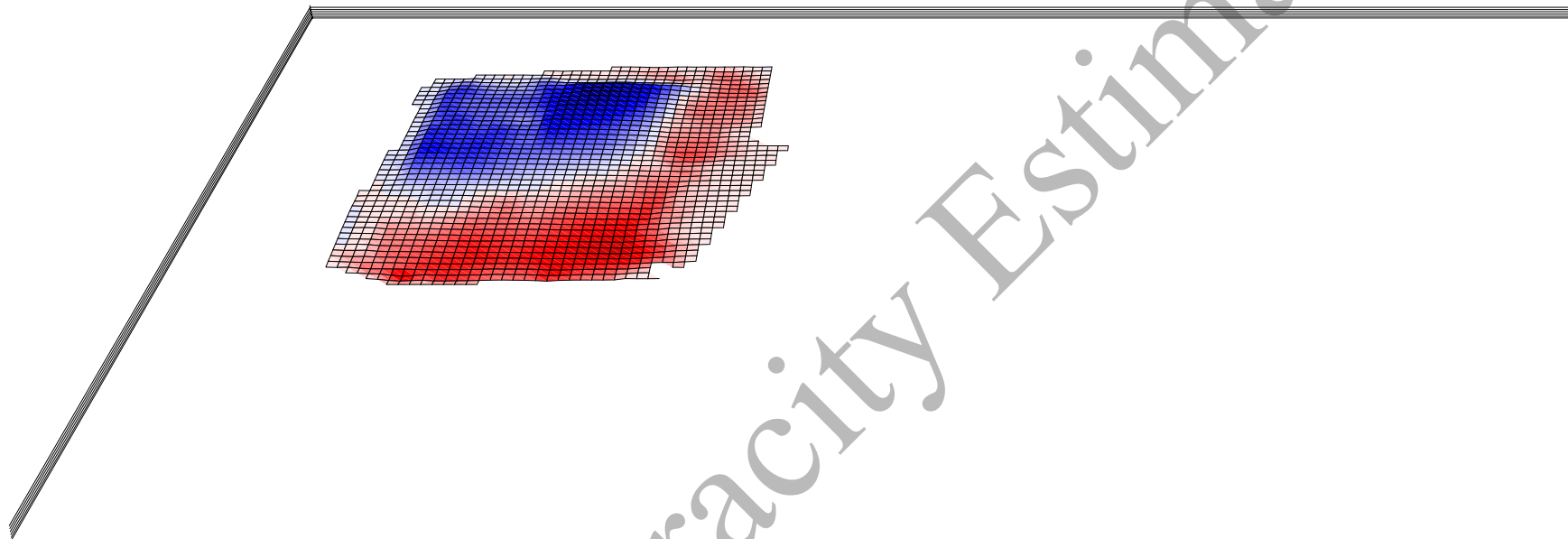
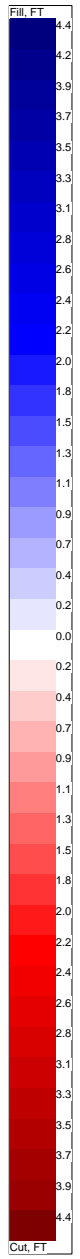


3D View
Filename: HYAT WACO EW Date: 11/08/17 Time: 10:57 AM
Description: Untitled
Cut: 1847 YD3 Fill: 1652 YD3 Export: 195 YD3

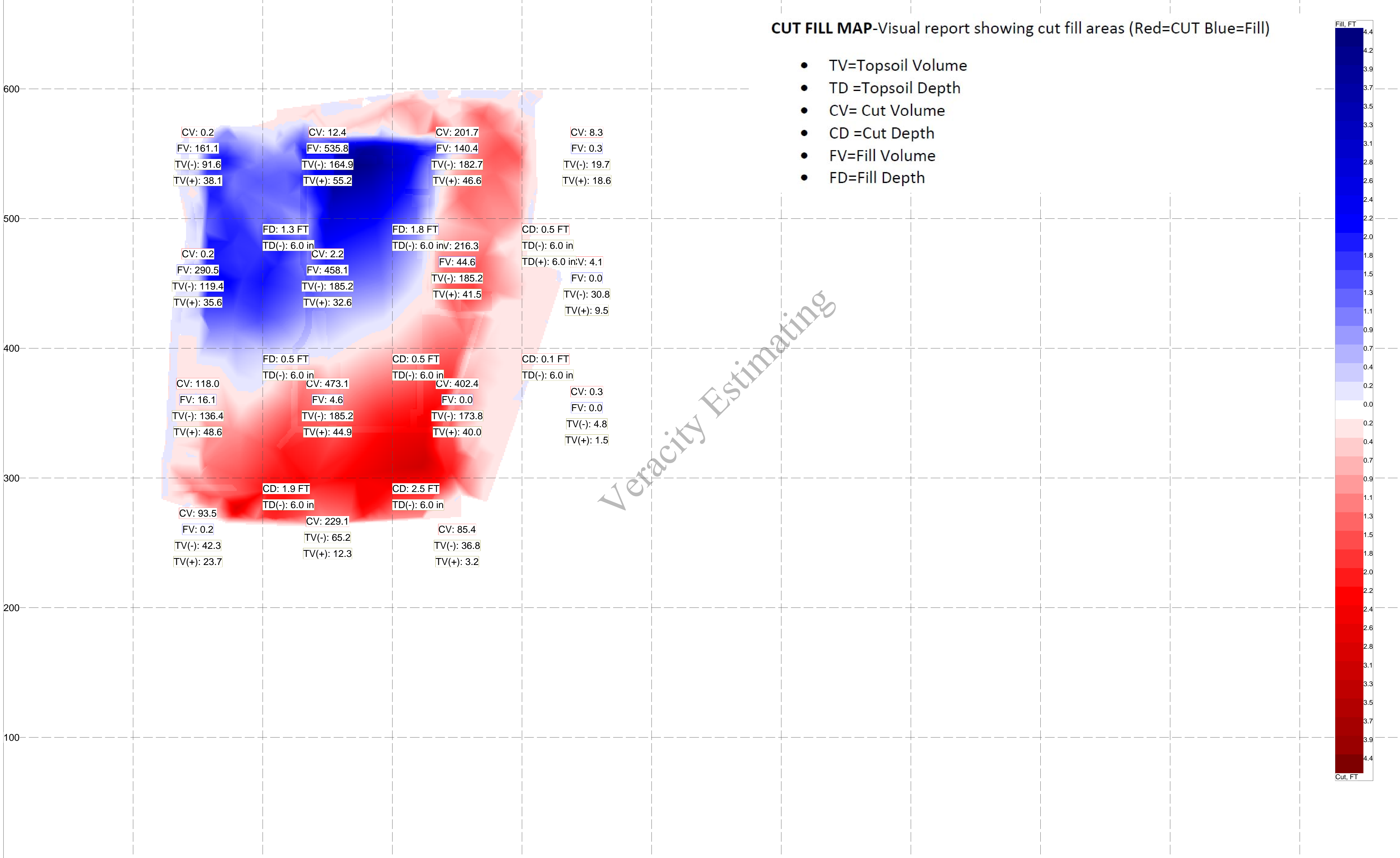


Veracity Estimating



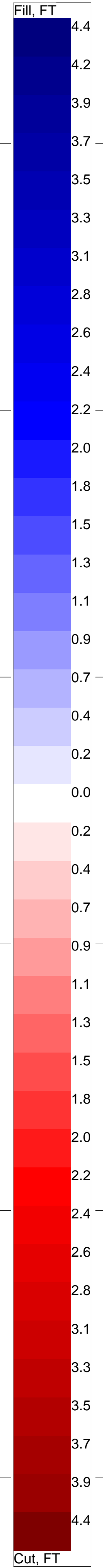
CUT FILL MAP-Visual report showing cut fill areas (Red=CUT Blue=Fill)

