

CONSTRUCTION PLANS
FOR



Brazos County, Texas

4153 COUNTY PARK COURT, BRYAN, TEXAS 77802

Tax Office & AgriLife Site
Drainage Improvements

January, 2024

COMMISSIONERS COURT

Duane Peters.....County Judge
Steve Aldrich.....Commissioner, Precinct 1
Chuck Konderla.....Commissioner, Precinct 2
Nancy Berry.....Commissioner, Precinct 3
Wanda J. Watson.....Commissioner, Precinct 4

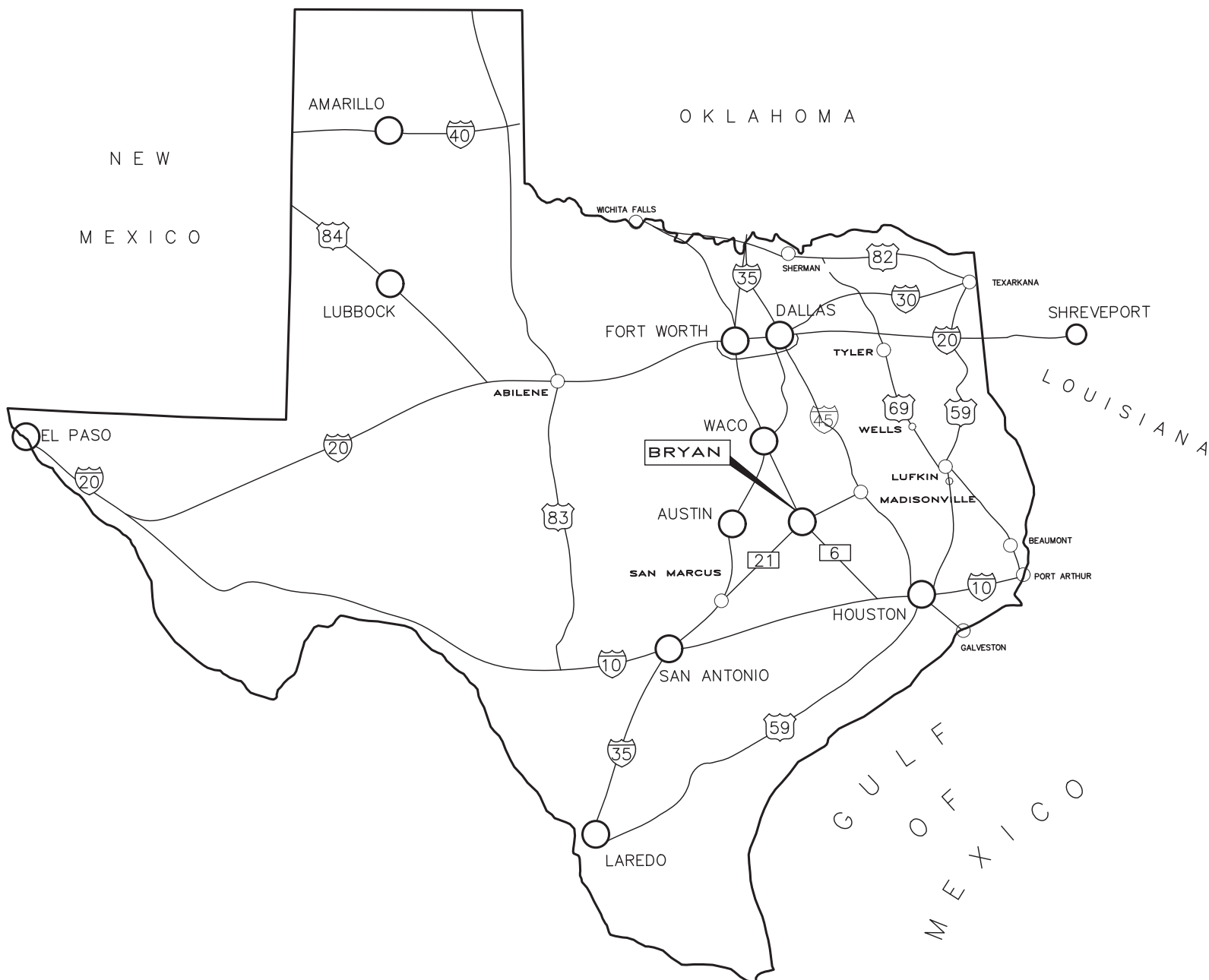
COUNTY STAFF

Prarthana Banerji, P.E., CFM.....County Engineer
Fred Paine, P.E.....Operations Manager

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PROJECT LOCATION MAP



John Rusk, P.E.
G.L.S.

PREPARED BY:



ARCHITECTURE - ENGINEERING - INTERIORS
LANDSCAPE - SURVEYING

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1.

CONSTRUCTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF BRAZOS COUNTY AND THESE SPECIFICATIONS/PLANS.
2.

CONTRACTOR SHALL VISIT THE CONSTRUCTION LOCATION AND FAMILIARIZE THEMSELVES WITH THE WORKING CONDITIONS (TRAFFIC, DEMOLITION WORK, PROPOSED/EXISTING UTILITIES, PAVING, DRAINAGE) OF THE SITE BEFORE BIDDING.
3.

CONTRACTOR IS TO VERIFY ALL QUANTITIES OF WORK PRIOR TO BIDDING TO PROVIDE A COMPLETE AND APPROVED PROJECT TO BRAZOS COUNTY ON BID FORM.
4.

THE CONTRACTOR IS REQUIRED TO ATTEND A PRE-CONSTRUCTION MEETING WITH COUNTY AND CONSULTING ENGINEER PRIOR TO STARTING WORK. NO WORK IS TO BE PERFORMED UNTIL THIS MEETING IS COMPLETED AND A WRITTEN NOTICE TO PROCEED IS ISSUED BY THE COUNTY TO THE CONTRACTOR. BI-WEEKLY CONSTRUCTION MEETINGS ON SITE DURING CONSTRUCTION ARE ALSO TO BE SCHEDULED WITH THE CONTRACTOR, BRAZOS COUNTY AND CONSULTANT ENGINEER.
5.

IN THE ABSENCE OF SPECIFIC REQUIREMENTS FOR ANY WORK, CONTRACTOR SHALL COORDINATE WITH CONSULTANT ENGINEER FOR DIRECTION. CONTRACTORS ARE NOT TO PROCEED WITH ANY WORK WITHOUT PROPER AUTHORIZATION OF THE CONSULTANT ENGINEER. PROCEEDING WITHOUT PROPER DIRECTION FROM CONSULTANT ENGINEER OFFICE WILL BE AT THE CONTRACTORS SOLE RISK.
6.

CONTRACTOR TO MAINTAIN SITE IN "FIRST CLASS" NEAT CONDITION. WORK SITE SHALL BE CLEANED UP AT END OF EACH DAY BY REMOVAL OF ANY TRASH AND/OR CONSTRUCTION DEBRIS. BRAZOS COUNTY WILL HAVE FINAL DECISION ON ACCEPTABLE "NEAT" CONDITIONS.
7.

CONTRACTOR SHALL COORDINATE A STATUS OF CONSTRUCTION SEQUENCE OR REQUEST PROPOSED CHANGES IN CONSTRUCTION SEQUENCE. CONSTRUCTION SEQUENCE IS PROVIDED WITHIN CONSTRUCTION PLANS. FINAL DECISION WILL BE MADE BY THE COUNTY TO ALTER SCHEDULE. FOR BIDDING PURPOSES, THE CONSTRUCTION SEQUENCE WITHIN THE PLANS ARE TO BE FOLLOWED. CONTRACTOR SHALL PREPARE SEQUENCING PLAN AT THE TIME OF PRE-CONSTRUCTION MEETING AND WILL UPDATE THE COUNTY AS NEEDED TO BE DETERMINED BY BRAZOS COUNTY.
8.

CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, AND SERVICE LINES PRIOR TO EXCAVATING FOR UTILITY PLACEMENT. LOCATING METHODS INCLUDE, BUT ARE NOT LIMITED TO: LOCATING SERVICES, "POT HOLING" WITH WATER, SPOT DIGGING, ETC. COSTS FOR VERIFICATION OF EXISTING UTILITIES, AND TIE-IN LOCATIONS ARE TO BE INCLUDED IN BID. THE EXISTING LINES SHOWN ARE APPROXIMATE, BASED ON UTILITY MARKINGS AND AS-BUILT PLANS.
9.

CONTRACTOR TO PROTECT BUILDINGS, UTILITIES, MAIL BOXES, PAVEMENT, TRASH CANS, ETC. FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR DAMAGES RESULTING FROM THEIR ACTIVITIES. COSTS FOR REPAIRS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
10.

CONTRACTOR IS RESPONSIBLE FOR LOCATING UNKNOWN UTILITIES AS ENCOUNTERED IN CONSTRUCTION. CONFLICTS WILL NOT BE REASON FOR CONTRACTOR TO CLAIM A DELAY OR ADDITIONAL COST ON THE PROJECT. CONTRACTOR SHALL ALERT THE CONSULTING ENGINEER IMMEDIATELY.
11.

CONTRACTOR TO COORDINATE WORK WITH THE FOLLOWING UTILITY COMPANIES, AGENCIES, AND THE CITY:
WATER & SEWER CITY OF BRYAN. (979)209-5900
GAS DEVON GAS. (979)779-4460
ATMOS GAS. (979)774-2540/(979)255-4511
TELEPHONE FRONTIER (800)921-8101
ELECTRIC. BTU (979)821-5700
CABLE SUDDENLINK. (979)693-8885
TEXAS ONE CALL SYSTEM. (800)245-4545
12.

CONTRACTOR TO CONTACT UTILITY & PIPELINE COMPANIES FORTY-EIGHT (48) HOURS IN ADVANCE OF WORK IN THE VICINITY OF THEIR LINES. TEXAS ONE CALL SYSTEM IS REQUIRED WITH TICKET NUMBER.
13.

CONTRACTOR TO MAINTAIN CLEARANCE OF ALL EXISTING UTILITIES AS REQUIRED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND THESE PLANS.
14.

REMOVE AND DISPOSE OF ALL MATERIALS AND STRUCTURES THAT ARE TO BE DEMOLISHED AND NOT NOTED FOR SALVAGE IN AN APPROVED CONTRACTOR DISPOSAL AREA.
15.

CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING A TRAFFIC HANDLING PLAN. PROVIDE PROPER SIGNING FOR CONSTRUCTION, SAFETY, AND ROUTING OF TRAFFIC AT ALL TIMES DURING CONSTRUCTION. ANY DEVIATIONS FROM THIS PLAN, SET'S TRAFFIC CONTROL PLAN ARE TO BE APPROVED BY BRAZOS COUNTY. POSITIONING AND CONTENT OF SIGNS, BARRICADES AND FLAGGING SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS MUTCD. CONTRACTOR SHALL CHECK TRAFFIC CONTROL SIGNAGE DAILY.
16.

CONTRACTOR TO PROVIDE BARRICADES, SIGNS, AND LIGHTING AROUND ALL OPEN CUTS ALONG STREETS IN ACCORDANCE WITH THE TEXAS MUTCD.
17.

CONTRACTOR TO MAINTAIN AN ADA ACCESSIBLE ROUTE TO BUILDINGS AT ALL TIMES. AT LEAST ONE DOORWAY SHALL BE ACCESSIBLE AT ALL TIMES. CONTRACTOR SHALL MAINTAIN ACCESS TO BUILDINGS. A PROJECT PHASING PLAN IS PROVIDED IN THESE PLANS. CONTRACTOR SHALL COORDINATE MODIFICATIONS TO THE PHASING PLANS WITH BRAZOS COUNTY AND CONSULTING ENGINEER.
18.

A FIELD SET OF AS-BUILT DRAWINGS SHOULD BE MAINTAINED BY THE CONTRACTOR FOR TRANSFER TO PERMANENT RECORD DRAWINGS. THESE DRAWINGS SHOULD INCLUDE MEASUREMENTS FROM EACH UNIT INSTALLED TO TWO PERMANENT OBJECTS. UTILITY SERVICE LOCATIONS SHOULD ALSO BE DOCUMENTED. PROJECT WILL NOT BE CLOSED OUT UNTIL CONTRACTOR HAS PROVIDED THESE FIELD SET(S) TO THE CONSULTING ENGINEER.
19.

CONTRACTOR TO STORE MATERIALS AT LOCATION(S) APPROVED BY & COORDINATED WITH BRAZOS COUNTY. EQUIPMENT IS TO BE STORED OVERNIGHT AT LOCATIONS SO AS NOT TO BLOCK STREETS OR DRIVES. MATERIALS ARE TO BE PROTECTED FROM DAMAGE BY THE ELEMENTS. BRAZOS COUNTY IS NOT RESPONSIBLE FOR THEFT OR VANDALISM.
20.

CONTRACTOR TO MAINTAIN ADEQUATE SITE DRAINAGE FACILITIES AS REQUIRED DURING CONSTRUCTION. PROTECT EXCAVATIONS FROM FLOODING DUE TO GROUNDWATER INFILTRATION AND RUN-OFF. INSURE THAT NO DRAINAGE ON OR OFF THE SITE IS BLOCKED BY PROPOSED CONSTRUCTION.
21.

CONSTRUCTION AREAS ARE TO BE CLEARED/GRUBBED COMPLETELY OF TREES, BRUSH, STUMPS, ROOTS, PIPES, PAVEMENT AND ALL MATERIALS RESULTING FROM DEMOLITION AND CONSTRUCTION.
22.

CONTRACTOR TO BE RESPONSIBLE FOR EROSION CONTROL DURING AND AFTER CONSTRUCTION. CONTRACTOR SHALL INSTALL EROSION AND SILT CONTROL MEASURES AS REQUIRED DURING CONSTRUCTION AND SHALL REMOVE TEMPORARY MEASURES WHEN PERMANENT COVER IS ESTABLISHED.
23.

CONTRACTOR IS RESPONSIBLE FOR O.S.H.A. ESTABLISHED TRENCH SAFETY AS DESCRIBED IN THE FEDERAL REGISTER 29 CFR PART 1926. A TRENCH SAFETY PLAN SHOULD BE PREPARED AND A "COMPETENT PERSON" APPOINTED PRIOR TO ANY AND ALL EXCAVATING OPERATIONS EXCEEDING 5' DEPTH. THE PLAN IS TO BE PREPARED AND SEALED BY A REGISTERED TEXAS PROFESSIONAL ENGINEER AND SHALL BE SUBMITTED TO BRAZOS COUNTY AND CONSULTING ENGINEER PRIOR TO ANY EXCAVATION ON THE PROJECT. INCLUDE PLAN WITH PROJECT SUBMITTALS.
24.

EXISTING GRADES SHALL BE RE-ATTAINED AND PROPOSED GRADES SHALL BE ATTAINED BY SHAPING BACKFILL MATERIAL BY CUT AND FILL OPERATIONS. FILL OPERATIONS ARE TO BE ACCOMPLISHED BY PLACING MATERIAL IN 6-INCH (LOOSE MEASURE) LIFTS AND 98% DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR), OR AS NOTED IN DETAILS. CONTRACTORS (BIDDERS) ARE TO PERFORM THEIR OWN QUANTITIES DETERMINATION PRIOR TO BIDDING. ALL EARTHWORK TO BE INCLUDED IN BID.
25.

FINISHED GRADES OF NATURAL GROUND, SOD, PAVEMENT, ETC. TO BE SLOPED TO PROVIDE PROPER DRAINAGE.
26.

SELECT BORROW MATERIAL SHALL HAVE A PLASTICITY INDEX (PI) OF 8 TO 20.
27.

