



# Travis County Emergency Services District No.12

**Fire Prevention Office**

11200 Gregg Ln. • PO Box 846  
Manor, Texas 78653  
O: 512-272-4502 • F: 512-428-5114

**Ryan Smith, Fire Chief**

## Alternative Methods of Compliance (AMOC)

**Date of Notice: October 28, 2021**

**Applicant:**

Ben Henry  
Langan Engineering  
8951 Cypress Waters Blvd  
Suite 150  
Dallas, TX 75019

**Project Address:**

Bank of America  
SWC Hwy 290 & FM 973  
Manor, TX 78653

**AMOC Request Date:** 10/13/2021

**AMOC Approved:** YES (AMOC #1 ONLY)

**AMOC Topic:** Fire Lane turn radius

**Permit Number:** 2021-1118

**Mr. Henry,**

A thorough review has been conducted on your AMOC request and letter dated October 13, 2021. Your proposed submittal was compared to the requirements set forth in the IFC 2015 with local amendments, IBC 2015, and any local amendments, and NFPA 13 2013 Ed.

We have found that your AMOC #1 request meets an alternative requirement of the local code adoptions and amendments and is approved.

However, we did note that the fire lane width in front of the building is less than the 25 feet as required by code.

Items reviewed are listed below.

- AMOC Request
  - AMCO item 1 – Turn radius
  - AMOC item 2 - does not apply to fire code and was not reviewed
- Provided site plan, pg C3.0

**NOTE:**

- Correct fire lane widths for site plan review.

**Local AMOC Authority**

**2015 IFC Sec. 104.9 Alternative materials and methods.** The provisions of this code are not intended to prevent the installation of any material or to prohibit any method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*. The *fire code official* is authorized to approve an alternative material or method of construction where the *fire code official* finds that the proposed design is satisfactory and complies with the intent of the provisions of this code,



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and that the material, method or work offered is, for the purpose intended, at least the equivalent of that prescribed in this code in quality, strength, effectiveness, *fire resistance*, durability and safety. Where the alternative material, design or method of construction is not approved, the *fire code official* shall respond in writing, stating the reasons why the alternative was not approved.

**2015 IFC Sec. 104.6.4 Administrative.** Application for modification, alternative methods or materials and the final decision of the *fire code official* shall be in writing and shall be officially recorded in the permanent records of the *fire code official*.

Respectfully,

A handwritten signature in blue ink, appearing to read 'RS', is written over the typed name 'Ryan Smith'.

Ryan Smith  
Fire Chief

CC: TCESD12 Fire Prevention Division  
FireInspections360 Records Management System (FI360)



TRAVIS COUNTY EMERGENCY SERVICES DISTRICT No. 12

11200 Gregg Lane
Manor, TX 78653
(512) 272-4502

DATE:

ALTERNATE METHOD OF COMPLIANCE REQUEST

ADDRESS: SWC Hwy 290 & FM 973
USE: Financial / Bank
TYPE OF CONSTRUCTION: II-B
OCCUPANCY CLASSIFICATION: Group B - Business
NEW CONSTRUCTION: YES [X] NO [ ]
NUMBER OF BUILDINGS: 1
NUMBER OF STORIES: 1
SPRINKLERED: YES [ ] NO [X]
BUILDING SQUARE FOOTAGE: 4087 sf
NAME OF DEVELOPMENT: Manor Commons
CONTACT PERSON: Ben Henry
PHONE NUMBER: (817) 944-1571

Table with 2 columns: DEVELOPER NAME & ADDRESS, ENGINEER NAME & ADDRESS. Developer: Greenview Manor Commons SW LP, 501 Vale Street, Austin, TX 78746. Engineer: Jack Garner, PE, 11801 Domain Blvd, 3rd Floor, Austin, TX 78758.

