIC AND PRIVATE UTILITY LINES & SERVICE LINES INCLUDING WATERLINES, SANITARY SEWER LINES, ELECTRIC LINES, TELEPHONE/COMMUNICATIONS LINES, AND SHALL BE UNDERGROUND INSTALLATIONS AND INSTALLED TO THE STANDARDS AND SPECIFICATIONS OF THE APPLICABLE GOVERNING AGENCY.
- IRRIGATION SYSTEM TO BE DESIGNED & INSTALLED BY OTHERS.
- BUILDING AREA: 8,650 SQ.FT. (GROSS)
- FIRE LANE MARKINGS: MARKINGS TO BE ACCORDANCE WITH CITY OF BRYAN FIRE DEPARTMENT & 2012 IFC.
- ALL DISTURBED EARTH MUST BE 100% COVERED WITH ESTABLISHED GRASS OR GROUND COVER PRIOR TO CERTIFICATE OF OCCUPANCY.
- ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER APPLICABLE CITY ORDINANCE.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL FRANCHISE & PRIVATE UTILITIES WITH EXISTING OR PROPOSED CONSTRUCTION. GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING & INSTALLING ANY NECESSARY UTILITY CONDUITS THROUGH UNDERGROUND PREPARATION & PAVING OPERATION. GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OF UTILITY INSTALLATION ORDER.
- 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.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- DEMOLITION / CONSTRUCTION WASTE SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION / CONSTRUCTION. GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING & INSTALLING ANY NECESSARY UTILITY CONDUITS THROUGH UNDERGROUND PREPARATION & PAVING OPERATION. GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OF UTILITY INSTALLATION ORDER.
- PARKING: THERE ARE 82 REGULAR PARKING SPACES AND 4 HANDICAP SPACES - 86 TOTAL SPACES.
- ALL ELECTRIC & COMMUNICATIONS CONDUITS TO BE INSTALLED W/ FULL STRING AND END CAPS, WITH FNS ENDING 2" BEYOND PAVEMENT. MARK ENDS OF CONDUIT WITH PVC EXTENDING 3' ABOVE GROUND AS FOLLOWS: ELECTRIC-4" PAINTED RED; TELEPHONE/COMMUNICATIONS-2" PAINTED ORANGE; IRRIGATION-2" PAINTED BROWN; WATER-4" PAINTED BLUE.
- ITEMS CALLED AS "PROPOSED", "PROVIDE" OR "INSTALL" ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR INCLUDING ALL MATERIALS, LABOR, EQUIPMENT, AND OTHER REQUIREMENTS FOR A COMPLETE AND FUNCTIONING SITE ELEMENT. ALL ITEMS NECESSARY FOR PROPER OPERATION OF THE WORK NOT SPECIFICALLY CALLED FOR OR SPECIFIED ON THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND CONSIDERED SUBSIDIARY TO THE WORK.
- ALL ROCK AREA DIMENSIONED FROM THE BACK OF CURB UNLESS OTHERWISE NOTED.
- ALL SIGNAGE IS PERMITTED SEPARATELY.
- SITE LIGHTING IS TO BE INSTALLED WITH THIS PROJECT. THE OWNER WILL SPECIFY TYPE OF LIGHT FIXTURE AND POLE TO BE USED. SITE LIGHTING IS CONSIDERED TO BE A PERFORMANCE SPECIFICATION. CONTRACTOR SHALL REFER TO OWNER'S ELECTRICAL ELECTRICAL PLANS FOR FINAL TYPES & LOCATION OF ALL SITE LIGHTING & CONDUIT ROUTING. CONTRACTOR IS TO FURNISH & INSTALL ALL LIGHT POLE BASES, CONDUIT WITH FULL STRING, WIRING, PULL BOXES, TRANSFORMERS, PANELS AND ALL APPURTENANCES NECESSARY FOR PROPER OPERATION OF THE LIGHTING SYSTEM. CONTRACTOR TO RECORD LOCATION OF ALL CONDUIT.
- CONCRETE (WITHOUT AREAS) TO BE OVER EXCAVATED AND WASTE MATERIAL REMOVED & DISPOSED OF OFF-SITE PRIOR TO PROJECT CLOSEOUT. FULL AREA BACK TO PLAN GRADE / EXISTING GROUND.
- ALL TAPPING SLEEVES TO BE SMITH-BLAIR 665 SS W/ NJ VALVE.
- OFF-SITE WATER CONTRIBUTING TO THE DEVELOPED AREA WILL BE DIRECTED TO ON-SITE STORM AND/OR DETENTION FACILITIES PER CIVIL ENGINEERING CONSULTANTS DRAINAGE REPORT DATED 11/28/2016.

INSET B SCALE: 1" = 10'



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



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARY P. STEWART, P.E. #132894 ON December 9, 2019 CIVIL ENGINEERING CONSULTANTS TEXAS BOARD OF PROFESSIONAL FIRM REGISTRATION #F-2214.

12/9/2019

SITE PLAN REVISIONS

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARY P. STEWART, P.E. #108905 ON JANUARY 17, 2023, KCI TECHNOLOGIES, INC. TBPE FIRM REGISTRATION # 10573

DESIGNED BY: LCH  
DRAWN BY: LCH  
APPROVED: AAP  
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STATE OF TEXAS  
ALFRED A. PAINE  
REGISTERED PROFESSIONAL ENGINEER  
No. 16104709

REVISION LOCATION OF FUTURE BATHROOM  
1 12/9/19  
2 1/17/23

REVISION LOCATION FOR PROPOSED OPEN PAVILION  
REVISIONS TO BE CONSTRUCTED DURING PHASE 2

LIVING HOPE BAPTIST CHURCH  
LIVING HOPE BAPTIST CHURCH  
PHASE 1  
SITE PLAN  
BRYAN, BRAZOS COUNTY, TEXAS

SHEET NO: C1.1

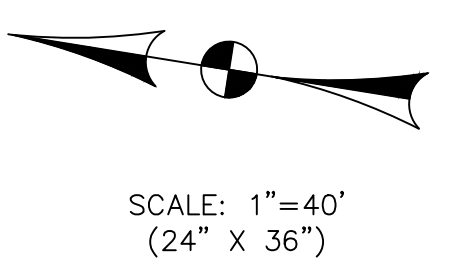




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**LEGEND**

	PROPERTY LINE
	PHASE 1 BOUNDARY LINE
	PROPOSED BACK OF CURB
	EXISTING PUBLIC STORM SEWER
	PROPOSED 24" STORM SEWER
	PROPOSED 30" STORM SEWER
	STORM SEWER MANHOLE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	FLOW ARROW
	TOP OF CURB
	OUTTER FLOWLINE
	TOP OF SIDEWALK
	TOP OF PAVEMENT



A GEOTECHNICAL INVESTIGATION OF THE SITE SURFICIAL & SUBSURFACE SOILS HAS NOT BEEN RECEIVED BY CIVIL ENGINEERING CONSULTANTS TO ENSURE PROPER SUBGRADE PREPARATION, PRIOR TO CONSTRUCTION, IT IS RECOMMENDED THAT A GEOTECHNICAL INVESTIGATION BE OBTAINED BY THE OWNER FROM AN INDEPENDENT GEOTECHNICAL CONSULTANT. A GEOTECHNICAL ENGINEER'S RECOMMENDATIONS REGARDING SUBGRADE SUITABILITY, STRENGTH, AND ANY NECESSARY STABILIZATION SHOULD BE OBTAINED IN A CERTIFIED REPORT. ADDITIONALLY, RECOMMENDATIONS ON PAVEMENT SECTION SHOULD BE INCLUDED IN THE REPORT.

THE FOLLOWING EARTHWORK & PAVEMENT NOTES ARE TYPICAL REQUIREMENTS FOR THIS AREA. ACTUAL REQUIREMENTS SHALL BE AS OUTLINED IN THE GEOTECHNICAL REPORT.

**EARTHWORK NOTES**

- PRIOR TO PREPARATION OF SUBGRADE AND ANY FILL OPERATIONS, THE CONTRACTOR MUST CLEAR & GRUB OR OTHERWISE STRIP AREA OF TOP SOIL TO EXISTING, STABLE MATERIAL. SURFACES EXPOSED AFTER THE STRIPPING OF VEGETATION AND REMOVAL OF ANY SUBSURFACE ROOTS SHALL THEN BE PROTECTED TO LOCATE UNSTABLE OR NON-UNIFORM AREAS. ROLLING EQUIPMENT SHALL CONSIST OF PNEUMATIC TIRE ROLLER WITH GROSS LOADING TO BE AS NECESSARY TO PRODUCE SURFACE LOADING OF 20 LB/SQ YD. CONTRACTOR TO OVER EXCAVATE UNSTABLE OR NON-UNIFORM AREAS, REMOVING AND REPLACING MATERIAL WITH NATIVE OR IMPORT GENERAL FILL MATERIAL COMPACTED TO 98% STD. PROCTOR (ASTM D-698) AT A MOISTURE CONTENT OF OPTIMUM TO +3% OF OPTIMUM. ONLY AS MUCH TOPSOIL AS IS REQUIRED TO PLACE IN RIGHT OF WAY OR OTHER DISTURBED AREAS OF THE SITE SHALL BE STOCKPILED FOR USE IN FINISHED GRADING. REMAINDER OF TOP SOIL IS TO BE REMOVED & DISPOSED OF OFF SITE.
- CHARACTERISTICS OF THE SUBGRADE LAYER SHOULD BE VERIFIED BY IN-PLACE DENSITY TESTS. THE TESTS SHOULD BE PERFORMED AT AN AVERAGE RATE OF ONE TEST FOR EVERY 2,000 SQUARE FEET OF BUILDING PAD SUBGRADE AREA AND EVERY 4,000 SQUARE FEET OF PAVING SUBGRADE AREA.
- PRIOR TO PREPARATION OF SUBGRADE AND ANY FILL OPERATIONS, THE CONTRACTOR SHALL COORDINATE WITH TESTING LAB TO ENSURE ALL TOPSOIL AND UNSURFACE MATERIAL HAS BEEN REMOVED.
- FILL PLACED OUTSIDE OF THE BUILDING PAD AREA IN AREAS PLANNED TO BE PAVED MAY CONSIST OF A UNIFORM MATERIAL WITH LOW TO MODERATE PLASTICITY THAT HAS PI VALUES OF BETWEEN 18 AND 30, INCLUDING ALONG WITH A MAXIMUM LL VALUE OF 40. THE FILL MATERIALS SHOULD GENERALLY CLASSIFY AS SC OR CL TYPE SOILS UNDER THE USCS OR AS SO, CL OR CH TYPE SOILS UNDER THE ORIGINALLY PROPOSED USCS. SOILS CONTAINING AN EXCESSIVE AMOUNT OF SILT (I.E., GREATER THAN APPROXIMATELY 20 TO 25 PERCENT) WITHOUT A CORRESPONDING PERCENTAGE OF CLAYS TO STABILIZE THE SILTS, SHOULD NOT BE USED.
- FILL TO BE COMPACTED TO 98% OF THE MAXIMUM DENSITY AS DETERMINED BY ASTM D-698 AT A MOISTURE CONTENT OF OPTIMUM TO +3% OF OPTIMUM. FILL TO BE PLACED IN 6" LIFTS.
- TOPSOIL SHALL BE STOCKPILED ONLY AS NECESSARY FOR REPLACEMENT IN NON PAVED AREAS. MAXIMUM HEIGHT SHALL NOT EXCEED 10', AND THE SIDE SLOPE SHALL NOT BE STEEPER THAN 3:1. EXCESS TOPSOIL IS TO BE HAULLED OFF SITE AND DISPOSED OF BY THE CONTRACTOR.
- SUB-GRADE: FINAL COMPACTION OF THE SUB-GRADE TO BE 98% OF THE MAXIMUM DENSITY OF THE MIXTURE AS DETERMINED BY ASTM D-698 AT A MOISTURE CONTENT BETWEEN OPTIMUM TO +3% OF OPTIMUM.
- STABILIZATION: SUB-GRADE SHALL BE LIME STABILIZED AS RECOMMENDED A GEOTECHNICAL INVESTIGATION TO A DEPTH OF NOT LESS THAN 6". APPLICATION RATES SHALL BE ASSUMED 65 BY UNIT WEIGHT OF THE SUB-GRADE FOR BONDING PURPOSES. MECHANICAL MEANS SHALL BE USED TO INSURE LIME IS THOROUGHLY MIXED IN WITH THE SUB-SOIL MIXTURE TO A DENSITY OF AT LEAST 98% STANDARD PROCTOR (ASTM D-698) AT A MOISTURE CONTENT BETWEEN OPTIMUM TO 3% ABOVE OPTIMUM.
- TESTING REQUIREMENTS: THE OWNER SHALL OBTAIN AN INDEPENDENT TESTING LABORATORY TO CONDUCT ALL MATERIALS/COMPACTION TESTING. CONTRACTOR IS RESPONSIBLE TO NOTIFY AND COORDINATE WITH LABORATORY IN ADVANCE OF WHEN OPERATIONS WILL BE PERFORMED. INITIAL TESTING SHALL BE PAID FOR BY THE OWNER. FAILED TESTS AND RE-TESTS SHALL BE PAID FOR BY THE CONTRACTOR. WORK WILL NOT BE ACCEPTABLE FOR PAYMENT WITHOUT PASSED TEST RESULTS. COPIES OF RESULTS TO BE DELIVERED TO OWNER AND CIVIL ENGINEERING & SURVEYING.

