

THE CITY OF BRYAN, TEXAS

Plans to Serve

BCS CHURCH OF CHRIST

10975 STATE HIGHWAY 30
BRYAN, TEXAS

OWNER

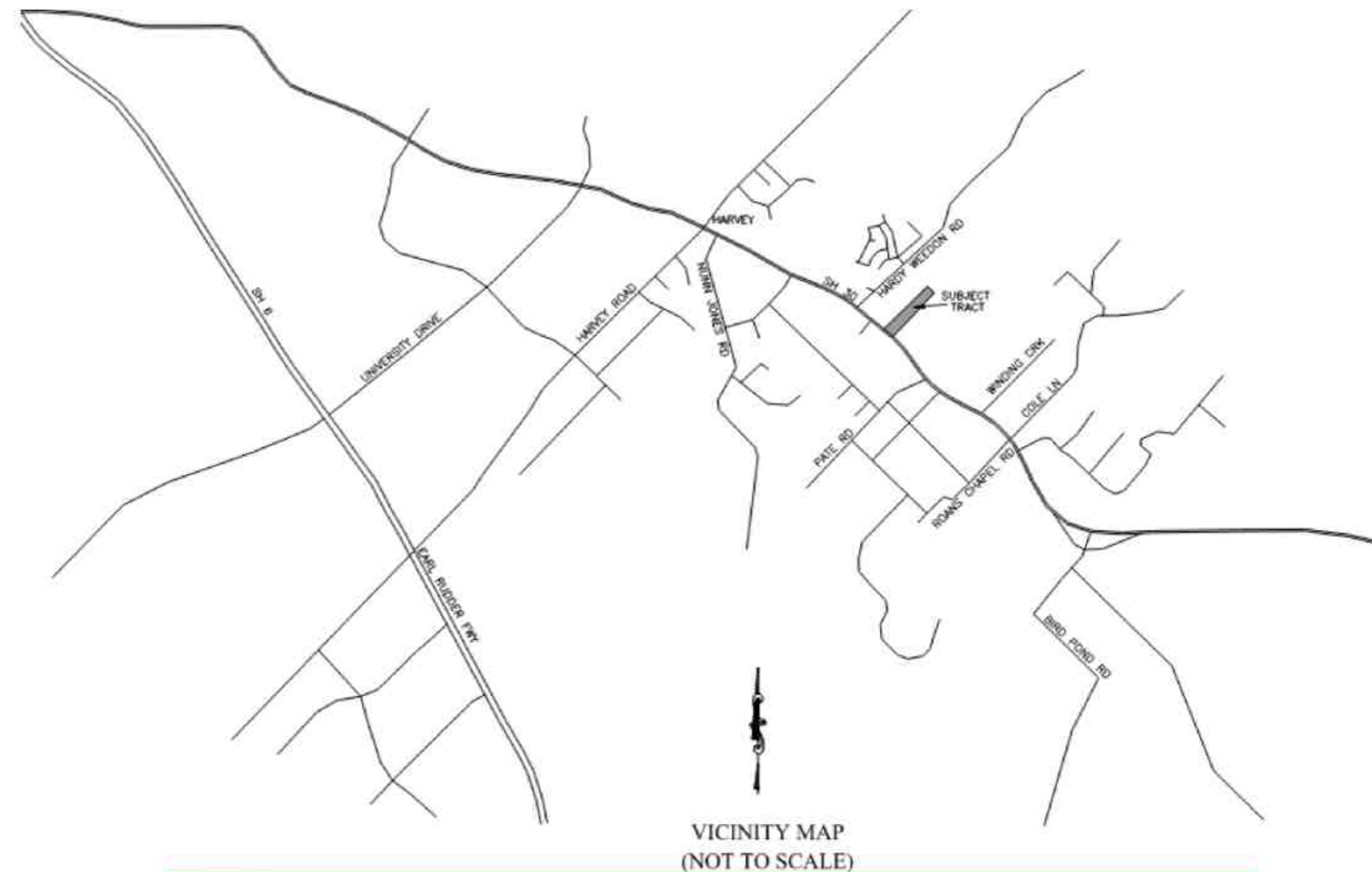
BCS Church of Christ
Dinc McDonald, Representative
11914 SH 30
College Station, Texas 77845
P: 979.774.7470

ARCHITECT

Schwarz-Hanson Architects
2627 Tillar Street, Suite 131
Fort Worth, Texas 76107
P: 817.377.3600

SURVEYOR

Tumlinson Land Surveying
Tyler Tumlinson, RPLS #6410
PO Box 633
Millican, Texas 77866
P: 254.931.6707



VICINITY MAP
(NOT TO SCALE)

LOCATION MAP



JANUARY 2023

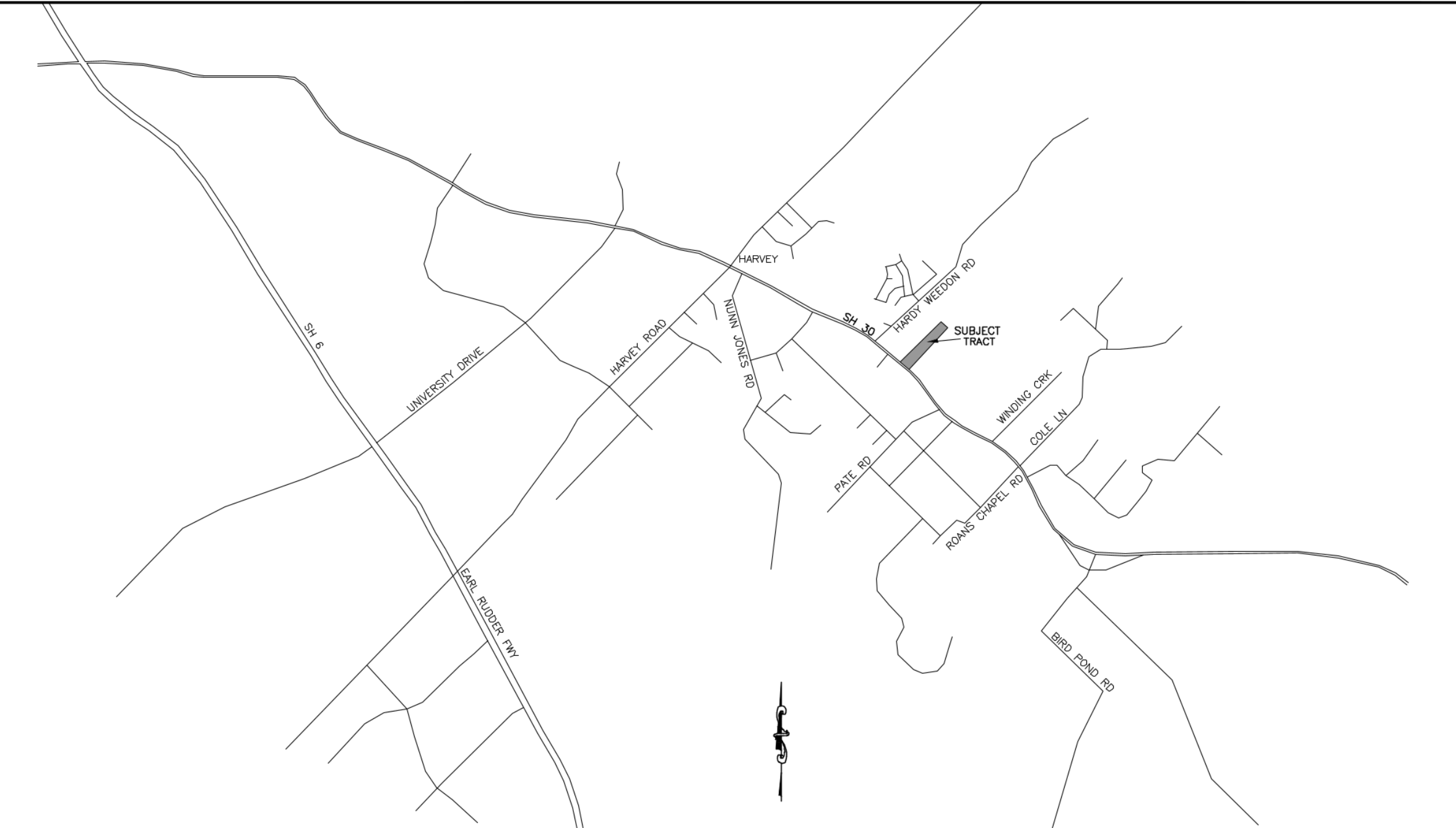
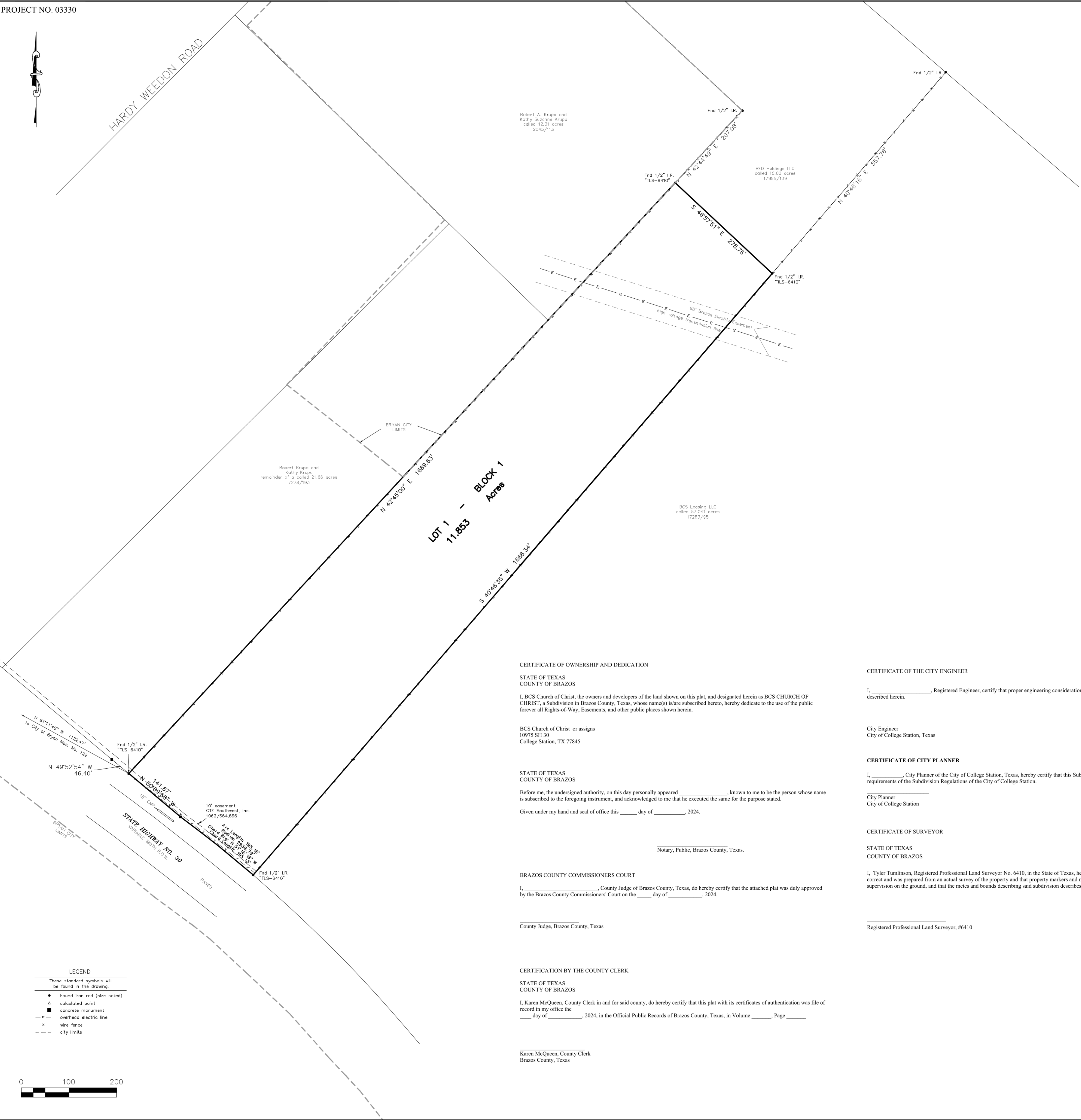
SHEET NO. DESCRIPTION

- | SHEET NO. | DESCRIPTION |
|-----------|----------------------------|
| 1. C0.0 | COVER SHEET |
| 2. C1.0 | DIMENSION CONTROL PLAN |
| 3. C2.0 | TxDOT PERMIT PLAN |
| 4. C3.0 | PAVING PLAN |
| 5. C4.0 | DETAILS |
| 6. C4.1 | GENERAL CONSTRUCTION NOTES |
| 7. C5.0 | GRADING PLAN |
| 8. C6.0 | DRAINAGE PLAN |
| 9. C7.0 | UTILITY PLAN |
| 10. C8.0 | EROSION CONTROL PLAN |
| 11. C8.1 | EROSION CONTROL DETAILS |

CITY APPROVAL _____ DATE _____

CITY APPROVAL _____ DATE _____

NOTE TO PROSPECTIVE BIDDERS:
ALL PROSPECTIVE BIDDERS SHALL VISIT
THE SITE AND BECOME FAMILIAR WITH
THE SITE PRIOR TO SUBMITTING A BID.



VICINITY MAP (NOT TO SCALE)

METES AND BOUNDS DESCRIPTION

STATE OF TEXAS
COUNTY OF BRAZOS

Being a 11.853 acre tract of land out of the Maria Keagans League, Abstract No. 28, Brazos County, Texas and being the remainder of that certain called 21.86 acre tract of land described to Bryan/College Station Church of Christ, recorded in Volume 17554, Page 1 of the Official Records of Brazos County, Texas;

BEGINNING at a 1/2 inch iron rod with yellow cap stamped "TLS 6410", found at the southeast corner of said remainder tract, located at the southwest corner of a called 57.041 acre tract to BCS Leasing LLC, (17263/95), also located on the north right of way of State Highway No. 30, for the southeast corner of this;

THENCE along the south line of said remainder tract, with the north right of way of said highway the following courses and distances:

-With a curve to the left having a radius of 2939.79 feet, an arc length of 195.16 feet and a chord bearing N 51°16'18" W a distance of 195.13 feet to a concrete monument found for an angle point, and

-N 50°09'58" W a distance of 141.67 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410", found at the southwest corner of said remainder tract, located at the southeast corner of the remainder of a called 21.86 acre tract to Robert Krupa and Kathy Krupa, for the southwest corner of this;

THENCE departing said highway, along the northwest line of said Bryan/College Station Church of Christ remainder tract, with the southeast line of said Krupa remainder tract and generally along a fence line N 42°45'00" E a distance of 1689.63 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410", found at the northwest corner of said remainder tract, located at the southwest corner of a called 10.00 acre tract to RFD Holdings LLC, (17995/139), for the northwest corner of this;

THENCE along the north line of said remainder tract, with the south line of said 10.00 acre tract S 46°57'51" E a distance of 278.68 feet to a 1/2 inch iron rod with yellow cap stamped "TLS 6410", found at the northeast corner of said remainder tract, located on the northwest line of said 57.041 acre tract, for the northeast corner of this;

THENCE along the southeast line of said remainder tract, with the northwest line of said 57.041 acre tract and generally along a fence line S 40°46'35" W a distance of 1668.34 feet to the **POINT OF BEGINNING**.

All bearings and distances are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS

I, BCS Church of Christ, the owners and developers of the land shown on this plat, and designated herein as BCS CHURCH OF CHRIST, a Subdivision in Brazos County, Texas, whose name(s) herein subscribed hereto, hereby dedicate to the use of the public forever all Rights-of-Way, Easements, and other public places shown herein.

BCS Church of Christ or assigns
10975 SH 30
College Station, TX 77845

CERTIFICATE OF THE CITY ENGINEER

I, _____ Registered Engineer, certify that proper engineering consideration has been given to the Improvements described herein.

City Engineer
City of College Station, Texas

CERTIFICATE OF CITY PLANNER

I, _____ City Planner of the City of College Station, Texas, hereby certify that this Subdivision Plat conforms to the requirements of the Subdivision Regulations of the City of College Station.

City Planner
City of College Station

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Tyler Tumlinson, Registered Professional Land Surveyor No. 6410, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision describes a closed geometric form.

Registered Professional Land Surveyor, #6410

CERTIFICATE OF THE COUNTY JUDGE

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat with its certificates of authentication was filed of record in my office the _____ day of _____, 2024, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

Karen McQueen, County Clerk
Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat with its certificates of authentication was filed of record in my office the _____ day of _____, 2024, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

Karen McQueen, County Clerk
Brazos County, Texas

CERTIFICATE OF THE COUNTY JUDGE

STATE OF TEXAS
COUNTY OF BRAZOS

I, _____ County Judge of Brazos County, Texas, do hereby certify that the attached plat was duly approved by the Brazos County Commissioners' Court on the _____ day of _____, 2024.

County Judge, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

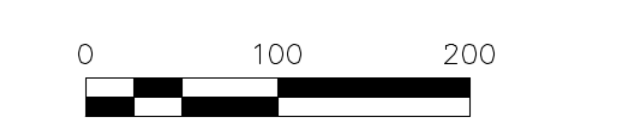
STATE OF TEXAS
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk in and for said county, do hereby certify that this plat with its certificates of authentication was filed of record in my office the _____ day of _____, 2024, in the Official Public Records of Brazos County, Texas, in Volume _____, Page _____.

Karen McQueen, County Clerk
Brazos County, Texas

- NOTES:
- Bearings are based on State Plane Coordinate System, Texas Central Zone, Nad 1983.
 - No portion of property described herein lies within the 100 year flood hazard area, according to F.I.R.M. Panel No. 480410222F, effective date of 4/2/2014.
 - 1/2 inch iron rods with yellow plastic caps stamped "TLS-6410" are set at all corners unless otherwise noted.
 - Front, Rear and Side setbacks shall conform to the specifications of subdivision plats as established by the Commissioners' Court, Brazos County, Texas for subdivisions situated outside the boundaries of an incorporated Town or City in Brazos County, Texas, except where the plat or deed restriction imposed a greater setback requirement.
 - 25 foot front setback from edge of R.O.W.
 - 20 foot rear setback
 - 10 foot side setback
 - Notes from the Brazos County Health Department
 - no onsite sewage facility (OSSF) authorization to construct for an individual lot will be issued first having a site evaluation report on file for that individual lot. The site evaluation must be conducted by a site evaluator licensed in the State of Texas.
 - all lots served by an OSSF must comply with the County and State regulations. No OSSF may be installed on any lot with out the issuance of an "Authorization to Construct" issued by the Brazos County Health Department under the provisions of the private sewage facilities regulations adopted by the Commissioners' Court of Brazos County, pursuant to the provisions of section 21.0284 of the Texas Water Code. No OSSF drain field is to encroach on the 100-foot sanitary zone of private water wells or 150 feet of public water wells. A sanitary zone must be clearly delineated around all existing public and private wells on the subdivision plot or within 150 feet of the subdivision boundary.
 - Water service for the BCS CHURCH OF CHRIST will be provided by the City of College Station
- The following easements apply:
- City of Bryan 139/313 (Drainage easement)
 - Brazos River Transit Electric Cooperative, 135/217 (Drainage easement)
 - GTE Southwest Inc. 1062/664
 - GTE Southwest Inc. 1062/666

- LEGEND**
- These standard symbols will be found in the drawing.
- Found iron rod (size noted)
 - △ calculated point
 - concrete monument
 - e— overhead electric line
 - x- wire fence
 - - - city limits



FINAL PLAT

OF

BCS CHURCH OF CHRIST

LOT 1 BLOCK 1
11.853 total acres

MARIA KEAGANS LEAGUE
ABSTRACT NO. 28
BRAZOS COUNTY, TEXAS.

OWNER/DEVELOPER
BRYAN/COLLEGE STATION CHURCH OF CHRIST
a Texas non-profit corporation
11914 STATE HIGHWAY 30
COLLEGE STATION, TEXAS 77845

SURVEYOR
Tumlinson Land Surveying
1255 Millican Meadows Circle
College Station, Texas, 77845

A NEW FACILITY FOR
BCS CHURCH OF CHRIST

STATE HIGHWAY 30
BRYAN, TEXAS

THIS DOCUMENT IS FOR REVIEW ONLY AND NOT FOR BIDDING OR CONSTRUCTION

SCOTT ATWOOD, PE
REG.# 70851

REVISION SCHEDULE

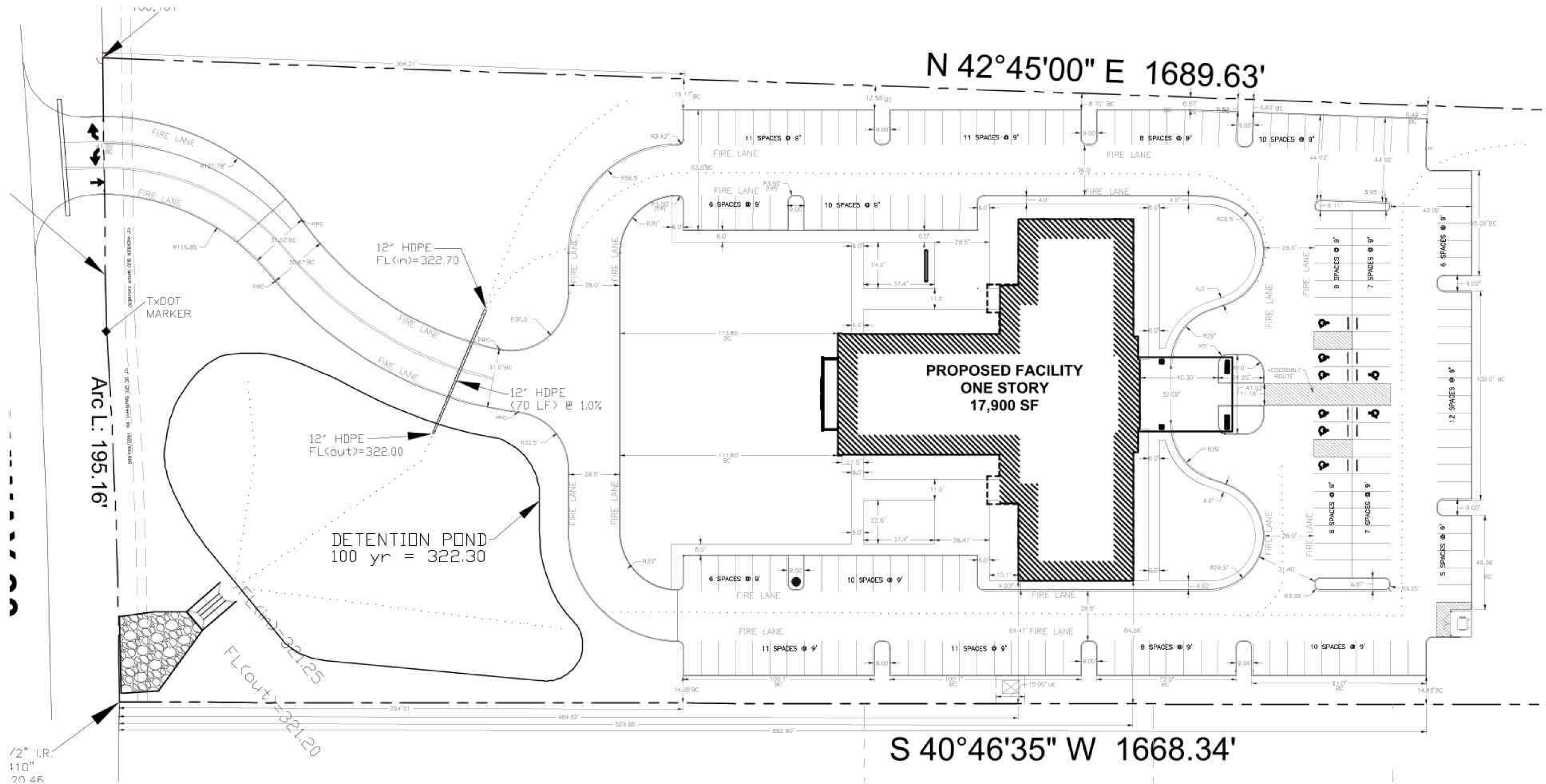
#	Description	Date
Initial		01-19-2024
1	Revise SS alignment to back	02-16-2024
2	City Submittal	02-21-2024

SHEET NAME

SITE PLAN (CIVIL)

SHEET NO.

