

LEGEND
(SEE SHEET C-001 FOR GENERAL LEGEND)

[Pattern]	PROPOSED CONCRETE PAVEMENT. SEE SHEET C-501.
[Pattern]	PROPOSED CONCRETE WALK. SEE SHEET C-501.
[Pattern]	CONTRACTOR SHALL USE AIR COMPRESSOR (100 PSI MINIMUM) TO THOROUGHLY CLEAN ALL CONCRETE PAVEMENT CRACKS AND JOINTS OF ANY DEBRIS AND VEGETATION. PAVEMENT SHALL BE SWEEPED TO COLLECT AND DISPOSE OF ALL ACCUMULATED DEBRIS AND VEGETATION. AFTER SWEEPING, CONTRACTOR SHALL FILL ALL CRACKS AND JOINTS IN ACCORDANCE WITH TXDOT ITEM NO. 360 AND DMS-6310 "JOINT SEALANTS AND FILLERS".
[Pattern]	CONTRACTOR SHALL POWER WASH ALL SIDEWALKS FREE OF DEBRIS, DIRT AND STAINS. ONCE DRIED, CONTRACTOR SHALL CRACK FILL AND SEAL ALL JOINTS PER TXDOT SPECIFICATION SECTION 360.
[Pattern]	PROPOSED CONCRETE WASHOUT FACILITY REFER TO SWPP DETAILS

PROJECT DESCRIPTION
THIS SITE CURRENTLY FUNCTIONS AS THE BRYAN UNITED STATES POSTAL OFFICE AS PART OF THE BRIAR MEADOWS CREEK SUBDIVISION (PHASE 3). THE MAJOR EXTERIOR SITE WORK INCLUDES THE EXPANSION OF THE CARRIER PARKING LOT, NEW SIDEWALKS, PAVEMENT RESTRIPING, AND ADA SITE IMPROVEMENTS.

SITE INFORMATION:
OWNER NAME: US POSTAL SERVICE
ZONING: COMMERCIAL DISTRICT (C-3)

PROJECT COMPLETION STATISTICS

PARCEL SIZE:	20.76 ACRES
TOTAL DISTURBED AREA:	1.37 ACRES
EXISTING LAND USE FOR THE SITE IS AN EXISTING USPS CENTER.	
ESTIMATED PRE-CONSTRUCTION IMPERVIOUS AREA:	10.46 ACRES
ESTIMATED PRE-CONSTRUCTION IMPERVIOUS PERCENT:	50.40%
PRE-CONSTRUCTION RUN-OFF COEFFICIENT:	0.63
PROPOSED LAND USE WILL BE AN UPDATED USPS CENTER	
ESTIMATED POST-CONSTRUCTION IMPERVIOUS AREA:	10.95 ACRES
ESTIMATED POST-CONSTRUCTION IMPERVIOUS PERCENT:	52.75%
POST-CONSTRUCTION RUN-OFF COEFFICIENT:	0.64

PROJECT LOCATION:
LATITUDE: 30.671162° LONGITUDE: -96.343242°

EXISTING SITE SOIL TYPES:
ZcB: BOONVILLE-URBAN LAND COMPLEX, 0 TO 3 PERCENT SLOPES
REFERENCE: USDA NATIONAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.

WETLAND INFORMATION:
THERE ARE NO KNOWN WETLANDS WITHIN THE PROJECT LIMITS.

THE MAJORITY OF THE SITE IS CONVEYED INTO AN EXISTING DETENTION BASIN, LOCATED IN THE GREEN SPACE ON THE SOUTH SIDE OF THE PROPERTY. A PORTION OF THE STORM WATER SHEET FLOWS FROM NORTH TO SOUTH INTO THE BASIN. THE OTHER HALF OF THE SITE UTILIZES CATCH BASINS TO CONVEY WATER INTO THE DETENTION BASIN. FROM THE BASIN, THE WATER IS ROUTED THROUGH A SERIES OF STORM PIPES INTO ANOTHER DETENTION BASIN (BRIARCREST WEST 1 DETENTION BASIN), FROM THERE, THE WATER IS CONVEYED TO SEWER CREEK, WHICH IS TRIBUTARY TO THE LARGER CARTER'S CREEK.