**PAVEMENT NOTES**

- CONCRETE SHALL BE 4000 PSI, 28 DAY STRENGTH PORTLAND CEMENT CONCRETE. TEST CYLINDERS SHALL BE TAKEN 1 SET OF 3 PER 100 CY OF CONCRETE PLACED OR A MINIMUM OF 1 SET OF 3 PER STRUCTURE AT TIME OF POUR.
- CONTRACTOR SHALL EXCLUDE TRAFFIC FROM CONCRETE PAVEMENT BY MEANS OF BARRICADES AND SIDE WALKS. CONCRETE IS AT LEAST 14 DAYS C.C.O. CONSTRUCTION TRAFFIC SHALL BE EXCLUDED UNTIL CONCRETE HAS REACHED DESIGN STRENGTH.
- CONTRACTOR SHALL PAINT STRIPING FOR THE PARKING AREA AS INDICATED ON THE PLAN. THE SOLID LINE REPRESENTS A 4" WIDE SOLID WHITE LINE TO BE PAINTED. CONTRACTOR IS RESPONSIBLE TO PAINT HANDICAP MARKINGS AND LOADING ZONES IN CONFORMANCE WITH CURRENT ADA/ATAS STANDARDS AND ALL FIRE LINE MARKINGS IN ACCORDANCE WITH CITY OF COLLEGE STATION REQUIREMENTS.
- MATERIAL AND METHODS FOR PAVEMENT MARKINGS SHALL CONFORM TO ITEM 666 OF THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, WITH THE FOLLOWING EXCEPTIONS: 1) TYPE B MARKING MATERIALS NEED NOT BE PURCHASED FROM THE DEPARTMENT, AND 2) GLASS BEADS MAY BE OMITTED. MARKING MATERIAL SHALL BE TYPE B PAINT-TYPE MATERIAL.

**CONSTRUCTION TESTING RECOMMENDATIONS:**

- THE OWNER SHALL OBTAIN AN INDEPENDENT TESTING LABORATORY TO CONDUCT ALL MATERIALS/COMPACTION TESTING. CONTRACTOR IS RESPONSIBLE TO NOTIFY AND COORDINATE WITH LABORATORY IN ADVANCE OF WHEN OPERATIONS WILL BE PERFORMED. INITIAL TESTING SHALL BE PAID FOR BY THE OWNER. FAILED TESTS AND RE-TESTS SHALL BE PAID FOR BY THE CONTRACTOR. WORK WILL NOT BE ACCEPTABLE FOR PAYMENT WITHOUT PASSED TEST RESULTS. COPIES OF RESULTS TO BE DELIVERED TO OWNER AND CIVIL ENGINEERING CONSULTANTS.
- SUB-GRADE MATERIAL / GENERAL FILL: OPTIMUM MOISTURE/DENSITY RELATIONSHIP TO BE DETERMINED AT RATE OF ONE SAMPLE PER MATERIAL ENCOUNTERED. IN-PLACE DENSITY & MOISTURE CONTENT TESTS TO BE TAKEN AT A RATE OF 1 (MINIMUM) FOR EVERY 250 SY FOR EACH 6" OF COMPACTED THICKNESS.
- SUBGRADE STABILIZATION: A LIME OR CEMENT SERIES SHALL BE RUN TO DETERMINE THE EXACT AMOUNT OF LIME OR CEMENT TO BE ADDED TO THE SUBGRADE PRIOR TO COMMENCEMENT OF STABILIZATION. IN-PLACE DENSITY & MOISTURE CONTENT TESTS TO BE TAKEN AT A RATE OF 1 (MINIMUM) FOR EVERY 250 SY FOR EACH 6" OF COMPACTED THICKNESS.
- CONCRETE: TEST CYLINDERS TO BE TAKEN AT A RATE OF 1 SET OF 3 PER 100 CY OF CONCRETE PLACED OR A MINIMUM OF 1 SET OF 3 PER STRUCTURE AT TIME OF POUR.

S. CORNISH AVE  
(EXISTING 60' R.O.W.)

BEASON STREET  
(EXISTING 60' R.O.W.)

BEASON STREET  
(EXISTING 50' R.O.W.)

DRYAN STREET  
(EXISTING 50' R.O.W.)

PHASE 2

PHASE 1

PROPOSED MODULAR CHURCH OFFICE/CLASSROOM  
(TO BE PLACED DURING PHASE 1)

PROPOSED 1-STORY OPEN PAVILION  
9,650 GSF, FF=335.42

PROPOSED ATHLETIC FIELD  
(TO BE CONSTRUCTED DURING PHASE 1)

PROPOSED DETENTION POND AREA  
(TO BE CONSTRUCTED DURING PHASE 1)

INSTALL APPROX. 128 SY OF ROCK RIP-RAP  
SEE SHEET C7.3 FOR DETAILS.

UNION PACIFIC RAILROAD  
(FORMERLY MISSOURI PACIFIC RR)  
(FORMERLY I & GN RAILROAD)

KPG PROPERTIES LLC  
BEASON, BLOCK 9, LOT 9

DESIGNED BY:	DJD
DRAWN BY:	DJD
APPROVED:	AAP
JOB NO.:	EG0554600

DON DURDEN, INC.  
d.b.a. CIVIL ENGINEERING CONSULTANTS  
4101 S. TEXAS AVE., SUITE A  
BRYAN, TEXAS 77802  
TEL: (979) 846-6212  
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REGISTRATION # 04-2214

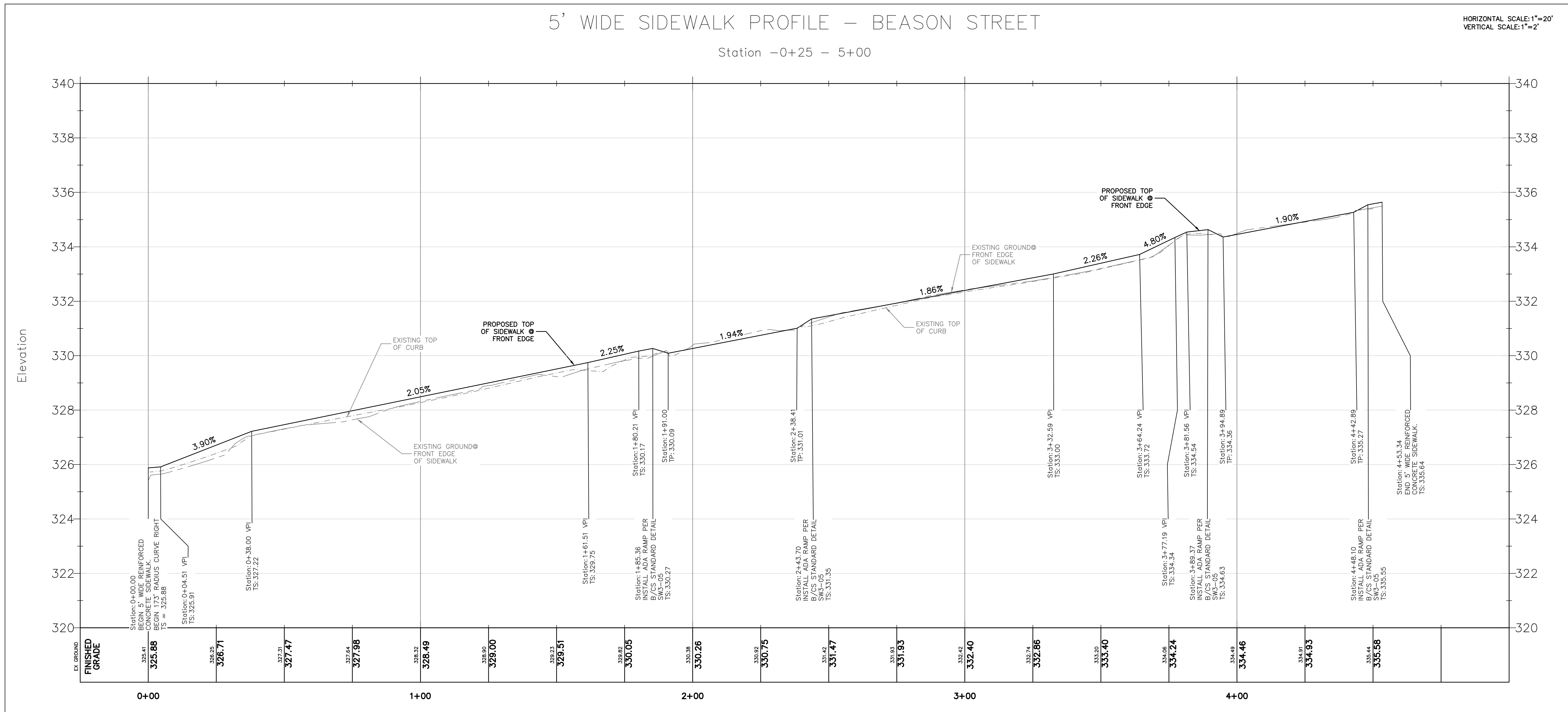
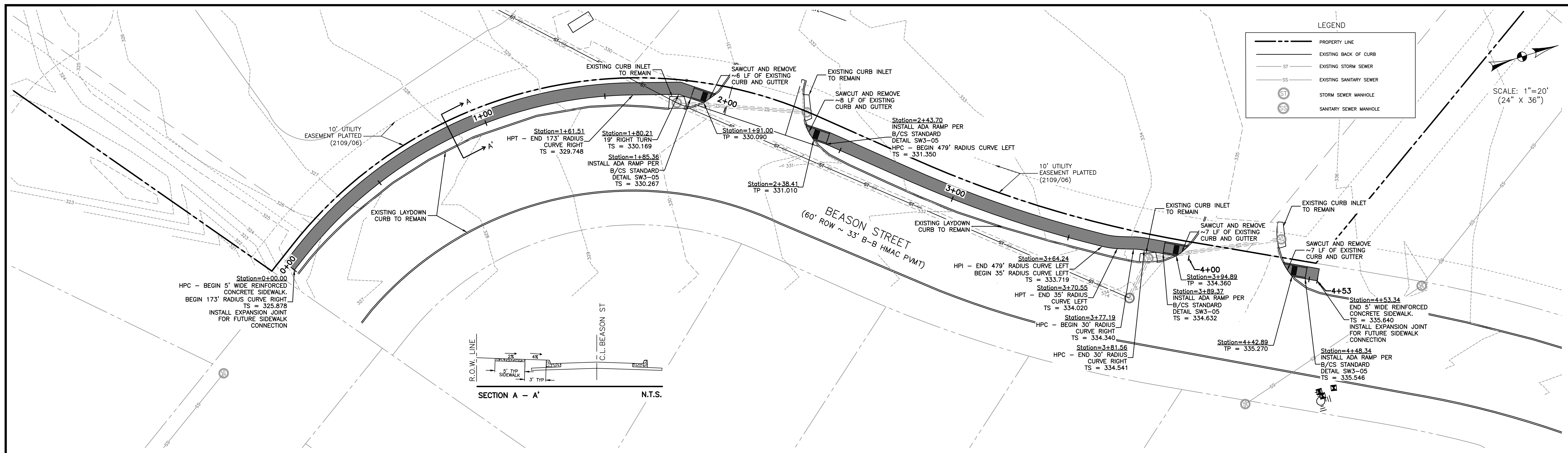