SELECT ONE: SITE [X], BUILDING, FIRE SPRINKLER, OTHER

PROPOSAL DESCRIPTION: Explain how it is equivalent or what the hardship is. Attach documentation if needed. Developer shall provide letter of approval to AMOC and engineer of record shall seal this AMOC. Bank of America seeks to develop the SW corner lot of Hwy 290 & FM 973. Lot width at the frontage (north) is 151.83 and narrows to 100.18' at the rear (south). Within the lot to the east exists floodplain and an 8" gas easement. What-a-burger exists to the west. AMOC #1 - Inside firelane radius at the NE corner of the building is 13' (25' req.) Outside radius has been increased to 25' (50' req.) for a firelane radial width in excess of 25' (29'-6" provided w/o FH). AMOC #2 - City requires an ATM to provide queuing for three (8' x 20') cars. This third car at the southern ATM reduces the clear firelane to 23' (25' req.) Consideration is requested to approve AMOC #1 and #2 as illustrated with plan sheets included. AMOC #1 REVIEWED ONLY

Signature of Applicant or Legal Representative: Ben Henry
Printed Name: Ben Henry
Date: 10-13-2021

FOR AUTHORITY HAVING JURISDICTION USE ONLY
EVALUATION BY: P. SMITH TITLE: FIRE CHIEF DATE: 10/20/21
APPROVED BY: P. SMITH TITLE: FIRE CHIEF DATE: 10/20/21

# Plans for the Construction of WATER, SEWER, PAVING, GRADING & DRAINAGE IMPROVEMENTS

To Serve

## BANK OF AMERICA AT MANOR COMMONS

IN THE CITY OF MANOR, TEXAS,  
TRAVIS COUNTY, TEXAS

OWNER/DEVELOPER  
JONES LANG LASALLE  
7105 CORPORATE DR  
PLANO, TEXAS 75024  
CONTACT: AMY CLARK  
PHONE: 214-709-9783  
EMAIL: AMY.CLARK@AMJLL.COM

ARCHITECT  
NELCO ARCHITECTURE, INC.  
12400 COIT RD, STE. 510  
DALLAS, TEXAS 75251  
CONTACT: ROB SULLIVAN, RA, NCARB  
PHONE: (214) 836-1561  
EMAIL: RSULLIVAN@NELSONWWW.COM

CIVIL ENGINEER  
LANGAN | ADAMS  
3606 N. MOGAC EXPRESSWAY, SUITE 110  
AUSTIN, TX 78758  
CONTACT: JACK GARNER, P.E.  
PHONE: (337) 285-7800  
EMAIL: JGARNER@LANGAN.COM

LANDSCAPE ARCHITECT  
LANGAN  
3606 N. MOGAC EXPRESSWAY, SUITE 110  
AUSTIN, TX 78759  
CONTACT: BEN HENRY, P.L.A., LEED AP BD+C  
PHONE: (817) 328-3200  
EMAIL: BHENRY@LANGAN.COM

SURVEYOR  
LANGAN | ADAMS  
1516 E PALM VALLEY BLVD., STE. AA  
ROUND ROCK, TEXAS 78664  
CONTACT: CHRIS HENDERSON R.P.L.S.  
PHONE: (817) 483-4971  
EMAIL: CHRIS@JPHLS.COM



### SITE MAP

SCALE  
1" = 200'

**LANGAN | Adams**

3606 N. Mogac Expressway, Ste. 110 • Austin, Texas 78759 • (377) 285-7800

UNIFORM PROJECT NO. 150017501

## October 2021

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF MANOR AND TRAVIS COUNTY ESD NO. 12 MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER. REVIEW OF THE SUBMITTED MATERIALS DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR ORDINANCE COMPLIANCE BY THE CITY ENGINEER.

**TRAVIS COUNTY ESD NO. 12**

RECEIVED BY FIRE PREVENTION DIVISION

APPROVAL AUTHORITY TO FIELD INSPECTIONS AND REQUIRED PERMITS, NOTATIONS, RECORDS, CORRECTIONS APPLICABLE UNDER SECTION 100.00

THIS IS A DESIGN AND CONSTRUCTION PERMIT. ALL PERMITS MUST BE APPROVED BY THE CITY ENGINEER OF RECORD OR ANY OTHER AUTHORIZED PERSONNEL. THIS PERMIT IS NOT VALID UNTIL APPROVED BY THE CITY ENGINEER OF RECORD.

