ABUNDANT LIFE
BRYAN, TEXAS

PROJECT DESCRIPTION: PROPOSED ADDITION OF A MODULAR STRUCTURE THAT WILL BE USED FOR A CHILDREN'S FACILITY/CLASSROOM.

SITE DESIGNER:

R.A.I. DESIGNS, INC.

3206 LONGMIRE DRIVE
SUITE A19
COLLEGE STATION, TEXAS 77845
(979) 846-3366

OWNER:

ABUNDANT LIFE ASSEMBLY OF GOD

PO BOX 1006
BRYAN, TEXAS 77806-1006
(281) 636-0405

SURVEYOR:

CARLOMAGNO SURVEYING INC.

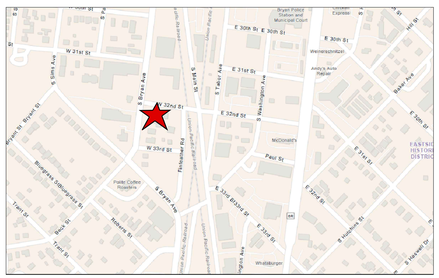
2651 BOONVILLE RD
UNIT 140
BRYAN, TEXAS 77808
(979) 775-2873

BUILDING CODE DATA	
BUILDING CODE:	THE INTERNATIONAL BUILDING CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
ACCESSIBILITY CODE:	TEXAS ACCESSIBILITY STANDARDS
PLUMBING CODE:	THE INTERNATIONAL PLUMBING CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
MECHANICAL CODE:	THE INTERNATIONAL MECHANICAL CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
ELECTRICAL CODE:	THE NATIONAL ELECTRICAL CODE (2026 EDITION) w/ ADOPTED AMENDMENTS
ENERGY CODE:	THE INTERNATIONAL ENERGY CONSERVATION CODE (2018 EDITION) w/ ADOPTED AMENDMENTS
FIRE PREVENTION CODE:	THE INTERNATIONAL FIRE CODE (2021 EDITION) w/ ADOPTED AMENDMENTS
TYPE OF CONSTRUCTION:	TYPE V-A
OCCUPANCY CLASSIFICATION:	MF - MULTI-FAMILY RESIDENTIAL DISTRICT
ZONING CLASSIFICATION:	MF - MULTI-FAMILY RESIDENTIAL DISTRICT

LOT-7R SITE AREA
TOTAL ACREAGE = 0.358 ACRES
TOTAL SQ. FT. = 15,598 SQ. FT.

AREA SUMMARY		
EXISTING BUILDING #1	2,195	SF
EXISTING BUILDING #2	596	SF
PROPOSED BUILDING	1,536	SF
GRAND TOTAL AREA	4,327	SF

SHEET INDEX	
COVER SHEET	S-0.1
EXISTING SITE PLAN	S-0.2
PROPOSED SITE PLAN	S-1.0
B/CS UNIFIED STANDARD DETAILS	S-2.0
B/CS UNIFIED STANDARD DETAILS	S-2.1
LANDSCAPING PLAN	S-3.0
HANDICAP DETAILS	G-1.0
HANDICAP DETAILS	G-1.1



N
W E
S

VICINITY MAP
N.T.S.

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College Station, TX 77845
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R.A.I. DESIGNS, INC.

R.A.I. JOB#: 26-056

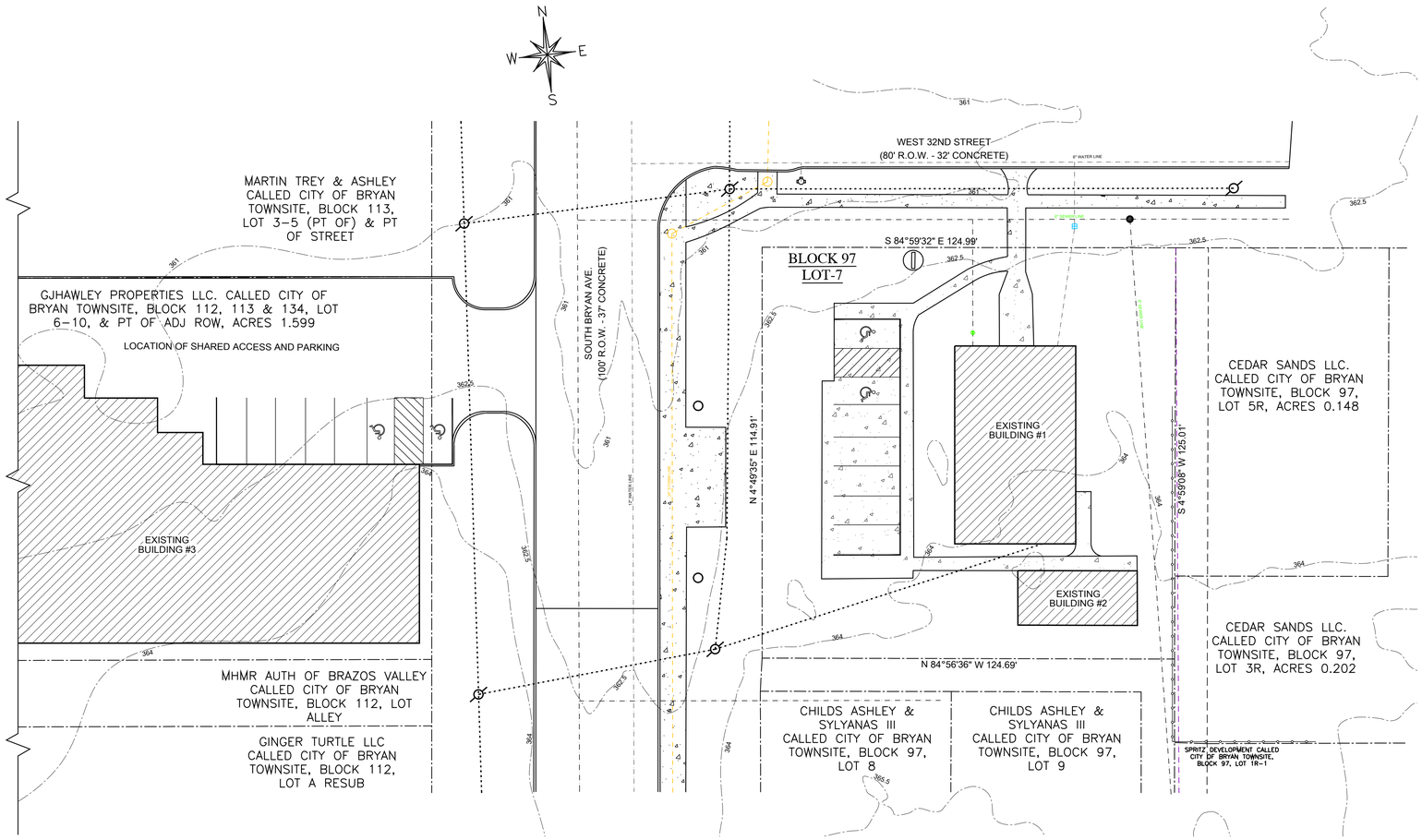
PROJECT SITE INFO:
105 WEST 32nd STREET
BRYAN, TEXAS
ORIGINAL BRYAN TOWNSITE,
BLOCK-97, LOTS 7R
0.358 ACRES

