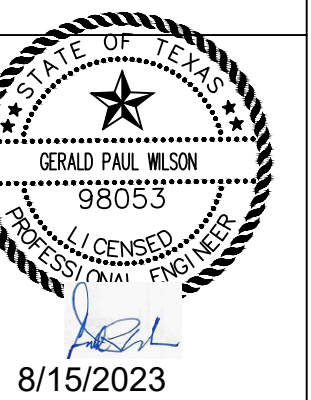


# VICINITY MAP

## ISSUE LOG

No.	DATE ISSUED:	ISSUE DESCRIPTION



TEXAS BOARD OF PROFESSIONAL ENGINEERS F-19379  
 4611 BIGGAM DRIVE  
 FRESNO, TEXAS 77545  
 (832) 443-4150

PROPOSED COFFEE HOUSE  
 1500 NEWTON STEET  
 BRYAN, TEXAS 77803

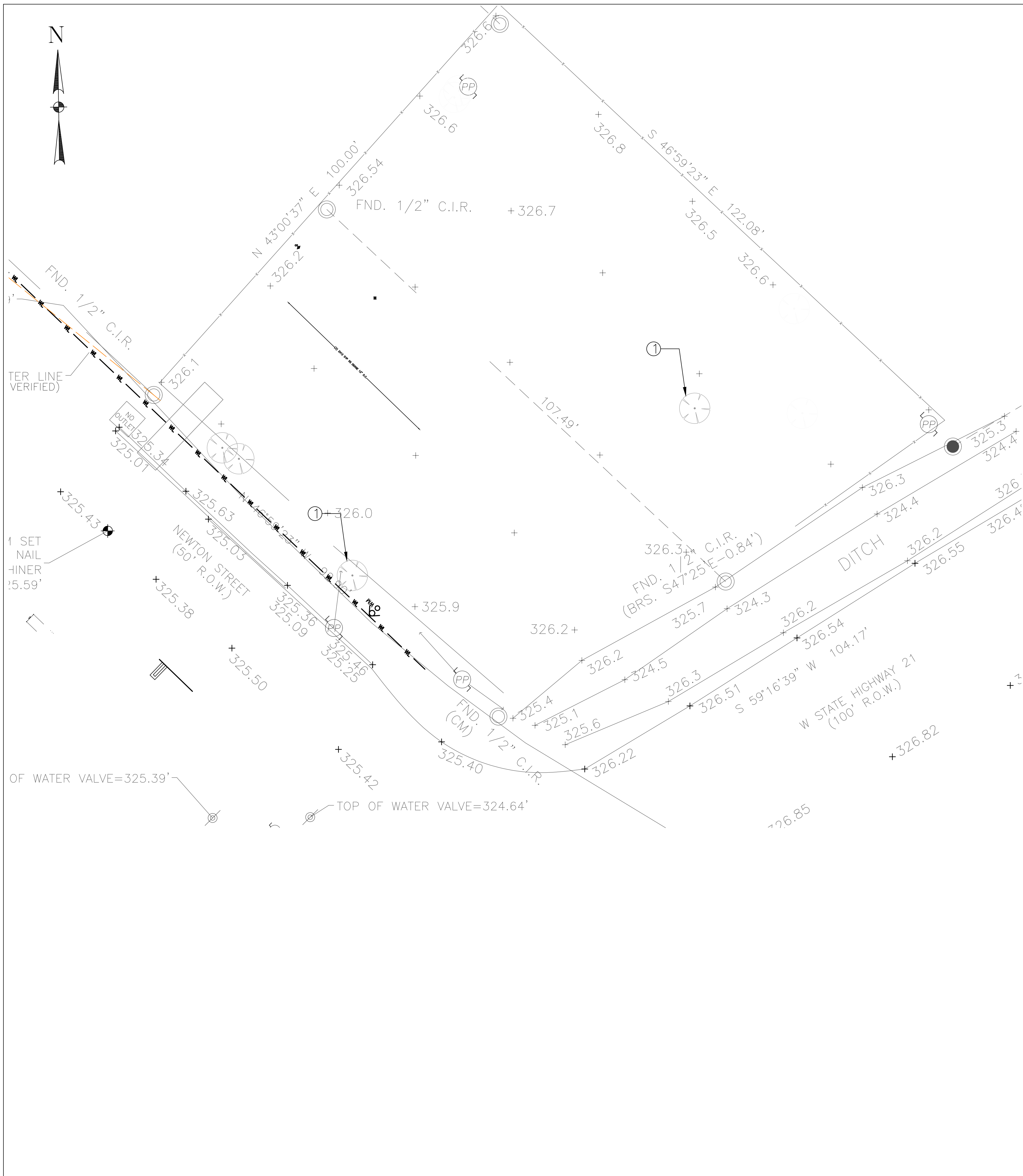
## VICINITY MAP

DESIGNED BY : G.W.      DATE : AUG. 15, 2023  
 DRAWN BY : M.B.      SCALE : 1" = 10'-0"  
 CHECKED BY :      PROJECT NO :  
 APPROVED BY :

SHEET

C0.01





**GENERAL NOTES:**

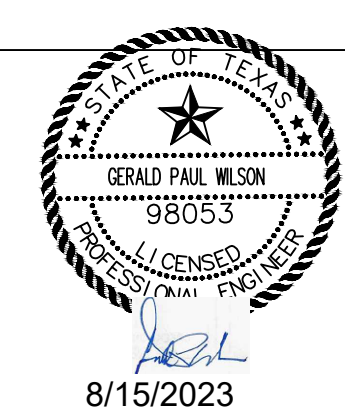
1. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AND PROVIDE ALL REQUIRED NOTIFICATIONS PRIOR TO WORK.
2. ALL DEMOLITION WORK TO BE PERFORMED WITHIN PROJECT PROPERTY LINES UNLESS AUTHORIZED OTHERWISE BY APPLICABLE PROPERTY OWNER. NO WORK TO BE PERFORMED WITHIN ADJACENT STREET ROW UNTIL APPLICABLE PERMITS OBTAINED AND NOTIFICATIONS ARE PROVIDED.
3. ALL SWPPP CONTROLS TO BE INSTALLED PRIOR TO DEMOLITION WORK AS APPLICABLE, RE: SHT C7.00 & C8.01.
4. REMOVE ALL ITEMS AS REQUIRED TO FACILITATE PROPOSED CONSTRUCTION. NOTIFY ENGINEER AND OBTAIN APPROVAL PRIOR TO WORK FOR REMOVAL OF ANY ITEMS FOUND NOT INDICATED ON THIS PLAN.
5. REMNANTS OF BURIED STRUCTURES OR ABANDONED UTILITIES SHALL BE REMOVED TO A MINIMUM OF 24 INCHES BELOW FINAL SUBGRADE ELEVATION UNLESS INDICATED OTHERWISE. ALL ABANDONED UTILITIES AUTHORIZED TO REMAIN SHALL BE CAPPED WATERTIGHT.
6. ALL SOILS DISTURBED DURING THE DEMOLITION OF STRUCTURES, TREES, OR UNDERGROUND UTILITIES SHALL BE REMOVED OR REPLACED AND COMPACTED IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND GEOTECHNICAL REPORT RECOMMENDATIONS.

**KEY NOTES:**

- ① REMOVE AND DISPOSE EXIST. TREE.

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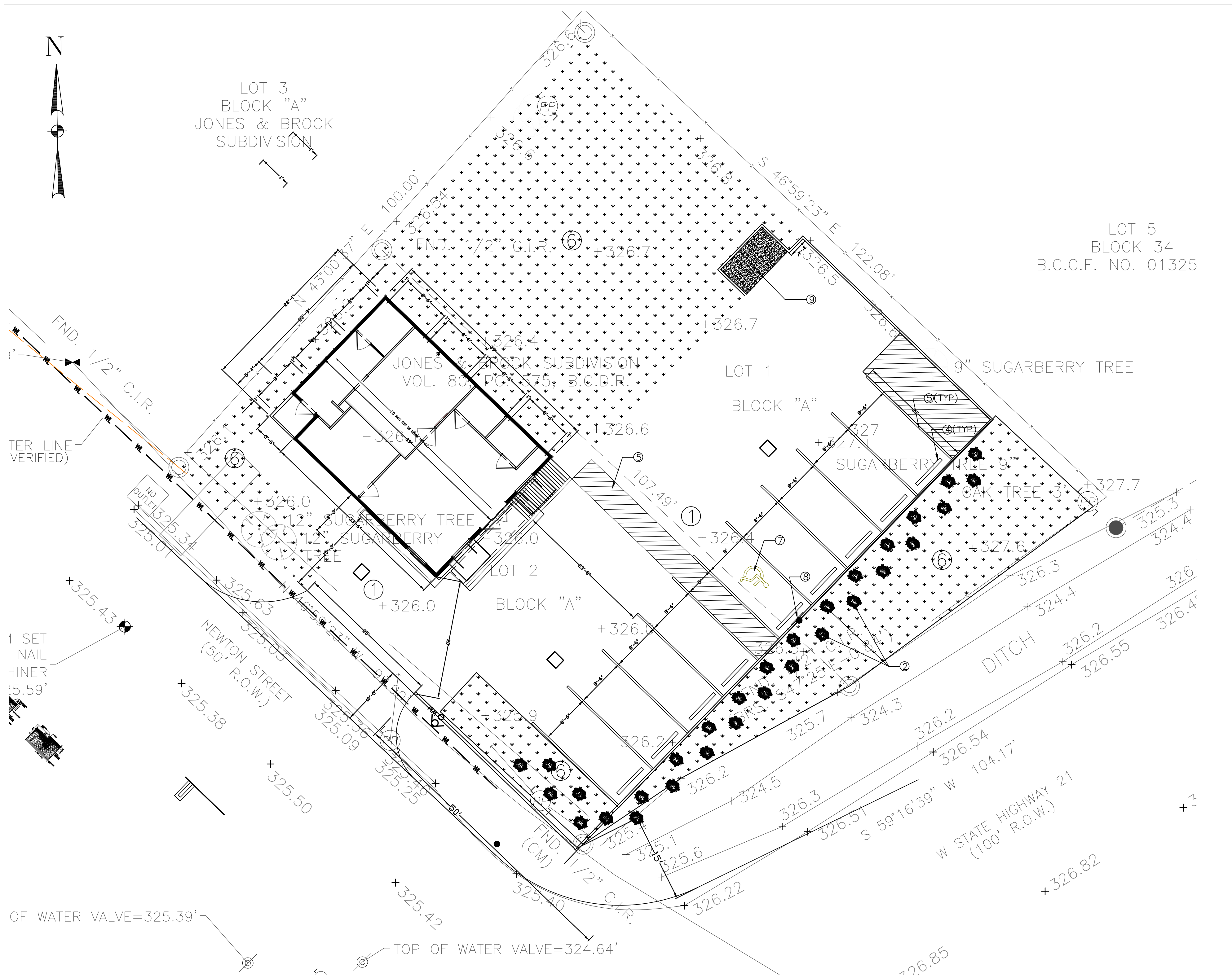
**PROPOSED COFFEE HOUSE**  
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 BRYAN, TEXAS 77803

