

GENERAL NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, FEDERAL, AND OSHA REGULATION.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SLOPED PAVING, RAMPS, SIDEWALKS, ETC. PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATION, AND SIZE OF CONDUITS AND ANY OTHER APPURTENANCES WHICH ARE CONNECTED TO THE BUILDING.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, CENTER OR END OF STRIPE, FACE OF BUILDING, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- ALL CURB RADII ARE EQUAL TO 7' UNLESS OTHERWISE NOTED.
- CONTRACTOR IS REQUIRED TO REMOVE OR RELOCATE, IN A PROPER MANNER, EXISTING IMPROVEMENTS/NATURAL FEATURES TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. NO SEPARATE PAY FOR THIS WORK.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REPLACEMENT OF ALL PROPERTY CORNERS, PROPERTY CORNERS DAMAGED BY CONTRACTOR SHALL BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFY OWNER AND/OR ENGINEER PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING ITEMS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. DAMAGES SHALL BE REPAIRED TO ENGINEER'S RECORD PRIOR TO REPAIR. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS.
- CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
- EROSION AND SEDIMENTATION CONTROL DURING CONSTRUCTION SHALL BE IN COMPLIANCE WITH LOCAL AND STATE REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPER DRAINAGE THROUGHOUT THE SITE DURING CONSTRUCTION. CARE SHALL BE TAKEN TO PREVENT ANY NEGATIVE IMPACTS TO ADJACENT PROPERTIES.
- CONTRACTOR SHALL CAREFULLY MONITOR WEATHER PATTERNS AND PREPARE FOR EXPECTED EVENTS. SPECIAL CARE SHALL BE TAKEN TO EXAMINE THE SITE PRIOR TO WEEKENDS OR ABSENCES FROM THE WORK SITE.
- NO HAZARDOUS MATERIALS WERE IDENTIFIED DURING PRELIMINARY SITE INVESTIGATIONS. ANY ITEMS FOUND SUSPECT DURING CONSTRUCTION OWNER SHALL MAKE A REASONABLE ATTEMPT TO NOTIFY ALL ADJACENT LANDOWNERS PRIOR TO BEGINNING CONSTRUCTION. THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN IDENTIFIED IN FEMA FIRM MAP 4804/00/0286 EFFECTIVE APRIL 2, 2014.
- CONTRACTOR SHALL CONSTRUCT DETENTION FACILITIES AFTER INSTALLATION OF EROSION CONTROL MEASURES AND PRIOR TO OTHER CONSTRUCTION OR GROUND DISTURBING PROCEDURES.
- CONTRACTOR SHALL COORDINATE WITH NEIGHBORHOOD PROPERTY OWNER PRIOR TO ANY CONSTRUCTION ON ADJACENT PROPERTY. EXISTING BUILDING AND SITE LIGHTING WILL MEET THE STANDARDS OF SECTION 11.1 OF THE UNIFIED DEVELOPMENT ORDINANCE. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPAQUE HOUSING AND NO FUTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES WILL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE.
- ALL ROOF AND GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR SOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT. MEASURED FROM A POINT FIVE FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
- ALL SIGNAGE IS TO BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
- 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS. THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
- IRRIGATION SYSTEM MUST BE PROTECTED BY A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 294.
- ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
- ALL LANDSCAPING INSTALLED AROUND TRANSFORMER BOX SHALL MAINTAIN 3' CLEARANCE FROM SIDES AND REAR AND 10' CLEARANCE FROM TRANSFORMER DOORS.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
- ALL UTILITIES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
- PROPOSED USE IS OFFICE AND WAREHOUSE.
- BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET N4203 (NAD83) EPOCH 2010 MULTI-YEAR CORRS SOLUTION (2MPCSS). (CMT) INDICATES CONTROL MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES.
- NO BUILDINGS WERE LOCATED ON THE PROPERTY AT THE TIME OF SURVEY.
- BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTRACTOR SHALL SOLID WASTE AT (979) 259-5900 FOR AN ON-SITE REVIEW. IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
- ALL WEATHER ACCESS ROUTE TO THE DUMPSTER ENCLOSURE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.