- 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
CV: 0.2 FV: 290.5 TV(-): 119.4 TV(+): 35.6	FD: 1.3 FT TD(-): 6.0 in CV: 2.2 FV: 458.1 TV(-): 185.2 TV(+): 32.6	FD: 1.8 FT TD(-): 6.0 in FV: 44.6 TV(-): 185.2 TV(+): 41.5	CD: 0.5 FT TD(-): 6.0 in TD(+): 6.0 in FV: 0.0 TV(-): 30.8 TV(+): 9.5
CV: 118.0 FV: 16.1 TV(-): 136.4 TV(+): 48.6	FD: 0.5 FT TD(-): 6.0 in CV: 473.1 FV: 4.6 TV(-): 185.2 TV(+): 44.9	CD: 0.5 FT TD(-): 6.0 in CV: 402.4 FV: 0.0 TV(-): 173.8 TV(+): 40.0	CD: 0.1 FT TD(-): 6.0 in CV: 0.3 FV: 0.0 TV(-): 4.8 TV(+): 1.5
CV: 93.5 FV: 0.2 TV(-): 42.3 TV(+): 23.7	CD: 1.9 FT TD(-): 6.0 in CV: 229.1 TV(-): 65.2 TV(+): 12.3	CD: 2.5 FT TD(-): 6.0 in CV: 85.4 TV(-): 36.8 TV(+): 3.2	

Veracity Estimating





Description	Qty	Units	Color	Price	Extended
CLEARING AND SITE PREPARATION					
SAWCUT	261	FT	Blue	\$	-
CURB T.B.R.	268	FT	Cyan	\$	-
ASPHALT PAVING T.B.R.	403	SQ FT	Magenta	\$	-
HYDRANT T.B.R.	1	EA	Red	\$	-
SOIL EROSION & SEDIMENT CONTROL					
SILT FENCE	523	FT	Green	\$	-
INLET PROTECTION	7	EA	Blue	\$	-
CONSTRUCTION ENTRANCE	512	SQ FT	Yellow	\$	-
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	Olive	\$	-
8" SANITARY	90	FT	Blue	\$	-
CLEANOUT	3	EA	Purple	\$	-
STORM SEWER					
5' CURB INLET, 0-8' DP.	3	EA	Teal	\$	-
WYE INLET, 0-8' DP.	1	EA	Red	\$	-
2'X2' GRATE INLET, 0-8' DP.	3	EA	Green	\$	-
3'X3' JUNCTION STRUCTURE	1	EA	Yellow	\$	-
18"X12" CONNECTION	3	EA	Magenta	\$	-
12" 45 DEG BEND	2	EA	Red	\$	-
18" 45 DEG BEND	3	EA	Green	\$	-
12" HDPE, 0-8' DP.	88	FT	Cyan	\$	-
18" RCP, 0-8' DP.	548	FT	Blue	\$	-
WATER DISTRIBUTION					
6" DIP FIRE SERVICE	140	FT	Green	\$	-
3" DOMESTIC SERVICE	130	FT	Green	\$	-
6" 45 DEG BEND	3	EA	Teal	\$	-
6" 90 DEG BEND	1	EA	Blue	\$	-
8"X6" REDUCER	1	EA	Purple	\$	-
6" DCVA VAULT	1	EA	Red	\$	-
10"X4" TEE	1	EA	Blue	\$	-
4"X3"	1	EA	Magenta	\$	-
3" 90 DEG .BEND	2	EA	Cyan	\$	-
3" METER VAULT	1	EA	Red	\$	-
8"X1" REDUCER	1	EA	Teal	\$	-
1" IRRIGATION METER BOX	1	EA	Red	\$	-
CURB & PAVEMENT					
CONCRETE CURB & GUTTER	1,922	FT	Green	\$	-
CONCRETE SIDEWALK 4" THK.	6,397	SQ FT	Olive	\$	-
CONCRETE PAVEMENT 6" THK.	45,055	SQ FT	Blue	\$	-
CONCRETE PAVING 8" THK.	753	SQ FT	Purple	\$	-

No Waste Added

\$ -



VERACITY
ESTIMATING

Construction Estimation Services

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

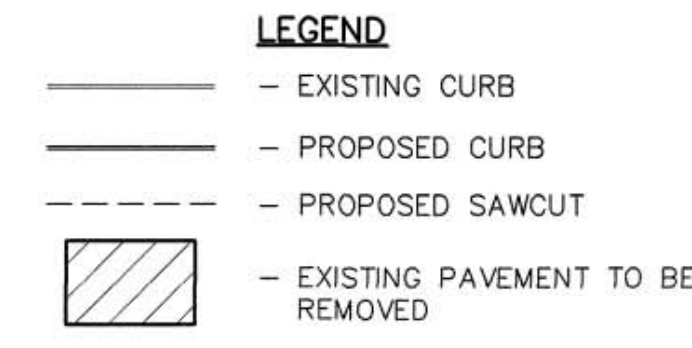
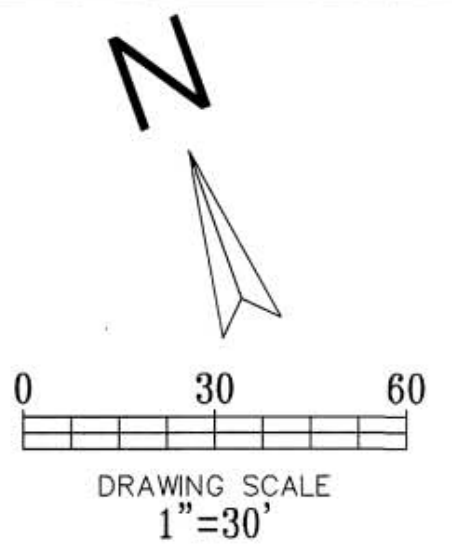
\$783