C1.0



S 40°46'35" W 1668.34'

NOTE:

- DIMENSIONS TO FACE OF CURB OR FACE OF WALL UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING/FOUNDATION DIMENSIONS.
- REFER TO LANDSCAPE PLANS FOR IRRIGATION AREAS.
- DIMENSIONS TO PROPERTY LINE ARE PERPENDICULAR TO PROPERTY LINE UNLESS OTHERWISE NOTED.
- ALL ISLANDS TO BE 9' IN WIDTH FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- ISLAND RADIUS'S AND PARKING SPACE RADIUS'S TO BE 3.5' TYPICAL UNLESS OTHERWISE NOTED.

ACCESSIBLE ROUTE NOTE:

- ACCESSIBLE ROUTE SHALL BE PAINTED (RE: C3.0).
- "NO PARKING" STRIPING AND HANDICAP AREAS STRIPING SHALL BE PAINTED "HANDICAP" BLUE.

DRIVE APPROACH NOTE:

- A PRELIMINARY DRIVE APPROACH HAS BEEN APPROVED BY TxDOT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING AND OBTAINING THE FINAL PERMIT FOR CONSTRUCTION.

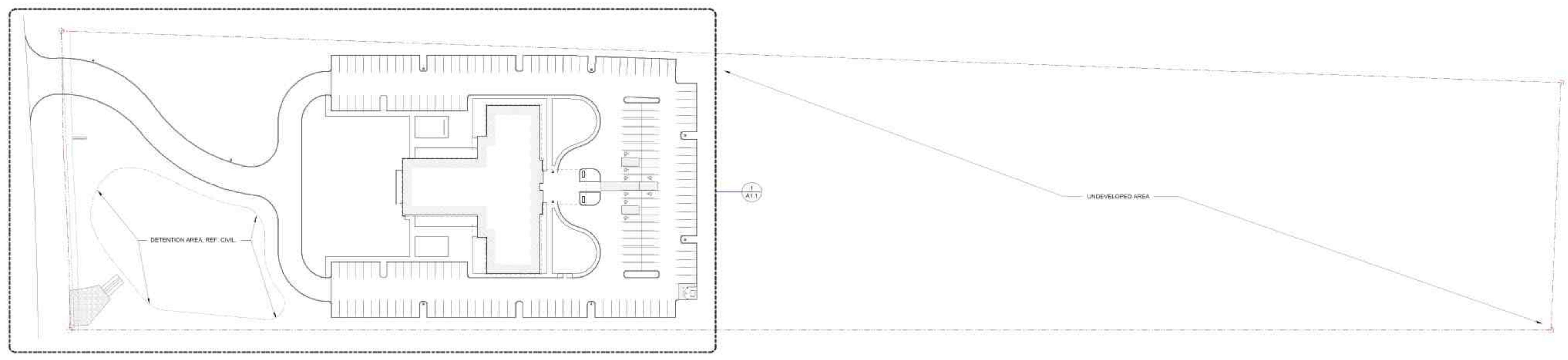
DIMENSION CONTROL

THE CONTRACTOR SHALL NOTIFY THE FOLLOWING GOVERNMENTAL AND/OR UTILITY COMPANIES REGARDING THE LOCATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION.

WICKSON CREEK SUD (WATER):	979-219-7814
CITY OF BRYAN BUILDING AND PERMIT INSPECTIONS:	XXX-XXX
CITY OF BRYAN ENGINEERING:	XXX-XXX
BRAZOS ELECTRIC COOPERATIVE (ELECTRICAL SERVICE)	XXX-XXX
ALL OTHERS:	811

A NEW FACILITY FOR
BCS CHURCH OF CHRIST

10975 SH 30
COLLEGE STATION, TX 77845



OVERALL SITE PLAN | 2
SCALE: 1" = 30'-0" | A1.1

PARKING SUMMARY

TOTAL PARKING REQUIRED: ONE PER 3 SEATS AT 520 SEATS	173
TOTAL ACCESSIBLE PARKING REQUIRED:	6
TOTAL ACCESSIBLE PARKING PROVIDED:	8
TOTAL PARKING PROVIDED:	173

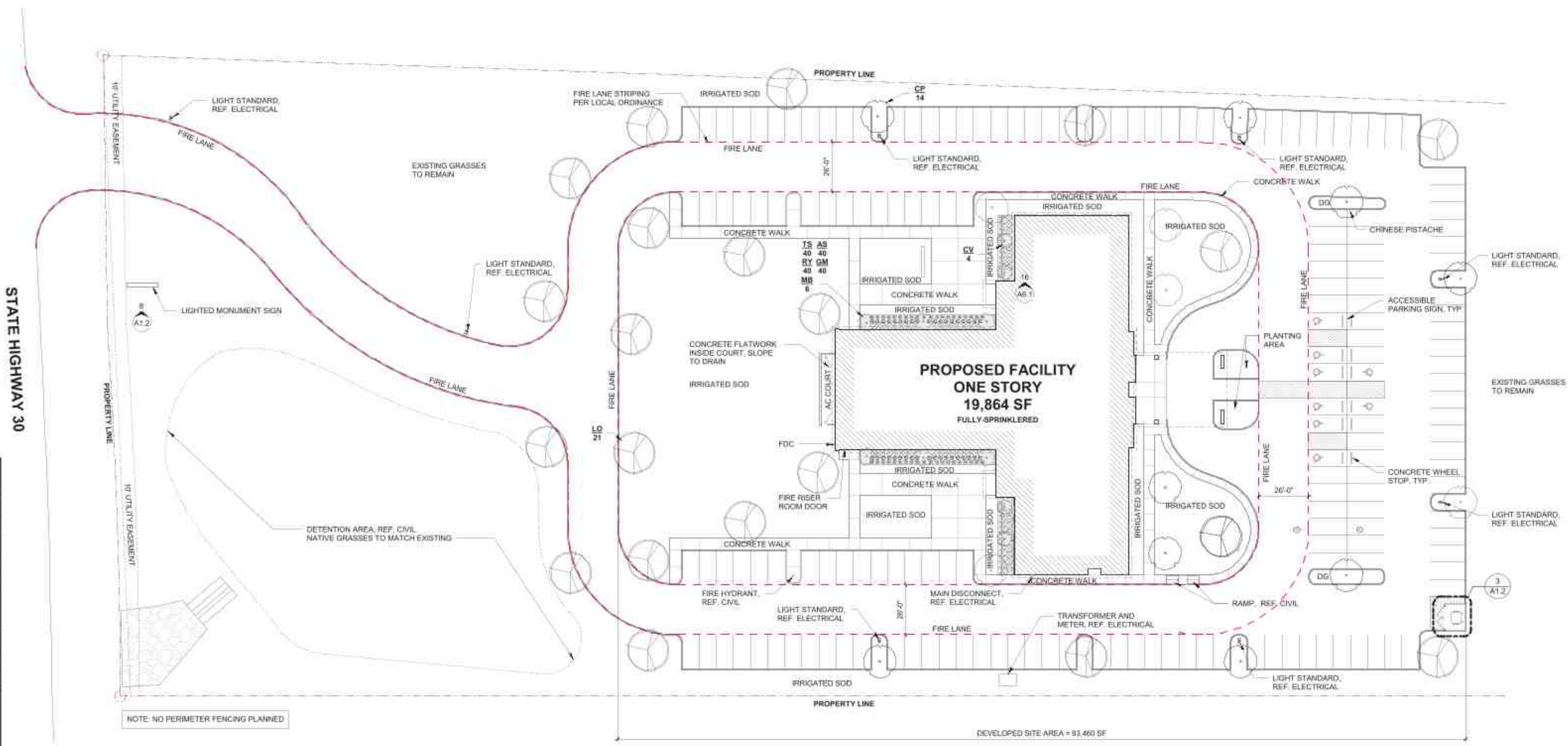
LANDSCAPE TABLE

TAG	SIZE	OFFICIAL NAME	#	SF VALUE	TOTAL	
LO	+3.0" CALIPER	LIVE OAK <i>Quercus virginiana</i>	GANOPY	21	250	5,250
CP	1.5" - 3.0" CALIPER	CHINESE PISTACHE <i>Pistacia chinensis</i>	GANOPY	14	200	2,800
MB	1.5" - 3.0" CALIPER	MEXICAN BUCKEYE <i>Azadirachta indica</i>	NON-CANOPY	6	100	600
CV	1.5" - 3.0" CALIPER	CHASTE TREE - VITEX <i>Vitex Agnus-Castus</i>	NON-CANOPY	4	100	400
RY	2-15 GAL	RED YUCCA <i>Hesperaloe parviflora</i>	SHRUB/GRASSES	40	10	400
TS	2-15 GAL	TEXAS SAGE THUNDERCLOUD <i>Leucogenes canadensis 'Thunder Cloud'</i>	SHRUB/GRASSES	40	10	400
GA	2-15 GAL	GULF MULLENY <i>Muhlenbergia capillaris</i>	SHRUB/GRASSES	40	10	400
AS	2-15 GAL	AUTUMN SAGE <i>Salvia greggii</i>	SHRUB/GRASSES	40	10	400
BG	COVER	BERMUDA <i>Cynodon Dactylon</i>	BERMUDA	1	1,878	1,878
GRAND TOTAL						12,528

LANDSCAPE REQUIREMENTS

15% OF DEVELOPED AREA (BUILDING AREA + PARKING AREA) 83,460 SQ FT = 12,519 SF LANDSCAPING
 NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES: 6,280 SF REQ'D; 0,050 PROVIDED
 NOT LESS THAN 50% OF TREE PLANTED SHALL BE CANOPY: 4,520 SF REQ'D; 0,050 PROVIDED
 ALL PARKING ISLANDS MUST HAVE A CANOPY TREE

TOTAL AREA REQUIRED: 12,519 SF
 LANDSCAPED AREA PROVIDED: 12,528 SF



ARCHITECTURAL SITE AND LANDSCAPE PLAN | 1
SCALE: 1" = 30'-0" | A1.1



PROJECT NO. 23188
DATE: 01-25-2024

REVISION SCHEDULE

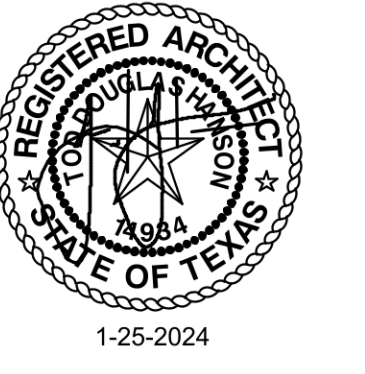
No.	Description	Date

SHEET NAME

ARCHITECTURAL SITE AND LANDSCAPE PLAN

SHEET NO.

A1.1



PROJECT NO.: 23166
DATE: 01-25-2024

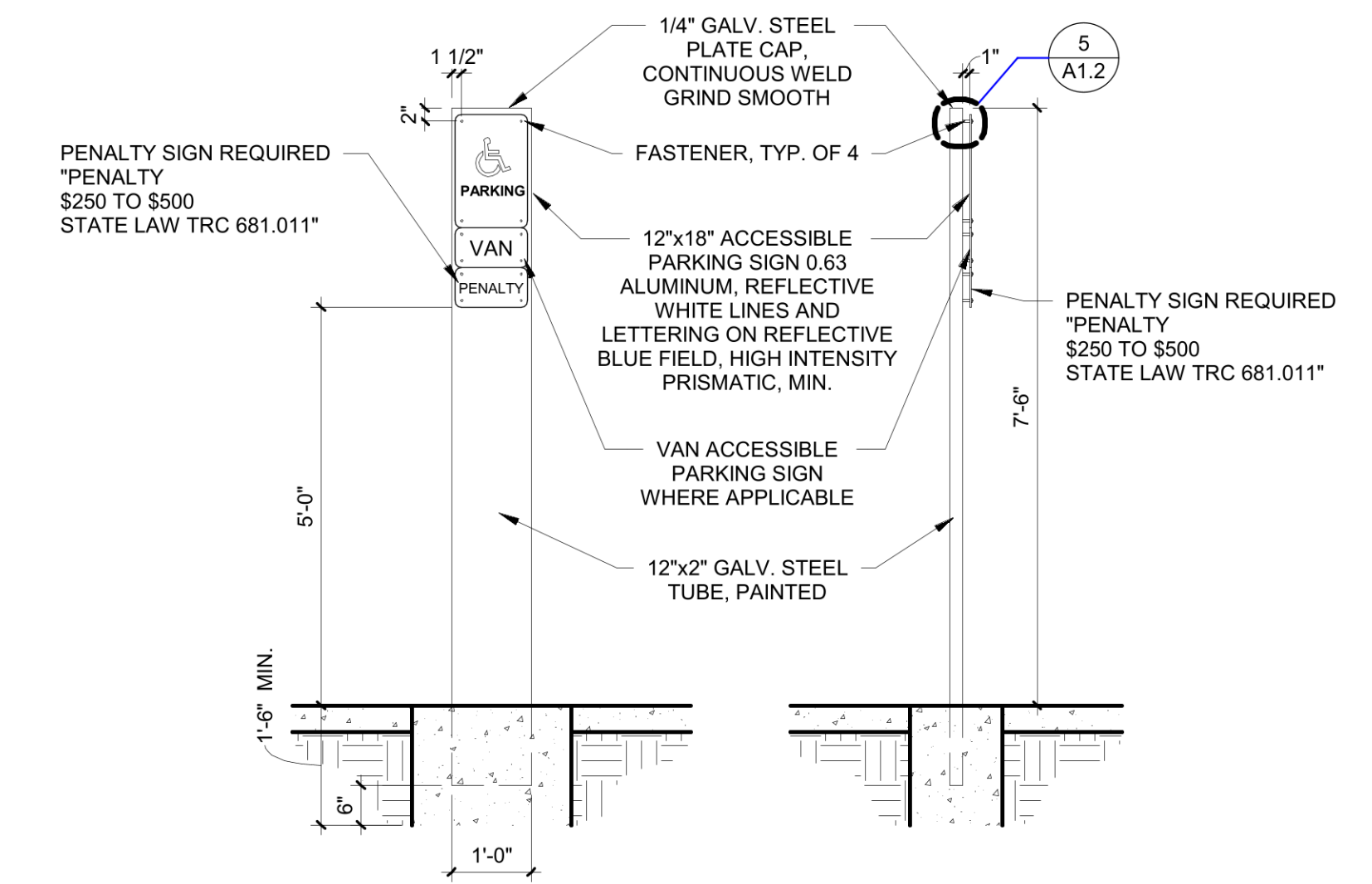
REVISION SCHEDULE	
Δ Description	Date

SHEET NAME

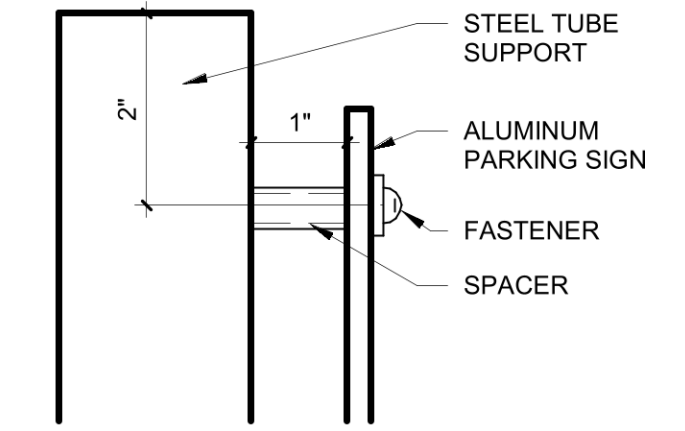
SITE DETAILS

SHEET NO.

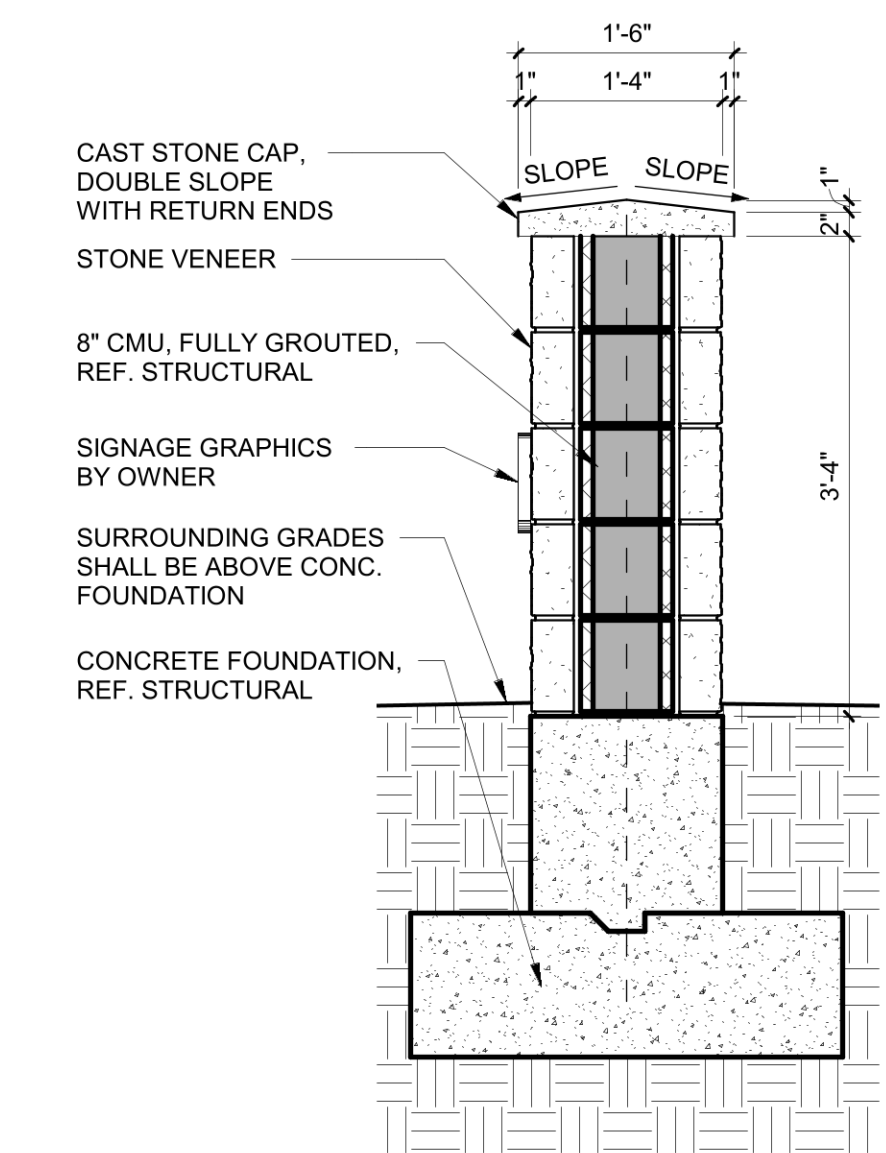
A1.2



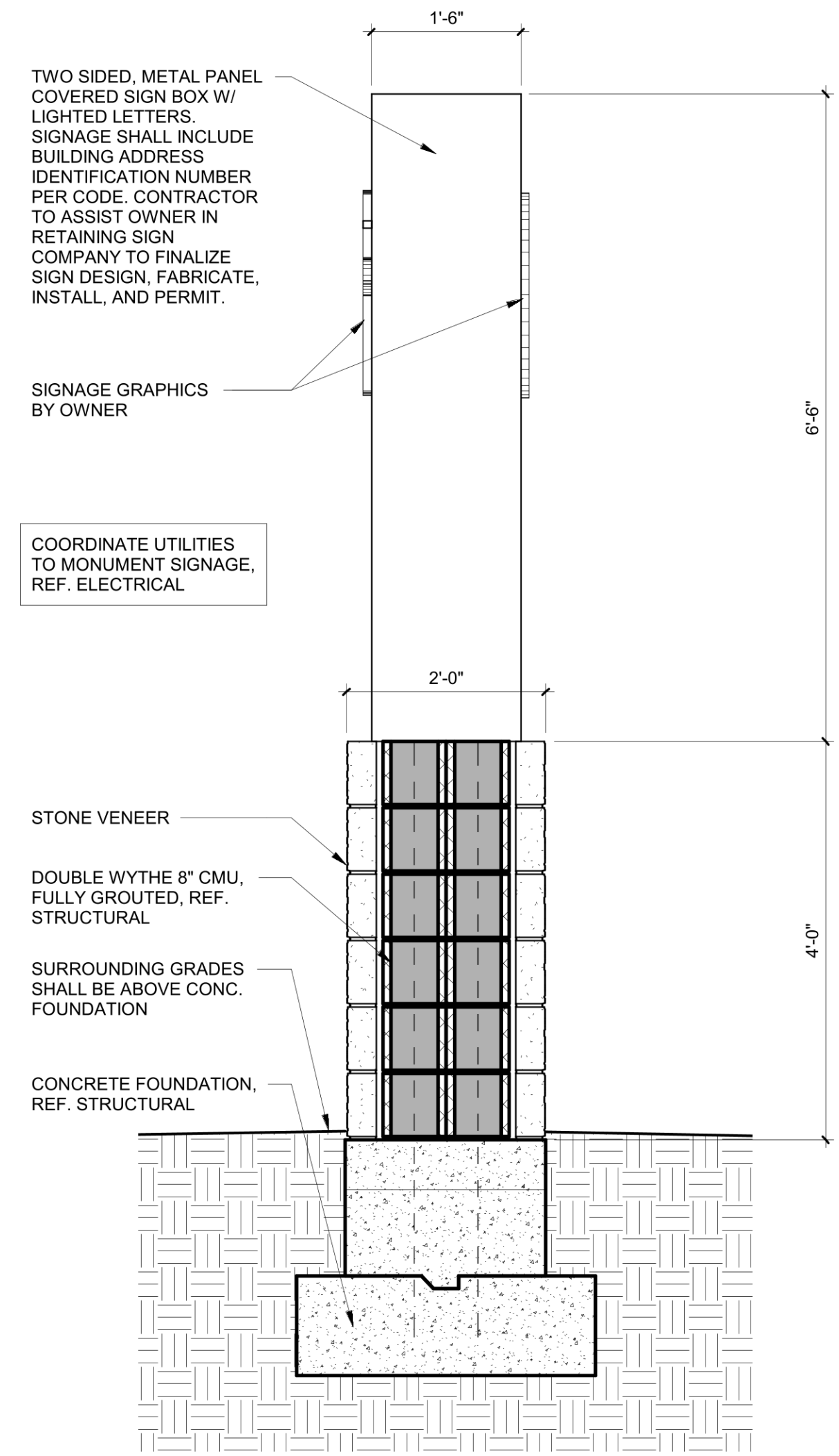
ACCESSIBLE PARKING SIGN | 2
SCALE: 1/2" = 1'-0" A1.2



