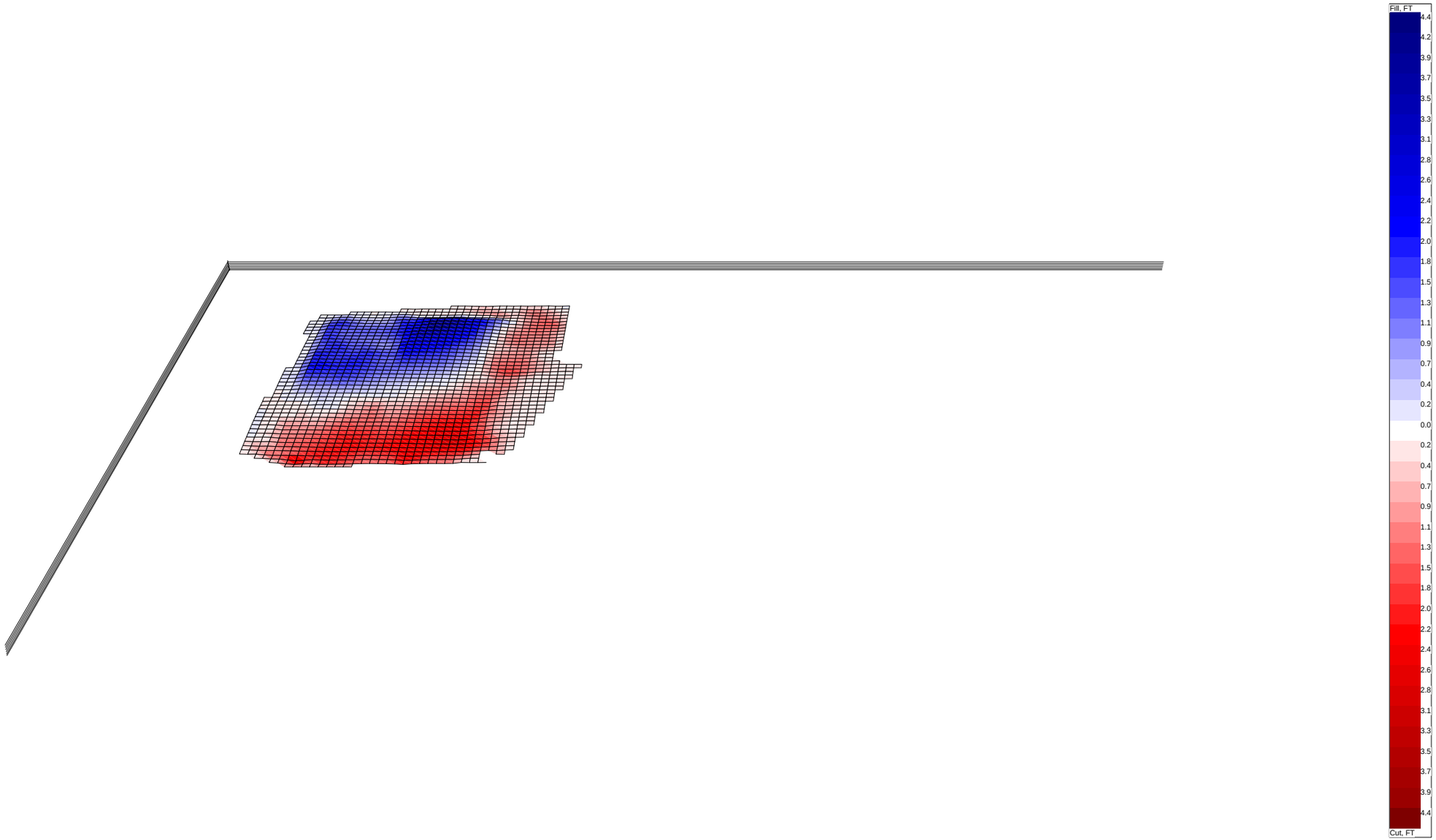
3D View
Filename: HYAT WACO EW Date: 11/08/17 Time: 10:57 AM
Description: Untitled
Cut: 1847 YD3 Fill: 1652 YD3 Export: 195 YD3



Cut and Fill Color Map
Filename: HYAT WACO EW Date: 11/08/17 Time: 10:58 AM
Description: Untitled
Cut: 1847 YD3 Fill: 1652 YD3 Export: 195 YD3

CUT FILL MAP-Visual report showing cut fill areas (Red=CUT Blue=Fill)

- TV=Topsoil Volume
- TD =Topsoil Depth
- CV= Cut Volume
- CD =Cut Depth
- FV=Fill Volume
- FD=Fill Depth

CV: 0.2
FV: 161.1
TV(-): 91.6
TV(+): 38.1

CV: 12.4
FV: 535.8
TV(-): 164.9
TV(+): 55.2

CV: 201.7
FV: 140.4
TV(-): 182.7
TV(+): 46.6

CV: 8.3
FV: 0.3
TV(-): 19.7
TV(+): 18.6

FD: 1.3 FT
TD(-): 6.0 in
CV: 0.2
FV: 290.5
TV(-): 119.4
TV(+): 35.6

FD: 1.8 FT
TD(-): 6.0 in
CV: 2.2
FV: 458.1
TV(-): 185.2
TV(+): 32.6

CD: 0.5 FT
TD(-): 6.0 in
V: 216.3
FV: 44.6
TV(-): 185.2
TV(+): 41.5

CD: 0.5 FT
TD(-): 6.0 in
TD(+): 6.0 in
V: 4.1
FV: 0.0
TV(-): 30.8
TV(+): 9.5

FD: 0.5 FT
TD(-): 6.0 in
CV: 118.0
FV: 16.1
TV(-): 136.4
TV(+): 48.6

CD: 0.5 FT
TD(-): 6.0 in
CV: 473.1
FV: 4.6
TV(-): 185.2
TV(+): 44.9

CD: 0.1 FT
TD(-): 6.0 in
CV: 402.4
FV: 0.0
TV(-): 173.8
TV(+): 40.0

CV: 0.3
FV: 0.0
TV(-): 4.8
TV(+): 1.5

CD: 1.9 FT
TD(-): 6.0 in
CV: 93.5
FV: 0.2
TV(-): 42.3
TV(+): 23.7

CD: 2.5 FT
TD(-): 6.0 in
CV: 229.1
TV(-): 65.2
TV(+): 12.3

CV: 85.4
TV(-): 36.8
TV(+): 3.2

Fill, FT
4.4 4.2 3.9 3.7 3.5 3.3 3.1 2.8 2.6 2.4 2.2 2.0 1.8 1.5 1.3 1.1 0.9 0.7 0.4 0.2 0.0
Cut, FT
0.2 0.4 0.7 0.9 1.1 1.3 1.5 1.8 2.0 2.2 2.4 2.6 2.8 3.1 3.3 3.5 3.7 3.9 4.4

