

PROPOSED 7" CONCRETE PAVEMENT

PROPOSED 5" CONCRETE PAVEMENT

PROPOSED 8" LIMESTONE BASE COURSE

PROPOSED CONCRETE SIDEWALK

PROPOSED CONCRETE RIP-RAP

PROPOSED LANDSCAPED AREA

PROPOSED BUILDING

PROPERTY LINE

ADJACENT PROPERTY LINE

EXISTING PAVEMENT EDGE

EXISTING WATER LINE

EASEMENT

EXISTING OVERHEAD ELECTRIC

PROPOSED PAVEMENT STRIPING

EXISTING TELECOMMUNICATION LINE

EXISTING STORM DRAIN

EXISTING UNDERGROUND ELECTRIC

EXISTING GAS LINE

PROPOSED FIRE LANE STRIPING

PROPOSED FENCE

PROPOSED WATER LINE

PROPOSED SANITARY SEWER

PROPOSED DATA CONDUIT

PROPOSED EARTHEN SWALE

SITE PLAN NOTES:

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ONSITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES
2. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION APPROVALS.
3. A COPY OF APPROVED CONSTRUCTION PLANS SHALL BE KEPT ON SITE AT ALL TIMES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS TO RECORD AS-BUILT CONDITIONS.
4. REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
5. REF. ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE AS APPLICABLE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
7. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN AN ORDERLY PROJECT SITE. THE CONTRACTOR SHALL CLEAN AND REMOVE ANY SURPLUS OR DISCARDED MATERIALS, TEMPORARY STRUCTURES, AND DEBRIS FROM THE PROJECT SITE.
8. SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/ CONSTRUCTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND SAFE-GUARDING OF ALL MATERIALS AND EQUIPMENT AT THE PROJECT SITE TO MAINTAIN A SAFE AND SECURE PROJECT.
10. THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE OWNER TO NOT OBSTRUCT DRIVES, ACCESS, OR OTHER OPERATIONAL REQUIREMENTS.
11. ANY ADJACENT RIGHT-OF-WAY (R.O.W.) OR PROPERTY AFFECTED DURING CONSTRUCTION, SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
12. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
13. THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
14. 100% COVERAGE OF GROUNDCOVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREA, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES DURING THE CONSTRUCTION PROCESS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITY OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION, OR BETTER. ALL MATERIAL AND LABOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
16. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
17. THE CONTRACTOR ACKNOWLEDGES THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, CITY MAPS AND, WHEN POSSIBLE, FIELD MEASUREMENTS. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
18. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
19. ALL WATER LINES TO BE CL 235 DR 14 PVC, MEETING AWWA C-900 OR C-909 STANDARDS.
20. ALL SANITARY SEWER LINES TO BE SDR26 PVC.
21. SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REQUIREMENTS FOR SEPARATION AND CROSSINGS, AND IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING CODE.

CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

0 100 200 300
SCALE: 1"= 100'

PROJECT BENCHMARK: BM

BENCHMARK DESCRIPTION: TXDOT MONUMENT
ELEVATION = 582.30'

Project:	18-0229
Drawn by:	JBM
Checked:	KRH
Release Date:	06/15/2018
Revisions:	

CORPORATE OFFICE
2301 ASHFORD DRIVE
COLLEGE STATION, TEXAS 77840
COLLEGE STATION
SAN ANTONIO
FROM REGISTRATION NUMBERS:
TBP# E-7651, TBP# SF-1033910

GESSNER
ENGINEERING

BLUEBONNET ELECTRIC
COOPERATIVE SERVICE
CENTER

TEXAS
MAXWELL,

Architect:

BBA Architects LP

1702 South Market Street, Brenham, TX 77833
Tel: (791) 835-0523 Fax: (791) 835-3519
Email: mail@bba-architects.com

THIS DOCUMENT IS INCOMPLETE AND IS RELEASED TEMPORARILY FOR INTERIM REVIEW ONLY. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
KYLE HARVEY, P.E.
125954

OVERALL
SITE PLAN

C1.0