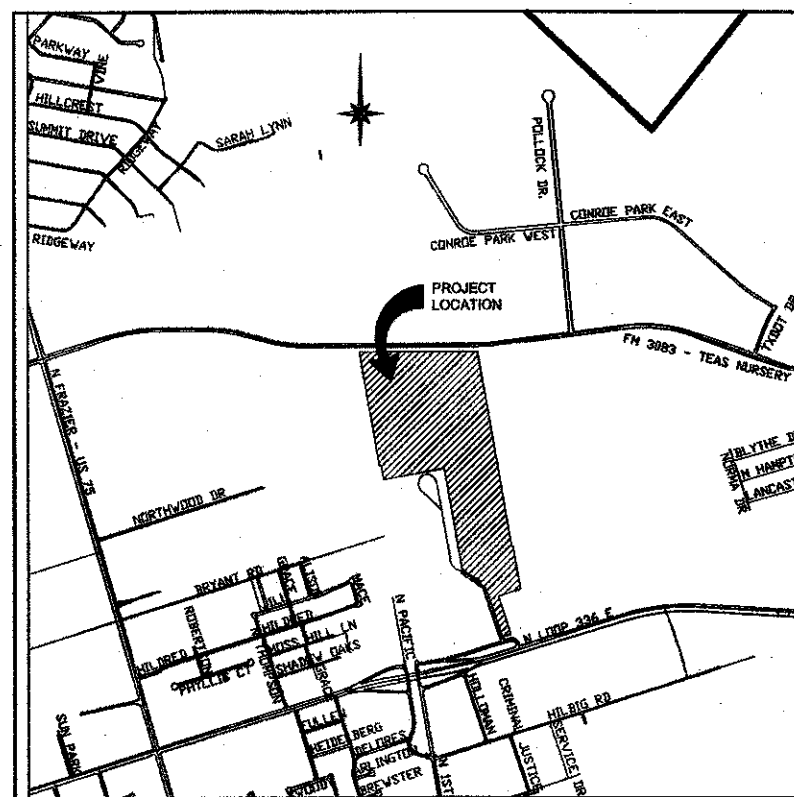
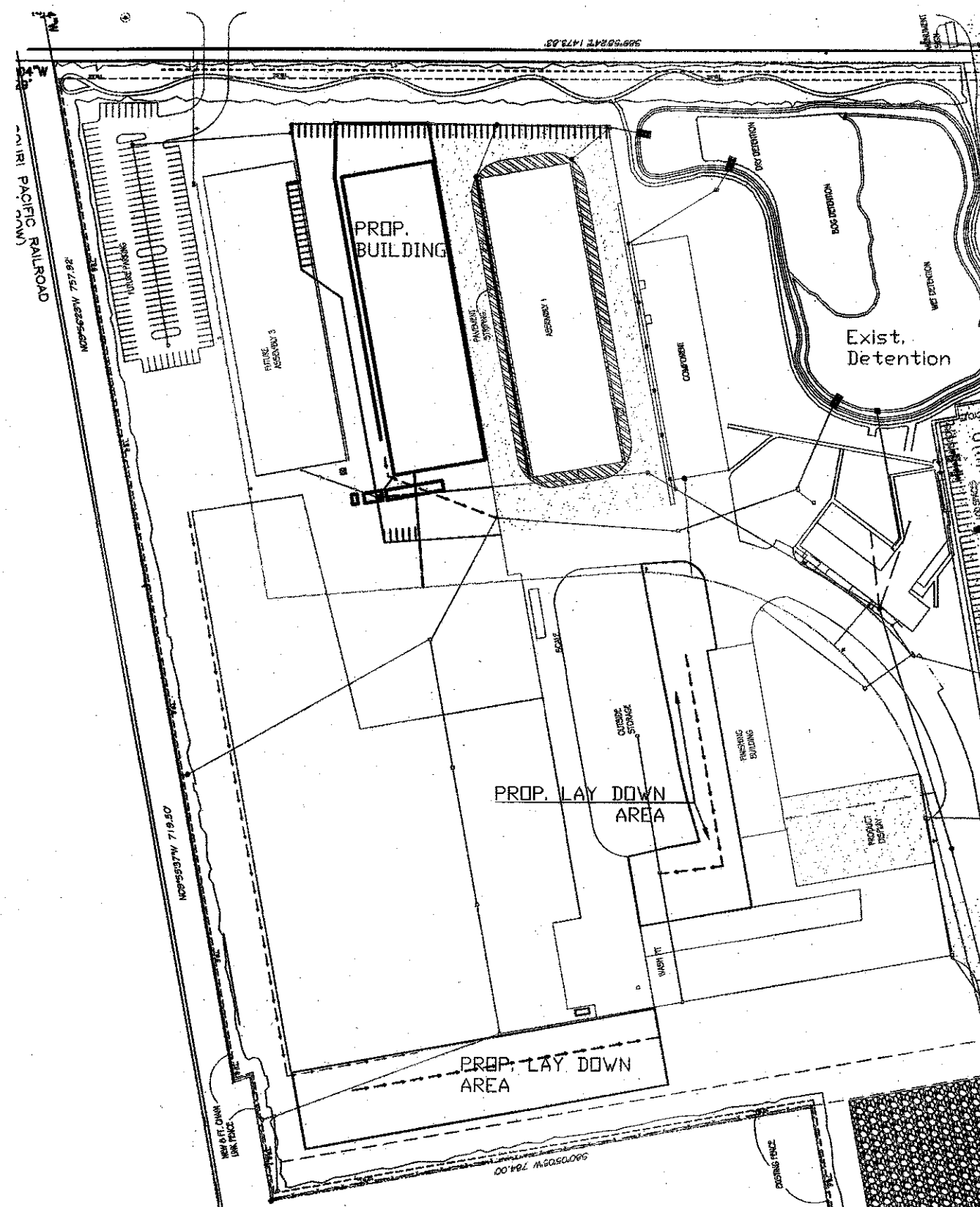