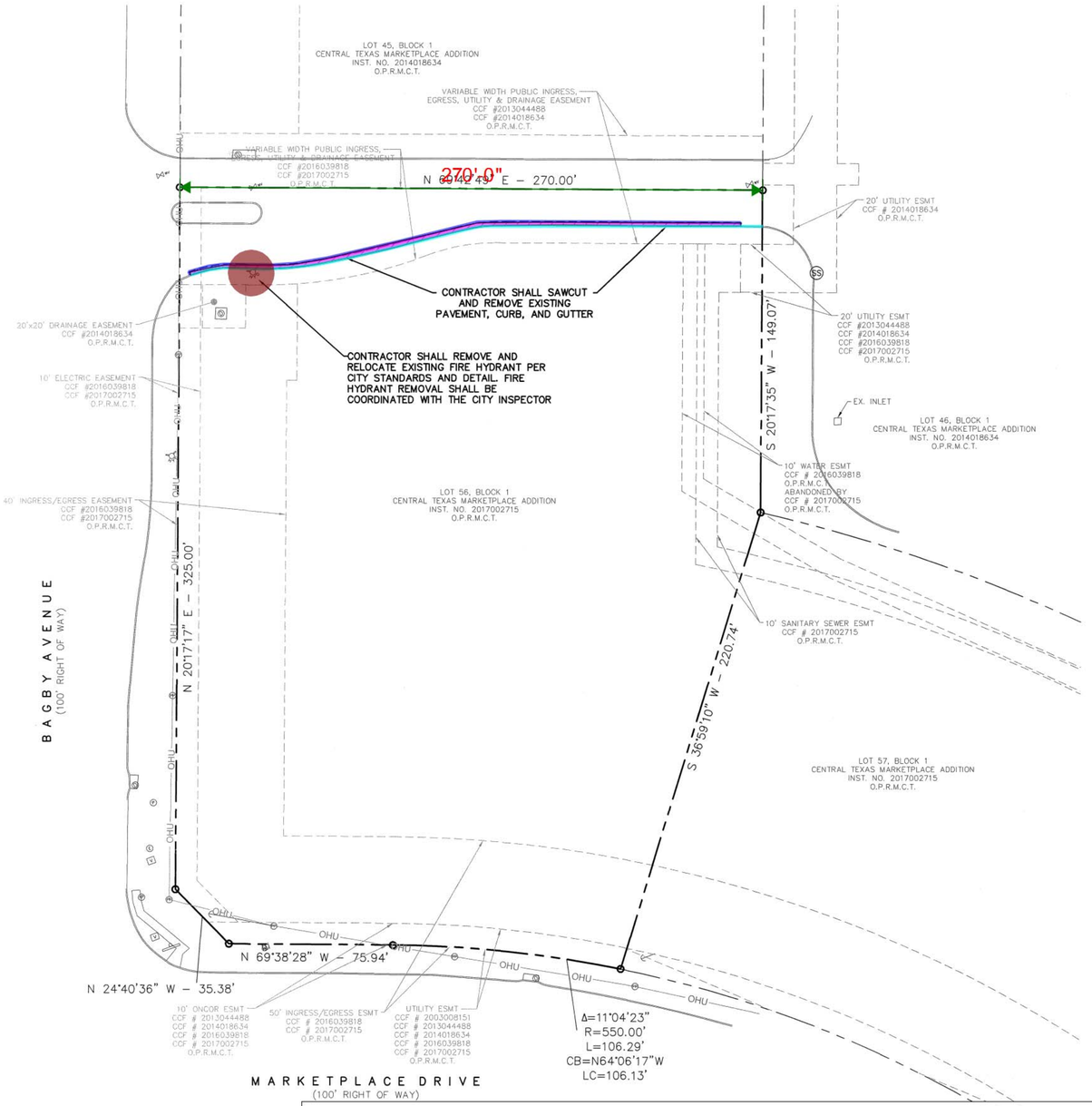
600
500
400
300
200
100
100 200 300 400 500 600 700 800 900 1000

Description	Qty	Units	Color	Price	Extended
CLEARING AND SITE PREPARATION					
SAWCUT	261	FT		$	-
CURB T.B.R.	268	FT		$	-
ASPHALT PAVING T.B.R.	403	SQ FT		$	-
HYDRANT T.B.R.	1	EA		$	-
SOIL EROSION & SEDIMENT CONTROL				$	-
SILT FENCE	523	FT		$	-
INLET PROTECTION	7	EA		$	-
CONSTRUCTION ENTRANCE	512	SQ FT		$	-
EARTHWORK				$	-
TOPSOIL STRIP 6" THK.	1,623	CY		$	-
BANK CUT	1,847	CY		$	-
BANK FILL	1,651	CY		$	-
EXPORT	195	CY		$	-
ROUGH GRADE SITE	88,232	SF		$	-
TOPSOIL REPLACED 6" THK.	452	CY		$	-
TOPSOIL EXPORT	1,171	CY		$	-
SANITARY SEWER				$	-
CONNECT TO EX. SANITARY LINE	1	EA		$	-
8" SANITARY	90	FT		$	-
CLEANOUT	3	EA		$	-
STORM SEWER				$	-
5' CURB INLET, 0-8' DP.	3	EA		$	-
WYE INLET, 0-8' DP.	1	EA		$	-
2'X2' GRATE INLET, 0-8' DP.	3	EA		$	-
3'X3' JUNCTION STRUCTURE	1	EA		$	-
18"X12" CONNECTION	3	EA		$	-
12" 45 DEG BEND	2	EA		$	-
18" 45 DEG BEND	3	EA		$	-
12" HDPE, 0-8' DP.	88	FT		$	-
18" RCP, 0-8' DP.	548	FT		$	-
WATER DISTRIBUTION				$	-
6" DIP FIRE SERVICE	140	FT		$	-
3" DOMESTIC SERVICE	130	FT		$	-
6" 45 DEG BEND	3	EA		$	-
6" 90 DEG BEND	1	EA		$	-
8"X6" REDUCER	1	EA		$	-
6" DCVA VAULT	1	EA		$	-
10"X4" TEE	1	EA		$	-
4"X3"	1	EA		$	-
3" 90 DEG .BEND	2	EA		$	-
3" METER VAULT	1	EA		$	-
8"X1" REDUCER	1	EA		$	-
1" IRRIGATION METER BOX	1	EA		$	-
CURB & PAVEMENT				$	-
CONCRETE CURB & GUTTER	1,922	FT		$	-
CONCRETE SIDEWALK 4" THK.	6,397	SQ FT		$	-
CONCRETE PAVEMENT 6" THK.	45,055	SQ FT		$	-
CONCRETE PAVING 8" THK.	753	SQ FT		$	-

No Waste Added **$ -**

COST ONLY-NO MARKUP
UTILIZED DAVIS BACON WAGE RATES W/50% BURDEN
LABOR & EQUIPMENT ONLY-NO MATERIAL

Bid	Description	Bid Quan	Unit	Unit Cost	Labor Cost	Sub Cost	Equipment Cost	Extended Total
10	CLEARING AND SITE PREPARATION							
20	SAWCUT	261.000	FT	$3.00	$0	$783	$0	$783
30	CURB T.B.R.	268.000	FT	$2.67	$544	$0	$172	$716
40	ASPHALT PAVING T.B.R.	403.000	SQ F	$0.69	$56	$0	$223	$280
50	HYDRANT T.B.R.	1.000	EA	$1,002.00	$761	$0	$241	$1,002
60	SOIL EROSION & SEDIMENT CONTROL							
70	SILT FENCE	524.000	FT	$1.49	$634	$0	$148	$781
80	INLET PROTECTION	7.000	EA	$125.25	$666	$0	$211	$877
90	CONSTRUCTION ENTRANCE	512.000	SQ F	$0.87	$339	$0	$105	$445
100	EARTHWORK							
110	TOPSOIL STRIP 6" THK.	1,623.000	CY	$1.74	$1,821	$0	$1,002	$2,823
120	BANK CUT	1,847.000	CY	$4.17	$3,831	$0	$3,865	$7,696
140	EXPORT	195.000	CY	$7.34	$149	$0	$1,283	$1,432
150	ROUGH GRADE SITE	88,232.000	SF	$0.09	$5,142	$0	$2,955	$8,097
160	TOPSOIL REPLACED 6" THK.	452.000	CY	$2.84	$788	$0	$496	$1,284
170	TOPSOIL EXPORT	1,171.000	CY	$7.34	$897	$0	$7,701	$8,598
180	SANITARY SEWER							
190	CONNECT TO EX. SANITARY LINE	1.000	EA	$1,101.35	$584	$0	$518	$1,101
200	8" SANITARY	91.000	FT	$48.41	$2,335	$0	$2,070	$4,405
210	CLEANOUT	3.000	EA	$734.23	$1,168	$0	$1,035	$2,203
220	STORM SEWER							
230	5' CURB INLET, 0-8' DP.	3.000	EA	$1,630.83	$2,839	$0	$2,053	$4,892
240	WYE INLET, 0-8' DP.	1.000	EA	$1,101.35	$584	$0	$518	$1,101
250	2'X2' GRATE INLET, 0-8' DP.	3.000	EA	$1,101.34	$1,751	$0	$1,553	$3,304
260	3'X3' JUNCTION STRUCTURE	1.000	EA	$1,101.35	$584	$0	$518	$1,101
270	18"X12" CONNECTION	3.000	EA	$0.00	$0	$0	$0	$0
280	12" 45 DEG BEND	2.000	EA	$0.00	$0	$0	$0	$0
290	18" 45 DEG BEND	3.000	EA	$0.00	$0	$0	$0	$0
300	12" HDPE, 0-8' DP.	89.000	FT	$22.03	$1,039	$0	$921	$1,960
310	18" RCP, 0-8' DP.	549.000	FT	$22.03	$6,410	$0	$5,682	$12,093
320	WATER DISTRIBUTION							
330	6" DIP FIRE SERVICE	140.000	FT	$62.93	$4,671	$0	$4,140	$8,811
340	3" DOMESTIC SERVICE	131.000	FT	$67.26	$4,671	$0	$4,140	$8,811
350	6" 45 DEG BEND	3.000	EA	$0.00	$0	$0	$0	$0
360	6" 90 DEG BEND	1.000	EA	$0.00	$0	$0	$0	$0
370	8"X6" REDUCER	1.000	EA	$0.00	$0	$0	$0	$0
380	6" DCVA VAULT	1.000	EA	$2,202.68	$1,168	$0	$1,035	$2,203
390	10"X4" TEE	1.000	EA	$0.00	$0	$0	$0	$0
400	4"X3"	1.000	EA	$0.00	$0	$0	$0	$0
410	3" 90 DEG .BEND	2.000	EA	$0.00	$0	$0	$0	$0
420	3" METER VAULT	1.000	EA	$2,202.68	$1,168	$0	$1,035	$2,203
430	8"X1" REDUCER	1.000	EA	$0.00	$0	$0	$0	$0
440	1" IRRIGATION METER BOX	1.000	EA	$2,202.68	$1,168	$0	$1,035	$2,203
450	CURB & PAVEMENT							
460	CONCRETE CURB & GUTTER	1,923.000	FT	$9.03	$14,277	$0	$3,085	$17,362
470	CONCRETE SIDEWALK 4" THK.	6,398.000	SQ F	$2.71	$14,250	$0	$3,079	$17,329
480	CONCRETE PAVEMENT 6" THK.	45,055.000	SQ F	$0.51	$14,545	$0	$8,506	$23,051
490	CONCRETE PAVING 8" THK.	753.000	SQ F	$0.51	$242	$0	$141	$383
	GRAND TOTALS				**$89,083**	**$783**	**$59,464**	**$149,330**



LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED SAWCUT
- EXISTING PAVEMENT TO BE REMOVED

N

0 30 60

DRAWING SCALE
1"=30'

DEMOLITION NOTES:

1. NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS.
2. OWNER/DESIGN TEAM ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITIONS OF AREAS TO BE DEMOLISHED. CONTACT ARCHITECT/ENGINEER SHOULD CONFLICTS ARISE.
3. PERFORM WORK IN MANNER TO ELIMINATE HAZARDS TO PERSONS OR PROPERTY AND AVOID INTERFERENCE WITH ADJACENT AREAS, UTILITIES, AND STRUCTURES.
4. PROVIDE AND MAINTAIN TEMPORARY BARRICADES, FENCES, WARNING SIGNS, GUARDRAILS, WARNING LIGHTS AS REQUIRED PER O.S.H.A., CITY, AND ALL OTHER APPLICABLE STANDARDS.
5. PROTECT EXISTING STRUCTURES, LANDSCAPING MATERIALS, AND APPURTENANCES WHICH ARE NOT BEING DEMOLISHED AND REPAIR ANY DAMAGE TO PREVIOUS CONDITIONS OR BETTER.
6. CONTRACTOR TO BE RESPONSIBLE FOR ALL REQUIRED PERMITS.
7. CEASE DEMOLITION OPERATIONS IMMEDIATELY IF ADJACENT STRUCTURES OR UTILITIES APPEAR TO BE IN DANGER. CONDUCT SAFETY OPERATIONS AS NECESSARY. DO NOT RESUME DEMOLITION OPERATIONS UNTIL DIRECTED TO DO SO BY THE CITY AND/OR OWNER.
8. SURFACES ARE TO BE BROUGHT TO PLANNED ELEVATION AS SOON AS REASONABLE PER DESIGN PLANS. ALWAYS PROVIDE POSITIVE DRAINAGE.
9. ALL MATERIALS REMOVED SHALL BE DISPOSED OF OFFSITE IN A LEGAL MANNER.
10. CONTRACTOR SHALL PROTECT AND BRACE (IF NEEDED) ALL EXISTING AND ANY PROPOSED POWER POLES DURING DEMOLITION & CONSTRUCTION OPERATIONS.
11. THE CONTRACTOR (INCLUDING SUB CONTRACTORS) WILL BE RESPONSIBLE FOR COORDINATING WITH ALL OF THE APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA.
12. REFER TO LANDSCAPE PLAN FOR TREES TO REMAIN OR TO BE REMOVED (IF ANY).
13. CONTRACTOR IS RESPONSIBLE FOR ANY REQUIRED TRAFFIC CONTROL PLAN(S).
14. EXISTING OFFSITE CURB INLETS SHALL BE CLEANED OF ALL DEBRIS DURING AND AFTER CONSTRUCTION.
15. CONTRACTOR SHALL INSTALL, ADJUST AND REMOVE ANY SECURITY/CONSTRUCTION FENCING PER OWNER'S REPRESENTATIVES DIRECTION.
16. THE SAWCUT LINES ARE FOR REFERENCE ONLY. CONTRACTOR SHALL FOLLOW THE CITY'S PAVEMENT MANUAL/GUIDE FOR CORRECT SAWCUTTING LOCATIONS AND PROCEDURES.
17. CONTRACTOR SHALL INSTALL PEDESTRIAN CONSTRUCTION SIGNANGE DURING CONSTRUCTION FOR SIDEWALK WORK/CLOSURES.

SAWCUT	260.6 FT
ASPHALT PAVING T.B.R.	402.8 SQ FT
CURB T.B.R.	267.7 FT
HYDRANT T.B.R.	1.0 EA

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

BENCHMARK

TOP OF STORM SEWER WYE INLET LOCATED AT THE NORTHWEST CORNER OF THE SITE

ELEVATION=516.35'

TOP OF SANITARY SEWER MANHOLE LOCATED NORTHEAST OF THE SITE AND WITHIN THE EXISTING 20' UTILITY EASEMENT

ELEVATION=522.74'

Contractor shall verify elevations and establish benchmark/elevation controls as needed for construction.

Cumulus Design
Firm #14810
2080 N. Highway 360, Suite 240
Grand Prairie, Texas 75050
Tel. 214.235.0367