DEVELOPMENT INFORMATION:
ABUNDANT LIFE BRYAN

JTR- INITIAL LAYOUT	08-31-26
DV- SITE CITY COMMENTS	11-11-26

SHEET: S-0.1 OF: EIGHT

DATE: 11-11-2026



EXISTING SITE PLAN

SCALE: 1" = 20'-0" | 01

SITE LEGEND			
	PROPERTY LINES		EXISTING CONTOUR LINES
	SET BACK / P.U.E. LINES		PROPOSED CONTOUR LINES
	WATER LINES (PUBLIC)		WATER LINES (PRIVATE)
	SEWER/SAN LINES (PUBLIC)		SEWER/SAN LINES (PRIVATE)
	POWER LINES (AERIAL)		UTILITY LINES
	POWER LINES (UNDER GROUND) (PUBLIC)		POWER LINES (UNDER GROUND) (PRIVATE)
	FENCE LINE		CONCRETE PAVEMENT
	TREE PROTECTION		GROUND COVER
	6'-0" TALL PRIVACY FENCE		GRAVEL
	FIRE HYDRANT (EXISTING)		WATER METER
	GAS LINES (PUBLIC)		CLEAN-OUT
	GAS LINES (PRIVATE)		VEHICLE LAY OF HOSE (V.L.o.H.)

NOTES

02

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DEVELOPMENT INFORMATION:
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08-31-26	JTR- INITIAL LAYOUT
11-11-26	DV- SITE CITY COMMENTS

SHEET: S-0.2 OF EIGHT

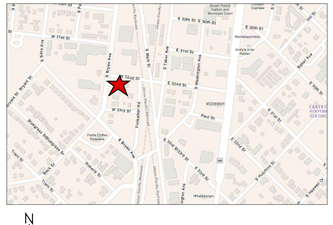
DATE: 11-11-2026

SITE LEGEND			
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	SET BACK / P.U.E. LINES		PROPOSED CONTOUR LINES
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	SEWER/SAN LINES (PUBLIC)		SEWER/SAN LINES (PRIVATE)
	POWER LINES (AERIAL)		UTILITY LINES
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	TREE PROTECTION		GROUND COVER
	6'-0" TALL PRIVACY FENCE		GRAVEL
	FIRE HYDRANT (EXISTING)		WATER METER
	GAS LINES (PUBLIC)		CLEAN-OUT
	GAS LINES (PRIVATE)		VEHICLE LAY OF HOSE (V.L.oH.)

SITE SCHEDULE	
TAG	ITEM
Ⓐ	PAD w/ SCREENING ON SIDES FOR 5 95-GALLON ROLL-OUT BINS.
Ⓑ	SEE HANDICAP PARKING DETAILS - SHEET G-1.1 & S-2.1/02
Ⓒ	CONCRETE WASH-OUT & DEBRIS AREA
Ⓓ	ELECT. - POWER POLE w/ NEW UNDERGROUND CONNECTIONS
Ⓔ	ELECT. - PRIMARY ELECT. SERVICE: 2-4" PVC CONDUIT (GREY) w/ PULL-STRING (MIN. 48" COVER)
Ⓕ	ELECT. - TRANSFORMER & PAD (FURNISHED BY CoBRYAN)
Ⓖ	ELECT. - SECONDARY SERVICE: 3-4" PVC CONDUIT (GREY) w/ PULL-STRING (MIN. 36" COVER)
Ⓗ	ELECT. - METER BOX
Ⓘ	WATER - EXISTING (1)1 1/2" DOMESTIC WATER METER w/ (1) DOUBLE CHECK VALVE & TAP
Ⓚ	WATER - (1)1 1/2" IRRIGATION WATER METER w/ (1) DOUBLE CHECK VALVE & TAP
Ⓛ	HANDICAP PARKING SIGN MOUNTED ON POLE
Ⓜ	EXISTING FIRE HYDRANT
Ⓝ	SEWER - EXISTING 4" SANITARY SEWER LINE & TAP
Ⓞ	SEWER - CLEAN-OUT (TYPICAL)
Ⓟ	NEW 6'-0" TALL WOOD OPAQUE SCREENING
Ⓠ	SEE HANDICAP RAMP DETAILS - SHEET G-1.0 & S-2.1/02.
Ⓡ	EXISTING 5' SIGNANGE
Ⓢ	BIKE RACKS LOCATION

NOTE: ALL SITE DETAILS TO MEET B/CS U.D.0. REQUIREMENTS.
ALL SELECTIONS TO BE MADE BY OWNER BEFORE CONSTRUCTION BEGINS.