BAUER

100 N. FM, 3083 RD. E. CONROE, TX 77303

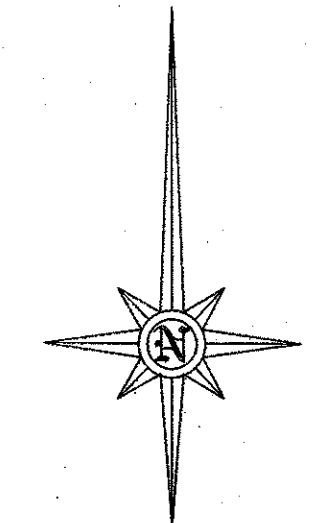


VICINITY MAP
Montgomery County Key Map 158 J&N

Construction Plans

Paving, Drainage & Utilities

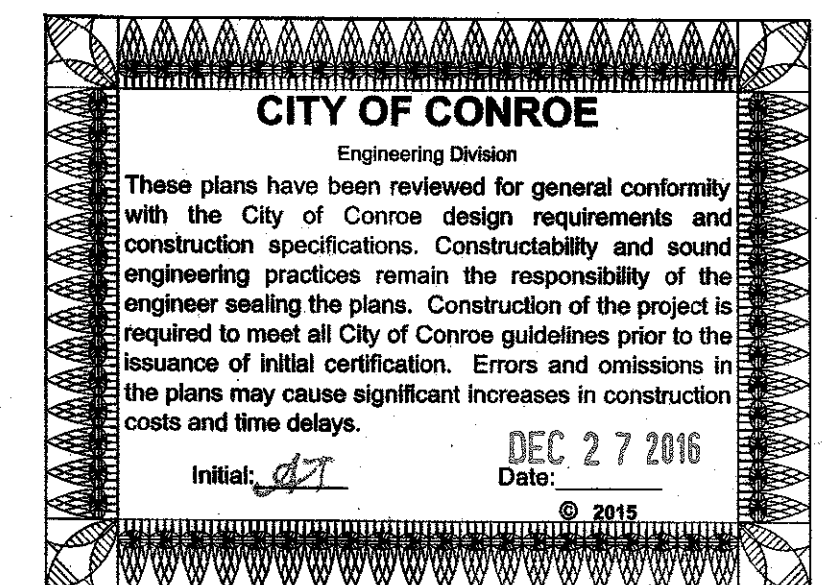
A.C.E.S. Job Number 70916-053



0 100 200 400 600
SCALE 1" = 200'

Conditionally approved subject to:

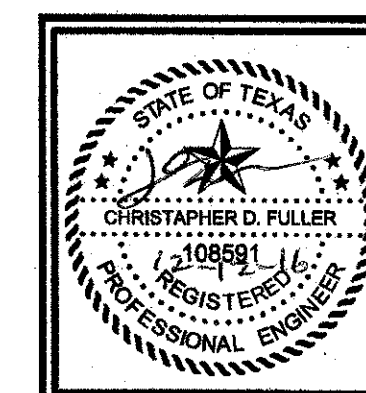
The minimum parking space dimension is 9'x20' (180 square foot).



APPROVED PLANS DO NOT CONSTITUTE
THE RIGHT TO BEGIN WORK

Drawing Index

Description	Drawing No.
Cover Sheet	01
General Notes and Utility Layout	02
Storm Sewer Layout	03
Parking Layout	04
Grading Sheet 1	05
Grading Sheet 2	06
Erosion Protection Plan	07
Details	08



