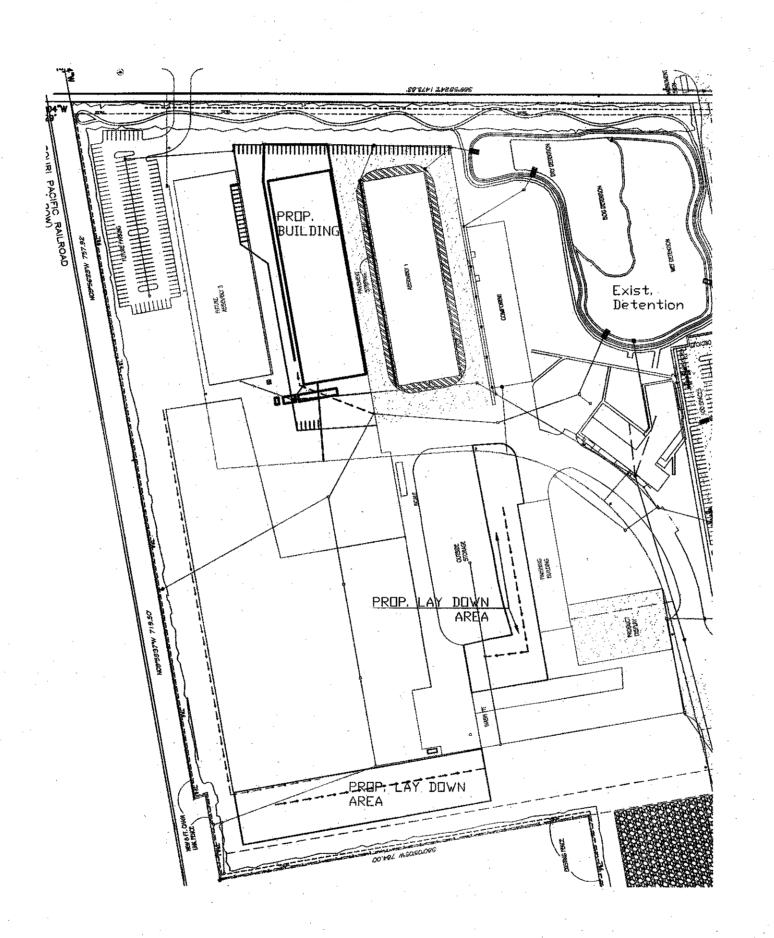
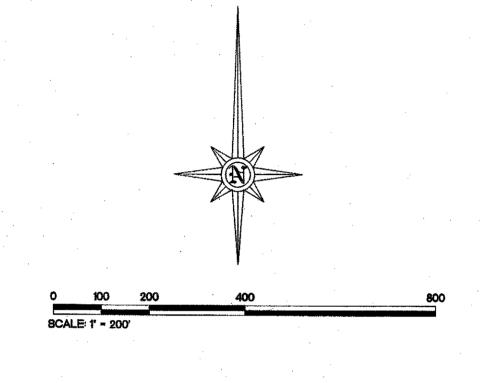
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100 N. FM, 3083 RD. E. CONROE, TX 77303

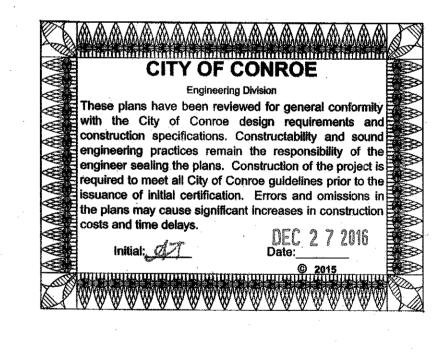






Conditionally approved subject to

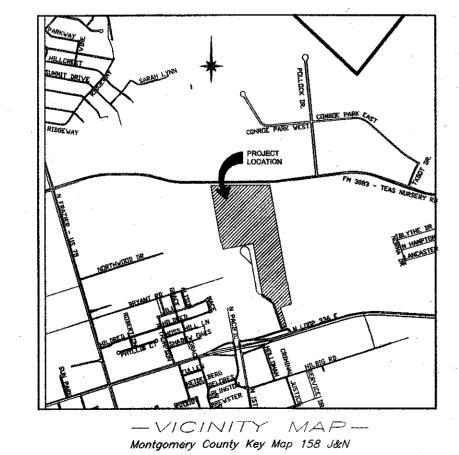
The minimum parking space dimension is 9'x20' (180 square foot).