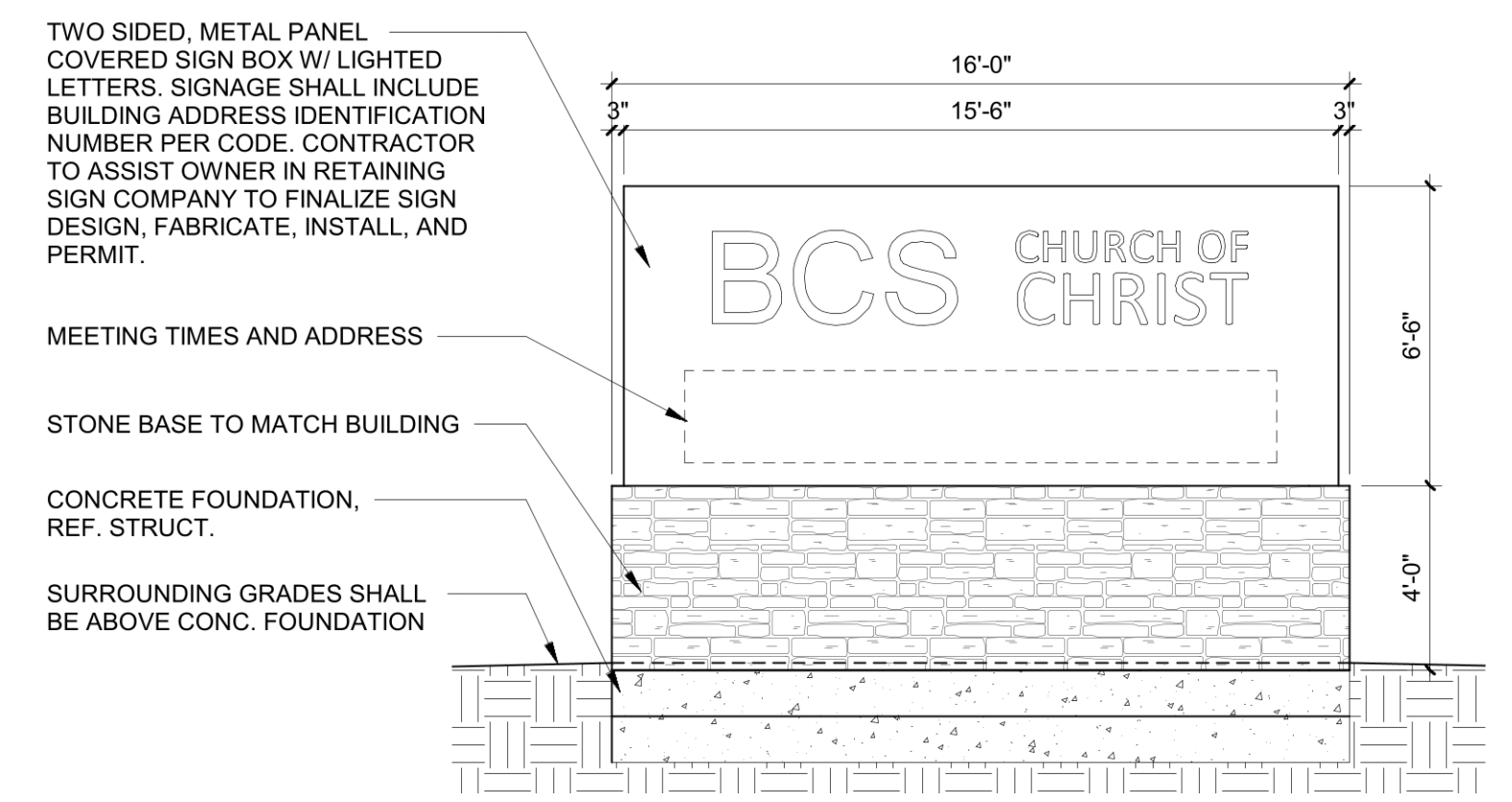
PARKING SIGN DETAIL | 5
SCALE: 6" = 1'-0" A1.2



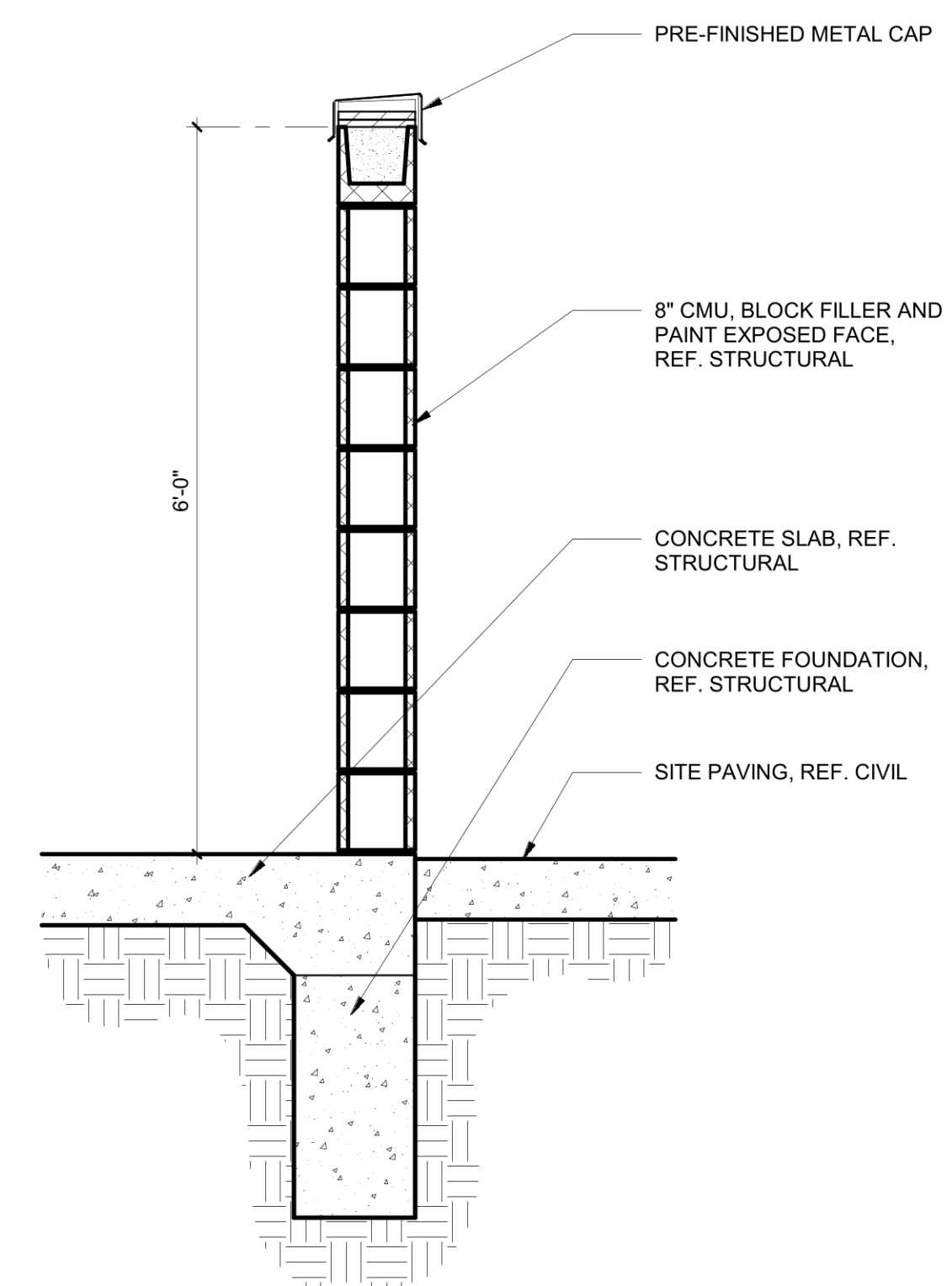
SIGN SECTION | 1
SCALE: 3/4" = 1'-0" A1.2



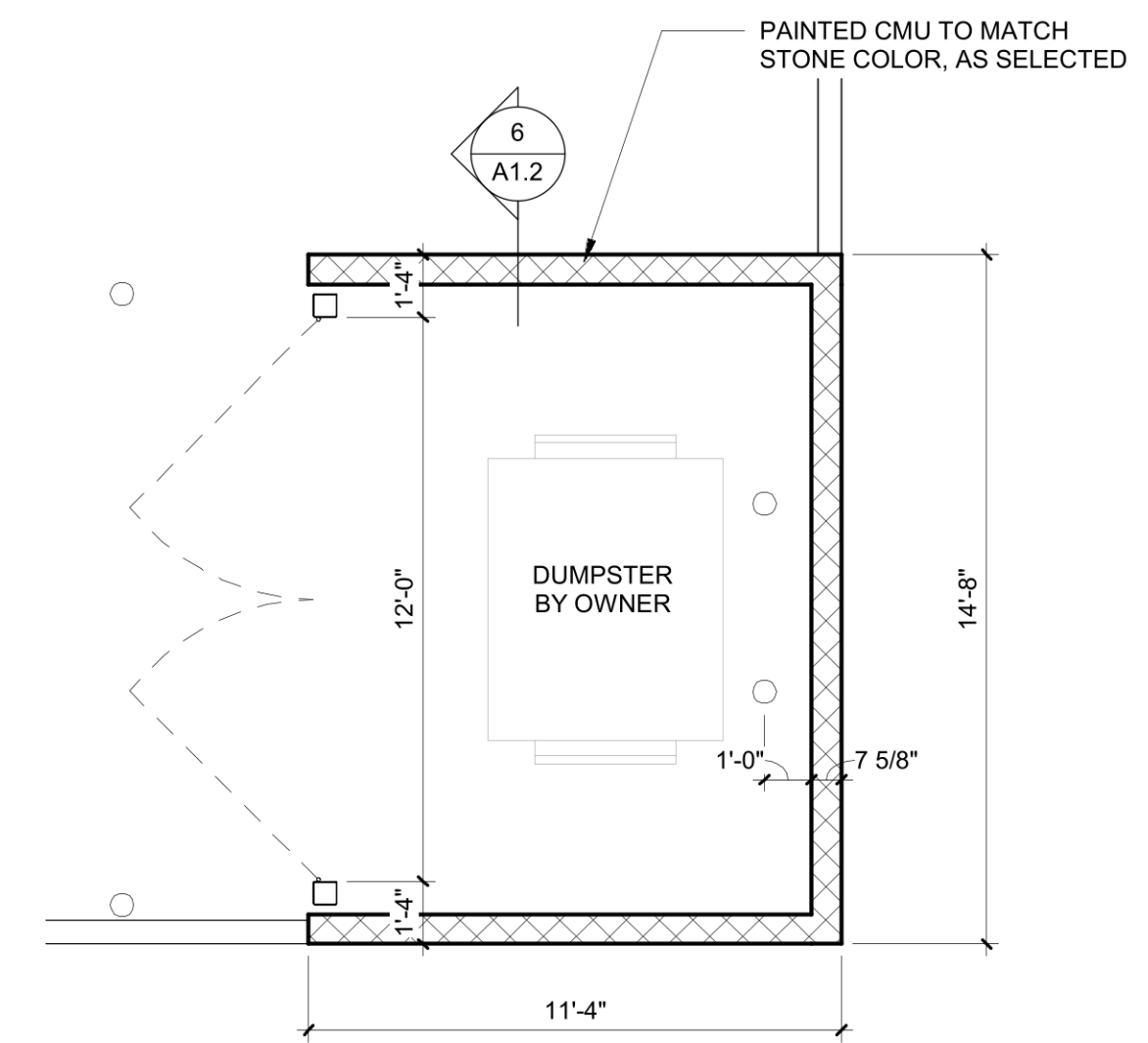
MONUMENT SIGN | 4
SCALE: 3/4" = 1'-0" A1.2



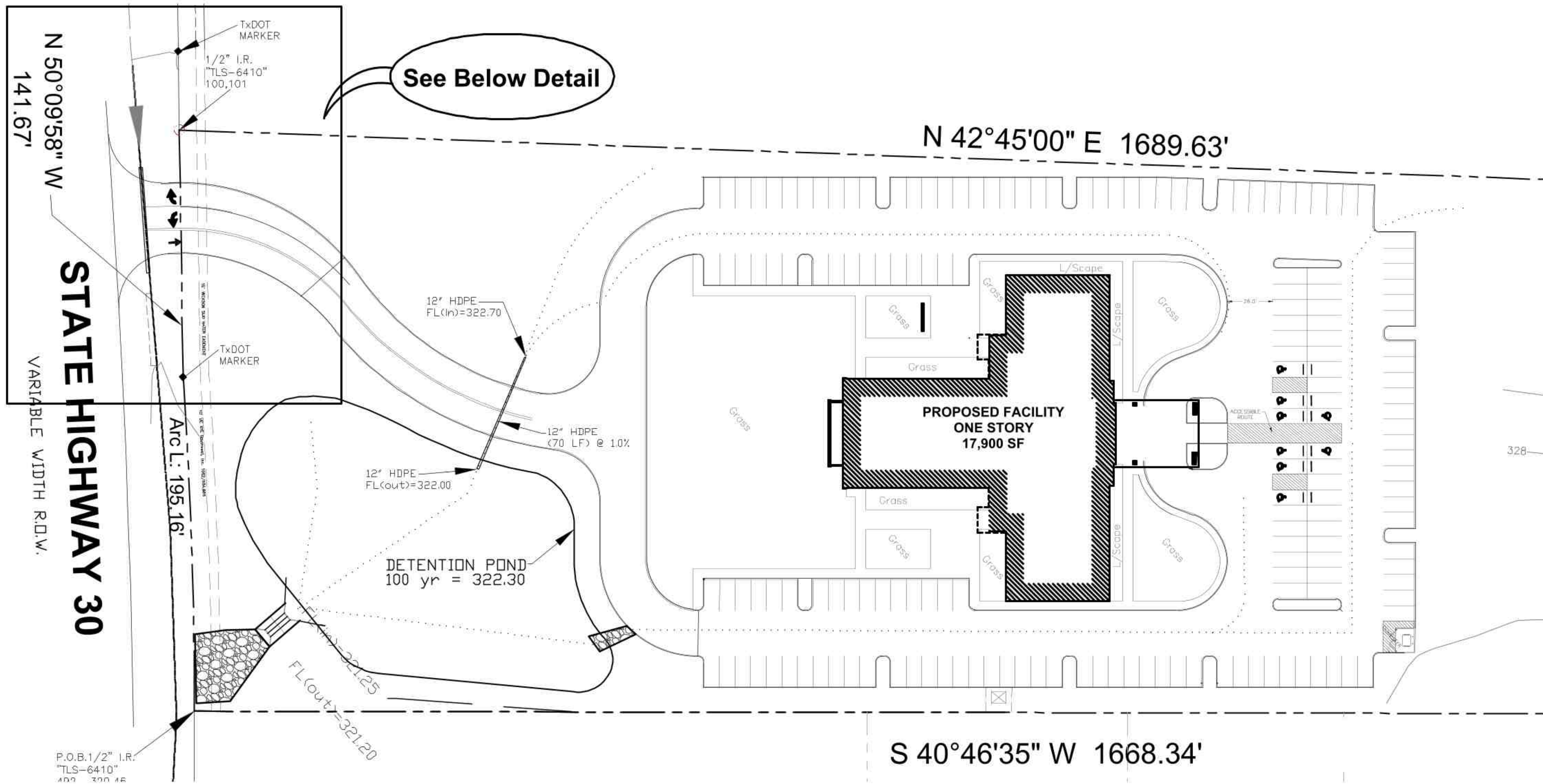
MONUMENT SIGN | 8
SCALE: 1/4" = 1'-0" A1.2



DUMPSTER ENCLOSURE | 6
SCALE: 3/4" = 1'-0" A1.2



DUMPSTER ENCLOSURE ENLARGED PLAN | 3
SCALE: 1/4" = 1'-0" A1.2

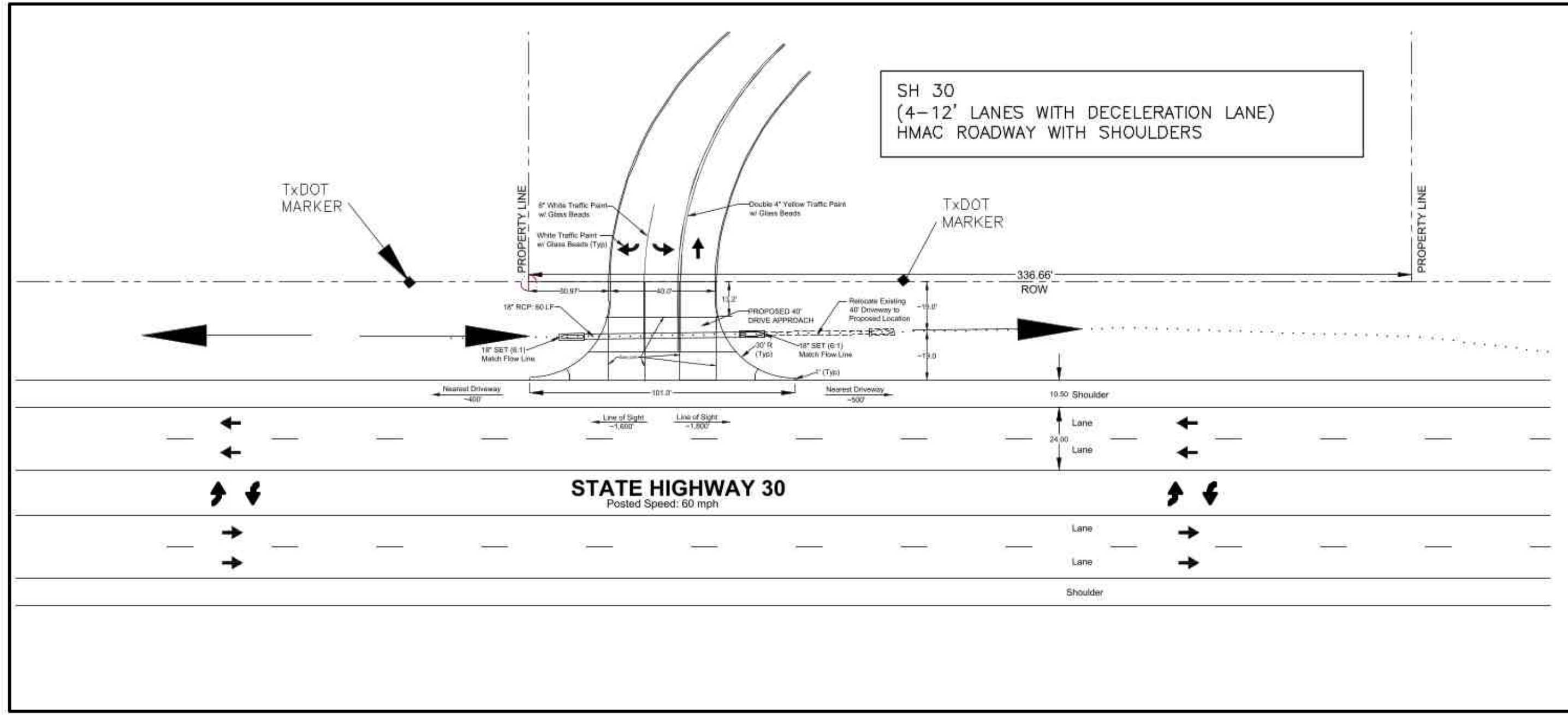


NOTE:
 PLOT SIZE FOR CORRECT SCALE IS FOR
 A 22"x34". SHEET SIZE. THIS WILL
 REDUCE DOWN TO A SCALABLE HALF
 SIZE TO 11"x17". - SOME TxDOT
 DISTRICTS REQUIRE THIS SHEET SIZE.
 ALL OTHER SHEETS WITHIN THIS SET OF
 PLANS ARE SIZED 24"x36" (ARCH D).

ARCHITECTS
 2627 TILLAR STREET, SUITE 131
 FORT WORTH, TX 76107
 817-377-3600
 mail@schwarz-hanson.com
 © SCHWARZ-HANSON, L.L.C.

**AXIOM MANAGEMENT &
 ENGINEERING, INC.**
 P.O. BOX 6460
 FORT WORTH, TEXAS 76115
 (817) 994-5420
 FIRM #: F-3854

A NEW FACILITY FOR
BCS CHURCH OF CHRIST
 STATE HIGHWAY 30
 BRYAN, TEXAS



- NOTES**
1. Driveway to meet Texas Department of Transportation driveway design standards.
 2. Driveway shall be 3,000 psi concrete compressive strength @ 28 Days.
 3. Concrete depth shall be 6".
 4. Reinforcing steel shall be #4 on 12" centers each way.
 5. Drainage pipe shall be Reinforced Concrete Pipe (RCP) (Class III).
 6. SET may be precast type of beveled pipe type.
 7. Center of driveway to be measured from property corner.