**GRADING PLAN**

DESIGNED BY : G.W.      DATE : AUG. 15, 2023  
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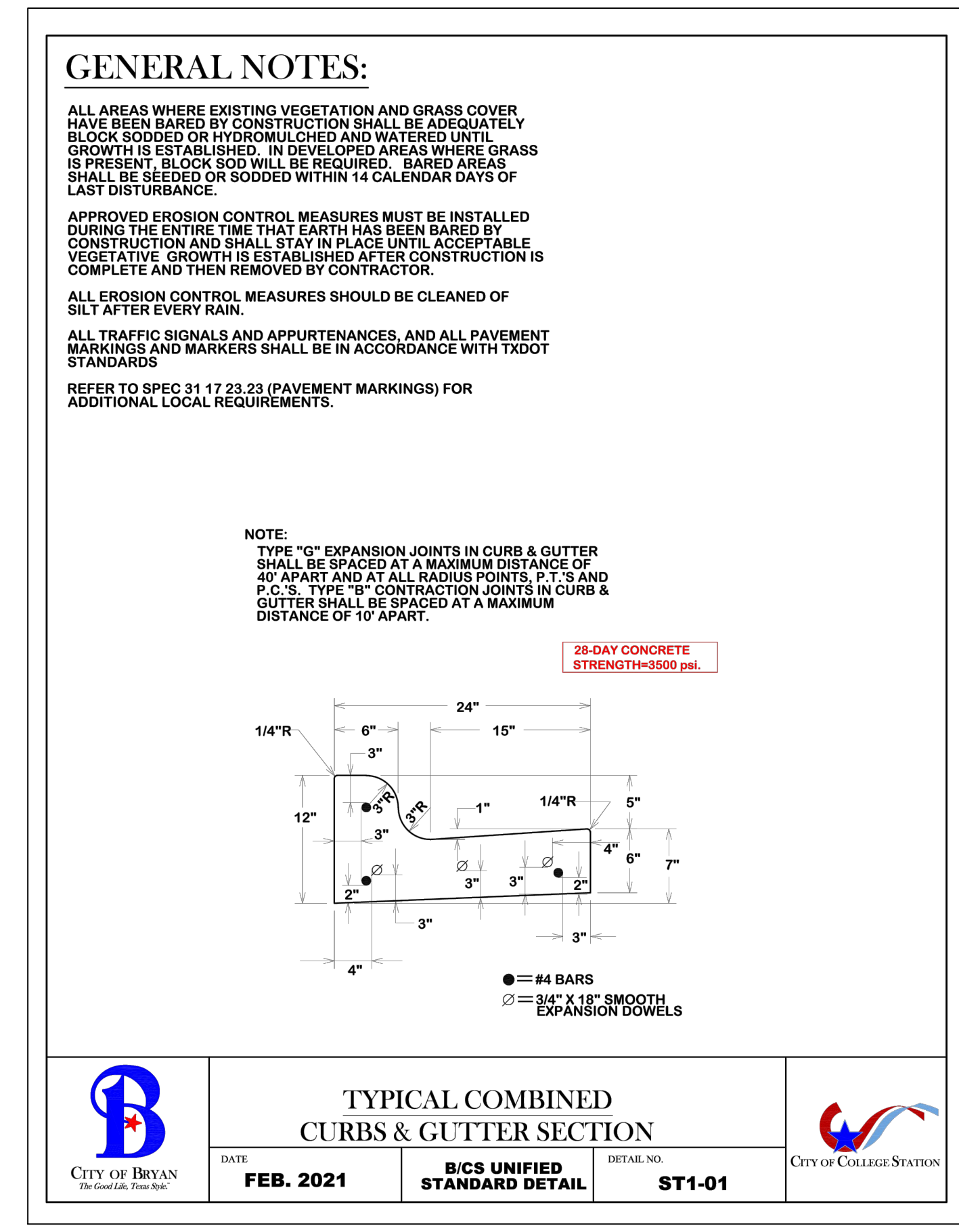
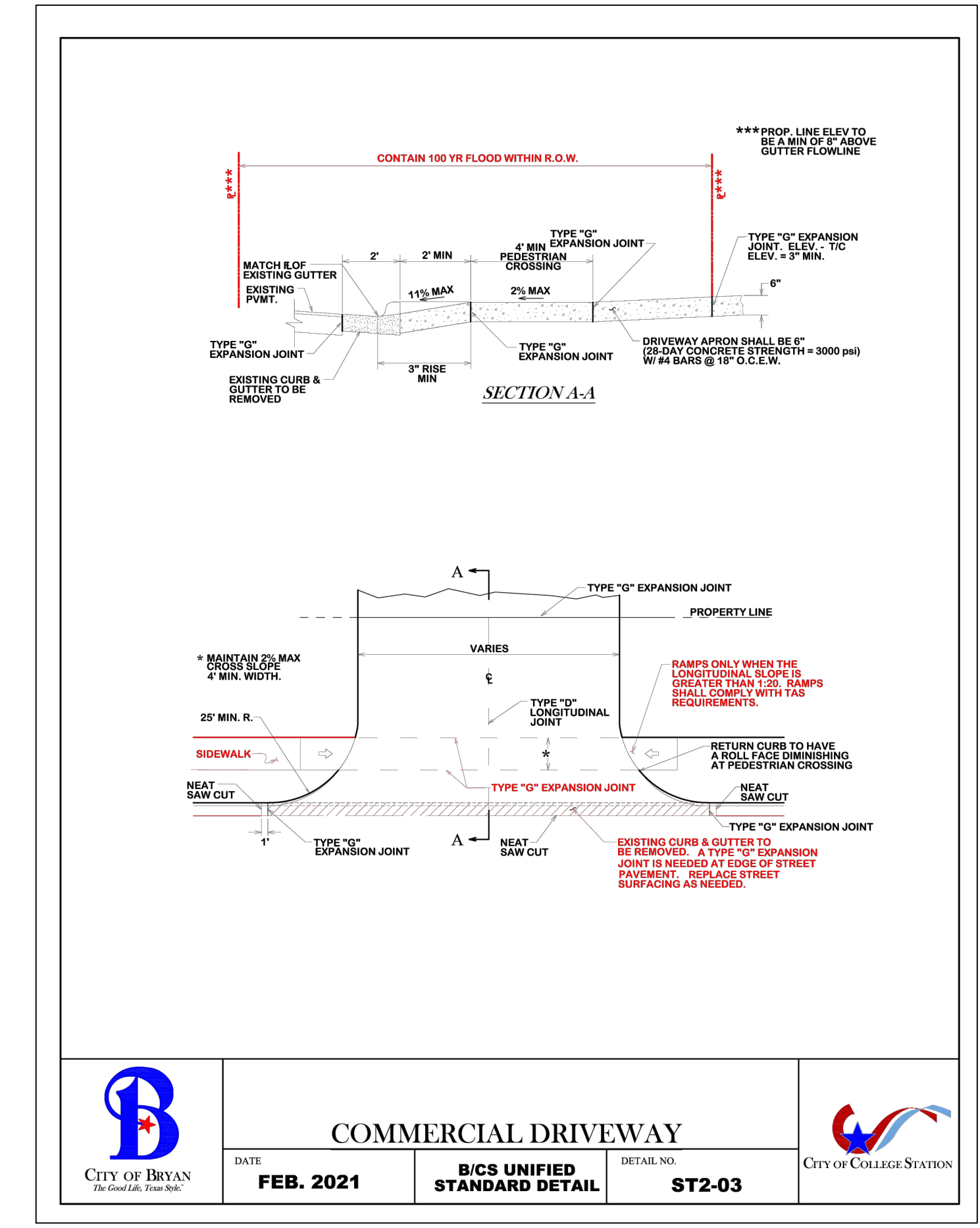
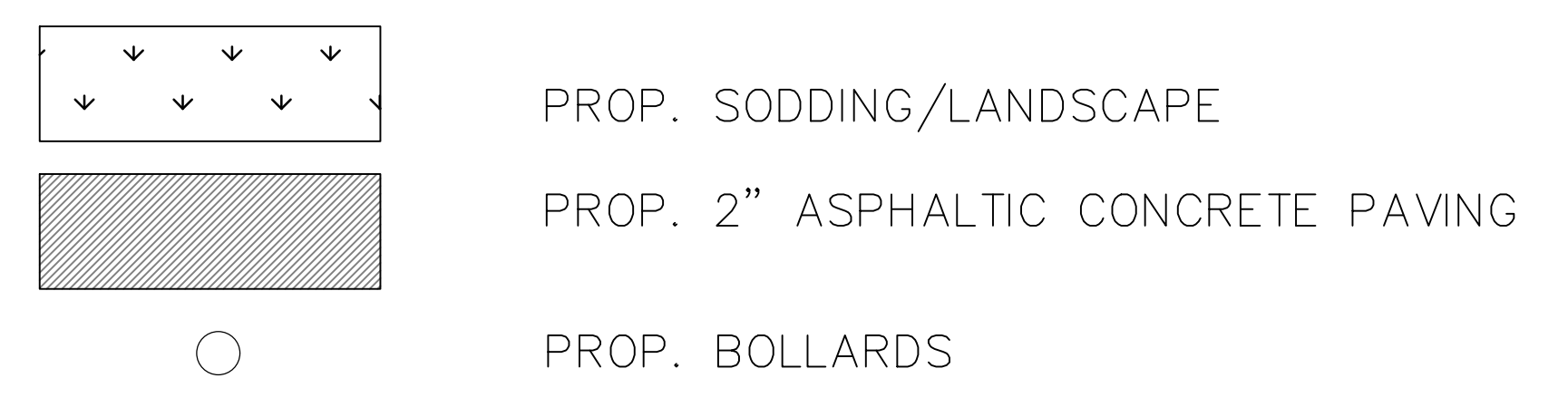
SHEET