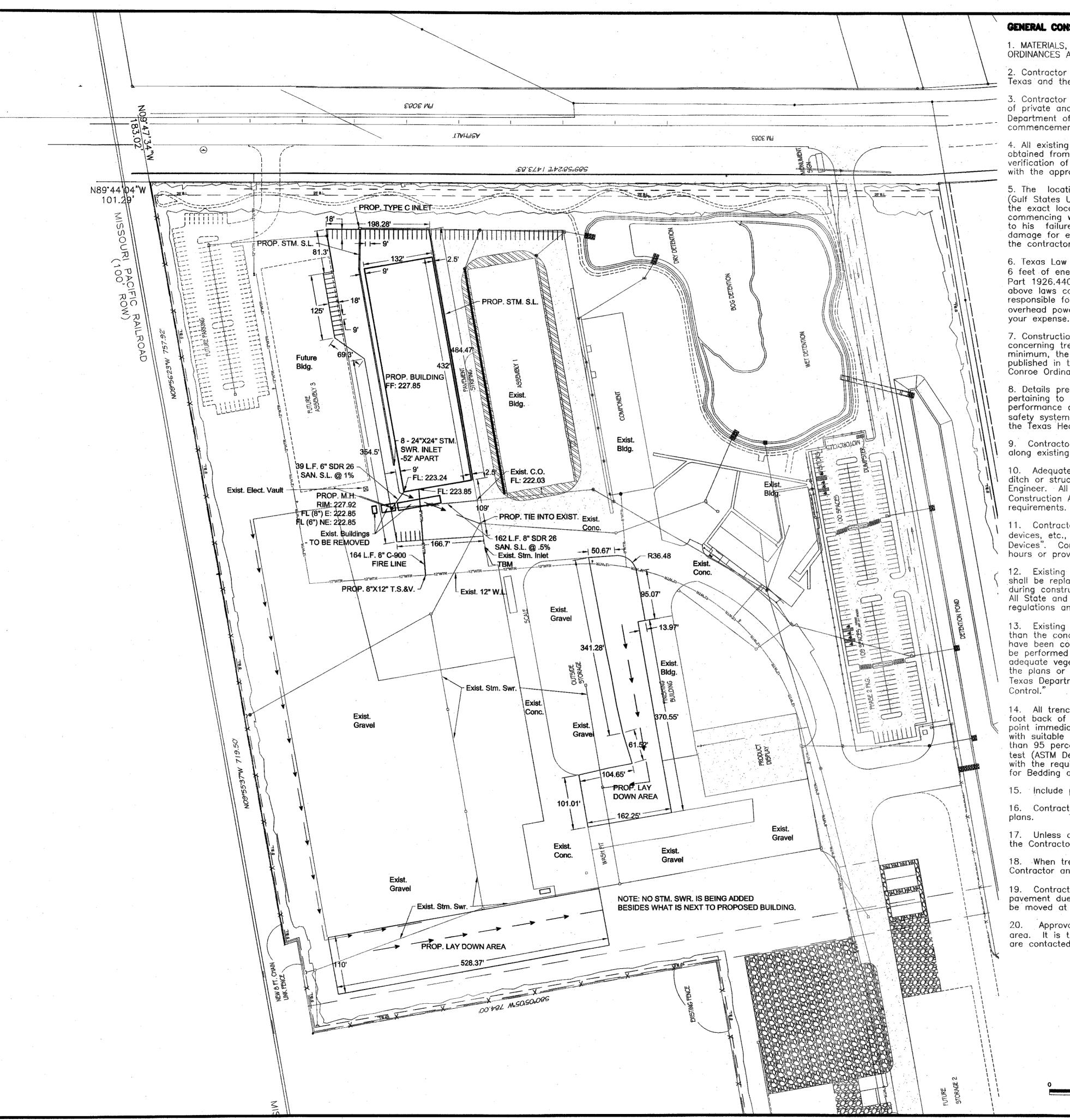
Drawing Index

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		
Erosion Protection Plan		
Details	08	





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



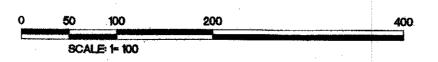
GENERAL CONSTRUCTION NOTES ~ CITY OF CONROE

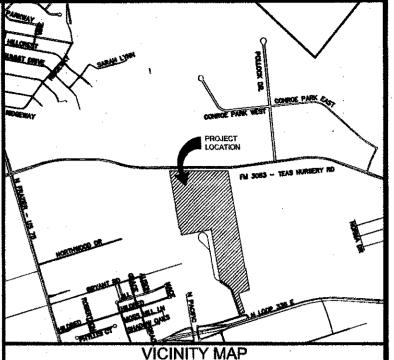
- 1. MATERIALS, CONSTRUCTION AND TESTING TO BE IN ACCORDANCE WITH THE CITY OF CONROE ORDINANCES AND SPECIFICATIONS, LATEST PRINTING AND AMENDMENTS THERETO.
- 2. Contractor to obtain all development and construction permits required from Montgomery County, Texas and the City of Conroe at his expense prior to commencement of work
- 3. Contractor shall give notice to all authorized inspectors, superintendents or persons in charge of private and public utilities or railroads affected by his operations and the City of Conroe, Department of Public Works and Engineering, (telephone: (409) 760-4605) 48 hours prior to commencement of work in streets rights—of—way or easements.
- 4. All existing underground utilities are not guaranteed to be completed or definite, but were obtained from the best information available. Contractor has sole responsibility for field verification of all existing facilities shown on drawings. Contractor shall coordinate all conflicts with the appropriate governing agency.
- 5. The location of Conroe—Lufkin Telephone Exchange or AT&T Company, Entex, and Entergy—GSU (Gulf States Utilities) utilities are shown in an approximate way only. The contractor shall request the exact location of these facilities by calling the utility companies, at least 48 hours before commencing work. The contractor is fully responsible for any and all damages which occur due to his failure to request the location and preservation of these underground facilities. Any damage for existing facilities incurred as a result of construction operations will be repaired by the contractor at his own expense.
- 6. Texas Law Article 1436c, prohibits all activities in which persons or equipment may come within 6 feet of energized overhead power lines, and federal regulation, Title 29, Part 1910.130 (1) and Part 1926.440 (a) (15) require a minimum clearance of 10 feet from these facilities. The above laws carry both criminal and civil liabilities, with contractors and owners being legally responsible for the safety of workers under these laws. If you or your company must work near overhead power lines, call the power company for the lines to be de-energized and/or moved at your expense.
- 7. Construction shall comply with the latest revisions of OSHA Regulations and State of Texas Law concerning trenching and shoring. Contractor shall provide a trench safety system to meet, as a minimum, the requirements of OSHA Safety and Health Regulation, Part 1926, Sub-part P as published in the Federal Register, Volume 54, No. 209, dated October 31, 1989, and City of Conroe Ordinance Number 1033—87, and latest revisions.
- 8. Details prepared by the City of Conroe do not extend to or include designs or systems pertaining to the safety of the Contractor or its employees, agents or representatives in the performance of the work. The Construction Contractor shall prepare or obtain the appropriate safety systems, including the plans and specifications required by Chapter 756, Subchapter "C" of the Texas Health and Safety Code.
- 9. Contractor shall cover open excavations with anchored steel plates during non— working hours, along existing roadways and traffic areas.
- 10. Adequate drainage shall be maintained at all times during construction and any drainage ditch or structure disturbed during construction shall be restored to the satisfaction of the City Engineer. All construction storm runoff shall comply with Storm Water Management for Construction Activities and the National Pollutant Discharge Elimination System (NPDES) requirements.
- 11. Contractor shall be responsible for providing adequate flagmen, signing, striping and warning devices, etc., during construction in accordance with the "Texas Manual of Uniform Control Devices". Contractor shall maintain at least one lane of traffic in each direction during working hours or provide all—weather detours around construction site, provide public notifications.
- 12. Existing pavements, curbs, sidewalks, and driveways damaged or removed during construction shall be replaced to City of Conroe standards. All asphalt and concrete driveways excavated during construction shall be backfilled with stabilized material and returned to existing conditions. All State and County highway pavement and railroad right—of—way to be bored according to the regulations and requirements for approval and acceptance by said agencies.
- 13. Existing roads and/or right—of—way disturbed during construction shall be as good or better than the condition prior to starting the work, upon completion of the project. After disturbed areas have been completed to the lines, grades, and cross—sections shown on the plans, seeding shall be performed in accordance with the requirements of the Plans and Specifications to establish adequate vegetation coverage to eliminate erosion. If no provision for planting grass is included in the plans or specifications, the minimum requirement for this item will be in accordance with the Texas Department of Transportation Standard Specifications for "Sodding or Seeding for Erosion Control."
- 14. All trenches, including trenches for leads and stubs under pavement and to a point one (1) foot back of all curbs shall be backfilled with cements stabilized sand as per specification to a point immediately below the subgrade. Trenches other than under pavement shall be backfilled with suitable earth material in 6 inch layers and mechanically compacted to a density of not less than 95 percent of the maximum dry density as determined by the standard proctor compaction test (ASTM Designation D—698/AASHTO T99). Moisture content of backfill shall be in accordance with the requirements of the cement stabilized sand specifications. See City Standard Detail Sheets for Bedding and Other Design Requirements.
- 15. Include price of all bedding and backfill of type required.
- 16. Contractor to remove existing plugs and connect to existing utility lines as indicated on plans.
- 17. Unless otherwise noted on Plans, where manholes are located within the Utility Easements, the Contractor shall set rim elevations three inches above finished ground elevations.
- 18. When trench condition requires the use of well points, this is to be requested by the Contractor and approved by the Engineer.
- 19. Contractor shall be responsible for cleaning the mud and/or dirt deposited on existing pavement due to his construction activity daily. All equipment and debris from construction to be moved at end of project.
- 20. Approval of these plans does not constitute approval of any land activities within wetland area. It is the property's owner responsibility to ensure that the appropriate regulatory agencies are contacted and their requirements are met prior to any wetland area disturbance.