\$59,464

\$149,330

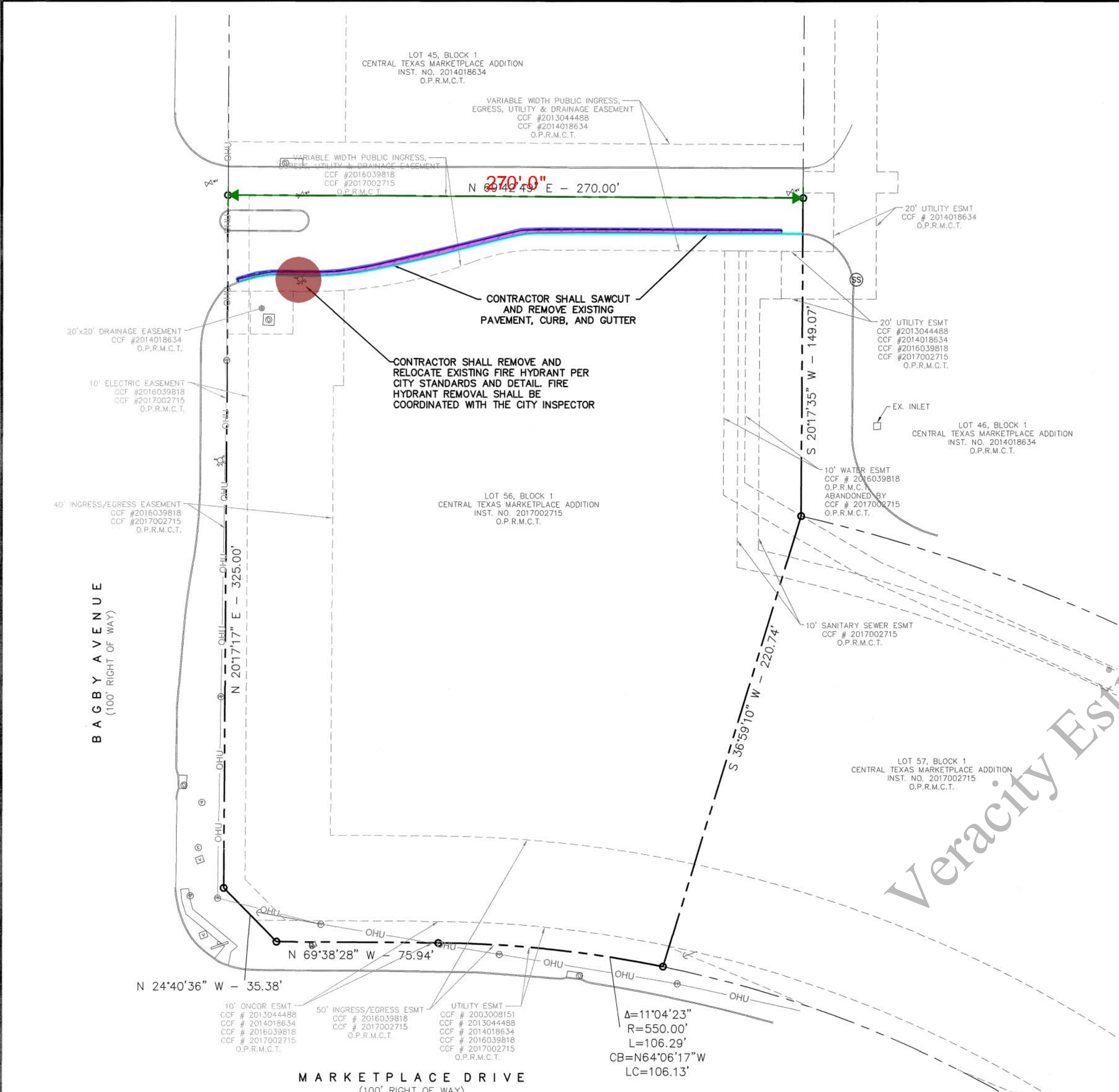


PLOT DATE	10/05/17
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD17018
SHEET NUMBER	3



- 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 SIGNAGE DURING CONSTRUCTION FOR SIDEWALK WORK/CLOSURES.

Veracity Estimating



	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.

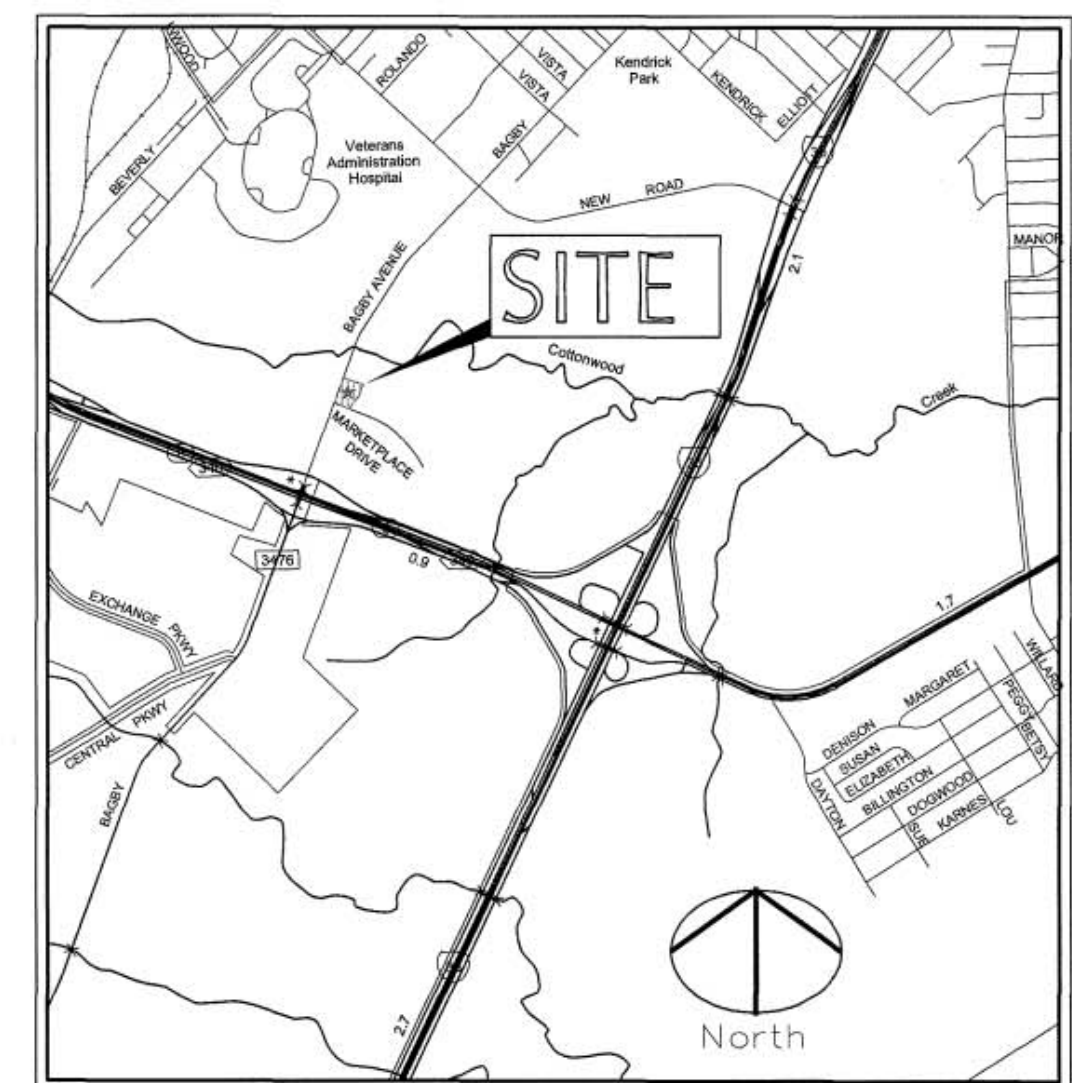
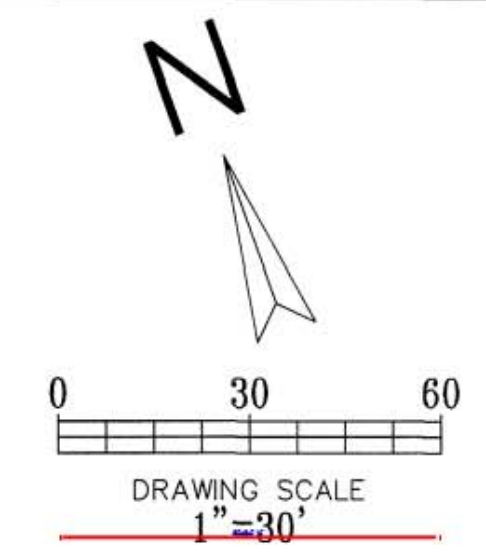
CALL: TEXAS ONE CALL @ 1-800-245-4545 AT LEAST 48 HRS PRIOR TO CONSTRUCTION.