DP-16-01186 File

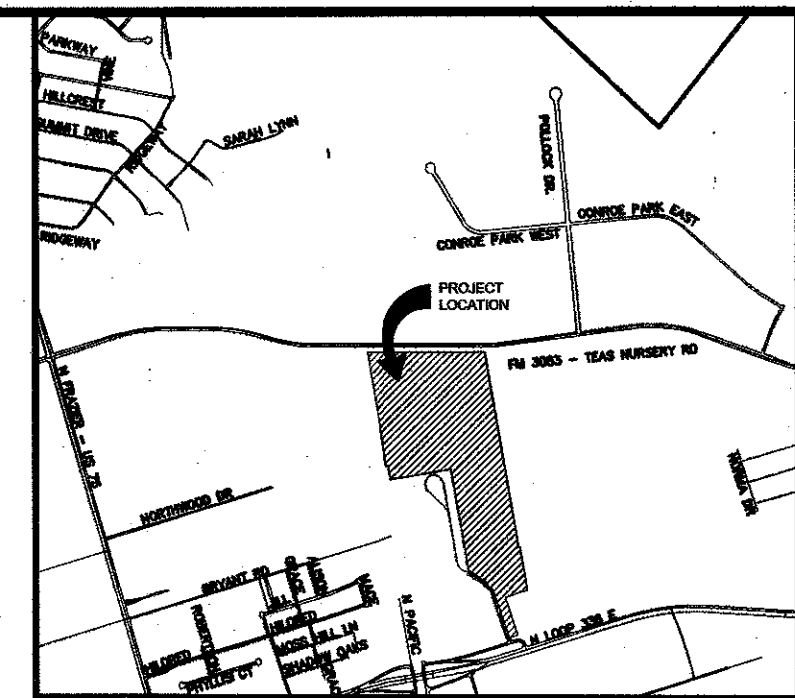
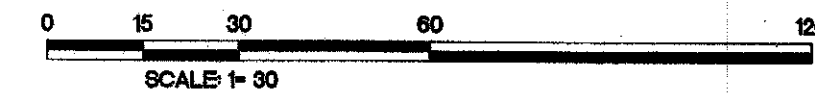
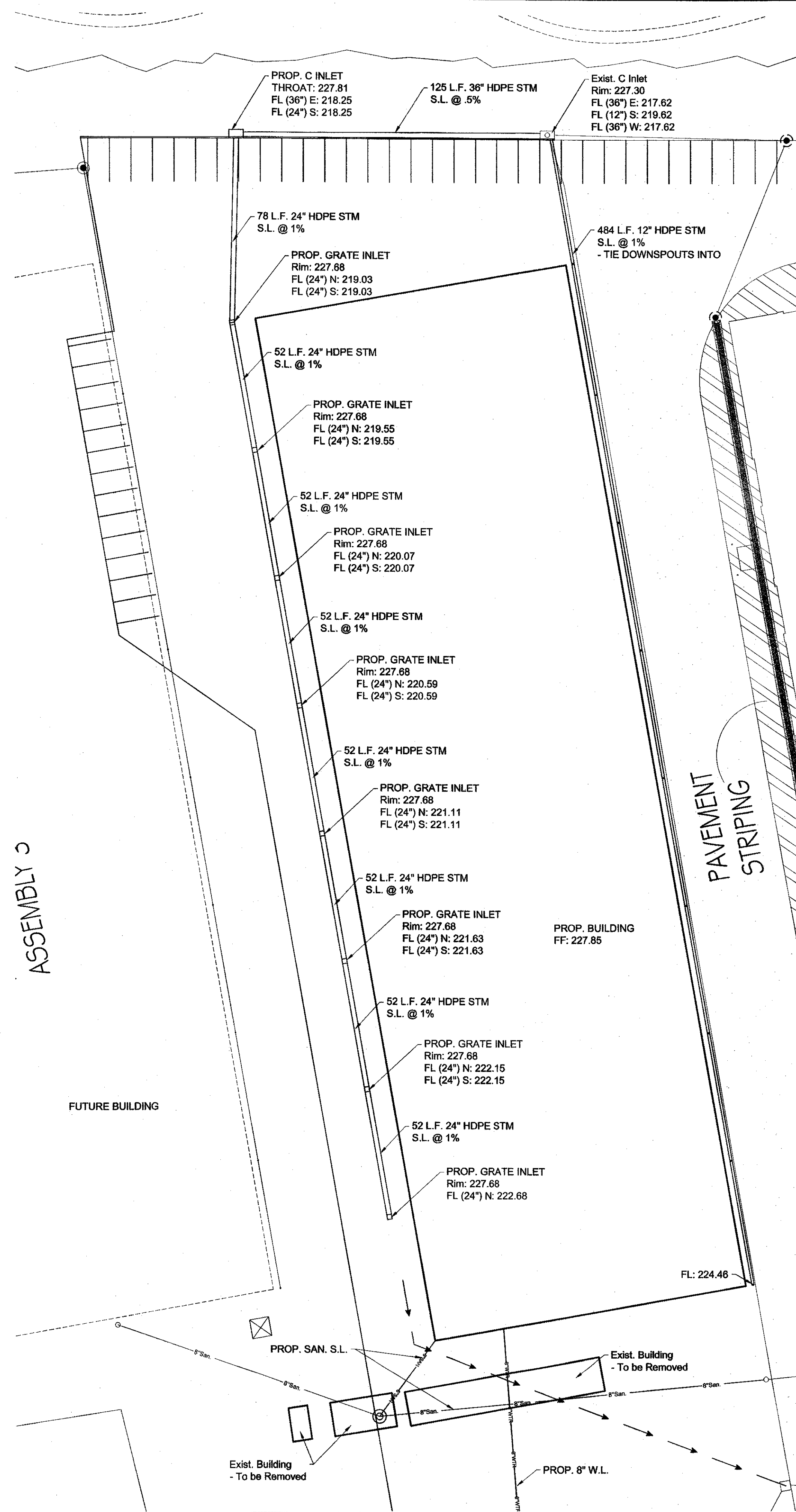
100 N. FM, 3083 RD E. Conroe