CALL BEFORE YOU DIG!

TEXAS ONE CALL PARTICIPANTS REQUEST 48 HOURS NOTICE BEFORE YOU DIG, DRILL, OR BLAST - STOP CALL

Texas One Call System 1-800-669-8344





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

Utility Legend

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

	•		
4	Street Signs	\Diamond	Street Light
3	Plug	$\boldsymbol{\Phi}$	Taping Sleeve & Valve
φ	Blow-Off Valve	0	Clean Out
Ø	Gate Valve	\circ	San Manhole
ф	Fire Hydrant		Storm Inlet
· 円	Tee	\circ	Storm Manhole
FL	Flowline	PC	Point of Curve
TOB	Top of Bank	ROW	Right of Way
LF	Linear Feet	UE	Utility Easemer
RCP	Reinforced Conc Pipe	CO	Cleanout

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.





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.

DEC 2 7 2016

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SITE PLAN

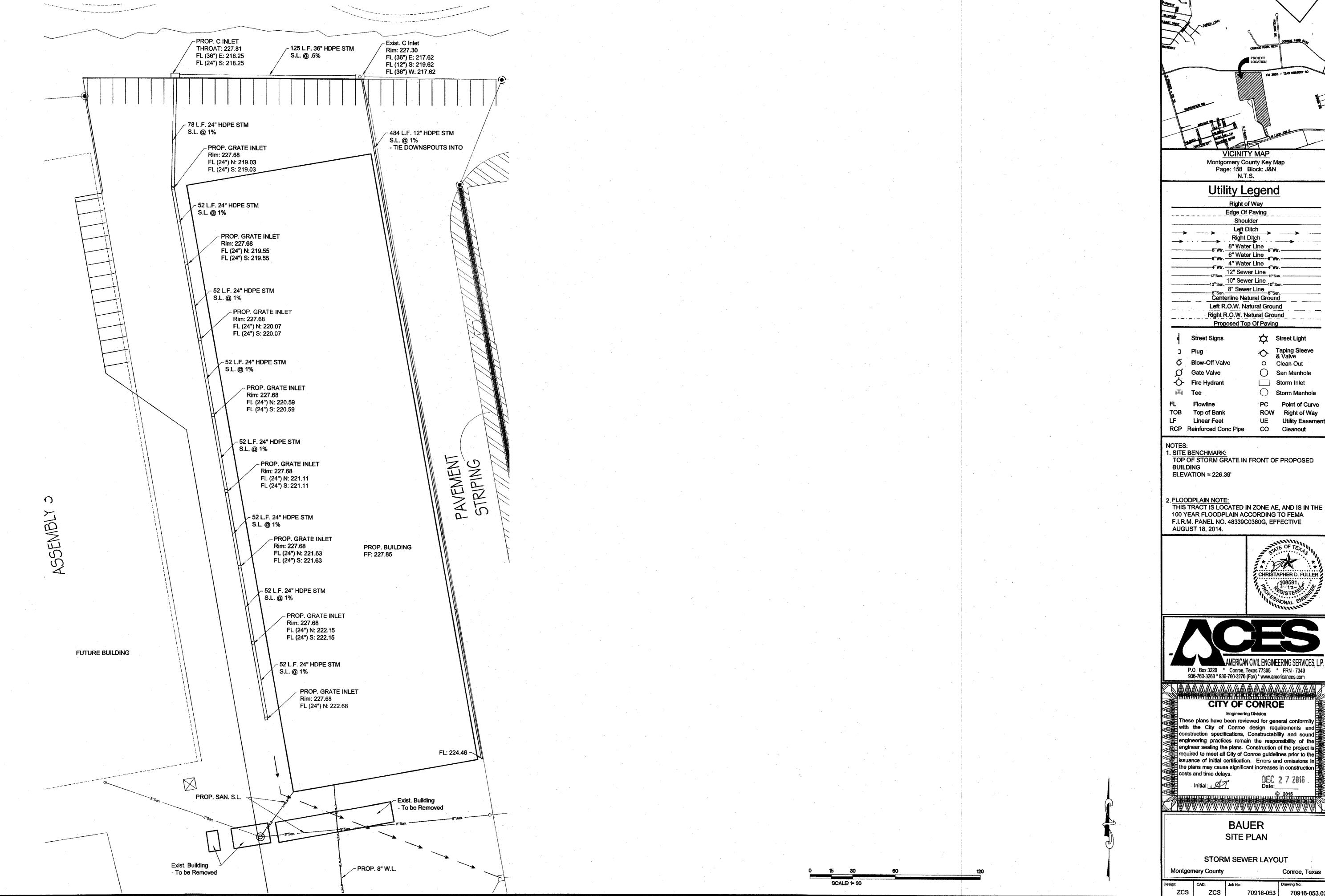
GENERAL NOTES AND UTILITY LAYOUT

Montgomery County

Conroe, Texas

n: CAD: Job No: Drawing No:

ZCS ZCS 70916-053 70916-053.02



FN 3065 - TEAS HURSERY N

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

Street Light

O Clean Out San Manhole Storm Inlet

> PC Point of Curve ROW Right of Way UE Utility Easement

100 YEAR FLOODPLAIN ACCORDING TO FEMA F.I.R.M. PANEL NO. 48339C0380G, EFFECTIVE AUGUST 18, 2014.



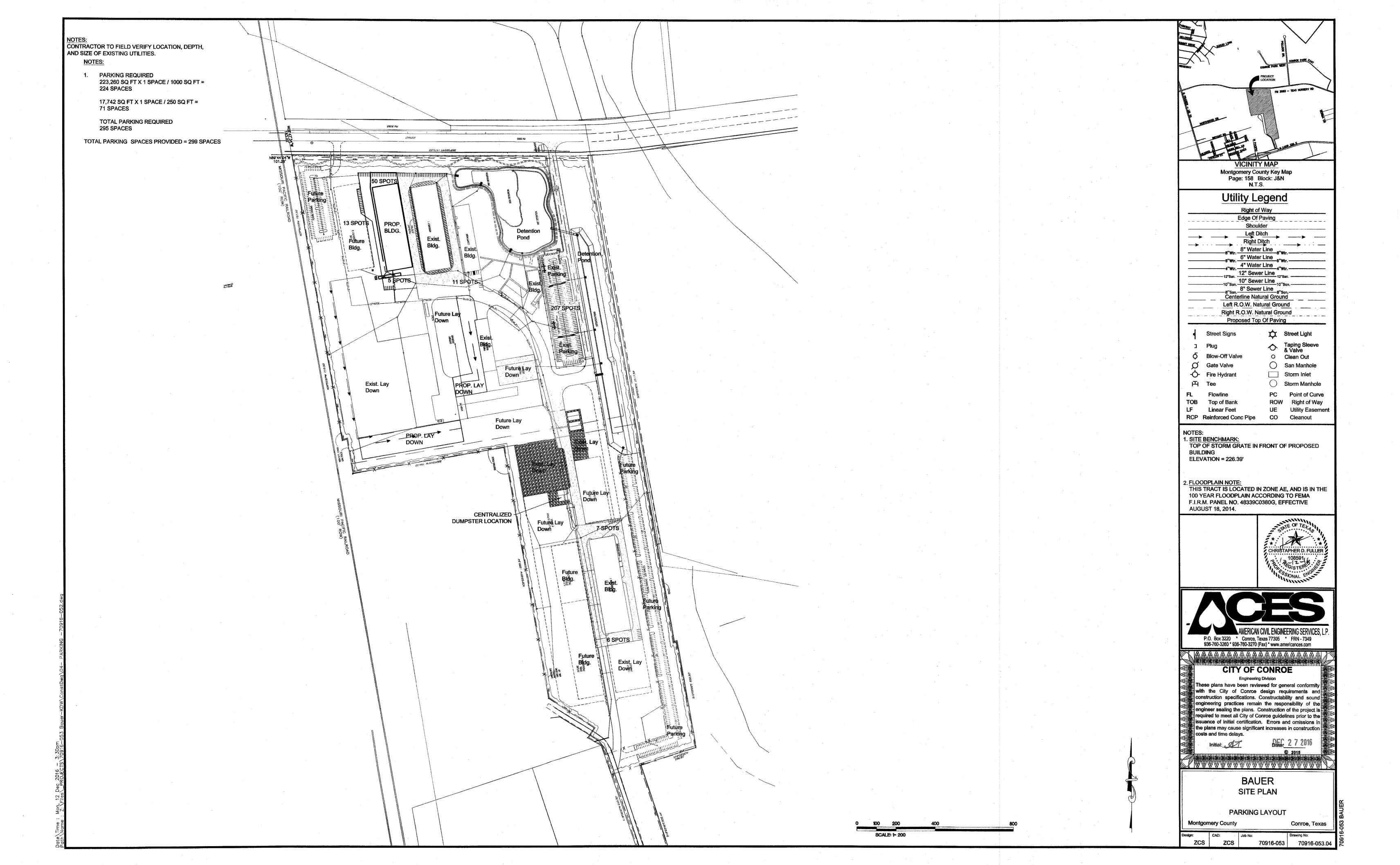


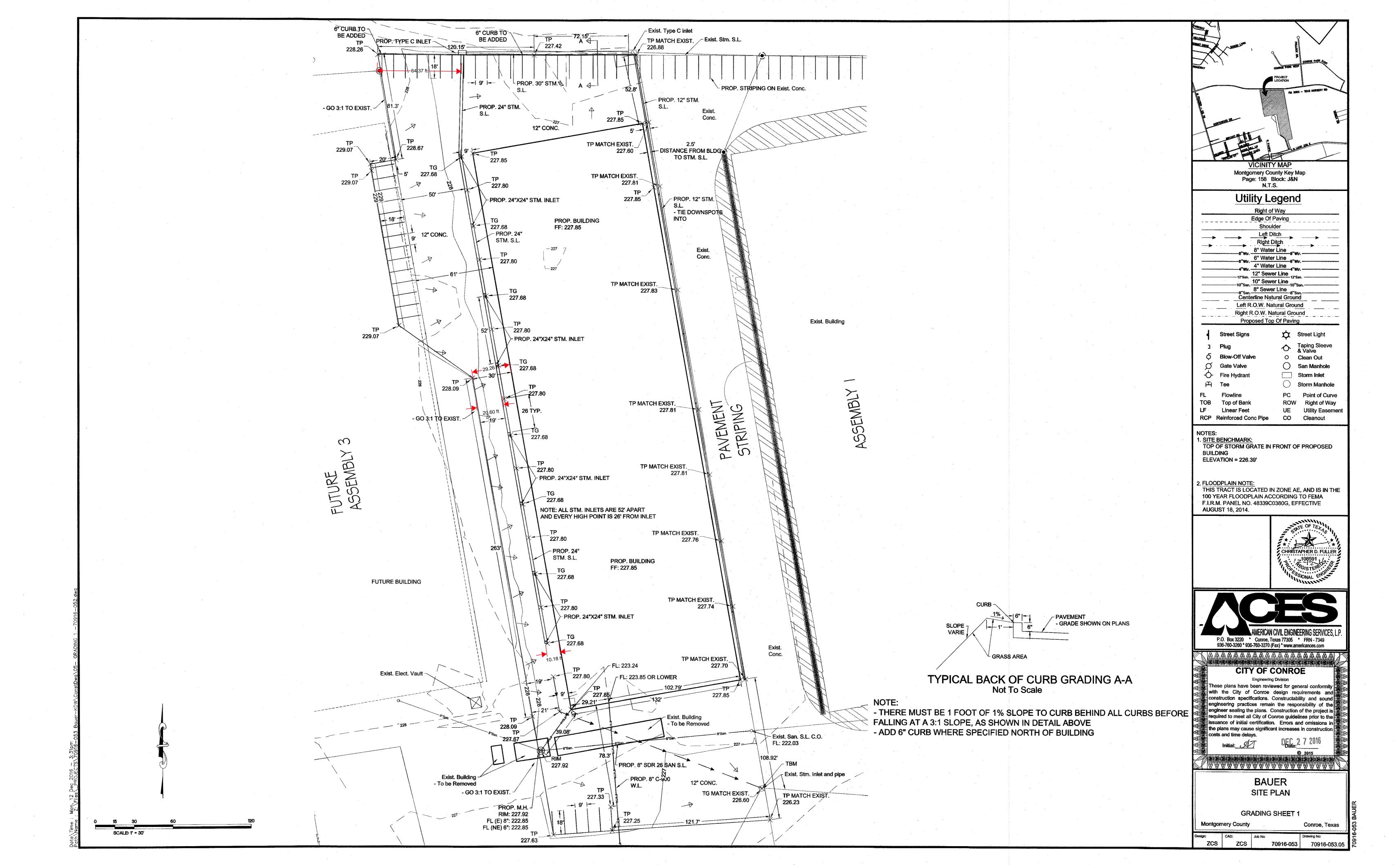
P.O. Box 3220 * Conroe, Texas 77305 * FRN - 7349 936-760-3260 * 936-760-3270 (Fax) * www.americances.com