REV	DATE	DESCRIPTION

LIVING HOPE BAPTIST CHURCH  
LIVING HOPE BAPTIST CHURCH  
PHASE 1  
GRADING PLAN  
BRYAN, BRAZOS COUNTY, TEXAS

SHEET NO.  
**C3.1**

K:\data\BOS\Proj\_2016\EG054600\_LIVING HOPE BRYAN - 9.28AC\cadd\Engineering\EG054600-C4.1-Sidewalk\_Plan.dwg - January 6, 2017



DESIGNED BY: LCH  
 DRAWN BY: LCH  
 APPROVED: AAP  
 JOB NO: EG054600

DON DURDEN, INC.  
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 REGISTRATION #P-2214

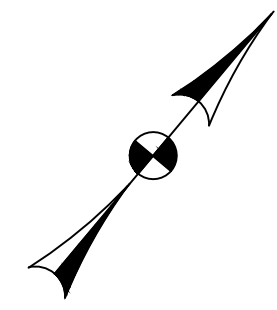
**CEC**  
 SAN ANTONIO / LAREDO  
 BRYAN / COLLEGE STATION

STATE OF TEXAS  
 ALFRED A. PAINE  
 01/06/2017

REV	DATE	DESCRIPTION

**LIVING HOPE BAPTIST CHURCH**  
**LIVING HOPE BAPTIST CHURCH MASTER PLAN**  
**SIDEWALK PLAN-BEASON STREET**  
 BRYAN, BRAZOS COUNTY, TEXAS

SHEET 15  
**C4.1**



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

**LEGEND:**

TOTAL AREA DISTURBED: CLEARING & GRUBBING: ENTIRELY REMOVE ALL MATERIALS WITHIN LIMITS. REMOVE ALL UNDERGROUND ELEMENTS INCLUDING BUT NOT LIMITED TO TREE ROOTS, STUMPS, CONCRETE, ROCK, ECT... **3.86 ACRES**

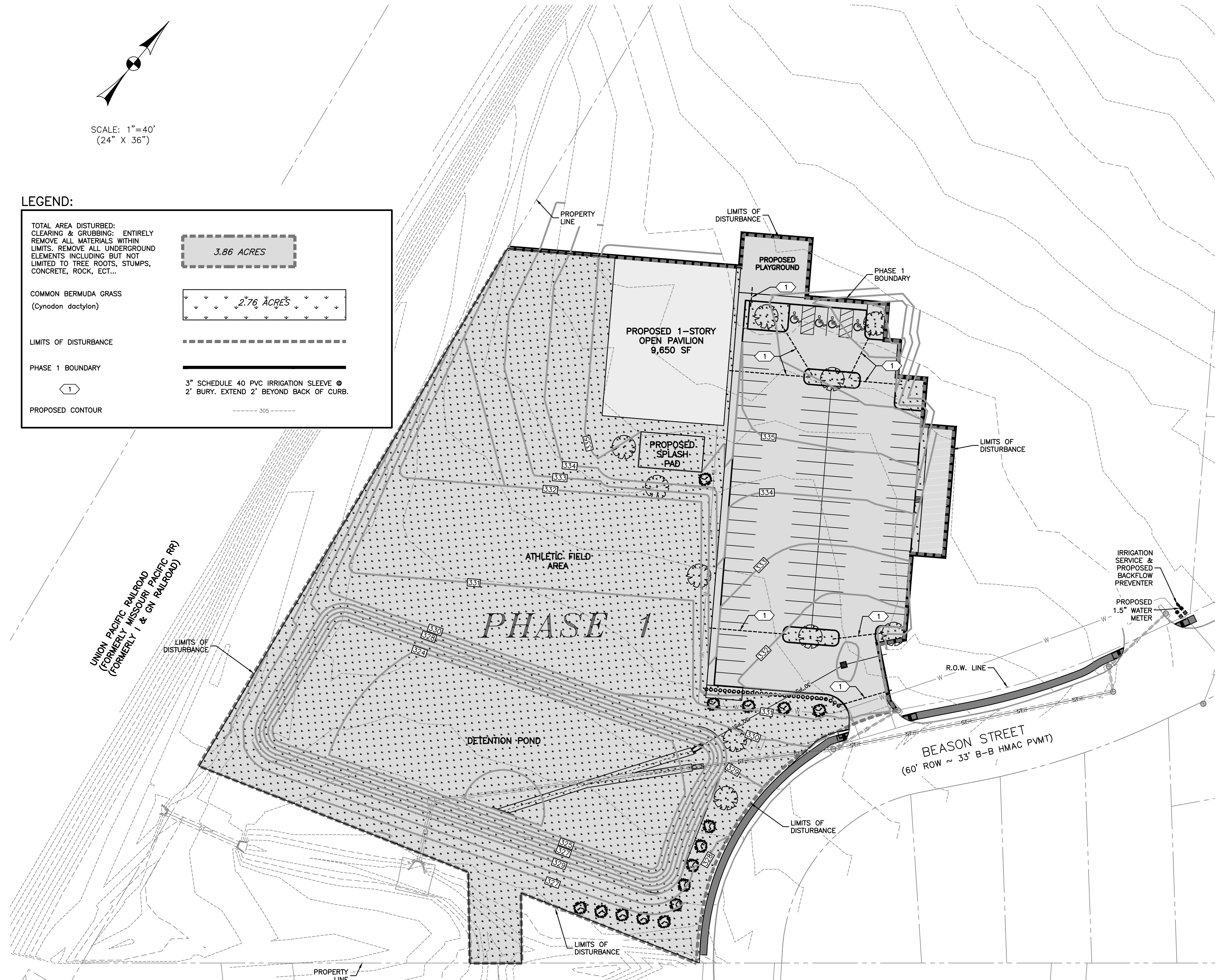
COMMON BERMUDA GRASS (*Cynodon dactylon*) **2.76 ACRES**

LIMITS OF DISTURBANCE

PHASE 1 BOUNDARY

PROPOSED CONTOUR

3" SCHEDULE 40 PVC IRRIGATION SLEEVE @ 2' BURY. EXTEND 2' BEYOND BACK OF CURB.



**GENERAL NOTES:**

- ALL PLANT MATERIAL SHALL BE PRUNED / SHAPED AFTER INSTALLATION TO REMOVE ANY BROKEN OR DAMAGED BRANCHES AND TO GIVE UNIFORMITY OF SHAPE.
  - VERIFY ALL QUANTITIES BEFORE INSTALLATION.
  - BROKEN PIECES OF SOO (SMALLER THAN 8" SQUARE) ARE NOT ACCEPTABLE.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CLEARING ANY DIRT OR MUD FROM PRIVATE AND PUBLIC DRIVEWAYS, PAVEMENT, STREETS, ETC. LANDSCAPE CONTRACTOR IS ALSO RESPONSIBLE FOR KEEPING THE SITE CLEAN DURING CONSTRUCTION AND PLANT INSTALLATION.
  - OWNER IS RESPONSIBLE FOR MAINTAINING EROSION & SEDIMENT CONTROL AFTER CONSTRUCTION & UNTIL ESTABLISHMENT OF VEGETATION ALL PROPOSED "NEW CANOPY TREES" SHALL BE CONTAINERIZED AND HAVE A MINIMUM TRUNK DIAMETER OF 3" MEASURED 12" ABOVE GRADE. INSTALL 3" DIAMETER MULCH RINGS (3" THICK) AROUND ALL TREES. ALL FLOWER BEDS AND MULCH RINGS SHALL BE TOP DRESSED WITH A 2" LAYER OF BLACK HUMUS.
  - AN AUTOMATIC IRRIGATION SYSTEM WILL COVER THE ENTIRE LANDSCAPED AREAS. IRRIGATION SYSTEM TO BE DESIGNED BY OTHERS & SUBMITTED TO CITY FOR APPROVAL.
  - BEDDING SOIL MIX SHALL BE A RAISED (ABOVE GRADE) 8" LAYER OF 20% SANDY LOAM TOPSOIL AND 80% BLACK HUMUS (BLACK VELVET). PROVIDE POSITIVE DRAINAGE AND DO WHATEVER IS NECESSARY TO ACCOMMODATE FINISH FLOOR ELEVATIONS, WEEP HOLES, ETC.
  - FIVE POUNDS OF FERTILIZER (3-2-1 RATIO) PER 1000 SQ. FT. SHALL BE INCORPORATED INTO BEDDING SOIL.
  - 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES, AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
  - TREE LOCATIONS SHOWN ARE APPROXIMATE. PRIOR TO INSTALLATION, HAVE ALL UNDERGROUND UTILITIES MARKED. ADJUST TREE LOCATIONS AS NEEDED TO AVOID DAMAGE TO NEW OR EXISTING UTILITIES OR IRRIGATION LINES. CONTRACTOR IS RESPONSIBLE FOR AND DAMAGE TO EXISTING OR NEW FACILITIES. MAINTAIN 10' SEPARATION BETWEEN CANOPY TREES AND PUBLIC WATER & SANITARY SEWER LINES.
  - LANDSCAPE CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR 1 YEAR.
  - ALL DISTURBED AREAS SHALL BE HYDROMULCH SEEDING (AS PER EROSION CONTROL PLAN) IN ACCORDANCE WITH TxDOT 162/164. PRIOR TO FINAL VEGETATION, CONTRACTOR IS TO PLACE TOPSOIL TO A DEPTH OF 6". TOPSOIL IS TO BE DISKED TO A DEPTH OF AT LEAST 4" AND LIGHTLY COMPACTED.
  - RE-VEGETATION: HYDROMULCH: GRASS SEED MIX TO BE AS SPECIFIED BELOW. PRIOR TO HYDROMULCH OPERATIONS, CONTRACTOR TO REPLACE AND CONSOLIDATE TOPSOIL TO A DEPTH OF 6" INCLUDING WITHIN DITCH SECTIONS. FINAL GRADES WITH ESTABLISHED VEGETATION SHALL BE AS SHOWN ON PLANS. HYDROMULCH TO BE INSTALLED PER TxDOT ITEM 164.
- SEED MIX:
- |                 |                   |                 |
|-----------------|-------------------|-----------------|
| FEB 1 - MAY 15: | GREEN SPRANGLETOP | 0.3 LB. PLS/AC. |
|                 | BERMUDA GRASS     | 2.4 LB. PLS/AC. |
| SEP 1 - NOV 30: | TALL FESCUE       | 4.5 LB./AC.     |
|                 | OATS              | 24 LB./AC.      |
|                 | WHEAT             | 34 LB./AC.      |
- FERTILIZER: 3-1-2 RATIO FERTILIZER W/ SULFUR & TRACE ELEMENTS @ 350 LBS PER ACRE. HYDROMULCH TO BE "EXCEL FIBERMULCH II W/ TACKIFIER" - APPLICATION RATE OF 2500 LBS/ACRE. GRASS SEED AND FERTILIZER INCORPORATED INTO SLURRY.
  - IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2394. ALL BACK FLOW DEVICES SHALL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.