ELECTRICAL NOTES

- REFER TO ARCHITECTURAL/MEP BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE PRIMARY ELECTRICAL LINES. THE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING THE PRIMARY CONDUIT WITH PULL STRINGS, SECONDARY CONDUIT AND WIRE, AND TRANSFORMER PADS. THE ELECTRICAL PROVIDER WILL PULL WIRE FOR PRIMARY ELECTRICAL SERVICE. SET THE TRANSFORMERS AND MAKE THE CONNECTIONS INSIDE THE TRANSFORMER.
- ELECTRIC COMPANY WILL BE RESPONSIBLE FOR THE DESIGN OF PRIMARY WIRE AND CONDUIT SIZES INCLUDING PULL BOXES, AND THE SIZE AND NUMBER OF TRANSFORMERS.

TELEPHONE NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE TELEPHONE CONDUIT WITH PULL STRINGS. ALL BENDS SHALL BE LONG PULL BENDS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL TELEPHONE INSTALLATION WITH THE TELEPHONE COMPANY.
- TELEPHONE COMPANY WILL INSTALL THE UNDERGROUND TELEPHONE CABLE FROM THE END OF THE CONTRACTOR INSTALLED CONDUITS AT THE BUILDING TO THE CONNECTION AT THE POLE AND/OR EXISTING LINES.
- CONTRACTOR SHALL INSTALL GALVANIZED PULL WIRE OR PURPLE PROPOLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS IN ALL CONDUIT.

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL PROJECT COMPLETION.

PERMITS NOTE

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

TRAFFIC CONTROL NOTE

GUIDELINES SET FORTH IN PART VI STANDARDS AND GUIDES FOR TRAFFIC CONTROLS FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND INCIDENT MANAGEMENT OPERATIONS OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MOST RECENT EDITION AS REVISED) SHALL BE OBSERVED.

ACCESSIBILITY NOTES

- PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
- ACCESSIBLE ROUTES SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2.0% (1:48).
- ACCESSIBLE ROUTE SURFACE SHALL BE SLP RESISTANT AND CONSTRUCTED IN A MANNER THAT WILL NOT RETAIN WATER AND BE A MINIMUM OF 3 FEET WIDE.
- ACCESSIBLE ROUTES WITH A RUNNING SLOPE GREATER THAN 5.0% (1:20) IS A RAMP AND SHALL BE CONSTRUCTED WITH HANDRAILS AND 5' X 5' LANDINGS. RAMP SLOPE SHALL NOT EXCEED 12.5% (1:8).
- SURFACE OF CURB RAMPS SHALL BE CONSTRUCTED WITH ADA COMPLIANT SURFACE TEXTURE AND CONTRASTING COLOR. RAMP SLOPE SHALL NOT EXCEED 0.3% (1:32).
- CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH.
- ACCESSIBLE PARKING SPACE SLOPES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS. ADA COMPLIANT SIGNAGE SHALL BE PROVIDED FOR EACH ACCESSIBLE SPACE.

TYPICAL CURB AND GUTTER SECTION

NOTE: TYPE "C" EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 40' APART AND AT ALL RADIIUS POINTS. P.T.S AND C.S. TYPE "B" CONTRACTION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 10' APART.

REFER TO GRADING PLAN FOR PAVEMENT ELEVATIONS

REFERENCE MARKERS

CONTRACTOR TO CONTACT KERR SURVEYING TO ESTABLISH SITE BENCHMARKS FOR CONSTRUCTION.

EXISTING LEGEND

- AE — AE — AERIAL ELECTRIC LINES
- AT — AERIAL COMMUNICATION LINES
- GAS — GAS LINES
- AE — AE — AERIAL ELECTRIC LINES
- W-6" — WATER LINE
- SS-6" — SEWER LINE
- X — X — BARBED WIRE FENCE
- W — W — WIRE MESH FENCE
- W — W — WOOD FENCE
- --- EXISTING EASEMENT LINE
- --- BUILDING SETBACK LINE