FOR REVIEW, NOT FOR CONSTRUCTION

STATE OF TEXAS
PAUL M. CRAGUN
112767
LICENSED PROFESSIONAL ENGINEER
10/5/2017

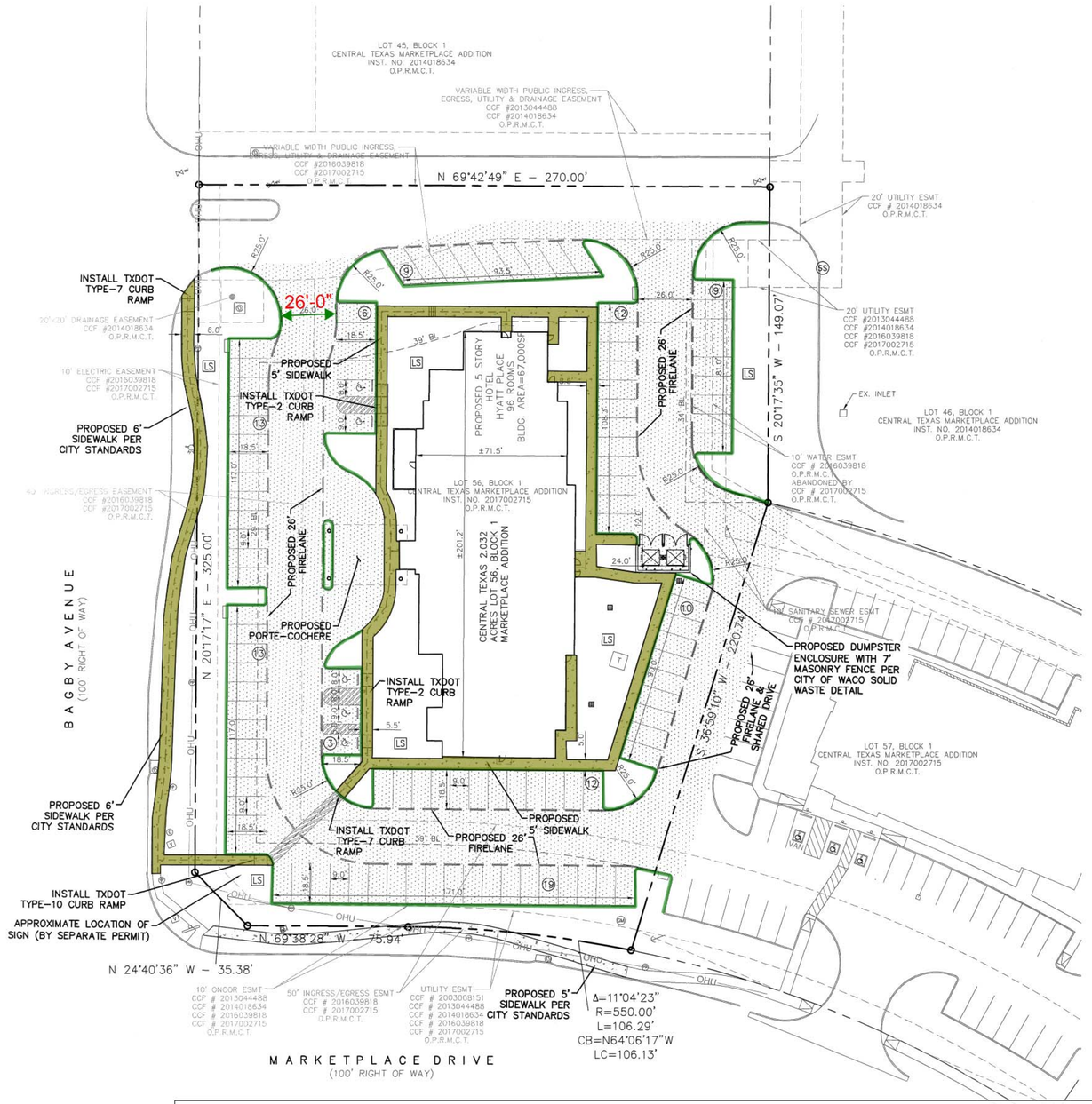
DEMOLITION PLAN

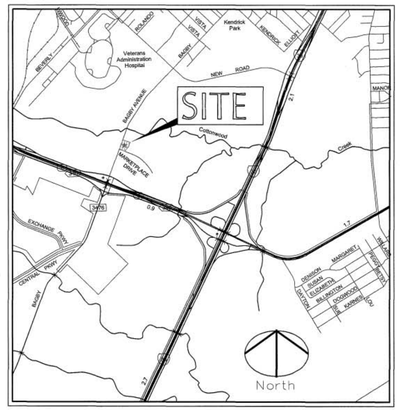
HYATT PLACE ON BAGBY AVENUE
CITY OF WACO
McLENNAN COUNTY, TEXAS

PLOT DATE	10/05/17
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD17018
SHEET NUMBER	3

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\\SERVER-PC\SERVER\2017 PROJECTS\CD17018 - HYATT PLACE HOTEL, WACO, TX\PLANS\DEMOLITION PLAN CD17018.DWG





VICINITY MAP
NTS

N

0 30 60
DRAWING SCALE
1" =30'

LEGEND
- EXISTING CURB
- PROPOSED CURB
(8) – PARKING SPACES IN A ROW
LS – PROPOSED LANDSCAPING
– SIDEWALK PAVEMENT/PEDESTRIAN WALKWAY
– DRIVEWAY PAVEMENT
– ACCESSIBLE ROUTE
– PROPOSED FIRE LANE

SITE DATA TABLE	
EXISTING ZONING: C–2	EXISTING USE: UNDEVELOPED
PROPOSED LAND USE:	HOTEL
SITE ACREAGE:	88,531 S.F. (2.032 AC.)
BUILDINGS FOOTPRINT:	13,337 SQUARE FEET
BUILDING HEIGHT (TO TALLEST ELEMENT):	±73'–9" FEET
TOTAL AREA: PARKING, PAVING AND WALKS	51,499 S.F. (58.2%)
SITE COVERAGE:	13,337/88,531: 15.1%
LANDSCAPING AREA:	23,695 S.F.
PERCENTAGE OF SITE LANDSCAPING AREA:	26.8%
IMPERVIOUS COVERAGE:	64,836 S.F. (73.2%)
GUEST ROOMS:	96 ROOMS
MEETING AREA:	715 S.F.
PATRON SEATS:	52 SEATS
1 SPACE PER FIRST 20 GUEST ROOMS:	20 SPACES
1 SPACE PER 2 GUEST ROOMS (IN EXCESS OF 20 AND NOT EXCEEDING 40):	10 SPACES
1 SPACE PER 4 GUEST ROOMS IN EXCESS OF 40	14 SPACES
1 SPACE PER 200 SF OF MEETING AREA	4 SPACES
1 SPACE PER 4 PATRON SEATS	13 SPACES
TOTAL PARKING REQUIRED:	61 SPACES
TOTAL PARKING PROVIDED:	106 SPACES (4 HC INCL.)

SITE PLAN NOTES:

1. LIGHTING FOR THE SITE PLAN SHALL MEET WITH THE CITY OF WACO CODE OF ORDINANCES SECTION 28–809.
2. ALL PARKING SPACES ARE 9' WIDE AND 18.5' LONG, UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE FROM FACE OF CURB, EDGE OF PAVEMENT OR FACE OF BUILDING.

CONCRETE CURB & GUTTER — 1922.1 FT
CONCRETE SIDEWALK 4" THK. — 6397.5 SQ FT

!!! CAUTION !!!
UNDERGROUND UTILITIES

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CALL: TEXAS ONE CALL @ 1–800–245–4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

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DESIGN MANAGER:
ADR DESIGNS LLC
601 SADDLE HILL DRIVE
GRAND PRAIRIE, TX 75050
TEL: 972.262.1333
CONTACT: ANIL RAM

PLAN PREPARED BY:
CUMULUS DESIGN
P.O. BOX 2119
EULESS, TEXAS 76039
TEL: 214.235.0367
CONTACT: PAUL CRAGUN

BENCHMARK
TOP OF STORM SEWER WYE INLET LOCATED AT THE NORTHWEST CORNER OF THE SITE
ELEVATION=516.35'
TOP OF SANITARY SEWER MANHOLE LOCATED NORTHEAST OF THE SITE AND WITHIN THE EXISTING 20' UTILITY EASEMENT
ELEVATION=522.74'
Contractor shall verify elevations and establish benchmark/elevation controls as needed for construction.