Bauer

70916-053 BAUER



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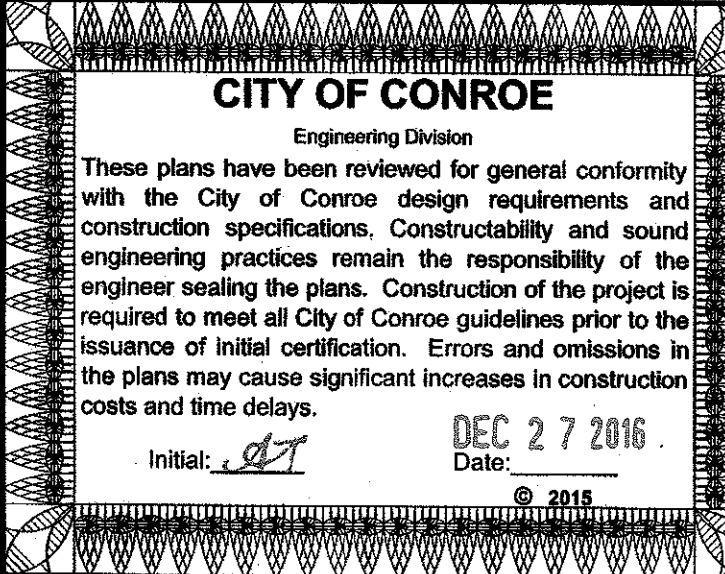
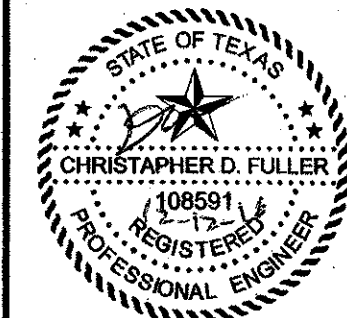
VICINITY MAP
Montgomery County Key Map
Page: 158 Block: J&N
N.T.S.

Utility Legend

Right of Way	Street Signs	Street Light
Edge Of Paving	Plug	Taping Sleeve & Valve
Shoulder	Blow-Off Valve	Clean Out
Left Ditch	Gate Valve	San Manhole
Right Ditch	Fire Hydrant	Storm Inlet
8" Water Line	Tee	Storm Manhole
6" Water Line	FL Flowline	PC Point of Curve
4" Water Line	TOB Top of Bank	ROW Right of Way
12" Sewer Line	LF Linear Feet	UE Utility Easement
10" Sewer Line	RCP Reinforced Conc Pipe	CO Cleanout
8" Sewer Line		
Centerline Natural Ground		
Left R.O.W. Natural Ground		
Right R.O.W. Natural Ground		
Proposed Top Of Paving		

NOTES:
1. SITE BENCHMARK:
TOP OF STORM GRATE IN FRONT OF PROPOSED BUILDING
ELEVATION = 226.39'

2. FLOODPLAIN NOTE:
THIS TRACT IS LOCATED IN ZONE AE, AND IS IN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA F.I.R.M. PANEL NO. 48339C0380G, EFFECTIVE AUGUST 18, 2014.



BAUER SITE PLAN			
STORM SEWER LAYOUT			
Montgomery County		Conroe, Texas	
Design: ZCS	CAD: ZCS	Job No: 70916-053	Drawing No: 70916-053.03

70916-053 BAUER

NOTES:
CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH,
AND SIZE OF EXISTING UTILITIES.