CONTRACTORS ARE TO COORDINATE THE HOLDING/SUPPORT OF UTILITY POLES WITH RESPECTIVE POLE OWNERS WHERE NECESSARY TO FACILITATE CONSTRUCTION. ALL COORDINATION WITH UTILITY COMPANIES IS TO BE INCLUDED WITH BID ITEMS FOR WORK TO BE PERFORMED.
28.

CULVERTS, DRIVEWAYS, SIDEWALKS, SIGNS, MAILBOXES, ETC. DISTURBED/DAMAGED BY CONSTRUCTION THAT ARE NOT SPECIFIED FOR REMOVAL/REPLACEMENT ARE TO BE RESET/REPLACED AT NO ADDITIONAL COST.
29.

ALL EARTHEN AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REGRADED, HYDROMULCHED, AND FERTILIZED. THIS WORK SHALL BE DONE AS OUTLINED IN THE SPECIFICATION.
30.

EXISTING UTILITY POLES AND WIRES TO BE REMOVED AND DISPOSED OF BY UTILITY COMPANY'S PERSONNEL AND/OR THEIR CONTRACTOR. THE UTILITY COMPANY'S PERSONNEL AND/OR THEIR CONTRACTOR SHALL BACKFILL THE UTILITY POLE HOLES.
31.

ITEMS ASSOCIATED WITH GAS SYSTEM ARE TO REMAIN. CONFLICTS TO BE REPORTED TO CONSULTING ENGINEER. GAS FACILITY OWNER WILL BE NOTIFIED TO ADDRESS THE CONFLICT.
32.

FIBER OPTIC CABLE (FOC) IS IN PROJECT AREA. CONTRACTOR TO HAVE FOC PRECISELY LOCATED, INCLUDING DEPTH, PRIOR TO EXCAVATION BEGINNING.
33.

ITEMS ASSOCIATED WITH FIBER OPTIC CABLE TO REMAIN. CONFLICTS SHALL BE REPORTED TO CONSULTING ENGINEER. FIBER OPTIC CABLE OWNER WILL BE NOTIFIED TO ADDRESS THE CONFLICT.
34.

VERIFY LOCATION AND GRADE OF STORM SEWER OUTFALLS AND TIE-INS PRIOR TO CONSTRUCTION OF UPSTREAM IMPROVEMENTS.
35.

CONTRACTOR TO MAINTAIN STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ON SITE. BEST MANAGEMENT PRACTICES TO BE USED INCLUDE BUT ARE NOT LIMITED TO ROCK FILTER DAMS, HAY BALES, INLET PROTECTION, SILT FENCES, ETC.
36.

STORM SEWER INLETS SHALL BE CAST IN PLACE OR PRECAST. CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO ORDERING PRECAST STORM SEWER INLETS. BRAZOS COUNTY WILL NOT PAY FOR ADJUSTMENTS OR RE-STOCKING FEES.
37.

CONTRACTOR TO COORDINATE WITH TRASH COLLECTOR TO ENSURE CONTINUING SERVICE DURING CONSTRUCTION.

1.

UTILITY CONSTRUCTION AND MATERIALS SHALL MEET THE REQUIREMENTS OF THESE PLANS: 2020 B/C/S UNIFIED DESIGN GUIDELINES, SPECIFICATIONS AND DETAILS AND TCEQ "RULES & REGULATIONS FOR PUBLIC WATER SYSTEMS".
2.

CONTRACTOR AND HIS SUPPLIER TO SUPPLY & INSTALL FITTINGS AS DESIGNED. ANY ADDITIONAL FITTING REQUIRED BUT NOT NOTED ON PLANS BUT NECESSARY FOR CONSTRUCTION WILL BE CONSIDERED SUBSIDIARY. CONTRACTOR TO MAKE THEIR OWN DETERMINATION FOR SUBSIDIARY ITEMS. COST TO BE INCLUDED IN PIPE BIDS.
3.

CONTRACTOR IS TO COORDINATE BACKFILLING OF ALL ITEMS TO BE CONSTRUCTED WITH THE CONSULTING ENGINEER. ALL UTILITIES TO BE TESTED IN ACCORDANCE WITH PROJECT SPECIFICATIONS. TESTS TO BE COORDINATED WITH & WITNESSED BY THE CITY INSPECTOR.
4.

EMBEDMENT REQUIREMENTS NOTED ON THESE PLANS ARE TO BE STRICTLY ADHERED TO.
5.

CONTRACTOR SHALL COORDINATE ALL MAIN AND SERVICE CONNECTIONS WITH BRAZOS COUNTY. CONTRACTOR WILL GIVE 72 HOUR NOTICE TO CUSTOMERS FOR DISRUPTION OF WATER SERVICE. WATER SERVICES SHALL NOT BE INTERRUPTED TO ANY BUSINESS FOR LONGER THAN A SIX HOUR PERIOD.
6.

ALL NECESSARY ADJUSTMENTS TO UTILITY RELATED ITEMS (IE: WATER METERS, VALVE BOXES, GAS METERS, VALVE BOXES, MONITORING WELLS, MANHOLES, ETC.) ARE TO BE SUBSIDIARY. COSTS TO BE INCLUDED IN BID.
7.

A LICENSED PLUMBER IS REQUIRED FOR ALL WORK RELATED TO WATER AND SANITARY SEWER SERVICES THAT IS ON PRIVATE PROPERTY.
8.

ALL MANHOLES AND STORM INLET TOPS ARE TO BE ADJUSTED FOR TEMPORARY & FINAL GRADES SO THAT TRAFFIC CAN PASS DURING ALL PHASES OF CONSTRUCTION. COSTS SHALL BE INCLUDED IN MANHOLE BIDS.

Utility Notes

1.

SUBGRADE SHALL BE PREPARED WITH A MINIMUM 8" THICKNESS, STABILIZED AS REQUIRED (TYPE AND PERCENTAGE) BY SOILS TESTING, COMPACTED TO A MINIMUM OF 98% STANDARD EFFORT.
2.

MATERIALS TO BE AS FOLLOWS:
CONCRETE - 28-DAY COMPRESSIVE STRENGTH = 3500 PSI
REINFORCING STEEL - ASTM A615, GRADE 60
3.

THE FOLLOWING CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL, UNLESS OTHERWISE SHOWN:
3" - CONCRETE CAST DIRECTLY AGAINST THE GROUND
2" - FORMED SURFACES OR TOP OF FINISHED SURFACES
4.

LAP REINFORCING STEEL IN ACCORDANCE WITH ACI 318-02 (CLASS B). ALL DOWELS SHOULD BE PLACED STRAIGHT IN CONCRETE (NO BENDING) BY USING A DOWEL BASKET, ETC.
5.

PAVING RECONSTRUCTION IS NOT TO PROCEED UNTIL UTILITY CONSTRUCTION IS SUCCESSFULLY TESTED, NEW SYSTEM IS OPERATING, & ABANDONMENT OF OLD SYSTEM IS COMPLETE.
6.

EXCESS DIRT FROM EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR.
7.

PAVEMENT RECONSTRUCTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF BRAZOS COUNTY AND THESE SPECIFICATIONS/PLANS.
8.

PAVEMENT TIE-INS TO EXISTING PAVEMENT TO BE SUBSIDIARY TO THE PERTINENT BID ITEMS, SHALL BE SLOPED TO MATCH ADA REQUIREMENTS, BRAZOS COUNTY SPECIFICATIONS, AND TO ENSURE PROPER DRAINAGE.
9.

COORDINATE CONSTRUCTION CLOSELY WITH CONSULTING ENGINEER TO ASSURE THAT THERE ARE NO CONFLICTS BETWEEN GRADING, DRAINAGE AND PAVING IMPROVEMENTS.
10.

PROPOSED PAVEMENT ELEVATIONS SHOWN ARE TOP OF FINISHED PAVEMENT (P), OR CURB (T) AS NOTED. PROPOSED FLOWLINE ELEVATIONS ARE NOTED (FL).
11.

PROVIDE EXPANSION JOINTS AND CONTROL JOINTS IN ACCORDANCE WITH CONSTRUCTION PLANS, BRAZOS COUNTY SPECIFICATIONS AND DETAILS. CURB AND GUTTER SHALL HAVE 1/2" PREMOLDED OR 3/4" REDWOOD OR CYPRESS EXPANSION JOINT AS DETAILED (UNLESS NOTED OTHERWISE), AND SHALL HAVE GROOVED CONTROL JOINTS AS DETAILED. ALL JOINTS WILL BE SEALED IN ACCORDANCE W/TECHNICAL SPECIFICATIONS. EXPANSION JOINTS FOR CURB AND GUTTER SHALL MATCH EXPANSION JOINTS IN STREET.
12.

ALL FORMS MUST BE WELL STAKED AND THOROUGHLY BRACED SO THAT TAMPING OF MATERIALS WILL NOT DISTURB THEM OR MOVE THEM OUT OF LINE.
13.

CARE MUST BE TAKEN THAT THE CURB AND GUTTER SHALL NOT SHOW TROWEL MARKS, HIGH SPOTS, SAGS OR HORIZONTAL DEFLECTIONS AND ANY SECTION SHOWING SAME AFTER BEING FINISHED WILL NOT BE ACCEPTED BY BRAZOS COUNTY AND MUST BE REPLACED BY THE CONTRACTOR. OTHER CONCRETE IMPERFECTIONS ON SIDEWALK & OTHER STRUCTURES ARE TO BE HANDLED IN SIMILAR FASHION TO ENSURE HIGH QUALITY.
14.

THE COMPLETED CONCRETE PAVEMENT SHALL BE CURED BY A METHOD APPROVED BY BRAZOS COUNTY. LIQUID MEMBRANE CURING COMPOUND WHICH COMPLIES WITH THE "STANDARD SPECIFICATIONS FOR LIQUID MEMBRANE FORMING COMPOUNDS FOR CURING CONCRETE", ASTM C309 TYPE 2 WHITE PIGMENTED MAY BE USED.
15.

TRAFFIC PAINT SHALL BE APPLIED ONLY AFTER PAVEMENT HAS BEEN PRIMED AND THOROUGHLY CLEANED PER TECHNICAL SPECIFICATIONS AT TIME OF APPLICATION TO REMOVE CURING COMPOUND. CONTRACTOR TO CONFIRM THERE ARE NO ISSUES W/ PAVING NOTE #15 PRIOR TO PAINTING/STRIPING.

General Notes

Paving Notes

Vicinity Map



Utility Locate Service

N.T.S.

4

Bench Mark List

NO.	DESCRIPTION	COORD./ELEV.
PRJ BM	CITY OF COLLEGE STATION MONUMENT CS94-126 (ELEVATION DATUM NAVD 1988, GEOID09)	N:10221519.22 E: 3566228.08 ELEV: 286.21
1	5/8" IRON ROD WITH RED PLASTIC CAP STAMPED 'KERR SURV. CONTROL POINT' SET ALONG COUNTY PARK CT. APPROXIMATELY 13' IN A NORTHEASTERLY DIRECTION FROM THE CURB INLET NEAREST TO THE CUL-DE-SAC ON THE NORTHEASTERN SIDE OF THE COUNTY PARK COURT, AND APPROXIMATELY 31' IN A NORTHWESTERLY DIRECTION FROM THE LIGHT POLE NEAREST TO THE SAME CURB INLET.	N: 10225993.85 E: 3565310.56 ELEV: 293.75
2	5/8" IRON ROD WITH RED PLASTIC CAP STAMPED 'KERR SURV. CONTROL POINT' SET APPROXIMATELY 16' BEHIND THE CURB ON THE WESTERN END OF THE PARKING LOT FOR THE AGRILIFE BUILDING, APPROXIMATELY 76' IN A SOUTHWESTERLY DIRECTION FROM THE NORTHWESTERN CORNER OF THE PARKING LOT NEAREST TO THE CUL-DE-SAC, AND APPROXIMATELY 70' IN A WESTERLY DIRECTION FROM THE NORTHWESTERN CORNER OF THE AGRILIFE BUILDING.	N: 10225938.56 E: 3565039.45 ELEV: 293.35
3	5/8" IRON ROD WITH RED PLASTIC CAP STAMPED 'KERR SURV. CONTROL POINT' SET ON THE WESTERN SIDE OF THE DUMPSTER ENCLOSURE FOR THE BRAZOS COUNTY APPRAISAL DISTRICT. APPROXIMATELY 8' IN A WESTERLY DIRECTION FROM THE NORTHWESTERN CORNER OF THE DUMPSTER ENCLOSURE, AND APPROXIMATELY 18' IN A SOUTHWESTERLY DIRECTION FROM THE SOUTHEASTERN CORNER OF THE GRATE INLET ADJACENT TO THE TAX OFFICE PARKING LOT.	N: 10225677.26 E: 3565113.48 ELEV: 288.57

NOTE:
COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE
CENTRAL ZONE GRID (NOT SURFACE) NAD 83 COORDINATES

- SS

W

G

UOE

UOT

FOC

E
- BM#2

CP#15
- ASPHALT

GRAVEL

CONCRETE

TREE
- EXISTING RIGHT-OF-WAY

SANITARY SEWER

WATER LINE

NATURAL GAS LINE

UNDERGROUND ELECTRIC LINE

UNDERGROUND TELEPHONE LINE

UNDERGROUND FIBER OPTIC CABLE

OVERHEAD ELECTRIC

IRRIGATION CONTROL VALVE

FIRE HYDRANT

WATER VALVE

SANITARY SEWER MANHOLE

SANITARY SEWER CLEANOUT

POWER POLE

GUY WIRE

WATER METER

TELEPHONE BOX

GAS METER

BENCH MARK

CONTROL POINT

ASPHALT

GRAVEL

CONCRETE

TREE

Existing

- EXISTING RIGHT-OF-WAY
- SANITARY SEWER
- WATER LINE
- NATURAL GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND FIBER OPTIC CABLE
- OVERHEAD ELECTRIC
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- POWER POLE
- GUY WIRE
- WATER METER
- TELEPHONE BOX
- GAS METER

- BENCH MARK
- CONTROL POINT

ASPHALT

GRAVEL

CONCRETE

TREE

Proposed

- STORM SEWERLINE (SIZE NOTED)
- STORM SEWER INLET (SIZE NOTED)
- SIGN (TYPE NOTED)
- CONCRETE SIDEWALK PAVEMENT
- HYDROMULCH SEEDED AREA
- SODDED AREA
- RELOCATED TREE