GENERAL UTILITY NOTES

- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- MAINTAIN A MINIMUM OF 24" VERTICAL CLEARANCE BETWEEN WATER LINES, SANITARY LINE, STORM LINES AND GAS LINES (EXISTING AND PROPOSED) UNLESS OTHERWISE SHOWN IN PROFILE.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED.
- LINES INSTALLED UNDERGROUND SHALL BE INSPECTED AND APPROVED BEFORE BACKFILLING.
- ALL STEEL ENCASUREMENT PIPE SHALL HAVE A WALL THICKNESS OF 0.375 INCHES UNLESS NOTED OTHERWISE.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING, TO CENTER LINE OF MANHOLE, FACE OF BUILDING, OR BACK OF CURB, UNLESS OTHERWISE NOTED.
- IF THE CONTRACTOR FINDS ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON THESE PLANS AND WHAT IS FOUND IN THE FIELD THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

WATER NOTES

- PUBLIC WATER LINES SHALL BE AWWA C400 DRY PVC AND PRIVATE WATER LINES SHALL BE SCH 40 PVC UNLESS OTHERWISE NOTED ON PLANS.
- ALL WATER LINES 3" AND LARGER SHALL HAVE MECHANICAL JOINTS WITH THRUST BLOCKING.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4' OF COVER ON ALL WATER LINES. THE INSTALLATION ON REPAIR OF ANY UNDERGROUND FACILITIES OR PIPING WHICH CONNECTS TO OR FURNISHES WATER FOR A FIRE PROTECTION SPRINKLER SYSTEM SHALL BE PERFORMED ONLY BY A LICENSED UTILITY CONTRACTOR. FIRE PROTECTION SPRINKLER CONTRACTOR OR LICENSED PLUMBER. SEE C.C. TITLE 25-17-11-A. A COPY OF THE LICENSE OR CERTIFICATE OF COMPETENCY SHALL BE PROVIDED TO THE INSPECTOR AT THE FINAL INSPECTION.
- WHERE SEWER LINES CROSS WATER LINES, THERE SHALL BE AT LEAST 6" OF SEPARATION WITH ONE COMPLETE PRESSURE RATED PIPE SECTION CENTERED ON THE CROSSING PER TCEC REQUIREMENTS. WHENEVER POSSIBLE WATER LINES SHALL BE INSTALLED ABOVE SANITARY SEWER LINES.
- ALL FIRE HYDRANTS MUST BE LOCATED 3' FROM THE BACK OF CURB.

SANITARY SEWER NOTES

- PUBLIC SANITARY SEWER PIPE SHALL BE SDR35 PVC AND PRIVATE SANITARY SEWER PIPE SHALL BE SDR35 PVC UNLESS OTHERWISE NOTED ON PLANS.
- THE TOP ELEVATION OF MANHOLES AND CLEANOUTS CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED PAVEMENT GRADE. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRADED AREAS SHALL BE SIX (6) INCHES ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED ON PLANS).
- CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CLEANLINESS IS WATER TIGHT AN INFILTRATION AND EXFILTRATION TEST OR A LOW-PRESSURE AIR TEST PER TCEC §21.57 FOR NEW COLLECTION SYSTEM PIPING. ALL NEW MANHOLES MUST PASS A SEPARATE LEAKAGE TEST PER §21.58 PRIOR TO BACKFILLING.
- WHERE INSTALLATION OF SEWER REQUIRES CONCURRENT REMOVAL OF EXISTING SEWER, CONTRACTOR IS TO REQUEST AND PROVIDE BY-PASS PUMPING AS APPROVED/NECESSARY. MAKING TEMPORARY CONNECTION OF NEW AND EXISTING SEWER AT THE END OF EACH DAY IS REQUIRED.

****CAUTION** - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS PUT ON NOTICE THAT THERE MAY BE NUMEROUS UNDERGROUND UTILITIES IN THE LINE OF WORK, SUCH AS WATER, SEWER, GAS, PIPELINE, TELEPHONE AND ELECTRIC. SOME MAY BE ABANDONED WHILE MANY ARE ACTIVE. EXISTING UTILITIES SHOWN ON THE PLANS REPRESENT A GUESSED AT MOST TO SHOW THEIR APPROXIMATE LOCATION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CONDUCTING EXCAVATION OPERATIONS. DAMAGES SHALL BE REPAIRED IMMEDIATELY AT CONTRACTOR'S EXPENSE.

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENT SHOWN ON THE PLANS.