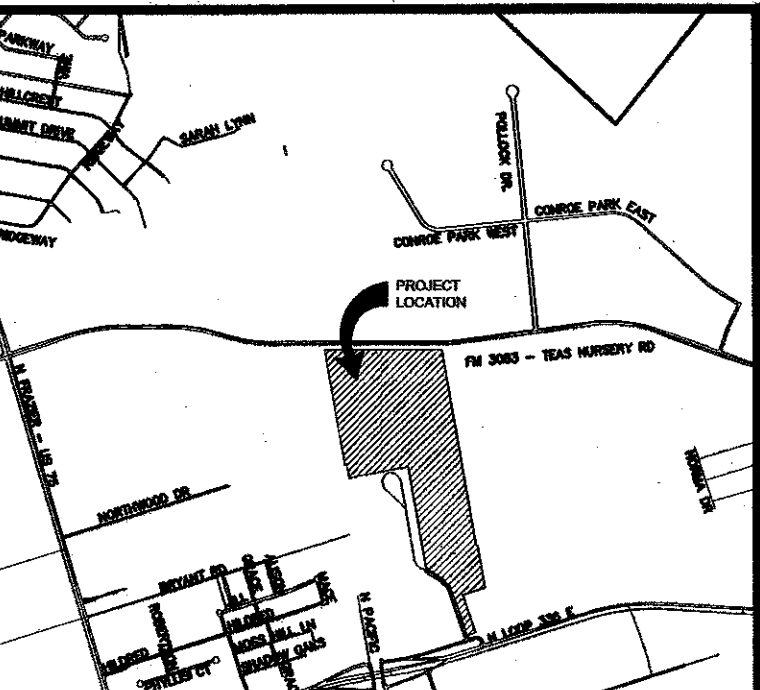
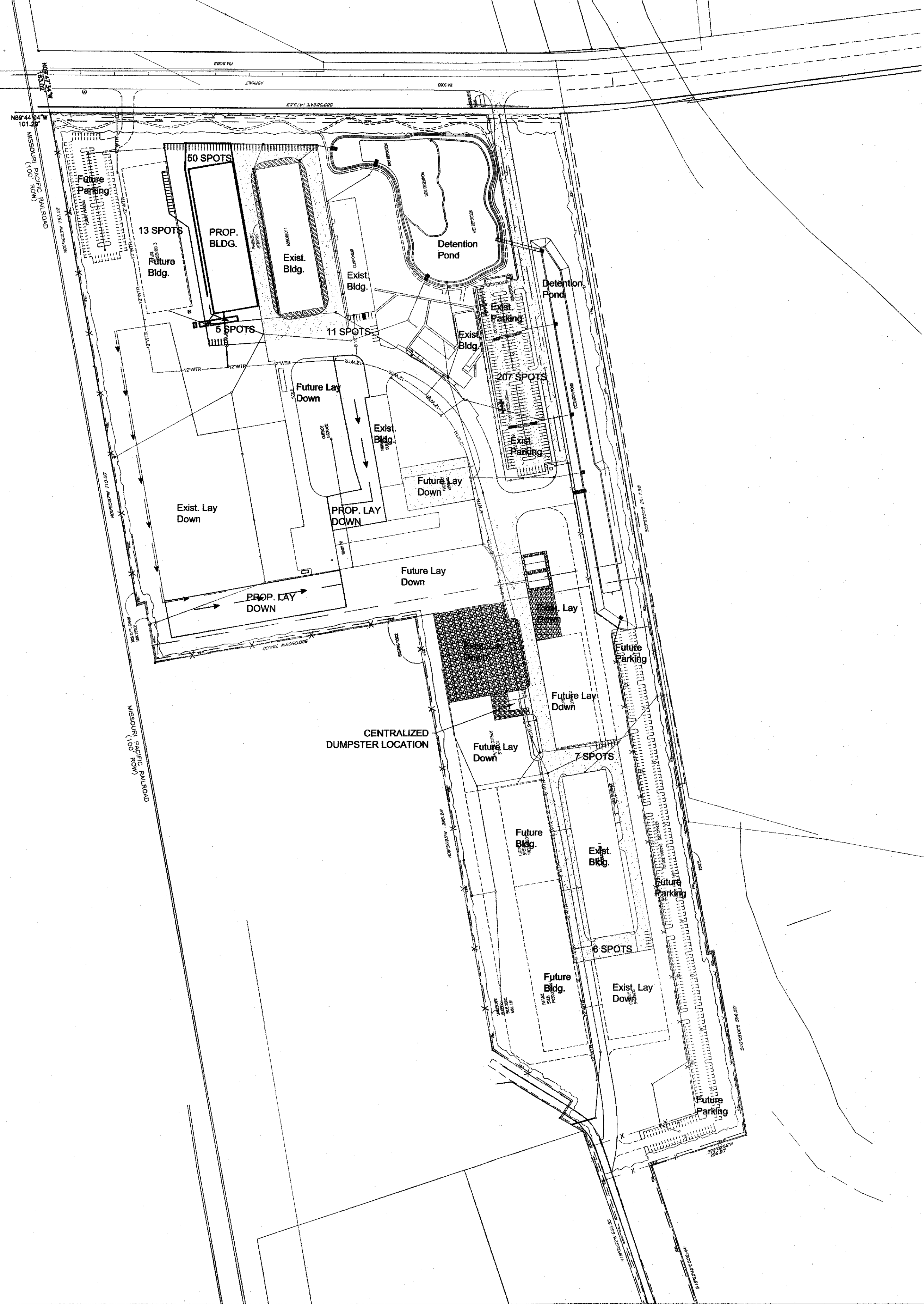
NOTES:

1. PARKING REQUIRED
223,260 SQ FT X 1 SPACE / 1000 SQ FT =
224 SPACES

17,742 SQ FT X 1 SPACE / 250 SQ FT =
71 SPACES

TOTAL PARKING REQUIRED
295 SPACES

TOTAL PARKING SPACES PROVIDED = 299 SPACES



VICINITY MAP
Montgomery County Key Map
Page: 156 Block: J&N
N.T.S.

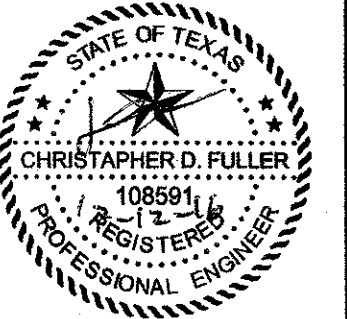
Utility Legend

Right of Way	Street Signs	Street Light
Edge Of Paving	Plug	Taping Sleeve & Valve
Shoulder	Blow-Off Valve	Clean Out
Left Ditch	Gate Valve	San Manhole
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AUGUST 18, 2014.