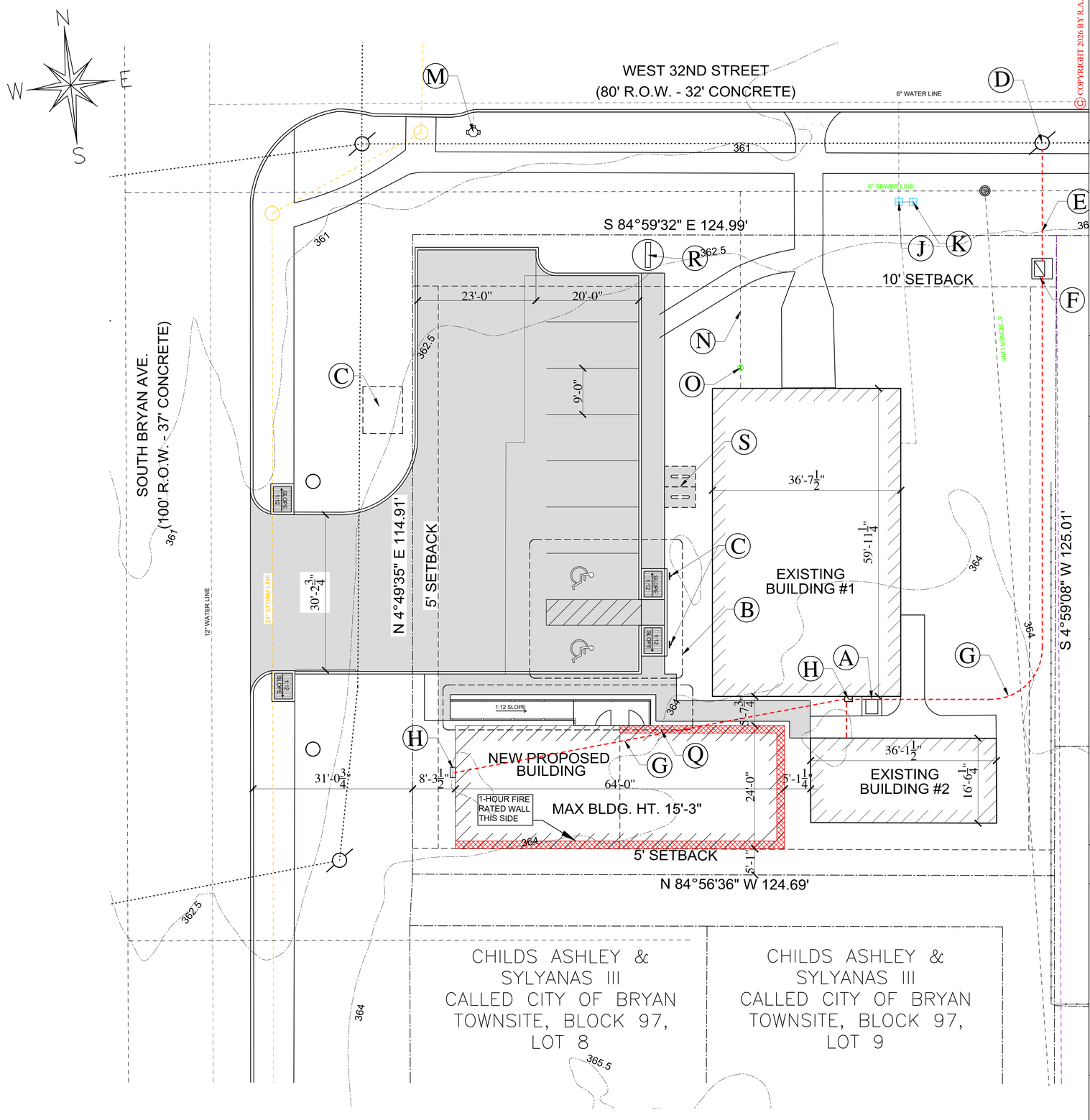
SITE NOTES
1. THIS PROPERTY DOES NOT LIE WITH-IN A 100-YEAR FLOODPLAIN PER FEMA D-FIRM PANEL NO. 48041C0215F, DATED APRIL 2, 2014.
2. FOR UTILITY NOTIFICATION CONTACT BTU - (979)821-5700 CITY of BRYAN - (979) 209-5900
3. OFF-SITE DRAINAGE SHALL BE CONTROLLED BY DRAINAGE SWALES AND BEING DETAINED IN THE DRIVE AISLES. BY DOING THIS THE NEIGHBORING PROPERTIES WILL NOT BE AFFECTED.
4.WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL,ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
5. PLEASE HAVE CONTRACTOR CONTACT BTU LINE DESIGN AT 821-5770 120 DAYS BEFORE POWER IS NEEDED TO BEGIN THE PROCESS OF OBTAINING POWER TO THE SITE. PLEASE PROVIDE A DETAILED LOAD ANALYSIS, AS WELL AS THE SERVICE REQUIREMENTS (VOLTAGE, AMPS, SINGLE PHASE VS THREE PHASE) AT THIS TIME.
6. THIS PROPERTY IS ZONED FOR MIDTOWN - CORRIDOR DISTRICT (MT-C).
7. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
8. NO MECHANICAL EQUIPMENT SHALL BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
9. NOT HAVING ANY NEW PLUMBING FIXTURES THAT WILL MAKE THE NEED FOR A NEW GREASE TRAP TO BE ADDED.
10. ALL SIGNAGE TO BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
11. ALL MECHANICAL EQUIPMENT TO BE ON GROUND.
12. ALL EXTERIOR WALLS LESS THAN 10' FROM PROPERTY LINE ARE REQUIRED TO BE RATED PER SECTION 705 OF THE 2021 IBC.
13. CONTAINERS WILL NEED TO BE ROLLED OUT ON SERVICE DAY.
14. THE NEW BUILDING WILL BE USED FOR SUNDAY SCHOOL.
15. THERE WILL BE NO NEED WATER/SEWER CONNECTIONS FOR THE NEW BUILDING.