**PLANT LIST:**

KEY	QUANTITY	SIZE	COMMON NAME (BOTANICAL NAME)	SF VALUE	TOTAL SF	COMMENTS
<b>CANOPY TREES:</b>						
	10	3.5" CAL.	Live Oak (container) ( <i>Quercus virginiana</i> )	350	3500	3" CALIPER MINIMUM AT 12" ABOVE GRADE. MATURE CROWN HEIGHT GREATER THAN 20'
<b>NON-CANOPY TREES:</b>						
	14	1.5" CAL.	Crape Myrtle (container) ( <i>Lagerstroemia indica</i> ) "Watermelon Red"	150	2100	1.5" CALIPER, MINIMUM AT 12" ABOVE GRADE. MAX HEIGHT LESS THAN 20'
<b>SHRUBS:</b>						
	30 (MIN. 2 GAL.)		JUNIPER (Juniper Species)	10	300	SHRUBS USED FOR SCREENING MUST BE 4' TALL WHEN PLANTED
<b>TURF GRASS:</b>						
	120341	SF	COMMON BERMUDA GRASS ( <i>Cynodon dactylon</i> )	10/100 SF	997	HYDROMULCH

\*997 SF = 10% MAX ALLOWANCE OF TOTAL LANDSCAPING POINTS FOR GROUNDCOVER

**SITE LANDSCAPE CALCULATIONS**

**LANDSCAPING REQUIREMENTS:**

POINT CALCULATIONS:  
 TOTAL DEVELOPED AREA: 1.02 ACRES = 44293 SF  
 REQUIRED LANDSCAPING: 15% OF DEVELOPED AREA  
 44293 X 15% = 6644 SF

**POINTS REQUIRED: 6644 SF**

**PROVIDED LANDSCAPING:**

NEW CANOPY TREES (Container)  
 10 @ 350 SF (3" CAL. minimum) 3500 = SF

NEW NON-CANOPY TREES (Container)  
 14 @ 150 SF (1.5" CAL. minimum) 2100 = SF

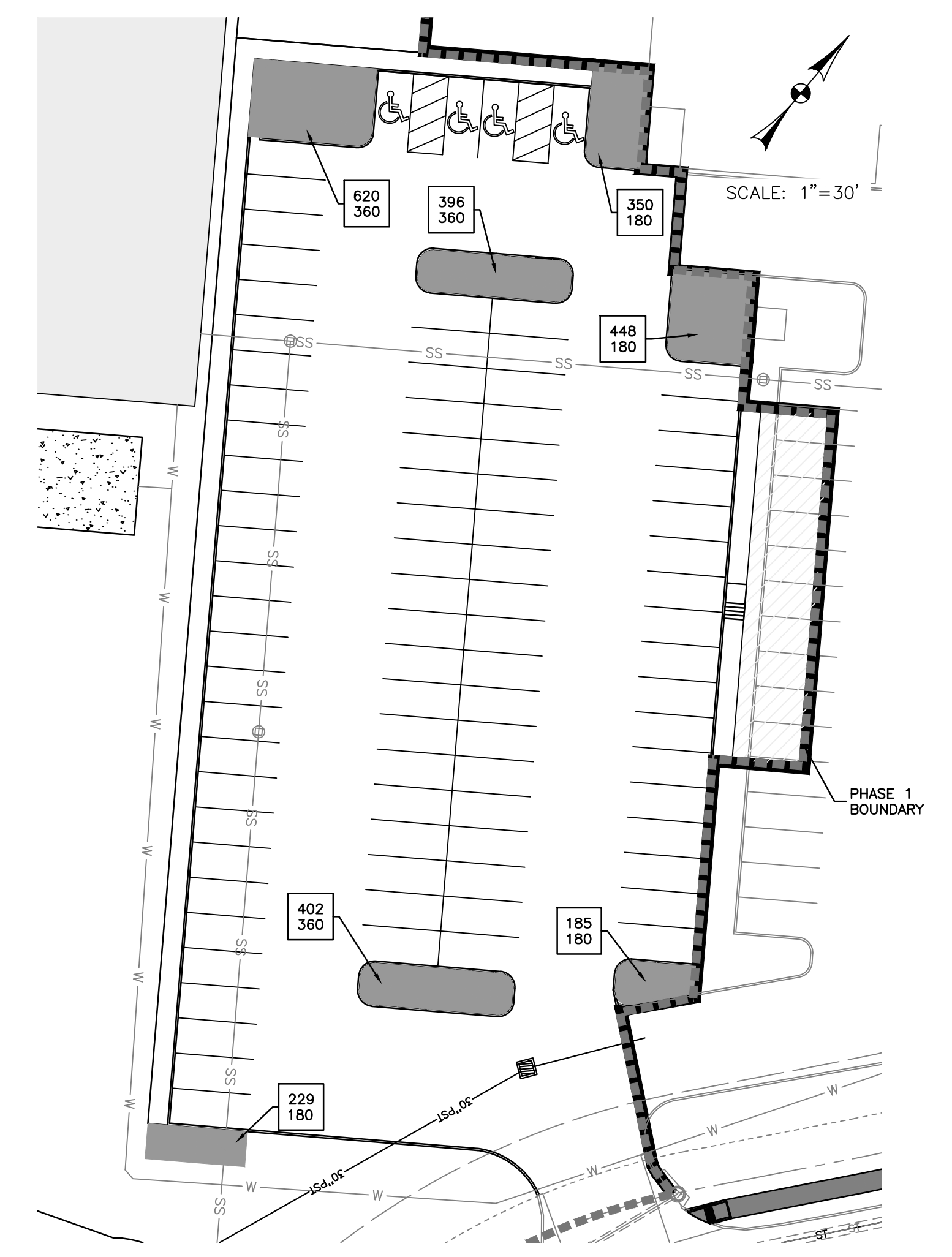
SHRUBS  
 30 @ 10 SF (2 gal. minimum) 300 = SF

GRASSES & GROUNDCOVER  
 9966 @ 10/100 SF 997 = SF

**TOTAL POINTS PROVIDED: 6897 SF**

**END ISLAND CALCULATIONS**

SF PROVIDED: 2630	PROVIDED: 2630 SF
SF REQUIRED: 1800	(-) END ISLAND REQUIRED: 10 X 180 SF (-) 1800 SF
	<b>EXCESS ISLAND AREA: 830 SF</b>



DESIGNED BY: LCH  
 DRAWN BY: LCH  
 APPROVED: AAP  
 JOB NO: E0564800

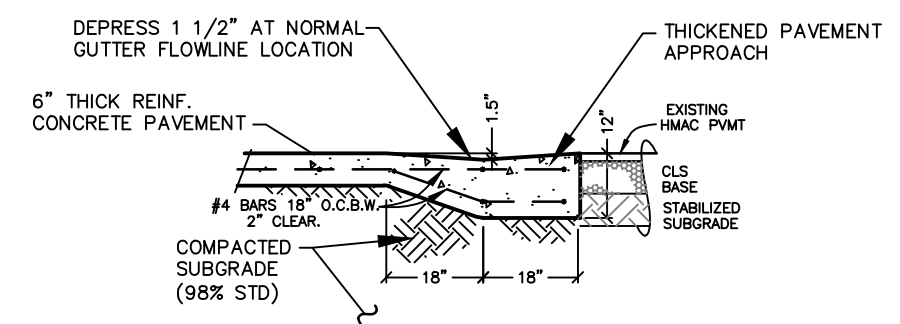
D O N D U R D E N, I N C  
 d.p.a. CIVIL ENGINEERING CONSULTANTS  
 4101 S. TEXAS AVE., SUITE A  
 BRYAN, TEXAS 77802  
 TEL: (979) 846-6212  
 FAX: (979) 846-6232  
 REGISTRATION #F-2214



REV	DATE	DESCRIPTION

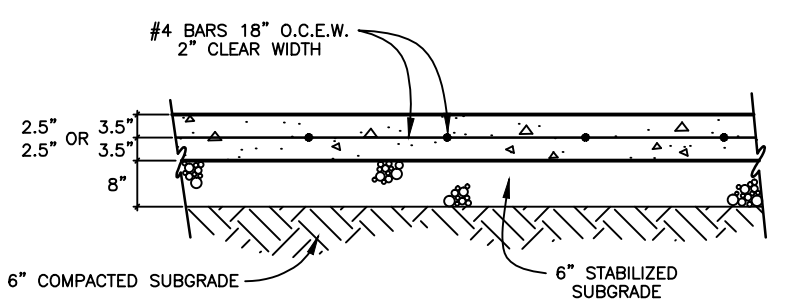
LIVING HOPE BAPTIST CHURCH  
 LIVING HOPE BAPTIST CHURCH  
 PHASE 1  
 LANDSCAPING PLAN  
 BRYAN, BRAZOS COUNTY, TEXAS

SHEET NO.  
**C6.1**



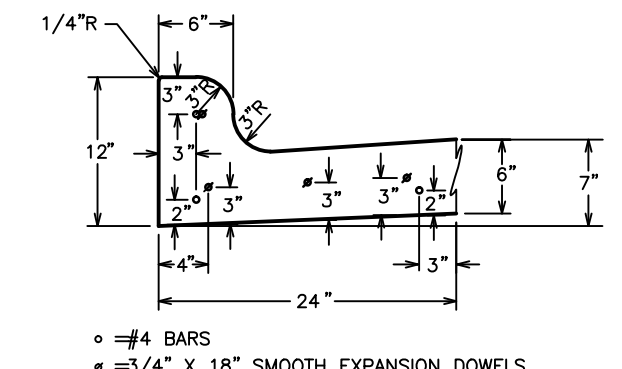
**CONCRETE PAVEMENT JUNCTION AT EXISTING HMAc PAVEMENT**