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.

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



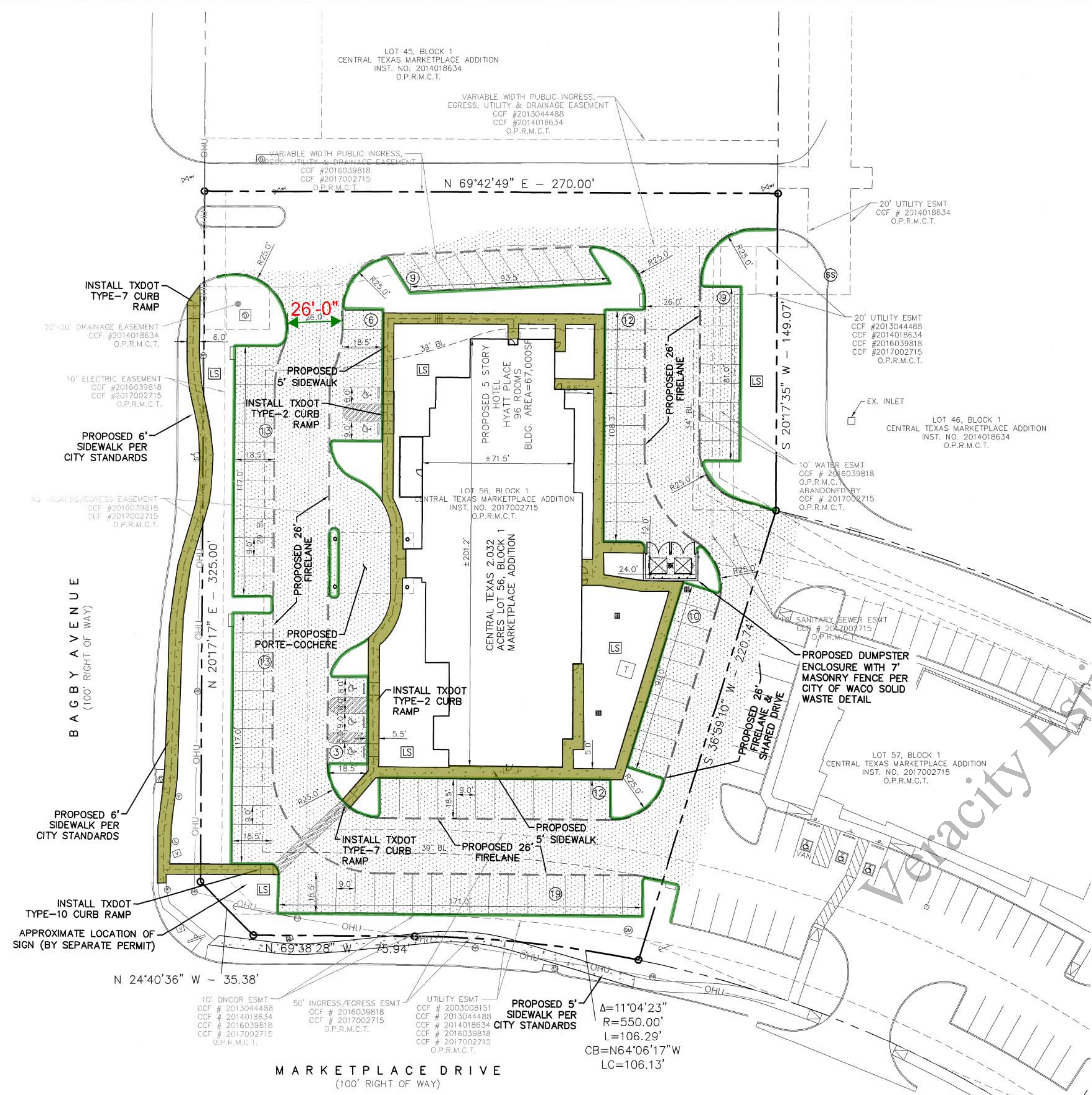
VICINITY MAP
 NTS

LEGEND

- EXISTING CURB
- PROPOSED CURB
- Ⓟ PARKING SPACES IN A ROW
- Ⓛ 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:**
- LIGHTING FOR THE SITE PLAN SHALL MEET WITH THE CITY OF WACO CODE OF ORDINANCES SECTION 28-809.
 - ALL PARKING SPACES ARE 9' WIDE AND 18.5' LONG, UNLESS OTHERWISE NOTED.
 - ALL DIMENSIONS ARE FROM FACE OF CURB, EDGE OF PAVEMENT OR FACE OF BUILDING.



CONCRETE CURB & GUTTER
CONCRETE SIDEWALK 4" THK.

1922.1 FT
6397.5 SQ FT

!!! 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.