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****TEXAS ONE CALL SYSTEM****

AS REQUIRED BY THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT (TEXAS ONE CALL SYSTEM) THE CONTRACTOR MUST CONTACT (800) 246-8484 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM. THE CONTRACTOR MUST ALSO CONTACT THE CITY OF BRYAN PUBLIC WORKS DEPARTMENT (979-259-5900) TO LOCATE LINES OWNED BY THE CITY OF BRYAN.

FIRE LANE STRIPING NOTE

LOCATION OF FIRE LANE STRIPING SHALL BE APPROVED BY THE LOCAL FIRE MARSHAL PRIOR TO APPLICATION. UNLESS OTHERWISE DIRECTED BY THE FIRE MARSHAL, FIRE LANE STRIPING SHALL BE RED PAINTED STRIPE ALONG TOP AND FACE OF CURB. FACE OF SIDEWALK OR DIRECTLY TO TOP OF PROPOSED PARKING LOT STRIPING. WITH 4" WHITE STENCILED LETTERS "FIRE LANE - NO PARKING" PAINTED ON RED STRIPE AT 25' CENTER TO CENTER.

PARKING INFORMATION

USAGE	BLDGS AREA	REQUIRED PARKING RATIO	PARKING REQUIRED
BUILDING 1 OFFICE SPACE	1,614	1.0 per 300 SF	5
BUILDING 1 WAREHOUSE	6,450	1.0 per 600 SF	11
BUILDING 1 OFFICE SPACE	1,076	1.0 per 300 SF	4
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TOTAL PARKING REQUIRED			23

REQUIRED ACCESSIBLE PARKING
MIN. 2% OF THE TOTAL SPACES MUST BE ACCESSIBLE = 2 REQUIRED ACCESSIBLE SPACES

OF EVERY 8 ACCESSIBLE SPACES, BUT NOT LESS THAN 1, SHOULD BE VAN ACCESSIBLE = 1 REQUIRED VAN ACCESSIBLE SPACES

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- THE TOP ELEVATION OF MANHOLES AND CLEANOUTS CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISHED PAVEMENT GRADE. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRADED AREAS SHALL BE SIX (6) INCHES ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED ON PLANS).
- CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CLEANLINESS IS WATER TIGHT AN INFILTRATION AND EXFILTRATION TEST OR A LOW-PRESSURE AIR TEST PER TCEC §21.57 FOR NEW COLLECTION SYSTEM PIPING. ALL NEW MANHOLES MUST PASS A SEPARATE LEAKAGE TEST PER §21.58 PRIOR TO BACKFILLING.
- WHERE INSTALLATION OF SEWER REQUIRES CONCURRENT REMOVAL OF EXISTING SEWER, CONTRACTOR IS TO REQUEST AND PROVIDE BY-PASS PUMPING AS APPROVED/NECESSARY. MAKING TEMPORARY CONNECTION OF NEW AND EXISTING SEWER AT THE END OF EACH DAY IS REQUIRED.

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THE CONTRACTOR IS PUT ON NOTICE THAT THERE MAY BE NUMEROUS UNDERGROUND UTILITIES IN THE LINE OF WORK, SUCH AS WATER, SEWER, GAS, PIPELINE, TELEPHONE AND ELECTRIC. SOME MAY BE ABANDONED WHILE MANY ARE ACTIVE. EXISTING UTILITIES SHOWN ON THE PLANS REPRESENT A GUESSED AT MOST TO SHOW THEIR APPROXIMATE LOCATION. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CONDUCTING EXCAVATION OPERATIONS. DAMAGES SHALL BE REPAIRED IMMEDIATELY AT CONTRACTOR'S EXPENSE.

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENT SHOWN ON THE PLANS.

TOPOGRAPHIC SURVEY NOTE

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY KERR SURVEYING OF BRYAN, TEXAS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

****TEXAS ONE CALL SYSTEM****

AS REQUIRED BY THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT (TEXAS ONE CALL SYSTEM) THE CONTRACTOR MUST CONTACT (800) 246-8484 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM. THE CONTRACTOR MUST ALSO CONTACT THE CITY OF BRYAN PUBLIC WORKS DEPARTMENT (979-259-5900) TO LOCATE LINES OWNED BY THE CITY OF BRYAN.