NOT TO SCALE



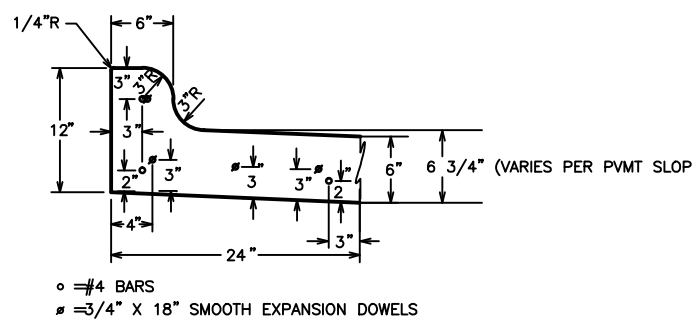
**REINFORCED CONCRETE PAVEMENT**

5" - 7" THICKNESS



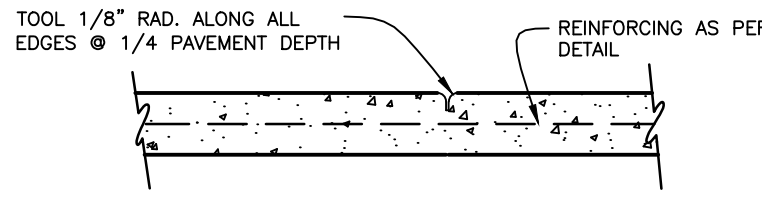
**MONOLITHIC CONCRETE CURB & GUTTER SECTION**

NOT TO SCALE



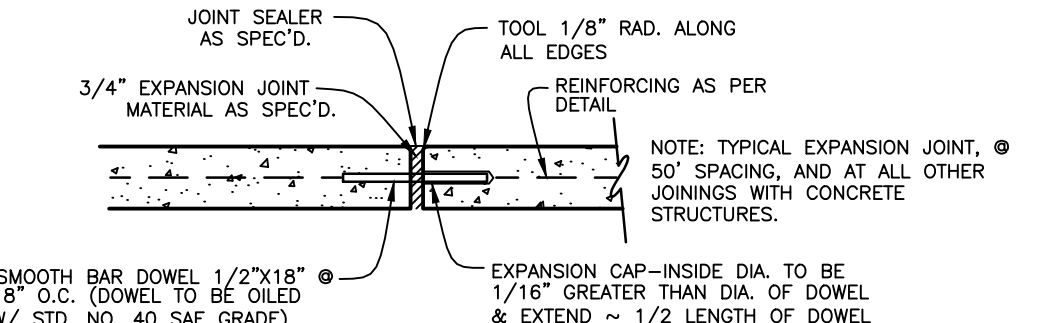
**MONOLITHIC CONCRETE SPILL CURB SECTION**

NOT TO SCALE



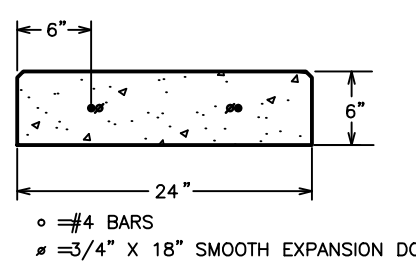
**CONTRACTION JOINT**

NOT TO SCALE



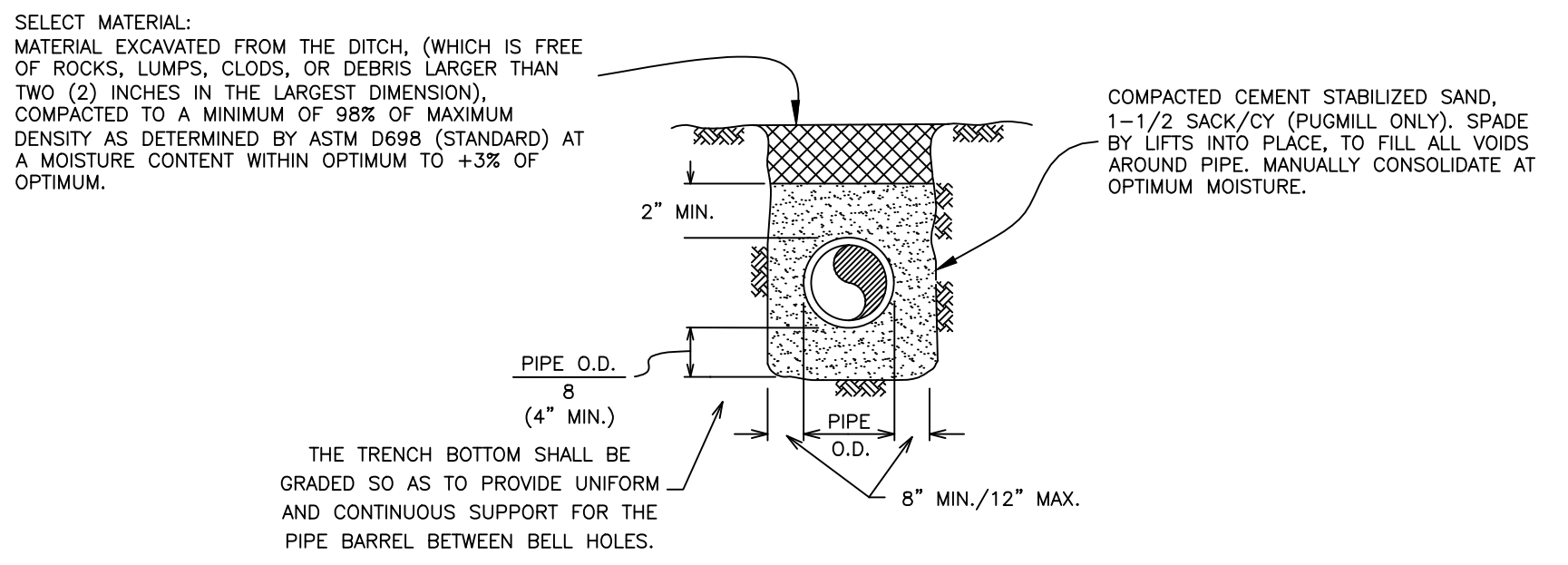
**EXPANSION JOINT (EJT)**

NOT TO SCALE



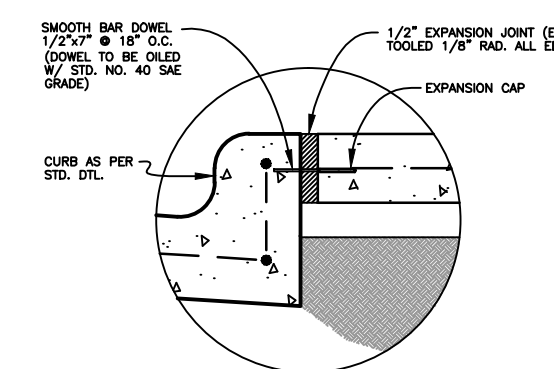
**CONCRETE FLUSH CURB SECTION**

NOT TO SCALE



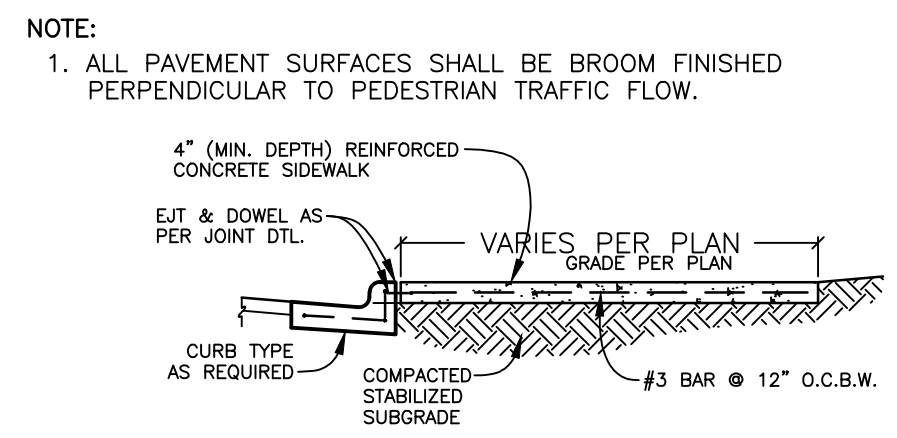
**BEDDING & TRENCH FOR REINFORCED CONCRETE PIPE**

NOT TO SCALE



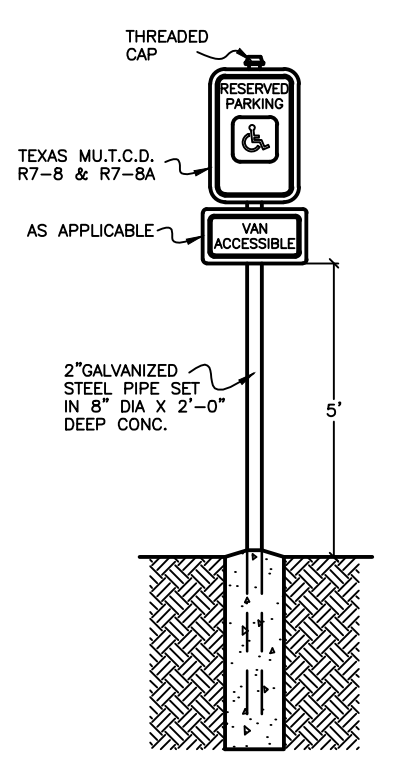
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NOT TO SCALE