G=GROUND
T=TOP OF CURB
P=TOP OF PAVEMENT
FL=FLOW LINE

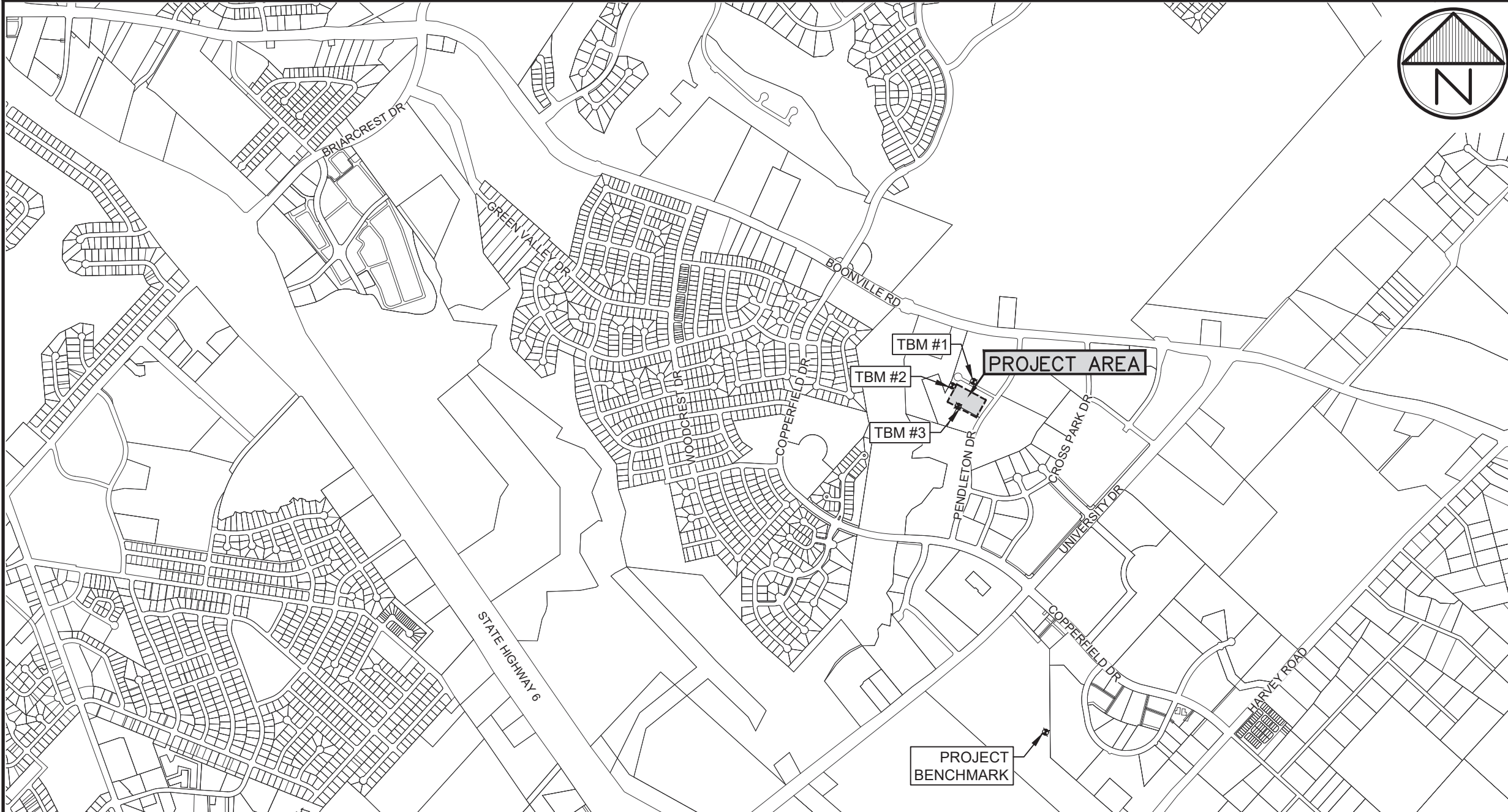
NOTE: LEGENDS WITHIN SPECIFIC SECTIONS APPLY ONLY TO THOSE SECTIONS. THE ITEMS LISTED ABOVE ARE TYPICAL UNLESS NOTED OTHERWISE.

Bench Mark/Control Point List

3

Legend

2



General Notes

Paving Notes

Vicinity Map

N.T.S.

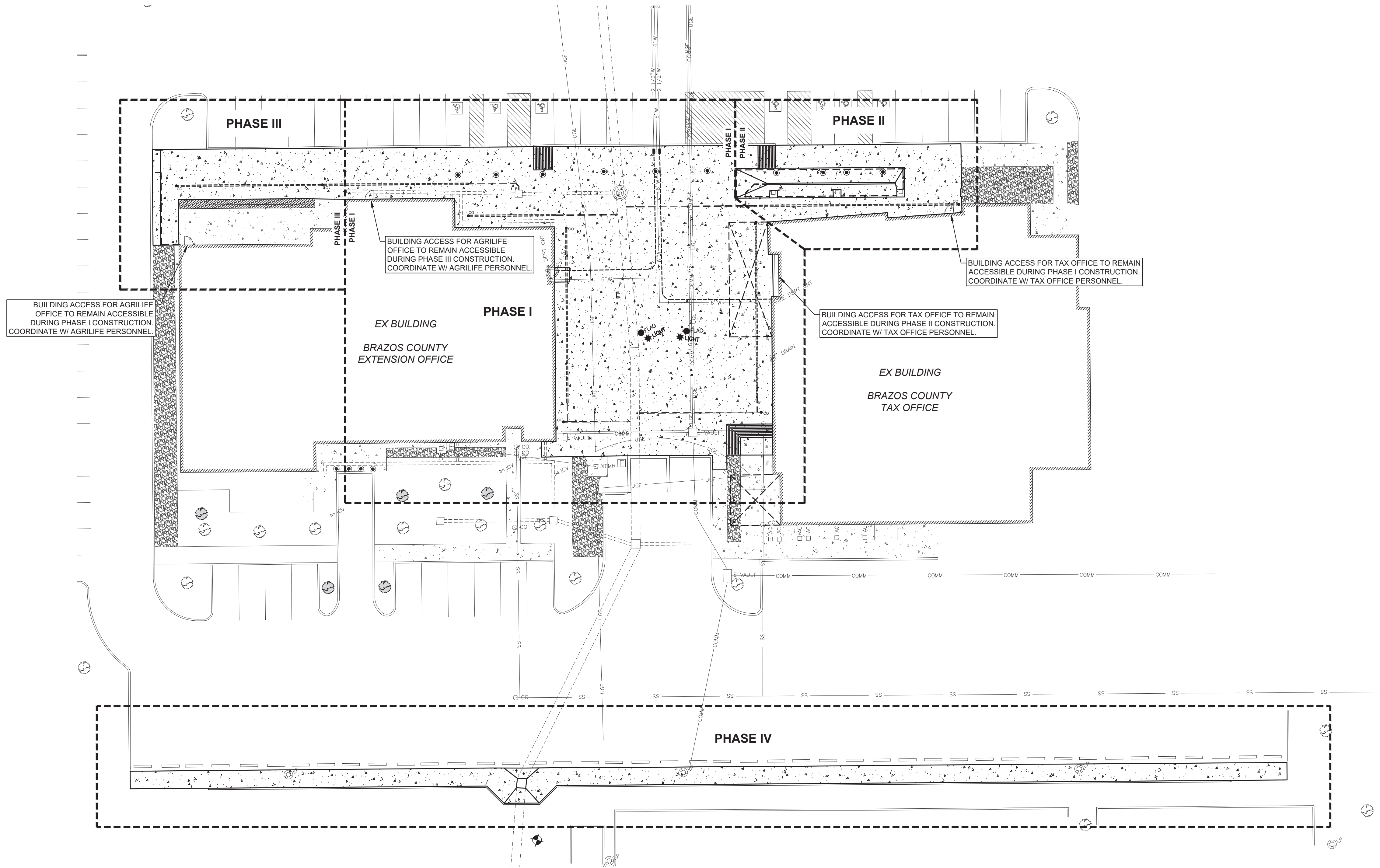
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Tax Office & AgriLife Site
Drainage Improvements
Brazos County, Texas
Project Notes and Information

JOB NUMBER
619016

SHEET NO.

C1.0



NOTES:

1. CONTRACTOR SHALL PHASE NEW CONSTRUCTION SO THAT AT LEAST ONE ADA ACCESSIBLE ROUTE IS AVAILABLE INTO EACH BUILDING AT ALL TIMES DURING CONSTRUCTION.
2. CONTRACTOR SHALL INSTALL A TEMPORARY FENCE AROUND PERIMETER OF EACH PHASE TO PREVENT PEDESTRIANS FROM ENTERING THE CONSTRUCTION SITE.
3. CONTRACTOR SHALL COORDINATE WITH TAX OFFICE AND AGRILIFE OFFICE TO MAINTAIN ACCESS TO THEIR LOBBY AT ALL TIMES DURING CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE ADEQUATE SIGNAGE TO DIRECT PEDESTRIANS TO ACCESSIBLE DOOR DURING CONSTRUCTION.

Tax Office & AgriLife Site
Drainage Improvements
Brazos County, Texas
Phasing Plan

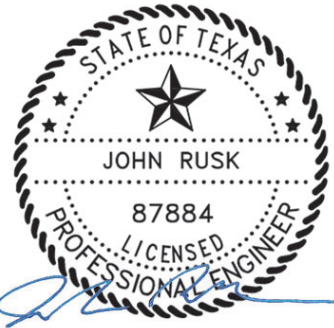
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C1.1



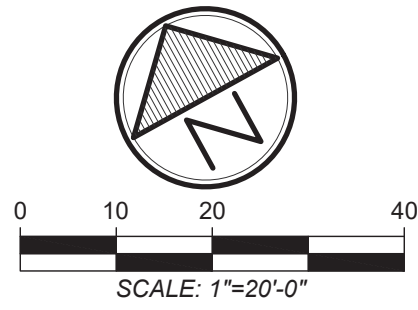
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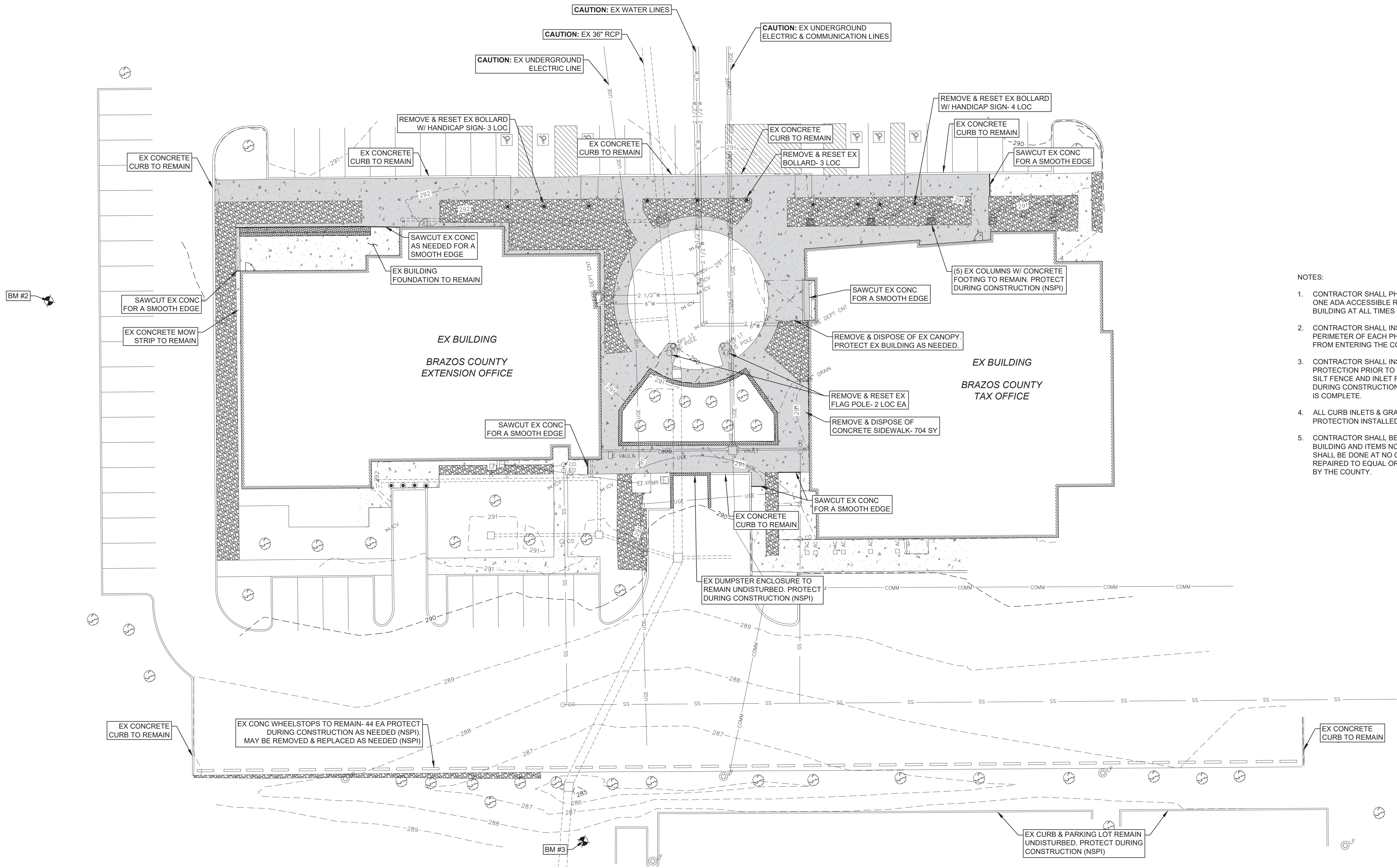
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REVISIONS	DATE	BY	ISSUED
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3	---	JIR	---
4	---	JIR	---

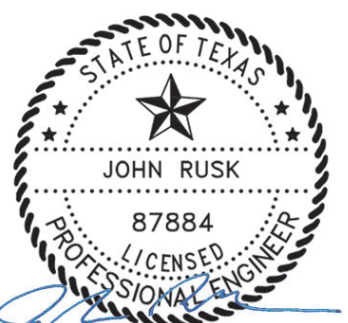
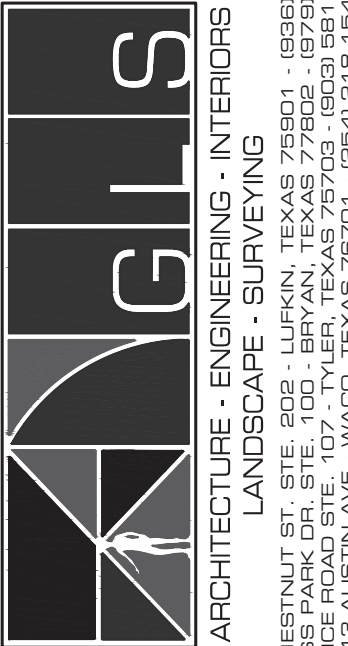
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APPROVED BY: JIR
T.B.P.E.L.S. FIRM NO. F-4113
T.B.P.E.L.S. FIRM NO. 10110800
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LEGEND	
	ASPHALT
	GRAVEL
	CONCRETE
	CONCRETE TO BE REMOVED



- NOTES:
1. CONTRACTOR SHALL PHASE DEMOLITION SO THAT AT LEAST ONE ADA ACCESSIBLE ROUTE IS AVAILABLE INTO EACH BUILDING AT ALL TIMES DURING CONSTRUCTION.
 2. CONTRACTOR SHALL INSTALL A TEMPORARY FENCE AROUND PERIMETER OF EACH PHASE TO PREVENT PEDESTRIANS FROM ENTERING THE CONSTRUCTION SITE (NSPI).
 3. CONTRACTOR SHALL INSTALL SILT FENCE AND INLET PROTECTION PRIOR TO BEGINNING ANY CONSTRUCTION. ALL SILT FENCE AND INLET PROTECTION SHALL BE MAINTAINED DURING CONSTRUCTION & REMOVED AFTER CONSTRUCTION IS COMPLETE.
 4. ALL CURB INLETS & GRATE INLETS ON SITE SHALL HAVE INLET PROTECTION INSTALLED DURING CONSTRUCTION.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO BUILDING AND ITEMS NOT SHOWN TO BE REMOVED. REPAIRS SHALL BE DONE AT NO COST TO THE COUNTY AND SHALL BE REPAIRED TO EQUAL OR BETTER CONDITION AS DETERMINED BY THE COUNTY.