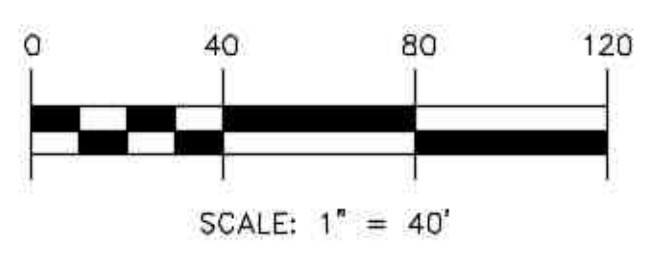
- REFERENCE STANDARD SHEETS**
1. *TRAFFIC CONTROL PLAN SHEET TCP (2-1)-18
 2. *WORKSHEET FOR EDGE CONDITION TREATMENT TYPES
 3. *BARRICADE AND CONSTRUCTION STANDARD PLAN SHEET BC (1 of 12)-21
 4. *BARRICADE AND CONSTRUCTION STANDARD PLAN SHEET BC (2 of 12)-21
 5. *BARRICADE AND CONSTRUCTION STANDARD PLAN SHEET BC (3 of 12)-21
 6. *BARRICADE AND CONSTRUCTION STANDARD PLAN SHEET BC (4 of 12)-21
 7. *BARRICADE AND CONSTRUCTION STANDARD PLAN SHEET BC (5 of 12)-21
 8. *BARRICADE AND CONSTRUCTION STANDARD PLAN SHEET BC (6 of 12)-21
 9. *BARRICADE AND CONSTRUCTION STANDARD PLAN SHEET BC (7 of 12)-21
 10. *BARRICADE AND CONSTRUCTION STANDARD PLAN SHEET BC (8 of 12)-21
 11. *BARRICADE AND CONSTRUCTION STANDARD PLAN SHEET BC (9 of 12)-21
 12. *BARRICADE AND CONSTRUCTION STANDARD PLAN SHEET BC (10 of 12)-21
 13. *BARRICADE AND CONSTRUCTION STANDARD PLAN SHEET BC (11 of 12)-21
 14. *BARRICADE AND CONSTRUCTION STANDARD PLAN SHEET BC (12 of 12)-21

THIS DOCUMENT IS FOR
 REVIEW ONLY AND
 NOT FOR BIDDING OR
 CONSTRUCTION

SCOTT ATWOOD, PE
 REG # 70851

DATE: 01-19-2023

REVISION SCHEDULE	
#	Description



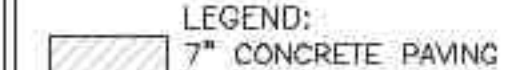
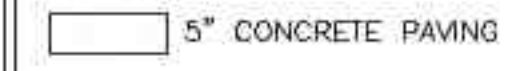


PERMIT PLAN

SHEET NAME

DRIVEWAY PERMIT PLAN

SHEET NO.

C2.1

LEGEND:
 7" CONCRETE PAVING
 5" CONCRETE PAVING
 SIDEWALK
 LANDSCAPE

ARCHITECTS
 2827 TILLAR STREET, SUITE 131
 FORT WORTH, TX 76107
 817-377-3600
 mail@schwarz-hanson.com
 SCHWARZ-HANSON, LTD.

AXIOM MANAGEMENT & ENGINEERING, INC.
 P.O. BOX 8460
 FORT WORTH, TEXAS 76115
 (817) 994-5420
 FIRM #: F-3884

A NEW FACILITY FOR
BCS CHURCH OF CHRIST
 STATE HIGHWAY 30
 BRYAN, TEXAS

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SCOTT ATWOOD, PE
 REG.# 70851

REVISION SCHEDULE		
#	Description	Date
Initial		01-19-2024
1	Revise SS alignment to back	02-16-2024
2	City Submittal	02-21-2024

SHEET NAME

PAVING PLAN

SHEET NO.

C3.0

STATE HIGHWAY 30
 VARIABLE WIDTH R.O.W.

TxDOT MARKER
 1/2" I.R.
 "TLS-6410"
 100,101

TxDOT MARKER

12" HDPE
 FL(in)=322.70

12" HDPE
 (70 LF) @ 1.0%

12" HDPE
 FL(out)=322.00

DETENTION POND
 100 yr = 322.30

FL(out)=321.25

P.O.B. 1/2" I.R.
 "TLS-6410"
 492 320.46

REFER TO SHEET C4.0 FOR PAVING DETAILS

1. REFER TO SHEET C4.0 FOR PAVING DETAILS
 2. REFER TO ARCH PLAN FOR SIDEWALK JOINT LOCATIONS

NOTES:

- CONCRETE THICKNESS DIFFERENTIAL TRANSITION SHALL BE AT THE JOINTS.
- EXPANSION JOINT MATERIAL AND JOINT SEALANT SHALL BE INSTALLED AT ALL LOCATIONS OF JOINING OF HORIZONTAL AND VERTICAL SURFACES (IE. BETWEEN THE BACK OF THE CURB AND THE SIDEWALK SECTIONS, AND BETWEEN THE SIDEWALK AND THE BUILDING).
- CONTRACTOR SHALL PROVIDE 4" PVC SLEEVES AT ALL DRIVES & SIDEWALKS FOR IRRIGATION AND COORDINATE WITH UTILITY PLANS AND MEP PLANS PRIOR TO PAVING.
- CONCRETE SHALL MEET THE FOLLOWING:
 A) ALL ON-SITE CONCRETE WITHIN THE LIMITS OF THE PROPERTY LINES INCLUDING CONCRETE PAVING, CURB & GUTTER, SIDEWALK SHALL MEET THE PROJECT'S SPECIFICATIONS (3,500 PSI).
 B) ALL CONCRETE CURB AND GUTTER AND DRIVE APPROACHES WITHIN TxDOT'S RIGHT-OF-WAY SHALL MEET TxDOT'S SPECIFICATION 421 (TYPE A - 3,000 PSI).
 C) CONCRETE FOR THE BUILDING AND OTHER MISCELLANEOUS ITEMS SHALL MEET THE PROJECT'S SPECIFICATIONS CONTAINED ELSEWHERE WITHIN THE PROJECT'S DOCUMENTS.
- ALL CONCRETE SHALL BE AIR ENTRAINED BETWEEN 3% AND 6%.
- CONCRETE JOINTS IN PROPOSED PAVEMENT AND SIDEWALK SHALL MATCH THIS PLAN FOR JOINT LAYOUT AND SPACING.
- CONCRETE PAVING SAW JOINTS SHALL BE SPACED AT 9' MINIMUM TO 15' MAXIMUM BETWEEN EXPANSION JOINTS AND EQUALLY SPACED.
- HANDICAP RAMPS TO MEET THE LATEST TEXAS ACCESSIBILITY STANDARDS REQUIREMENTS (2% MAXIMUM CROSS-SLOPE).
- HANDICAP RAMPS SHALL HAVE PRECAST TRUNCATED DOME PANELS OR PAVERS FOR THE REQUIRED TEXTURE.
- SAWED CONTROL JOINTS SHALL BE MADE WITH POWER-DRIVEN CONCRETE SAWS. SAW JOINTS SHALL BE MADE AFTER COMPLETION OF FINISHING OPERATIONS AND AS SOON AS CONCRETE HAS HARDENED TO THE EXTENT NECESSARY FOR OPERATION OF THE SAWS WITHOUT CAUSING CHIPPING OF JOINTS OR DAMAGE TO ADJACENT CONCRETE SURFACES OR A MINIMUM OF WITHIN 24 HOURS AFTER CONCRETE IS POURED. CONCRETE LAITANCE SHALL BE WASHED FROM THE AREA IMMEDIATELY AFTER SAWING.
- ALL EXPOSED SECTIONS OF THE BACK OF THE CURB SHALL BE FINISHED (HAND RUBBED).
- CURB CUTS SHALL BE TAPERED 0" TO 6" IN 2', UNLESS OTHERWISE NOTED.
- CURB ENDING(S) SHALL BE ROUNDED WITH A 4" RADIUS OR TAPERED 0" TO 6" IN 2'.
- SIDEWALK JOINTS SHALL BE SPACED AT 4'-6" BETWEEN DESIGNATED EXPANSION JOINTS AND EVENLY SPACED.
- SIDEWALK CONTROL JOINTS SHALL BE SAW-CUT AND NOT HAND-TOOLED WITHIN THE PRIVATE PROPERTY LIMITS. SIDEWALK CONTROL JOINTS SHALL BE HAND TOOLED AND NOT SAW-CUT WITHIN THE PUBLIC (CITY AND TxDOT) ROW.
- SIDEWALK EXPANSION JOINTS SHALL BE SEALED BUT SIDEWALK CONTROL JOINTS SHALL NOT BE SEALED.
- CURB FOR CONCRETE PAVEMENT SHALL BE POURED MONOLITHICALLY WITH CONCRETE PAVEMENT.



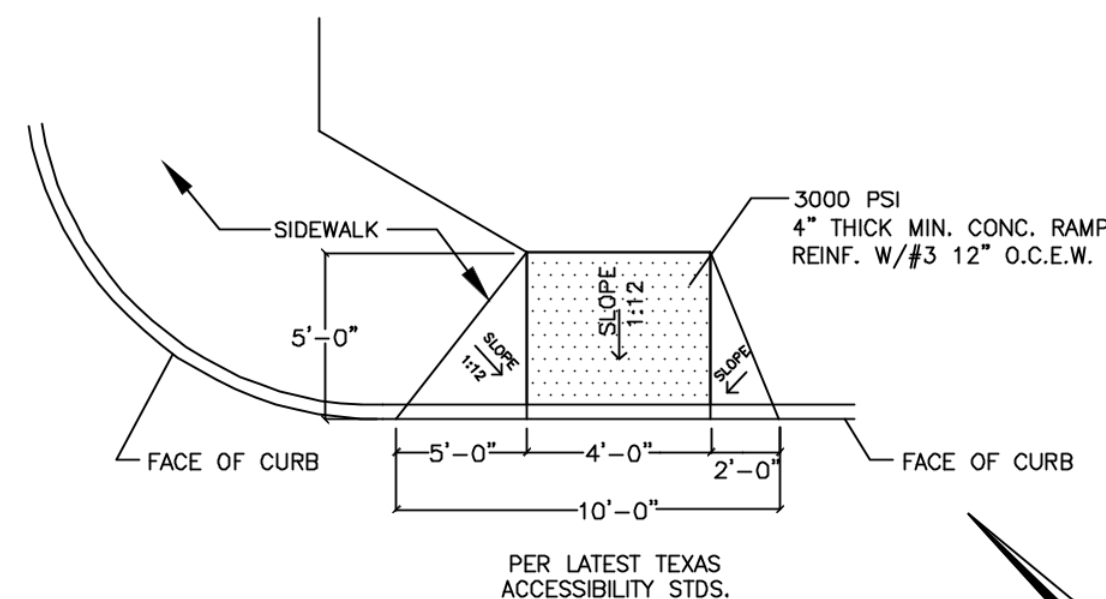
SCALE: 1" = 30'

NOTE:
 7" CONCRETE PAVING IN THE DUMPSTER APPROACH
 6" CONCRETE PAVING IN FIRE LANES AND DRIVE APPROACHES
 5" CONCRETE PAVING IN ALL PARKING AREAS
 REINFORCING STEEL LAP SPLICE LENGTHS:
 #3 - 21"
 #4 - 24"

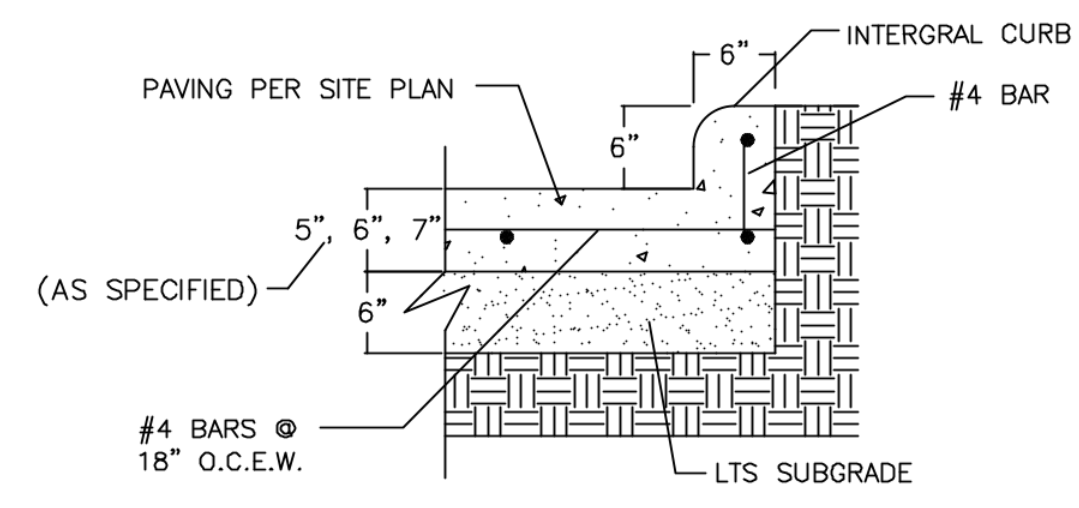
THE CONTRACTOR SHALL NOTIFY THE FOLLOWING GOVERNMENTAL AND/OR UTILITY COMPANIES REGARDING THE LOCATION OF EXISTING FACILITIES PRIOR TO CONSTRUCTION.

WICKSON CREEK SUD (WATER): 979-219-7814
 CITY OF BRYAN BUILDING AND PERMIT INSPECTIONS: XXX-XXX
 CITY OF BRYAN ENGINEERING: XXX-XXX
 BRAZOS ELECTRIC COOPERATIVE (ELECTRICAL SERVICE): XXX-XXX
 ALL OTHERS: XXX-XXX
 811

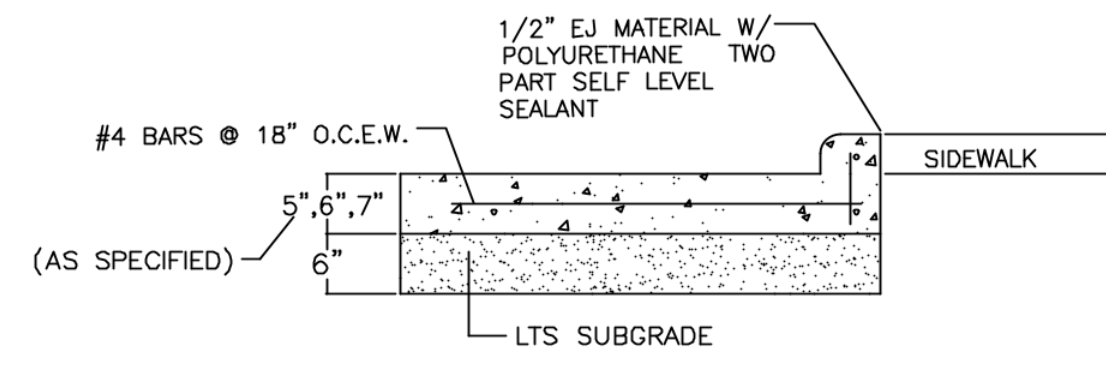
PAVING PLAN
 1" = 30'



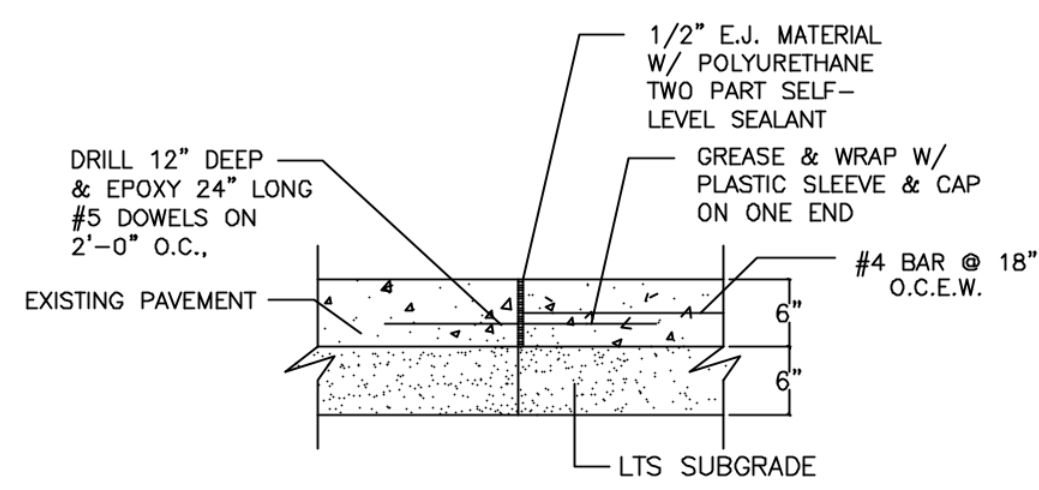
1 H/C RAMP
NTS



2 CURB DETAIL
NTS

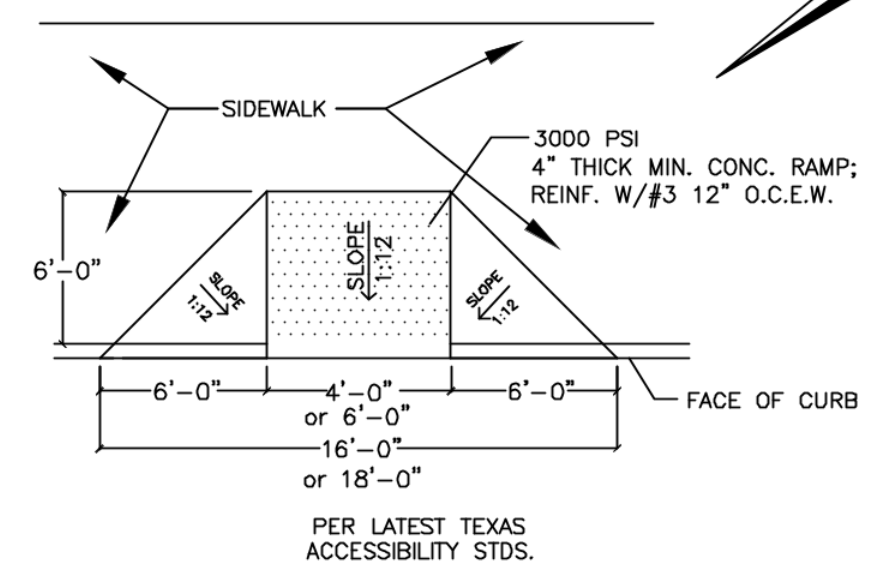


3 CONC. DETAIL
NTS



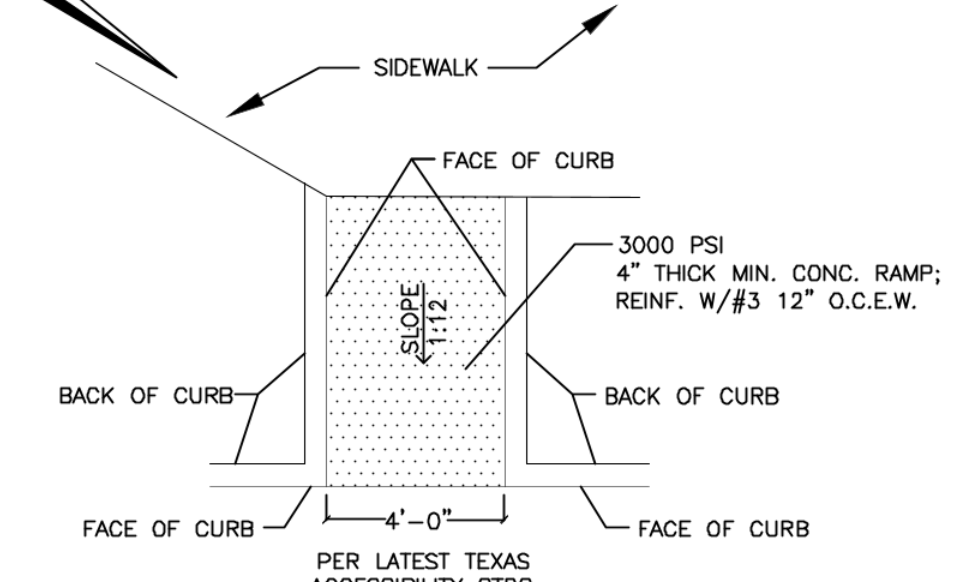
4 PAVEMENT TIE IN DETAIL
NTS

** SUBGRADE SHALL BE 6" LIME TREATED AS PER NOTE #15 ON SHEET C4.1 AND OTHER APPLICABLE ITEMS UNDER "SITE NOTES" ON SHEET C4.1.
ALL OTHER SUBGRADE AREAS SHALL BE AS PER NOTE #9, #10 AND OTHER APPLICABLE ITEMS UNDER "SITE NOTES" ON SHEET C4.1.

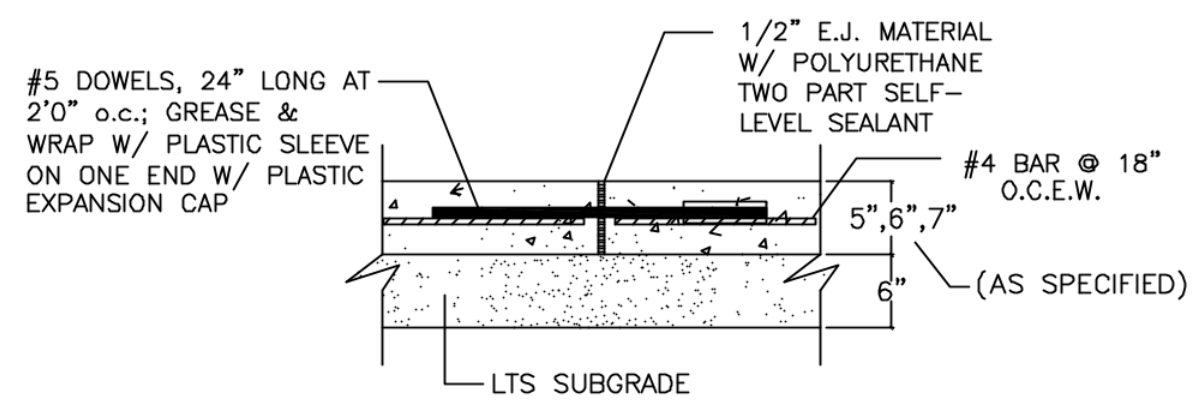


5 H/C RAMP
NTS

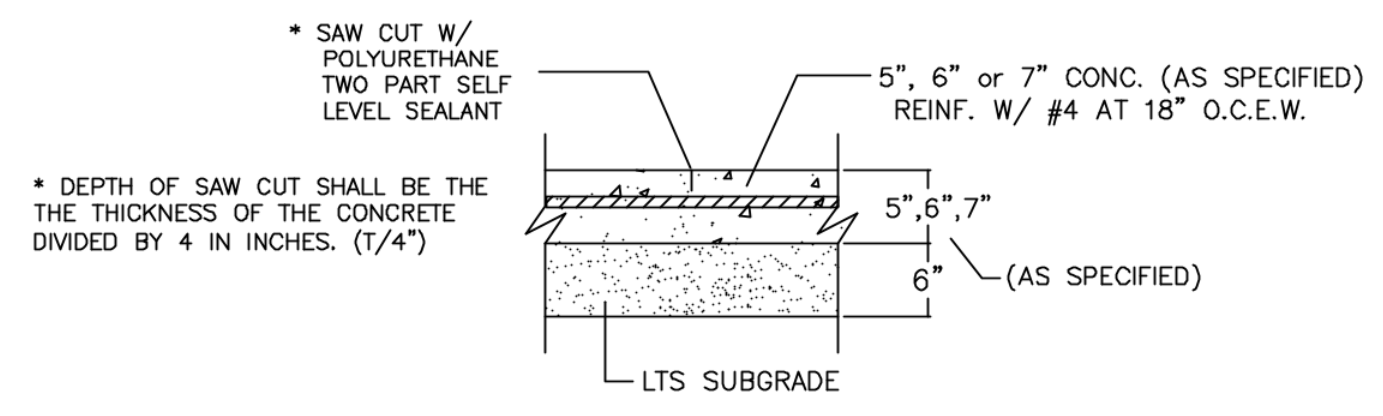
TEXTURE SHALL BE TRUNCATED DOMES ON THE RAMP SECTION & GROOVED CONC. ON THE SIDE SLOPES FOR SLIP RESISTANCE & STAIN/PAINT CONC. RAMP W/ CONTRASTING COLOR (MAROON RED) PER TEXAS ACCESSIBILITY STDS.
PRECAST COLORED TRUNCATED DOME PANELS MAY BE UTILIZED MEETING THE LATEST ACCESSIBILITY STDS. PANELS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
GROOVES SHALL BE 1/4" DEEP X 3/4" WIDE, 2" APART & ARRANGED SO THAT WATER WILL NOT ACCUMULATE.