Plan Type: \_\_\_\_\_  
 Reviewed by: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 City Engineer: \_\_\_\_\_  
 Name: \_\_\_\_\_

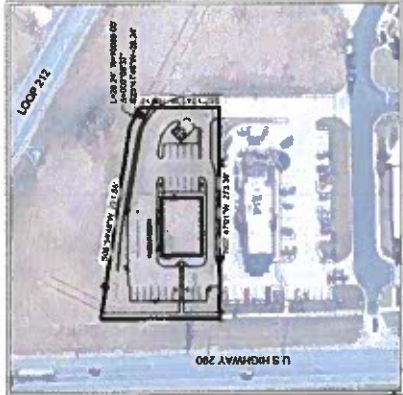
**AMOC REVIEW ONLY**



Sheet Number	Sheet Title
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C1.2	MAJOR CONSTRUCTION NOTES
C1.3	TOPOGRAPHIC SURVEY
C2.0	DEMOLITION AND EROSION CONTROL PLAN
C3.0	SITE PLAN
C4.0	GRADING PLAN
C5.0	EXISTING DRAINAGE AREA MAP
C5.1	PROPOSED DRAINAGE AREA MAP
C5.2	DRAINAGE PLAN
C6.0	UTILITY PLAN
C7.0	EROSION CONTROL DETAILS
C7.1	WATER DETAILS
C7.2	SANITARY SEWER DETAILS
C7.3	WALL & DRAINAGE DETAILS
C7.4	PAVING DETAILS
L1.0	LANDSCAPE PLAN
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION DETAILS

SITE SUMMARY	
PROPERTY ADDRESS:	11000 POND DRIVE MANOR, TEXAS 78053
APPLICABLE CODE:	2018 INTERNATIONAL FIRE CODE
CLIENT SOURCE DISTRICT:	C-3 RESIDENT COMMERCIAL
TOTAL SITE AREA:	9.846 AC
AREA WITHIN LIMITS OF CONSTRUCTION:	48,891 AC
APPROXIMATE COVER:	17%
IRREGULAR COVER:	48.82 AC
IRREGULAR COVER:	48.82 SF
LOCAL JURISDICTION:	CITY OF LUTZ, BELL COUNTY, TEXAS
DATE OF PREPARATION:	SEPTEMBER 2021
DESIGNER:	LANGAN   ADAMS
DATE OF SUBMITTAL:	SEPTEMBER 2021
PROJECT NO.:	150017501

This page was reviewed for the Alternative Methods of Compliance Request (AMOC) ONLY dated 10/13/21. This review is not a formal Site Plan Review nor Site Plan Approval. Chief Smith 10/28/21