Tax Office & AgriLife Site
Drainage Improvements
Brazos County, Texas
Existing Conditions & Demolition Plan
Paving and Site Work

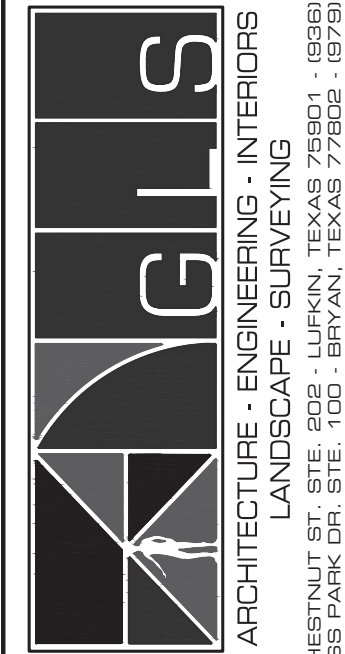
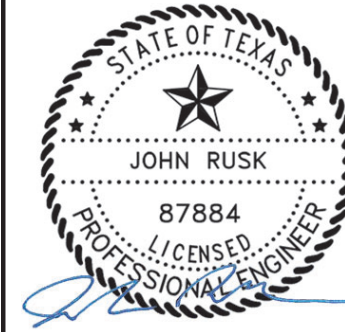
CONTRACT NO.
619016
SHEET NO.

C1.2

Tax Office & AgriLife Site
Drainage Improvements
Brazos County, Texas
Existing Conditions & Demolition Plan
Plumbing

CONTRACT NO.
619016
SHEET NO.

C1.3

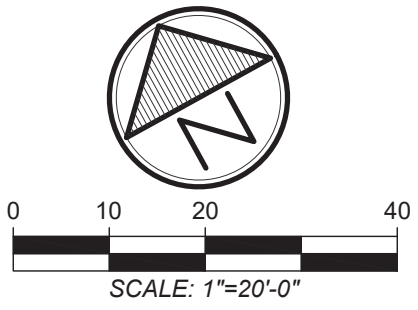


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T.B.A.E. FIRM NO. BR 301
T.B.P.E.L.B. FIRM NO. 131110000

REVISIONS	DATE	DATE
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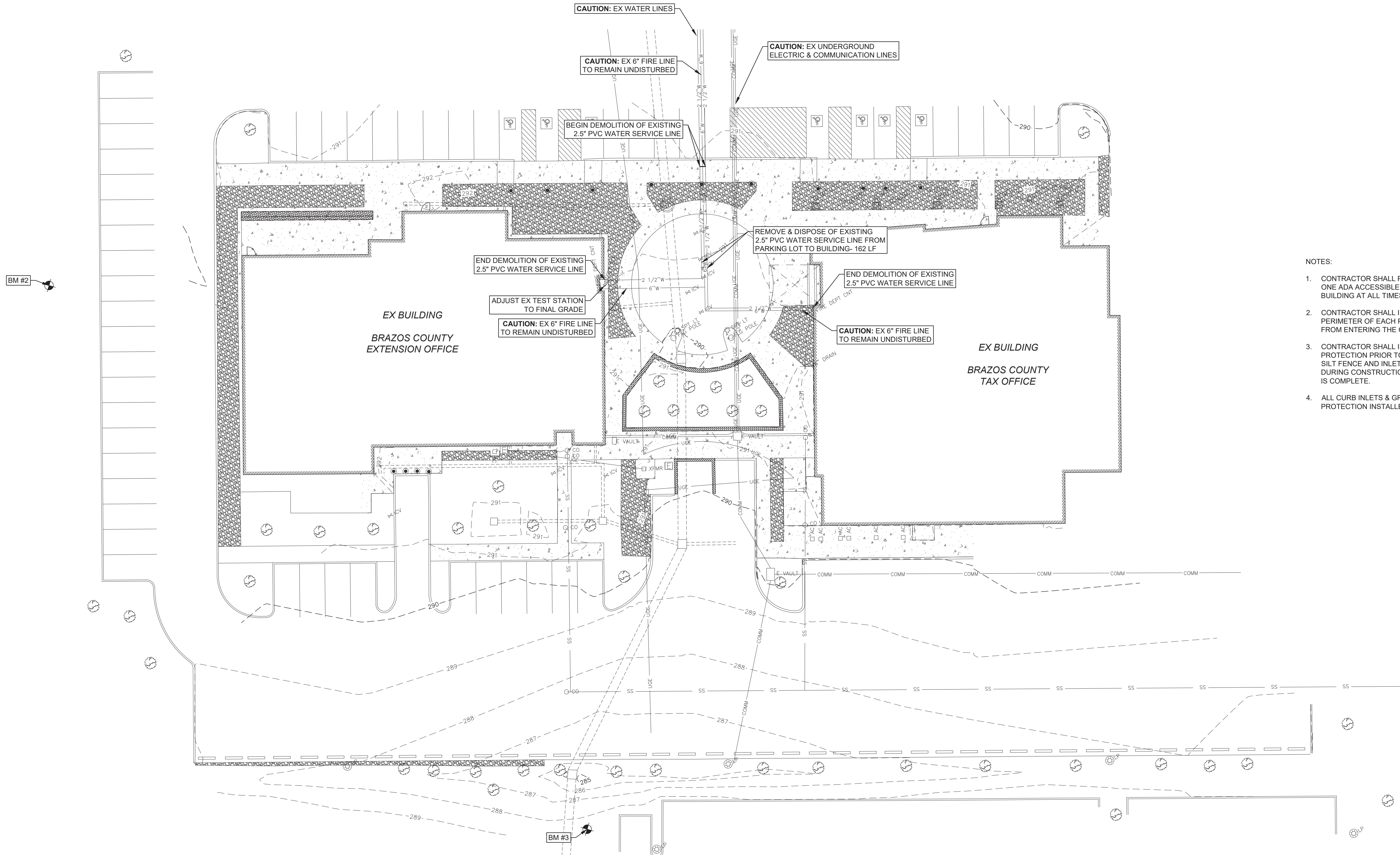
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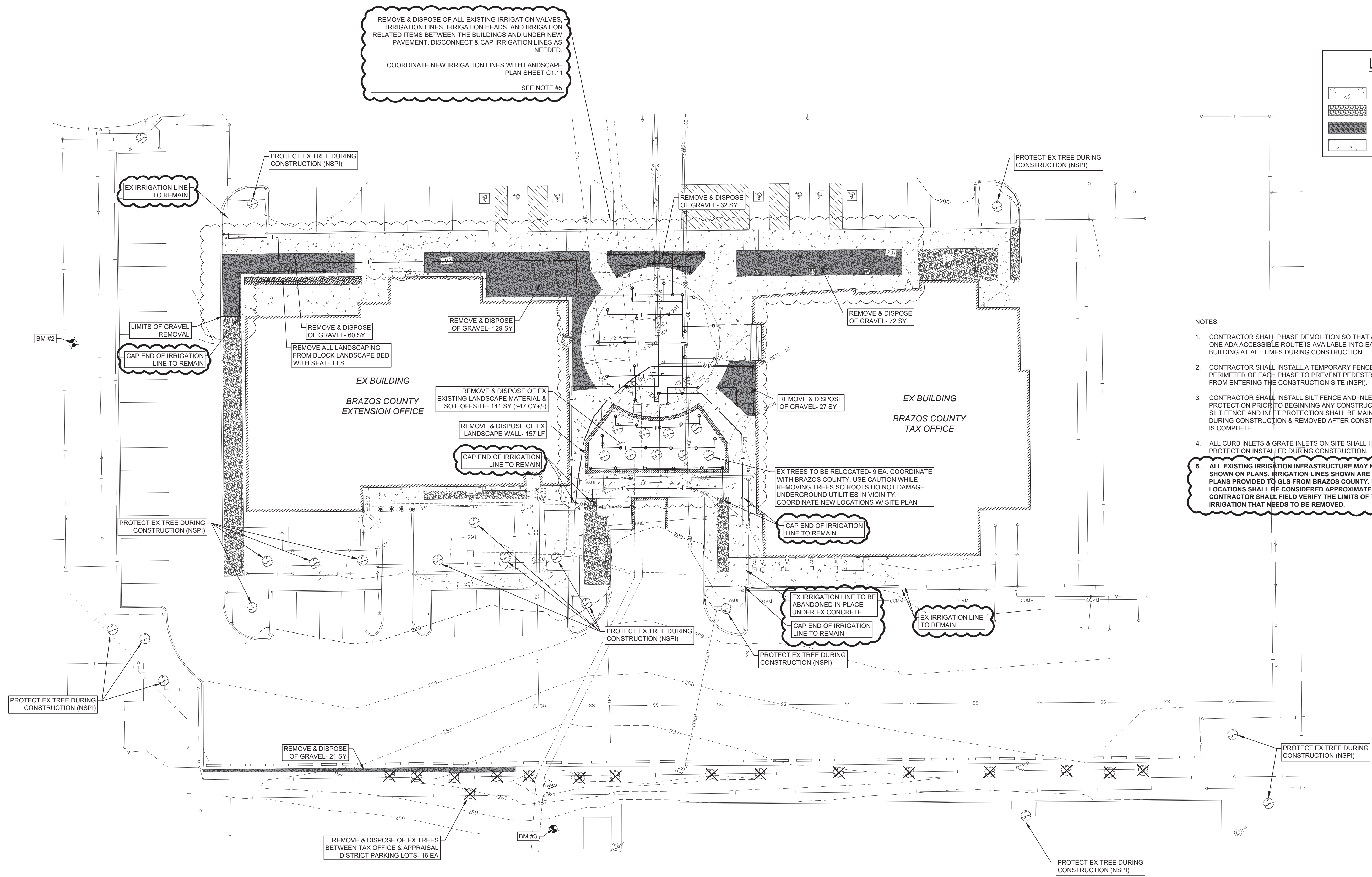


LEGEND	
	ASPHALT
	GRAVEL
	CONCRETE

NOTES:

1. CONTRACTOR SHALL PHASE DEMOLITION SO THAT AT LEAST ONE ADA ACCESSIBLE ROUTE IS AVAILABLE INTO EACH BUILDING AT ALL TIMES DURING CONSTRUCTION.
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LEGEND

	ASPHALT
	GRAVEL
	GRAVEL TO BE REMOVED
	CONCRETE

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400 RICE ROAD, SUITE 107 - TYLER, TEXAS 75703 (936) 481-3800
612 DUSTY AVE. WACO, TEXAS 76701 (817) 854-1244

STATE OF TEXAS
JOHN RUSK
87884
PROFESSIONAL ENGINEER
02/12/2025

**Tax Office & AgriLife Site
Drainage Improvements
Brazos County, Texas
Existing Conditions & Demolition Plan
Irrigation and Landscape**

CONTRACT NO.
619016
SHEET NO.

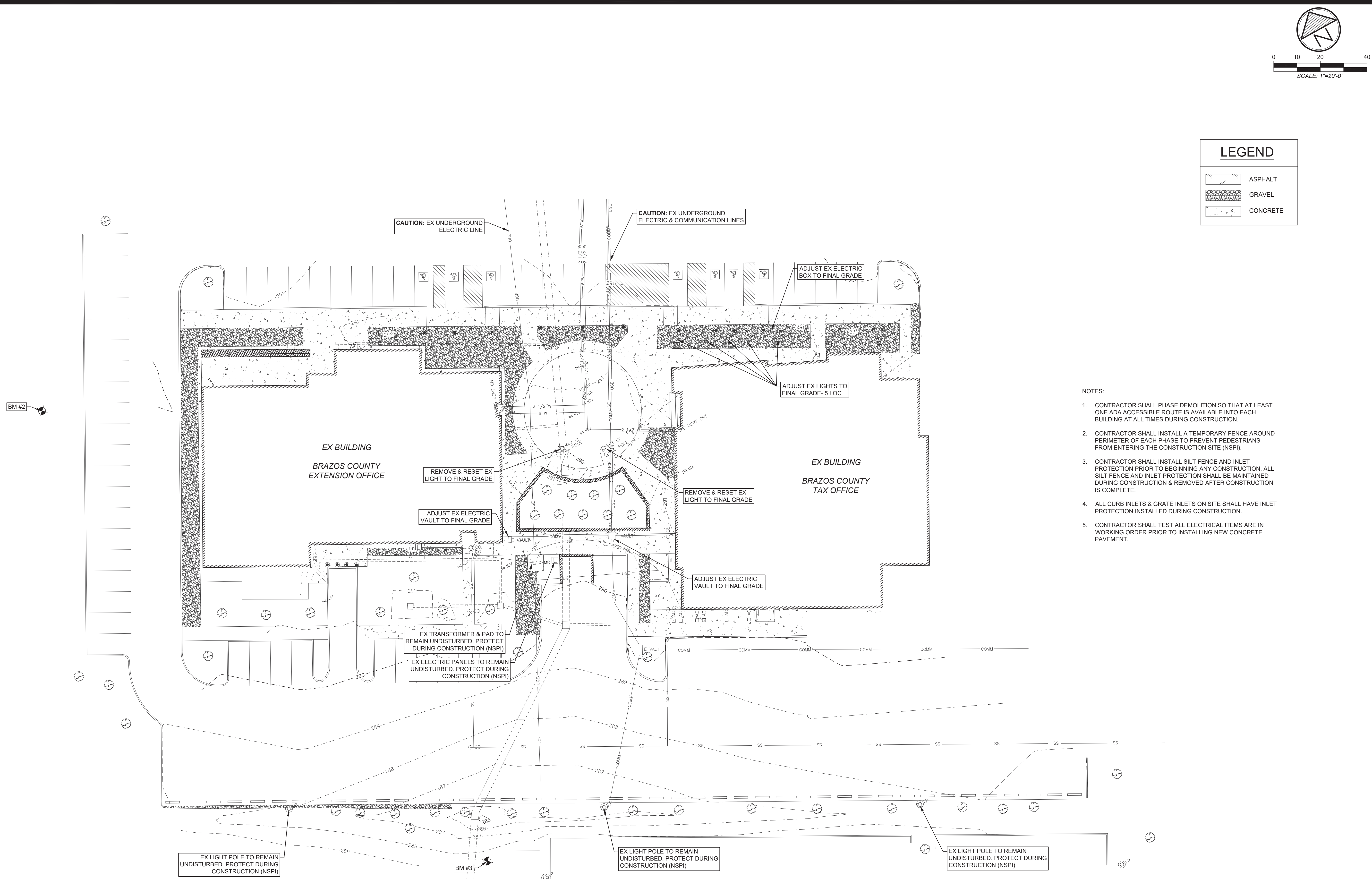
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REVISIONS	DATE	BY	APP'D BY	ISSUED
1	11/21/23	DKE	JIR	11/21/23
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T.B.A.E. FIRM NO. BR 301
T.B.P.E.L.B. FIRM NO. 13110000

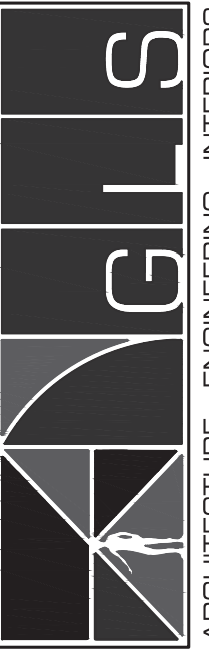
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 4. ALL CURB INLETS & GRATE INLETS ON SITE SHALL HAVE INLET PROTECTION INSTALLED DURING CONSTRUCTION.
 5. CONTRACTOR SHALL TEST ALL ELECTRICAL ITEMS ARE IN WORKING ORDER PRIOR TO INSTALLING NEW CONCRETE PAVEMENT.