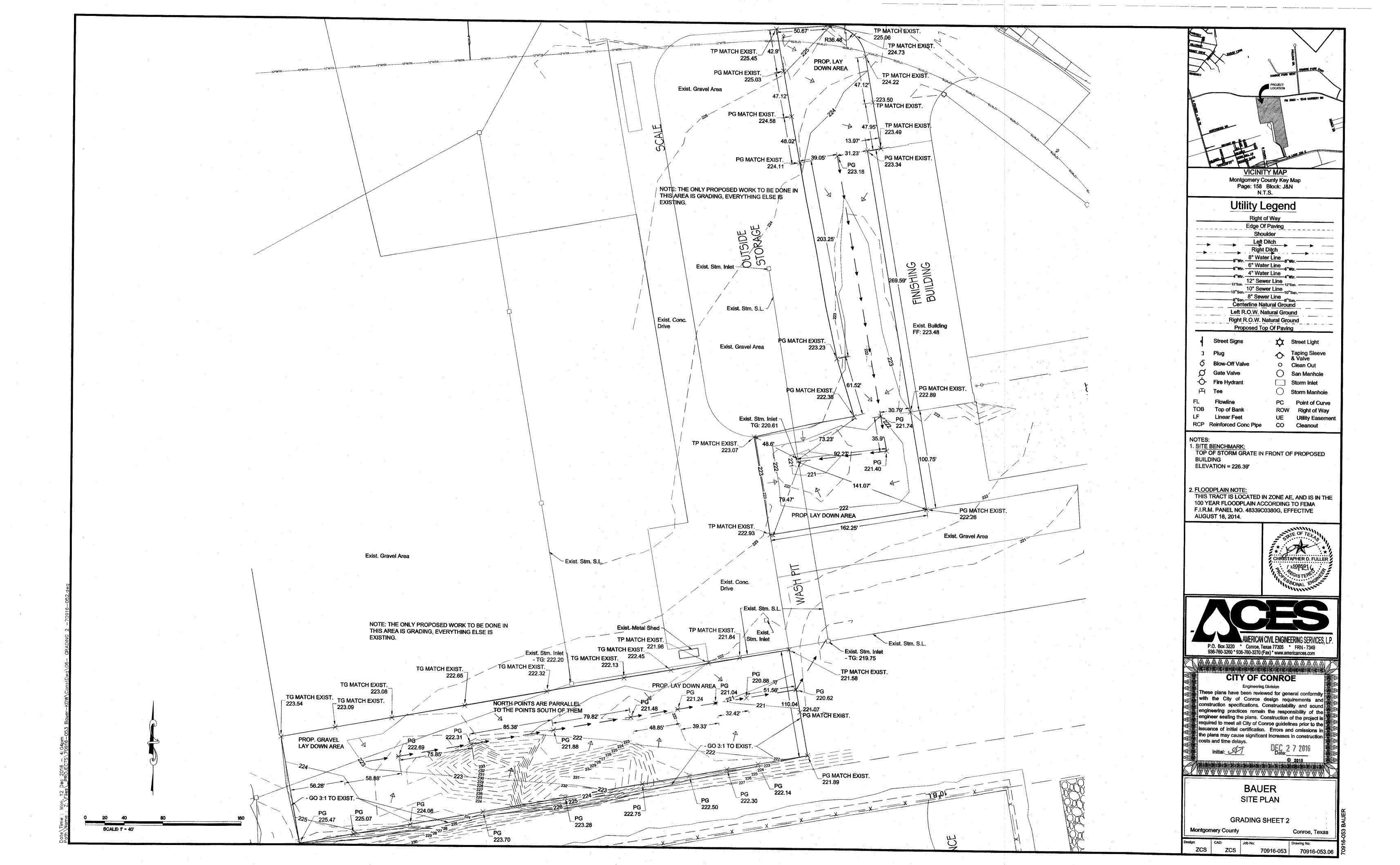
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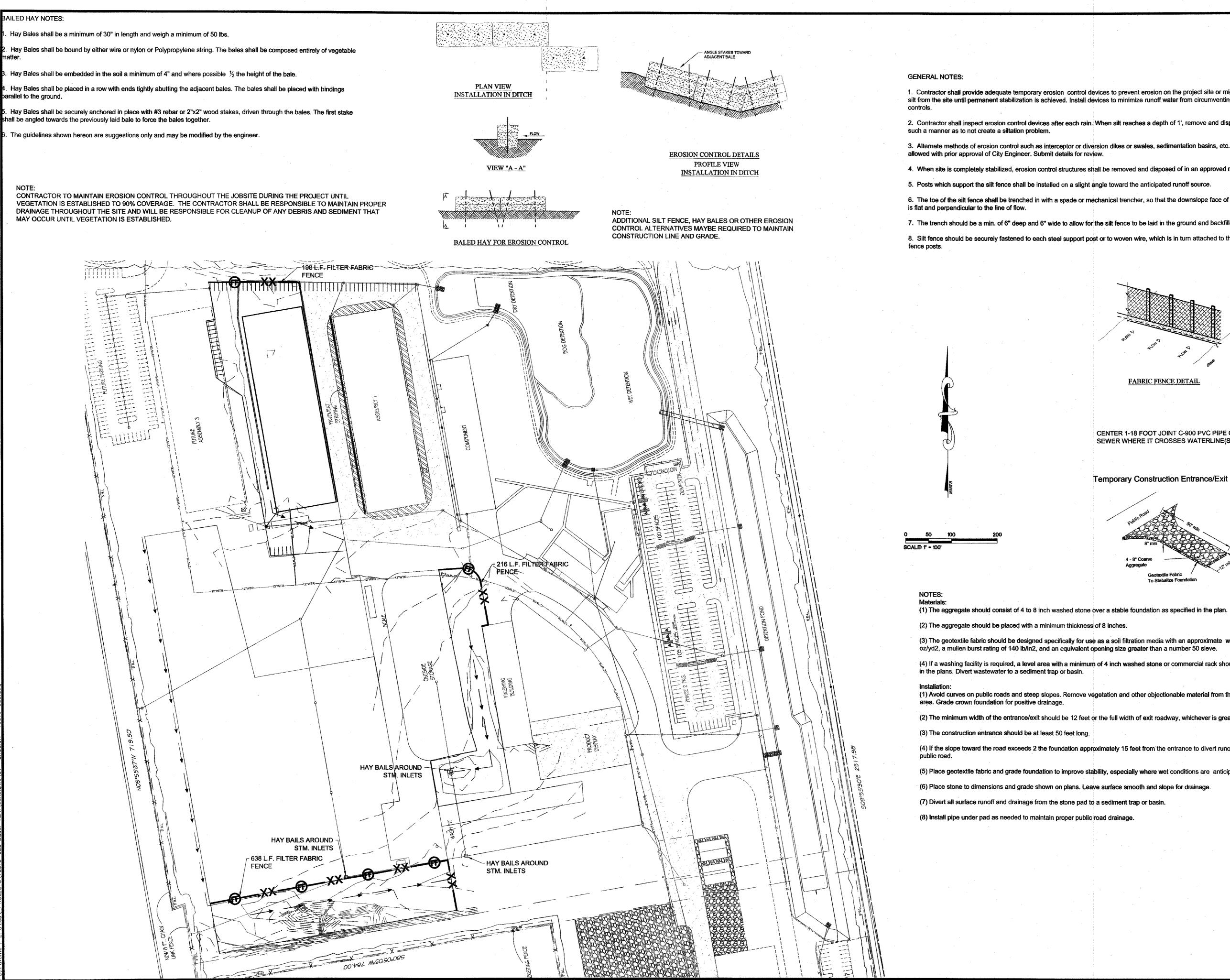
Conroe, Texas