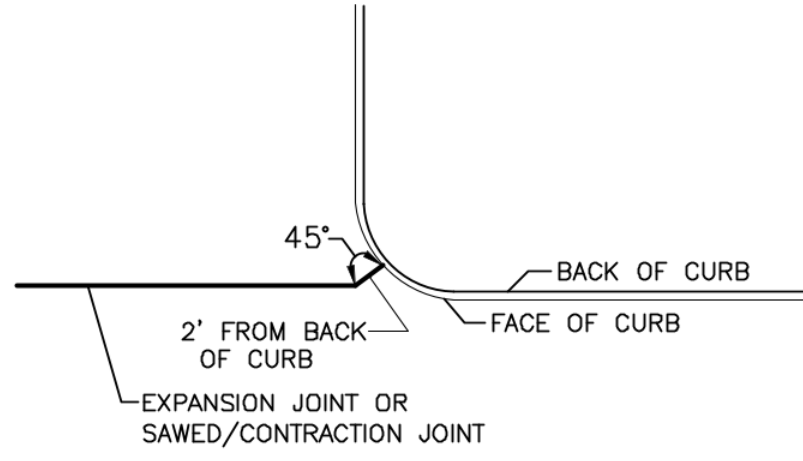
6 H/C RAMP
NTS



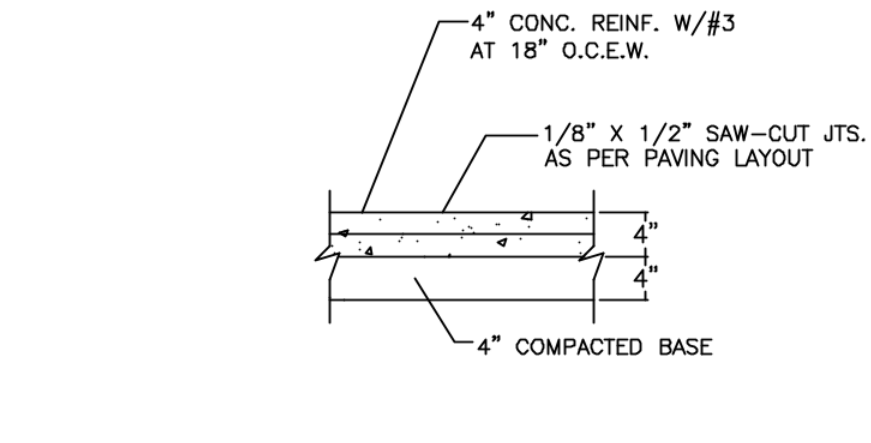
7 EXPANSION JOINT DETAIL (PAVEMENT)
NTS



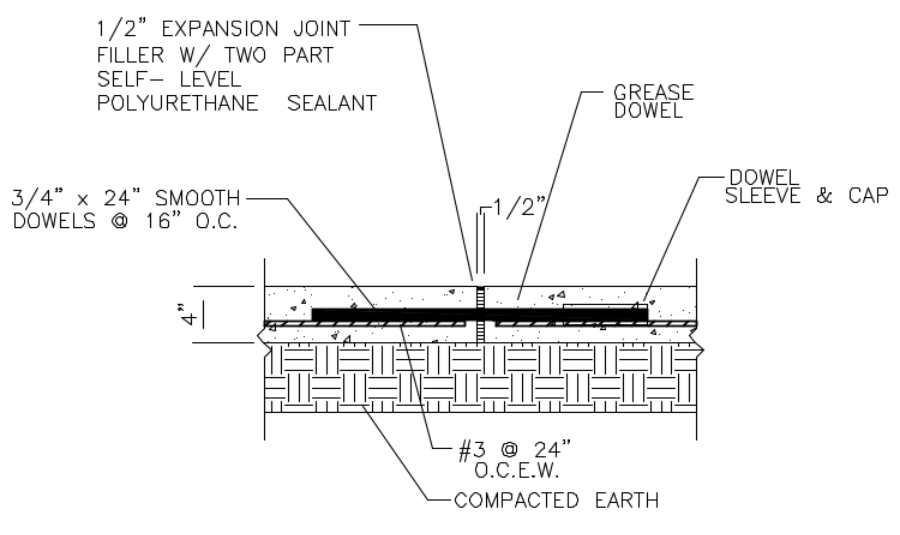
8 CONTRACTION JOINT DETAIL (PAVEMENT)
NTS



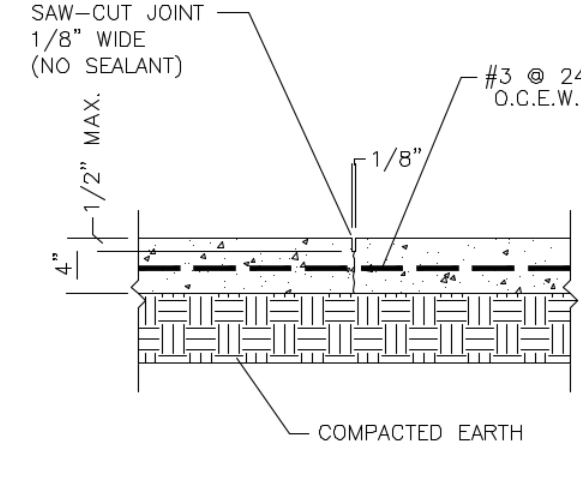
9 JOINT ANGLE DETAIL
NTS



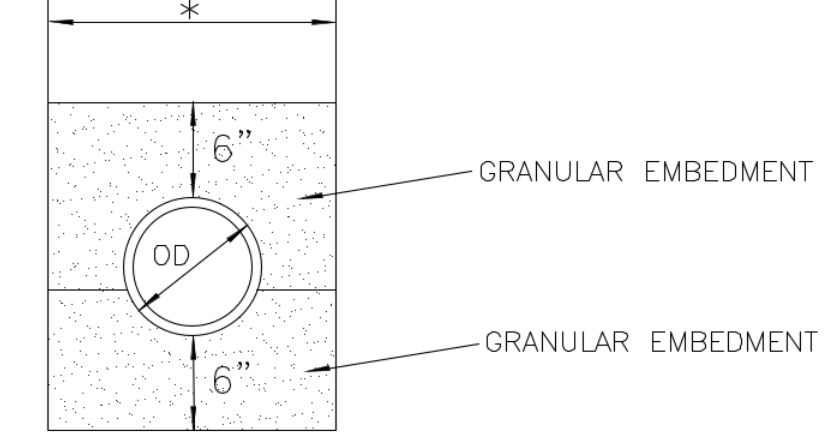
10 SIDEWALK DETAIL
NTS



11 SIDEWALK EXPANSION JOINT
NTS



12 SIDEWALK CONTROL JOINT
NTS



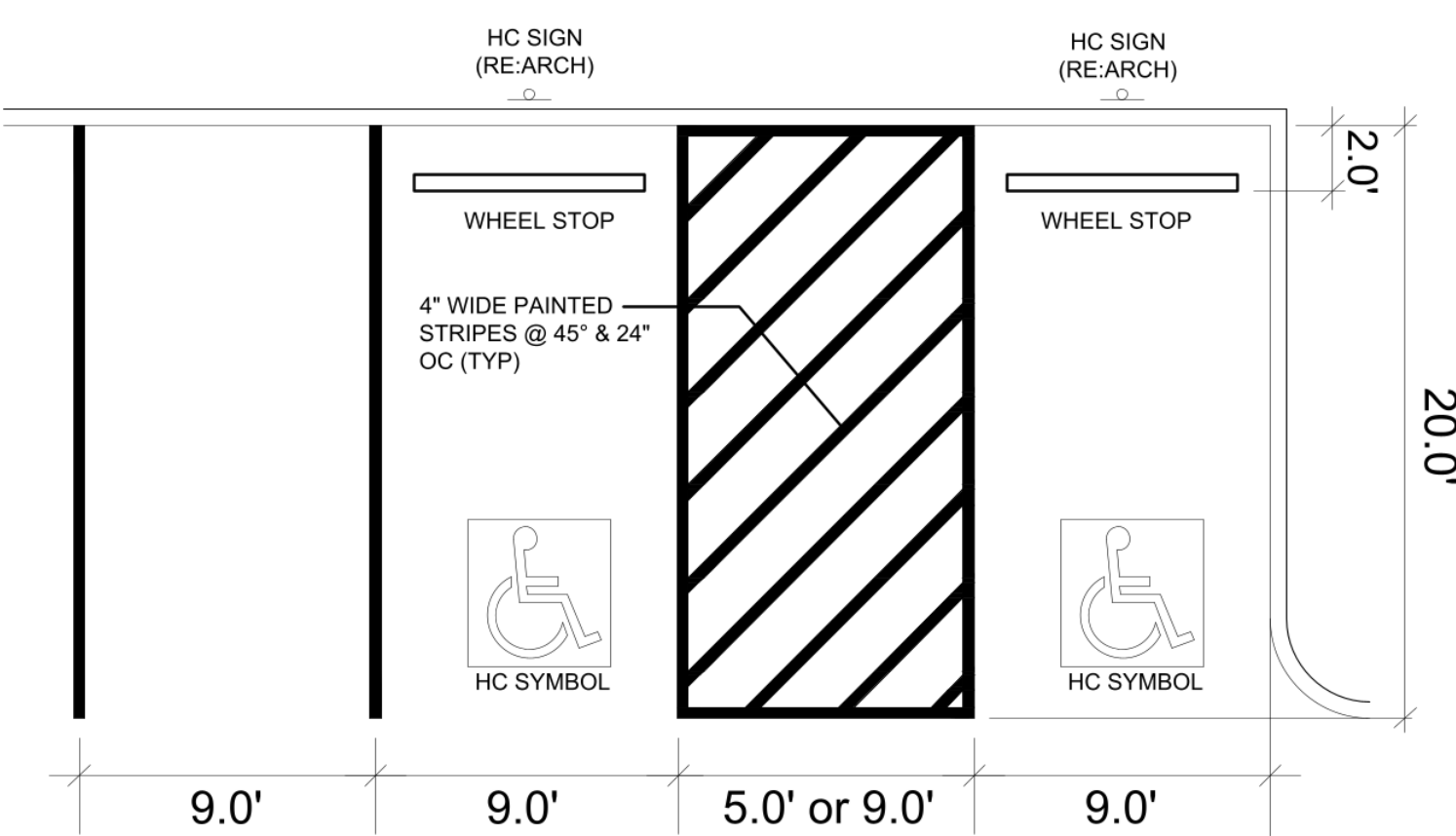
CLASS "C" EMBEDMENT

PIPE WITH BELLS	MIN. TRENCH WIDTH *	MAX. TRENCH WIDTH *
6"-30"	OD + 12"	OD + 16"
36" & LARGER	OD + 16"	OD + 24"

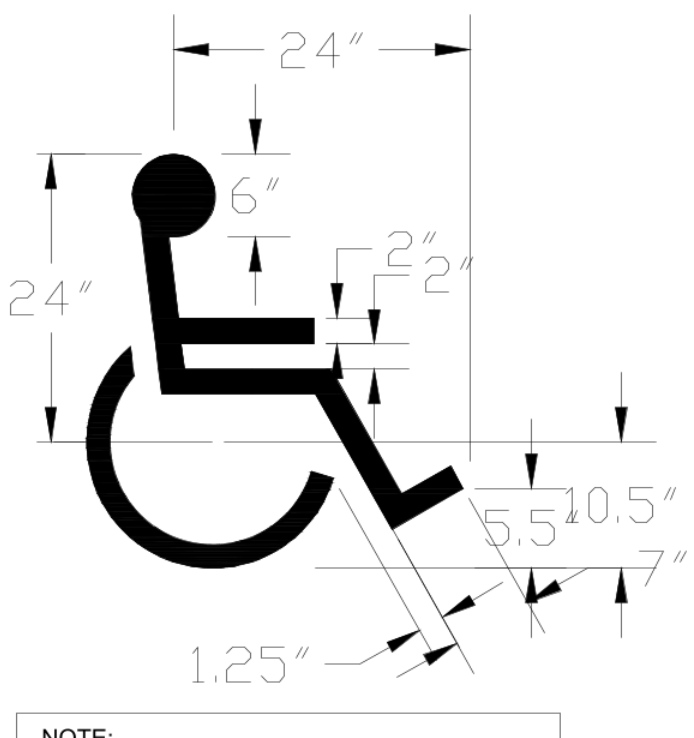
PIPE WITH SLEEVES, SOCKETS OR COUPLINGS	MIN. TRENCH WIDTH *	MAX. TRENCH WIDTH *
4"-12"	OD + 12"	OD + 16"
15" & LARGER	OD + 16"	OD + 21"

* TRENCH WIDTH 1' ABOVE TOP OF PIPE

15 PIPE EMBEDMENT DETAIL
NTS



NOTE: ACCESSIBLE ROUTE FROM BUILDING TO THE HC SPACES NOT TO EXCEED A SLOPE OF 1:20
NOTE: MAX. SLOPE IN ACCESSIBLE PARKING AREA IS 2% - 1/4" PER 12" SLOPE.



NOTE: SYMBOL TO BE CENTERED ON THE WIDTH OF THE PARKING STALL. SYMBOL COLOR SHALL BE WHITE ON BLUE BACKGROUND.

14 HC PARKING DETAIL
NTS

DETAILS
NTS

THIS DOCUMENT IS FOR REVIEW ONLY AND NOT FOR BIDDING OR CONSTRUCTION

SCOTT ATWOOD, PE
REG.# 70851

REVISION SCHEDULE	
#	Date
Initial	01-19-2024
1	Revise SS alignment to back 02-16-2024
2	City Submittal 02-21-2024

SHEET NAME

DETAIL SHEET

SHEET NO.

C4.0

General Notes:

1. All materials and construction procedures within the scope of this project shall conform to all applicable City of Bryan Design Standards and Construction Standards and Details, City of Bryan Water Department System, City of Bryan Public Works, City of Bryan Building Code and Regulations, as well as other safety codes and inspection provisions applicable to the project and requirements of the City of Bryan Fire Department.
2. The Contractor shall be responsible for acquiring all permits, tests, approvals and acceptances required for completing construction of this project.
3. All items not specifically called for on the plans or in the specifications, but necessary to reasonably construct the facility or improvements, shall be considered incidental to the overall project and no separate payment will be made for these items.
4. The Contractor shall safely pothole around existing utilities, which intersect the proposed alignment of the services and notify the Engineer of potential vertical conflicts prior to any construction in the area.
5. The locations and depths (if provided) of existing utilities shown on these plans are approximate only. Actual locations and depths of utilities must be verified by the Contractor prior to construction. Any damage to existing utilities shall be repaired by the Contractor at his expense.
6. The Contractor shall notify the following governmental and/or utility companies regarding the location of existing facilities prior to construction.
Water – Wickson Creek SUD
Sewer – City of Bryan Water Department
All others 1-800-DIG-TESS or 811
7. The Contractor shall maintain all irrigation zones once installed throughout the remaining time of the project.
8. Contractor shall provide traffic control devices in conformance with the Texas Manual on Uniform Traffic Control Devices.
9. Contractor shall develop, submit for approval, implement and maintain a Traffic Control Plan signed and sealed by a licensed engineer in the State of Texas for all lane closures including both temporary (daytime and overnight) and long term in accordance with the City and TxDOT requirements.
10. City noise ordinance shall be adhered to at all times. Contractor shall familiarize himself with the appropriate ordinances.

Site Notes:

1. The Contractor shall familiarize themselves with the Report of Geotechnical Study by Dudley Engineering, LLC dated November 14, 2023.
2. Contractor shall provide erosion control onsite in conformance with all jurisdictions including City of Bryan.
3. Drainage shall be unimpeded during the course of the construction.
4. The Detention Pond is to be excavated prior to paving and the pouring of the foundation.
5. Erosion control devices shall be installed prior to any soil disturbance in areas where surface water would run off this site.
6. Inlet protection shall be installed around the inlets (if on or adjacent to the site) so to prevent sediment from entering the drainage system.
7. After completion of development, silt fences shall be installed at areas of erosion and at locations where pollutants could enter the drainage system. Parkways, and other areas of concentrated flow shall be sodded or hydromulched with Bermuda and other grasses as necessary to prevent sediment from washing into the system.
8. All concrete for civil appurtenances shall be 3,500 psi compressive strength @ 28 days.
9. On-site topsoil may be utilized. The Contractor may import topsoil as required by the Landscape plans and specifications.
10. Subgrade shall be scarified and re-compacted over 6" in depth in areas, which receive fills. Compact to between 95% and 100% Standard Proctor at maximum dry density as per ASTM D698 (Standard Proctor) with a -2% to +2% of optimum moisture content.
11. On-site soil may be utilized in areas outside the footprint of the building(s). Compact to between 95% and 100% Standard Proctor at maximum dry density at ASTM D698 (Standard Proctor) with a 0% to +4% of optimum moisture content.
12. Imported soil (non-select fill) may be utilized in areas outside the footprint of the building(s). Imported soil shall have a maximum plasticity index (PI) of 20. Compact to between a 95% and 100% of standard proctor maximum dry density according to ASTM D698 (Standard Proctor) with a +/- 2% to +4% of optimum moisture content.
13. Imported select fill material to be either material meeting (LL<35; 4<PI<16) or crushed limestone base material meeting the requirements of the Texas Department of Transportation (TxDOT) 2004 Standard Specifications Item 247, Type A, Grade 2 having a Plasticity Index less than or equal to 12 and a Liquid Limit less than or equal to 40. Compact to between a 95% and 100% of standard proctor maximum dry density according to ASTM D698 (Standard Proctor) with a - 2% to +2% of optimum moisture content.
14. Fill material shall be placed in loose lifts not exceeding 8 inches in un-compacted thickness. Clods and chunks of material should be broken and fill material mixed by disking, blading, or plowing, as necessary, so that a material of uniform moisture and density is obtained for each lift.
15. The paving subgrade shall be lime treated stabilization with 7.5% lime or the Contractor can choose to run a lime series test to determine the required amount of lime required. Compact the lime treated subgrade to between 96% and 100% of standard proctor maximum dry density according to ASTM D698 (Standard Proctor) with a +/- 0% to +4% of optimum moisture content.
16. Prior to lime treating the subgrade, the Contractor shall have soluble-sulfate tests ran to verify the soil can safely be treated with lime. The frequency shall be 1 test per every 5,000 sf of pavement area. Refer to the Geotechnical Study for further details and information. The Engineer shall be notified if results are greater than 3,000 parts per million.
17. Contractor shall be responsible for all quality control testing including soil Proctors and densities and concrete compressive strengths.
18. Density Testing Frequency: One test per lift per 2,000 sf in the building pad; one test per lift per 5,000 sf in the non-building pad areas; one test per lift per 150 LF of utility backfill. A minimum of three density verification tests per lift shall be performed.
17. Prior to placement of concrete for concrete pavement, the Contractor shall proof-roll with a loaded dump truck or water truck the areas receiving concrete. Soft areas shall be removed and reworked prior to placement of concrete.
19. Excavated material may be utilized on site and excess material shall be disposed off-site at an Owner and City approved location.
20. Contractor shall verify all grades onsite and shall notify the Engineer of any discrepancies.
21. Contractor shall paint all pavement markings within the Private property limits.
22. Parking lane lines shall be painted Traffic White and shall be 4" wide.
23. Firelane to be 6" painted red stripe with 4" white letters stating "FIRE LANE NO PARKING" every 10 to 25 feet along the entire length of the fire lane.
24. "FIRE LANE NO PARKING" markings shall be on the vertical face of the curb when a curb is present.
25. Trees not noted to be removed shall be protected against damage.
26. Trees damaged as a result of the Contractor's negligence shall be replaced in kind at the Contractor's expense.
27. All islands to be grassed or landscaped as per Landscape Plans.
28. All trees, stumps, brush, abandoned structures, roots, vegetation, rubbish & any other undesirable material shall be removed and disposed of properly.