LEGEND			
	ASPHALT		
	GRAVEL		
	CONCRETE		



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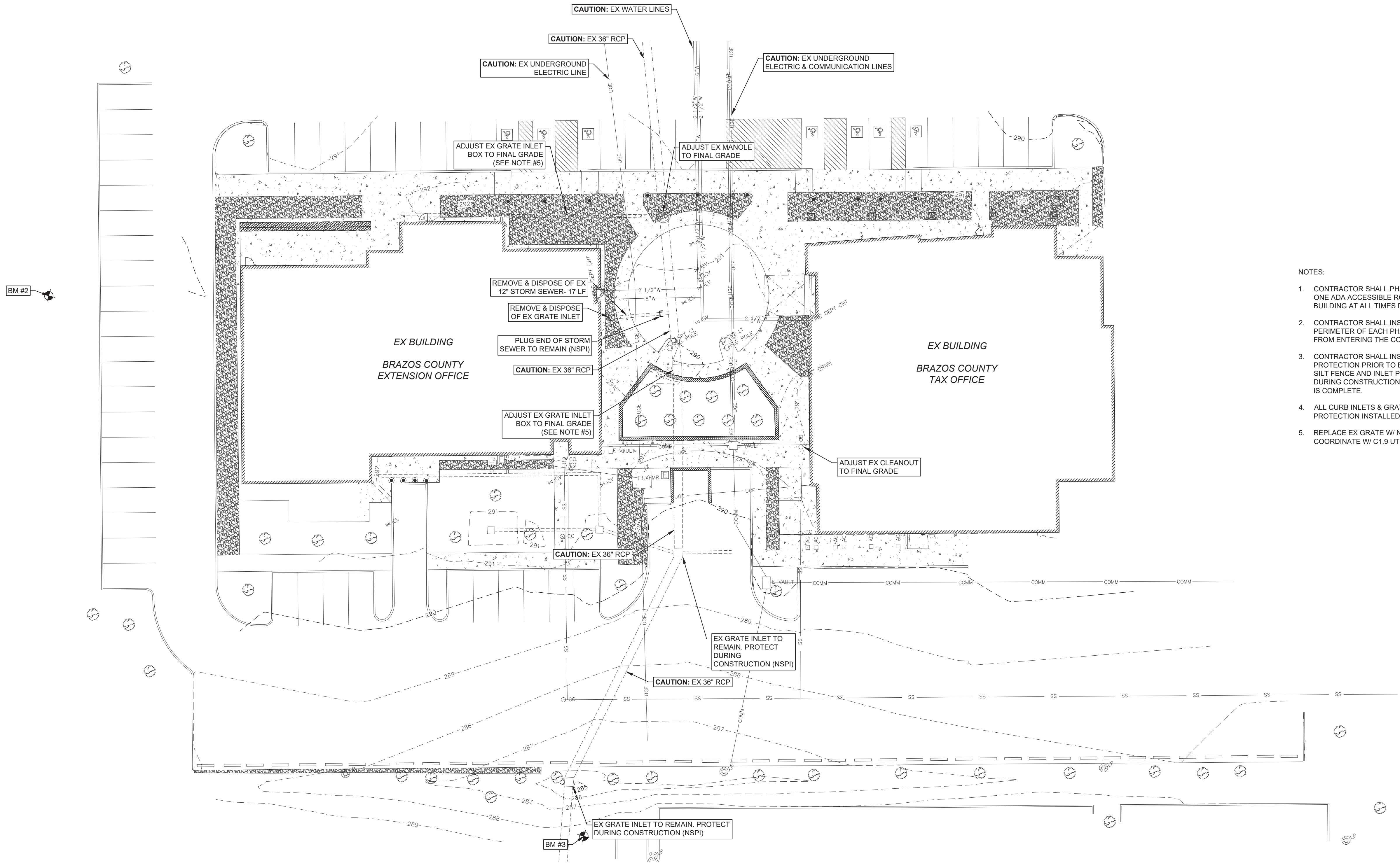


STATE OF TEXAS
JOHN RUSK
87884
LICENSED PROFESSIONAL ENGINEER

Tax Office & AgriLife Site
Drainage Improvements
Brazos County, Texas
Existing Conditions & Demolition Plan
Electrical

CONTRACT NO.
619016
SHEET NO.

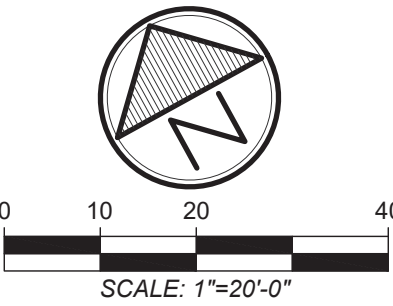
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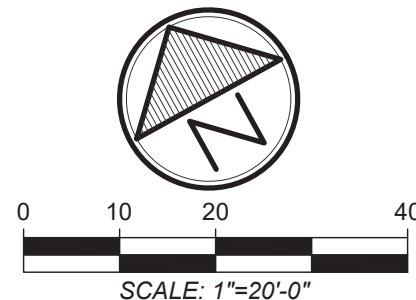


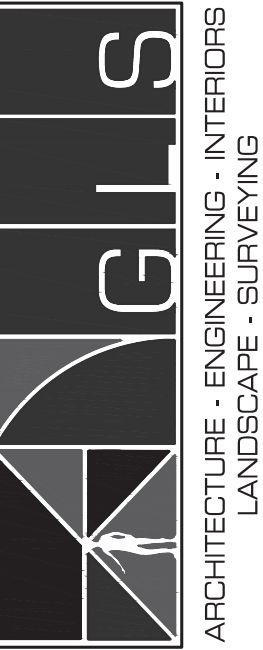
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4. ALL CURB INLETS & GRATE INLETS ON SITE SHALL HAVE INLET PROTECTION INSTALLED DURING CONSTRUCTION.
5. REPLACE EX GRATE W/ NEW GALVANIZED STEEL ADA GRATE. COORDINATE W/ C1.9 UTILITY PLAN & DETAIL.

LEGEND	
	ASPHALT
	GRAVEL
	CONCRETE







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455 RICE ROAD STE. 107 - TYLER, TEXAS 75701 - (800) 587-3309

REVISIONS

DATE

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11/21/23

DRAWN BY: DKE

APPROVED BY: JIR

ISSUED: 11/21/23

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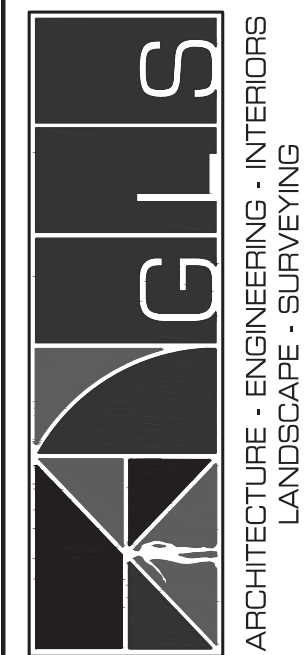
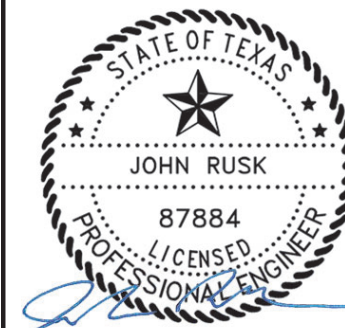
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T.B.A.E. FIRM NO. 001301
T.B.P.E.L.S. FIRM NO. 10110300
T.B.P.E.L.S. FIRM NO. 10110301

REVISIONS

DATE

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DKE

APPROVED BY:

JIR

ISSUED:

11/21/23

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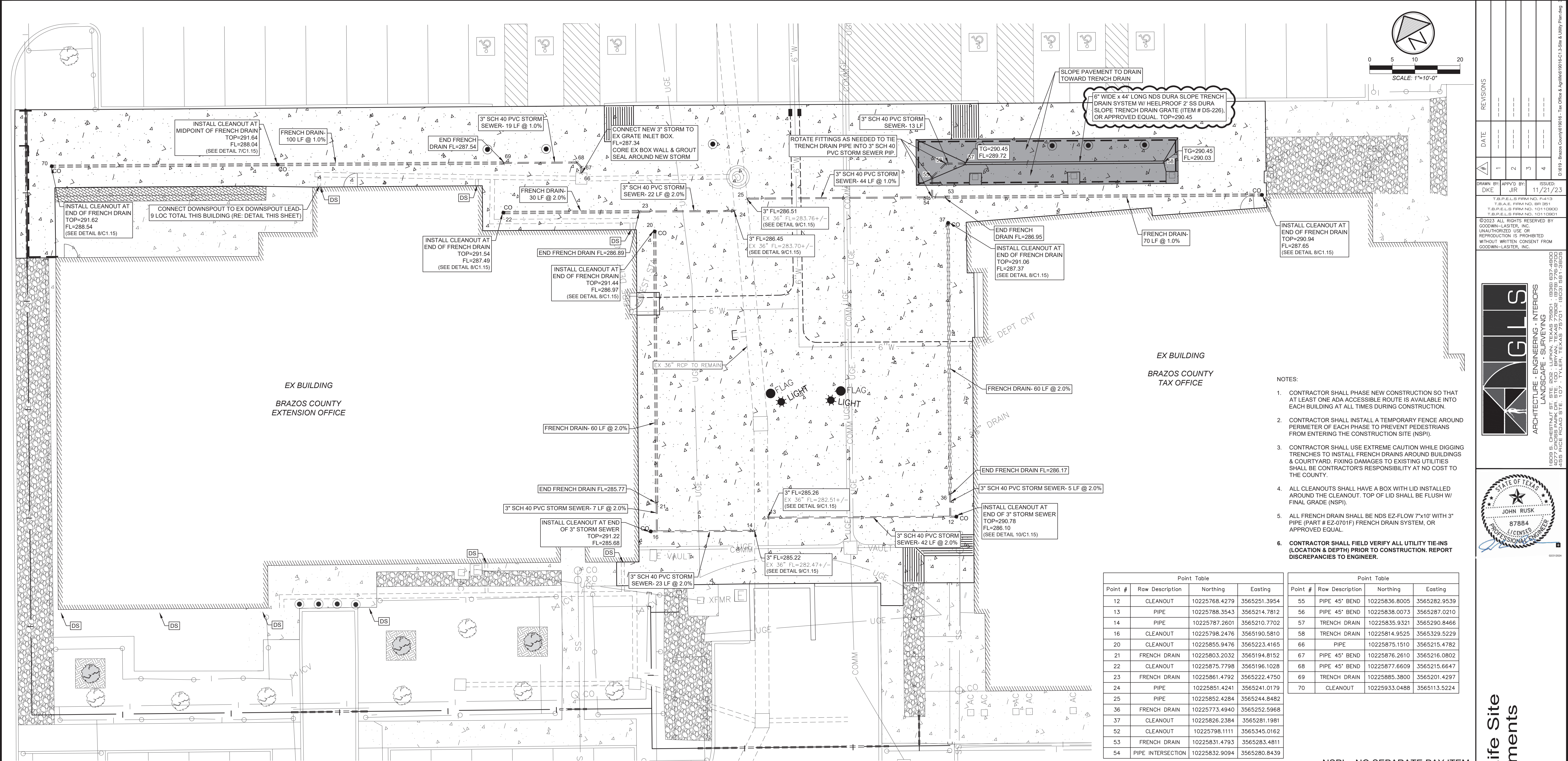
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Drainage Plan

EX MTL. DOWNSPOUT
CONNECT EXISTING SQUARE MTL DOWNSPOUT TO EXISTING ROUND DOWNSPOUT LEAD W/ WELDED STAINLESS STEEL BOOT (SEE DOWNSPOUT CONNECTION NOTES)
CUT EXISTING DOWNSPOUT LEAD DOWN TO FINAL GRADE
FINAL GRADE
EX STORM SEWER MAIN
EXISTING DOWNSPOUT LEAD
EXISTING BLDG. FOUNDATION

DOWNSPOUT CONNECTION NOTES:

- CONTRACTOR SHALL FIELD VERIFY AND MEASURE EACH DOWNSPOUT CONNECTION. THE NEW BOOT SHALL FIT SNUGLY ONTO THE EXISTING METAL DOWNSPOUT, AND INTO THE EXISTING DOWNSPOUT LEAD.
- EACH DOWNSPOUT BOOT MAY REQUIRE A DIFFERENT BOOT DUE TO THE SIZE & LOCATION OF THE EXISTING DOWNSPOUT AND EXISTING DOWNSPOUT LEAD.
- THE NEW BOOT SHALL BE WELDED STAINLESS STEEL 1/8" THICK SHEET METAL WELDED TO A 4" LONG MINIMUM SECTION OF ROUND STAINLESS STEEL TO BE INSERTED INTO THE EXISTING DOWNSPOUT LEAD.
- A METAL TAB SHALL BE FABRICATED ON EACH SIDE OF THE NEW BOOT, SO THAT THE BOOT CAN BE ANCHORED TO THE WALL. ENSURE THERE ARE NO CONFLICTS WITH LOCATION OF THE TABS.
- THE FINAL PRODUCT SHALL GENERALLY MATCH THE EXISTING CONNECTIONS ON THE TAX OFFICE BUILDING AS SHOWN IN THE IMAGES ON THIS SHEET.

EXISTING METAL DOWNSPOUT (TYP-SIZE VARIES)
NEW STAINLESS DOWNSPOUT CONNECTION FITS 4" MIN OVER EXISTING METAL DOWNSPOUT
FABRICATED CONNECTION FROM RECTANGLE TO ROUND, ROUND STAINLESS STEEL FITS 4" MIN DOWN INSIDE OF EXISTING DOWNSPOUT LEAD

EXAMPLE

EXISTING METAL DOWNSPOUT (TYP-SIZE VARIES)
NEW STAINLESS DOWNSPOUT CONNECTION FITS 4" MIN OVER EXISTING METAL DOWNSPOUT
STAINLESS STEEL TAB TO ANCHOR DOWNSPOUT BOOT TO WALL
FABRICATED CONNECTION FROM RECTANGLE TO ROUND, ROUND STAINLESS STEEL FITS 4" MIN DOWN INSIDE OF EXISTING DOWNSPOUT LEAD

EXAMPLE

EXISTING METAL DOWNSPOUT (TYP-SIZE VARIES)
NEW STAINLESS DOWNSPOUT CONNECTION FITS 4" MIN OVER EXISTING METAL DOWNSPOUT
FABRICATED CONNECTION FROM RECTANGLE TO ROUND, ROUND STAINLESS STEEL FITS 4" MIN DOWN INSIDE OF EXISTING DOWNSPOUT LEAD

EXAMPLE

1"=10'-0"

1

2

Downspout Connection Detail

N.T.S.

