



May 14, 2025

Project: Weed Corley Fish Funeral Home, Leander, TX

Re: Question & Answer

Bid Clarification: #1

Per Steve Hampton – N-Vision Design LLC

1. Civil Site Plan- Please confirm that the drive and parking are light weight concrete per the A1 designation. I don't see an A2 Heavy duty called out, please confirm. **The drive aisles are heavy duty and the parking areas are light weight concrete**
2. Civil Site Plan- Item “H” Concrete Fence per ordinance. Please provide specifications for this type of fence. **Refer to attached detail for 6' concrete masonry fence**
3. Cremation Cemetery Sketch- Please provide some more clarity on what is desired for use to price out on this, Grading-what is SOW, Water stub-size, valve in box, Fence is included in base bid clarify what is needed. **Refer to landscape architect**
4. Civil, Grading plan, at a glance I don't see any contours/cut fill. Most civil contractors will ask for the CAD, is this available? **Refer to attached grading sheets.**

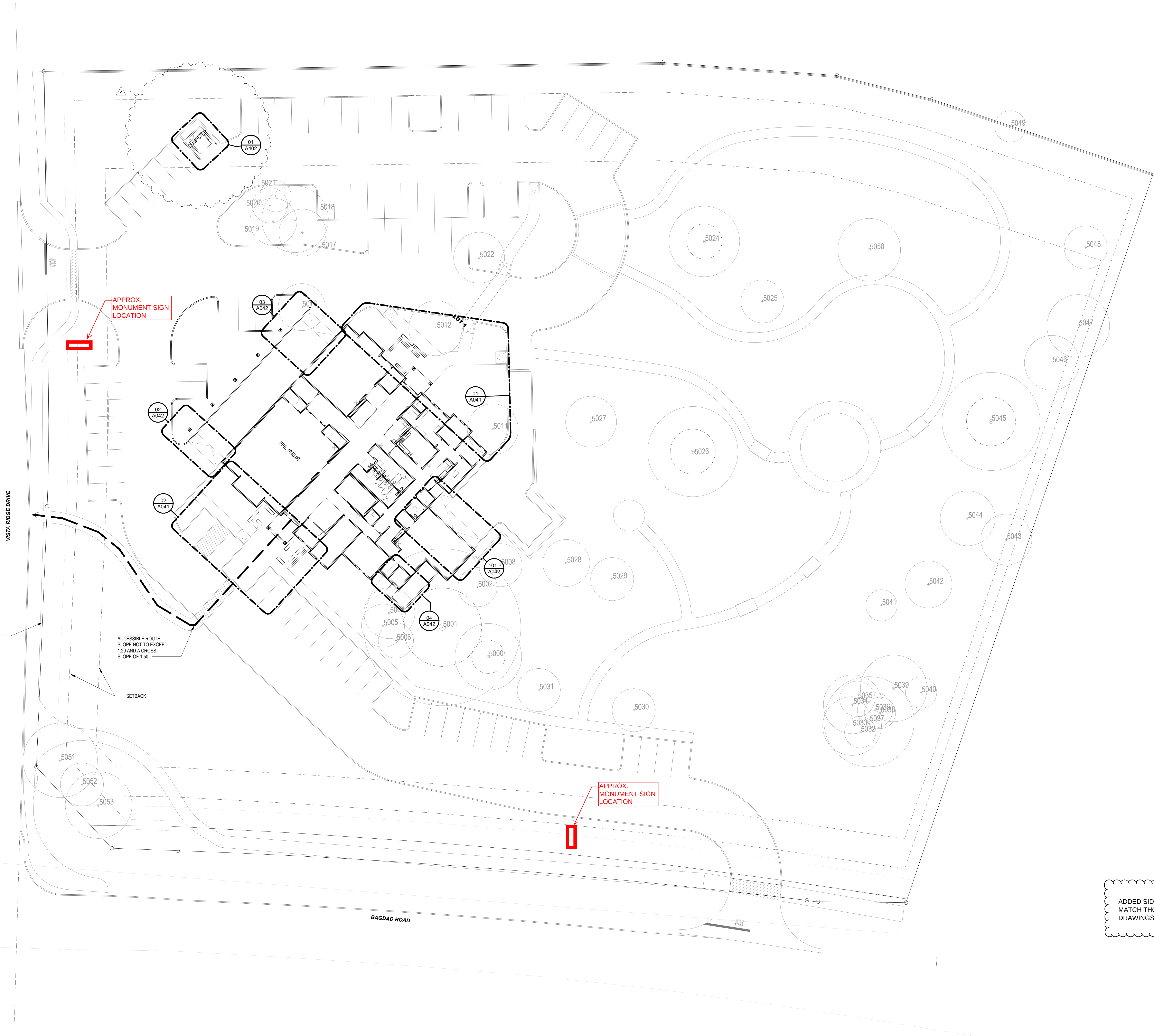
Scope Clarifications:

1. Security and Fire Alarm Systems are to be included in the Contractor's scope of work.

Attachments:

1. Architectural Site Plan - indicating location of Monument Signs.
2. Grading Sheets – Revised.
3. Concrete Fence Details.





APPROX.
MONUMENT SIGN
LOCATION

APPROX.
MONUMENT SIGN
LOCATION

- NOTE:
1. ALL ACCESSIBLE ROUTES TO HAVE MAX CROSS SLOPE OF 1:48. ALL RAMPS ON ACCESSIBLE ROUTE NOT TO EXCEED 1:20 SLOPE IN THE DIRECTION OF TRAVEL.
 2. IF ADA SIGNS ARE PROVIDED, ENSURE PERMANENT SIGNAGE MEETS ALL REQUIREMENTS OF TAS 218.
 3. REF. CIVIL DRAWINGS FOR DIMENSIONAL CONTROL OF BUILDING LOCATIONS AND OTHER SITE SPECIFIC INFORMATION.

ADDED SIDEWALKS AT STREET. SHOWN TO MATCH THOSE SHOWN ON THE CIVIL DRAWINGS.