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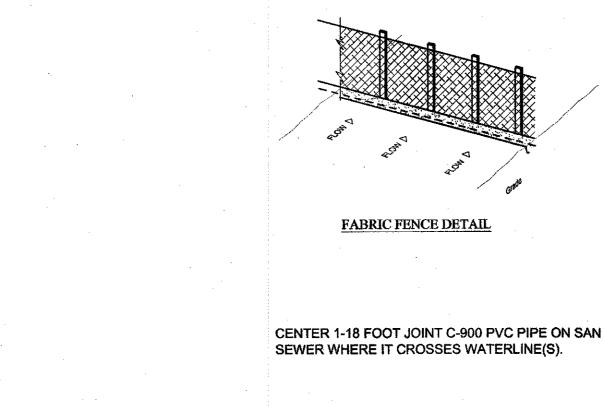


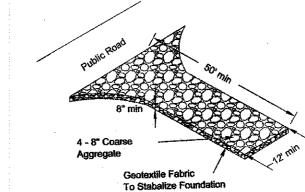






- 1. Contractor shall provide adequate temporary erosion control devices to prevent erosion on the project site or migration of silt from the site until permanent stabilization is achieved. Install devices to minimize runoff water from circumventing the
- 2. Contractor shall inspect erosion control devices after each rain. When silt reaches a depth of 1', remove and dispose of in
- 3. Alternate methods of erosion control such as interceptor or diversion dikes or swales, sedimentation basins, etc., may be
- 4. When site is completely stabilized, erosion control structures shall be removed and disposed of in an approved manner.
- 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
- 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

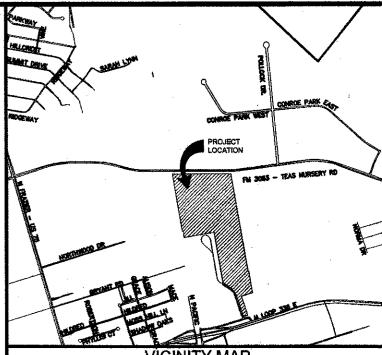




- (3) The geotextile fabric should be designed specifically for use as a soil filtration media with an approximate weight of 6 oz/yd2, a mullen burst rating of 140 lb/in2, and an equivalent opening size greater than a number 50 sieve.
- (4) If a washing facility is required, a level area with a minimum of 4 inch washed stone or commercial rack should be included

(1) Avoid curves on public roads and steep slopes. Remove vegetation and other objectionable material from the foundation

- (2) The minimum width of the entrance/exit should be 12 feet or the full width of exit roadway, whichever is greater.
- (4) If the slope toward the road exceeds 2 the foundation approximately 15 feet from the entrance to divert runoff away from the
- (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.



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

Utility Legend

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

Right R.O.W.	Natural Gr	our
	Top Of Pavi	
Street Signs	ή	S

Taping Sleeve & Valve б Blow-Off Valve Clean Out San Manhole Gate Valve Storm Inlet

-O- Fire Hydrant Storm Manhole I—H Tee PC Point of Curve

TOB Top of Bank ROW Right of Way LF Linear Feet UE Utility Easement RCP Reinforced Conc Pipe CO

NOTES:

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TOP OF STORM GRATE IN FRONT OF PROPOSED BUILDING **ELEVATION = 226.39**°

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CITY OF CONROE

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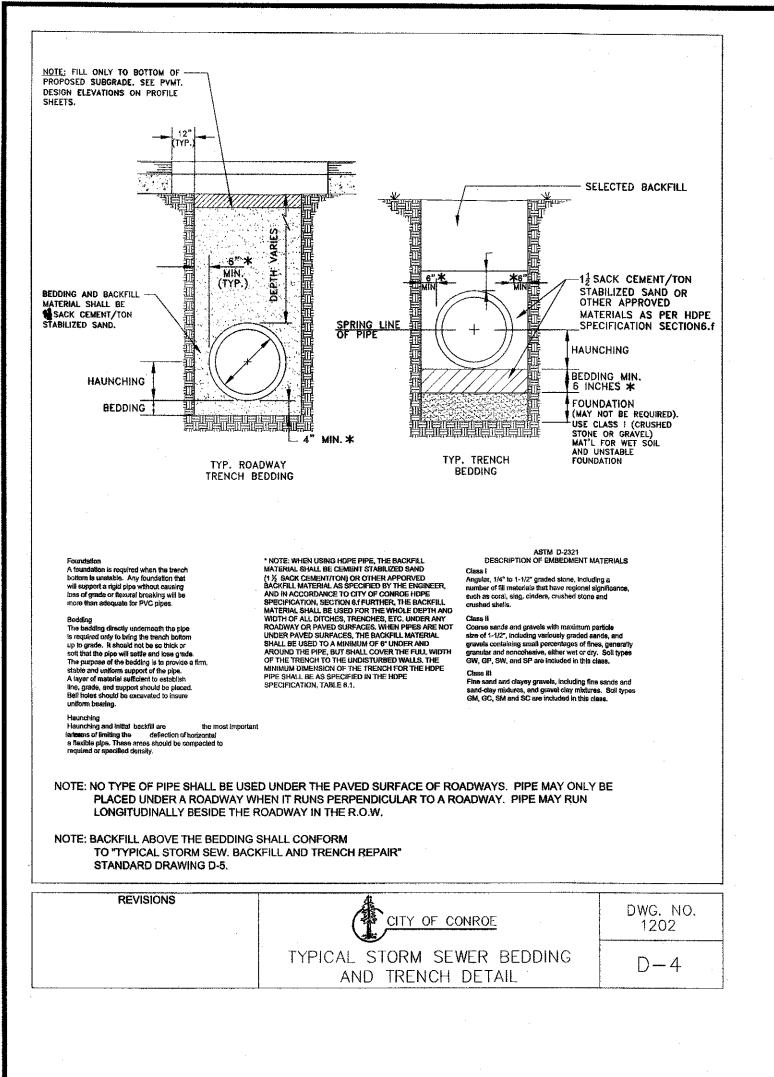
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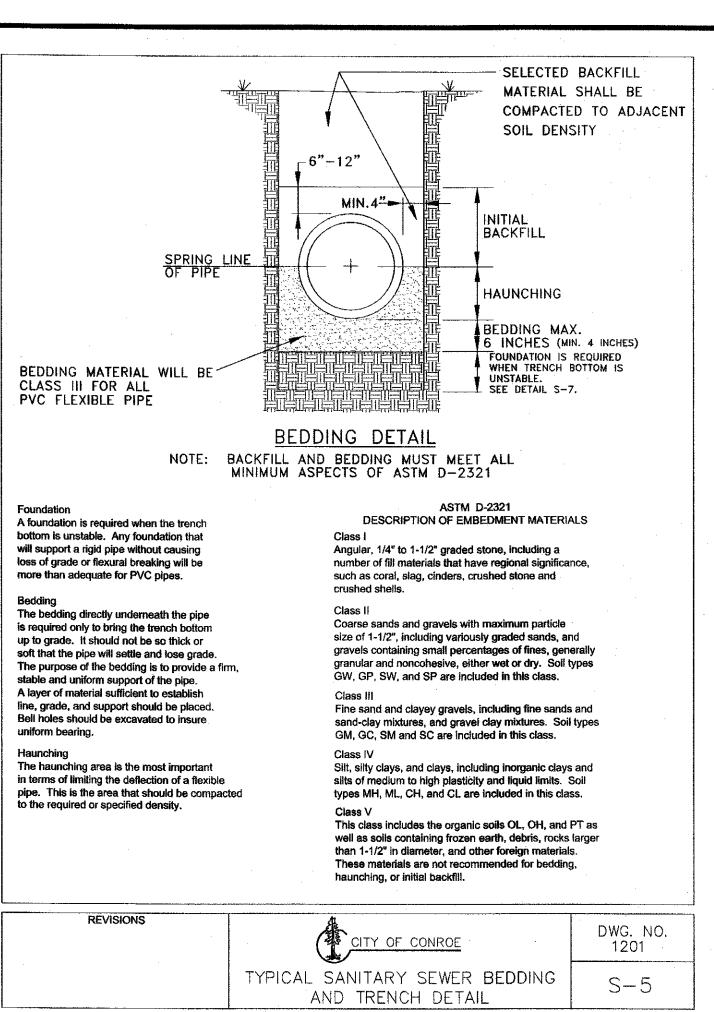
EROSION PROTECTION PLAN Montgomery County