2

REVISIONS

DATE	BY	APP'D BY	ISSUED
1	DKE	JIR	11/21/23
2			
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T.B.P.E.L.S. FIRM NO. F-4113
T.B.P.E.L.S. FIRM NO. 10110800
T.B.P.E.L.S. FIRM NO. 10110801

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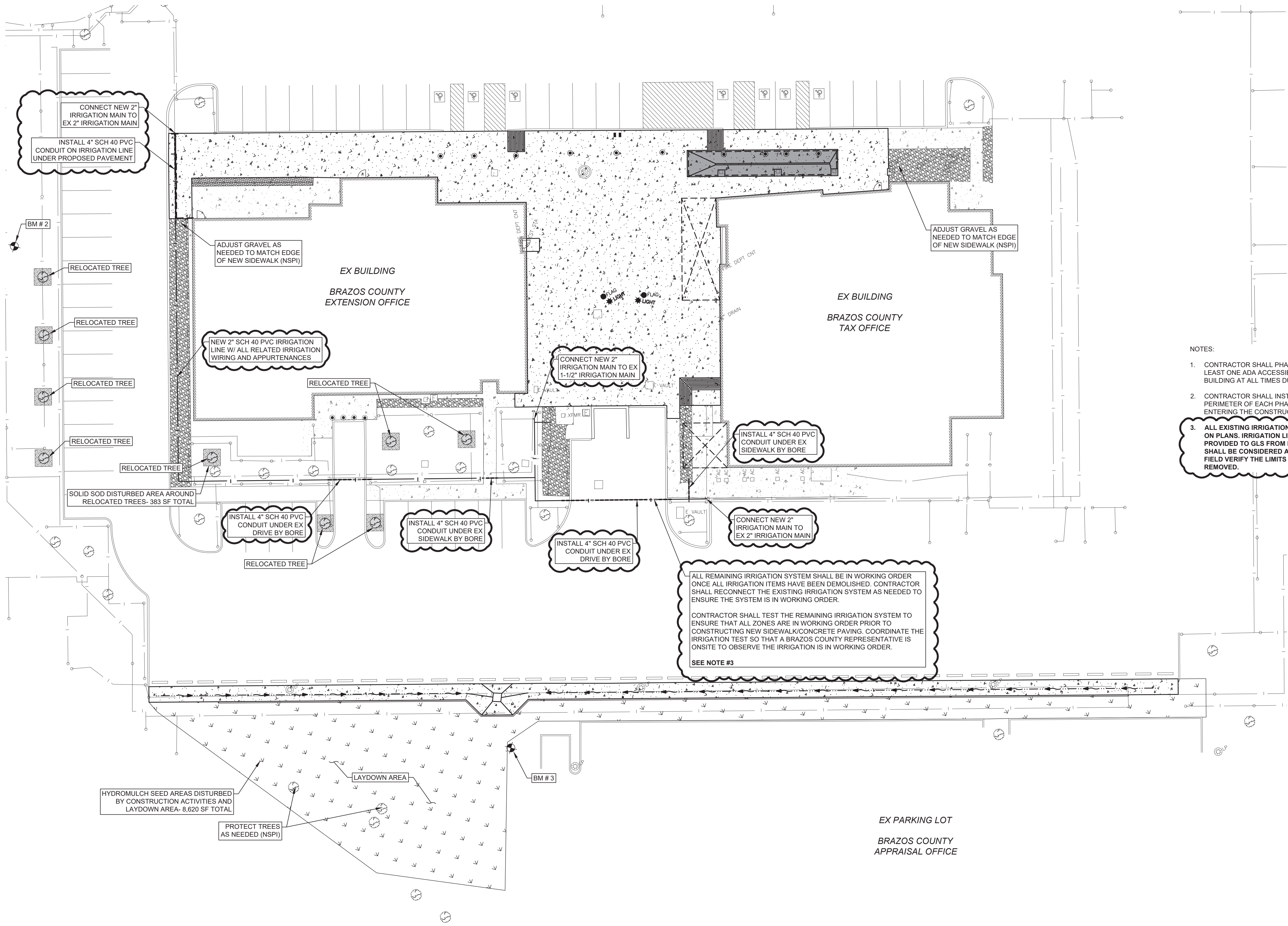
STATE OF TEXAS
JOHN RUSK
87884
LICENSED PROFESSIONAL ENGINEER

Tax Office & AgriLife Site
Drainage Improvements
Brazos County, Texas
Drainage Plan

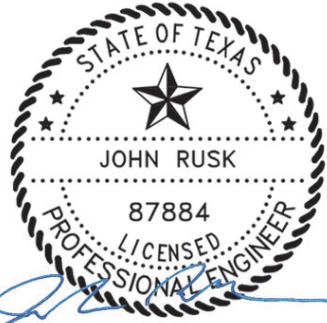
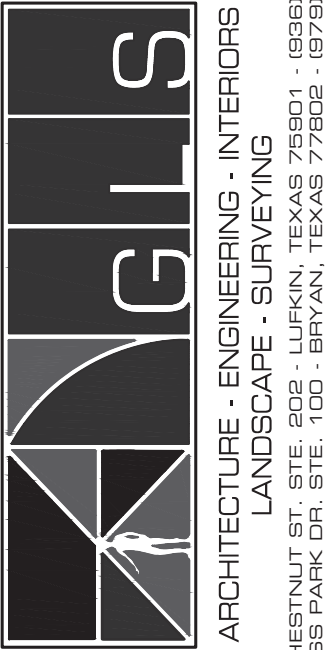
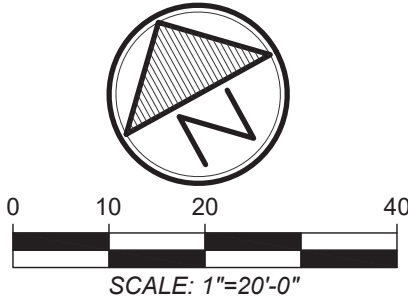
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SHEET NO.

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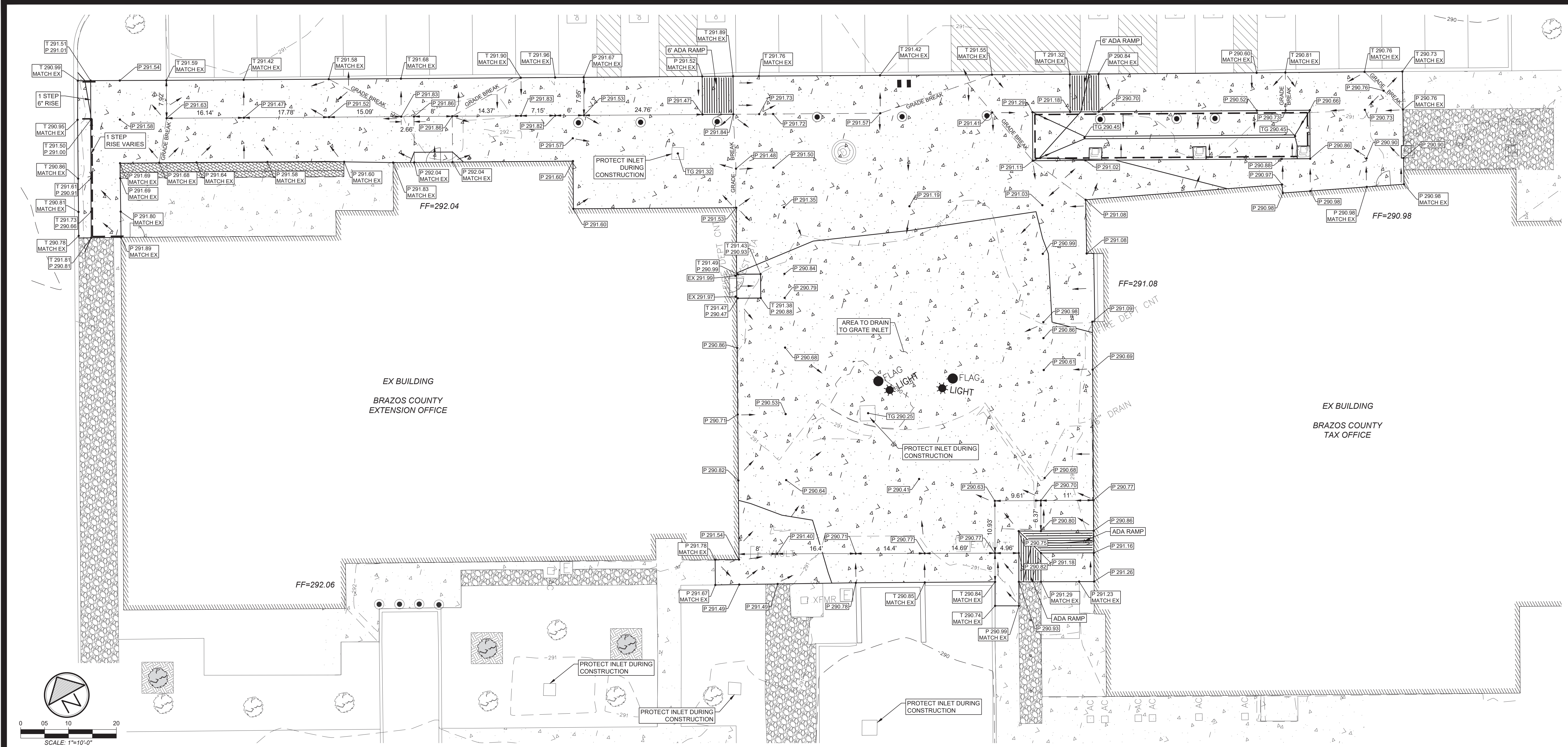
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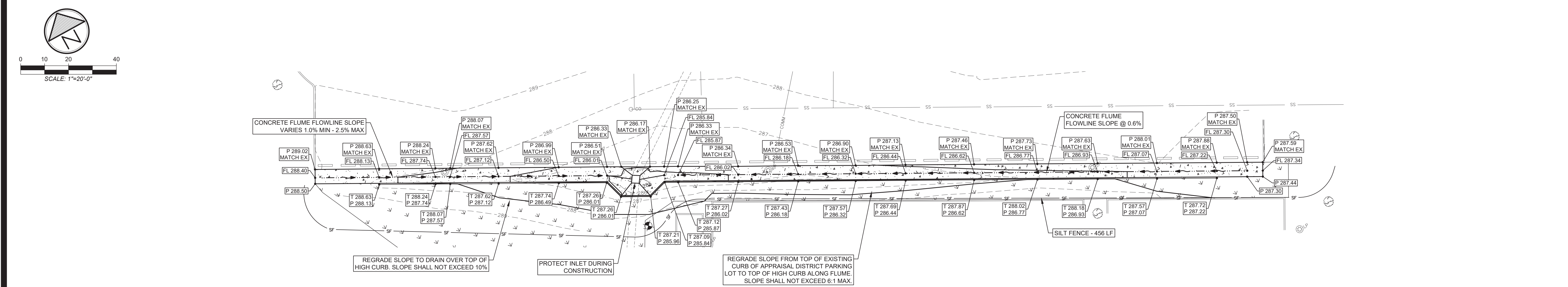
Tax Office & AgriLife Site
Drainage Improvements
Brazos County, Texas
Landscape Plan

JOB NUMBER
619016
SHEET NO.

C1.11



Grading Plan - Base Bid 1'-10'-0" 1



Grading Plan - New Curb on Ex Concrete Parking - Base Bid 1'-20'-0" 2

REVISIONS	
DATE	BY
1	DKE
2	JIR
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DRAWN BY:	APP'D BY:	ISSUED:
DKE	JIR	11/21/23

T.B.P.E.L.S. FIRM NO. F-4113
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STATE OF TEXAS
JOHN RUSK
87884
LICENSED PROFESSIONAL ENGINEER
01/31/2024

Tax Office & AgriLife Site
Drainage Improvements
Brazos County, Texas
Grading & SWPP Plan - Base Bid

JOB NUMBER
619016
SHEET NO.

C1.12

INSERTA TEE ONEFIT AND MULTIFIT PRODUCTS SHOULD BE UTILIZED FOR MOST STORM APPLICATIONS. CUSTOM INSERTA TEE PRODUCTS ARE AVAILABLE FOR SANITARY APPLICATIONS AND SOME STORM APPLICATIONS. CUSTOM FITTINGS ARE MADE TO FIT THE WALL THICKNESS AND RADIUS OF THE MAINLINE PIPE. WALL THICKNESS INFORMATION OF NON-ADS PIPE PRODUCTS CAN BE FOUND FROM THE PIPE MANUFACTURER.

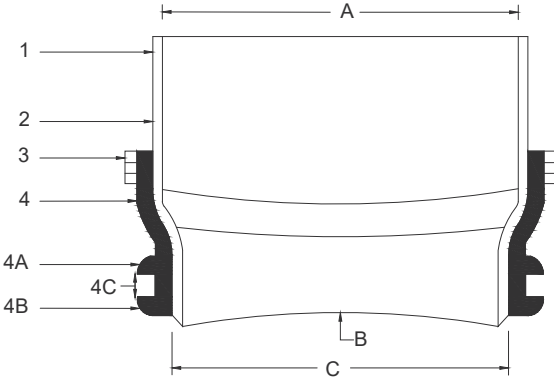
Size	N12	SW	HOPE	Storm	Sanitary
4"	0.35	0.35	-	-	-
6"	0.45	0.45	-	-	-
8"	0.60	0.60	-	-	-
10"	0.75	0.75	-	-	-
12"	1.10	1.15	1.20	1.15	-
15"	1.30	1.30	1.30	1.30	-
18"	1.55	1.55	1.55	1.60	-
21"	1.80	-	-	-	-
24"	2.05	1.80	1.95	1.95	-
30"	2.45	-	2.65	2.60	-
36"	2.55	-	2.75	2.65	-
42"	3.05	-	2.70	2.70	-
48"	3.50	-	3.10	3.25	-
54"	3.50	-	-	-	-
60"	3.45	-	3.60	3.55	-

- A. BELL END ACCEPTS PIPE WITH IPS/SCH 40 OR EQUIVALENT O.D. SPECIFICATION IN 2", 3", 4", 6", 8", 10" AND 12" SIZES.
- B. CURVATURE VARIES WITH MAINLINE DIAMETERS.
- C. SPIGOT END PVC SDR 35, ASTM D3034 DIAMETERS: 4", 6", 8", 10" AND 12" (2" AND 3" MADE FROM IPS/SCH 40, ASTM D1785)

PART #	PART NAME
1	HUB ADAPTOR
2	NO GASKET, SOLVENT WELDED CONNECTION
3	SECURING CLAMP
4	RUBBER SLEEVE
4A	(AVAILABLE IN NITRILE AND EPDM BY SPECIAL ORDER)
4B	UPPER SEGMENT
4C	LOWER SEGMENT
4D	REFER TO STD - 1103, WALL THICKNESS CHART

- Use of Inserta Tee Hole Saw is required for installation of Inserta Tee fittings. Silver and Gold hole saws are wet diamond bit.
- Heavy Duty 1/2" drill motor recommended for coring into plastic mainlines.
 - Heavy Duty 1/2" drill motor recommended when using silver hole saws (4"-8") into non-plastic mainlines.
 - Heavy Duty 1/2" drill motor recommended when using gold hole saws (4"-10") into non-plastic mainlines.