Utility Notes:

1. All utility connections to the building shall be coordinated with the mechanical and electrical plans. For information on gas, electric, and telephone utilities, see the mechanical and electrical plans.
2. Trench Excavation Protection – Contractor and /or Contractor's independently retained employee, or structural design/Geotechnical/safety/ equipment consultant if any, shall review these plans and available Geotechnical information and the anticipated installation site(s) within the project work area in order to implement the Contractor's trench excavation safety protection systems, programs and /or procedures for the project described in the contract documents. The Contractor's implementation of these systems, programs and /or procedures shall provide for adequate trench excavation safety protection that complies with, as a minimum OSHA standards for trench excavations. Specifically, Contractor and/or Contractor's independently retained employee, or safety consultant shall implement a trench safety program in accordance with OSHA standards governing the presence and activities of individuals working in and around for trench excavations.
3. Domestic water, irrigation, and sanitary sewer service shall be installed and tested in accordance with Wickson Creek SUD and/or the City of Bryan Water System Department and Public Works Department and Standard Construction Details. The Contractor shall coordinate with the appropriate Agency/Department for permitting, inspections, and construction operations.
4. Depth of bury of all piping shall be a minimum of 24", unless otherwise noted.
5. The water service shall be located at the property line, no more than 24" deep and covered with a meter box in place at grade.
6. Tap size to be as shown on the plans.
7. Service line shall be Type "K" as specified in ASTM B88.
8. All water mains, including fire lines, to be PVC AWWA C-900, Class 150, DR-18.
9. All water mains, including fire lines, shall have 42 inch minimum cover from finished grade.
10. All iron fittings including fire hydrants and valves shall be poly wrapped.
11. Stainless steel tapping saddles shall be used for services.
12. Water service shall include furnishing and installing heavy duty meter box as approved by the appropriate Agency/Department.
13. Fire hydrant painting and installation shall conform to the City of Bryan Fire Hydrant Standard Detail. Fire hydrants shall be installed a minimum of 2' from the back of the curb.
14. Concrete thrust blocking shall be placed on all water line bends and shall be in accordance with the appropriate Agency/Department Standard Construction Details.
15. All proposed gravity sanitary sewer systems' lateral pipe and fittings shall be SDR 35 PVC pipe and shall be as shown in the City of Bryan Construction Standard Details.
16. All sanitary sewer pipe and cleanouts used for lateral services shall be green in color.
17. All sanitary sewer laterals shall be installed in accordance with the sanitary sewer embedment and backfill standards.
18. All cleanouts are to be constructed of PVC pipe type SDR-35.
19. PVC sewer pipe and fittings shall conform to the current ASTM Designation D3034 for four (4) inches through fifteen (15) inches.
20. The Contractor shall verify the location and elevation of existing sanitary sewer lines and manholes prior to construction.
21. No water jetting is allowed on this project.
22. Contractor shall compact all utility trenches to 95% standard proctor with - 2% to +4% of optimum moisture content.
23. Contractor shall coordinate work, which affects the adjacent property owners.
24. Contractor shall remove and replace all utilities, landscaping, irrigation, signage, etc. on property & adjacent property with which this project affects.
25. Contractor shall be responsible for all damages occurred to adjacent property and shall replace at the Contractor's sole expense all damaged appurtenances, which are a result of the Contractor's negligence during the performance of this project.
26. Contractor shall replace all damaged grassed areas on adjacent property with block sod of like kind in which the Contractor's work affects.
27. Contractor shall coordinate electric, gas, and telephone service directly with the local utility companies.
28. The communication system conduit shall not have any 90 degree abrupt bends. Bends shall consist of sweeps from 2' to 3' radius bends.

GENERAL CONSTRUCTION NOTES



AXIOM MANAGEMENT & ENGINEERING, INC.
P.O. BOX 6460
FORT WORTH, TEXAS 76115
(817) 994-5420
FRM #: F-3854

A NEW FACILITY FOR
BCS CHURCH OF CHRIST
STATE HIGHWAY 30
BRYAN, TEXAS

THIS DOCUMENT IS FOR REVIEW ONLY AND NOT FOR BIDDING OR CONSTRUCTION

SCOTT ATWOOD, PE
REG.# 70851

REVISION SCHEDULE

#	Description	Date
	Initial	01-19-2024
1	Revise SS alignment to back	02-16-2024
2	City Submittal	02-21-2024

SHEET NAME

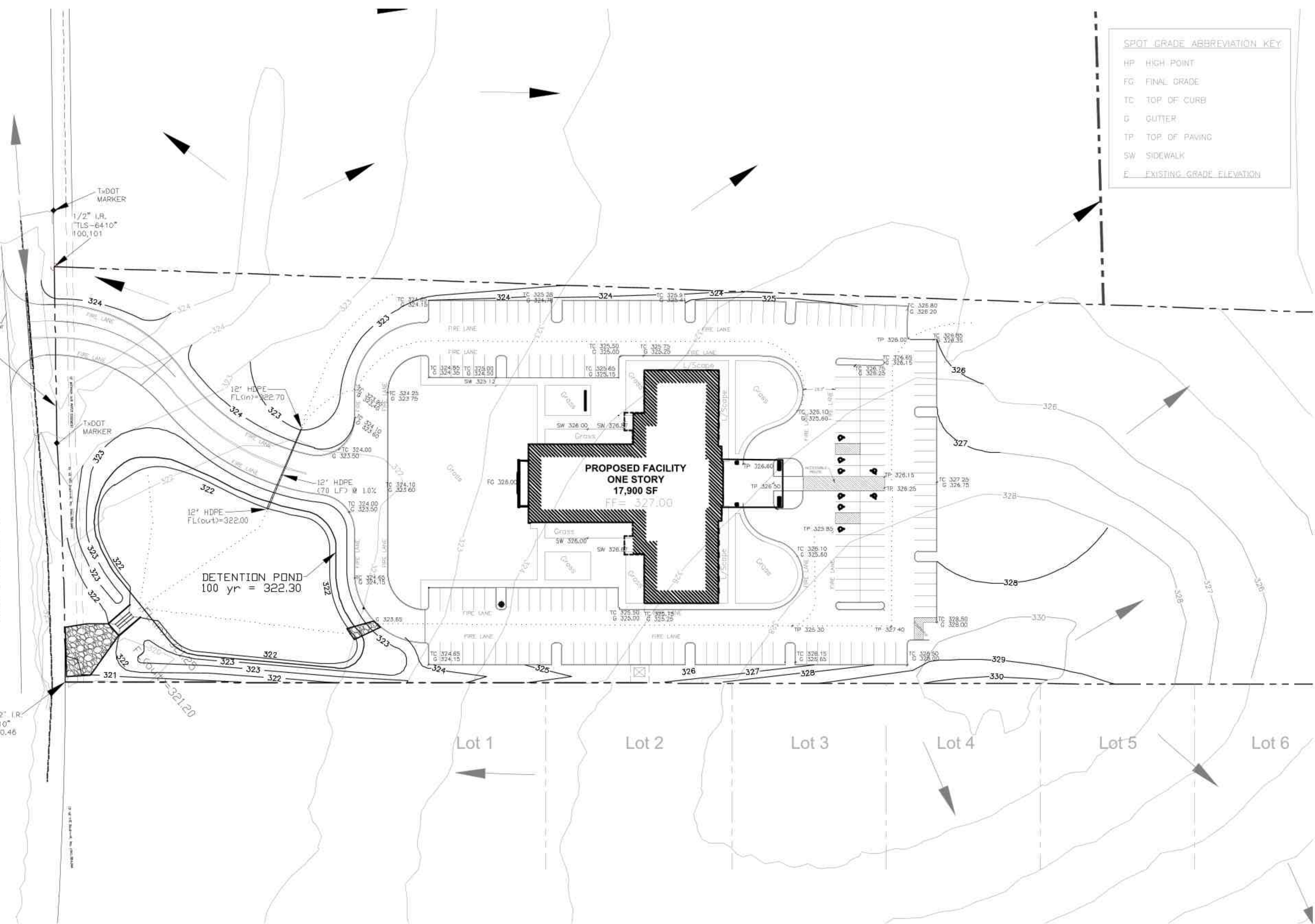
GENERAL NOTES

SHEET NO.

C4.1

STATE HIGHWAY 30

P.O.B. 1/2" I.R.
"TLS-6410"
492 320.46



SPOT GRADE ABBREVIATION KEY

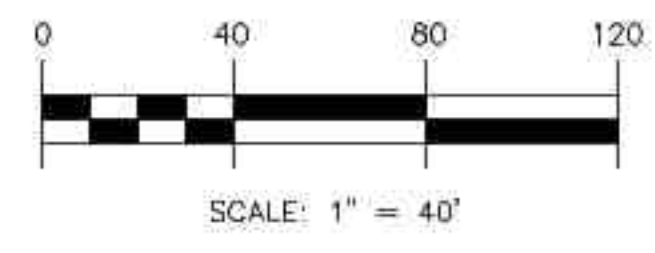
- HP HIGH POINT
- FG FINAL GRADE
- TC TOP OF CURB
- G GUTTER
- TP TOP OF PAVING
- SW SIDEWALK
- E EXISTING GRADE ELEVATION

NOTE: PRIOR TO PLACEMENT OF CURBED ISLANDS - CONTRACTOR SHALL VERIFY GRADES TO ENSURE NO PONDING OF WATER ALONG THE PROPOSED CURB LINE. IN THE EVENT OF POSSIBLE PONDING, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BEGINNING WORK FOR POSSIBLE ADJUSTMENTS.

NOTE: FINISHED GRADE IS TOP OF CURB OR TOP OF SIDEWALK, WHICHEVER IS APPLICABLE. CONTRACTOR SHALL MAKE ALLOWANCE FOR TOPSOILING AND/OR SOD THICKNESS.

NOTE: MAXIMUM 2% GRADE IN ANY DIRECTION IN HANDICAP PARKING SPACES AND LOADING AREAS.

GRADING PLAN



ARCHITECTS
2627 TILLAR STREET, SUITE 131
FORT WORTH, TX 76107
817-377-3600
mail@schwarz-hanson.com

AXIOM MANAGEMENT & ENGINEERING, INC.
P.O. BOX 6480
FORT WORTH, TEXAS 76115
(817) 994-5420
FIRM #: F-3854

A NEW FACILITY FOR
BCS CHURCH OF CHRIST
STATE HIGHWAY 30
BRYAN, TEXAS

THIS DOCUMENT IS FOR REVIEW ONLY AND NOT FOR BIDDING OR CONSTRUCTION

SCOTT ATWOOD, PE
REG.# 70851

REVISION SCHEDULE

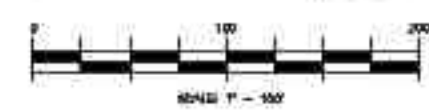
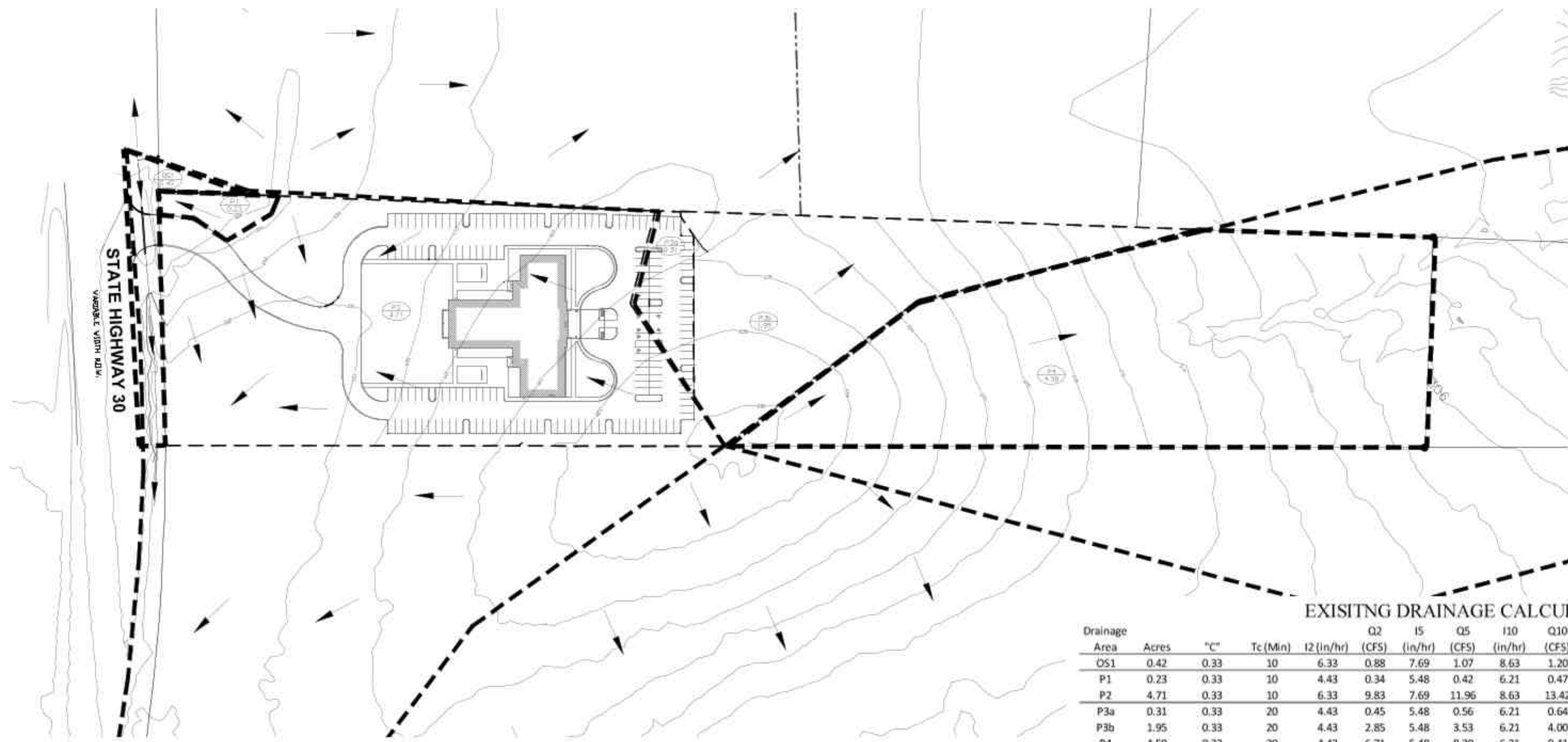
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SHEET NAME

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SHEET NO.

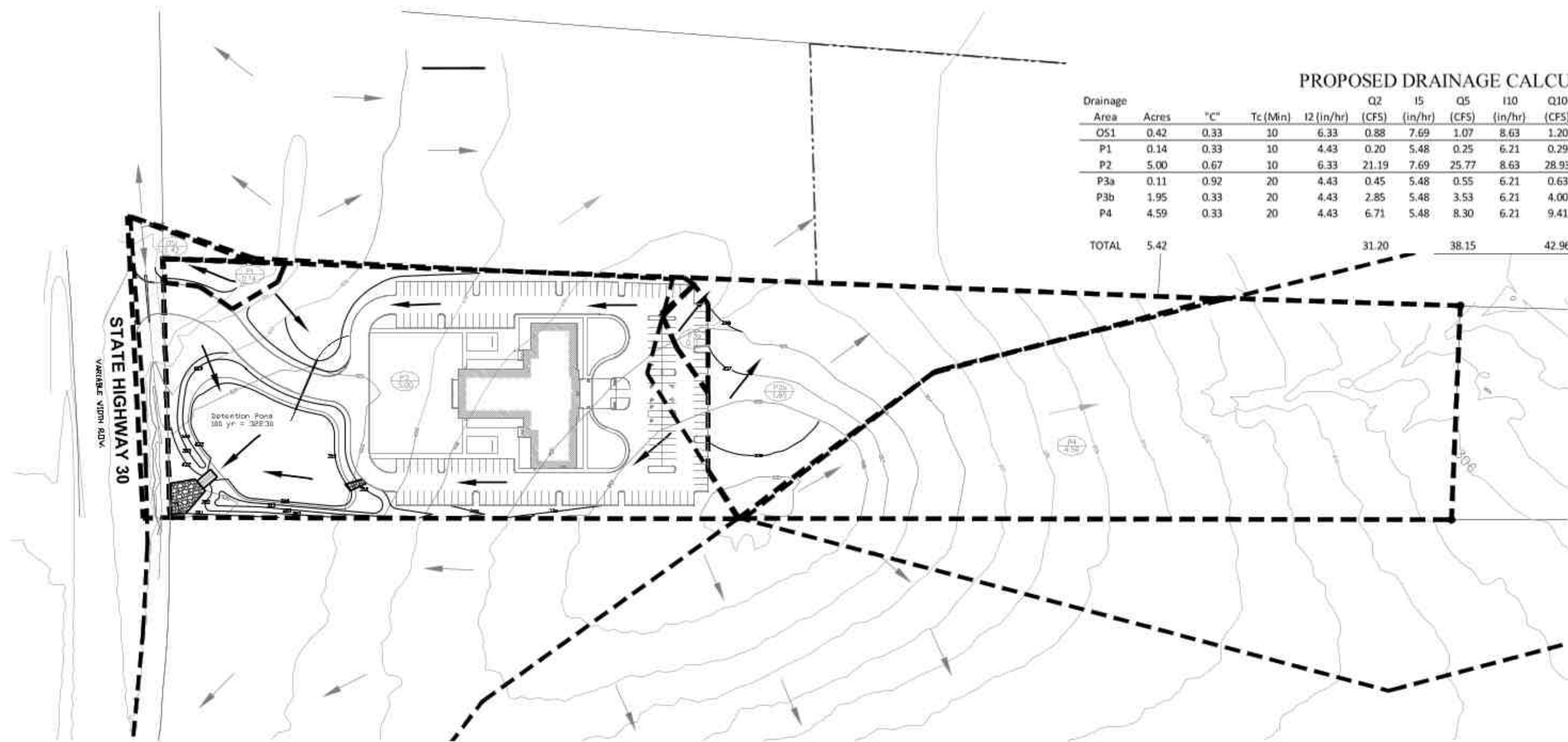
C5.0



PRE-DEVELOPMENT

EXISTING DRAINAGE CALCULATIONS

Drainage	Area	Acres	"C"	Tc (Min)	I2 (in/hr)	Q2 (CFS)	I5 (in/hr)	Q5 (CFS)	I10 (in/hr)	Q10 (CFS)	I25 (in/hr)	Q25 (CFS)	I50 (in/hr)	Q50 (CFS)	I100 (in/hr)	Q100 (CFS)	Comments
OS1	0.42	0.33	10	6.33	0.88	7.69	1.07	8.63	1.20	9.86	1.37	11.15	1.55	11.64	1.61	12.77	TxDOT ROW Ditch (NO CHANGE FROM EXISTING)
P1	0.23	0.33	10	4.43	0.34	5.48	0.42	6.21	0.47	7.12	0.54	8.08	0.61	8.43	0.64	8.43	Drains to TxDOT ROW Ditch (NO CHANGE FROM EXISTING)
P2	4.71	0.33	10	6.33	9.83	7.69	11.96	8.63	13.42	9.86	15.33	11.15	17.33	11.64	18.09	18.09	Drains to Detention Pond and to TxDOT ROW
P3a	0.31	0.33	20	4.43	0.45	5.48	0.56	6.21	0.64	7.12	0.73	8.08	0.83	8.43	0.86	8.43	Area decreased to account for the increase in runoff. Runoff is the same as from the Existing
P3b	1.95	0.33	20	4.43	2.85	5.48	3.53	6.21	4.00	7.12	4.58	8.08	5.20	8.43	5.42	8.43	Drains to North Property Line (NO CHANGE FROM EXISTING)
P4	4.59	0.33	20	4.43	6.71	5.48	8.30	6.21	9.41	7.12	10.78	8.08	12.24	8.43	12.77	12.77	Drains to North Property Line (NO CHANGE FROM EXISTING)
TOTAL	11.55					21.24		25.97		29.24		33.43		37.84		39.50	



POST-DEVELOPMENT

PROPOSED DRAINAGE CALCULATIONS

Drainage	Area	Acres	"C"	Tc (Min)	I2 (in/hr)	Q2 (CFS)	I5 (in/hr)	Q5 (CFS)	I10 (in/hr)	Q10 (CFS)	I25 (in/hr)	Q25 (CFS)	I50 (in/hr)	Q50 (CFS)	I100 (in/hr)	Q100 (CFS)	Comments
OS1	0.42	0.33	10	6.33	0.88	7.69	1.07	8.63	1.20	9.86	1.37	11.15	1.55	11.64	1.61	12.77	TxDOT ROW Ditch (NO CHANGE FROM EXISTING)
P1	0.14	0.33	10	4.43	0.20	5.48	0.25	6.21	0.29	7.12	0.33	8.08	0.37	8.43	0.39	8.43	Drains to TxDOT ROW Ditch (NO CHANGE FROM EXISTING)
P2	5.00	0.67	10	6.33	21.19	7.69	25.77	8.63	28.93	9.86	33.04	11.15	37.34	11.64	38.99	38.99	Drains to Detention Pond and to TxDOT ROW
P3a	0.11	0.33	20	4.43	0.45	5.48	0.55	6.21	0.63	7.12	0.72	8.08	0.82	8.43	0.85	8.43	Area decreased to account for the increase in runoff. Runoff is the same as from the Existing
P3b	1.95	0.33	20	4.43	2.85	5.48	3.53	6.21	4.00	7.12	4.58	8.08	5.20	8.43	5.42	8.43	Drains to North Property Line (NO CHANGE FROM EXISTING)
P4	4.59	0.33	20	4.43	6.71	5.48	8.30	6.21	9.41	7.12	10.78	8.08	12.24	8.43	12.77	12.77	Drains to North Property Line (NO CHANGE FROM EXISTING)
TOTAL	5.42					31.20		38.15		42.96		49.12		55.60		58.04	

- NOTE:**
- All values and calculations are based upon the Unified Stormwater Design Guidelines Manual for the Cities of Bryan and College Station, dated February, 2009.
 - Offsite Drainage does not run across or effect the drainage of the proposed development.
 - Site is a sub-part of TxDOT Drainage Area 7 as shown on TxDOT plans CSJ 0212-03-016; Sheet 34.
3.a. A= 10 Ac; C= 0.4; CA= 4
3.b. I₁= 5.5 -> Q₁= 22 cfs
I₂= 7.2 -> Q₂= 29 cfs
 - The Developed portion of the Site drains to the TxDOT ROW which is carried by the bar ditch to the existing TxDOT system.