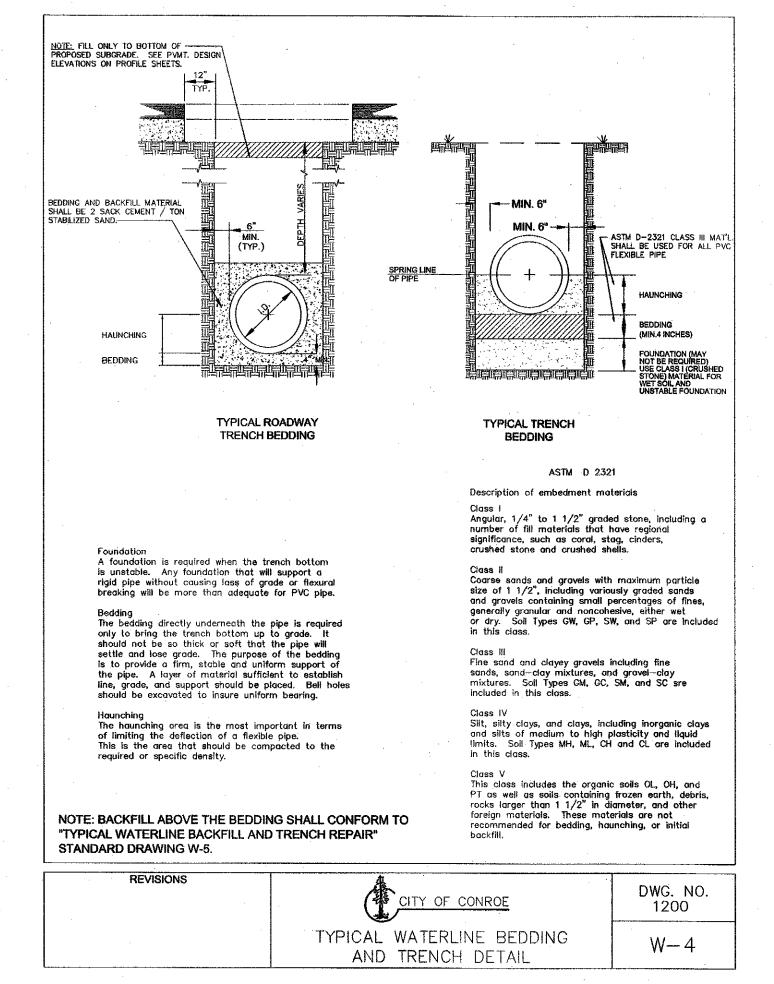
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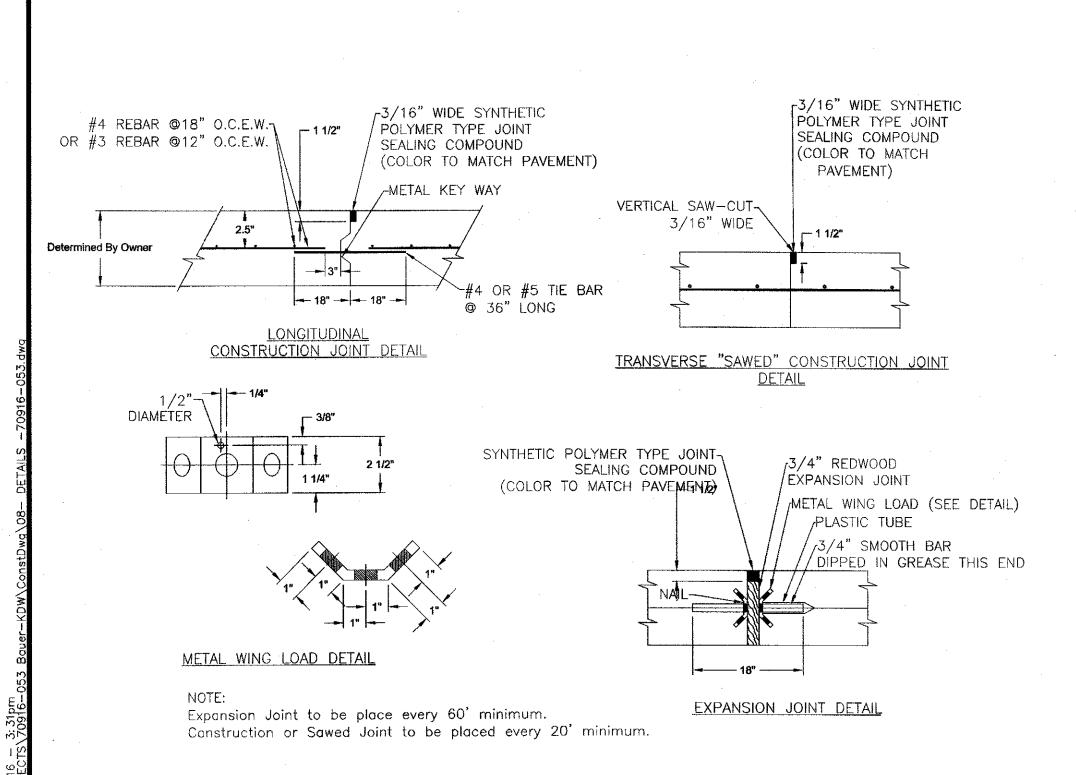
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