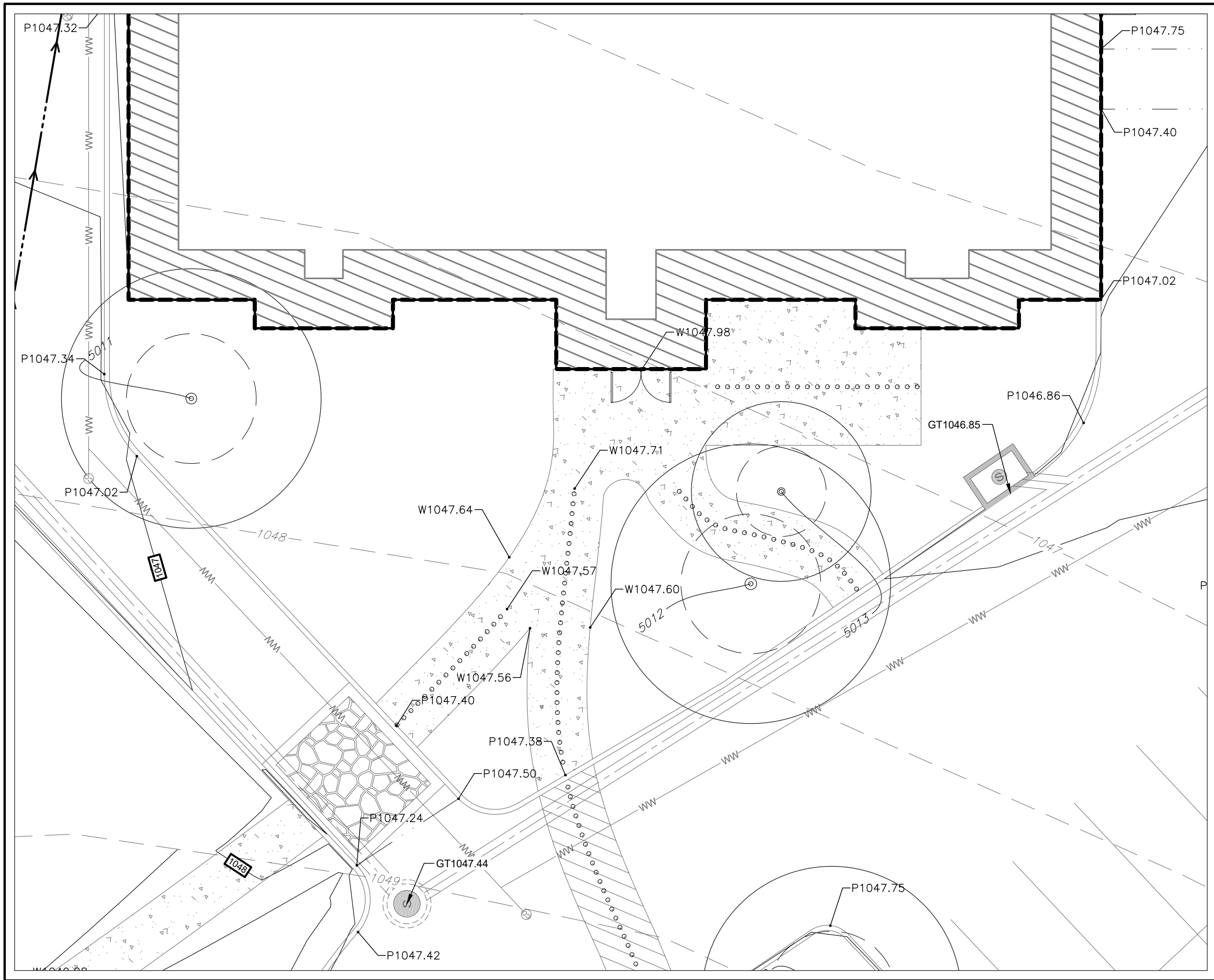
Weed Corley Fish
301 S. Bagdad Rd.
Leander, TX 78641

N-VIZION
FORMS • ENVIRONMENTS • IMAGES

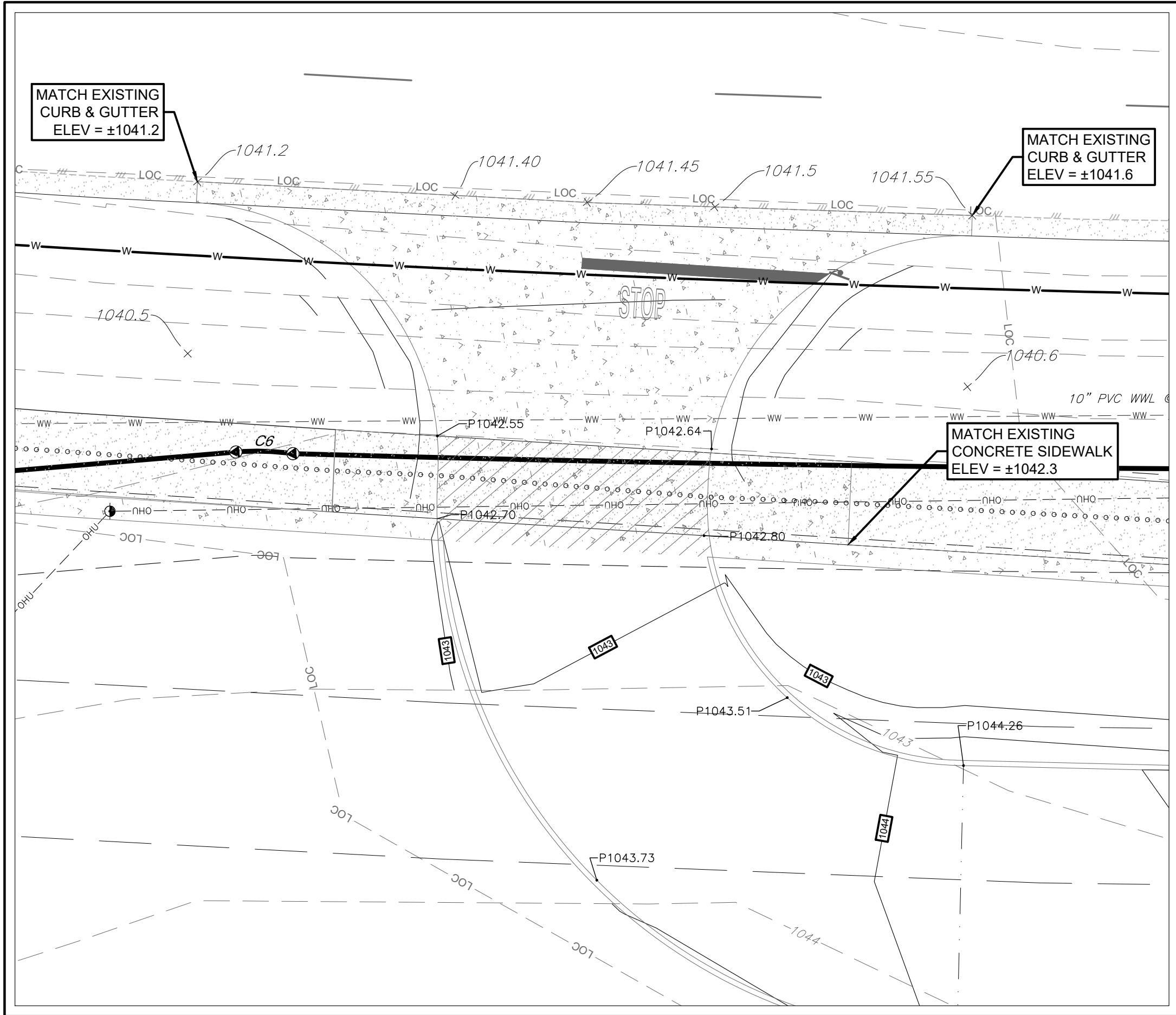
Architectural Site Plan
Project Number: 230502
N-vizion Design, LLC - 5900 Shepherd Mountain Cove, Ste. 2250
Registration No.: TX PE Firm F-1223, TX 25488, LA 6413 MI
1301069561, NV 6252, NC: 14883, OH: ARC-1917785