### LEGEND

**PROPOSED FACE AND BACK OF CURB**

**PROPOSED LIGHT TRAFFIC SIGNAL**

**PROPOSED SIGNAGE**

**PROPOSED RETAINING WALL**

**PAVEMENT**

**PAVEMENT WITHIN FIRE LANE**

**PAVEMENT WITHIN FIRE LANE WITH TRUCK MOUNTED FRONT LOADING (TMFL) WAREHOUSE**

**PROPOSED LIGHT TRAFFIC SIGNAL**

**PROPOSED SIGNAGE**

**PROPOSED RETAINING WALL**

**PAVEMENT**

**PAVEMENT WITHIN FIRE LANE**

**PAVEMENT WITHIN FIRE LANE WITH TRUCK MOUNTED FRONT LOADING (TMFL) WAREHOUSE**



**PROPOSED LIGHT TRAFFIC SIGNAL**

**PROPOSED SIGNAGE**

**PROPOSED RETAINING WALL**

**PAVEMENT**

**PAVEMENT WITHIN FIRE LANE**

**PAVEMENT WITHIN FIRE LANE WITH TRUCK MOUNTED FRONT LOADING (TMFL) WAREHOUSE**

**EXISTING COLUMN ACCESS DRIVE**

**WASTE STRIKE 1P OC**

**WASTE STRIKE 2P OC**

**WASTE STRIKE 3P OC**

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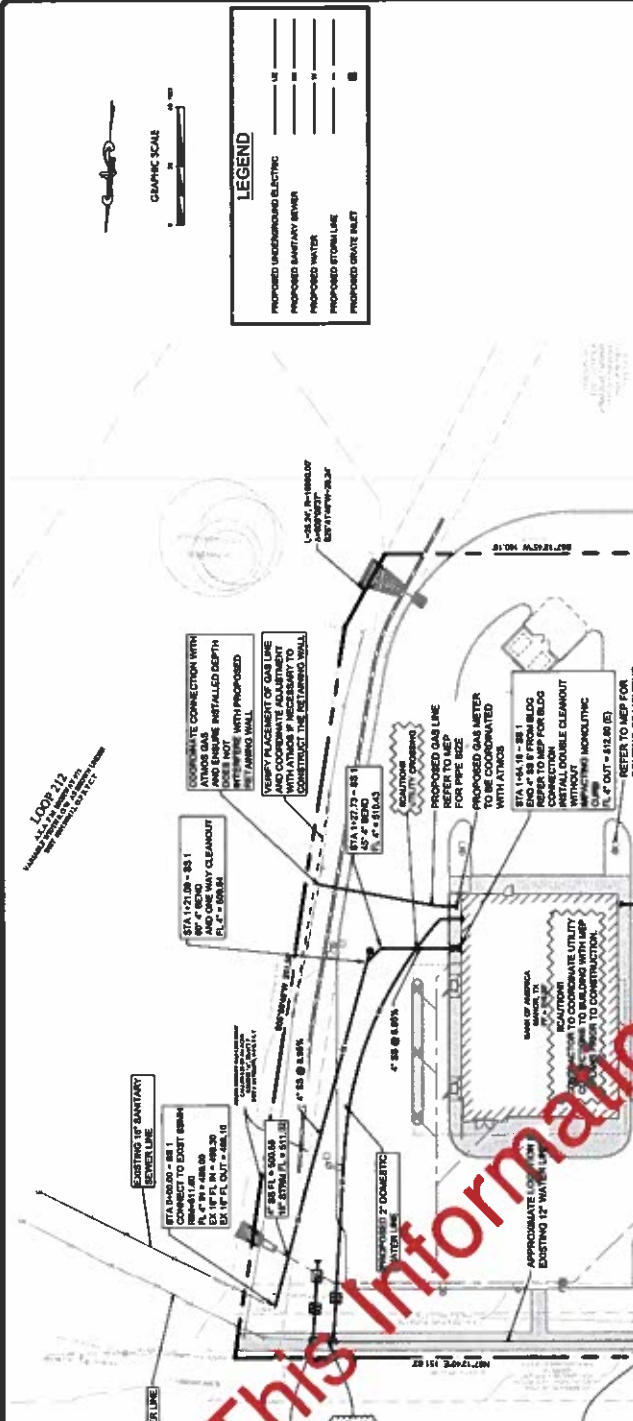
REVISIONS	
NO.	DATE

LANGAN | Adams  
 9606 N. Macpherson Expressway, Suite 1100 • Dallas, Texas 75238 • (214) 343-7300