DRAINAGE PLAN
1" = 100'

ARCHITECTS
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817-377-3600
mail@schwarz-hanson.com

AXIOM MANAGEMENT & ENGINEERING, INC.
P.O. BOX 6460
FORT WORTH, TEXAS 76115
(817) 994-5420
FIRM #: F-3664

A NEW FACILITY FOR
BCS CHURCH OF CHRIST
 STATE HIGHWAY 30
 BRYAN, TEXAS

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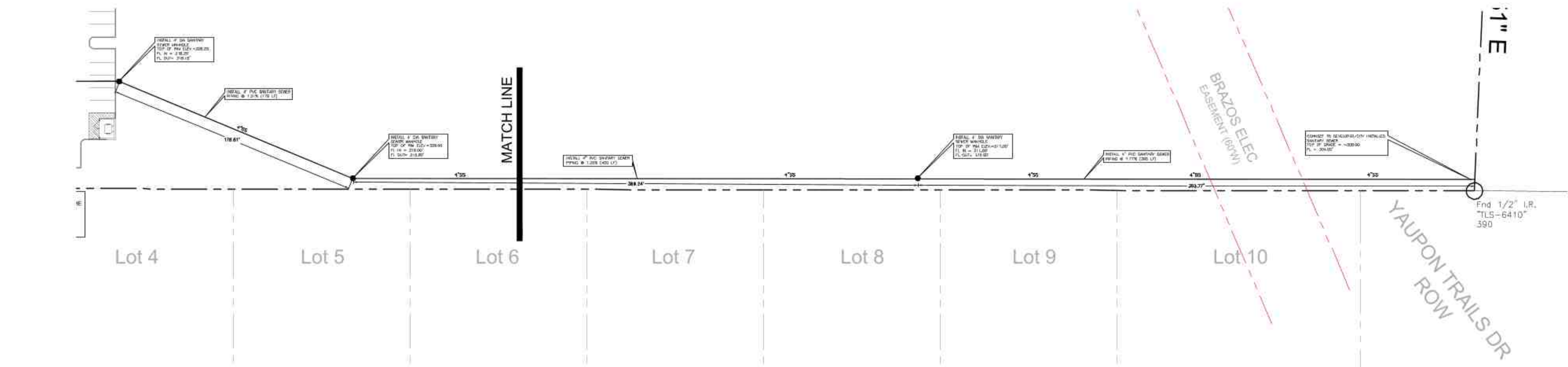
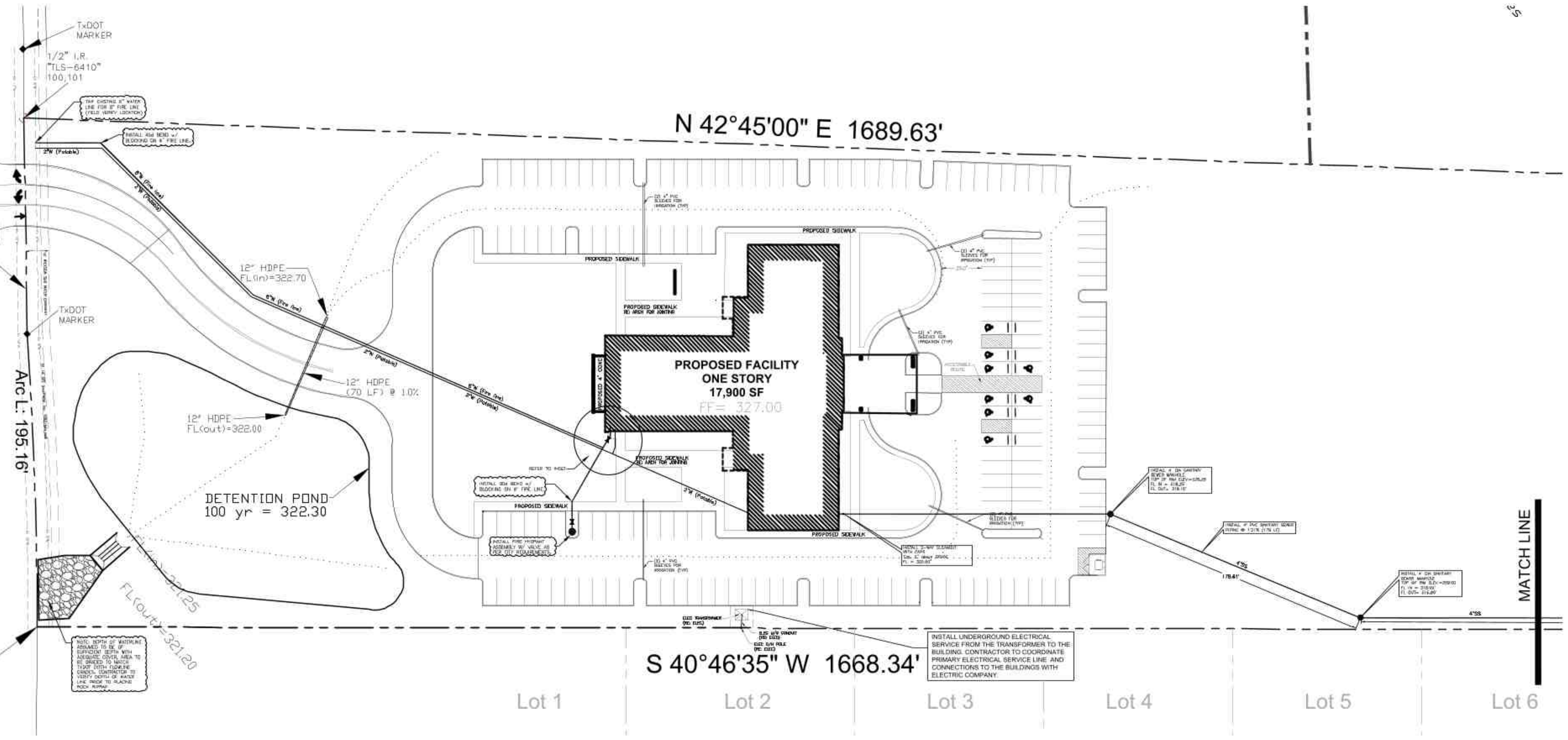
SCOTT ATWOOD, PE
REG.# 70851

REVISION SCHEDULE	
#	Description
1	Initial
2	Revise SS alignment to back
3	City Submittal

SHEET NAME
DRAINAGE PLAN
SHEET NO.

C6.0

N 50°09'58" W
141.67'
STATE HIGHWAY 30
VARIABLE WIDTH R.O.W.



LEGEND

PROP. SS LINE	8" SS
EXIST. SS LINE	SS
PROP. SS MANHOLE	●
EXIST. SS MANHOLE	○
PROP. SS CLEAN OUT	—○—
PROP. WATER LINE	—W—
PROP. GATE VALVE	—V—
EXIST. WATER LINE	—W—
EXIST. GATE VALVE	—V—
EXIST. FIRE HYDRANT	—F—
PROP. FIRE HYDRANT	—F—
EXIST. GAS	—G—
PROP. GAS	—G—
EXIST. ELECTRIC	—E—
PROP. ELECTRIC	—U/G ELEC—

GENERAL NOTES:

CONTRACTOR SHALL PROVIDE 4" PVC SLEEVES AT ALL DRIVES & SIDEWALKS FOR IRRIGATION.

CONTRACTOR TO COORDINATE LOCATION AND CONDUIT SIZE WITH LOCAL PHONE COMPANY FOR TELEPHONE SERVICE.

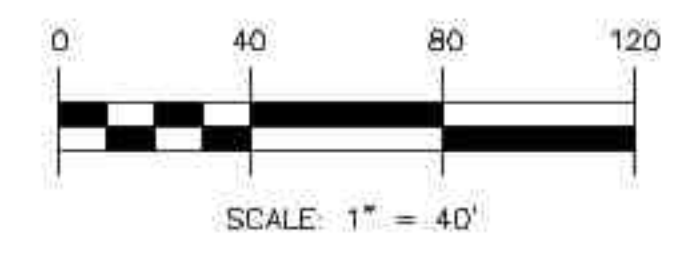
REFER TO ELECTRICAL SITE PLAN FOR SIGNAGE AND SITE LIGHTING CONDUITS.

REFER TO M.E.P. PLAN FOR EXACT LOCATIONS OF PROPOSED UTILITIES TO BUILDINGS.

ALL UTILITIES SHALL BE UNDER GROUND.

ALL PROPOSED LIGHTING ON BUILDING AND IN PARKING AREAS SHALL BE SHIELDED AWAY FROM ADJACENT RESEDENTIAL PROPERTIES. (REFER TO ARCHITECTURAL AND M.E.P. PLANS FOR LIGHTING CONSTRUCTION DETAILS)

UTILITY PLAN



ARCHITECTS
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FIRM #: F-3864

A NEW FACILITY FOR
BCS CHURCH OF CHRIST
STATE HIGHWAY 30
BRYAN, TEXAS

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SCOTT ATWOOD, PE
REG.# 70851

REVISION SCHEDULE

#	Description	Date
Initial		01-19-2024
1	Revise SS alignment to back	02-16-2024
2	City Submittal	02-21-2024

SHEET NAME
UTILITY PLAN
SHEET NO.

C7.0

EROSION CONTROL SPECIFICATIONS

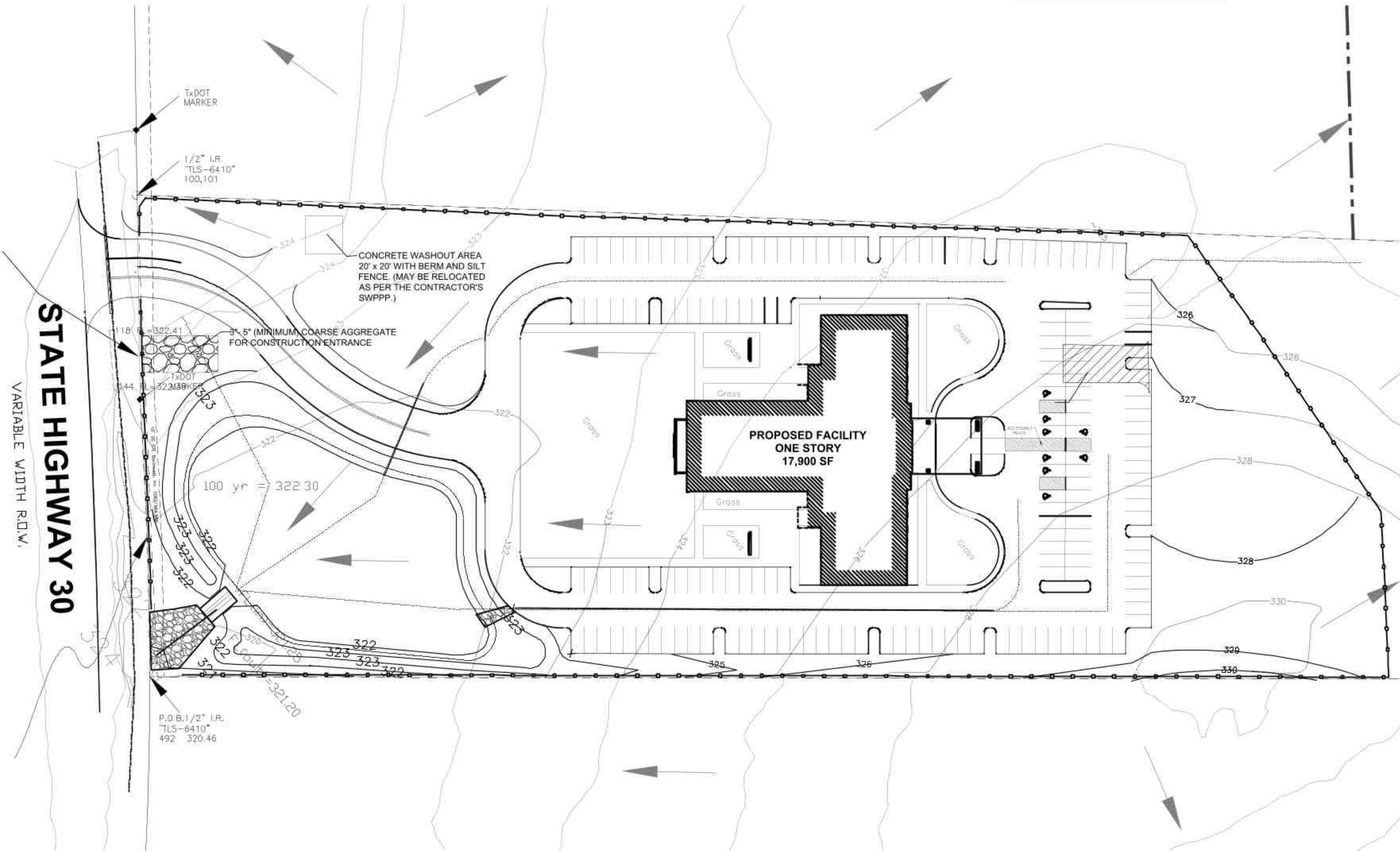
1. THE CONTRACTOR SHALL DEVELOP A STORM WATER POLLUTION PREVENTION PLAN (aka: SWPPP OR SW3P) IN ACCORDANCE WITH THE TEXAS COMMISSION OF ENVIRONMENTAL QUALITY (TCEQ) REQUIREMENTS AND GUIDELINES.
 2. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN EROSION CONTROL DEVICES IN THE AREAS INDICATED ON THE EROSION CONTROL PLAN OR ANY OTHER AREA AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
 2. THE ELECTRICAL UTILITY, NATURAL GAS, TELEPHONE AND CABLE TV CONTRACTOR SHALL RE-ESTABLISH ANY PREVIOUSLY ESTABLISHED EROSION CONTROL MEASURE OR DEVICE THAT IS DISTURBED BY THEIR CONSTRUCTION, INCLUDING VEGETATIVE COVER.
 3. SITE ENTRY AND EXIT LOCATION SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROAD OF WAYS. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO A PUBLIC ROAD OF WAY MUST BE REMOVED IMMEDIATELY. WHEN WASHING IS REQUIRED TO REMOVE SEDIMENT PRIOR TO ENTRANCE TO A PUBLIC ROAD OF WAY, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT BASIN. ALL FINES IMPOSED FOR TRACKING ONTO PUBLIC ROADS SHALL BE PAID BY THE CONTRACTOR.
 4. TEMPORARY SEEDING OR OTHER METHOD OF STABILIZATION SHALL BE INITIATED WITHIN 14 DAYS OF THE LAST DISTURBANCE ON ANY AREA OF THE SITE, UNLESS ADDITIONAL CONSTRUCTION ON THE AREA IS EXPECTED WITHIN 21 DAYS OF THE LAST DISTURBANCE.
 5. UPON COMPLETION OF FINE GRADING BY PAVING AND GRADING CONTRACTOR, ALL AREAS NOT OTHERWISE PERMANENTLY STABILIZED SHALL BE SEEDED AND MAINTAINED UNTIL A UNIFORM COVERAGE OF 70% MINIMUM DENSITY, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, IS ACHIEVED.
 6. EROSION CONTROL DEVICES MAY BE ADDED OR REDUCED IN THE FIELD AS DIRECTED BY THE OWNER'S REPRESENTATIVE.
 7. MAINTENANCE - EROSION CONTROL SHALL BE REPAIRED OR REPLACED AS INSPECTION DEEMS NECESSARY OR AS DIRECTED BY THE OWNER'S REPRESENTATIVE. ACCUMULATED SILT AT ANY EROSION CONTROL DEVICE SHALL BE REMOVED AS RECOMMENDED ACCORDING TO MANUFACTURER'S RECOMMENDATION, AND SHALL BE DISTRIBUTED ON SITE IN A MANNER NOT CONTRIBUTING TO ADDITIONAL SILTATION.
 8. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING ANY EROSION CONTROL DEVICE WHICH IS DISTURBED. EACH CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DEFICIENCIES IN THE ESTABLISHED EROSION CONTROL MEASURES WHICH MAY LEAD TO UNAUTHORIZED DISCHARGE OF STORM WATER POLLUTION, SEDIMENTATION, OR OTHER POLLUTANTS. UNAUTHORIZED POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO, EXCESS CONCRETE DUMPING OR CONCRETE RESIDUE, PAINTS, SOLVENTS, GREASES, FUEL, AND LUBE OIL, PESTICIDES, AND SOLID WASTE MATERIALS.
- FINAL STABILIZATION AND TERMINATION OF STORM WATER DISCHARGE AUTHORIZATION.
9. UPON COMPLETION OF ALL SOIL DISTURBING CONSTRUCTION, ALL AREAS NOT PAVED OR COVERED BY PERMANENT STRUCTURES OR EQUIVALENT PERMANENT STABILIZATION MEASURES SHALL BE STABILIZED WITH UNIFORM PERENNIAL VEGETATIVE COVER. FOR TERMINATION OF INDUSTRIAL STATUS OF THE CONSTRUCTION SITE, THE VEGETATIVE COVER MUST MEET A MINIMUM DENSITY OF 70% AS DETERMINED BY THE OWNER'S REPRESENTATIVE. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES MUST BE REMOVED.
 10. IF REQUIRED, A NOTICE OF TERMINATION (N.O.T.) SHALL BE SUBMITTED TO TCEQ WHEN THE SITE HAS 100% OF THE DISTURBED AREAS STABILIZED AND THE SITE NO LONGER HAS STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITIES (CONSTRUCTION), OR THE N.O.T. PERMITTEE OR CO-PERMITTEE NO LONGER HOLDS OPERATIONAL CONTROL OF THE CONSTRUCTION.

INSPECTIONS

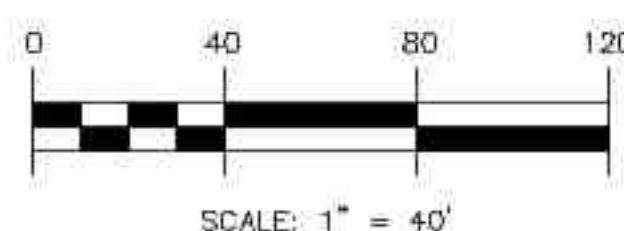
- A) TRASH AND BUILDING MATERIAL WASTE IN ENCLOSURES UNTIL PROPER DISPOSAL AT OFF-SITE FACILITIES. CHECK ADJACENT AREAS DAILY AND PICK UP CONSTRUCTION WASTE MATERIALS AND DEBRIS THAT HAVE BLOWN OR WASHED OFF SITE.
 - B) THE SWPPP NEEDS TO PROVIDE FOR INSPECTIONS BY THE PERMITTEE(S) ONCE EVERY (2) WEEKS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 0.5 INCHES OR GREATER AND INSPECTIONS SHOULD INCLUDE AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION.
11. CONTRACTOR SHALL AVOID DISTURBING VEGETATION IN AREA OUTSIDE CONSTRUCTION ZONE.
 12. CONTRACTOR SHOULD USE SILT FENCE TO CONTAIN SOIL RUNOFF.
 13. IF SUBGRADE STABILIZATION IS USED, THE SITE RUNOFF MATERIAL WILL BE CONTAINED BY EARTH BERM AROUND THE PERIMETER OF THE AREA.
 14. CONCRETE WASHOUT AREA TO CONFORM TO THE LATEST NCTCOG DESIGN STANDARDS.

A SWPPP SHALL BE DEVELOPED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

A CONSTRUCTION SITE NOTICE FOR SMALL SITES SHALL BE POSTED ON SITE & A COPY SUBMITTED TO THE CITY ENVIRONMENTAL DEPARTMENT AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY BEGINNING.



EROSION CONTROL GENERAL NOTES
 Erosion control measures may only be placed in front of inlets, or in channels, drainageways or borrow ditches at risk of contractor. Contractor shall remain liable for any damage caused by the measures, including flooding damage, which may occur due to blocked drainage. At the conclusion of any project, all channels, drainageways and borrow ditches in the work zone shall be dredged of any sediment generated by the project, or deposited as a result of as a result of erosion control measures.



EROSION CONTROL PLAN

1" = 40'

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 FRM #: F-3804

A NEW FACILITY FOR
BCS CHURCH OF CHRIST
 STATE HIGHWAY 30
 BRYAN, TEXAS

THIS DOCUMENT IS FOR REVIEW ONLY AND NOT FOR BIDDING OR CONSTRUCTION

SCOTT ATWOOD, PE
 REG # 70851

REVISION SCHEDULE	
#	Date
Initial	01-19-2024
1	02-16-2024
2	02-21-2024

SHEET NAME

EROSION CONTROL PLAN

SHEET NO.

C8.0

Chord Brg
 Radi

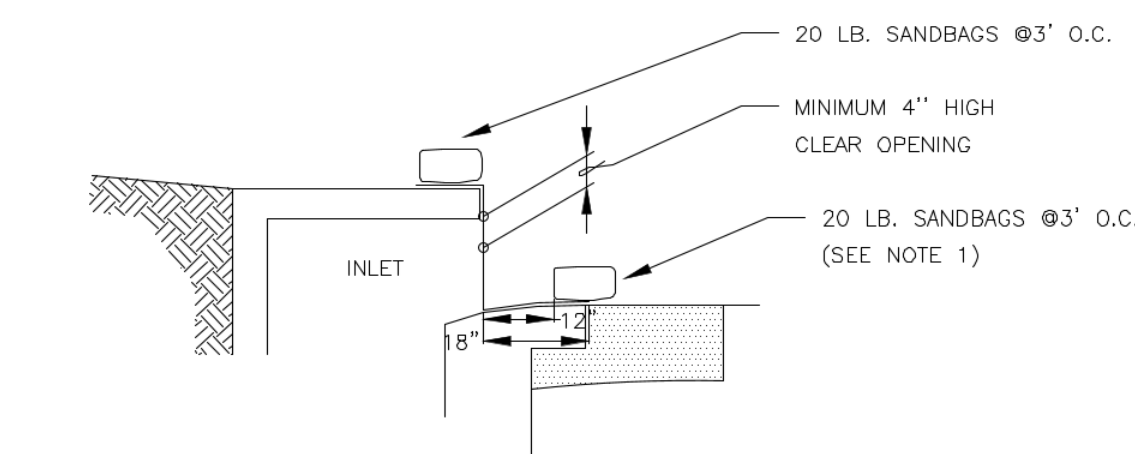
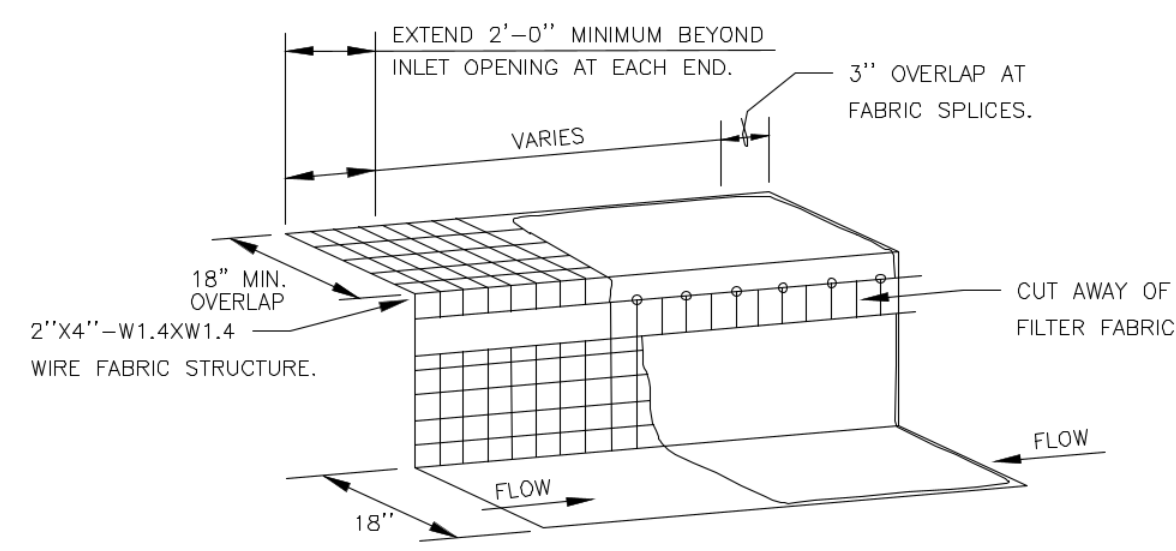
REVISION SCHEDULE		
#	Description	Date
	Initial	01-19-2024
1	Revise SS alignment to back	02-16-2024
2	City Submittal	02-21-2024

SHEET NAME

EROSION CONTROL DETAILS

SHEET NO.