Date	Description	By	Check
06/07/24	CD Set	WCF	
06/09/25	Rev2 City Comments	WCF	

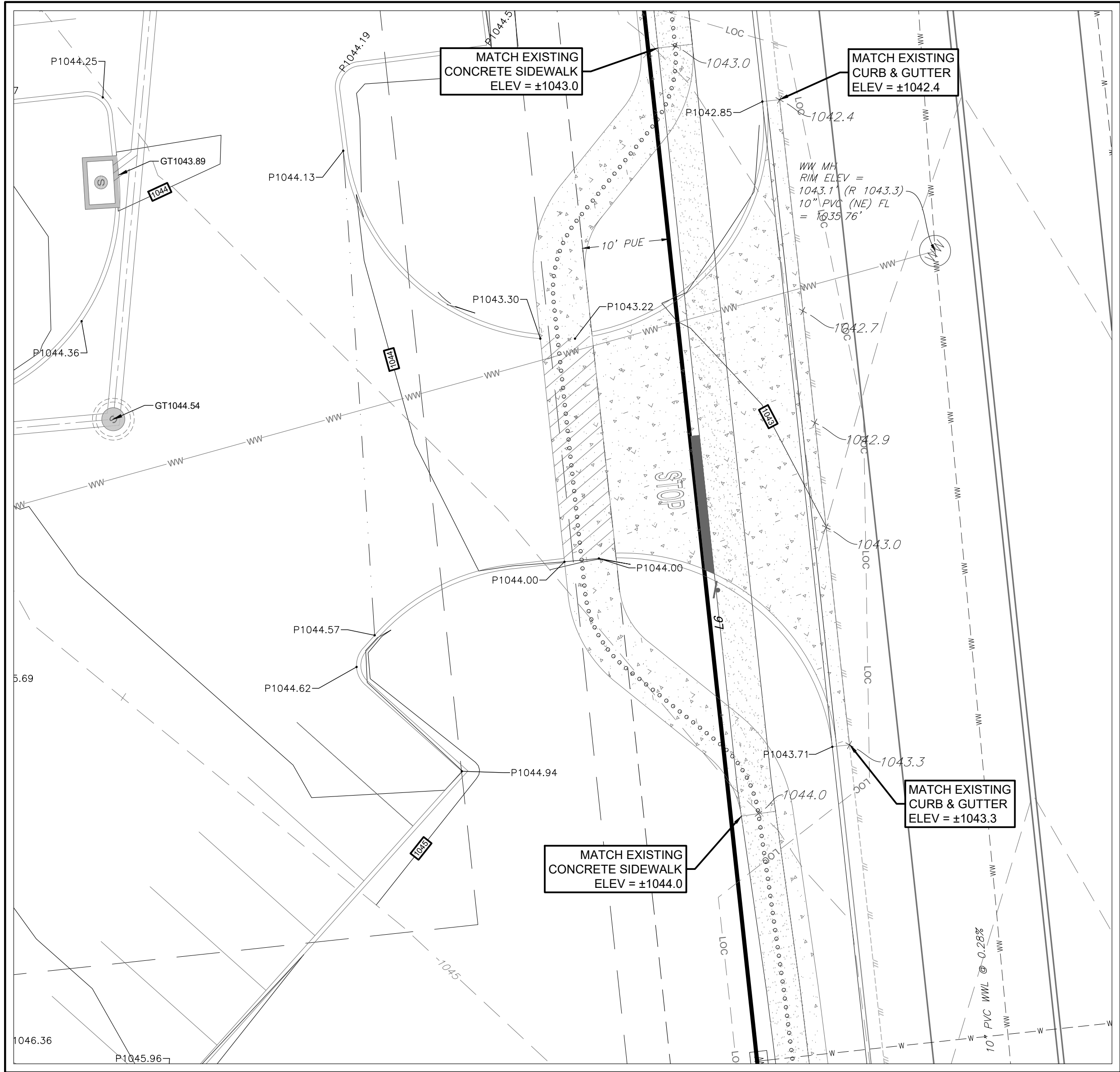
Drawn: W02010444.dwg User: LEECHALLIS Date: 04/30/2025
Project: 1038-109 WCF located at BagdadCulDeSacs1038-109 WCF Bagdad, TX 78001
Scale: 1" = 10'