**C7.00**



- ① PROP. 2" THICK ASPHALTIC CONCRETE; 4" ASPHALTIC BASE AND 6" STABILIZED SUBGRADE.
- ② SEE SHEET C4.00 LANDSCAPE PLAN FOR TYPICAL SPACING.
- ③ NOT USED
- ④ PROP. CONC. WHEEL STOP AND/OR PROP. PRECAST CONC. WHEEL STOP.
- ⑤ PROP. 4" WIDE WHITE TRAFFIC STRIPING. ALL CROSS HATCH AREA STRIPING TO BE SPACED 2" ON CENTER AT 45° DIAGONAL TO PERIMETER STRIPING AS INDICATED.
- ⑥ PROP. SOLID SOD OVER 4" MIN. TOP SOIL ARE, RE: LANDSCAPE PLANS FOR TREES, SHRUBS, PLANTS AND IRRIGATION SYSTEMS.
- ⑦ PROP. ADA RESERVED PARKING SYMBOL PAVEMENT MARKING.
- ⑧ PROP. ADA RESERVED PARKING SIGN & FOUNDATION.
- ⑨ PROP. DUMPSTER LOCATION; 6" REINFORCED CONCRETE SLAB.

1. ALL DIMENSIONS AND COORDINATES ARE TO FACE OF CURB OR OUTSIDE OF BUILDING FACE UNLESS NOTED OTHERWISE.
2. REFER TO SHT C1.00 – TOPOGRAPHIC SURVEY PREPARED BY REKHA ENGINEERING, INC., DATED 04, 25, 2023 FOR EXISTING CONDITIONS, SURVEY BENCHMARKS, HORIZONTAL AND VERTICAL CONTROL.
3. ALL DISTURBED GRASS AND NON-PAVED AREAS NOT INDICATED FOR IMPROVEMENT BY LANDSCAPING PLANS ARE TO BE STABILIZED AND RESTORED WITH 4" MINIMUM TOPSOIL AND SODDING AS INDICATED TO MATCH FINISH GRADES PER GRADING PLAN.
4. REFER TO PROJECT EARTHWORK SPECIFICATIONS AND GEOTECHNICAL REPORT FOR PREPARATION OF BUILDING AND PAVING SUBGRADES
5. REFER TO PROJECT SPECIFICATIONS FOR ALL MINIMUM AND ADDITIONAL REQUIREMENTS.
6. A GOOD GRASS COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS.
7. PROPOSED BOLLARDS ARE SPACED AT 5' MAXIMUM ON CENTER.



**GENERAL NOTES:**

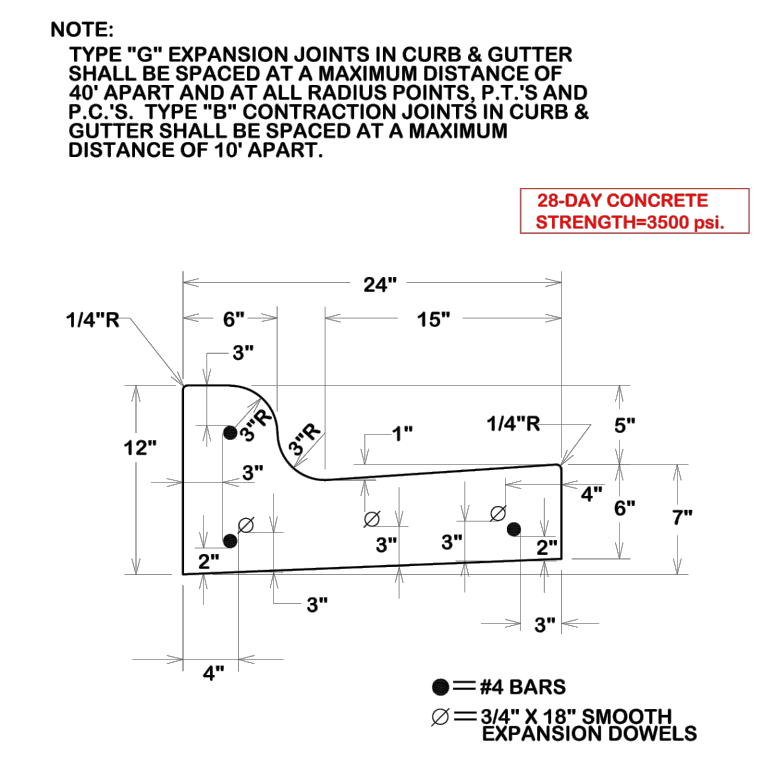
ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BARRICADED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BARRICADED AREAS SHALL BE SEEDING OR SODDING WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.

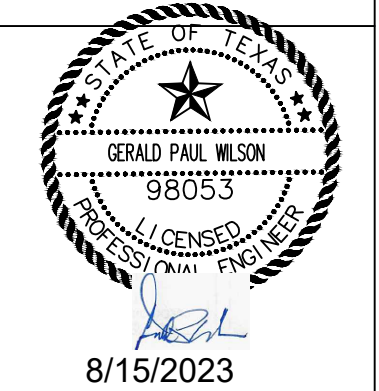
ALL TRAFFIC SIGNALS AND APPURTENANCES, AND ALL PAVEMENT MARKINGS AND MARKERS SHALL BE IN ACCORDANCE WITH TxDOT STANDARDS

REFER TO SPEC 31 17 23.23 (PAVEMENT MARKINGS) FOR ADDITIONAL LOCAL REQUIREMENTS.



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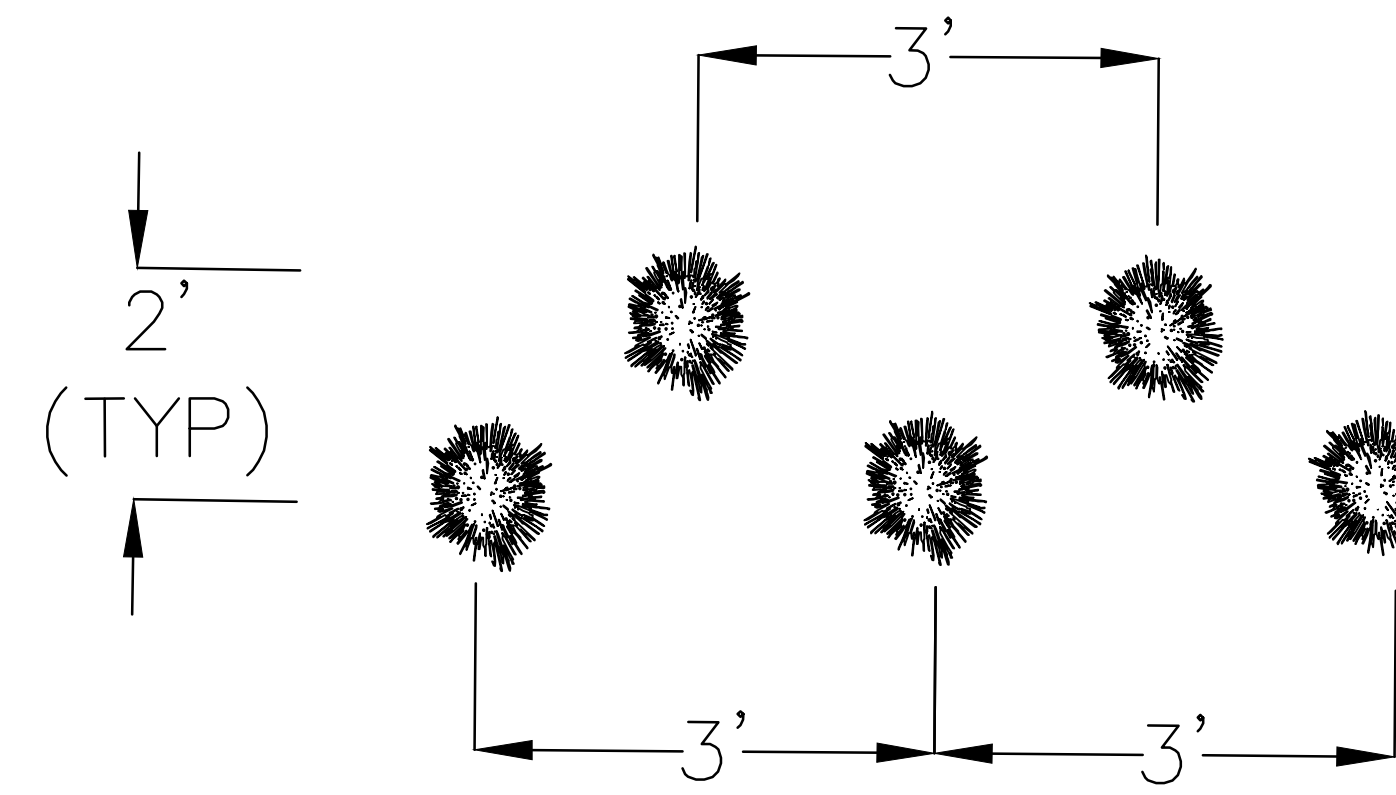
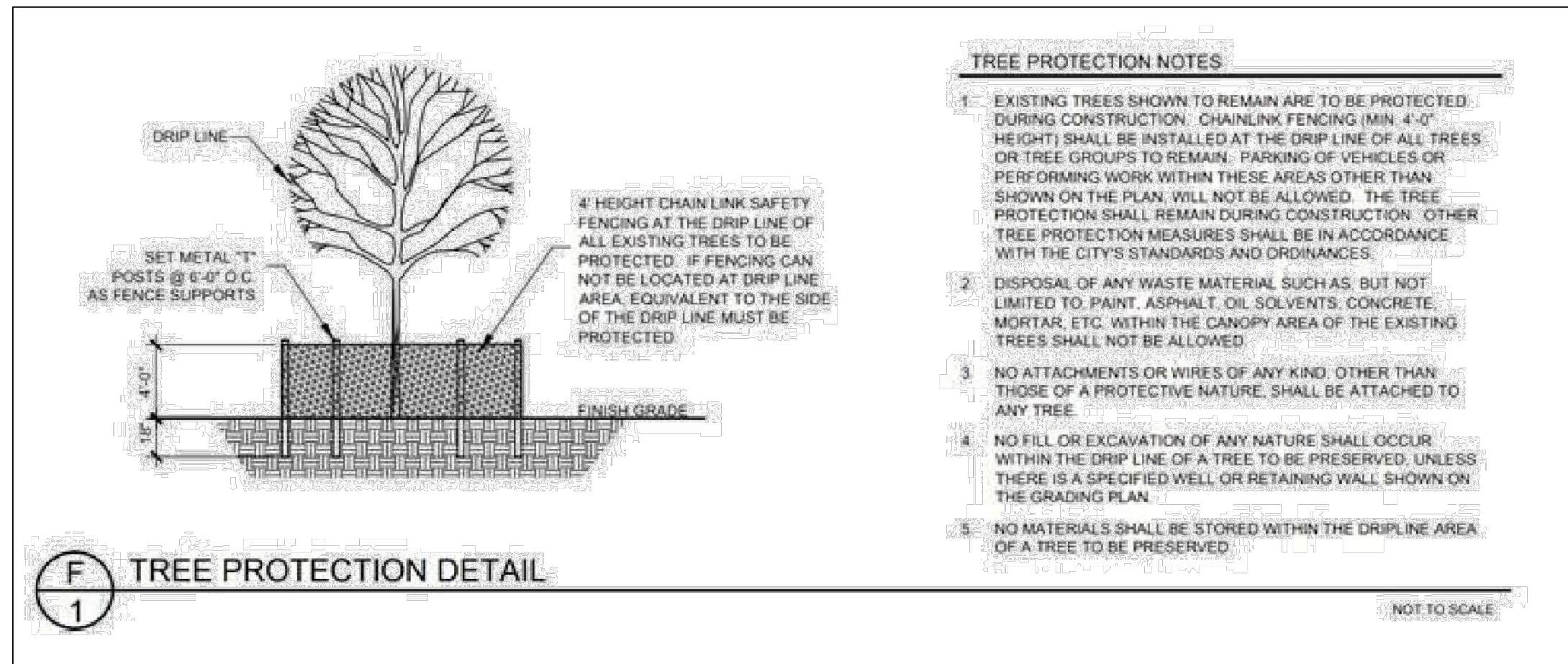
PROPOSED COFFEE HOUSE  
 1500 NEWTON STEET  
 BRYAN, TEXAS 77803