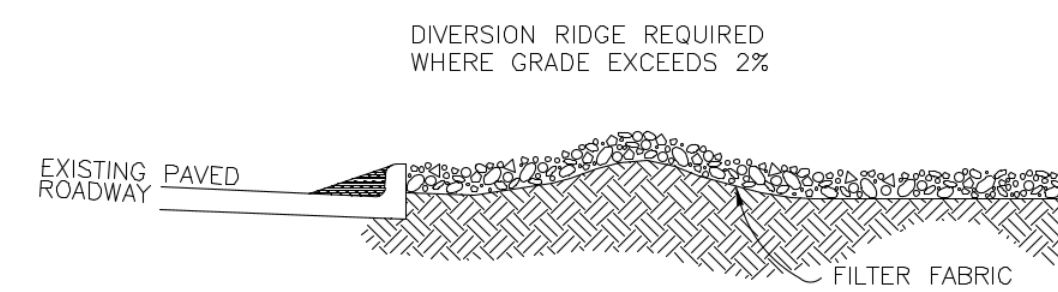
C8.1



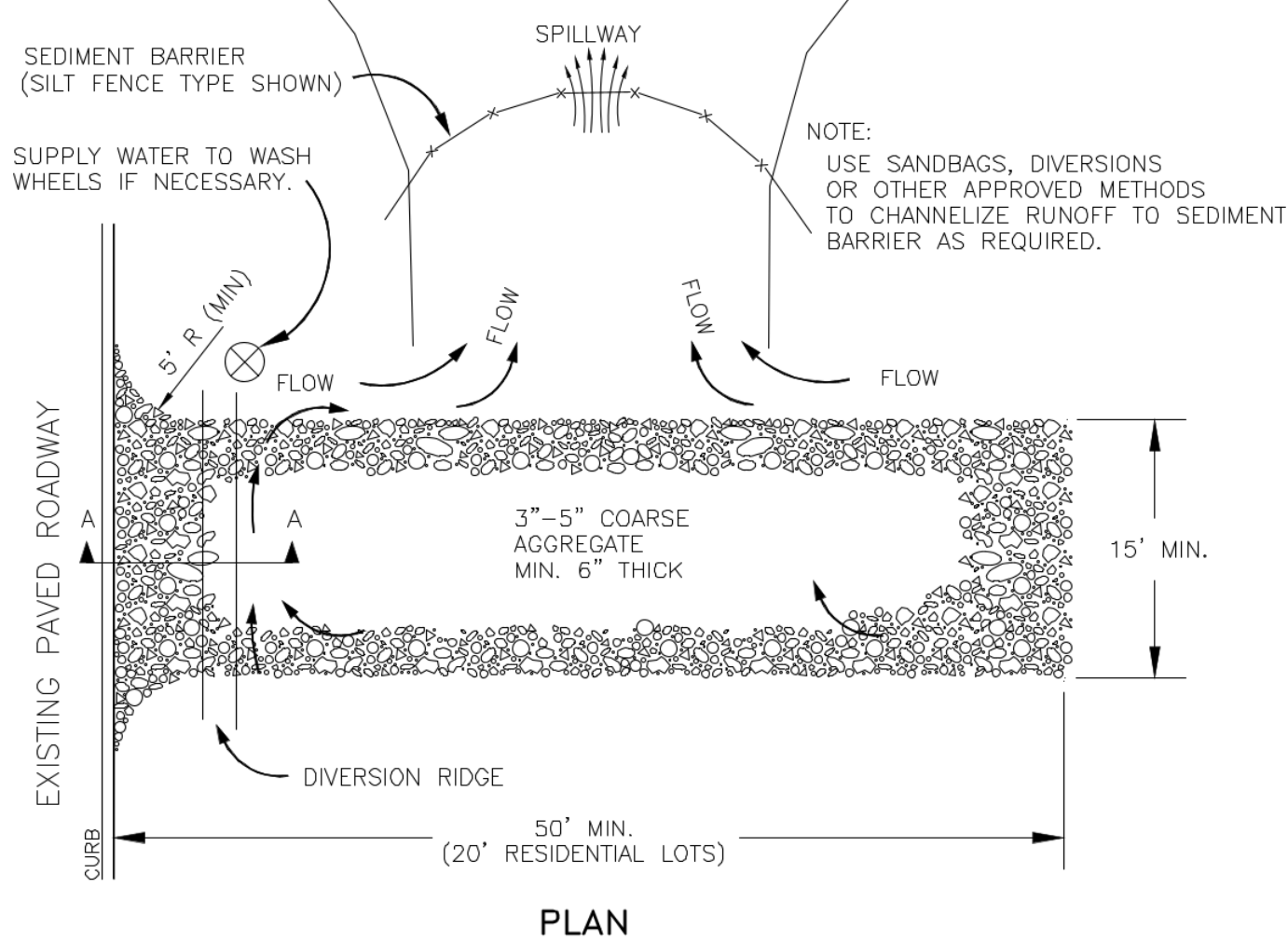
CURB INLET PROTECTION DETAIL
 N.T.S.

- NOTES:**
- A SECTION OF FILTER FABRIC SHALL BE REMOVED AS SHOWN ON THIS DETAIL TO PROVIDE A 4" MINIMUM CLEAR OPENING. FABRIC MUST BE SECURED TO WIRE BACKING WITH CLIPS OR HOG RINGS AT THIS LOCATION.
 - INSPECTION SHALL BE MADE BY THE CONTRACTOR AND SILT ACCUMULATION MUST BE REMOVED WHEN DEPTH REACHES 2".
 - CONTRACTOR SHALL MONITOR THE PERFORMANCE OF INLET PROTECTION DURING EACH RAINFALL EVENT AND IMMEDIATELY REMOVE THE INLET PROTECTIONS IF THE STORM-WATER BEGINS TO OVERTOP THE CURB.
 - INLET PROTECTIONS SHALL BE REMOVED AS SOON AS THE SOURCE OF SEDIMENT IS STABILIZED.

INLET OPENING	MINIMUM NUMBER OF SAND BAGS	
	TOP	FRONT
5'	2	3
10'	3	3
15'	3	4
20'	4	4



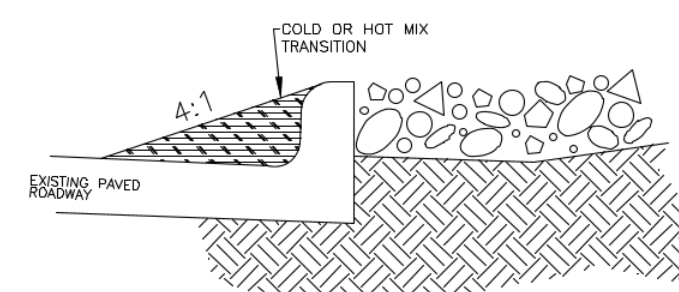
SECTION A - A



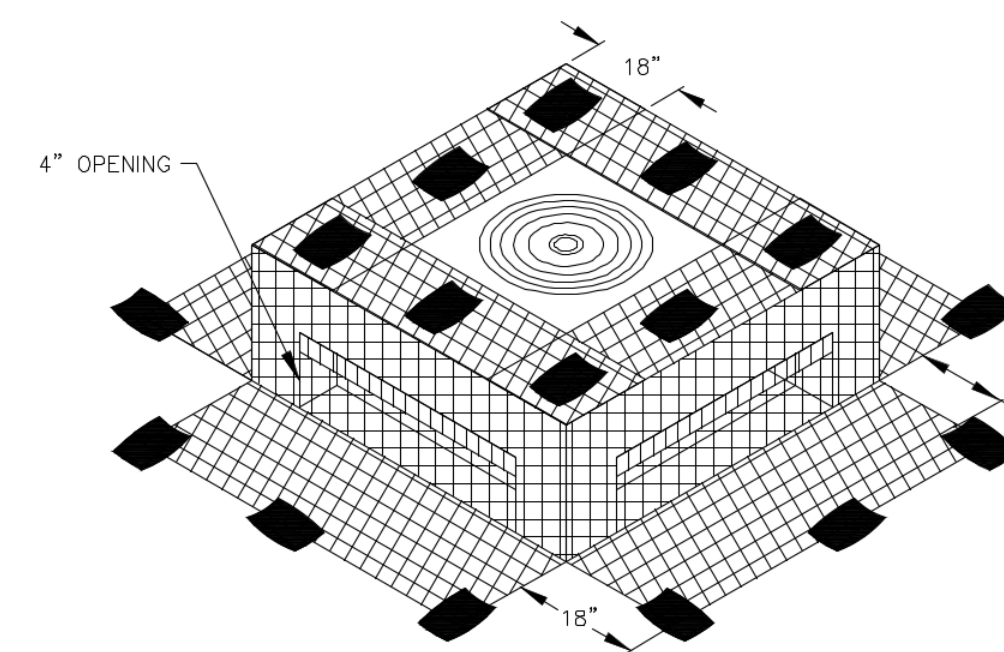
PLAN

TEMPORARY STONE CONSTRUCTION ENTRANCE/EXIT
 N.T.S.

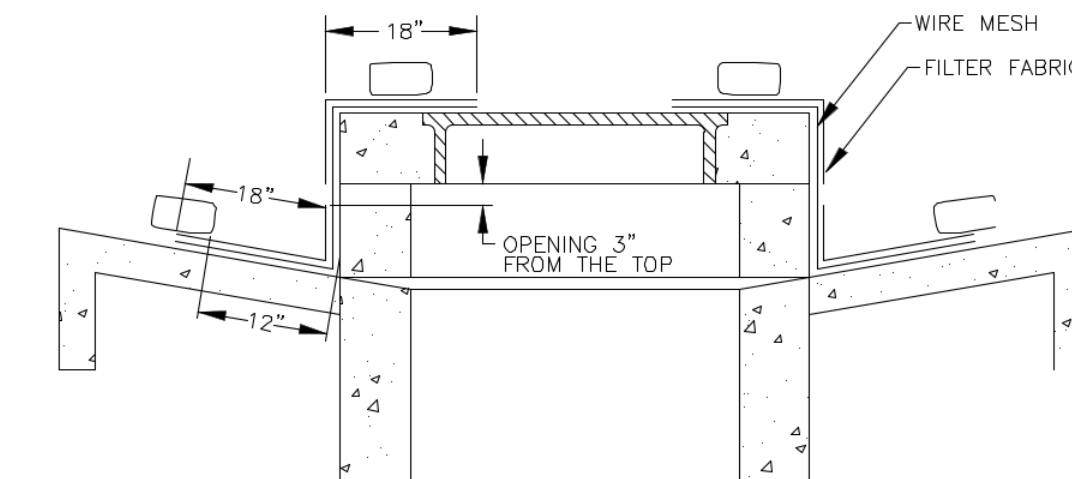
WHEN SEDIMENT HAS SUBSTANTIALLY CLOGGED THE VOID AREA BETWEEN THE ROCKS, THE AGGREGATE MAT MUST BE WASHED DOWN OR REPLACED. PERIODIC RE-GRADING AND TOP DRESSING WITH ADDITIONAL STONE MUST BE DONE TO KEEP THE EFFICIENCY OF THE ENTRANCE FROM DIMINISHING.



TRANSITION



ISOMETRIC VIEW



SECTION

FILTER FABRIC WYE INLET PROTECTION
 N.T.S.

ESTABLISHMENT OF GROUND COVER

- Eighty percent (80%) evenly distributed ground cover, without large bare areas, shall be established after the designated areas have been completed to the lines, grades and cross sections shown on the plans and prior to final acceptance by the City Engineer.
- Ground cover shall be established as per North Central Texas Council of Governments (N.C.T.C.O.G.) "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" 202.6 Seeding Turfgrass. Copies may be obtained from the "NORTH CENTRAL COUNCIL OF GOVERNMENTS", PO Drawer 5888, Arlington, Texas, 76005-5888, Phone (817) 640-3300, also available at www.publicworks.dfwinfo.com. A copy of the contract documents, plans and specifications shall be available on-site at all times by the Contractor.
- Prior to planting, contractor shall provide the City Engineer, or his designee, with the State of Texas Certificate stating analysis of purity and germination of seed.
- Planting season and application rates. All planting shall be done between the dates specified in Table 1, for each grass type except when specifically authorized in writing. The seeds planted per acre shall be of a type specified with the mixture, rate and planting dates as shown in the Table 1, or as specified by the Engineer.

Table 1. Seeding Turfgrass

TYPE	PLANTING SEASON	SEED AND RATE
TYPE I	MARCH THROUGH SEPTEMBER	BERMUDA GRASS, HULLED 50-LB (22.7-KG) PLS ¹ PER ACRE
TYPE II	OCTOBER THROUGH FEBRUARY	RYE GRASS, 100-LB (45.4-KG) PLS PER ACRE COMBINED WITH BERMUDA GRASS, HULLED 20-LB (9.1-KG) PLS ¹ PER ACRE.
OTHER	AS SPECIFIED ON PLANS	AS SPECIFIED ON PLANS

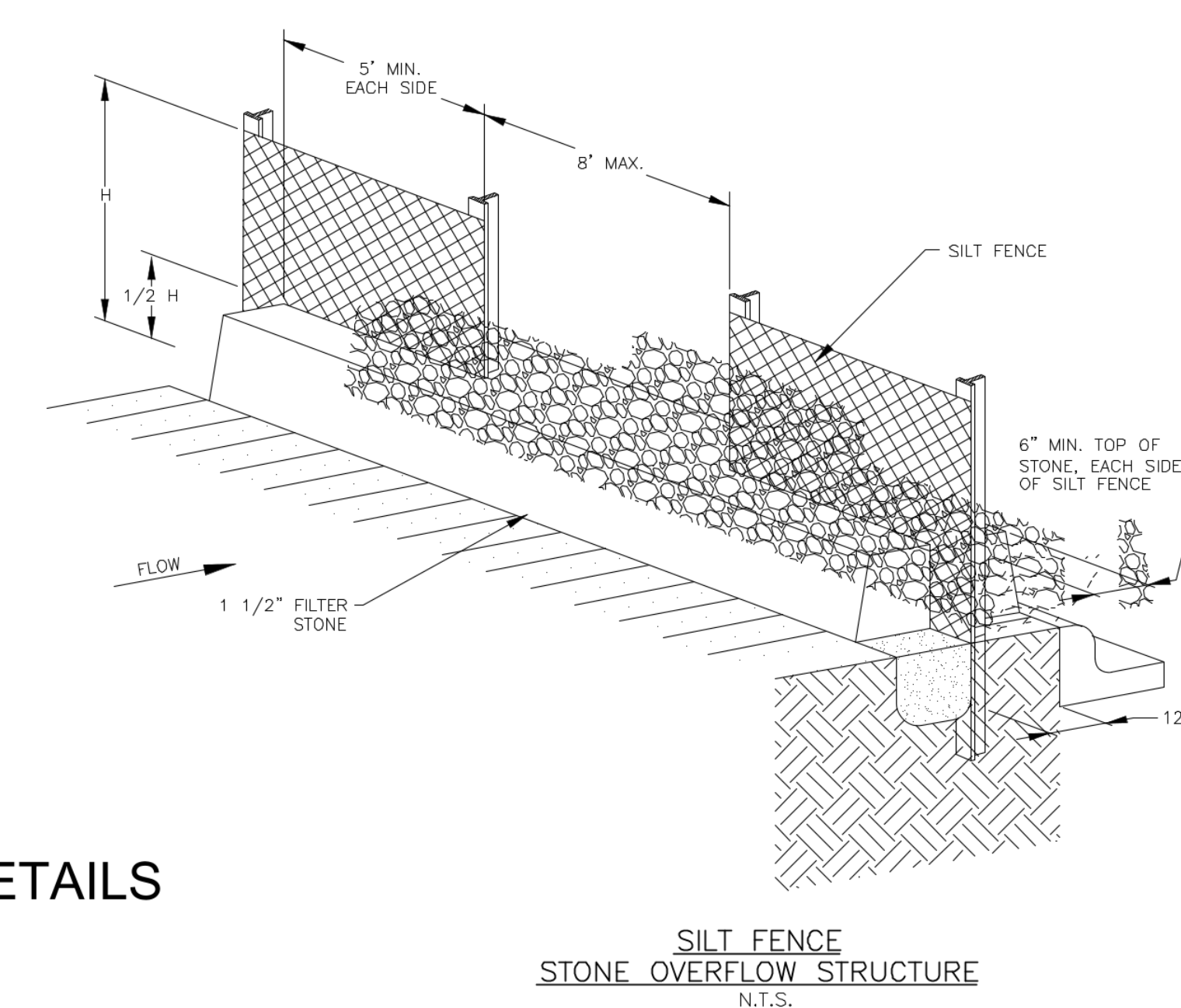
¹ PLS - Pure Live Seed is determined by multiplying the gross weight times purity times the germination [for example, a 100-lb bag with 85% purity and 80% germination, (PLS=pounds in bag x Purity x germination) 100 x 0.85 x 0.8 = 60.8 -lbs of pure live seed.]

- Seeded areas shall be maintained, including watering and mowing, at such time and in a manner and quality to establish a minimum 80% evenly distributed ground cover, without large bare areas, until completion and final acceptance of the project by the City Engineer.

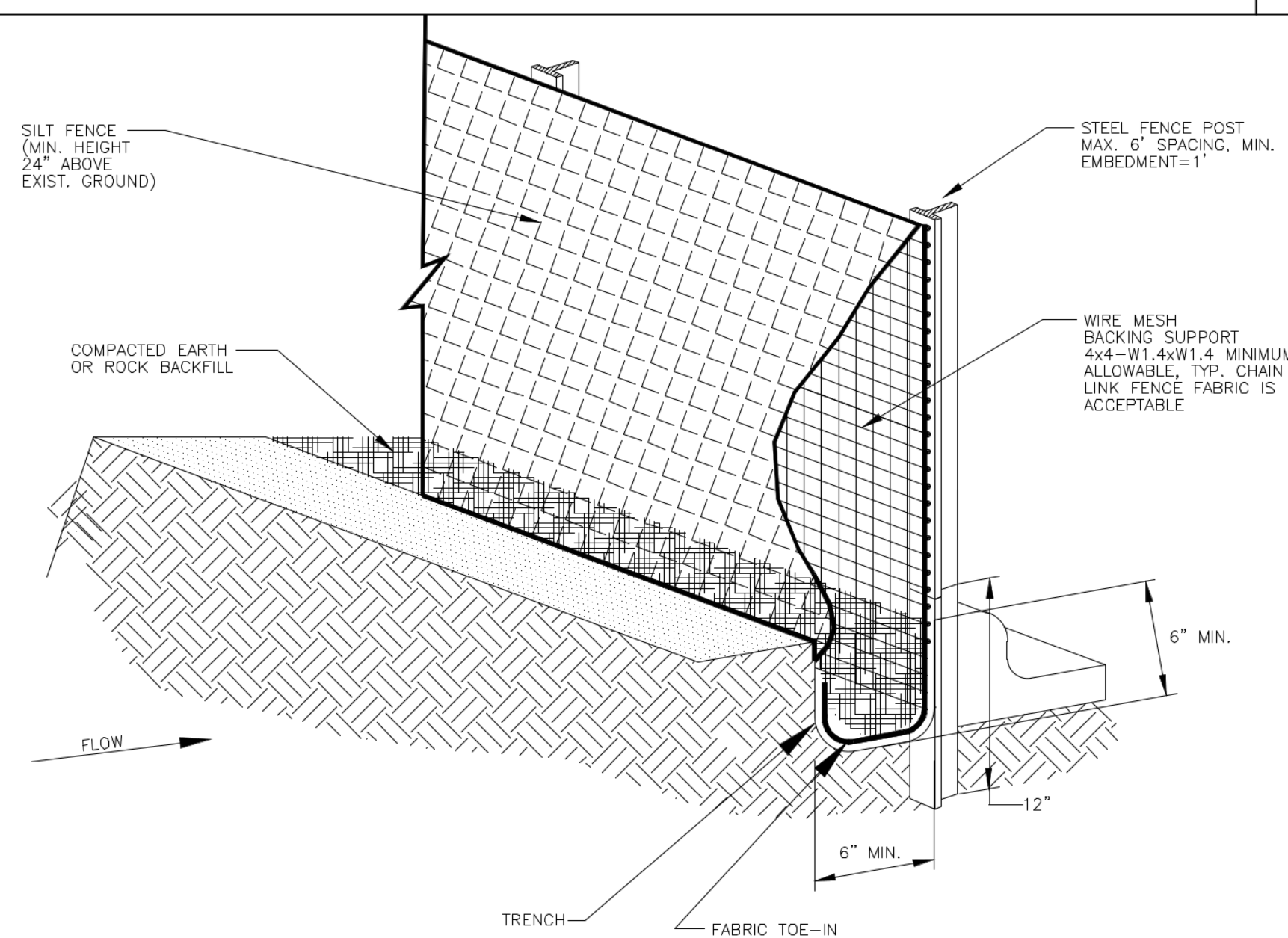
SILT FENCE GENERAL NOTES

- STEEL POSTS WHICH SUPPORT THE SILT FENCE SHALL BE INSTALLED ON A SLIGHT ANGLE TOWARD THE ANTICIPATED RUNOFF SOURCE. POST MUST BE EMBEDDED A MINIMUM OF ONE FOOT.
- THE TOE OF THE SILT FENCE SHALL BE TRENCHED IN WITH A SPADE OR MECHANICAL TRENCHER, SO THAT THE DOWNSLOPE FACE OF THE TRENCH IS FLAT AND PERPENDICULAR TO THE LINE OF FLOW. WHERE FENCE CANNOT BE TRENCHED IN (E.G. PAVEMENT), WEIGHT FABRIC FLAP WITH ROCK ON UPHILL SIDE TO PREVENT FLOW FROM SEEPING UNDER FENCE.
- THE TRENCH MUST BE A MINIMUM OF 6 INCHES DEEP AND 6 INCHES WIDE TO ALLOW FOR THE SILT FENCE FABRIC TO BE LAID IN THE GROUND AND BACKFILLED WITH COMPACTED MATERIAL.
- SILT FENCE SHOULD BE SECURELY FASTENED TO EACH STEEL SUPPORT POST OR TO WOVEN WIRE, WHICH IN TURN IS ATTACHED TO THE STEEL FENCE POST. THERE SHALL BE A 3 FOOT OVERLAP, SECURELY FASTENED WHERE ENDS OF FABRIC MEET.
- INSPECTION SHALL BE MADE EVERY TWO WEEKS AND AFTER EACH 1/2" RAINFALL. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
- SILT FENCE SHALL BE REMOVED WHEN THE SITE IS COMPLETELY STABILIZED SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.
- ACCUMULATED SILT SHALL BE REMOVED WHEN IT REACHES A DEPTH OF HALF THE HEIGHT OF THE FENCE. THE SILT SHALL BE DISPOSED OF AT AN APPROVED SITE AND IN SUCH A MANNER AS TO NOT CONTRIBUTE TO ADDITIONAL SILTATION.

NOTE: STONE OVERFLOW STRUCTURES OF OTHER OUTLET CONTROL DEVICES SHALL BE INSTALLED AT ALL LOW POINTS ALONG THE FENCE OR EVERY 300 FEET IF THERE IS NO APPARENT LOW POINT



SILT FENCE STONE OVERFLOW STRUCTURE
 N.T.S.



ISOMETRIC PLAN VIEW
 N.T.S.

EROSION CONTROL DETAILS
 NTS