ANTICIPATED TIMING:
CONSTRUCTION BEGIN: APRIL 2023
CONSTRUCTION COMPLETE: AUGUST 2023

CONTRACTOR: T.B.D.
CONTACT: _____
PHONE NUMBER: _____

CONTRACTOR SHALL MAINTAIN A CONSTRUCTION LOG DOCUMENTING ALL GRADING AND STABILIZATION ACTIVITIES.

PARKING SPACES

	CARRIER			EMPLOYEE	RETAIL
	LLV	NGDV			
EXISTING SPACES	-	-		322	97
TARGETED SPACES	135	154		-	-
PROPOSED SPACES	0	140		334	96



CITY OF BRYAN PUBLIC WORKS
TEL: 979-209-5900

BENCHMARKS:
ELEVATIONS SHOWN ON THIS SURVEY ARE BASED ON GPS OBSERVATIONS UTILIZING THE ALL TERRA RTK NETWORK, NORTH AMERICAN VERTICAL DATUM OF 1988 (GEOID 12A).

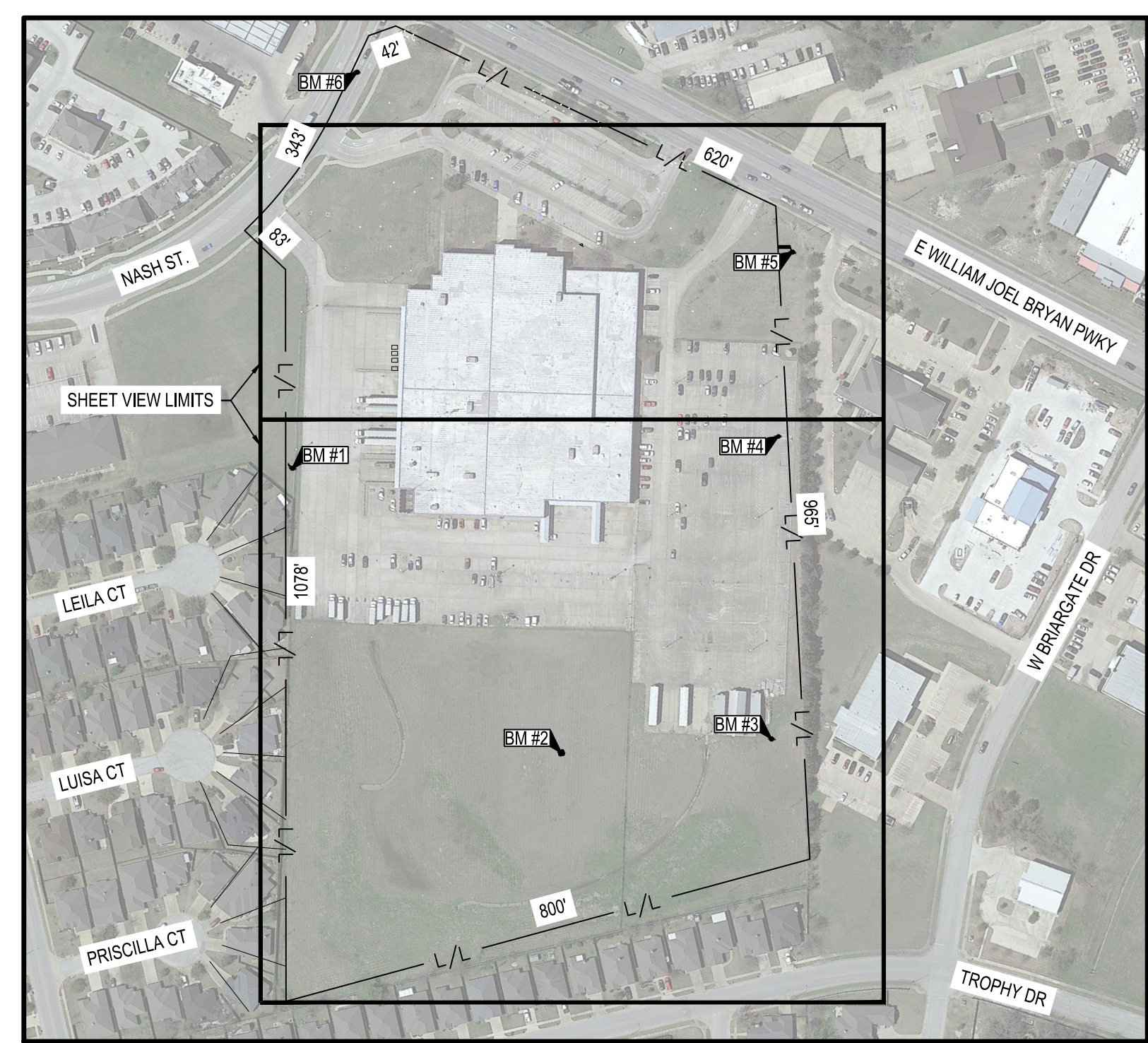
BENCHMARK #1 "X-CUT"
N=10229806.5
E=3550393.3
ELEV=333.2'

