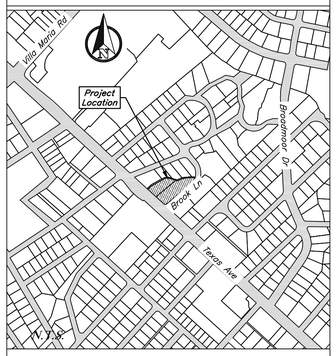
Vicinity Map



Site Specific Notes:

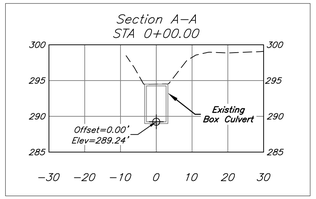
1. The owner & developer of the property is Hey Now Properties, LLC. The subject property is Lot 67 and Lot 68 of the Meadowbrook subdivision.
2. This lot is not within the 100-yr floodplain according to the DFIRM for Brazos County, Texas and Incorporated Areas, Map No. 48041C0215E, effective May 16, 2012.

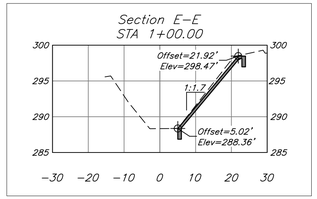
Construction Notes:

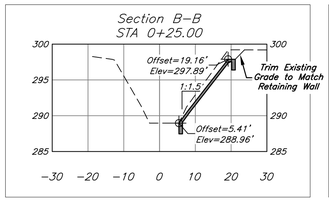
1. The contractor shall be responsible for verifying the exact location of all existing underground utilities, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.

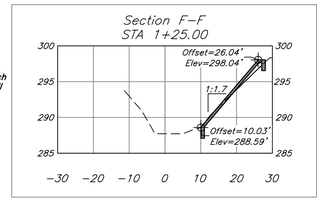
Dig Tess:	800-344-8377
Atmos Energy:	800-545-6005
	800-344-8377
Sudden Link:	979-846-2229
Verizon:	800-344-8377
City of Bryan:	979-209-5900

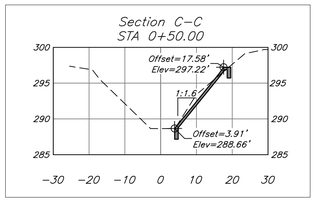
2. All radii and distances are measured to the back of curb/edge of pavement unless otherwise noted.
3. Retaining wall shall conform to TxDOT Specification CRR (Concrete Riprap Type RR9) unless otherwise noted.
4. Dowel in and tie to existing wingwall adjacent to retaining wall with #3 x 12" bars at 12" O.C.

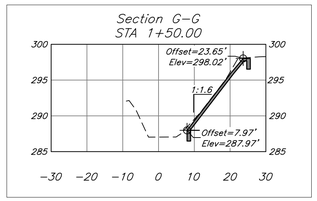


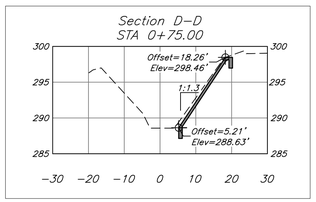


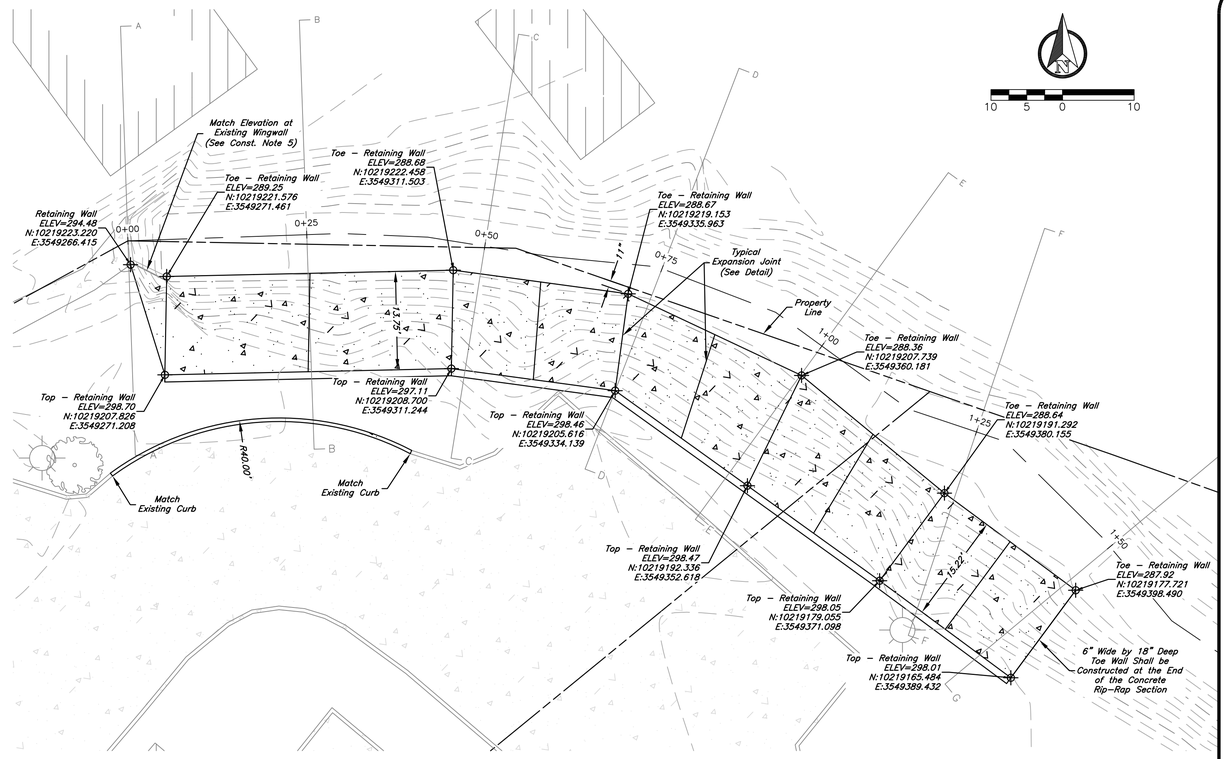










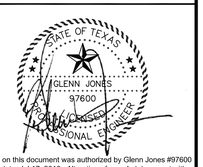


10 5 0 10

Drainage Plan

General Notes:

1. The topography shown is from field survey data.
2. Refer to Final Plat for all lot dimensions and bearings. Property lines shown hereon are taken from original KFC development survey dated March 3, 1985 and are for reference only. These may or may not represent actual field conditions.
3. All utilities shown are taken from the best available information based on construction utility documents obtained by J4 Engineering from City and independent agencies and/or above ground field evidence. Shown positions may not represent as-built conditions.
4. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Engineer.
5. All construction shall be in accordance with the current BCS Standard Specifications, Details, and Design Guidelines, unless otherwise noted.
6. The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with the project and shall use all means necessary to prevent the occurrence of wind blown litter.
7. The contractor shall follow the requirements of TPDES with regards to Storm Water Quality Permitting. It shall be the responsibility of the contractor to implement all erosion control measures (diversion berms, drainage structures, swales, additional fencing, etc.) necessary to control construction stormwater floods. Erosion control measures shall be implemented prior to any excavation or demolition work.
8. It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.



The seal on this document was authorized by Glenn Jones #97600 on this date, Jul 17, 2013. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

No.	Revision/Issue	Date

Firm Name and Address:

J4 Engineering

PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm# 9951

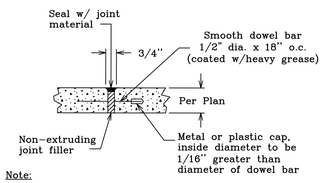
Project Name and Address:

Bryan KFC Drainage Improvements

3321 S Texas Ave
Lot 67 and 68, Meadowbrook Subdivision ~ 1.16 AC
Bryan, Brazos County, Texas

Date:	Sheet:
July 2013	C1
Scale: As Noted	

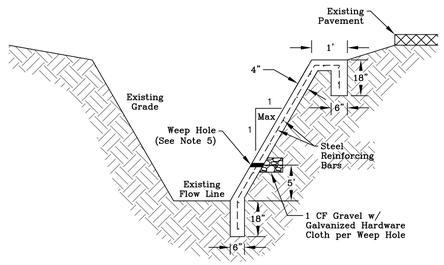
Raised Curb Detail
N.T.S



Note:

1. Expansion joint sealant to be Sonoborn NP-1 or approved equal.
2. Expansion joints shall be spaced at 20' maximum intervals.

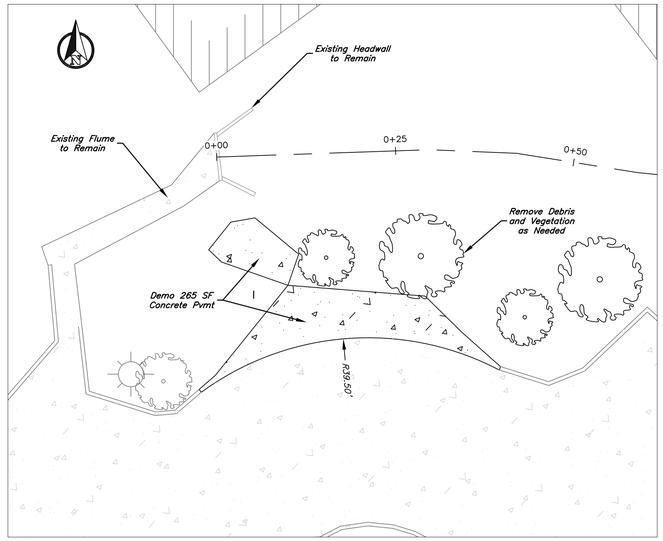
Concrete Expansion Joint Detail
N.T.S



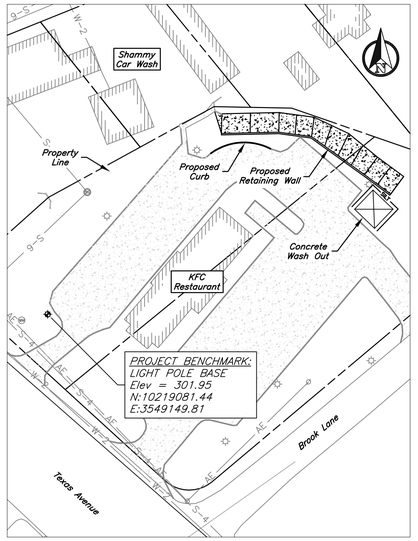
Note:

1. Reinforcing bars shall be #3 at 18" O.C.E.W.
2. Welded wire reinforcement shall not be used.
3. Lap splices shall be a minimum of 6 inches.
4. Expansion joints extending the full height shall be at intervals of approximately 20 feet.
5. Provide 2" Dia weep holes at 10' c-c backed by 1 CF pocket of gravel and galvanized hardware cloth at all locations.

Typical Retaining Wall Detail
N.T.S



Demolition Plan
N.T.S



Site Overview
Scale 1:50

J4 Engineering 07/16/2013 Bryan KFC Drainage Plan.dwg J4E Project # 13-014