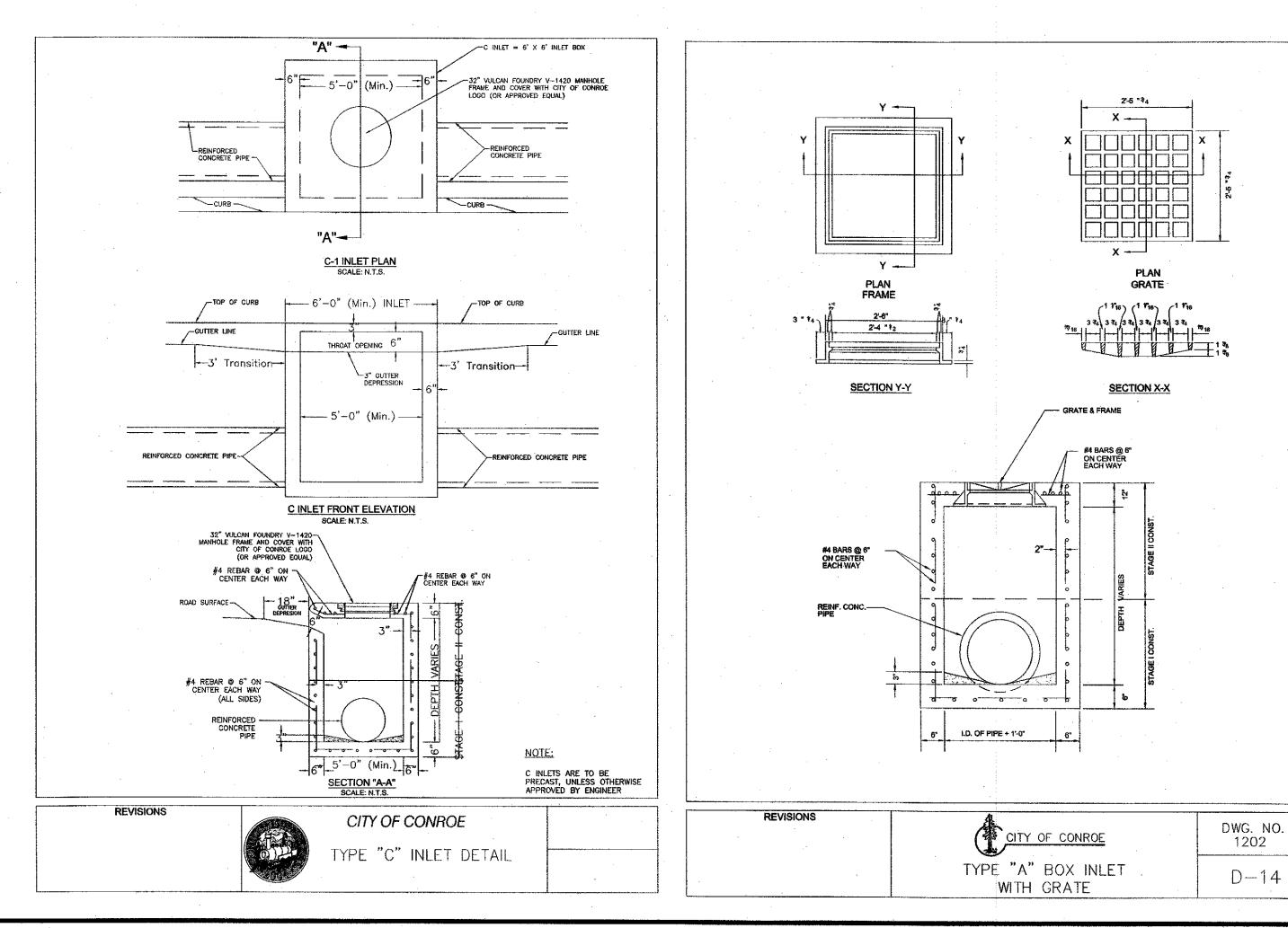
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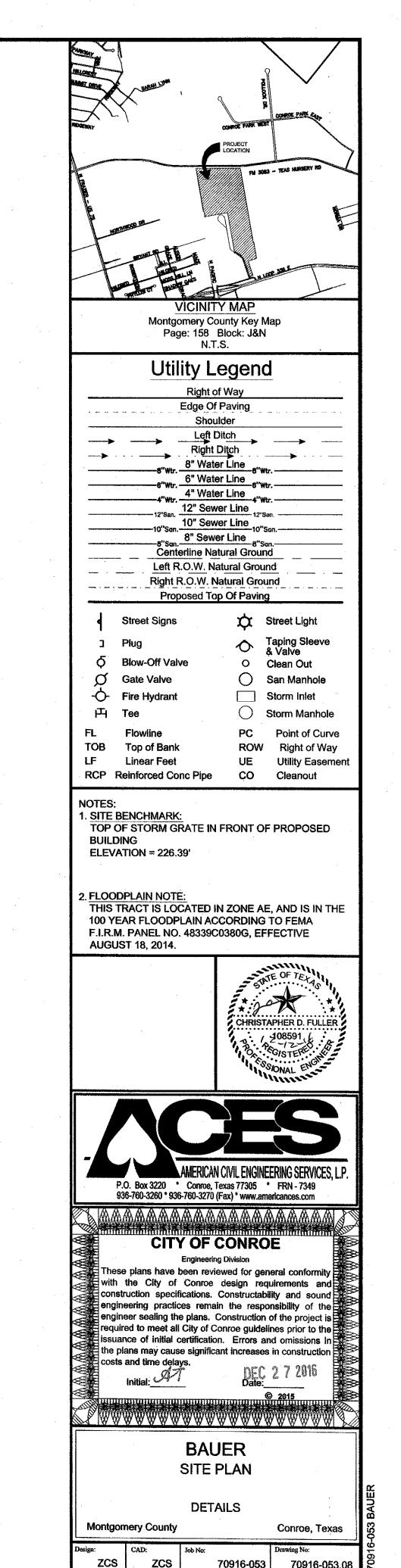












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