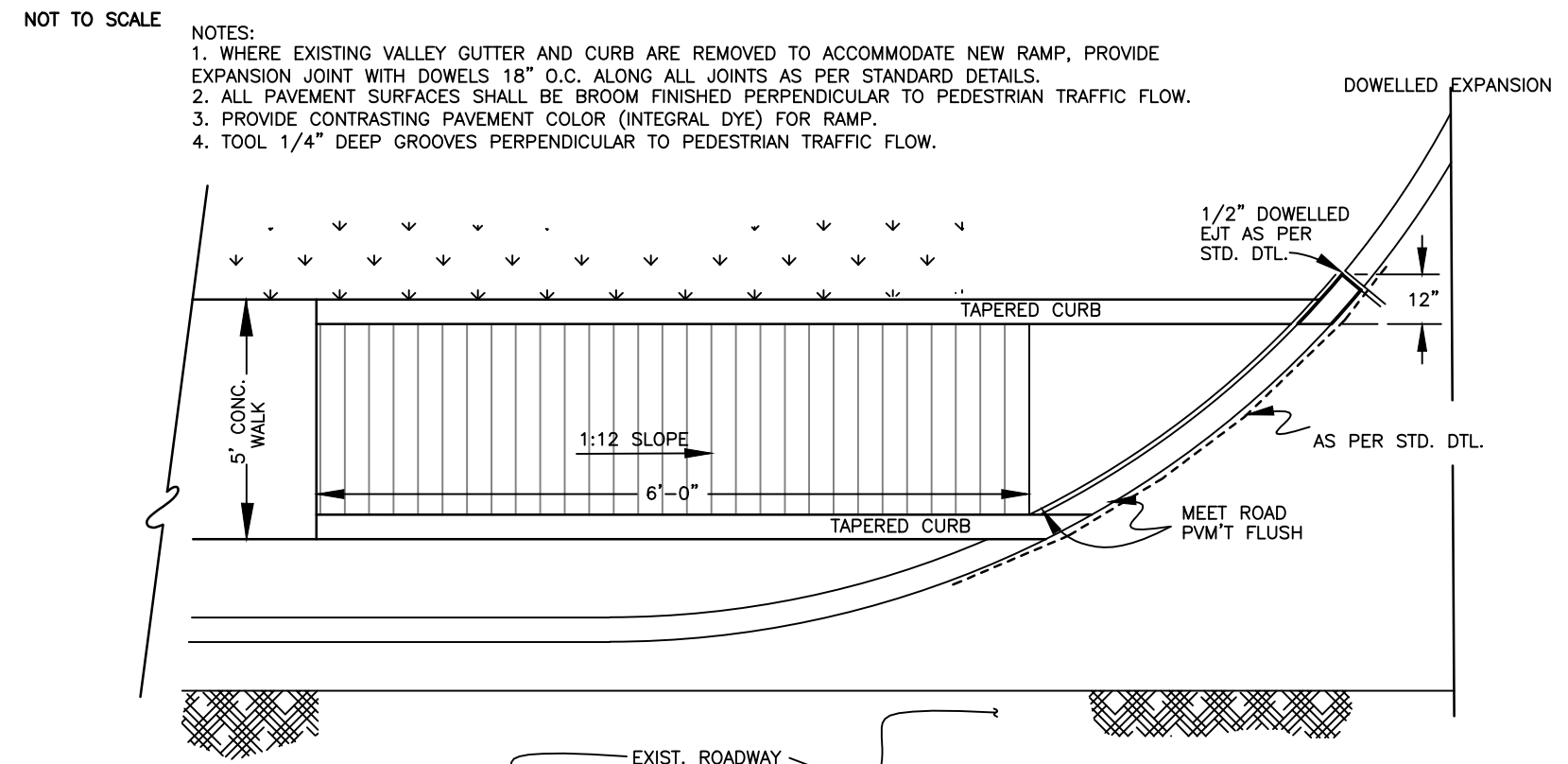
**STD. CONCRETE SIDEWALK**

NOT TO SCALE



**HANDICAP PARKING SIGN**

NOT TO SCALE

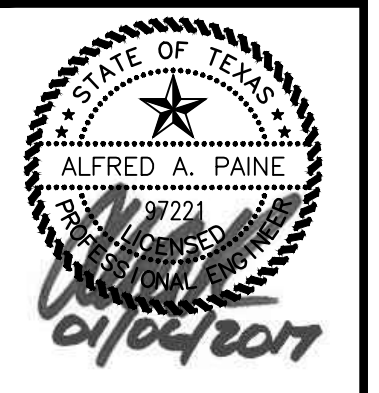


**ADA RAMP DETAIL**

NOT TO SCALE

DESIGNED BY:	LCH
DRAWN BY:	LCH
APPROVED:	AAP
JOB NO.:	EO564900

DON D U R D E N, I N C  
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 REGISTRATION #P-2214

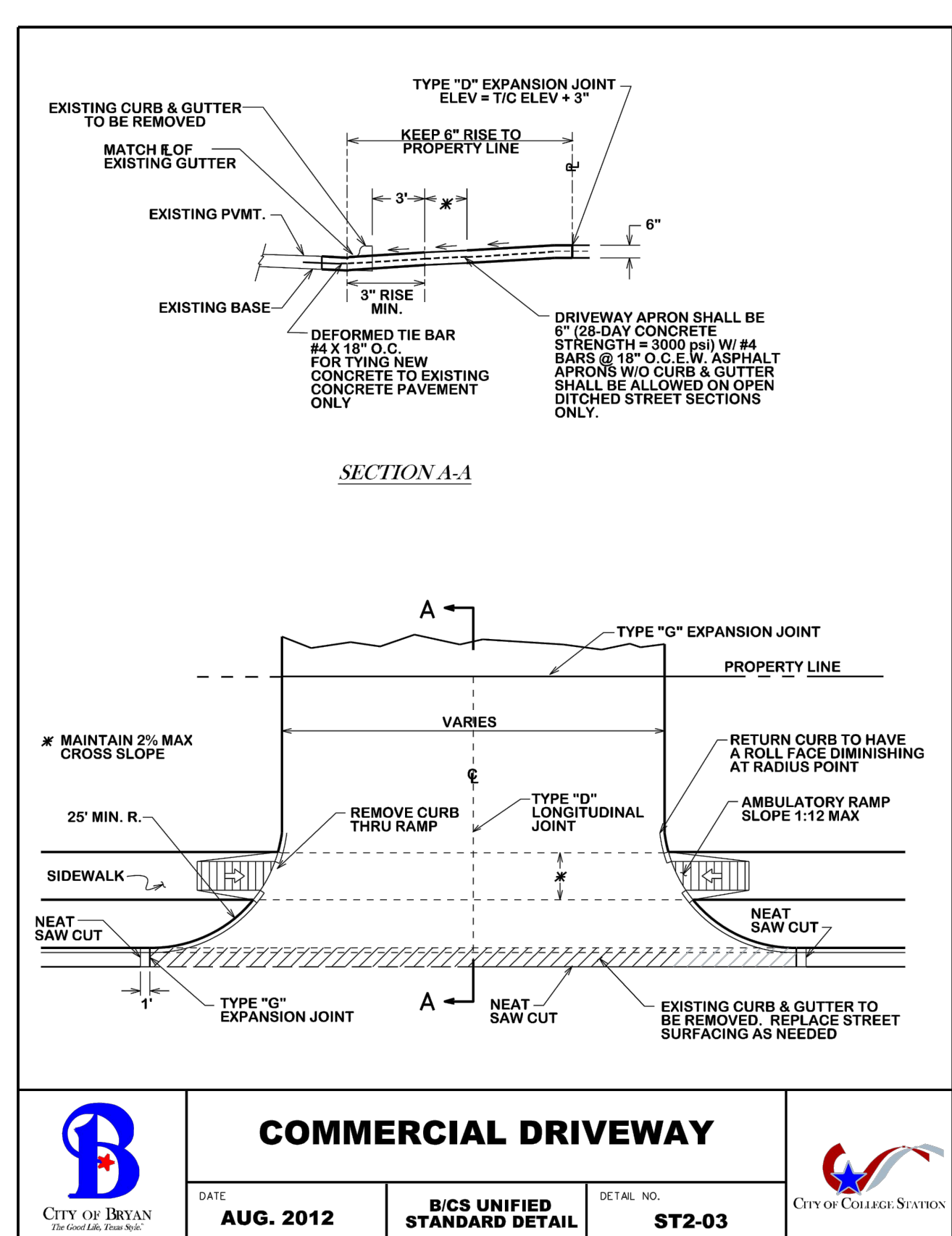


REV	DATE	DESCRIPTION

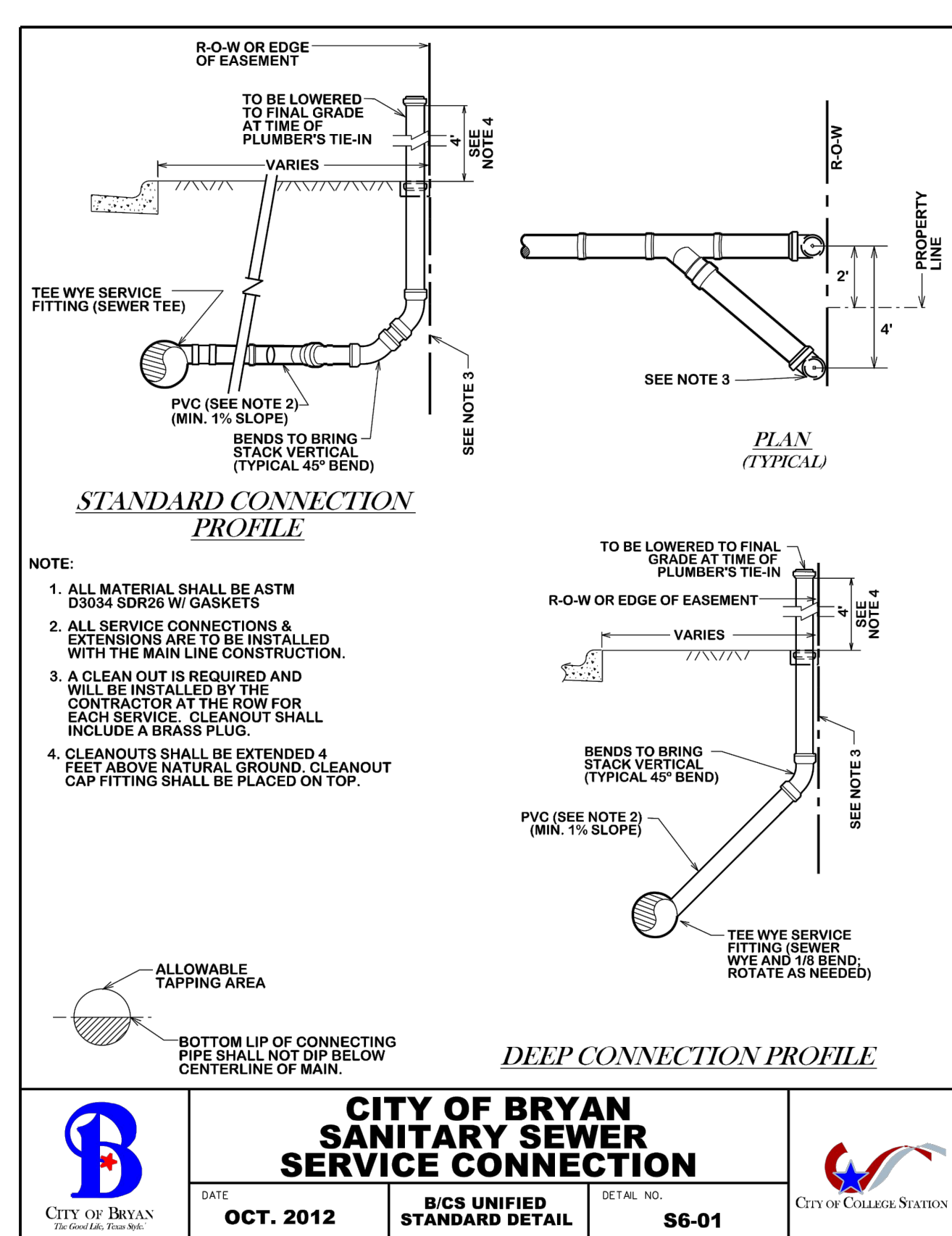
LIVING HOPE BAPTIST CHURCH  
 LIVING HOPE BAPTIST CHURCH  
 PHASE 1  
 NOTES AND DETAILS  
 BRYAN, BRAZOS COUNTY, TEXAS