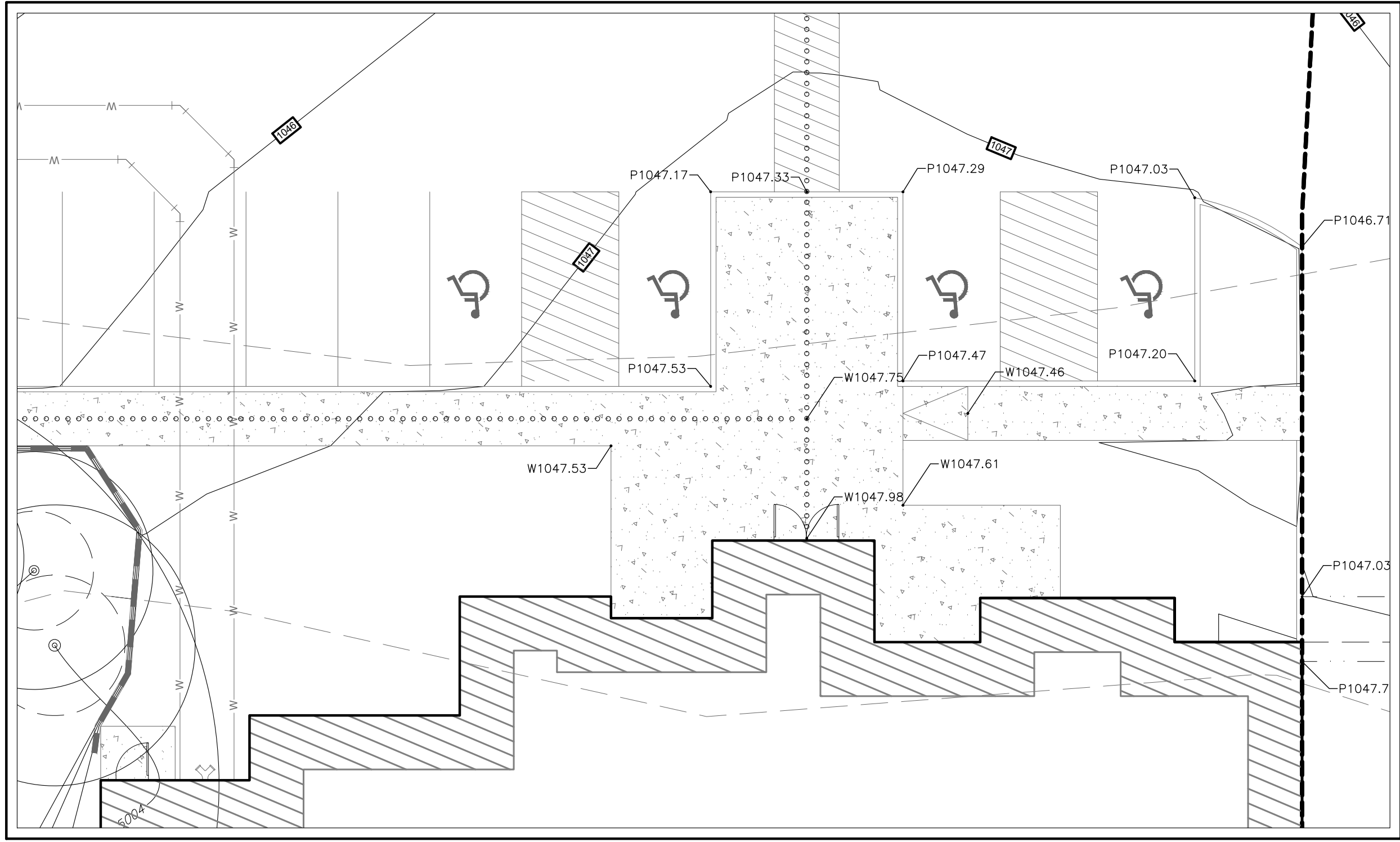
INSET - 3
SCALE: 1" = 10'



INSET - 1
SCALE: 1" = 10'



INSET - 4
SCALE: 1" = 10'



INSET - 2
SCALE: 1" = 10'

LEGEND	
GRAPHICS	DESCRIPTION
	PROPOSED CONTOUR
	EXISTING CONTOUR
	SPOT ELEVATIONS (EXISTING / PROPOSED)
	STORM SEWER LINE
	STORM SEWER MANHOLE
	GRATE INLET
	CURB INLET
	CURB & GUTTER
	RETAINING WALL
	ADA RAMP
	SWALE CENTERLINE
	TREE TO BE SAVED
	ACCESSIBLE ROUTE
	LIMITS OF CONSTRUCTION

BENCHMARK:

TBM #1- MAG NAIL WITH "4WARD" WASHER SET IN CONCRETE SIDEWALK IN THE SOUTH MARGIN OF VISTA RIDGE DRIVE, ±64' SOUTHEAST OF A TRAFFIC SIGN LABELED "30 MPH" FOUND IN THE NORTH MARGIN OF VISTA RIDGE DRIVE, AND ±35' SOUTHEAST OF A WASTEWATER MANHOLE FOUND WITHIN VISTA RIDGE DRIVE. ELEVATION = 1,043.17.

TBM #2- MAG NAIL WITH "4WARD" WASHER SET IN SIDEWALK IN THE SOUTH MARGIN OF VISTA RIDGE DRIVE, ±224' SOUTHWEST OF A STORM SEWER MANHOLE WITHIN VISTA RIDGE DRIVE, AND ±238' SOUTHWEST OF A FIRE HYDRANT FOUND IN THE NORTH MARGIN OF VISTA RIDGE DRIVE. ELEVATION = 1,047.32.

LEGAL DESCRIPTION:

LOT 1, VISTA RIDGE COMMERCIAL, INCLUDING THE REPLAT OF LOT 1 SHIN OAKS ESTATES, SECTION 1, RECORDED IN CABINET DD, SLIDE #1, O.P.R.W.C.T.