UTILITY PLAN  
 BANK OF AMERICA AT MANOR COMMONS  
 12828 RING DRIVE, MANOR, TEXAS 78653-2105



PROJECT NO.	C6.10
DATE	
DESIGNED BY	
CHECKED BY	
DATE	



- WATER AND SEWER GENERAL NOTES**
1. ALL WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE AND FEDERAL STANDARDS FOR WATER SUPPLY SYSTEMS. PROVIDE VALVE EXTENSION TO ALL VALVES INSTALLED OR DEeper THAN 6 FEET.
  2. ALL SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE AND FEDERAL STANDARDS FOR SEWERAGE COLLECTION SYSTEMS. PROVIDE VALVE EXTENSION TO ALL VALVES INSTALLED OR DEeper THAN 6 FEET.
  3. ALL WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE AND FEDERAL STANDARDS FOR WATER SUPPLY SYSTEMS. PROVIDE VALVE EXTENSION TO ALL VALVES INSTALLED OR DEeper THAN 6 FEET.
  4. ALL SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE AND FEDERAL STANDARDS FOR SEWERAGE COLLECTION SYSTEMS. PROVIDE VALVE EXTENSION TO ALL VALVES INSTALLED OR DEeper THAN 6 FEET.
  5. ALL WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE AND FEDERAL STANDARDS FOR WATER SUPPLY SYSTEMS. PROVIDE VALVE EXTENSION TO ALL VALVES INSTALLED OR DEeper THAN 6 FEET.
  6. ALL SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE AND FEDERAL STANDARDS FOR SEWERAGE COLLECTION SYSTEMS. PROVIDE VALVE EXTENSION TO ALL VALVES INSTALLED OR DEeper THAN 6 FEET.
  7. ALL WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE AND FEDERAL STANDARDS FOR WATER SUPPLY SYSTEMS. PROVIDE VALVE EXTENSION TO ALL VALVES INSTALLED OR DEeper THAN 6 FEET.
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  9. ALL WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE AND FEDERAL STANDARDS FOR WATER SUPPLY SYSTEMS. PROVIDE VALVE EXTENSION TO ALL VALVES INSTALLED OR DEeper THAN 6 FEET.
  10. ALL SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE AND FEDERAL STANDARDS FOR SEWERAGE COLLECTION SYSTEMS. PROVIDE VALVE EXTENSION TO ALL VALVES INSTALLED OR DEeper THAN 6 FEET.

**LEGEND**

PROPOSED UNDERGROUND ELECTRIC	—E—
PROPOSED SANITARY SEWER	—S—
PROPOSED WATER	—W—
PROPOSED STORMLINE	—T—
PROPOSED DRIVE INLET	—D—



**"NOTICE TO CONTRACTORS - UTILITIES"**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON THE RECORD DRAWINGS AND FIELD SURVEY DATA. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MANOR AND THE STATE OF TEXAS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MANOR AND THE STATE OF TEXAS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

**"NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY"**  
 TOPOGRAPHIC SURVEY DATA HAS BEEN PROVIDED TO THE CONTRACTOR FOR THE PROJECT. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE TOPOGRAPHIC SURVEY DATA PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MANOR AND THE STATE OF TEXAS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MANOR AND THE STATE OF TEXAS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



**!!CAUTION!!**  
 CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MANOR AND THE STATE OF TEXAS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF MANOR AND THE STATE OF TEXAS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

Keep what's below.  
 Call before you dig.

THIS PLAN IS SUBJECT TO REVIEW AND APPROVAL BY APPLICABLE AGENCIES.



DATE	REVISION

**LANGAN | Adams**

9000 N. Loop West, Suite 110 • Dallas, Texas 75243 • (214) 343-7000

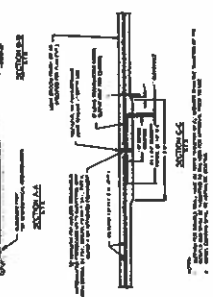
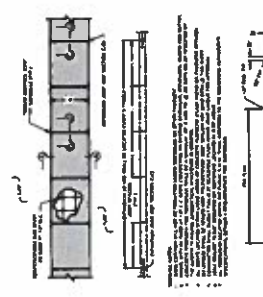
**PAVING DETAILS**

BANK OF AMERICA AT MANOR COMMONS  
11828 RING DRIVE, MANOR, TEXAS 78653-2105

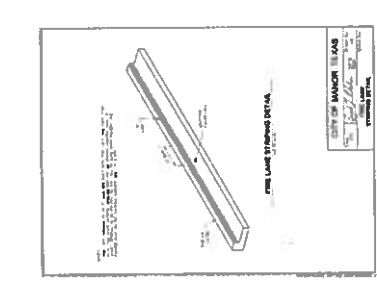
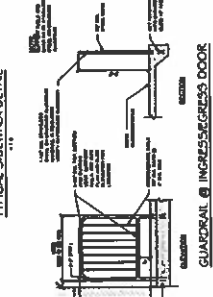