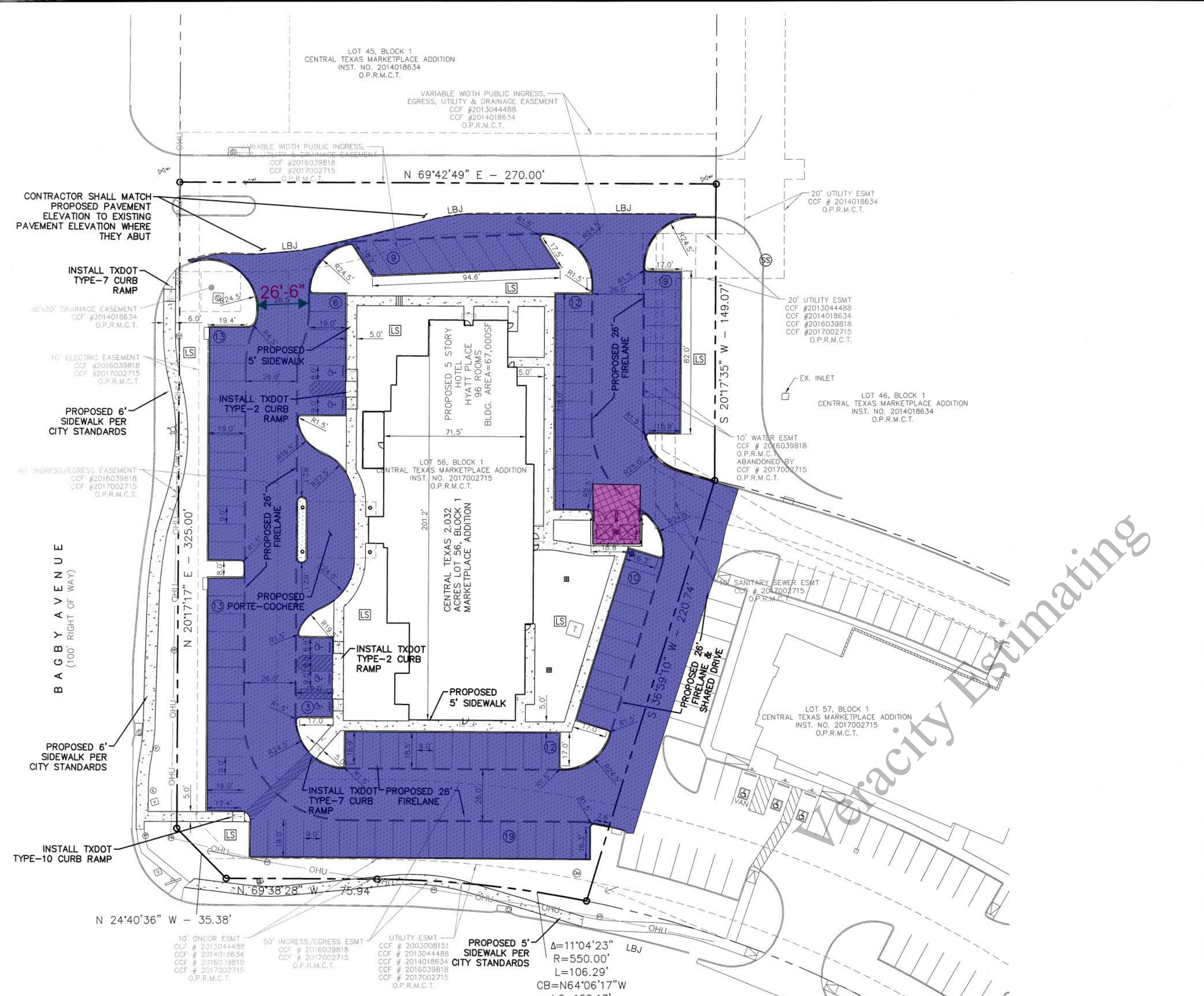
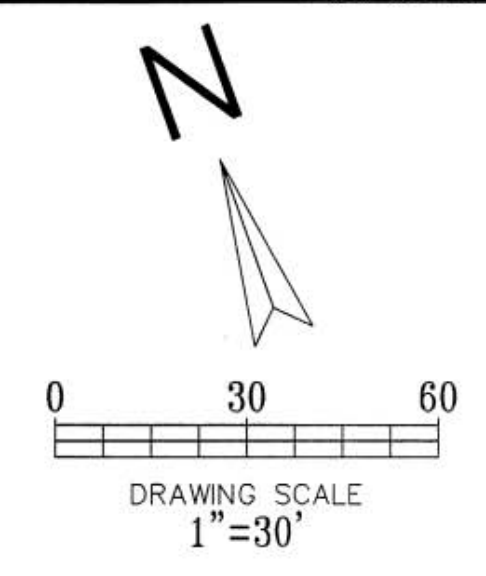
OWNER/DEVELOPER:
 MOONLIGHT HOSPITALITY LP
 221 REGENCY PKWY
 MANSFIELD, TEXAS 75063
 EMAIL: chavda4@gmail.com
 CONTACT: CHAITANYA CHAVDA

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 SANITARY 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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- LEGEND**
- EXISTING CURB
 - PROPOSED CURB
 - LBJ — CONSTRUCT LONGITUDINAL BUTT JOINT
 - ⊙ — PROPOSED PARKING SPACES IN A ROW
 - BFR — PROPOSED BARRIER FREE RAMP
 - - - PROPOSED SAWCUT
 - LS — PROPOSED LANDSCAPING AREA
 - — GRATE INLET
 - [Pattern] 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.
 - [Pattern] 6" 3600 PSI REINFORCED CONCRETE PAVEMENT - ON STABILIZED AND COMPACTED SUBGRADE PER THE GEOTECHNICAL REPORT.
 - [Pattern] 8" 3600 PSI REINFORCED CONCRETE PAVEMENT - ON STABILIZED AND COMPACTED SUBGRADE PER THE GEOTECHNICAL REPORT.

- 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 OTHERWISE 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 OTHERWISE 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

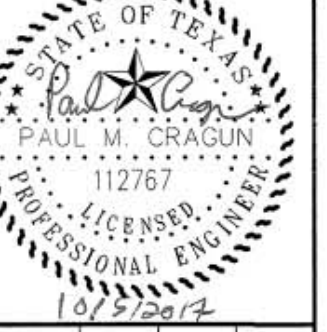
!!! CAUTION !!!
UNDERGROUND UTILITIES
 EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY 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.

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

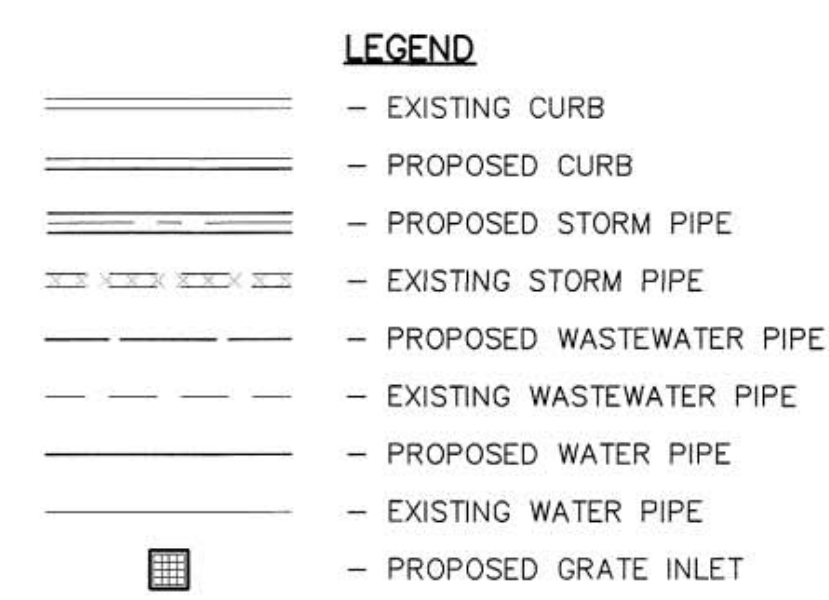
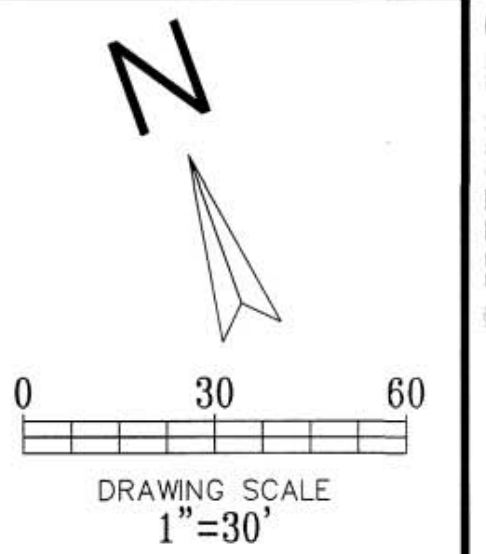
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FOR REVIEW, NOT FOR CONSTRUCTION



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



- GENERAL NOTES:**
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY'S STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS EXCEPT AS NOTED HEREIN OR APPROVED BY THE CITY.
 - 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.
 - ALL DRAINAGE STRUCTURES SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI AT 28 DAYS.
 - 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.
 - CONTRACTOR SHALL HAVE A TRENCH SAFETY PLAN AND A TRAFFIC CONTROL PLAN (IF REQUIRED) AT THE TIME OF PRE-CONSTRUCTION MEETING.
 - 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.
 - CONSTRUCTION SHALL BEGIN AT DOWNSTREAM END OF PROJECT AND CONTINUE UPSTREAM WITH PIPE GROOVES FACING UPSTREAM.
 - CONTRACTOR SHALL PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
 - 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.
 - SEE WATER AND SANITARY SEWER PLAN FOR ADDITIONAL INFORMATION RELATED TO OTHER UTILITY CONSTRUCTION.
 - ALL TRENCH BACKFILL FOR PUBLIC STORM SEWER SHALL BE COMPACTED AS REQUIRED BY THE CITY.