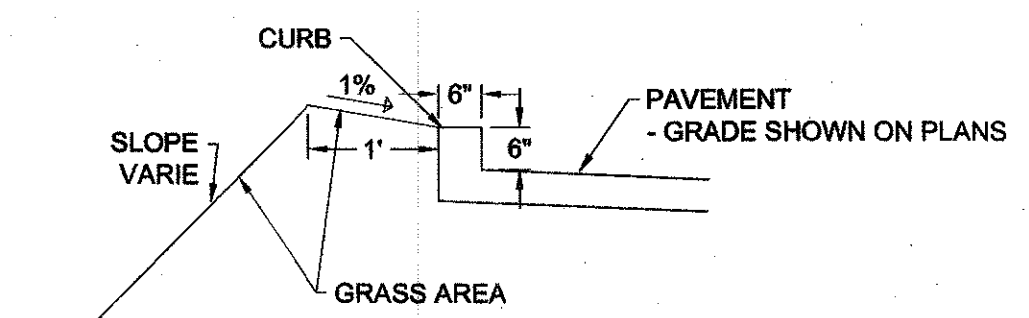
CITY OF CONROE
Engineering Division
These plans have been reviewed for general conformity
with the City of Conroe design requirements and
construction specifications. Constructability and sound
engineering practices remain the responsibility of the
engineer sealing the plans. Construction of the project is
required to meet all City of Conroe guidelines prior to the
issuance of initial certification. Errors and omissions in
the plans may cause significant increases in construction
costs and time delays.
Initial: *AT* Date: **DEC 27 2016**
© 2016

BAUER
SITE PLAN
PARKING LAYOUT
Montgomery County Conroe, Texas
Designer: ZCS CAD: ZCS Job No: 70916-053 Drawing No: 70916-053.04

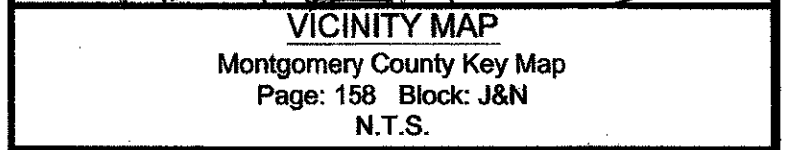














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70916-053 BAUER



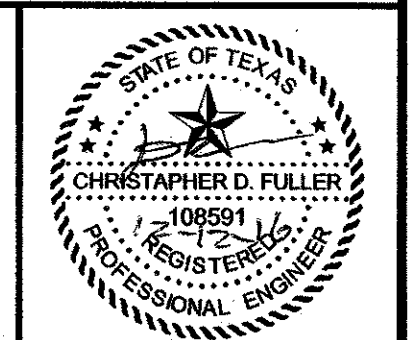
NOTE:
- THERE MUST BE 1 FOOT OF 1% SLOPE TO CURB BEHIND ALL CURBS BEFORE FALLING AT A 3:1 SLOPE, AS SHOWN IN DETAIL ABOVE
- ADD 6" CURB WHERE SPECIFIED NORTH OF BUILDING



	Street Signs		Street Light
	Plug		Taping Sleeve & Valve
	Blow-Off Valve		Clean Out
	Gate Valve		San Manhole
	Fire Hydrant		Storm Inlet
	Tee		Storm Manhole
FL	Flowline	PC	Point of Curve
TOB	Top of Bank	ROW	Right of Way
LF	Linear Feet	UE	Utility Easement
RCP	Reinforced Conc Pipe	CO	Cleanout

NOTES:
1. **SITE BENCHMARK:**
TOP OF STORM GRATE IN FRONT OF PROPOSED
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2. **FLOODPLAIN NOTE:**
THIS TRACT IS LOCATED IN ZONE AE, AND IS IN THE
100 YEAR FLOODPLAIN ACCORDING TO FEMA
F.I.R.M. PANEL NO. 48339C0380G, EFFECTIVE
AUGUST 18, 2014.



CITY OF CONROE
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These plans have been reviewed for general conformity with the City of Conroe design requirements and construction specifications. Constructability and sound engineering practices remain the responsibility of the engineer sealing the plans. Construction of the project is required to meet all City of Conroe guidelines prior to the issuance of initial certification. Errors and omissions in the plans may cause significant increases in construction costs and time delays.

Initial: <u>JS</u>		Date: <u>2/7/2010</u>	
		© 2015	
<h1>BAUER</h1> <h2>SITE PLAN</h2> <h3>GRADING SHEET 1</h3> <p>Montgomery County Conroe, Texas</p>			
Design:	CAD:	Job No:	Drawing No:
ZCS	ZCS	70916-053	70916-053.05