BENCHMARK #2 IRON ROD WITH YELLOW CAP "EAGLE SURVEYING"
N=10229670.7
E=3550954.3
ELEV=332.6'

BENCHMARK #3 1/2" IRON ROD WITH YELLOW CAP "EAGLE SURVEYING"
N=10229856.6
E=3551203.1
ELEV=329.8'

BENCHMARK #4 X-CUT
N=10230236.0
E=3550968.7
ELEV=337.9'

NOTE: REFER TO PROJECT PLAN/BENCHMARK KEY AND PROVIDED TOPOGRAPHIC EXHIBIT FOR COMPLETE BENCHMARK INFORMATION



A6 PROJECT BENCHMARK/VICINITY MAP
Scale: 1"=200'

DESIGNER	Designer
PROJECT MANAGER	(AM)
PROJECT MANAGER	(AM)
JOB NO.	2022359.02

USPS SDC - BRYAN, TX - PH2
212 E. WILSON BLVD. - BRYAN, TX 77801



OVERALL DEMOLITION PLAN

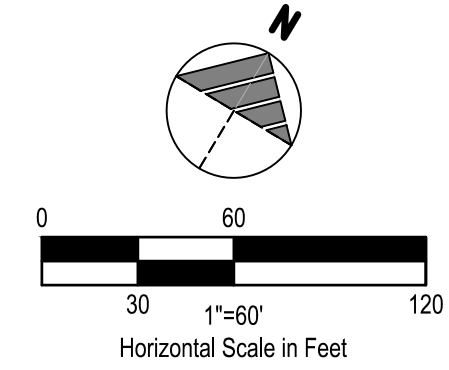
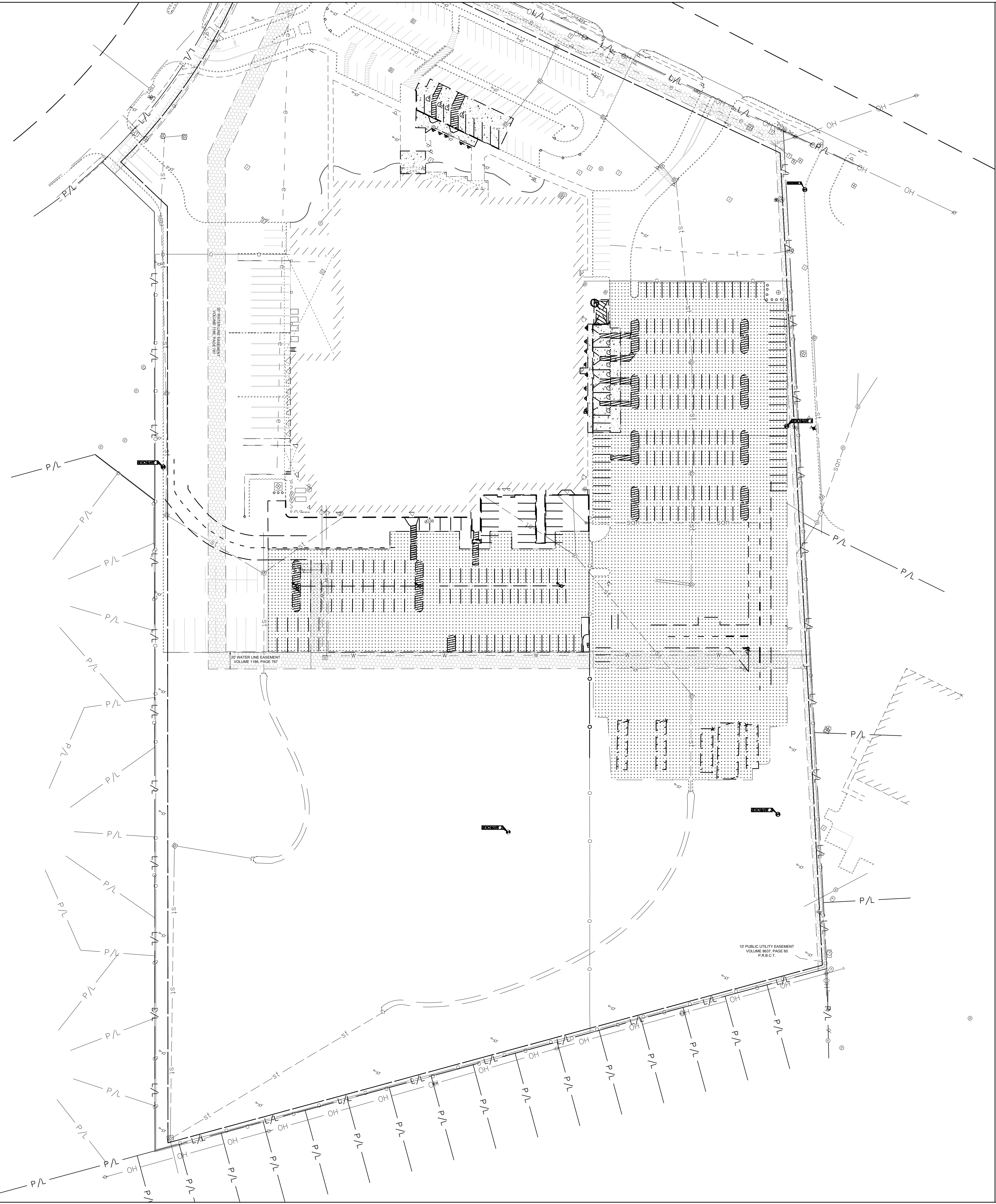
C-111

Scale: 1"=60'
Date: 02/02/2010
Project: USPS SDC - BRYAN, TX - PH2
USPS File Number: 2022359.02

Revised: FOR CONSTRUCTION
LEGAL NAME: BRYAN MEADOWS CREEK PFT 3, LOT 4
OWNER NAME: USPS POSTAL SERVICE

Facilities, 4301 Wilson Blvd., Suite 300, Arlington, VA 22203-1861

ZONING: COMMERCIAL DISTRICT (C-3)



LEGEND
(SEE SHEET C-001 FOR GENERAL LEGEND)

	EXISTING CONCRETE TO BE REMOVED TO THE NEXT NEAREST JOINT
	EXISTING BUILDING/STRUCTURE TO BE REMOVED. SEE BUILDING DRAWINGS FOR LIMITS OF REMOVAL.
	EXISTING CONCRETE PAVEMENT CRACK FILL REPAIRS, SEE SITE PLAN
	EXISTING EASEMENT



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