SITE PLAN

DESIGNED BY : G.W. DATE : AUG. 15, 2023  
 DRAWN BY : M.B. SCALE : 1" = 10'-0"  
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 APPROVED BY :

SHEET

C3.00



SYMBOL	SIZE	OFFICIAL NAME	No.	SF VALUE	TOTAL
	1.5" - 3" CALIPER	15 GALLON SHRUBS (3' IN HEIGHT OR TO GROW 3' IN HEIGHT)	26	15	390
	12" CALIPER	SUGARBERRY TREE	2	400	800
	9" CALIPER	SUGARBERRY TREE	1	400	400
	3" CALIPER	OAK TREE	1	400	400

TOTAL ARE PROVIDED: 1,990 SF

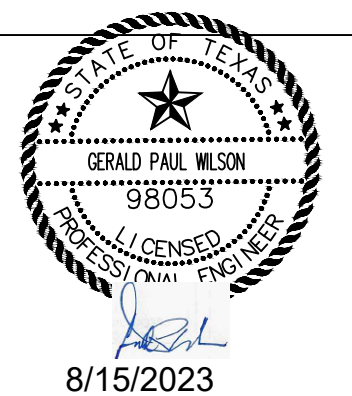
**LANDSCAPE REQUIREMENTS:**

- 1) 15% OF DEVELOPED AREA 0.24 ACRES (10,578 SF) = 1,587 SF OF LANDSCAPING
- 2) NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES - 794 SF REQ'D; 1,600 SF PROVIDED
- 3) NOT LESS THAN 50% OF TREES PLANTED SHALL BE CANOPY- 397 SF REQ'D; 800 SF PROVIDED

TOTAL AREA REQUIRED: 1,587 SF  
 TOTAL LANDSCAPE AREA PROVIDED: 1,990 SF  
 \*\*AUTOMATIC IRRIGATION IS REQUIRED FOR THIS PROJECT\*\*

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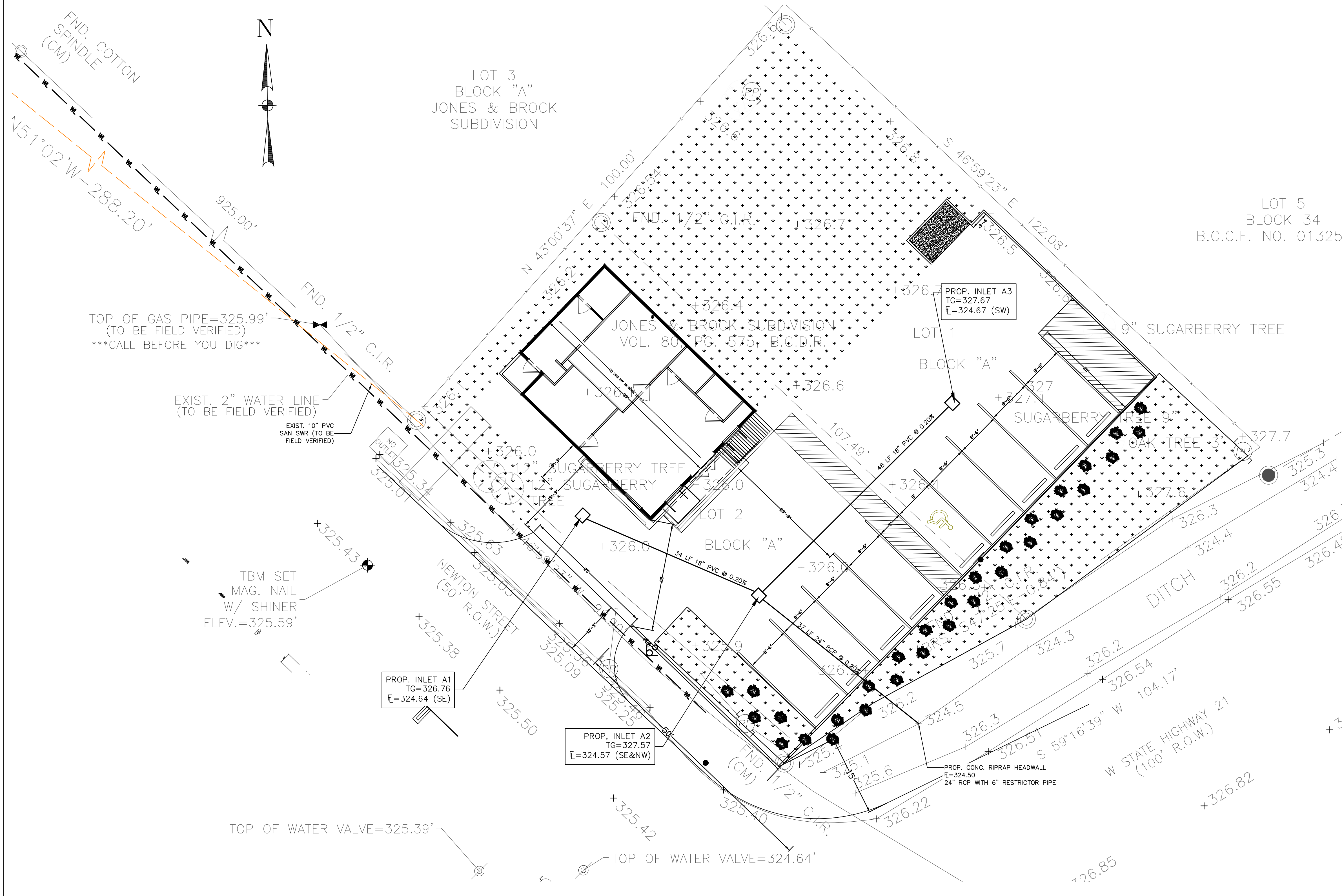
PROPOSED COFFEE HOUSE  
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LANDSCAPE PLAN

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C4.00

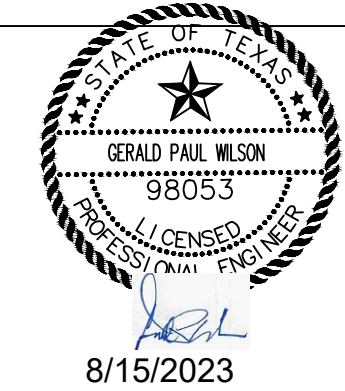


LEGEND :

FFE	FINISHED FLOOR ELEV.
→	EXTREME EVENT FLOW
TG	TOP OF GRATE
TP	TOP OF PAVEMENT
□	PROP. STORM SEWER INLET
—	PROP. STORM SEWER PIPE

ISSUE LOG		
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- GENERAL NOTES
1. REFER TO DTL 29, SHT C8.02 FOR INLET DETAILS.
  2. REFER TO SHT C5.00 – GRADING PLAN FOR ADDITIONAL DIMENSIONAL AND GRADING INFORMATION.
  3. REFER TO SHT C4.00 – DRAINAGE AREA MAP FOR DRAINAGE DESIGN DATA.
  4. REFER TO SHT C6.00 – UTILITY PLAN FOR WASTEWATER/SANITARY UTILITIES.