CIVIL & STRUCTURAL
ENGINEERING
AUSTIN / HOUSTON

TDI Engineering, LLC
5905 Old Fredericksburg Road, Suite 300
Austin, TX 78749
512-301-3389 | www.tdi-llc.net

***THINK DESIGN innovate, integrate, implement...**

04/30/2025

FIRM REG. # F-8601

BAGDAD FUNERAL HOME
SITE DEVELOPMENTS

SCI SHARED RESOURCES, LLC

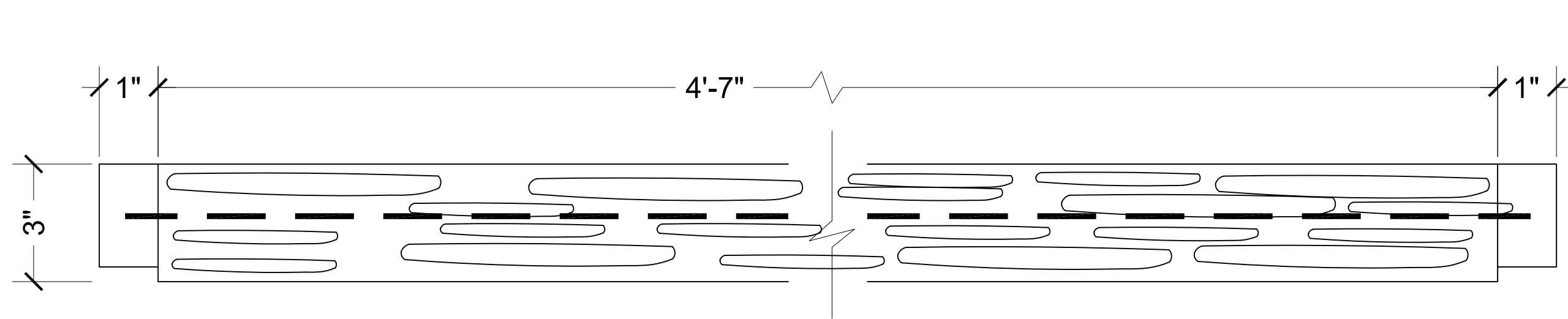
GRADING PLAN - 2

PROJECT #
1038-109

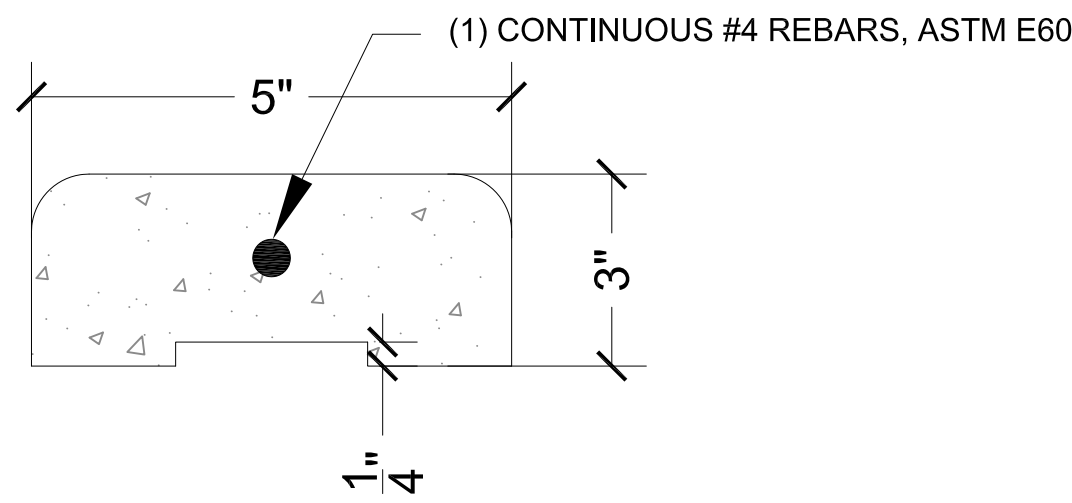
ISSUE DATE
04/30/25

SHEET
8

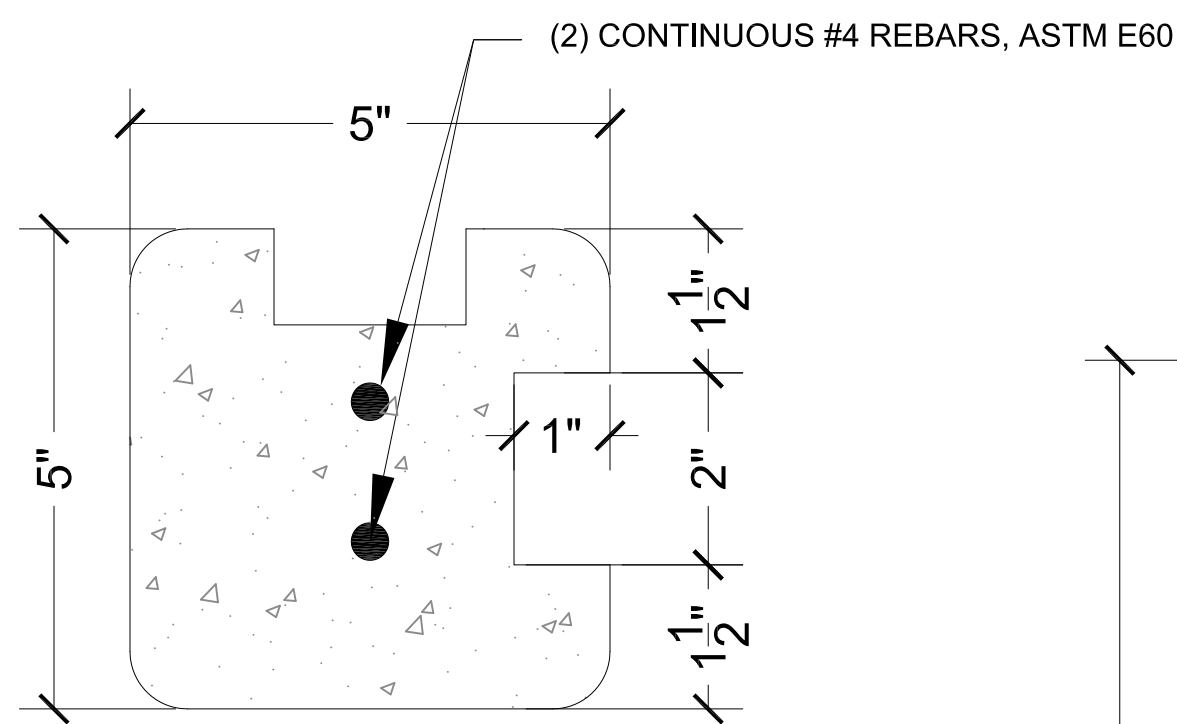
8 OF 25



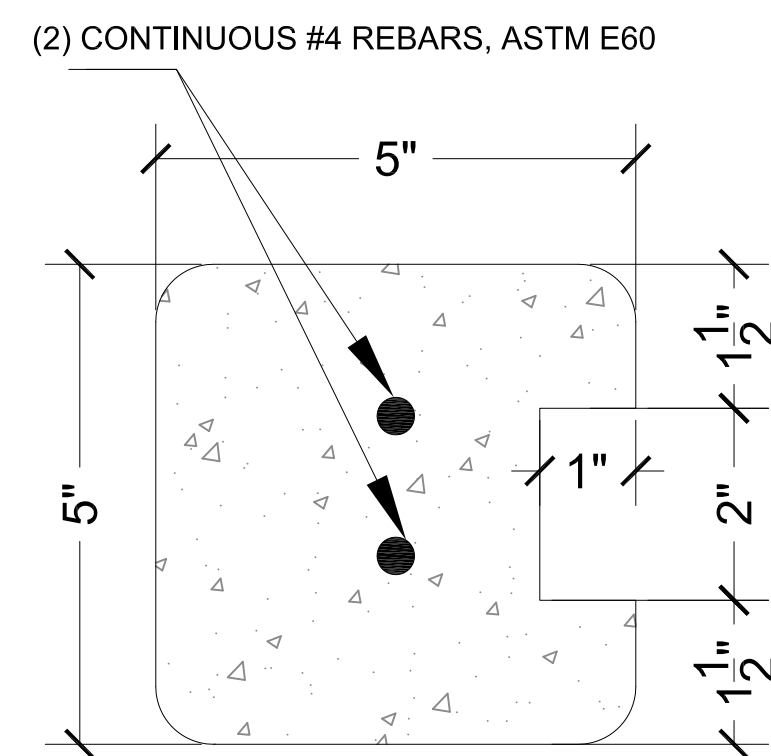
CAPRAIL ELEVATION
3"=1'-0"



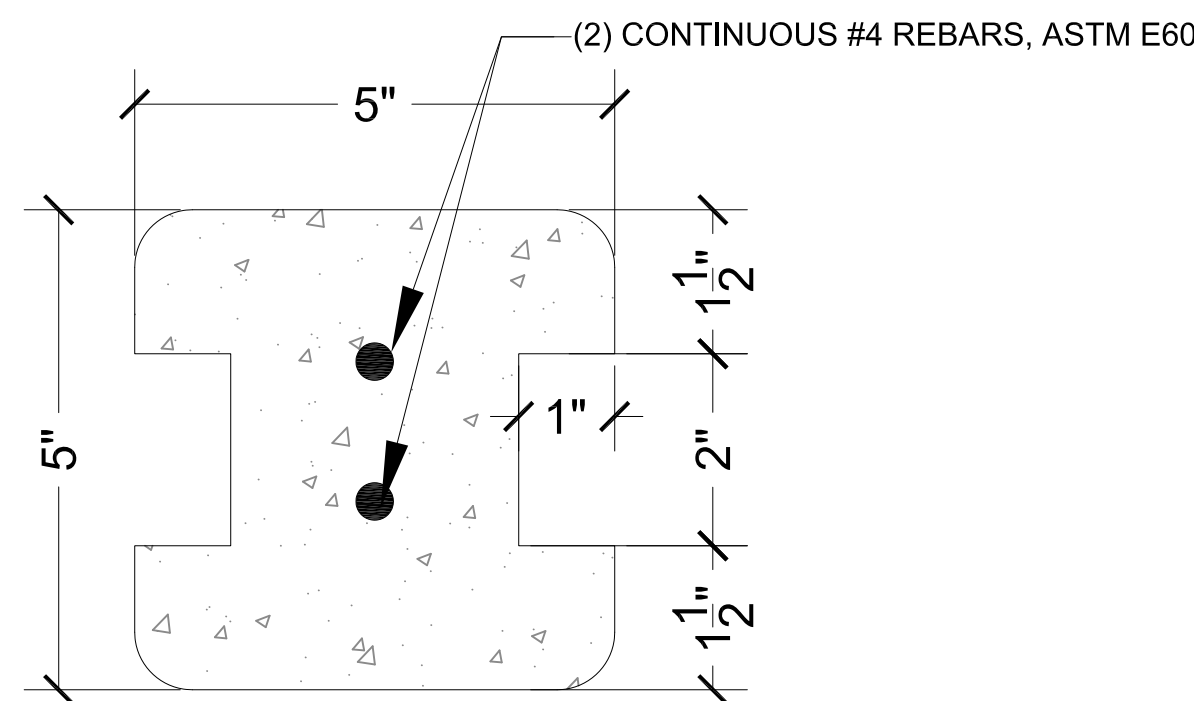
TYPICAL CAPRAIL
3"=1'-0"