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

- 3.0 EA
- 1.0 EA
- 3.0 EA
- 1.0 EA
- 548.0 FT
- 3.0 EA
- 88.4 FT
- 2.0 EA
- 3.0 EA

WYE INLET LOCATED AT THE NORTHWEST CORNER OF
 MANHOLE LOCATED NORTHEAST OF THE SITE AND
 UTILITY EASEMENT

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

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!!! CAUTION !!!
 UNDERGROUND UTILITIES

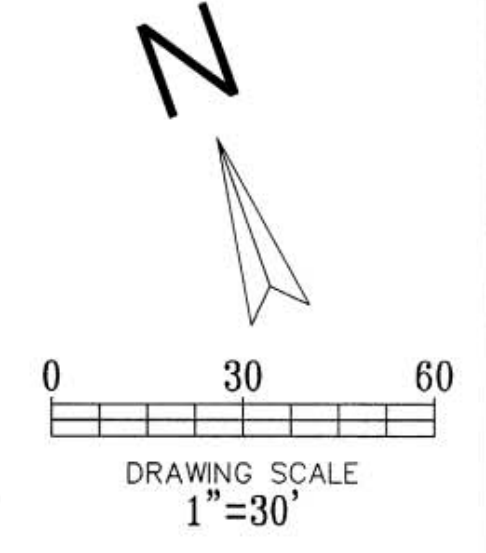
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FOR REVIEW, NOT FOR CONSTRUCTION

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



- 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

- GENERAL NOTES:**
- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE CITY STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, EXCEPT AS NOTED HEREIN AND APPROVED BY THE CITY.
 - 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.
 - 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.
 - 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.
 - ANY UTILITY INSTALLED OUTSIDE OF AN EASEMENT SHALL BE INSTALLED BY A PLUMBER AND INSPECTED BY CODE ENFORCEMENT.