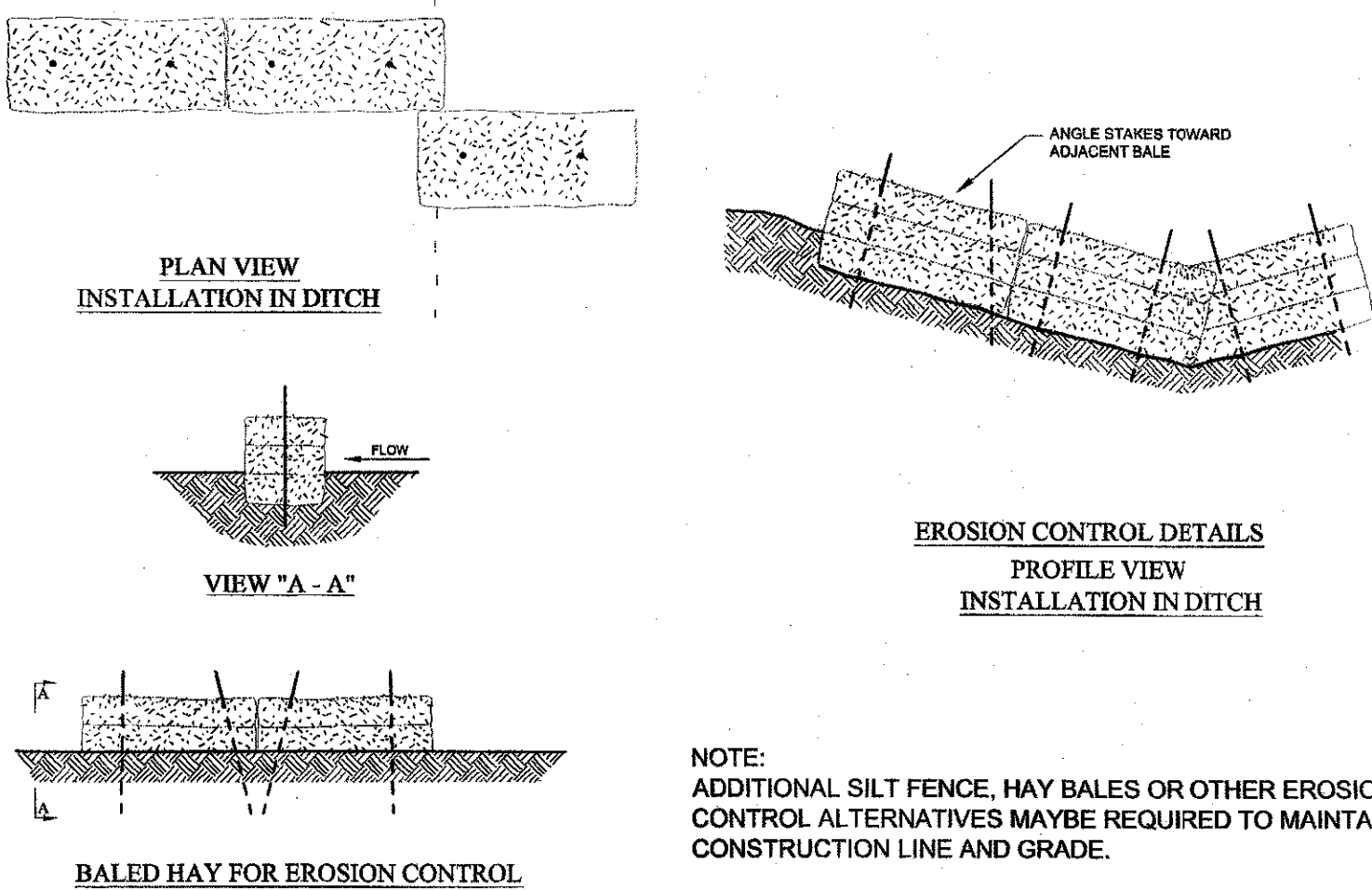
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BAILED HAY NOTES:

1. Hay Bales shall be a minimum of 30" in length and weigh a minimum of 50 lbs.
2. Hay Bales shall be bound by either wire or nylon or Polypropylene string. The bales shall be composed entirely of vegetable matter.
3. Hay Bales shall be embedded in the soil a minimum of 4" and where possible $\frac{1}{2}$ the height of the bale.
4. Hay Bales shall be placed in a row with ends tightly abutting the adjacent bales. The bales shall be placed with bindings parallel to the ground.
5. Hay Bales shall be securely anchored in place with #3 rebar or 2"x2" wood stakes, driven through the bales. The first stake shall be angled towards the previously laid bale to force the bales together.
6. The guidelines shown hereon are suggestions only and may be modified by the engineer.

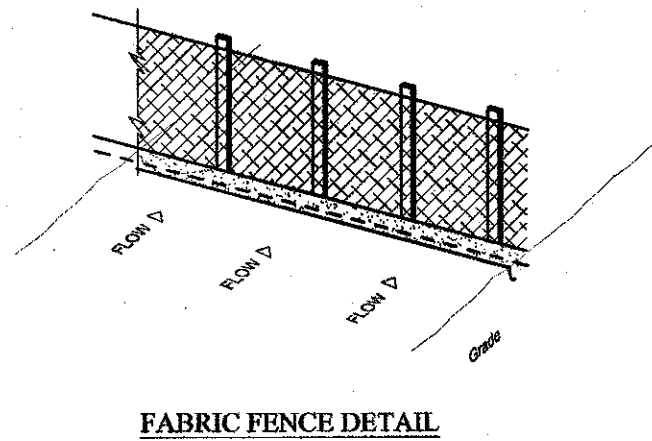
NOTE:

CONTRACTOR TO MAINTAIN EROSION CONTROL THROUGHOUT THE JOBSITE DURING THE PROJECT UNTIL VEGETATION IS ESTABLISHED TO 90% COVERAGE. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN PROPER DRAINAGE THROUGHOUT THE SITE AND WILL BE RESPONSIBLE FOR CLEANUP OF ANY DEBRIS AND SEDIMENT THAT MAY OCCUR UNTIL VEGETATION IS ESTABLISHED.