INSERTA TEE SIZE	HOLE DIAMETER
2" (50mm)	2 1/2" (67mm)
3" (75mm)	3 1/2" (95mm)
4" (100mm)	4 1/2" (114mm)
6" (150mm)	6 1/2" (165mm)
8" (200mm)	8 3/4" (222mm)
10" (250mm)	10 1/2" (276mm)
12" (300mm)	12 1/2" (327mm)



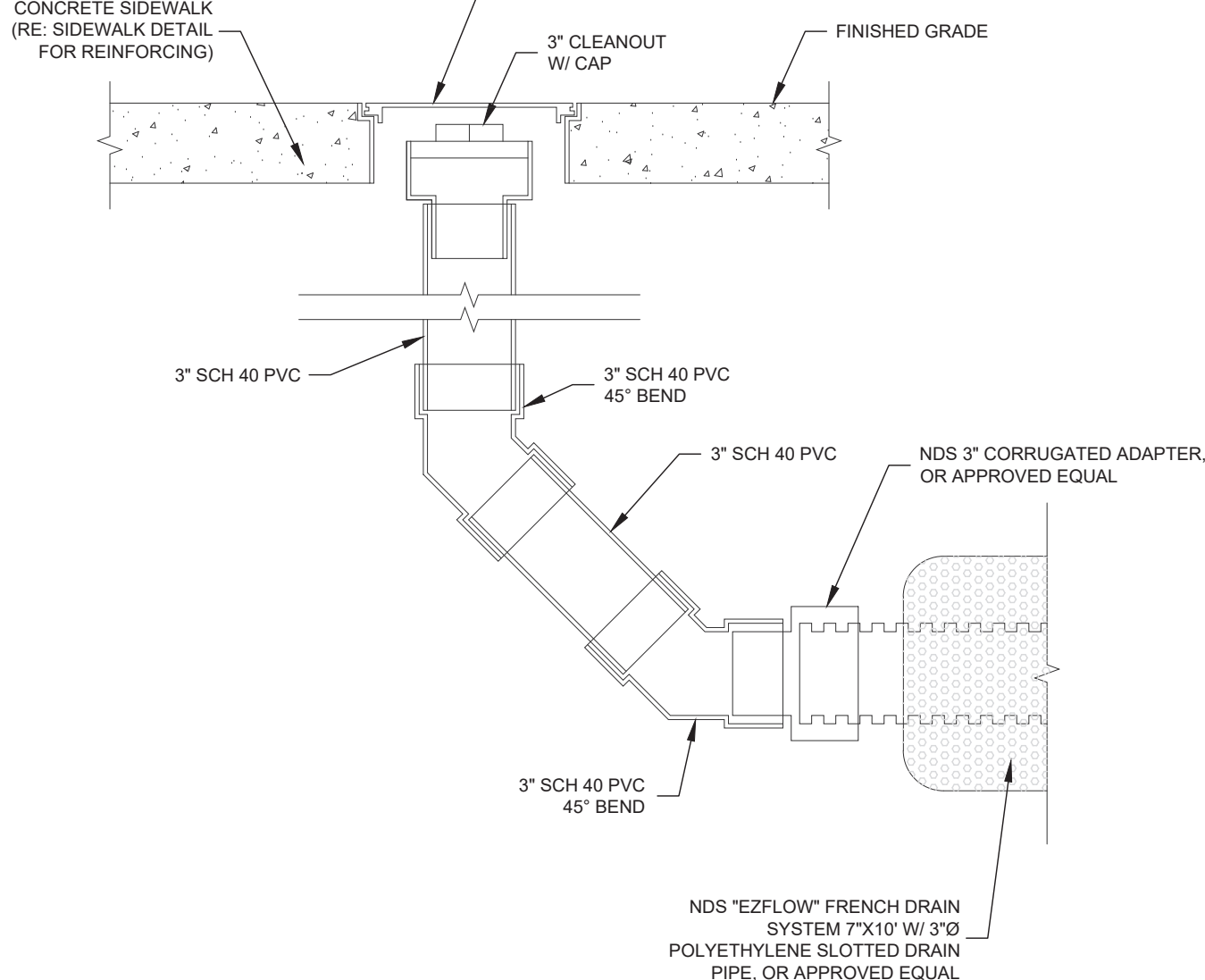
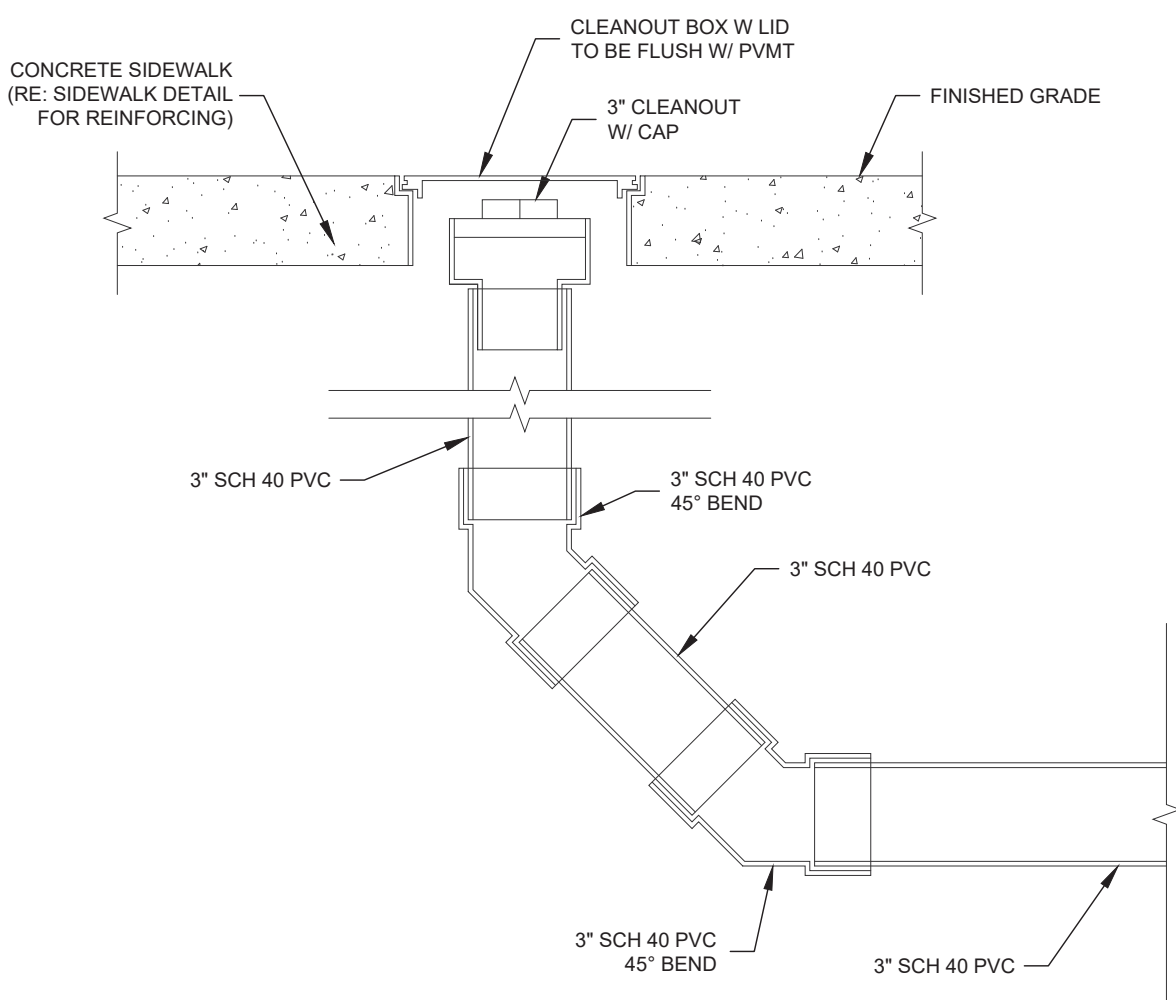
MATERIALS
SDR 35 ASTM D3034
(2" AND 3" MADE FROM
IPS/SCH 40, ASTM D1785)
BAND SS #301
SCREW SS #305
HOUSING SS #301
ASTM F477

INSTALLATION NOTES:

- CORE THE HOLE WITH RECOMMENDED INSERTA TEE HOLE SAW. HOLE PLACEMENT SHOULD BE AT THE SPRING LINE OR HIGHER ON THE HOST PIPE. TYPICAL INSTALLATION IS HALFWAY BETWEEN SPRING LINE AND CROWN OF PIPE (AT 45°). REFERENCE HOLE SAW DETAIL STD-1102 FOR HOLE SAW SELECTION INFO. APPLYING SOAP AND WATER TO THE HOLE SAW IMPACT POINT CAN BE BENEFICIAL WHEN CORING INTO THE MAINLINE PIPE.
- REMOVE SHAVINGS FROM MAINLINE PIPE, CREATING A CLEAN HOLE (DEBURR EDGES AS NEEDED). PLACE RUBBER SLEEVE, WITH RUBBER SLEEVE SEGMENTS (FLANGES) ON BOTH SIDES OF THE MAINLINE'S WALL THICKNESS. ALIGN GOLD LINE PERPENDICULAR TO MAINLINE. FOR ONEFIT, INNER SLEEVE SHOULD BE SNUG TO INNER LINING OF MAINLINE PIPE AND OUTER SLEEVE SHOULD BE SNUG TO EXTERNAL OF MAINLINE PIPE.
- LUBRICATE INSIDE OF RUBBER SLEEVE AND OUTSIDE OF PVC HUB WITH PROVIDED SOAP SOLUTION.
- ALIGN RED LINE ON PVC HUB WITH THE GOLD LINE ON RUBBER SLEEVE.
- USING A WOOD BLOCK AND 4LB HAMMER, DRIVE THE PVC HUB THROUGH THE RUBBER SLEEVE AND MAINLINE PIPE TO THE RED HORIZONTAL HOMING LINE ON PVC HUB.
- PLACE AND TIGHTEN STAINLESS STEEL BAND ONTO RUBBER SLEEVE. THE FITTING SEALS WITH COMPRESSION FROM THE PVC HUB DRIVING THROUGH THE RUBBER SLEEVE. THE STAINLESS STEEL BAND DOES NOT PROVIDE A SEAL. THE STAINLESS STEEL BAND FASTENS THE PVC HUB AND SLEEVE TOGETHER WHILE THE INSERTA TEE SOAP SOLUTION IS STILL WET; ONCE THE SOLUTION IS DRY, THE STAINLESS STEEL BAND'S PURPOSE HAS CONCLUDED