N W E S VICINITY MAP
N.T.S.

PARKING RATIO CALCULATIONS
GROSS AREA = 4,327 SQ.FT.
1.00 X PER 250 SQUARE FEET REQUIRED 4,327 SQ. FT. / 250 SQ. FT = 17.3
(18) SPACES REQUIRED
(8) SPACES PROVIDED ON SITE NOTE: ADDITIONAL SHARED PARKING & ACCESS AGREEMENT TO BE PROVIDED WITH ADJACENT PROPERTY OWNER

NOTES | SCALE: 1:10 | 01



PROPOSED SITE PLAN | SCALE: 1" = 10' | 01

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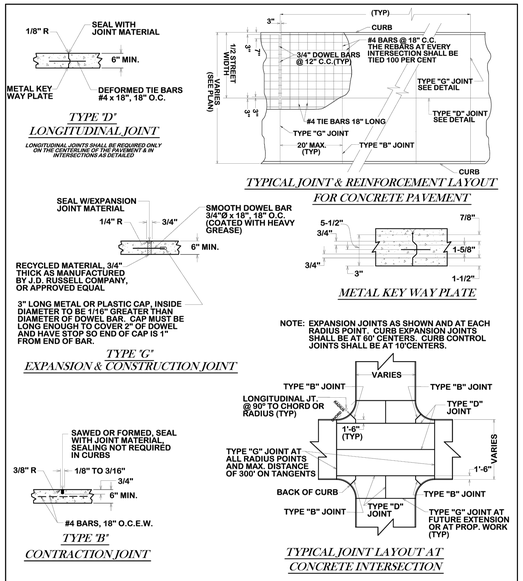
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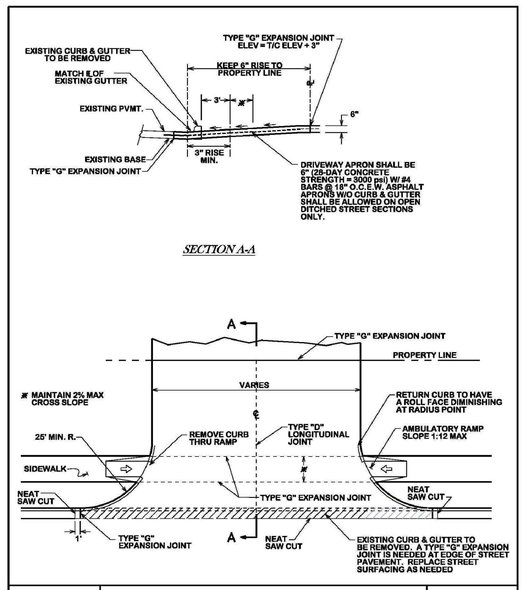


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CONCRETE PAVEMENT JOINT LAYOUT

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
FEB. 2018		ST3-00

CITY OF COLLEGE STATION



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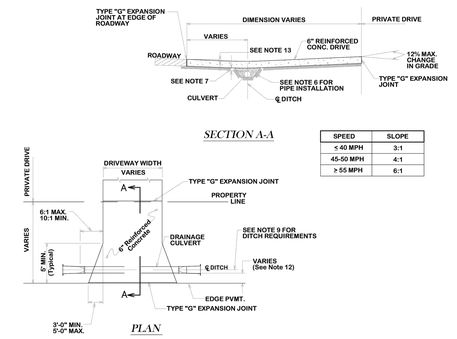
COMMERCIAL DRIVEWAY

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
OCT. 2016		ST2-03

CITY OF COLLEGE STATION

NOTE:

1. LENGTH OF DRAINAGE PIPE FOR RESIDENTIAL DRIVES IS 36' MAX & 20' MIN.
2. ALL DRIVEWAY PIPES WITHIN THE RIGHT OF WAY MUST HAVE CONCRETE SAFETY END TREATMENTS (S.E.T.) (6:1 SLOPE) OR APPROVED EQUAL.
3. CULVERT DIAMETER TO BE APPROVED BY THE CITY ENGINEER. THE SIZE OF THE DRIVEWAY CULVERT SHALL BE A MINIMUM OF 18" IN DIAMETER AND DESIGNED FOR A 10-YEAR STORM EVENT AT MINIMUM. THE SLOPE OF THE PIPE SHALL BE A MINIMUM OF 0.5%.
4. CULVERT SHALL BE RCP OR HDPE, MEETING THE CITY'S SPECIFICATIONS FOR STORM PIPE. CMP IS NOT ALLOWED.
5. BELL AND SPIGOT GASKETED JOINTS OR MANUFACTURED COUPLING BANDS ARE REQUIRED WITH HDPE.
6. CEMENT STABILIZED SAND IS REQUIRED WITH HDPE.
7. THERE SHALL BE A MINIMUM OF 12" COVER FOR HDPE PIPE AND 6" COVER FOR RCP PIPE.
8. TOP OF CONCRETE DRIVE TO BE LEVEL WITH ROAD SURFACE.
9. DITCH SHALL BE CLEANED OUT BOTH UPSTREAM AND DOWNSTREAM. THE CULVERT SHALL MATCH THE DITCH SLOPE.
10. SLOPES TRANSVERSE TO THE PUBLIC STREET (e.g.: DRIVEWAY SIDE SLOPES SHOULD BE AS FLAT AS PRACTICAL A SLOPE OF 2% IS ALLOWED. HORIZONTAL SLOPES OR FLATTER SHALL BE CONSTRUCTED WITH A MINIMUM SLOPE OF 2.5% BEING ALLOWED.
11. DRIVEWAY CULVERTS:
    A. SHALL BE PLACED AS FAR AWAY FROM THE PUBLIC ROADWAY AS POSSIBLE.
    B. SHALL BE CUT TO MATCH THE DRIVEWAY SLOPE.
    C. SHALL HAVE DELINEATORS PLACED AT EACH END FOR HAZARD INDENTIFICATION.
12. REFER TO THE CURRENT ADDITION OF THE AASHTO ROADSIDE DESIGN GUIDE FOR RECOMMENDATIONS ON THE CONSTRUCTION OF THE DRIVEWAY AND THE PLACEMENT OF THE DRIVEWAY CULVERT TO ALLOW SUFFICIENT CLEAR ZONE AND FLARE RATES.
13. DRIVEWAY ELEVATION OVER THE CULVERT MUST BE A MINIMUM 4" BELOW ROAD SURFACE WHEN DIP AND MAXIMUM OF 12" ABOVE ROAD SURFACE IF A HUMP.



SPEED	SLOPE
≤ 40 MPH	3:1
45-50 MPH	4:1
≥ 55 MPH	6:1

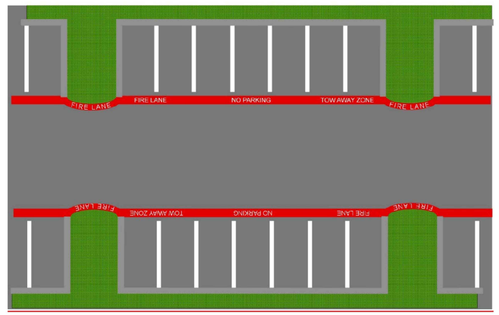
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TYPICAL DRIVEWAY ENTRANCE WITH CULVERT

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
FEB. 2021		ST2-02

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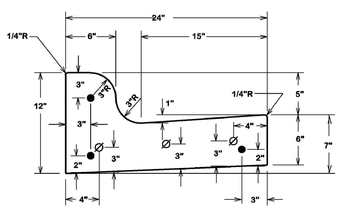
TYPICAL FIRE LANE WITHOUT SIGN AT ALL ENTRANCES



FIRE LANE DETAIL — SCALE: N.T.S. | 01

NOTE:

TYPE "C" EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 40' APART AND AT ALL RADIUS POINTS, P.T.'s AND P.C's. TYPE "B" CONTACTION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 10' APART.

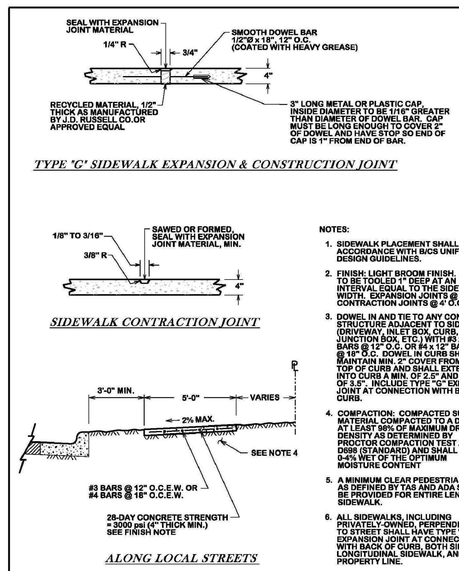


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TYPICAL COMBINED CURB & GUTTER SECTION

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
AUG. 2012		ST1-01

CITY OF COLLEGE STATION



NOTES:

1. SIDEWALK PLACEMENT SHALL BE IN ACCORDANCE WITH B/CS UNIFIED DESIGN GUIDELINES.
2. FINISH: LIGHT BROOM FINISH. JOINTS TO BE TOOLED 1" DEEP AT AN INTERVAL EQUAL TO THE SIDEWALK WIDTH. EXPANSION JOINTS @ 40' O.C., CONTRACTION JOINTS @ 4' O.C.
3. DOWEL IN AND TIE TO ANY CONCRETE STRUCTURE ADJACENT TO SIDEWALK (DRIVEWAY, INLET BOX, CURB, JUNCTION BOX, ETC.) WITH #3 x 12" BARS @ 12" O.C. OR #4 x 12" BARS @ 18" O.C. DOWEL IN CURB SHALL MAINTAIN MIN. 2" COVER FROM THE TOP OF CURB AND SHALL EXTEND INTO CURB A MIN. OF 2.5" AND A MAX. OF 3.5". INCLUDE TYPE "C" EXPANSION JOINT AT CONNECTION WITH BACK OF CURB.
4. COMPACTION: COMPACTED SUBGRADE MATERIAL COMPACTED TO A DENSITY AT LEAST 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY PROCTOR COMPACTION TEST ASTM D698 (STANDARD) AND SHALL BE 0-4% WET OF THE OPTIMUM MOISTURE CONTENT
5. A MINIMUM CLEAR PEDESTRIAN WIDTH AS DEFINED BY TAS AND ADA SHALL BE PROVIDED FOR ENTIRE LENGTH OF SIDEWALK.
6. ALL SIDEWALKS, INCLUDING PRIVATELY-OWNED, PERPENDICULAR TO STREET SHALL HAVE TYPE "G" EXPANSION JOINT AT CONNECTIONS WITH BACK OF CURB, BOTH SIDES OF LONGITUDINAL SIDEWALK, AND AT PROPERTY LINE.