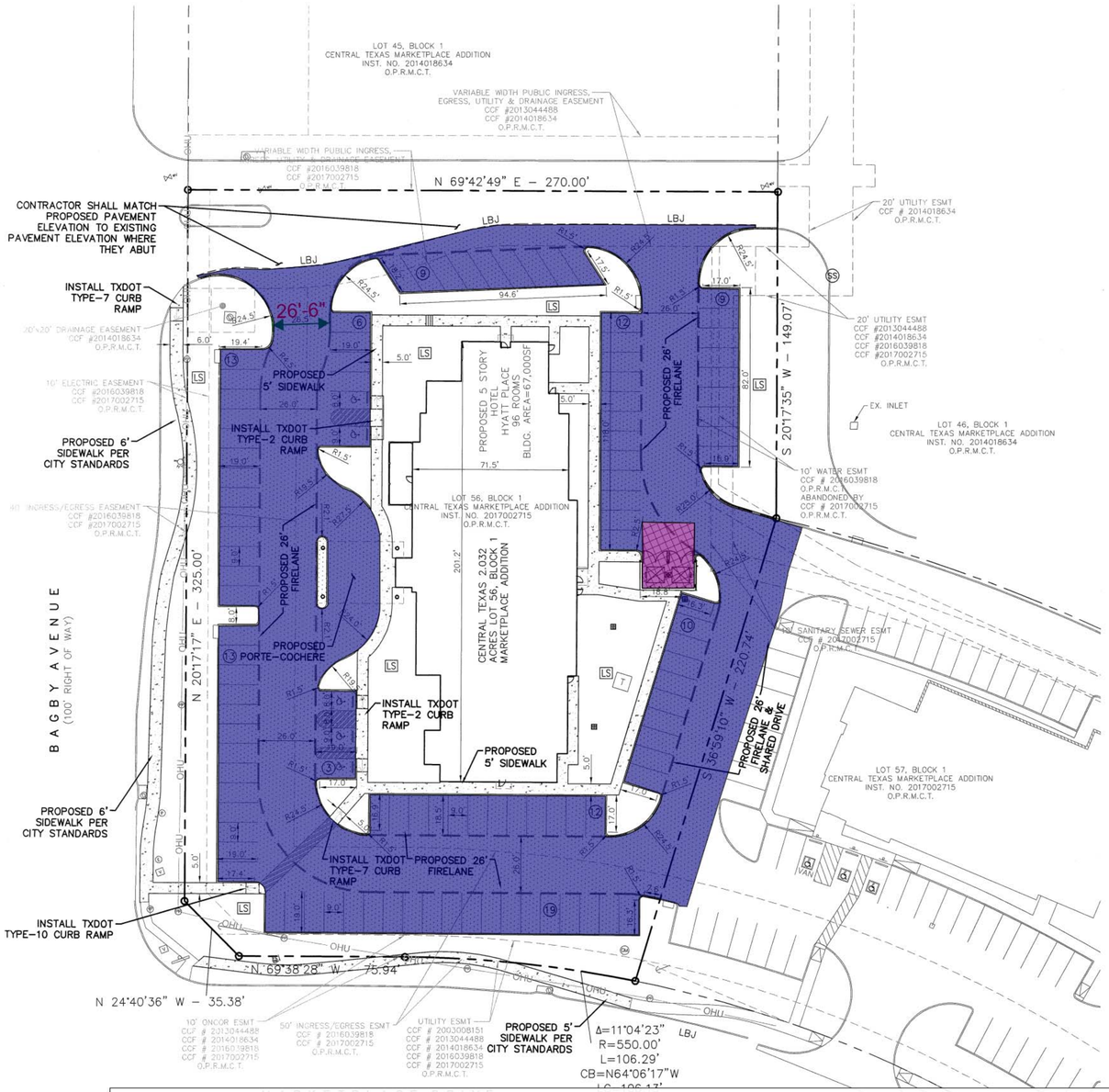
Cumulus Design
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Tel. 214.235.0367

FOR REVIEW, NOT FOR CONSTRUCTION
STATE OF TEXAS
PAUL M. CRAGUN
112767
LICENSED PROFESSIONAL ENGINEER
10/5/2017

SITE PLAN
HYATT PLACE ON BAGBY AVENUE
CITY OF WACO
McLENNAN COUNTY, TEXAS

PLOT DATE
10/05/17
DRAWING SCALE
1" = 30'
PROJECT NUMBER
CD17018
SHEET NUMBER
4

\\SERVER-PC\SERVER\2017 PROJECTS\CD17018 – HYATT PLACE HOTEL, WACO, TX\PLANS\SITE PLAN CD17018.DWG



LEGEND

- ——— – EXISTING CURB
- ——— – PROPOSED CURB
- LBJ – CONSTRUCT LONGITUDINAL BUTT JOINT
- (8) – PROPOSED PARKING SPACES IN A ROW
- BFR – PROPOSED BARRIER FREE RAMP
- – – – – – – PROPOSED SAWCUT
- LS – PROPOSED LANDSCAPING AREA
- GRATE INLET
- 4" 3000 PSI REINFORCED CONCRETE PAVEMENT. REFERENCE ARCHITECT LANDSCAPE PLANS FOR ADDITIONAL INFORMATION. SIDEWALKS WITHIN THE CITY R.O.W. SHALL BE PER CITY STANDARDS.
- 6" 3600 PSI REINFORCED CONCRETE PAVEMENT ON STABILIZED AND COMPACTED SUBGRADE PER THE GEOTECHNICAL REPORT.
- 8" 3600 PSI REINFORCED CONCRETE PAVEMENT ON STABILIZED AND COMPACTED SUBGRADE PER THE GEOTECHNICAL REPORT.

N

0 30 60

DRAWING SCALE
1"=30'

GENERAL PAVING NOTES:

1. ALL MATERIALS AND CONSTRUCTION WITHIN STREET RIGHT-OF-WAY SHALL CONFORM TO THE CITY/COUNTY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF ALL UTILITIES WITHIN THE CONSTRUCTION AREA/SITE.
4. THE PAVING CONTRACTOR SHALL NOT PLACE PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR IRRIGATION, ELECTRIC, GAS, TELEPHONE, CABLE TV, SITE IRRIGATION, ETC. HAS BEEN INSTALLED. IT SHALL BE THE PAVING CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL SLEEVING IS IN PLACE PRIOR TO THE PLACING OF PERMANENT PAVING.
5. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION REPORT.
6. FIRE LANES SHALL BE STRIPED IN ACCORDANCE WITH THE CITY/COUNTY REQUIREMENTS (IF ANY).
7. ALL DIMENSIONS ARE FROM BACK OF CURB, EDGE OF PAVEMENT, OR FACE OF BUILDING UNLESS OTHER WISE NOTED.
8. ALL SIDEWALKS SHALL MAINTAIN A 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL.
9. SLOPE WITHIN THE HANDICAP PARKING AND STRIPED AREA SHALL NOT EXCEED 2% IN ANY DIRECTION.
10. ALL CURB RADII ARE 1.5' UNLESS OTHER WISE SPECIFIED (EXCEPT FOR AT END OF PARKING SPACES AND FLUMES WHERE THE RADII IS 0').
11. CONTRACTOR TO REFERENCE ARCHITECT/LANDSCAPE PLANS FOR ANY SPECIAL PATTERN/STAINS OR ANY OTHER PAVEMENT DETAILS.

CONCRETE PAVEMENT 6" THK.	45054.7 SQ FT
CONCRETE PAVING 8" THK.	752.6 SQ FT

!!! CAUTION !!!
UNDERGROUND UTILITIES

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CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

BENCHMARK

TOP OF STORM SEWER WYE INLET LOCATED AT THE NORTHWEST CORNER OF THE SITE

ELEVATION=516.35'

TOP OF SANITARY SEWER MANHOLE LOCATED NORTHEAST OF THE SITE AND WITHIN THE EXISTING 20' UTILITY EASEMENT

ELEVATION=522.74'

Contractor shall verify elevations and establish benchmark/elevation controls as needed for construction.