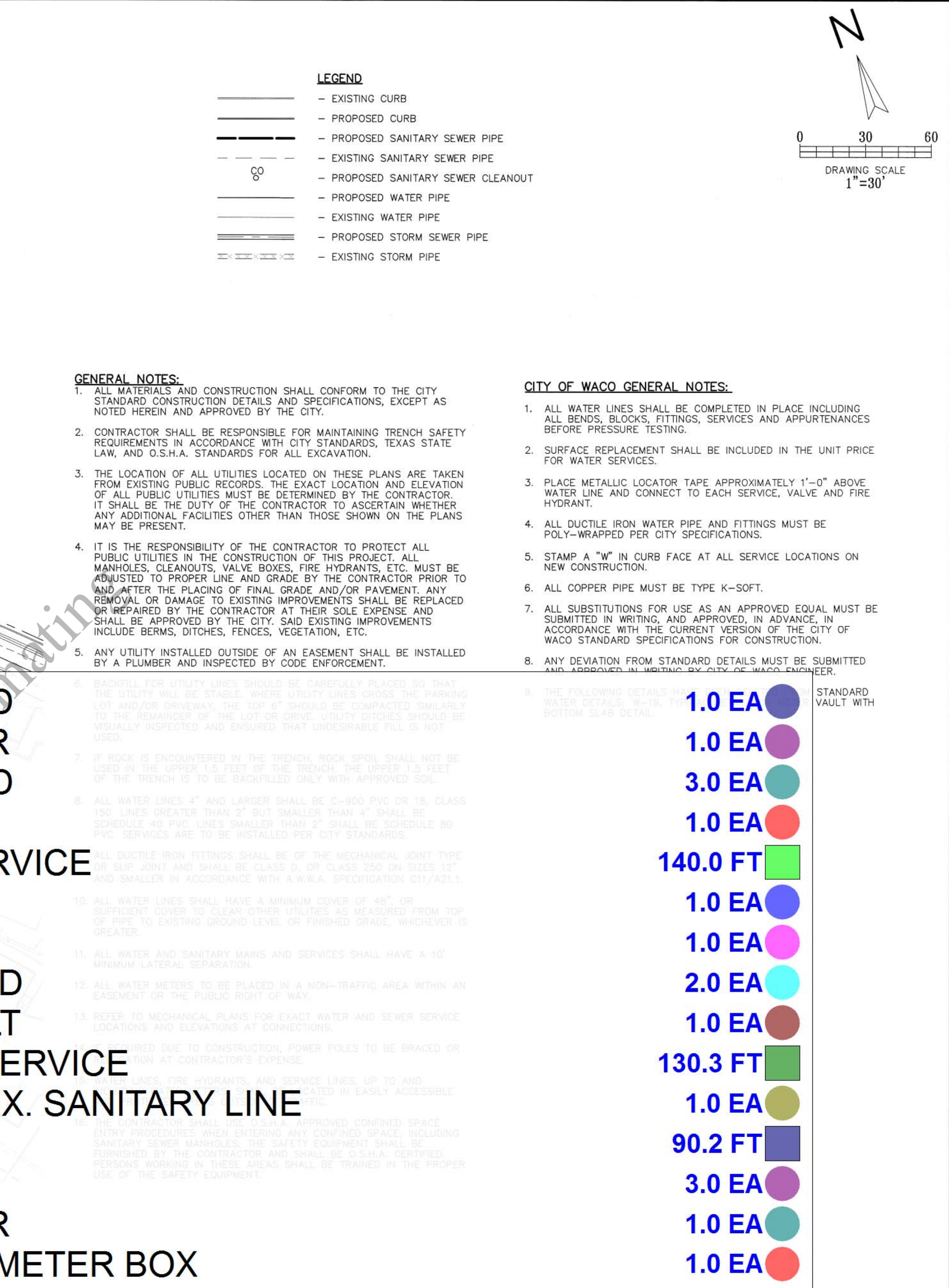
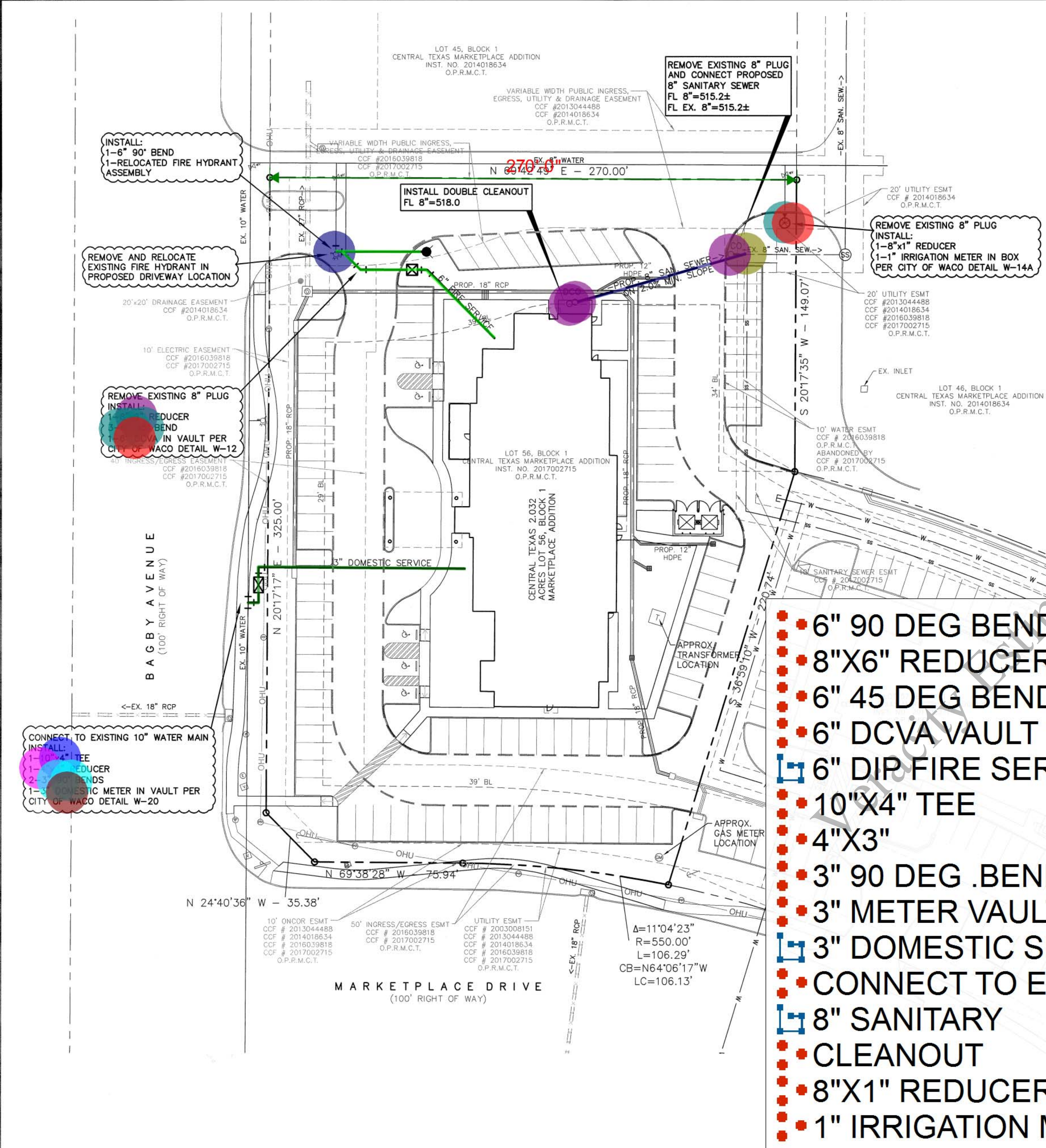
- CITY OF WACO GENERAL NOTES:**
- ALL WATER LINES SHALL BE COMPLETED IN PLACE INCLUDING ALL BENDS, BLOCKS, FITTINGS, SERVICES AND APPURTENANCES BEFORE PRESSURE TESTING.
 - SURFACE REPLACEMENT SHALL BE INCLUDED IN THE UNIT PRICE FOR WATER SERVICES.
 - PLACE METALLIC LOCATOR TAPE APPROXIMATELY 1'-0" ABOVE WATER LINE AND CONNECT TO EACH SERVICE, VALVE AND FIRE HYDRANT.
 - ALL DUCTILE IRON WATER PIPE AND FITTINGS MUST BE POLY-WRAPPED PER CITY SPECIFICATIONS.
 - STAMP A "W" IN CURB FACE AT ALL SERVICE LOCATIONS ON NEW CONSTRUCTION.
 - ALL COPPER PIPE MUST BE TYPE K-SOFT.
 - 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.
 - ANY DEVIATION FROM STANDARD DETAILS MUST BE SUBMITTED AND APPROVED IN WRITING BY CITY OF WACO ENGINEER.

- 6" 90 DEG BEND
- 8"X6" REDUCER
- 6" 45 DEG BEND
- 6" DCVA VAULT
- 6" DIP FIRE SERVICE
- 10"X4" TEE
- 4"X3"
- 3" 90 DEG BEND
- 3" METER VAULT
- 3" DOMESTIC SERVICE
- CONNECT TO EX. SANITARY LINE
- 8" SANITARY CLEANOUT
- 8"X1" REDUCER
- 1" IRRIGATION METER BOX

- 1.0 EA [Blue Circle]
- 1.0 EA [Purple Circle]
- 3.0 EA [Teal Circle]
- 1.0 EA [Red Circle]
- 140.0 FT [Green Square]
- 1.0 EA [Blue Circle]
- 1.0 EA [Pink Circle]
- 2.0 EA [Cyan Circle]
- 1.0 EA [Brown Circle]
- 130.3 FT [Green Square]
- 1.0 EA [Olive Circle]
- 90.2 FT [Blue Square]
- 3.0 EA [Purple Circle]
- 1.0 EA [Teal Circle]
- 1.0 EA [Red Circle]