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5' CONCRETE SIDEWALK

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
OCT. 2016		SW1-02A

CITY OF COLLEGE STATION

Ⓐ SELECT NATIVE MATERIAL

MATERIAL EXCAVATED FROM THE DITCH, (WHICH IS FREE OF ROCKS, LUMPS, CLODS, OR DEBRIS LARGER THAN TWO (2) INCHES IN THE LARGEST DIMENSION), COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NON-STRUCTURAL AREAS (ie...YARDS, PASTURES, EASEMENTS) AND TO A MINIMUM OF 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NEW STREET AREAS AND STREETS TO BE RECONSTRUCTED.

Ⓑ GRANULAR MATERIAL

MATERIAL SHALL BE BANK RUN RIVER SAND WHICH IS FREE OF DETRIMENTAL QUANTITIES OF CLAY, DEBRIS, OR ORGANIC MATERIAL AND WHICH, WHEN TESTED BY STANDARD LABORATORY METHODS, MEET THE FOLLOWING REQUIREMENTS:

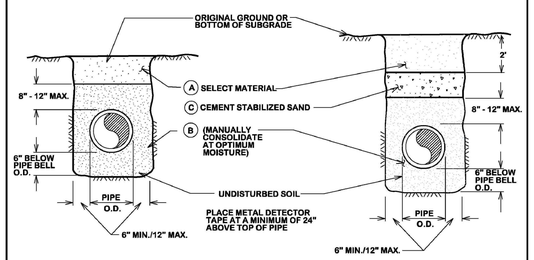
MAXIMUM LIQUID LIMIT	45
MAXIMUM PLASTICITY INDEX	15
MAXIMUM PERCENT PASSING NO. 200 SIEVE	35
MINIMUM PERCENT PASSING 3/4" SIEVE	100

THE MATERIAL SHALL BE FREE FLOWING AND WHEN WET, SHALL NOT ADHERE TO FORM A BALL WHEN PRESSED IN THE HAND.

Ⓒ CEMENT STABILIZED SAND

NOTES:

1. *FOR BEDDING AND TRENCHING WITHIN ALL EXISTING PAVED AREAS, SEE DETAILS FOR OPEN CUT STREETS, (Details ST4-00, ST4-01, ST4-02). THIS NOTE DOES NOT APPLY TO STREETS BEING RECONSTRUCTED.*
2. ALL BEDDING & INSTALLATION OF PVC PIPE SHALL BE IN ACCORDANCE TO ANSI/AWWA STANDARDS FOR PVC PIPE.
3. ALL BEDDING & INSTALLATION OF DUCTILE IRON PIPE SHALL BE IN ACCORDANCE TO ANSI/AWWA C150/A21.50.
4. COMPACTION SHALL BE ATTAINED BY MECHANICAL TAMPING.
5. ALL TRENCHES SHALL BE BACK FILLED AND TEMPORARY PAVING OR PLANKING PLACED AT THE END OF EACH WORKING DAY.

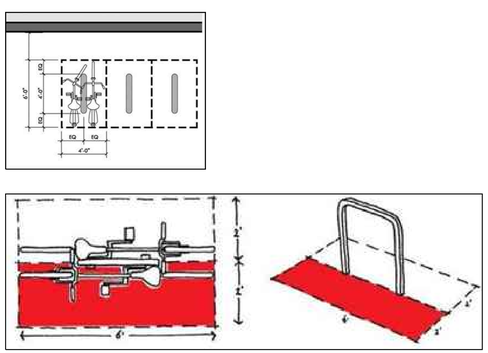


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BEDDING AND TRENCH FOR DI PIPE & PVC PIPE

DATE	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.
AUG. 2012		S1-01

CITY OF COLLEGE STATION



BIKE RACK DETAILS — SCALE: N.T.S. | 02

SITE DETAILS — SCALE: N.T.S. | 03

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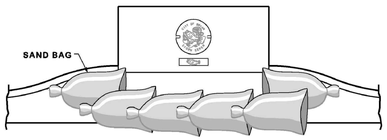
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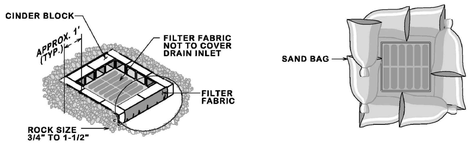
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SHEET: S-2.0 OF: EIGHT

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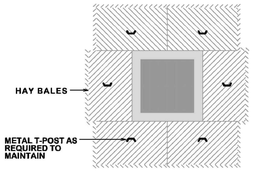




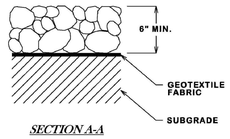
NOTE:
TEMPORARY DEVICES AROUND STORM DRAINS ARE USED TO DETAIN AND/OR FILTER SEDIMENT-LADEN RUNOFF. THE PROTECTION ALLOWS SEDIMENT TO SETTLE PRIOR TO DISCHARGE INTO A STORM DRAIN INLET OR CATCH BASIN.

SAND BAGS SHALL BE UV RESISTANT AND MUST NOT DEGRADE DUE TO ATMOSPHERIC CONDITIONS.

SAND BAGS SHALL BE REPLACED UPON FIRST SIGN OF DETERIORATION.