FIRE LANE STRIPING NOTE

LOCATION OF FIRE LANE STRIPING SHALL BE APPROVED BY THE LOCAL FIRE MARSHAL PRIOR TO APPLICATION. UNLESS OTHERWISE DIRECTED BY THE FIRE MARSHAL, FIRE LANE STRIPING SHALL BE RED PAINTED STRIPE ALONG TOP AND FACE OF CURB. FACE OF SIDEWALK OR DIRECTLY TO TOP OF PROPOSED PARKING LOT STRIPING. WITH 4" WHITE STENCILED LETTERS "FIRE LANE - NO PARKING" PAINTED ON RED STRIPE AT 25' CENTER TO CENTER.

PARKING INFORMATION

USAGE	BLDGS AREA	REQUIRED PARKING RATIO	PARKING REQUIRED
BUILDING 1 OFFICE SPACE	1,614	1.0 per 300 SF	5
BUILDING 1 WAREHOUSE	6,450	1.0 per 600 SF	11
BUILDING 1 OFFICE SPACE	1,076	1.0 per 300 SF	4
BUILDING 1 WAREHOUSE	4,300	1.0 per 600 SF	7
TOTAL PARKING REQUIRED			23

REQUIRED ACCESSIBLE PARKING
MIN. 2% OF THE TOTAL SPACES MUST BE ACCESSIBLE = 2 REQUIRED ACCESSIBLE SPACES

OF EVERY 8 ACCESSIBLE SPACES, BUT NOT LESS THAN 1, SHOULD BE VAN ACCESSIBLE = 1 REQUIRED VAN ACCESSIBLE SPACES

PARKING PROVIDED

STANDARD	QUANTITY
ADA ACCESSIBLE SPACES	2
ADA VAN ACCESSIBLE SPACES	1
TOTAL PARKING PROVIDED	3

GENERAL UTILITY NOTES

- ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
- CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
- MAINTAIN A MINIMUM OF 24" VERTICAL CLEARANCE BETWEEN WATER LINES, SANITARY LINE, STORM LINES AND GAS LINES (EXISTING AND PROPOSED) UNLESS OTHERWISE SHOWN IN PROFILE.
- CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED.
- LINES INSTALLED UNDERGROUND SHALL BE INSPECTED AND APPROVED BEFORE BACKFILLING.
- ALL STEEL ENCASUREMENT PIPE SHALL HAVE A WALL THICKNESS OF 0.375 INCHES UNLESS NOTED OTHERWISE.
- DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING, TO CENTER LINE OF MANHOLE, FACE OF BUILDING, OR BACK OF CURB, UNLESS OTHERWISE NOTED.
- IF THE CONTRACTOR FINDS ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON THESE PLANS AND WHAT IS FOUND IN THE FIELD THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

WATER NOTES

- PUBLIC WATER LINES SHALL BE AWWA C400 DRY PVC AND PRIVATE WATER LINES SHALL BE SCH 40 PVC UNLESS OTHERWISE NOTED ON PLANS.
- ALL WATER LINES 3" AND LARGER SHALL HAVE MECHANICAL JOINTS WITH THRUST BLOCKING.
- CONTRACTOR SHALL MAINTAIN A MINIMUM OF 4' OF COVER ON ALL WATER LINES. THE INSTALLATION ON REPAIR OF ANY UNDERGROUND FACILITIES OR PIPING WHICH CONNECTS TO OR FURNISHES WATER FOR A FIRE PROTECTION SPRINKLER SYSTEM SHALL BE PERFORMED ONLY BY A LICENSED UTILITY CONTRACTOR. FIRE PROTECTION SPRINKLER CONTRACTOR OR LICENSED PLUMBER. SEE C.C. TITLE 25-17-11-A. A COPY OF THE LICENSE OR CERTIFICATE OF COMPETENCY SHALL BE PROVIDED TO THE INSPECTOR AT THE FINAL INSPECTION.
- WHERE SEWER LINES CROSS WATER LINES, THERE SHALL BE AT LEAST 6" OF SEPARATION WITH ONE COMPLETE PRESSURE RATED PIPE SECTION CENTERED ON THE CROSSING PER TCEC REQUIREMENTS. WHENEVER POSSIBLE WATER LINES SHALL BE INSTALLED ABOVE SANITARY SEWER LINES.
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