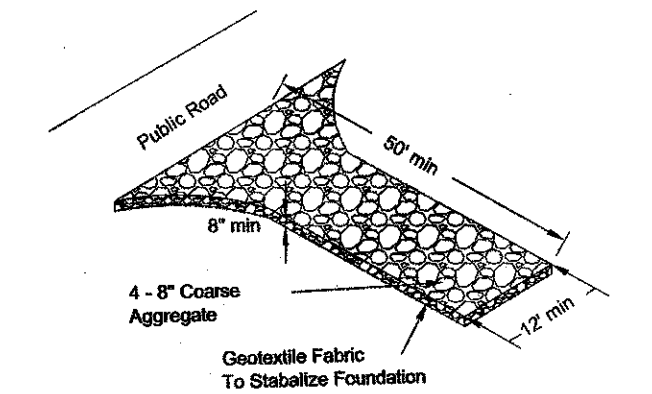
GENERAL NOTES:

1. Contractor shall provide adequate temporary erosion control devices to prevent erosion on the project site or migration of silt from the site until permanent stabilization is achieved. Install devices to minimize runoff water from circumventing the controls.
2. Contractor shall inspect erosion control devices after each rain. When silt reaches a depth of 1', remove and dispose of in such a manner as to not create a siltation problem.
3. Alternate methods of erosion control such as interceptor or diversion dikes or swales, sedimentation basins, etc., may be allowed with prior approval of City Engineer. Submit details for review.
4. When site is completely stabilized, erosion control structures shall be removed and disposed of in an approved manner.
5. Posts which support the silt fence shall be installed on a slight angle toward the anticipated runoff source.
6. The toe of the silt fence shall be trenched in with a spade or mechanical trencher, so that the downslope face of the trench is flat and perpendicular to the line of flow.
7. The trench should be a min. of 6" deep and 6" wide to allow for the silt fence to be laid in the ground and backfilled.
8. Silt fence should be securely fastened to each steel support post or to woven wire, which is in turn attached to the steel fence posts.



CENTER 1-18 FOOT JOINT C-900 PVC PIPE ON SAN SEWER WHERE IT CROSSES WATERLINE(S).

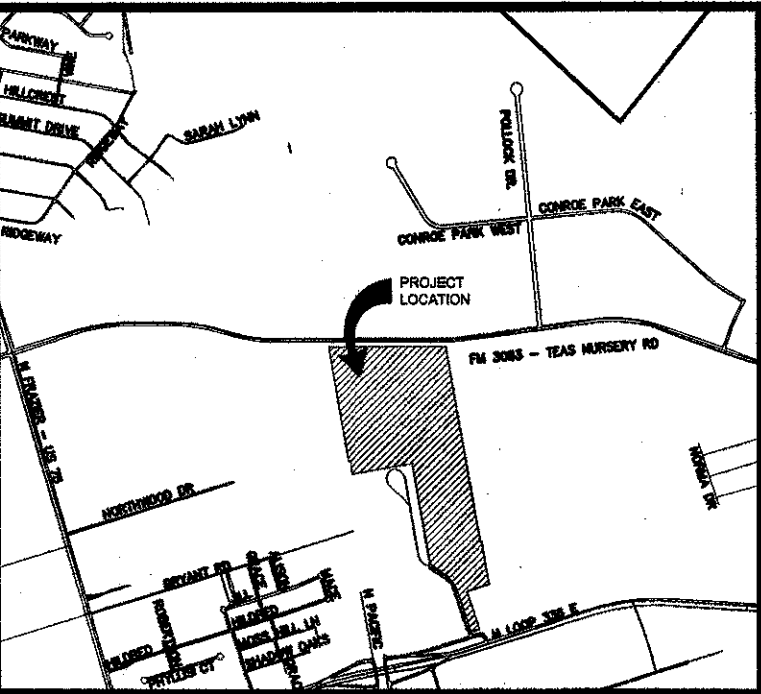
Temporary Construction Entrance/Exit



NOTES:

Materials:

- (1) The aggregate should consist of 4 to 8 inch washed stone over a stable foundation as specified in the plan.
 - (2) The aggregate should be placed with a minimum thickness of 8 inches.
 - (3) The geotextile fabric should be designed specifically for use as a soil filtration media with an approximate weight of 6 oz/yd², a mullen burst rating of 140 lb/in², and an equivalent opening size greater than a number 50 sieve.
 - (4) If a washing facility is required, a level area with a minimum of 4 inch washed stone or commercial rack should be included in the plans. Divert wastewater to a sediment trap or basin.
- Installation:
- (1) Avoid curves on public roads and steep slopes. Remove vegetation and other objectionable material from the foundation area. Grade crown foundation for positive drainage.
 - (2) The minimum width of the entrance/exit should be 12 feet or the full width of exit roadway, whichever is greater.
 - (3) The construction entrance should be at least 50 feet long.
 - (4) If the slope toward the road exceeds 2 the foundation approximately 15 feet from the entrance to divert runoff away from the public road.
 - (5) Place geotextile fabric and grade foundation to improve stability, especially where wet conditions are anticipated.
 - (6) Place stone to dimensions and grade shown on plans. Leave surface smooth and slope for drainage.
 - (7) Divert all surface runoff and drainage from the stone pad to a sediment trap or basin.
 - (8) Install pipe under pad as needed to maintain proper public road drainage.



Utility Legend

Right of Way	
Edge Of Paving	
Shoulder	
Left Ditch	
Right Ditch	
8" Water Line	
6" Water Line	
4" Water Line	
12" Sewer Line	
10" Sewer Line	
8" Sewer Line	
Centerline Natural Ground	
Left R.O.W. Natural Ground	
Right R.O.W. Natural Ground	
Proposed Top Of Paving	

Street Signs	Street Light
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