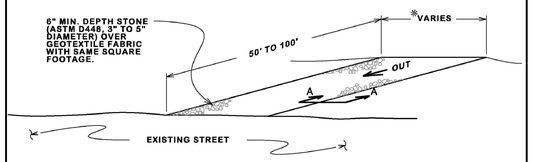
CITY OF BRYAN	STORM DRAIN INLET PROTECTION		CITY OF COLLEGE STATION
DATE: AUG. 2012	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.: SWPP1-00	



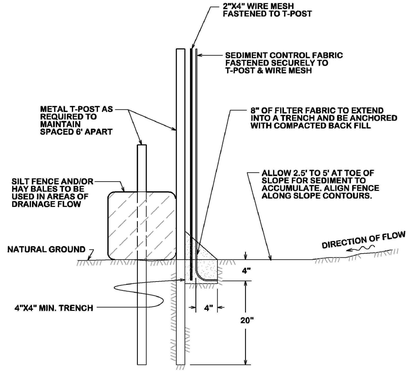
SECTION A-A

NOTE:
DRESS WITH ADDITIONAL STONE AS NEEDED. STONE IS TO BE MAINTAINED SO AS TO PREVENT CONSTRUCTION TRAFFIC FROM TRACKING MUD ONTO ADJACENT PUBLIC STREETS.

* MINIMUM 12' SHALL BE FULL WIDTH OF SITE ENTRANCE



CITY OF BRYAN	CONSTRUCTION EXIT SLIT CONTROL		CITY OF COLLEGE STATION
DATE: AUG. 2012	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.: SWPP1-02	



CITY OF BRYAN	SILT FENCE ASSEMBLY		CITY OF COLLEGE STATION
DATE: AUG. 2012	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.: SWPP1-03	

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R.A.I. JOB#: 26-056

PROJECT SITE INFO:
105 WEST 32nd STREET
BRYAN, TEXAS
ORIGINAL BRYAN TOWNSITE,
BLOCK-97, LOTS 7R
0.358 ACRES

DEVELOPMENT INFORMATION:
ABUNDANT LIFE BRYAN

JTR- INITIAL LAYOUT	08-31-26
DV- SITE CITY COMMENTS	11-11-26

SHEET: S-2.1 OF EIGHT
DATE: 11-11-2026

STORM WATER PROTECTION DETAILS

SCALE: N.T.S. | 01

NOTE:
POST A SIGN READING "CONCRETE WASH OUT PIT" NEXT TO THE PIT.

VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS AND PUMP OPERATORS TO WASH OUT THEIR TRUCKS IN THE PIT AND NO WHERE ELSE.

NO WASHING OUT OF CONCRETE TRUCKS OR EQUIPMENT ONTO ROADWAYS, STORMWATER, AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.

EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.

ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET (15 TOM DWARD) FROM STREAMS OR OTHER WATER BODIES AS DETERMINED IN THE FIELD.

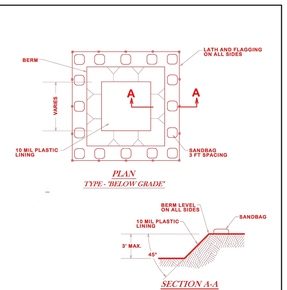
TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.

PLASTIC LINING MATERIAL WILL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.

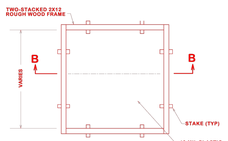
WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR THE WORK, HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF. BELOW GRADE PITS SHALL BE BACKFILLED WITH SUITABLE SOIL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.

CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCK EQUIPMENT.

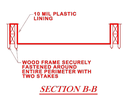


PLAN
TYPE- "BELOW GRADE"

SECTION A-A



PLAN
TYPE- "ABOVE GRADE"

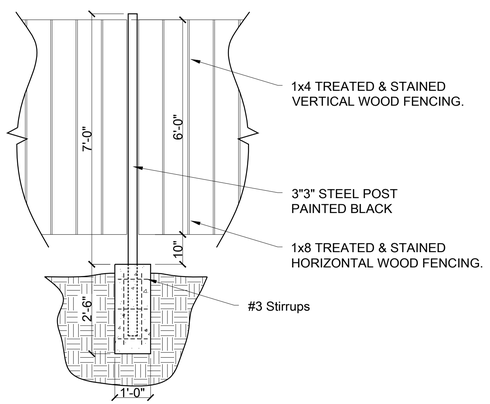


SECTION B-B

CITY OF BRYAN	CONCRETE WASHOUT		CITY OF COLLEGE STATION
DATE: DECEMBER 2020	B/CS UNIFIED STANDARD DETAIL	DETAIL NO.: SWPP1-04	

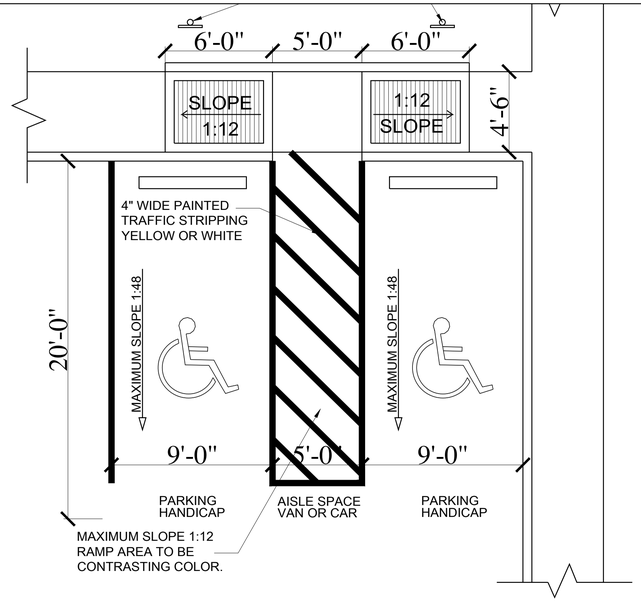
SITE DETAILS

SCALE: N.T.S. | 04



OPAQUE SCREENING DETAILS

SCALE: N.T.S. | 03



TYPICAL HANDICAP PARKING DETAIL

SCALE: N.T.S. | 02

PROPOSED LANDSCAPING SCHEDULE								
SYMBOL	NO. OF PLANTS	SIZE	BOTANICAL NAME	COMMON NAME	TYPE	NOTES	POINTS EACH	TOTAL POINTS
	5	8"or HIGHER CALIPER	QUERCUS VIGINIANA	LIVE OAK	NEW CANOPY TREE	30 GALLON	200	1000
	ENTIRE SITE	ALL UNDEVELOPED AREAS	QUERCUS VIGINIANA	ST. AUGUSTINE GRASS	GROUND COVER		-	-
TOTAL								1,000