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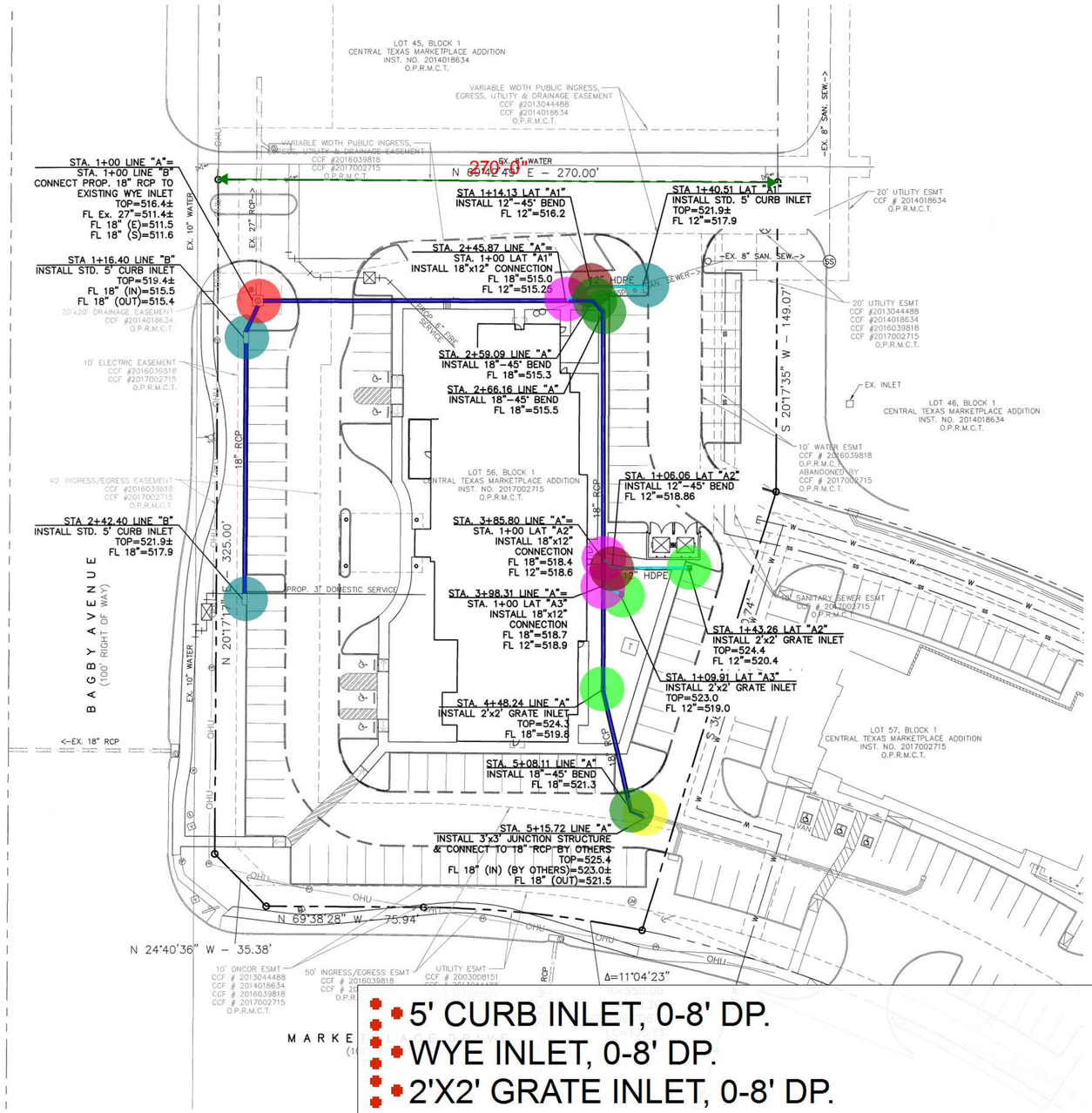
STATE OF TEXAS
PAUL M. CRAGUN
112767
LICENSED PROFESSIONAL ENGINEER
10/5/17

PAVING PLAN

HYATT PLACE ON BAGBY AVENUE
CITY OF WACO
McLENNAN COUNTY, TEXAS

PLOT DATE	10/05/17
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD17018
SHEET NUMBER	5

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5' CURB INLET, 0-8' DP.	3.0 EA
WYE INLET, 0-8' DP.	1.0 EA
2'X2' GRATE INLET, 0-8' DP.	3.0 EA
3'X3' JUNCTION STRUCTURE	1.0 EA
18" RCP, 0-8' DP.	548.0 FT
18"X12" CONNECTION	3.0 EA
12" HDPE, 0-8' DP.	88.4 FT
12" 45 DEG BEND	2.0 EA
18" 45 DEG BEND	3.0 EA

WYE INLET LOCATED AT THE NORTHWEST CORNER OF

ER MANHOLE LOCATED NORTHEAST OF THE SITE AND
0' UTILITY EASEMENT

Contractor shall verify elevations and establish benchmark/elevation controls as needed for construction.

N

0 30 60

DRAWING SCALE
1"=30'

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED STORM PIPE
- EXISTING STORM PIPE
- PROPOSED WASTEWATER PIPE
- EXISTING WASTEWATER PIPE
- PROPOSED WATER PIPE
- EXISTING WATER PIPE
- PROPOSED GRATE INLET

GENERAL NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS EXCEPT AS NOTED HEREIN OR APPROVED BY THE CITY.
2. ALL STORM SEWER PIPE 15" AND SMALLER SHALL BE SDR-35 PVC, ADS N-12 DRAINAGE PIPE OR APPROVED EQUAL. ALL STORM SEWER PIPE 18" AND LARGER SHALL BE IN CLASS III RCP OR AS INDICATED ON THE PLAN.
3. ALL DRAINAGE STRUCTURES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
4. ALL PRECAST BOX CULVERTS, DRAINAGE STRUCTURES AND RCP WILL REQUIRE A CERTIFICATION FROM THE MANUFACTURER THAT THE PRODUCT MEETS THE DESIGN REQUIREMENTS AND 28 DAY COMPRESSIVE STRENGTH.
5. CONTRACTOR SHALL HAVE A TRENCH SAFETY PLAN AND A TRAFFIC CONTROL PLAN (IF REQUIRED) AT THE TIME OF PRE-CONSTRUCTION MEETING.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
7. CONSTRUCTION SHALL BEGIN AT DOWNSTREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROOVES FACING UPSTREAM.
8. CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
9. THE LOCATION OF ALL UTILITIES INDICATED ON THESE PLANS ARE TAKING FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
10. SEE WATER AND SANITARY SEWER PLAN FOR ADDITIONAL INFORMATION RELATED TO OTHER UTILITY CONSTRUCTION.
11. ALL TRENCH BACKFILL FOR PUBLIC STORM SEWER SHALL BE COMPACTED AS REQUIRED BY THE CITY.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE B
LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINE
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LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION,
PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE E
OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL
AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY
CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR
OWN EXPENSE.
CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

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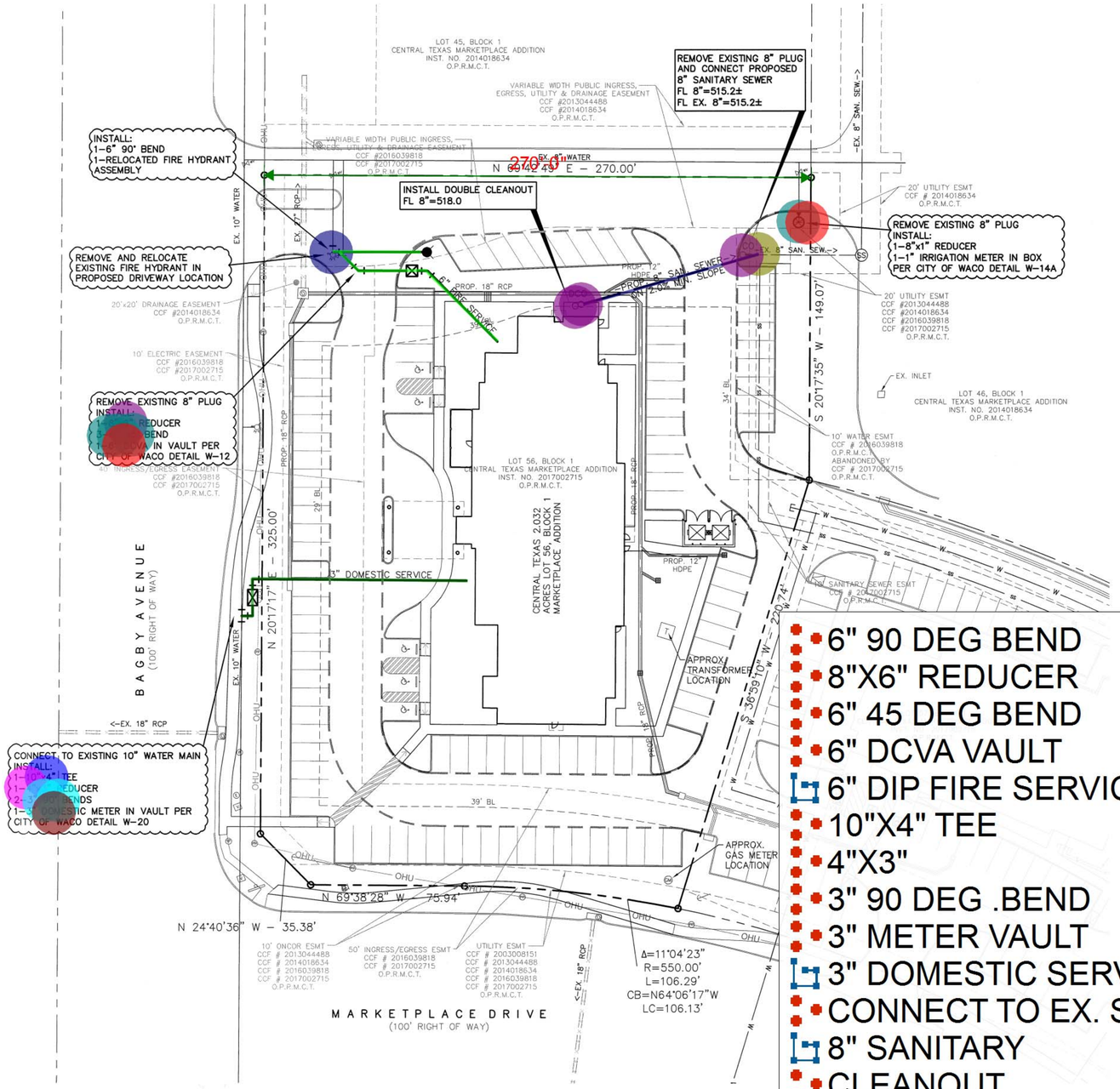
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STATE OF TEXAS
PAUL M. CRAGUN
112767
LICENSED PROFESSIONAL ENGINEER
10/5/2017