DATE	
BY	
CHECKED BY	
SCALE	
PROJECT	

**C7.4**



NO.	DESCRIPTION	QTY	UNIT
1	4" MIN. CONC. SLAB ON 4" MIN. COMP. FILL		SQ. YD.
2	1/2" MIN. CONC. CURB		LINEAL FT.
3	1/2" MIN. CONC. FINISH		SQ. YD.
4	1/2" MIN. CONC. FINISH		SQ. YD.
5	1/2" MIN. CONC. FINISH		SQ. YD.
6	1/2" MIN. CONC. FINISH		SQ. YD.
7	1/2" MIN. CONC. FINISH		SQ. YD.
8	1/2" MIN. CONC. FINISH		SQ. YD.
9	1/2" MIN. CONC. FINISH		SQ. YD.
10	1/2" MIN. CONC. FINISH		SQ. YD.



**CURB RAMP NOTES**

1. CURB RAMP SHALL BE CONSTRUCTED WITH 4" MIN. CONC. SLAB ON 4" MIN. COMP. FILL.

2. CURB RAMP SHALL BE CONSTRUCTED WITH 1/2" MIN. CONC. CURB.

3. CURB RAMP SHALL BE CONSTRUCTED WITH 1/2" MIN. CONC. FINISH.

4. CURB RAMP SHALL BE CONSTRUCTED WITH 1/2" MIN. CONC. FINISH.

5. CURB RAMP SHALL BE CONSTRUCTED WITH 1/2" MIN. CONC. FINISH.

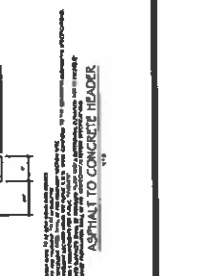
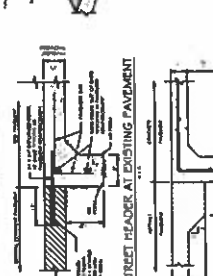
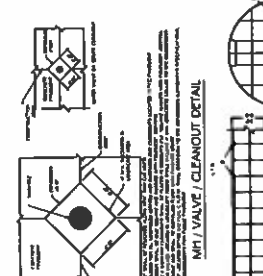
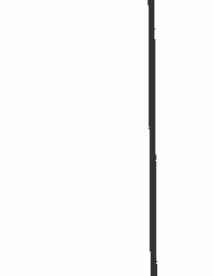
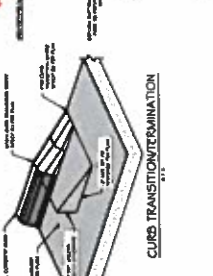
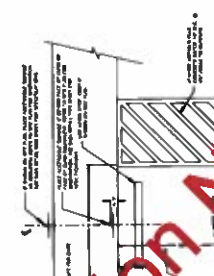
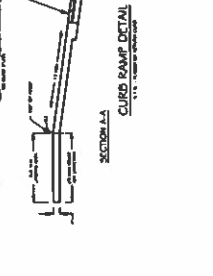
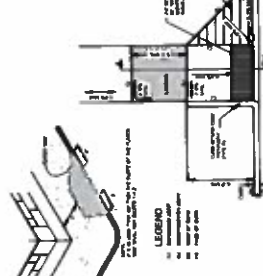
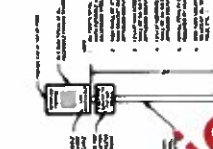
6. CURB RAMP SHALL BE CONSTRUCTED WITH 1/2" MIN. CONC. FINISH.

7. CURB RAMP SHALL BE CONSTRUCTED WITH 1/2" MIN. CONC. FINISH.

8. CURB RAMP SHALL BE CONSTRUCTED WITH 1/2" MIN. CONC. FINISH.

9. CURB RAMP SHALL BE CONSTRUCTED WITH 1/2" MIN. CONC. FINISH.

10. CURB RAMP SHALL BE CONSTRUCTED WITH 1/2" MIN. CONC. FINISH.



This Information Not Reviewed