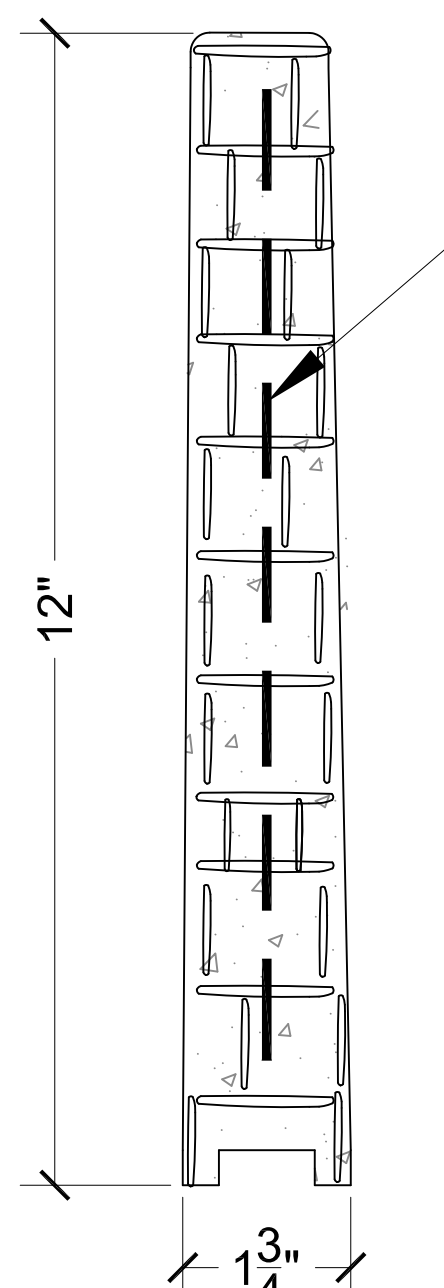
TYPICAL CORNER POST
3"=1'-0"



TYPICAL END POST
3"=1'-0"



TYPICAL RUNNING POST
3"=1'-0"



TYPICAL PANEL SECTION
3"=1'-0"

NOTE :
PRECAST PANELS HAVE STONE FINISH LOOK ON BOTH SIDE.

NOTES 1 :

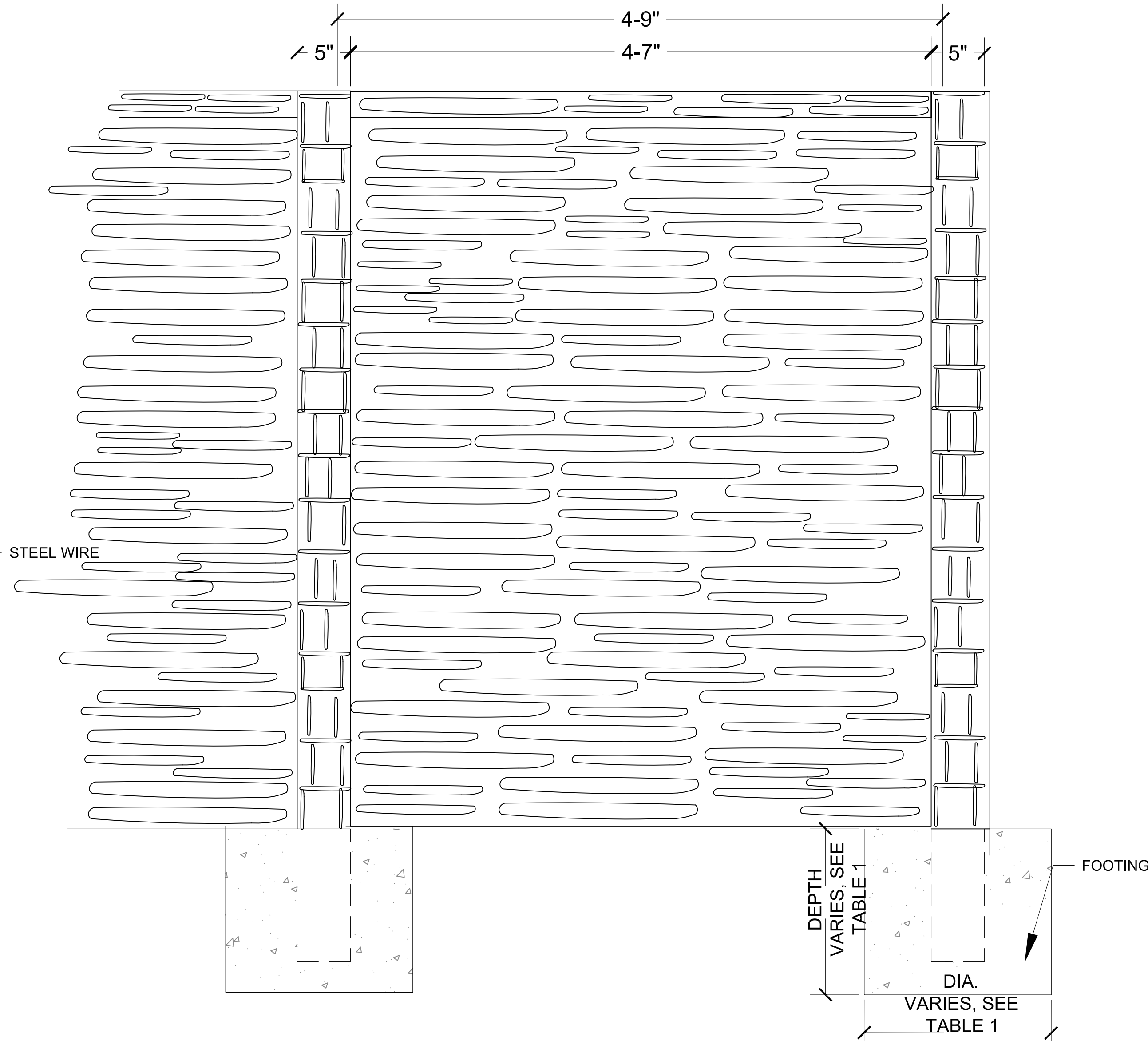
- 1- MAXIMUM POST HEIGHT IS 8'-0".
- 2- ALL CONCRETE SHALL BE 5000 P.S.I. UNLESS OTHERWISE INDICATED.
- 3- ALL REINFORCEMENT SHALL BE ASTM E60
- 4- FOOTING:SEE TABLE (1) FOR SIZE , DEPENDANT ON LOCAL SOIL CONDITIONS. 3000 P.S.I. CONCRETE.
- 5- ALL STEEL REINFORCING IS POSITIONED TO ALLOW FOR MAX. CONCRETE COVERAGE.
- 6- CAPRAIL IS SECURED IN PLACE WITH A SILICONE SEALANT.

NOTE 2 :

CALCULATIONS ARE MADE FOR FLAT TOPOGRAPHY AND NOT OPEN AREA .
IF TOPOGRAPHY CHANGES NOTIFY THE ENGINEER FOR NEW CALCULATIONS.