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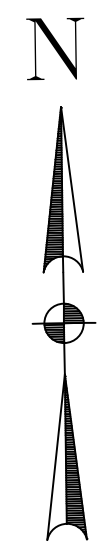
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**DRAINAGE PLAN**

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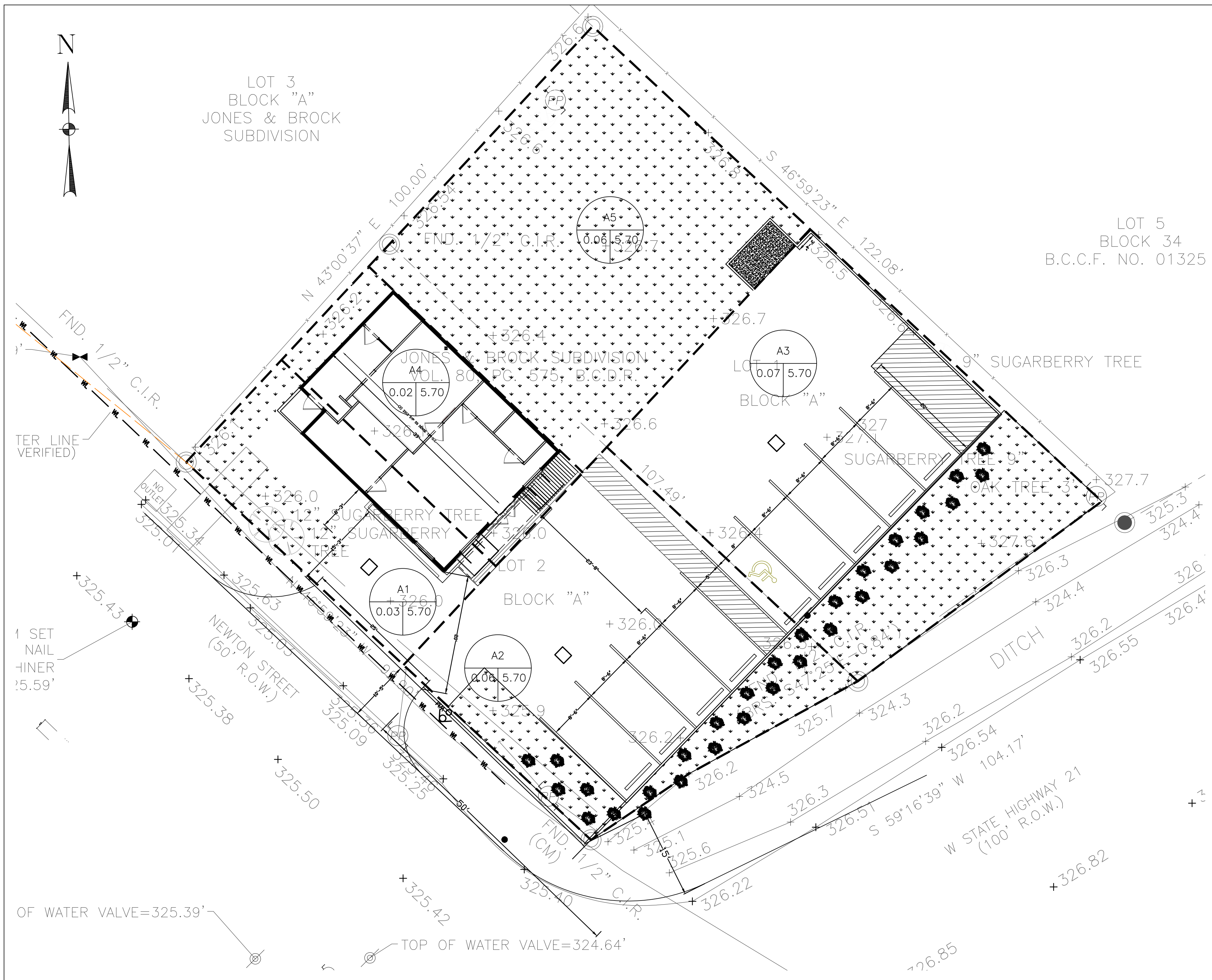
SHEET

**C5.00**



LOT 3  
BLOCK "A"  
JONES & BROCK  
SUBDIVISION

LOT 5  
BLOCK 34  
B.C.C.F. NO. 01325

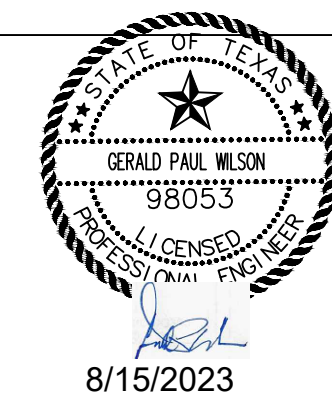


**LEGEND:**

- AC ACRES
- DA DRAINAGE AREA
- FL FLOW LINE
- PROP. PROPOSED
- SW STORM WATER
- WATER METER
- PROPOSED SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- SHEET FLOW
- ⊙ AREA FOR DRAINAGE ACRES/CFS

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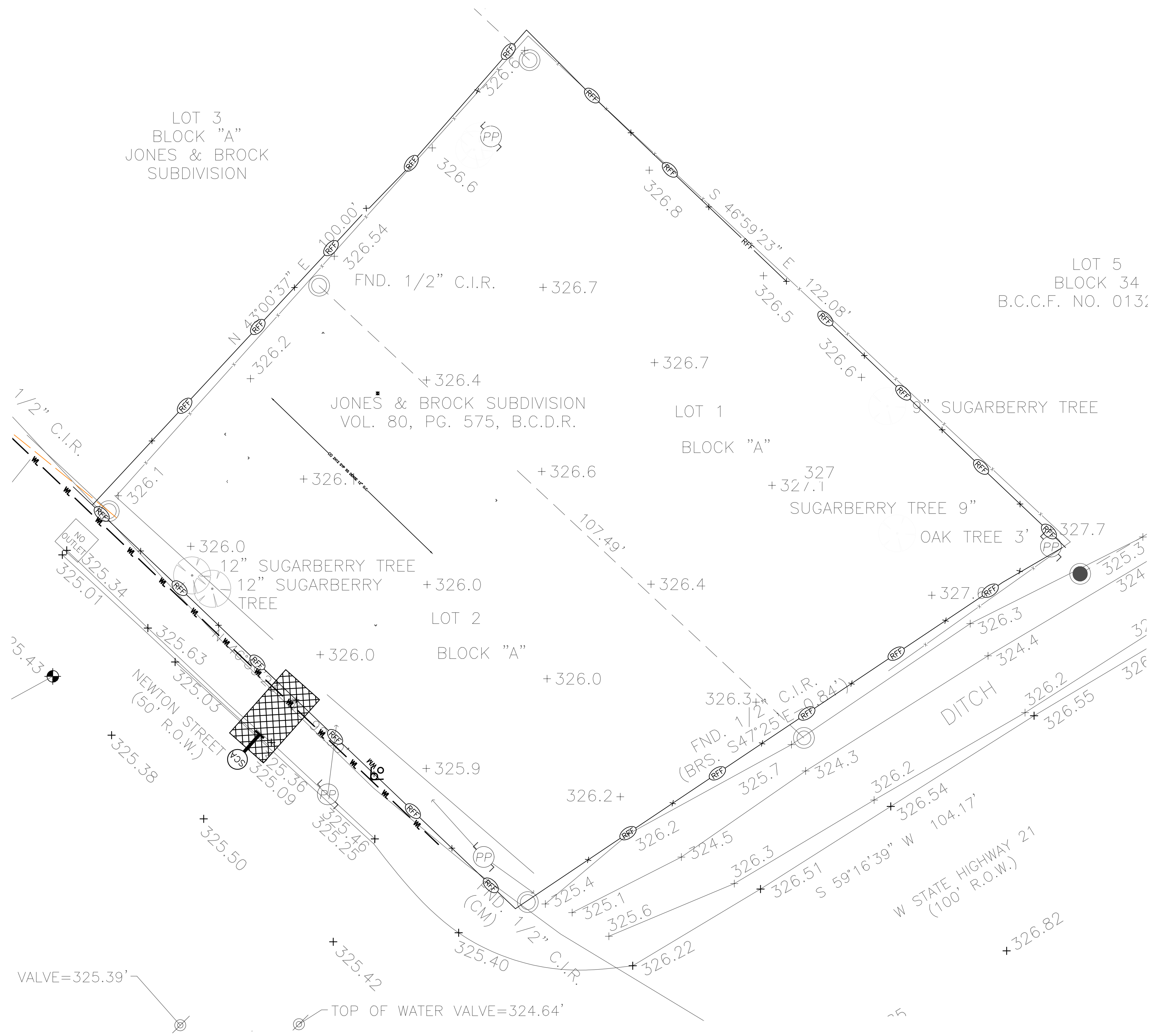
**PROPOSED COFFEE HOUSE**  
1500 NEWTON STREET  
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**DRAINAGE AREA MAP**

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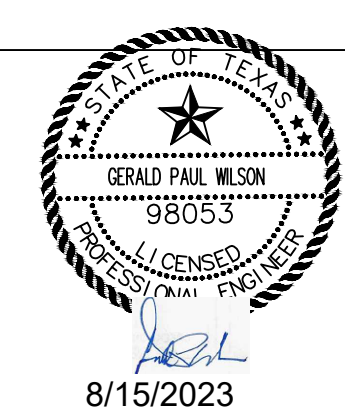
**C6.00**



LEGEND :