STORM SEWER PLAN

HYATT PLACE ON BAGBY AVENUE
CITY OF WACO
McLENNAN COUNTY, TEXAS

PLOT DATE	10/05/17
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD17018
SHEET NUMBER	10



N

0 30 60

DRAWING SCALE
1"=30'

LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPOSED SANITARY SEWER PIPE
- EXISTING SANITARY SEWER PIPE
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED WATER PIPE
- EXISTING WATER PIPE
- PROPOSED STORM SEWER PIPE
- EXISTING STORM PIPE

6" 90 DEG BEND	1.0 EA	STANDARD VAULT WITH
8"X6" REDUCER	1.0 EA	
6" 45 DEG BEND	3.0 EA	
6" DCVA VAULT	1.0 EA	
6" DIP FIRE SERVICE	140.0 FT	
10"X4" TEE	1.0 EA	
4"X3"	1.0 EA	
3" 90 DEG .BEND	2.0 EA	
3" METER VAULT	1.0 EA	
3" DOMESTIC SERVICE	130.3 FT	
CONNECT TO EX. SANITARY LINE	1.0 EA	
8" SANITARY	90.2 FT	
CLEANOUT	3.0 EA	
8"X1" REDUCER	1.0 EA	
1" IRRIGATION METER BOX	1.0 EA	

GENERAL NOTES:

1. ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, EXCEPT AS NOTED HEREIN AND APPROVED BY THE CITY.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION.
3. THE LOCATION OF ALL UTILITIES LOCATED ON THESE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF FINAL GRADE AND/OR PAVEMENT. ANY REMOVAL OR DAMAGE TO EXISTING IMPROVEMENTS SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT THEIR SOLE EXPENSE AND SHALL BE APPROVED BY THE CITY. SAID EXISTING IMPROVEMENTS INCLUDE BERMS, DITCHES, FENCES, VEGETATION, ETC.
5. ANY UTILITY INSTALLED OUTSIDE OF AN EASEMENT SHALL BE INSTALLED BY A PLUMBER AND INSPECTED BY CODE ENFORCEMENT.
6. BACKFILL FOR UTILITY LINES SHOULD BE IMPROPERLY COMPACTED, SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT AND/OR DRIVEWAY, THE TOP 6" SHOULD BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT OR DRIVE. UTILITY DITCHES SHOULD BE VISUALLY INSPECTED, AND ENSURED THAT UNDESIRABLE FILL IS NOT USED.
7. IF ROCK IS ENCOUNTERED IN THE TRENCH, ROCK SPOIL SHALL NOT BE USED IN THE UPPER 1'-5 FEET OF THE TRENCH. THE UPPER 1'-5 FEET OF THE TRENCH IS TO BE BACKFILLED ONLY WITH APPROVED SOIL.
8. ALL WATER LINES 4" AND LARGER SHALL BE C-900 PVC DR 18, CLASS 150. LINES GREATER THAN 2" BUT SMALLER THAN 4" SHALL BE SCHEDULE 40 PVC. LINES SMALLER THAN 2" SHALL BE SCHEDULE 80 PVC. SERVICES ARE TO BE INSTALLED PER CITY STANDARDS.
9. ALL DUCTILE IRON FITTINGS SHALL BE OF THE MECHANICAL JOINT TYPE AND SLIP JOINT AND SHALL BE CLASS D, OR CLASS 250 ON SIZES 12" AND SMALLER IN ACCORDANCE WITH A.W.W.A. SPECIFICATION C11/A21.1.
10. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 48", OR SUFFICIENT COVER TO CLEAR OTHER UTILITIES AS MEASURED FROM TOP OF PIPE TO EXISTING GROUND LEVEL OR FINISHED GRADE, WHICHEVER IS GREATER.
11. ALL WATER AND SANITARY MAINS AND SERVICES SHALL HAVE A 10' MINIMUM LATERAL SEPARATION.
12. ALL WATER METERS TO BE PLACED IN A NON-TRAFFIC AREA WITHIN AN EASEMENT OR THE PUBLIC RIGHT OF WAY.
13. REFER TO MECHANICAL PLANS FOR EXACT WATER AND SEWER SERVICE LOCATIONS AND ELEVATIONS AT CONNECTIONS.
14. REQUIRED DUE TO CONSTRUCTION, POWER POLES TO BE BRACED OR RELOCATED AT CONTRACTOR'S EXPENSE.
15. ALL WATER METERS, FIRE HYDRANTS, AND SERVICE LINES, UP TO AND INCLUDING THE METER, SHALL BE LOCATED IN EASILY ACCESSIBLE LOCATIONS.
16. ALL APPROVED CONFINED SPACE ENTRY PROCEDURES WHEN ENTERING ANY CONFINED SPACE, INCLUDING SANITARY SEWER MANHOLES. THE SAFETY EQUIPMENT SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL BE O.S.H.A. CERTIFIED. PERSONS WORKING IN CONFINED AREAS SHALL BE TRAINED IN THE PROPER USE OF THE SAFETY EQUIPMENT.

CITY OF WACO GENERAL NOTES:

1. ALL WATER LINES SHALL BE COMPLETED IN PLACE INCLUDING ALL BENDS, BLOCKS, FITTINGS, SERVICES AND APPURTENANCES BEFORE PRESSURE TESTING.
2. SURFACE REPLACEMENT SHALL BE INCLUDED IN THE UNIT PRICE FOR WATER SERVICES.
3. PLACE METALLIC LOCATOR TAPE APPROXIMATELY 1'-0" ABOVE WATER LINE AND CONNECT TO EACH SERVICE, VALVE AND FIRE HYDRANT.
4. ALL DUCTILE IRON WATER PIPE AND FITTINGS MUST BE POLY-WRAPPED PER CITY SPECIFICATIONS.
5. STAMP A "W" IN CURB FACE AT ALL SERVICE LOCATIONS ON NEW CONSTRUCTION.
6. ALL COPPER PIPE MUST BE TYPE K-SOFT.
7. ALL SUBSTITUTIONS FOR USE AS AN APPROVED EQUAL MUST BE SUBMITTED IN WRITING, AND APPROVED, IN ADVANCE, IN ACCORDANCE WITH THE CURRENT VERSION OF THE CITY OF WACO STANDARD SPECIFICATIONS FOR CONSTRUCTION.
8. ANY DEVIATION FROM STANDARD DETAILS MUST BE SUBMITTED AND APPROVED IN WRITING BY CITY OF WACO ENGINEER.
9. THE FOLLOWING DETAILS HAVE BEEN USED: W-16, TYPICAL WATER DETAILS; W-19, TYPICAL BLOCKING DETAILS; AND BOTTOM SLAB DETAIL.