LANDSCAPING REQUIREMENTS

TOTAL SQUARE FEET OF THE SITE = 15,563
TOTAL SQUARE FEET OF DEVELOPED AREA = 9,423
9,423 x 10%= 942.3 OR 944

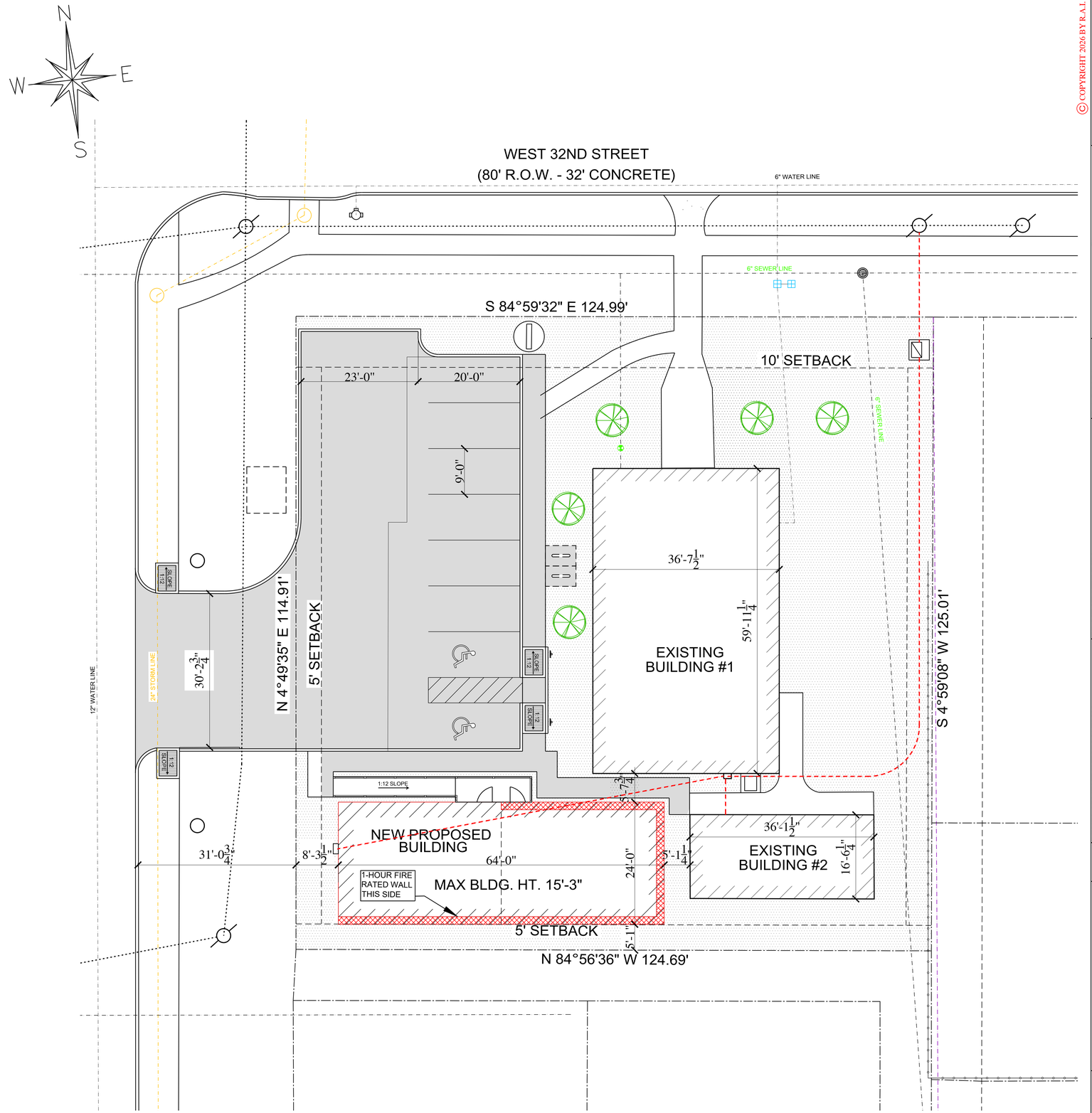
THERE ARE A TOTAL OF 944 LANDSCAPING POINTS REQUIRED FOR THIS PROJECT.

TOTAL PROVIDED 1,000.

THE TOTAL LANDSCAPING REQUIREMENTS AMOUNT TO OR EQUAL TO 10% OF THE DEVELOPED AREA BASED ON SEC. 62-429(1)(A) OF CoB DEVELOPMENT CODE.

1. ALL PLANTINGS PROPOSED ARE TO BE NEW PLANTINGS. NO EXISTING TREES ARE USED IN OUR LANDSCAPING CALCULATIONS.
2. THE NEW PROPOSED IRRIGATION PLAN WILL BE A DIFFERED SUBMITTAL.

NOTES SCALE: 1:10 | 01



LANDSCAPING PLAN SCALE: 1:10 | 02

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SHEET: S-3.0 OF EIGHT

DATE: 11-11-2026