IPB	INLET PROTECTION BARRIER (GRAVEL BAGS)
—X—RFF—X—	FILTER FABRIC FENCE
SCA	STABILIZED CONSTRUCTION ACCESS

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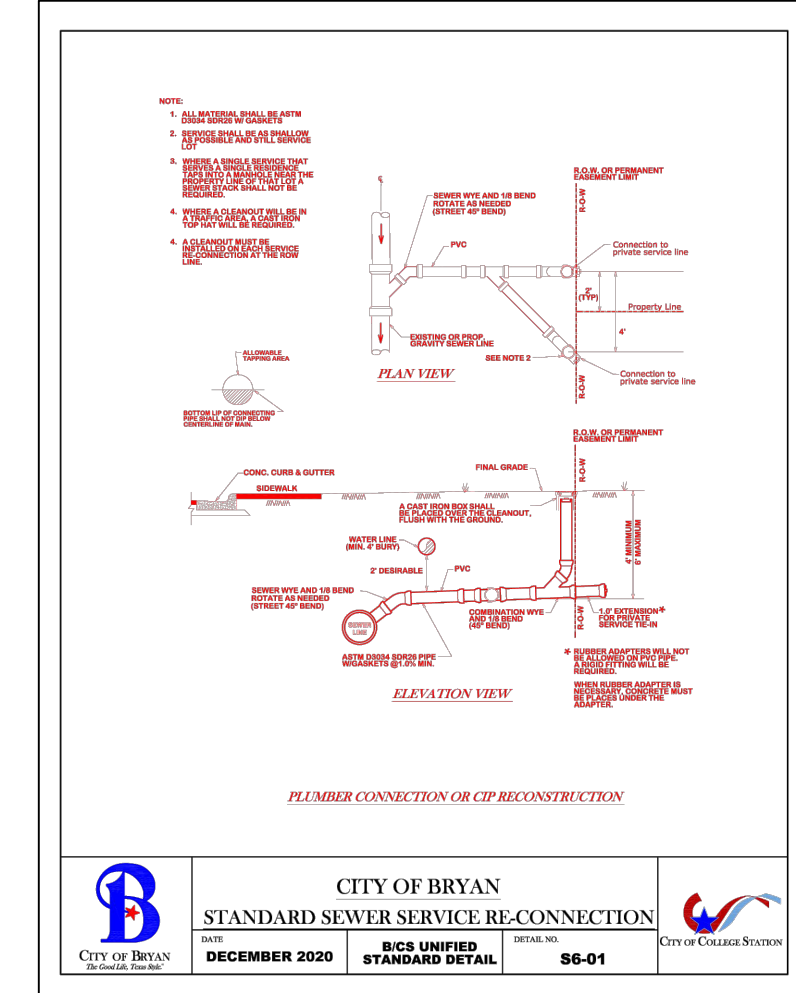
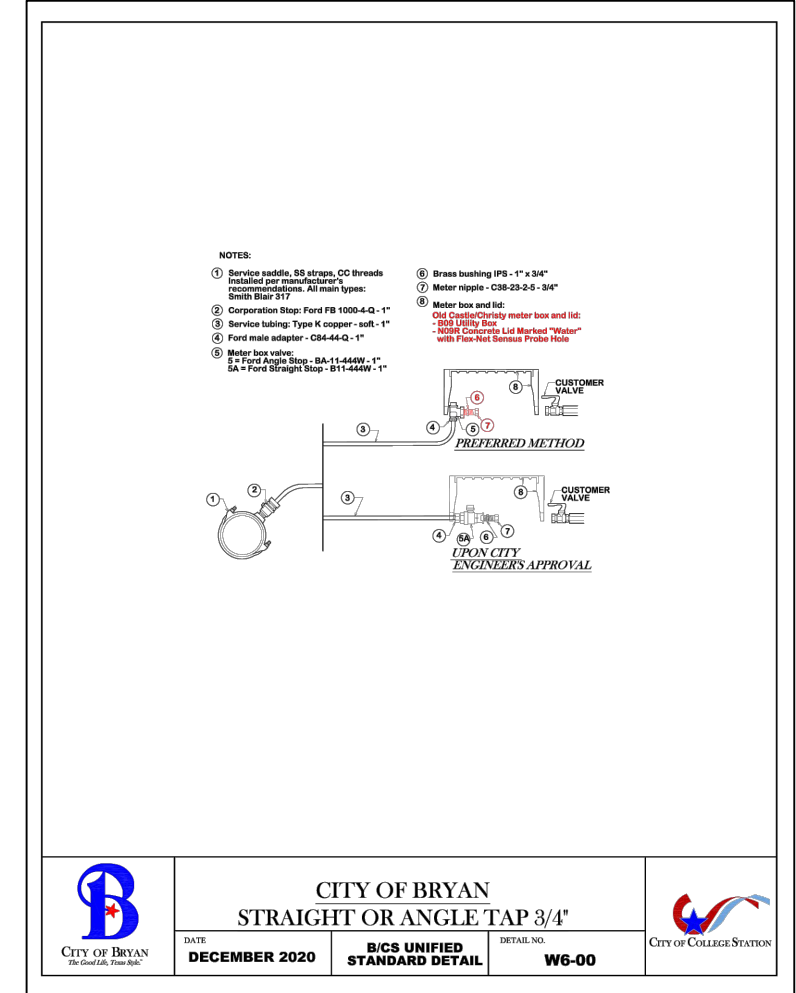
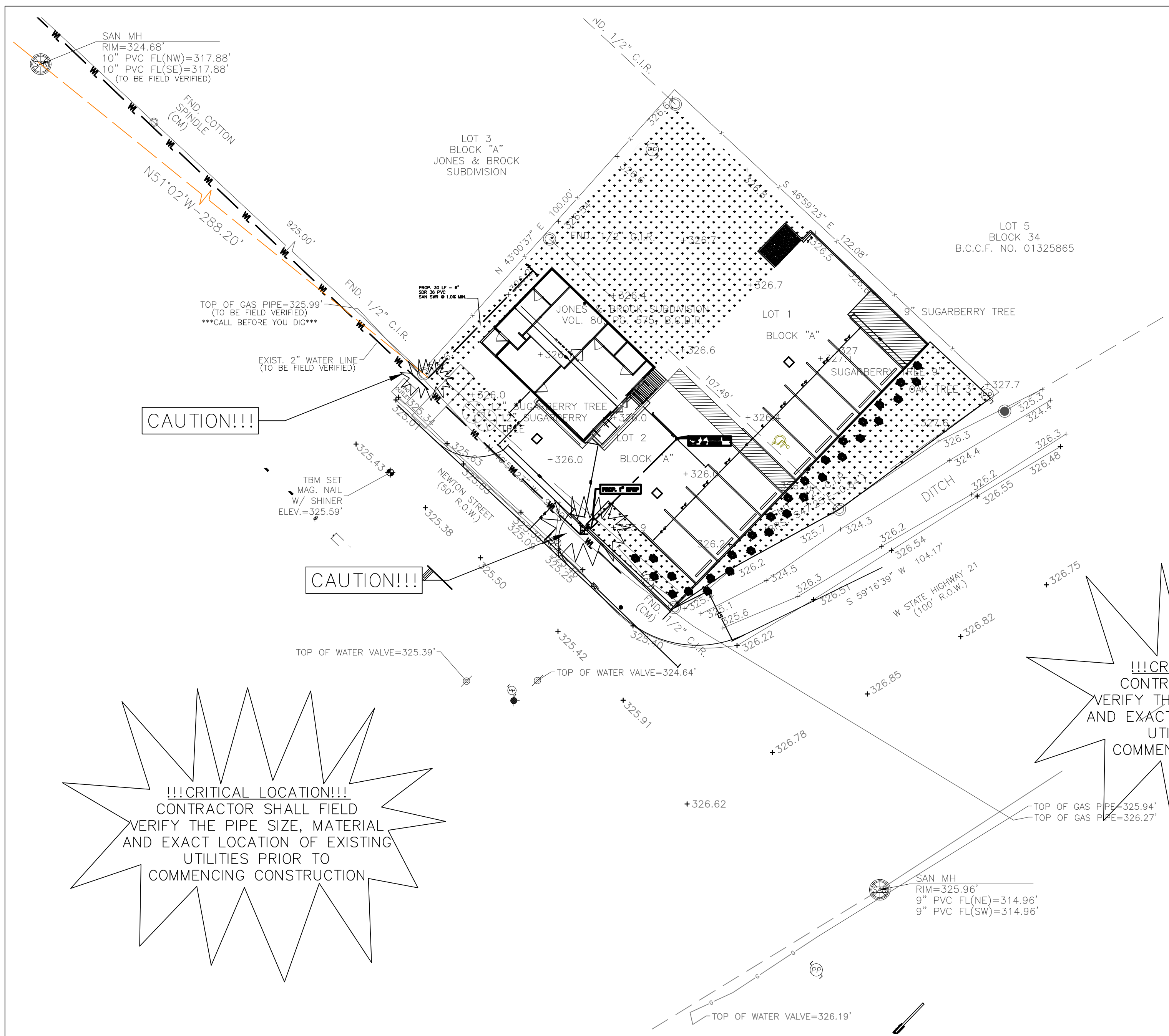
EROSION CONTROL PLAN

DESIGNED BY : G.W.      DATE : AUG. 15, 2023  
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PROPOSED LEGEND:

○ WM	WATER METER
➔	SERVICE SADDLE
---	WATER LINE
---	SANITARY SEWER LINE
CO	SAN SWR CLEANOUT
---	STORM SEWER LINE
□	STORM SEWER INLET

EXISTING:

○	IRON ROD FOUND
○	1/2" I.R. W/ "VILLA 6751" CAP SET
○	POWER POLE
○	SERVICE POLE
○	GUY ANCHOR
○	SANITARY MANHOLE
○	WATER VALVE & BOX
○	FIRE HYDRANT
○	TEMPORARY BENCHMARK
○	GAS VALVE
○	TREE
---	CHAIN LINK FENCE
---	OVERHEAD ELECTRIC
---	CENTER OF SWALE
---	TOP OF BANK