NOT 3 :

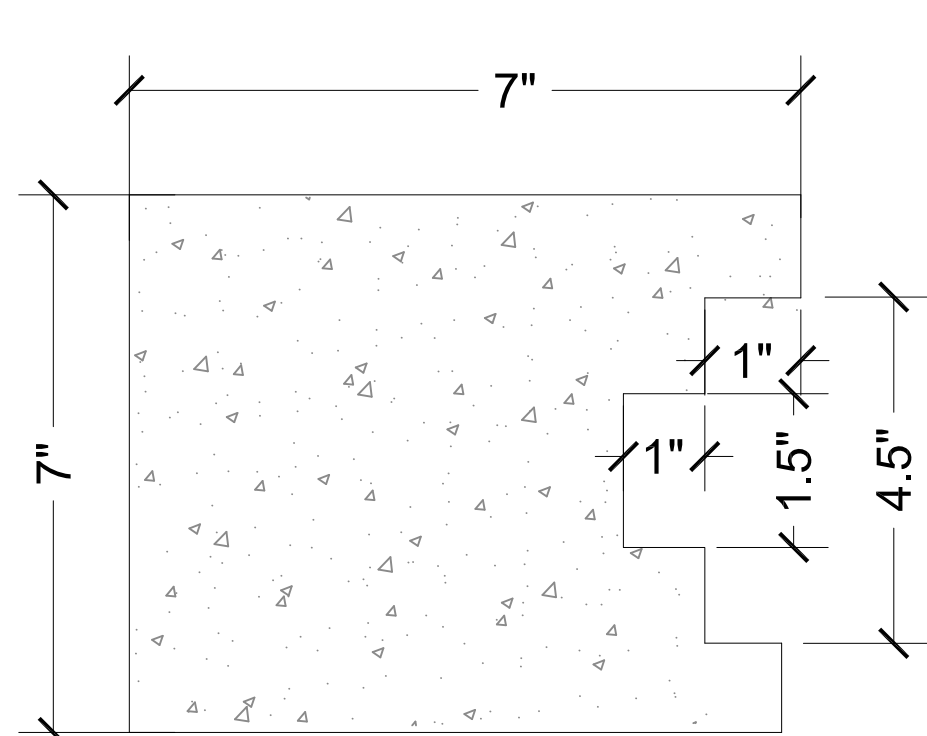
- A. A SOILS INVESTIGATION REPORT / GEOTECHNICAL REPORT IS REQUIRED FOR ALL PROJECTS USING THIS DETAILS.
- B. ALLOWABLE FOUNDATION AND LATERAL PRESSURES FOR FOOTING DESIGN SHALL NOT EXCEED THE MINIMUM VALUE OF 2000 psf .



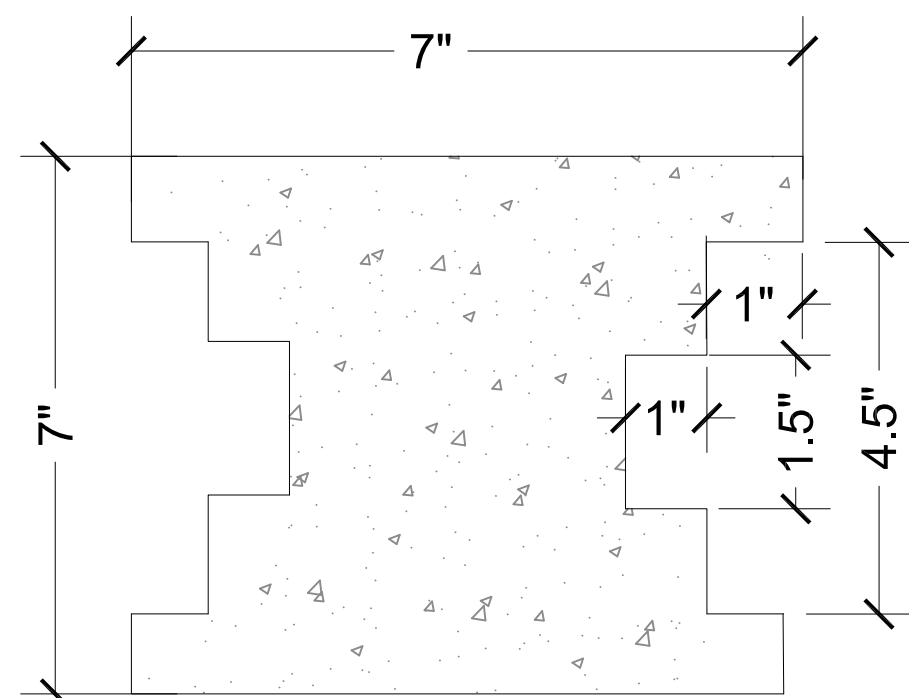
REF.: TABLE R301.2.1.3, IRC 2015 , V(ultimate)=140 mph OR
V(nominal)=108 mph

TABLE (1)

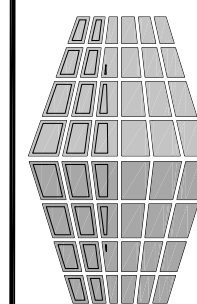
8' HIGH POST FOUNDATION DESIGN			6' HIGH POST FOUNDATION DESIGN		
SOIL PI	DIAMETER	DEPTH	SOIL TYPE	DIAMETER	DEPTH
PI 15-28	9"	5'	PI 15-28	9"	3.75'
	12"	4.6'		12"	3.9'
	18"	4'		18"	3.4'
PI 28-42	9"	6.4'	PI 28-42	9"	5.4'
	12"	5.75'		12"	4.9'
	18"	5'		18"	4.25'
PI 42-60	9"	8.5'	PI 42-60	9"	7.25'
	12"	7.75'		12"	6.3'
	18"	6.75'		18"	5.75'



TYPICAL END CAP
3"=1'-0"



TYPICAL RUNNING CAP
3"=1'-0"



ON TIME ENGINEERING
TBPE F-16403
2501 S. BAGDAD LEANDER, TX 78641
830.832.3691

ENGINEERED FOR:
AUSTIN CONCRETE FENCE
CONCRETEX

CONCRETE FENCE DETAILS
STONE FINISH
OTE JOB# 917

SHEET NUMBER

S-1