SHEET NO.  
**C7.1**

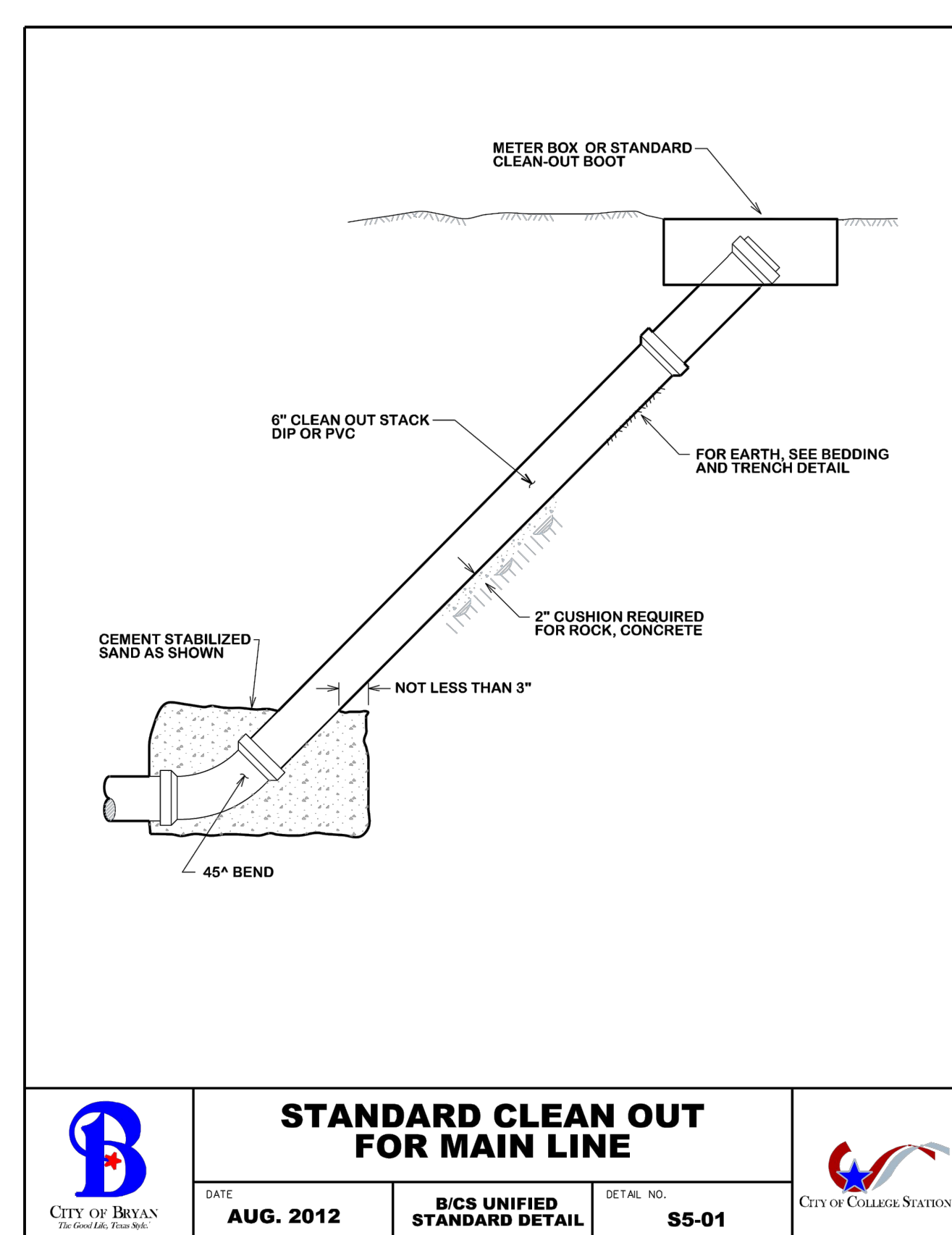




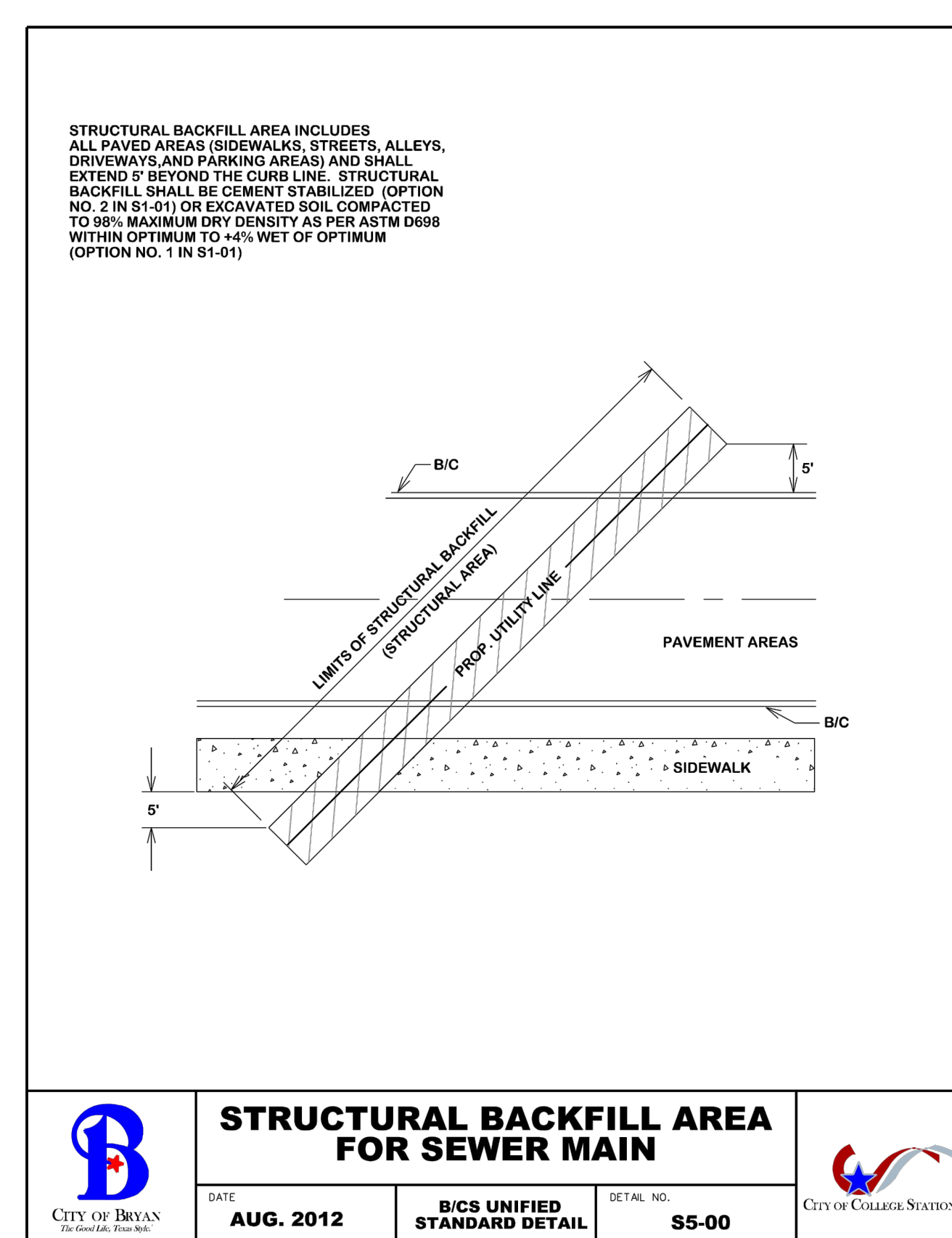
	<b>COMMERCIAL DRIVEWAY</b>			
	DATE	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO.	
	AUG. 2012		ST2-03	



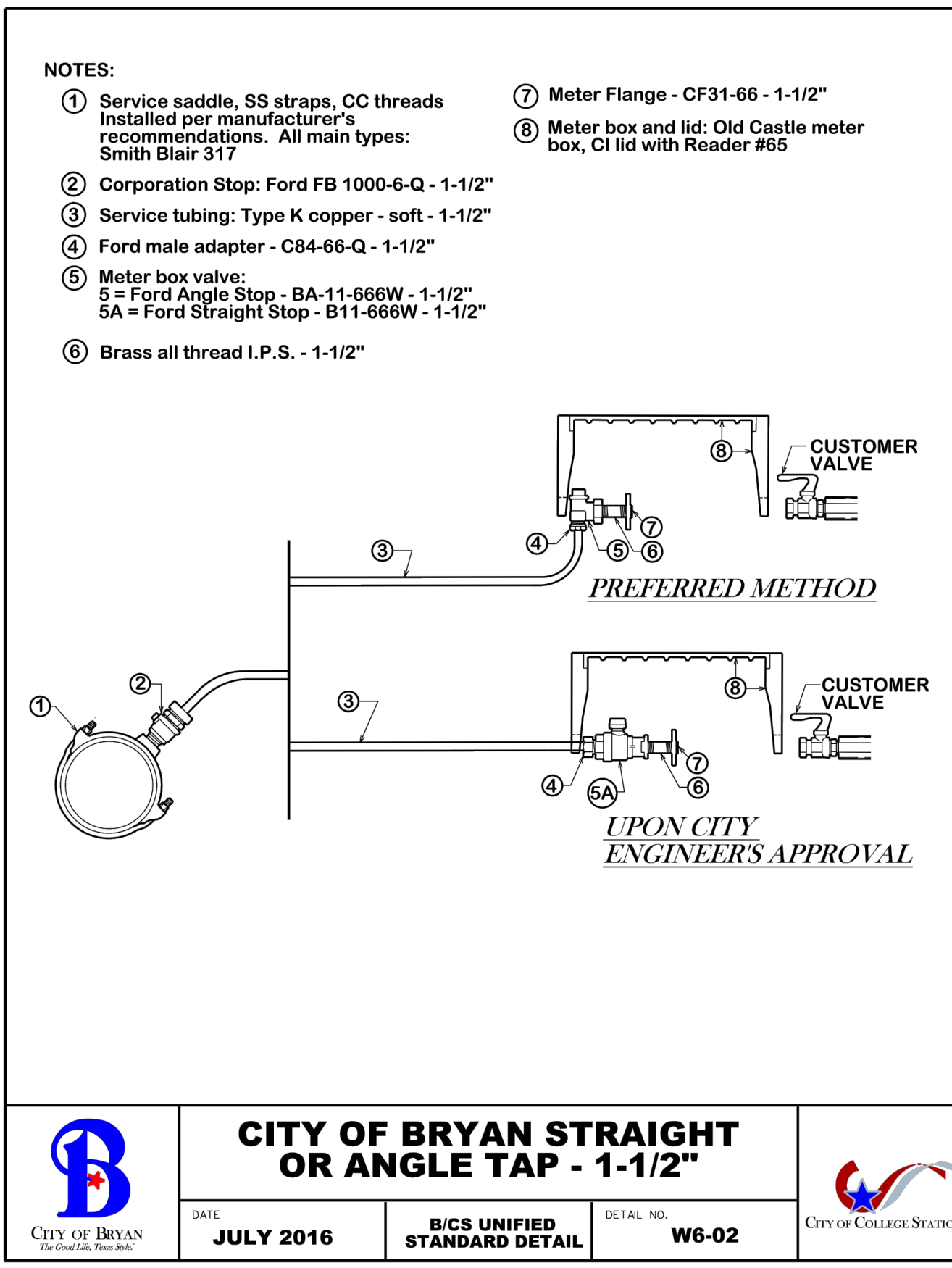
	<b>CITY OF BRYAN SANITARY SEWER SERVICE CONNECTION</b>			
	DATE	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO.	
	OCT. 2012		S6-01	