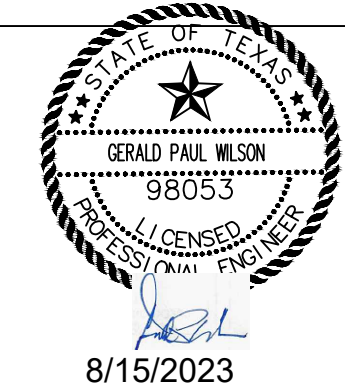
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- WATER CONSTRUCTION NOTES
1. WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CITY OF HOUSTON INFRASTRUCTURE DESIGN MANUAL, STANDARD SPECIFICATION, AND CONSTRUCTION DETAILS.
  2. ALL 4" THROUGH 12" WATER LINE TO BE AWWA C-900 PVC DR-18 BLUE PRESSURE RATED WATER MAIN WITH 2" AND SMALLER WATER SERVICE LINE TO BE CONTINUOUS TYPE K COPPER TUBING PER COH STANDARD SPECIFICATION SECTION 02503. ALL 4" WITH INSIDE LINING WITH AWWA C104 AND DOUBLE WRAPPED WITH 8-MIL POLYETHYLENE SHEETS.
  3. CONCRETE THRUST BLOCKS SHALL BE PROVIDED AS NECESSARY TO PREVENT PIPE MOVEMENT. USE RESTRAINED JOINTS WHERE PREVENTING MOVEMENT OF 16 THRUST.
  4. ALL WATER LINES UNDER PROPOSED OR FUTURE PAVING AND TO A POINT OF ONE (1) FOOT BACK OF ALL PROPOSED OR FUTURE CURBS SHALL BE ENCASED IN BANK SAND TO 12" OVER PIPE AND BACKFILLED WITH CEMENT STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE.
  5. ALL WATER LINE AND SEWER LINE CROSSINGS SHALL BE CONSTRUCTED PER CITY OF HOUSTON AND TCEQ REGULATIONS.
  6. ALL WATER VALVES SHALL BE SUPPLIED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF AWWA C-500 AND SHALL BE OF THE RESILIENT SEAT TYPE.
  7. ALL WATER LINES TO BE DISINFECTED IN CONFORMANCE WITH AWWA C-651 AND THE TEXAS STATE DEPARTMENT OF HEALTH. AT LEAST ONE BACTERIOLOGICAL SAMPLE SHALL BE COLLECTED FOR EVERY 1,000 LINEAR FEET OF WATER LINE AND SHALL BE REPEATED IF CONTAMINATION PERSISTS.
  8. ALL BELOW GRADE VALVES SHALL BE GASKETED, HUB-END GATE VALVES WITH A CAST IRON BOX, EXCEPT WHERE FLANGES ARE CALLED OUT ON THE PLANS. THRU 12" FITTINGS SHALL BE CEMENT MORTAR LINED COMPACT DUCTILE IRON PRESSURE FITTINGS PER ANSI A21.53, OR PUSH ON FITTINGS PER ANSI A21.10 PRESSURE RATED AT 250 PSIG.
  10. HYDROSTATIC TESTING: ALL WATER PIPE SHALL BE TESTED FOR LEAKAGE IN ACCORDANCE WITH THE LATEST COUNTY STANDARD CONSTRUCTION SPECIFICATIONS. TESTS ARE TO BE PERFORMED ON THE ENTIRE FOOTAGE OF WATER PIPE LINE INCLUDED IN THE PROJECT.
  11. ALL WATER LINES TO HAVE 4 OTHER UTILITIES AT CROSSING UNLESS OTHERWISE NOTED ON PLANS. ALL WATER LINE INSTALLED OVER DEEP SHALL UTILIZE RESTRAINED JOINT FITTINGS.
  12. CONTRACTOR SHALL KEEP WATER PIPE CLEAN AND CAPPED (OR OTHERWISE EFFECTIVELY COVERED) OPEN PIPE ENDS TO EXCLUDE INSECTS, ANIMALS OR OTHER SOURCES OF CONTAMINATION FROM UNFINISHED PIPE LINES AT TIMES WHEN CONSTRUCTION IS NOT IN PROGRESS.

- GENERAL NOTES:
1. CONSTRUCT WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING IN ACCORDANCE WITH THE LATEST EDITION OF THE PUBLICATIONS STANDARD CONSTRUCTION SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING, AND STANDARD CONSTRUCTION DETAILS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING PUBLISHED BY HOUSTON PUBLIC WORKS.
  2. UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY TEXAS ONE CALL AT 713-223-4567/811 OR 800-344-8377 AND LONE STAR NOTIFICATION CENTER AT 800-669-8344 AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION. UTILITIES MARKED WITHIN THE PUBLIC RIGHT OF WAY OR IN EASEMENTS SHALL COMPLY WITH TAC TITLE 16, PART 1, CHAPTER 18, RULE §18.6 AND THE AMERICAN PUBLIC WORKS ADMINISTRATION (APWA) UNIFORM COLOR CODE.
  3. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING WATER, WASTEWATER, STORM WATER LINES AND TRAFFIC CONTROL DEVICES. DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH THE HOUSTON PUBLIC WORKS, STANDARD CONSTRUCTION SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEM, WATER LINES, STORM DRAINAGE, AND STREET PAVING AND STANDARD CONSTRUCTION DETAILS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING, REFERENCED ABOVE, AT NO ADDITIONAL COST.
  4. CONTRACTOR SHALL NOTIFY THE OFFICE OF THE CITY ENGINEER, CITY OF BRYAN FOR INSPECTION AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
  5. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
  6. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ROOT SYSTEMS OF SHRUBS, PLANTS AND TREES ALONG THE AREA OF EXCAVATION.
  7. CONTRACTOR SHALL COMPLY WITH LATEST EDITION OF OSHA REGULATIONS AND THE STATE OF TEXAS LAWS CONCERNING EXCAVATION.
  8. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS AND RECORD AS-BUILT CONDITIONS DURING CONSTRUCTION. THESE REDLINE MARKED UP DRAWINGS WILL BE SUBMITTED TO THE DESIGN CONSULTANT WHO WILL MAKE THE CHANGES ON THE ORIGINAL TRACINGS, LABEL EACH SHEET IN THE SET AS "RECORD DRAWINGS", AND RETURN IT TO THE OFFICE OF THE CITY ENGINEER.

1. ALL SANITARY SEWER PIPE AND FITTINGS SHALL BE ASTM 3034 SDR 26 PVC.
2. EXIST. SANITARY SEWER AND WATERLINE DEPTHS, FLOWLINE ELEVATIONS ARE TO BE FIELD VERIFIED.
3. REFER TO GRADING PLAN FOR PROP. GRADING & DRAINAGE IMPROVEMENTS.
4. UTILITY LOCATION IS APPROXIMATE. UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY THE EXACT LOCATION IN THE FIELD BEFORE COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY TEXAS ONE CALL AT 713.223.4567/800.245.4545 AND LONE STAR ONE CALL AT 800.669.8344 AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION.
5. THE EXISTING WATER LINE AND SANITARY SEWER LINE DEPTHS ARE APPROXIMATE THE CONTRACTOR SHALL VERIFY DEPTHS BEFORE THE START OF CONSTRUCTION.



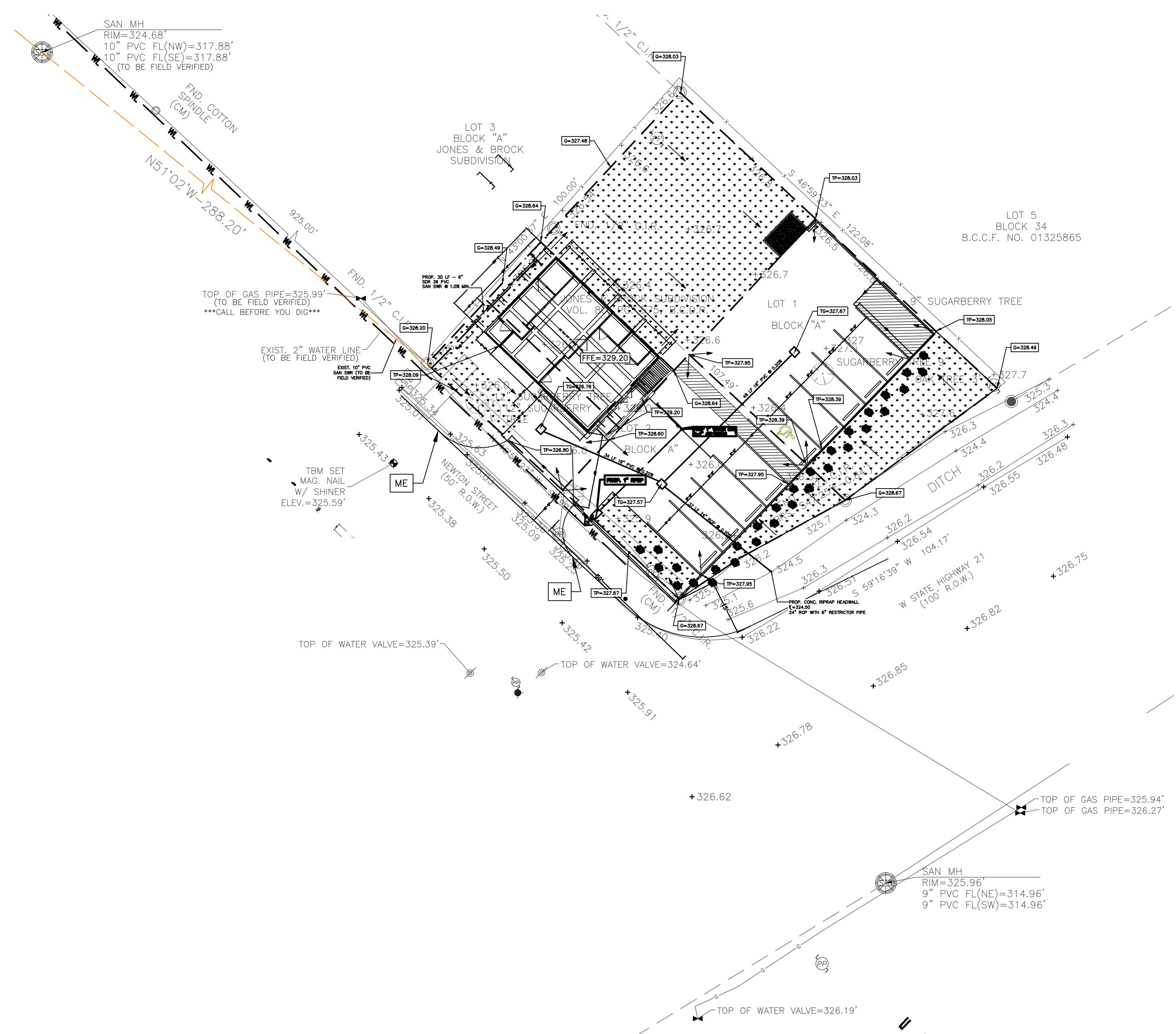
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UTILITY PLAN