PVC Storm Pipe to Existing RCP w/ Inserta Tee Detail

N.T.S. 9



End of Line Cleanout on Storm Sewer

N.T.S. 10

French Drain End Of Line Cleanout

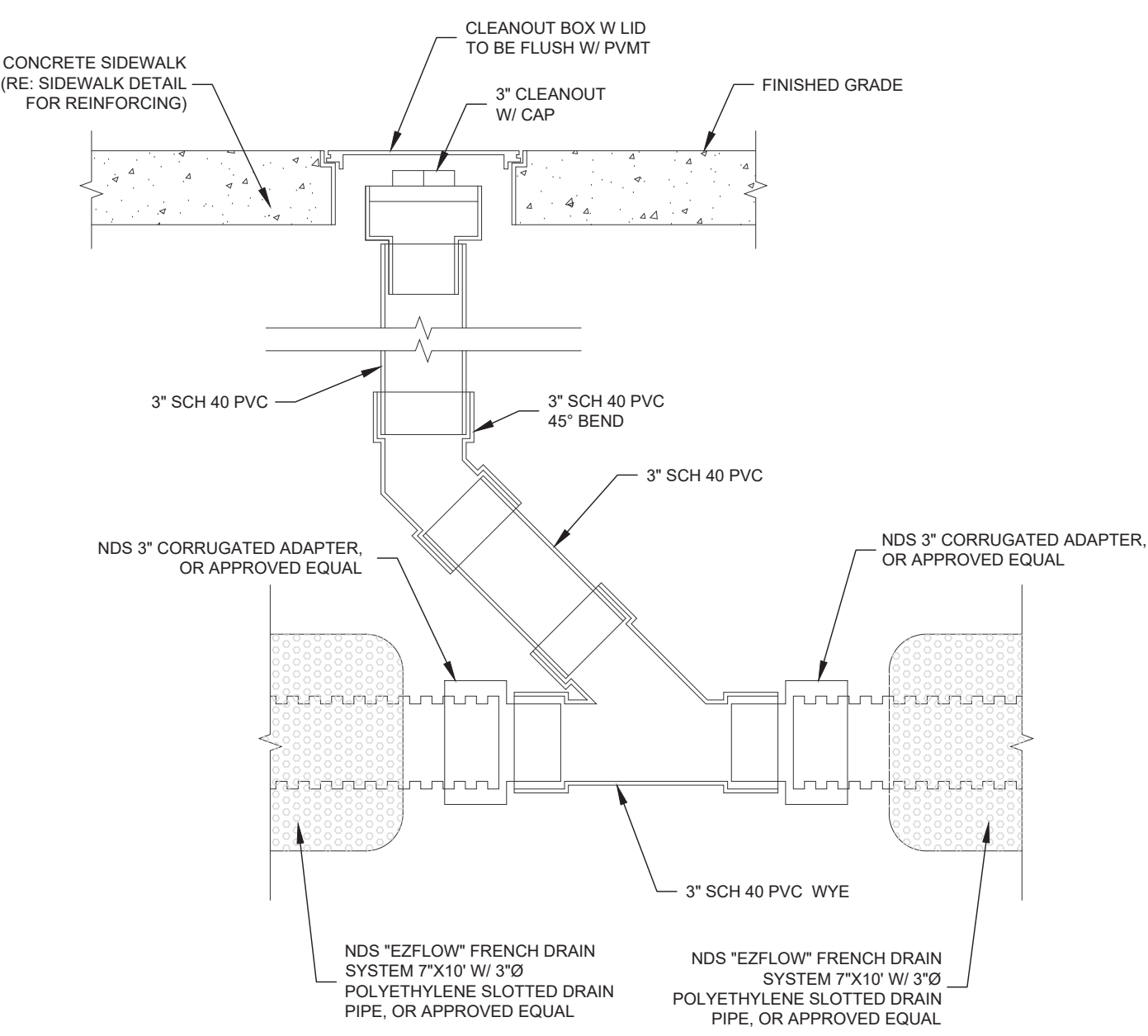
N.T.S. 8

Brick Paver Detail - Alt Bid

N.T.S. 5

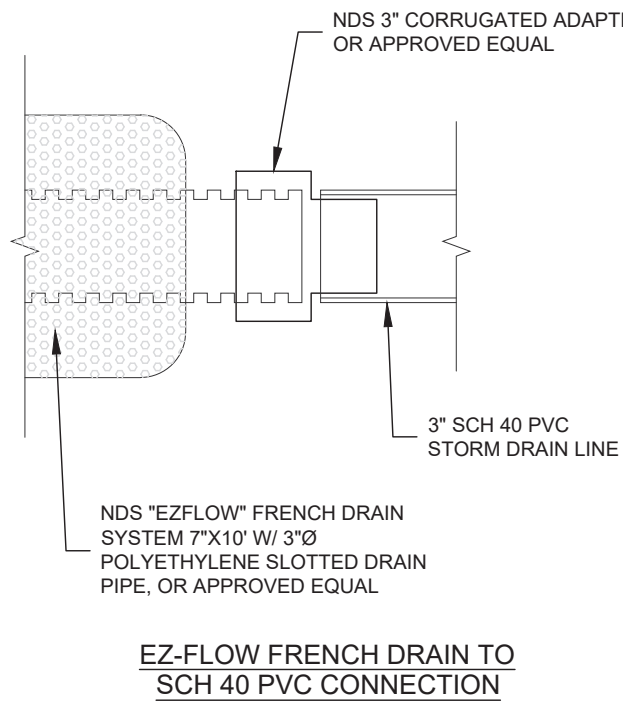
Ramp

N.T.S. 1



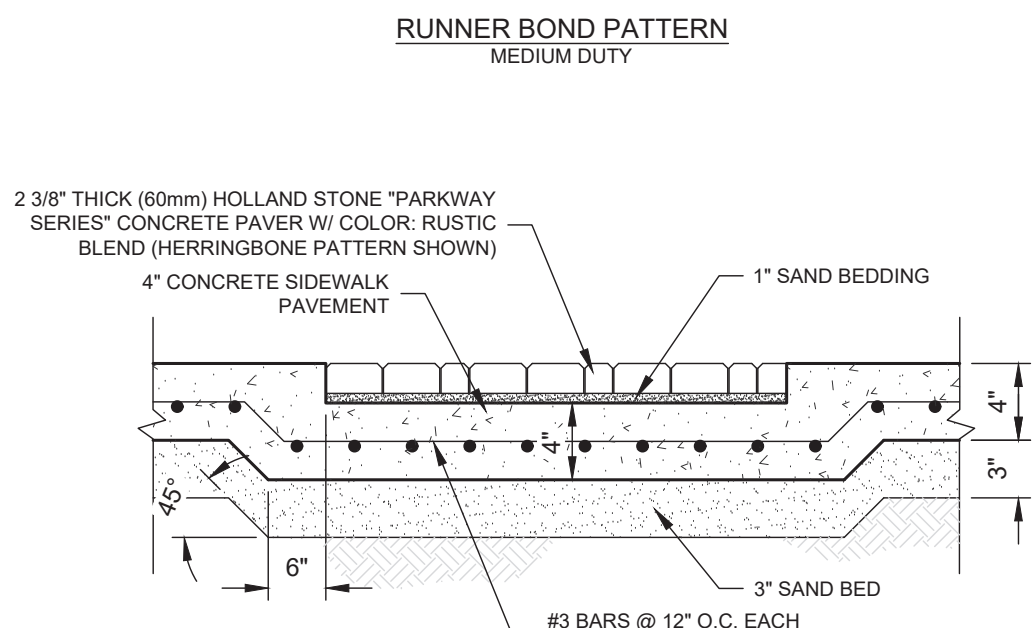
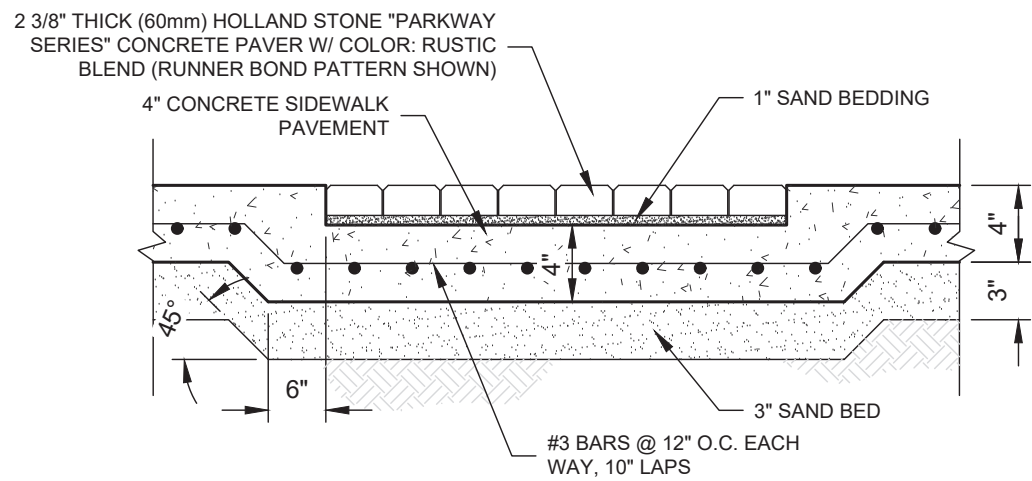
French Drain In-Line Cleanout

N.T.S. 7



French Drain to Storm Drain Conn.

N.T.S. 6

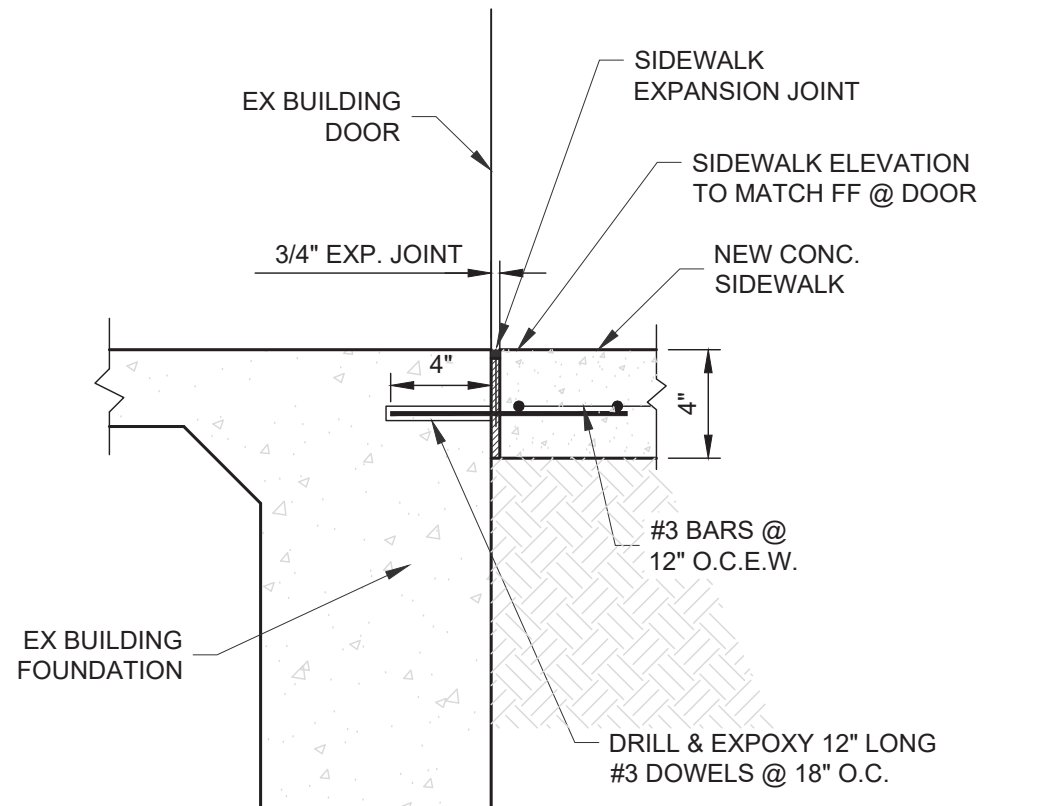


INSTALLATION NOTES:

- EXCAVATE UNSUITABLE, UNSTABLE OR UNCONSOLIDATED SUBGRADE MATERIAL AND COMPACT THE AREA WHICH HAS BEEN CLEARED. BACKFILL AND LEVEL WITH DENSE GRADED AGGREGATE SUITABLE FOR BASE MATERIAL (TYPICALLY 4-6 IN. OF COMPACTED BASE FOR LIGHT VEHICULAR AND PEDESTRIAN TRAFFIC) OR AS OTHERWISE DIRECTED BY SITE ENGINEER/ARCHITECT/LANDSCAPE ARCHITECT.
- PLACE BEDDING COURSE OF WASHED SAND CONFORMING TO THE GRADING REQUIREMENTS OF ASTM C-33 TO A UNIFORM DEPTH OF 1-1 1/2 IN. (25-38MM) SLOTTED TO THE GRADE AND PROFILE REQUIRED.
- INSTALL HOLLAND STONE PARKWAY™ SERIES WITH VERTICAL SIDE JOINTS APPROXIMATELY 1/8 IN. (3MM).
- WHERE REQUIRED, CUT PAVERS WITH AN APPROVED CUTTING DEVICE TO FIT ACCURATELY, NEATLY AND WITHOUT DAMAGED EDGES.
- TAMP PAVERS WITH A PLATE COMPACTOR, UNIFORMLY LEVEL, TRUE TO GRADE AND FREE OF MOVEMENT.
- SPREAD SAND TO 1/8 IN. THICKNESS OVER ENTIRE PAVING AREA.
- MAKE ONE MORE PASS WITH PLATE COMPACTOR TO FILL JOINTS WITH SAND.

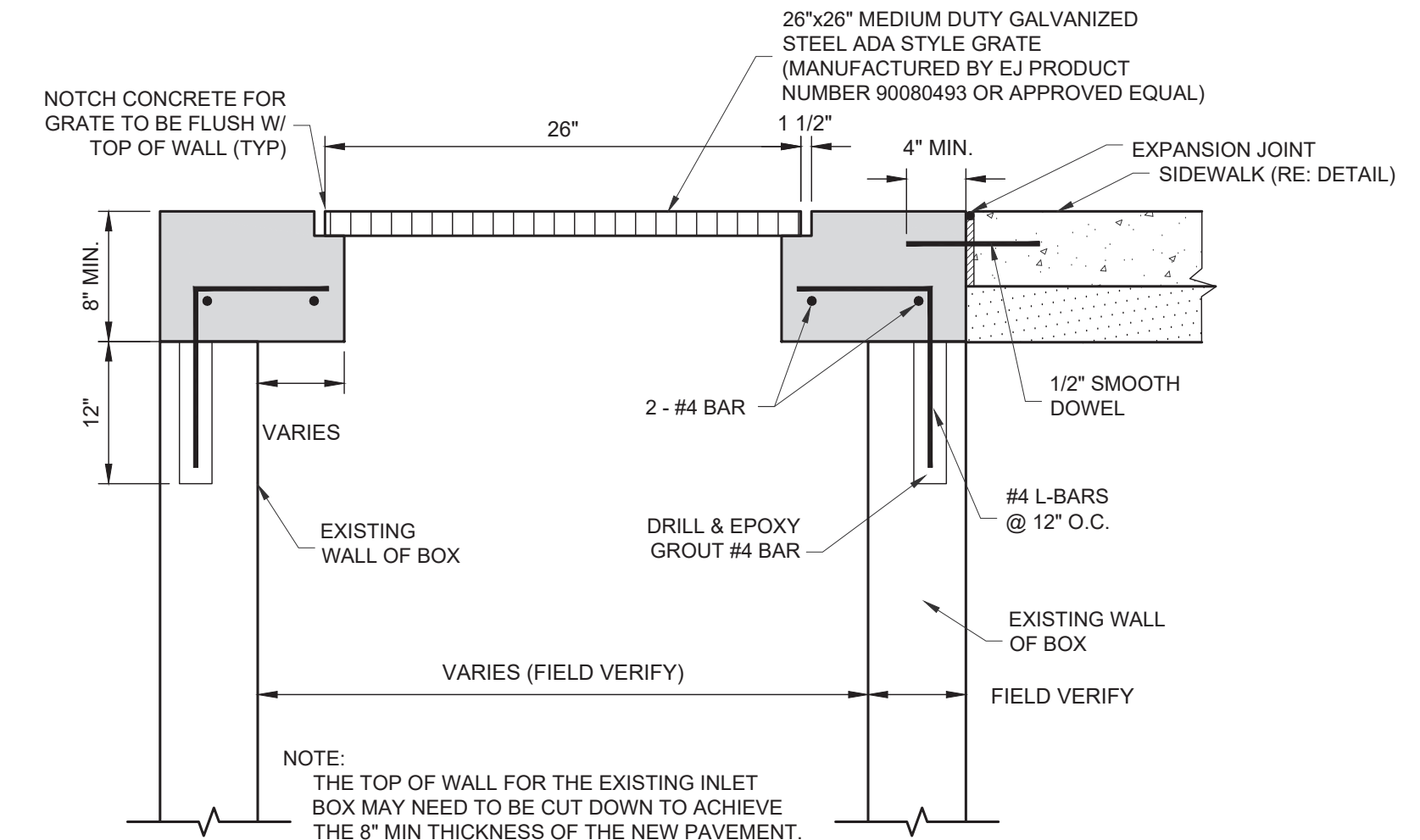
Sidewalk Tie-In to Building Foundation

N.T.S. 4



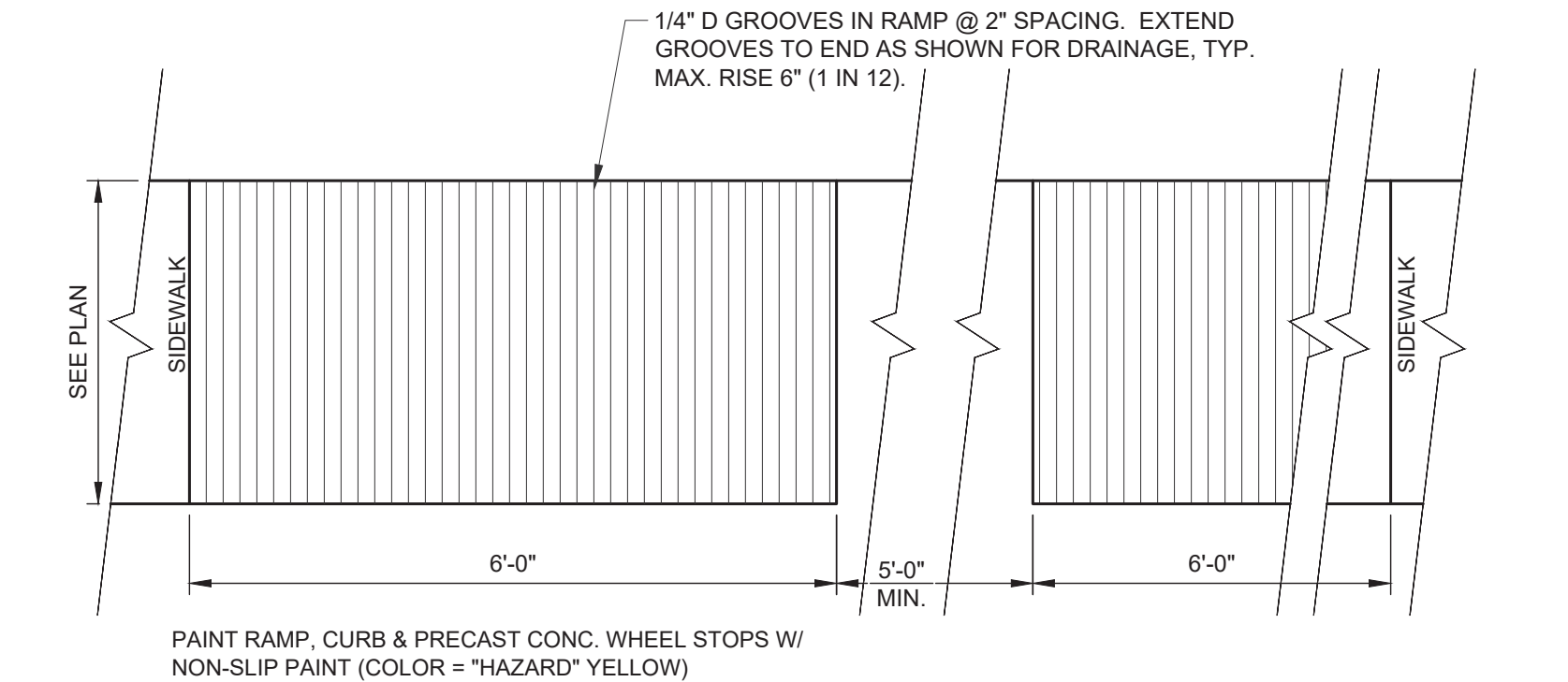
Sidewalk Tie-In to Building Foundation at Door

N.T.S. 3



Grate Inlet Top Adjustment

N.T.S. 2

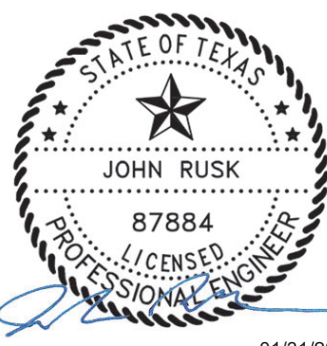


Tax Office & AgriLife Site
Drainage Improvements
Brazos County, Texas
Civil Details

JOB NUMBER
619016
SHEET NO.

C1.15

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01/31/2024