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CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

BENCHMARK

TOP OF STORM SEWER WYE INLET LOCATED AT THE NORTHWEST CORNER OF THE SITE

ELEVATION=516.35'

TOP OF SANITARY SEWER MANHOLE LOCATED NORTHEAST OF THE SITE AND WITHIN THE EXISTING 20' UTILITY EASEMENT

ELEVATION=522.74'

Contractor shall verify elevations and establish benchmark/elevation controls as needed for construction.

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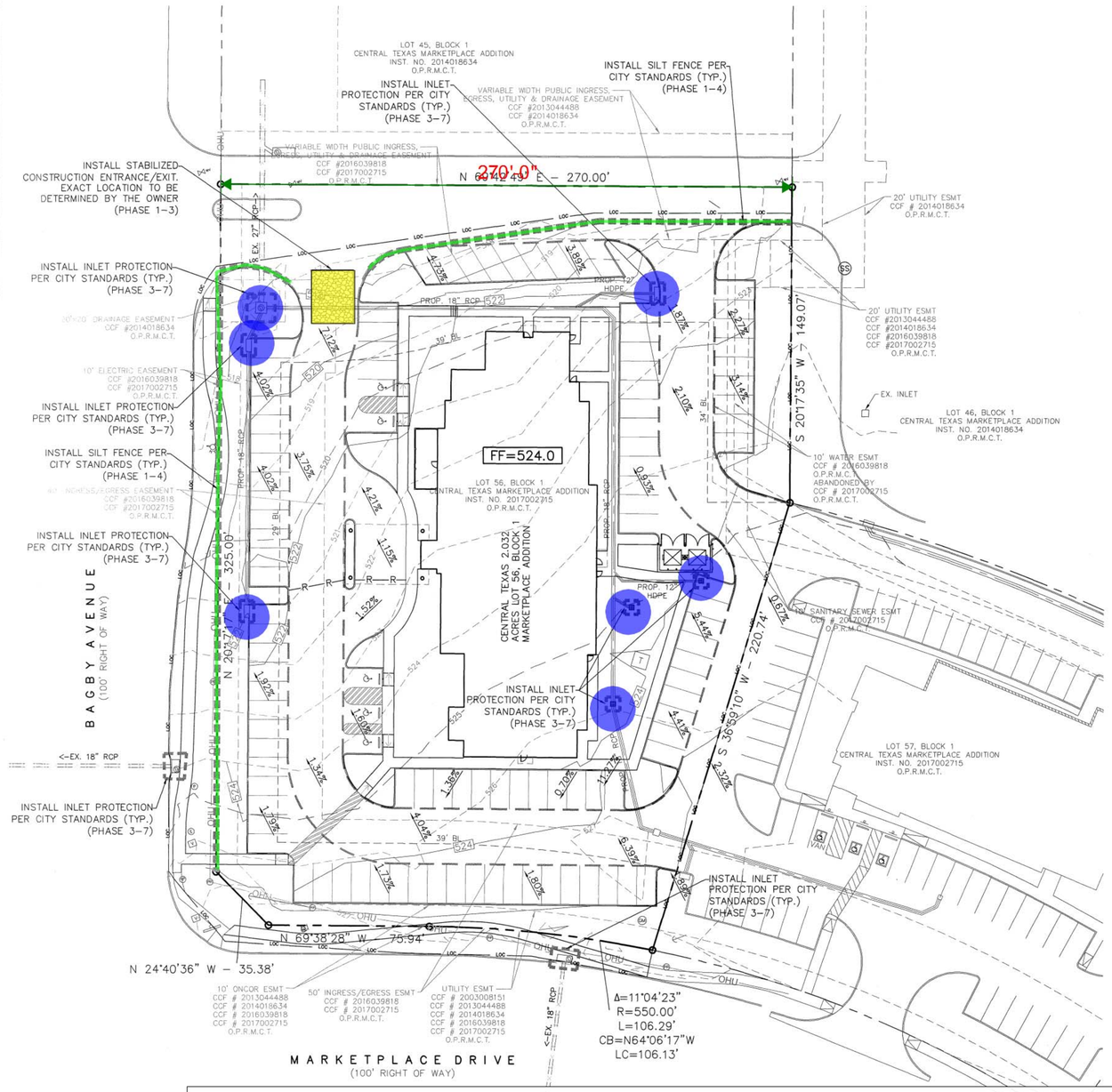
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STATE OF TEXAS
112767
PAUL M. CRAGUN
LICENSED PROFESSIONAL ENGINEER
10/5/2018

WATER & SANITARY SEWER PLAN

HYATT PLACE ON BAGBY AVENUE
CITY OF WACO
McLENNAN COUNTY, TEXAS

PLOT DATE	10/05/17
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD17018
SHEET NUMBER	13





GENERAL NOTES:

1. EROSION CONTROL DEVICES AS SHOWN ON THE EROSION CONTROL PLAN FOR THE PROJECT SHALL BE INSTALLED PRIOR TO THE START OF THE LAND DISTURBING ACTIVITIES ON THE PROJECT.
2. ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
3. IF THE EROSION CONTROL PLAN AS APPROVED CANNOT CONTROL EROSION AND OFF-SITE SEDIMENT FROM THE PROJECT THE EROSION CONTROL PLAN WILL BE REQUIRED TO BE REVISED AND/OR ADDITIONAL EROSION CONTROL DEVICES WILL BE REQUIRED ON SITE.
4. IF OFF-SITE SOIL BORROW OR SPOIL SITES ARE USED IN CONJUNCTION WITH THIS PROJECT, THIS INFORMATION SHALL BE DISCLOSED AND SHOWN ON THE EROSION CONTROL PLAN. THESE AREAS SHALL BE STABILIZED WITH PERMANENT GROUND COVER PRIOR TO FINAL APPROVAL OF THE PROJECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE STORM WATER POLLUTION AND PREVENTION PLAN (SWPPP) IF REQUIRED.
6. ALL EROSION CONTROL IN THE CITY R.O.W SHALL BE PER CITY AND/OR TXDOT STANDARDS AND DETAILS.
7. EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
8. APPROVED PLANS AND NPDES DAILY LOG MUST BE ON SITE AT ALL TIMES.
9. CONTRACTOR MUST ATTEND CITY OF WACO PRE-CONSTRUCTION MEETING PRIOR TO SITE INITIATION.
10. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE.
11. FAILURE OF THE CONTRACTOR TO PERFORM THE PRESCRIBED EROSION CONTROL PRACTICES SHALL RESULT IN THE IMMEDIATE ISSUANCE OF A STOP-WORK ORDER FOR THE PROJECT SITE.
12. ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
13. ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
14. THIS SITE DOES NOT CONTAIN ANY WATERS OR WETLANDS.

CONTACT RESPONSIBLE FOR EROSION & SEDIMENT CONTROL PLAN:

NAME: ANIL RAM
FIRM: ADR DESIGN, LLC
PHONE: 972-262-1333

CONSTRUCTION SCHEDULE & PHASING PLAN:

PHASE 1: INSTALL INITIAL BMPS
PHASE 2: GRADING AND DEMOLITION
PHASE 3: UNDERGROUND UTILITY INSTALLATIONS
PHASE 4: PAVING OPERATIONS
PHASE 5: BUILDING CONSTRUCTION
PHASE 6: ESTABLISH PERMANENT GROUND COVER
PHASE 7: REMOVE TEMPORARY BMPS

Est. Start Date: March 2018
Est. End Date: June 2019

SILT FENCE	523.5 FT
CONSTRUCTION ENTRANCE	511.5 SQ FT
INLET PROTECTION	7.0 EA

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STATE OF TEXAS
PAUL M. CRAGUN
112767
LICENSED PROFESSIONAL ENGINEER
10/5/17

EROSION CONTROL PLAN

HYATT PLACE ON BAGBY AVENUE
CITY OF WACO
McLENNAN COUNTY, TEXAS

PLOT DATE	10/05/17
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD17018
SHEET NUMBER	14