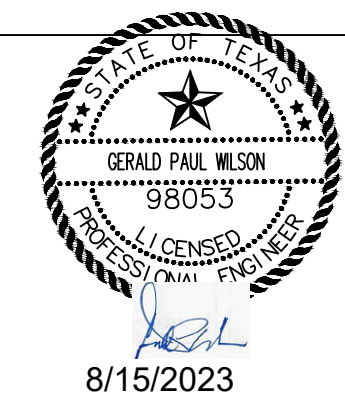
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GRADING PLAN

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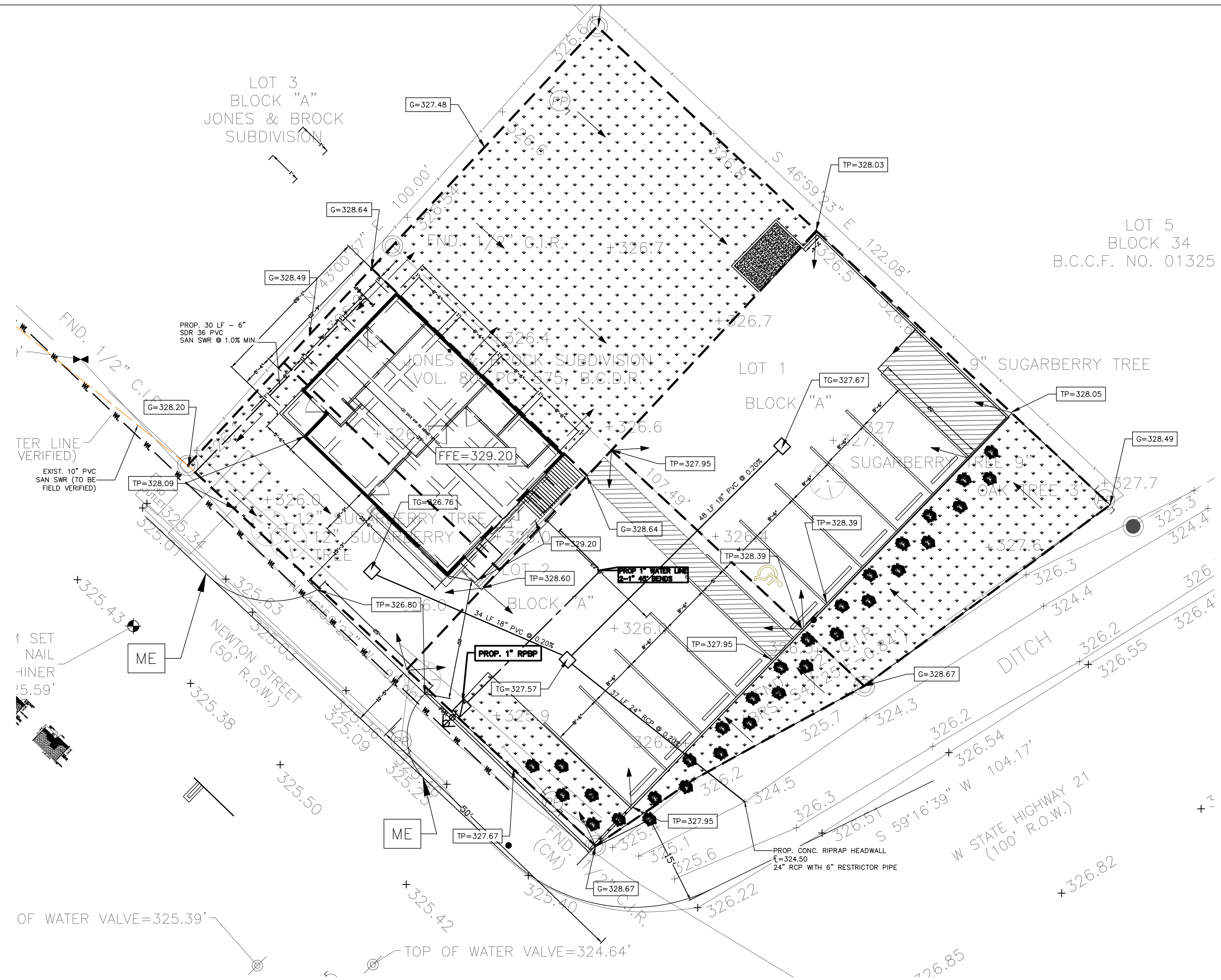
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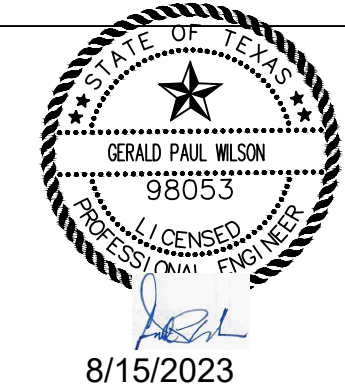








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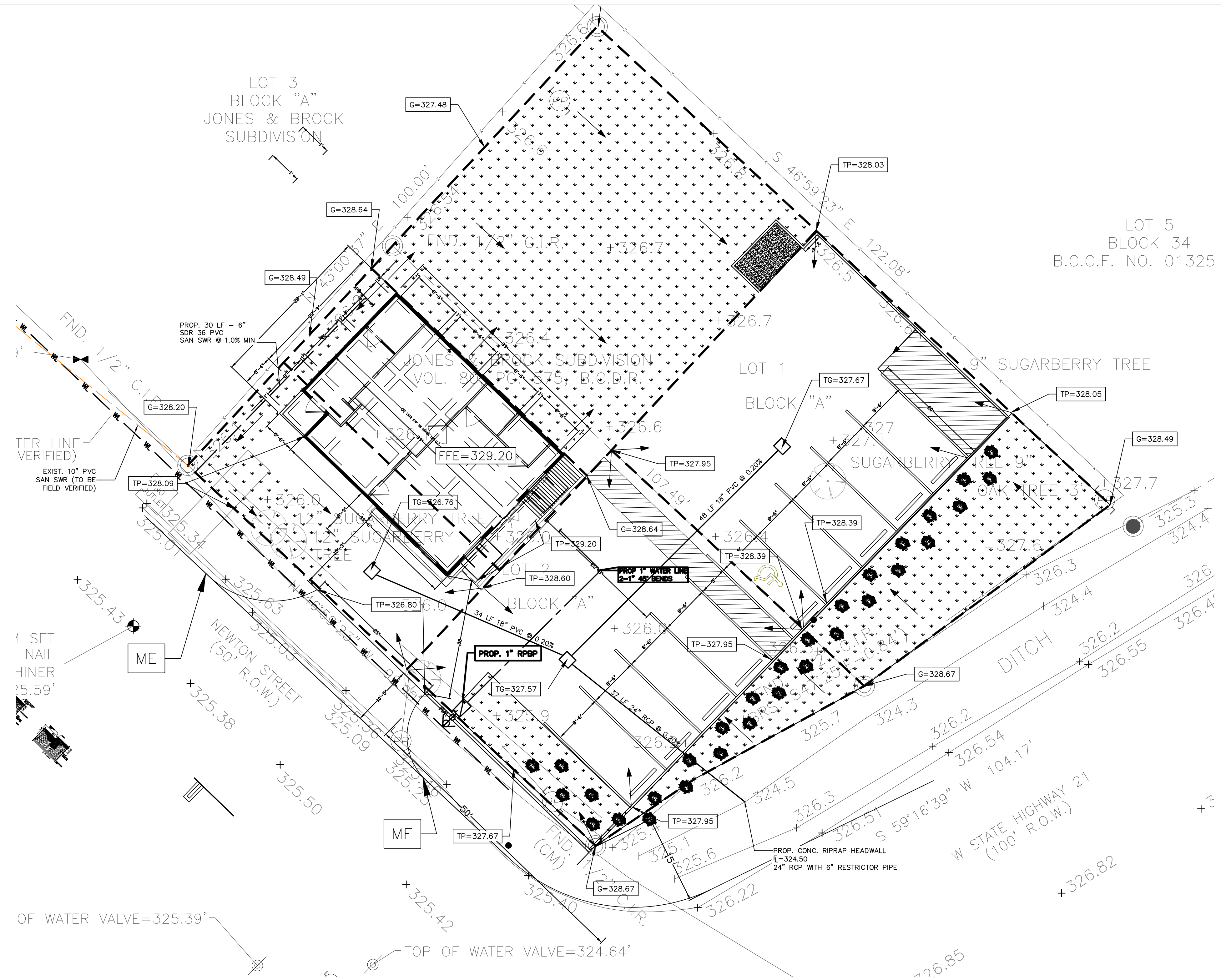
**PROPOSED COFFEE HOUSE**  
 1500 NEWTON STREET  
 BRYAN, TEXAS 77803

**GRADING PLAN**

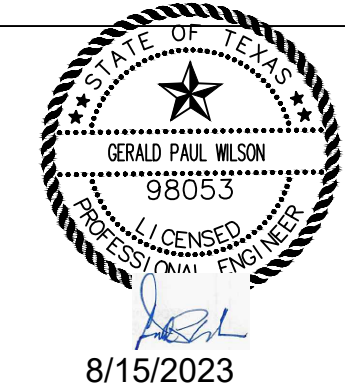
DESIGNED BY : G.W.      DATE : AUG. 15, 2023  
 DRAWN BY : M.B.      SCALE : 1" = 10'-0"  
 CHECKED BY :      PROJECT NO :  
 APPROVED BY :

SHEET

**C7.00**



ISSUE LOG		
No.	DATE ISSUED:	ISSUE DESCRIPTION



TEXAS BOARD OF PROFESSIONAL ENGINEERS F-19379  
 4611 BIGGAM DRIVE  
 FRESNO, TEXAS 77545  
 (832) 443-4150

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