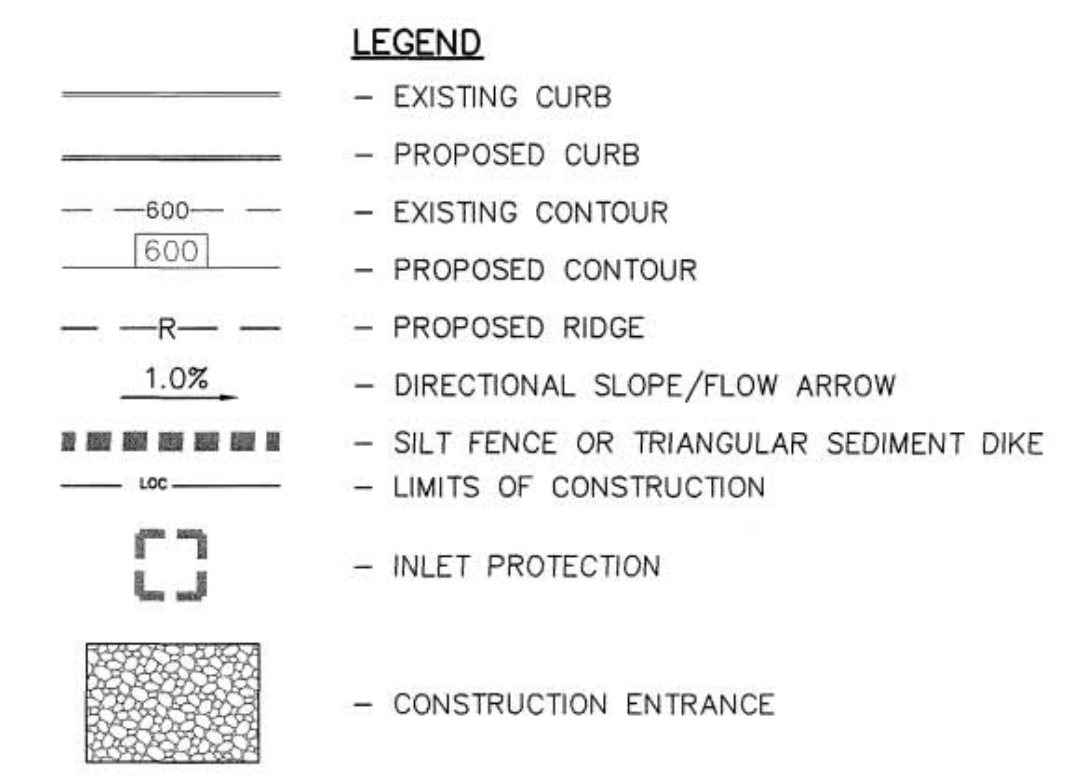
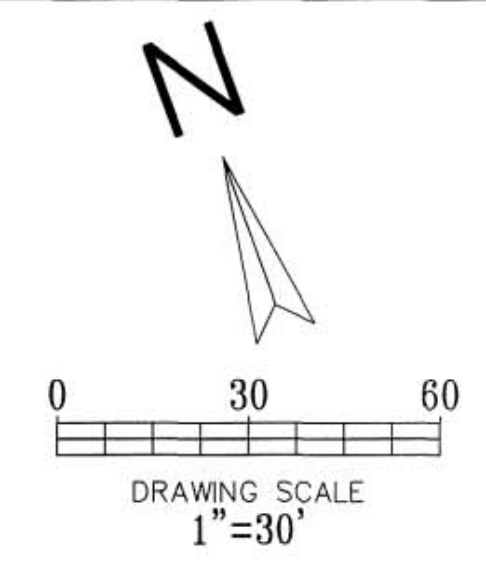
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PLOT DATE	10/05/17
DRAWING SCALE	1" = 30'
PROJECT NUMBER	CD17018
SHEET NUMBER	14



- GENERAL NOTES:**
- 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.
 - ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE PROJECT.
 - 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.
 - 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.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE STORM WATER POLLUTION AND PREVENTION PLAN (SWPPP) IF REQUIRED.
 - ALL EROSION CONTROL IN THE CITY R.O.W SHALL BE PER CITY AND/OR TXDOT STANDARDS AND DETAILS.
 - EROSION CONTROL MATTING SHALL BE INSTALLED ON ALL SLOPES 3:1 AND STEEPER.
 - APPROVED PLANS AND NPDES DAILY LOG MUST BE ON SITE AT ALL TIMES.
 - CONTRACTOR MUST ATTEND CITY OF WACO PRE-CONSTRUCTION MEETING PRIOR TO SITE INITIATION.
 - WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE.
 - 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.
 - ALL DISTURBED AREAS MUST BE VEGETATED WITHIN 14 DAYS OF FINAL GRADE.
 - ALL FILL SLOPES SHALL HAVE SILT FENCE AT THE TOE OF THE SLOPE.
 - THIS SITE DOES NOT CONTAIN ANY WATERS OR WETLANDS.

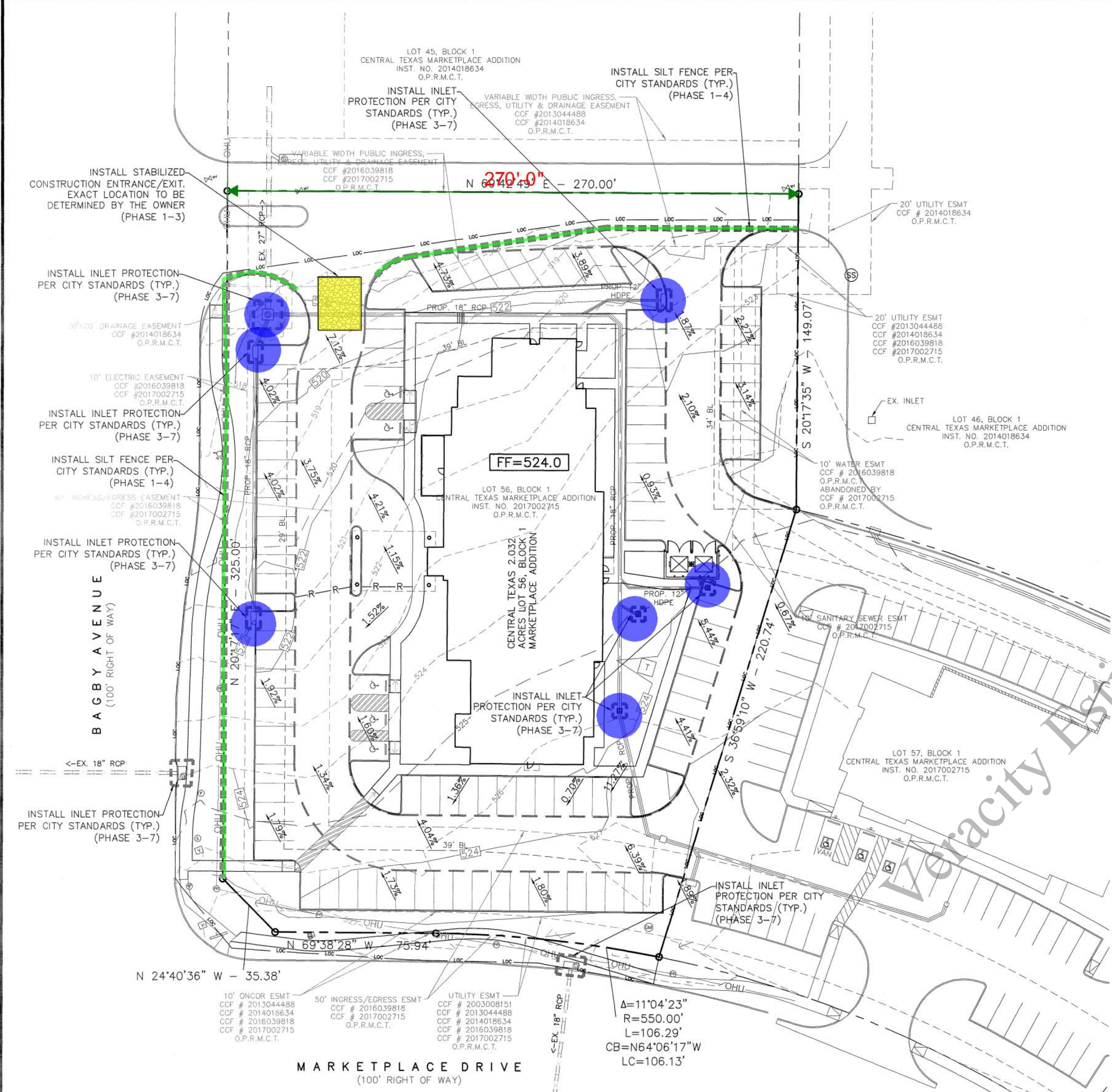
CONTACT RESPONSIBLE FOR EROSION & SEDIMENT CONTROL PLAN:

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



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