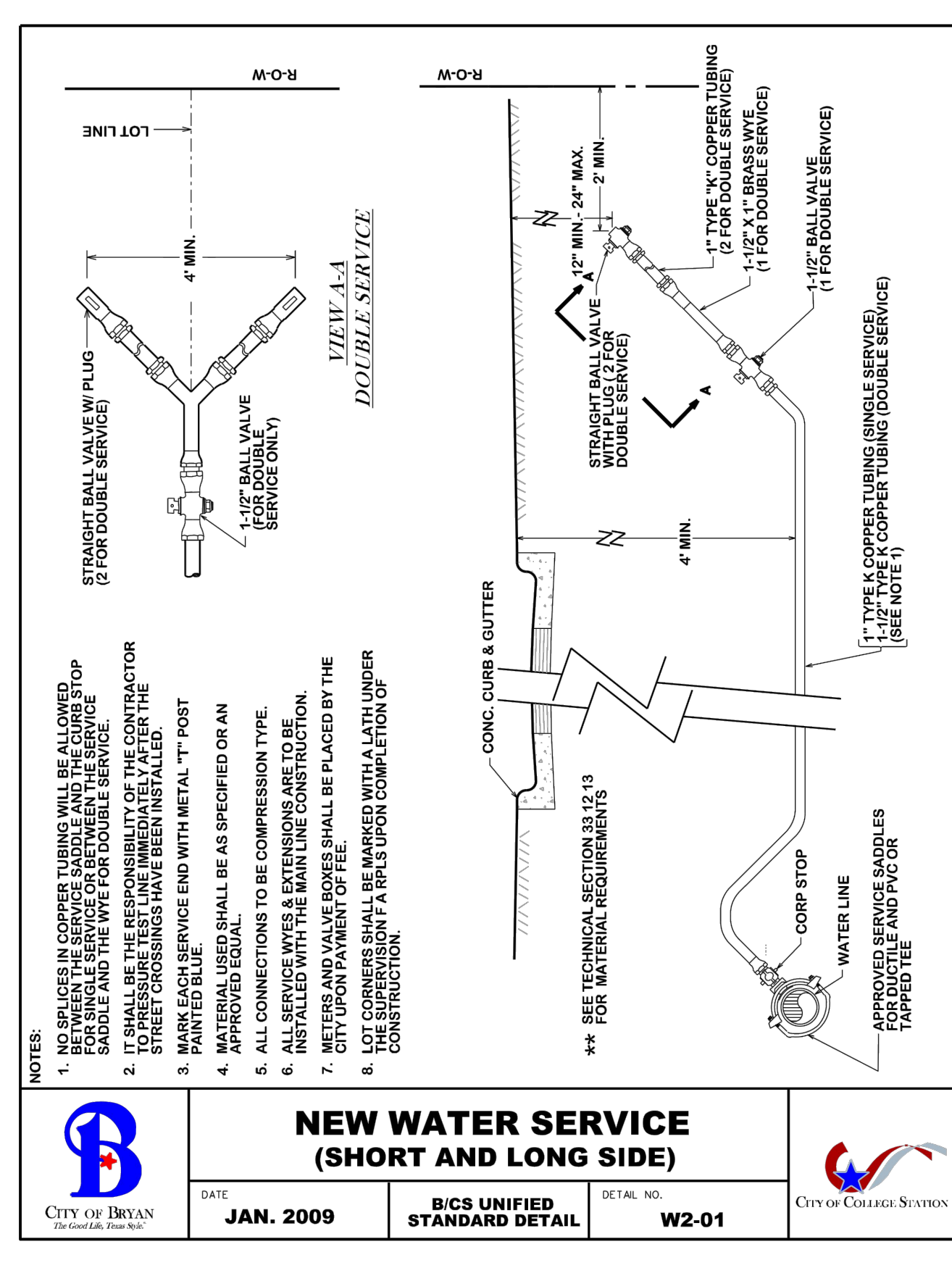
	<b>STANDARD CLEAN OUT FOR MAIN LINE</b>			
	DATE	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO.	
	AUG. 2012		S5-01	



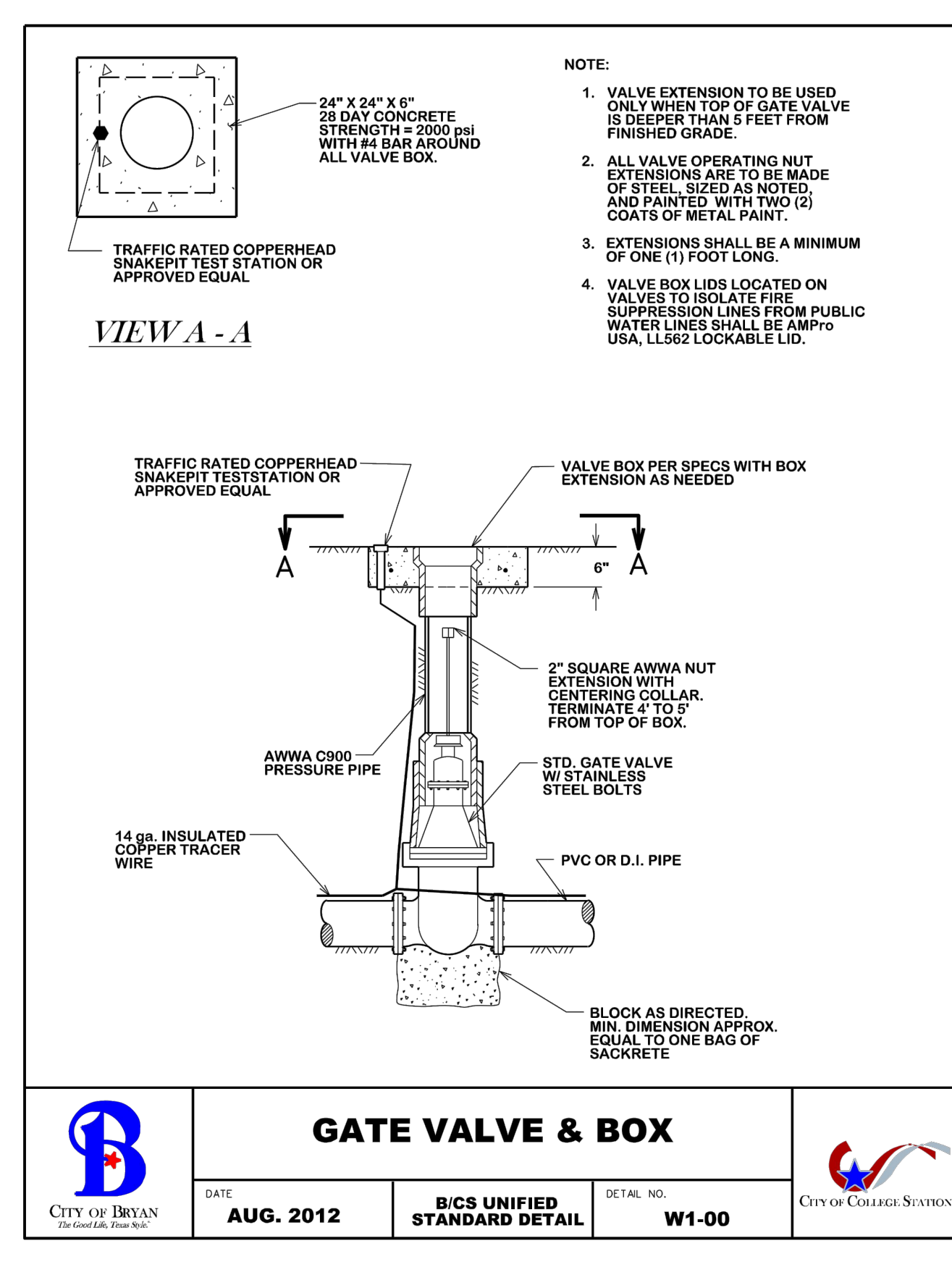
	<b>STRUCTURAL BACKFILL AREA FOR SEWER MAIN</b>			
	DATE	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO.	
	AUG. 2012		S5-00	



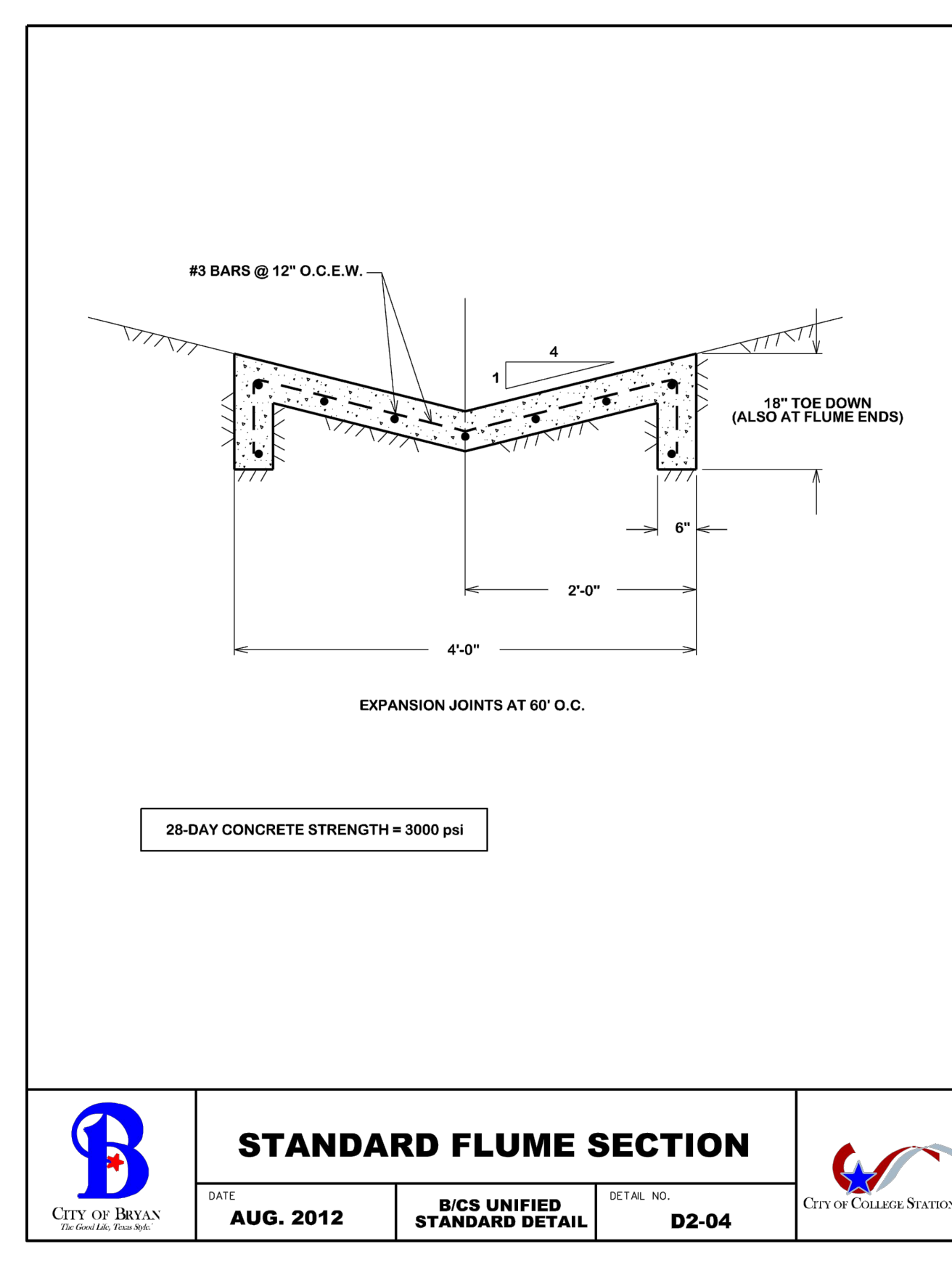
	<b>CITY OF BRYAN STRAIGHT OR ANGLE TAP - 1-1/2"</b>			
	DATE	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO.	
	JULY 2016		W6-02	



	<b>NEW WATER SERVICE (SHORT AND LONG SIDE)</b>			
	DATE	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO.	
	JAN. 2009		W2-01	



	<b>GATE VALVE &amp; BOX</b>			
	DATE	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO.	
	AUG. 2012		W1-00	



	<b>STANDARD FLUME SECTION</b>			
	DATE	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO.	
	AUG. 2012		D2-04	

DESIGNED BY:	LCH
DRAWN BY:	LCH
APPROVED:	AAP
JOB NO.:	E0564900

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 REGISTRATION #F-2214

SAN ANTONIO / LAREDO  
 BRYAN / COLLEGE STATION

DESCRIPTION	
REV	DATE

LIVING HOPE BAPTIST CHURCH  
 LIVING HOPE BAPTIST CHURCH  
 PHASE 1  
 CITY OF BRYAN STANDARD DETAILS  
 BRYAN, BRAZOS COUNTY, TEXAS

SHEET NO.  
**C7.2**

