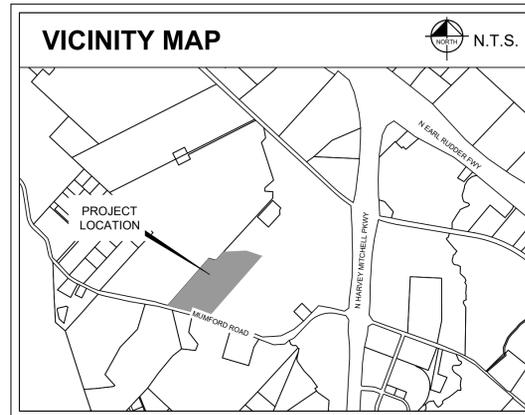


# CIVIL DESIGN DEVELOPMENT DOCUMENTS FOR PAVING, GRADING, DRAINAGE AND UTILITY IMPROVEMENTS FOR

# PROJECT CAMP

IN THE CITY OF BRYAN,  
BRAZOS COUNTY, TEXAS

PLANS SUBMITTAL/REVIEW LOG	
SITE PLAN	11/20/2024
CONSTRUCTION DOCUMENTS	11/27/2024
2ND SITE PLAN	12/4/2024
3RD SITE PLAN	12/11/2024



SHEET NO.	DESCRIPTION
C-1.0	COVER SHEET
C-1.1	GENERAL NOTES
C-2.0	PLAT
C-3.0	DEMOLITION PLAN
C-4.0	EROSION CONTROL PLAN
C-4.1	EROSION CONTROL DETAILS
C-5.0	SITE PLAN
C-5.1	DIMENSION CONTROL PLAN (1 OF 4)
C-5.2	DIMENSION CONTROL PLAN (2 OF 4)
C-5.3	DIMENSION CONTROL PLAN (3 OF 4)
C-5.4	DIMENSION CONTROL PLAN (4 OF 4)
C-6.0	PAVING PLAN
C-6.1	PAVING DETAILS (1 OF 2)
C-6.2	PAVING DETAIL (2 OF 2)
C-7.0	SIGNING AND STRIPPING PLAN (1 OF 4)
C-7.1	SIGNING AND STRIPPING PLAN (2 OF 4)
C-7.2	SIGNING AND STRIPPING PLAN (3 OF 4)
C-7.3	SIGNING AND STRIPPING PLAN (4 OF 4)
C-7.4	SIGNAGE AND STRIPPING DETAILS (1 OF 5)
C-7.5	SIGNAGE AND STRIPPING DETAILS (2 OF 5)
C-7.6	SIGNAGE AND STRIPPING DETAILS (3 OF 5)
C-7.7	SIGNAGE AND STRIPPING DETAILS (4 OF 5)
C-7.8	SIGNAGE AND STRIPPING DETAILS (5 OF 5)
C-8.0	EXISTING DRAINAGE AREA MAP
C-9.0	PROPOSED DRAINAGE AREA MAP
C-10.0	OVERALL GRADING PLAN
C-10.1	GRADING PLAN (1 OF 4)

C-10.2	GRADING PLAN (2 OF 4)
C-10.3	GRADING PLAN (3 OF 4)
C-10.4	GRADING PLAN (4 OF 4)
C-11.0	STORM PLAN (1 OF 4)
C-11.1	STORM PLAN (2 OF 4)
C-11.2	STORM PLAN (3 OF 4)
C-11.3	STORM PLAN (4 OF 4)
C-11.4	STORM PROFILES (1 OF 5)
C-11.5	STORM PROFILES (2 OF 5)
C-11.6	STORM PROFILES (3 OF 5)
C-11.7	STORM PROFILES (4 OF 5)
C-11.8	STORM PROFILES (5 OF 5)
C-11.9	SOUTH POND PLAN
C-11.10	NORTH POND PLAN
C-11.11	STORM CALCULATIONS
C-11.12	STORM DETAILS (1 OF 2)
C-11.13	STORM DETAILS (2 OF 2)
C-12.0	UTILITY PLAN (1 OF 4)
C-12.1	UTILITY PLAN (2 OF 4)
C-12.2	UTILITY PLAN (3 OF 4)
C-12.3	UTILITY PLAN (4 OF 4)
C-12.4	SANITARY SEWER PROFILES (1 OF 2)
C-12.5	SANITARY SEWER PROFILES (2 OF 2)
C-12.6	UTILITY DETAILS (1 OF 4)
C-12.7	UTILITY DETAILS (2 OF 4)
C-12.8	UTILITY DETAILS (3 OF 4)
C-12.9	UTILITY DETAILS (4 OF 4)

## PROJECT OWNER AND CONSULTANTS

### ENGINEER:

Kimley-Horn and Associates, Inc.  
13455 Noel Road  
Two Galleria Office Tower, Suite 700  
Dallas, TX 75240  
Tel. No. (469)914-8611  
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### DEVELOPER:

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### ARCHITECT:

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1437 South Boulder Ave., Suite 550  
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Email: OliviaG@sgadesigngroup.com

### SURVEYOR:

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### LANDSCAPE ARCHITECT:

Kimley-Horn and Associates, Inc.  
2500 Pacific Avenue  
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Dallas, TX 75226  
Tel. No. (469)914-8725  
Contact: Kyle Schellhorn  
Email: Kyle.Schellhorn@kimley-horn.com

### OWNER:

City of Bryan  
300 S. Texas Ave.  
Bryan, Texas 77803  
Tel. No. (979)209-5130

## UTILITY PROVIDERS

### WATER:

Bryan Water Services Department  
1111 Waco St  
Bryan, TX 77803  
Tel. No. (979)209-5900

### SEWER:

Bryan Water Services Department  
1111 Waco St  
Bryan, TX 77803  
Tel. No. (979)209-5900

### BTU:

Bryan Texas Utilities  
611 Union Street  
Bryan, TX 7  
Tel. No. (979)822-5700  
Contact: Roberto Lopez  
Email: rlopez@btutilities.com

## BENCHMARK NOTE

BEARING SYSTEM SHOWN HERON IS BASED ON THE TEXAS STATE PLAN CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCS2) PRE PRELIM ALTA 10-25-2024

## GEOTECHNICAL REPORT

THE GEOTECHNICAL ENGINEERING REPORT DATED XXX PREPARED BY XXX CONSULTANTS, INC. (XXX). AND ALL ADDENDA SHALL BE CONSIDERED PART OF THESE CONSTRUCTION DOCUMENTS.

## LEGAL DESCRIPTION

A FIELD NOTES DESCRIPTION OF 37.03 ACRES IN THE WILLIAM S. MARTIN SURVEY, ABSTRACT 35, THE LAUGHLIN MCLAUGHLIN SURVEY, ABSTRACT 38 AND THE N. MITCHELL SURVEY, ABSTRACT 181, IN BRAZOS COUNTY, TEXAS, BEING A PORTION CALLED 449.48 ACRE TRACT OF LAND DESCRIBED IN A DEED TO THE CITY OF BRYAN AND BRAZOS COUNTY ECONOMIC DEVELOPMENT FOUNDATION INC. RECORDED IN VOLUME 13088, PAGE 272 OF THE OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS (OPRBCT)

### PREPARED BY:

# Kimley»Horn

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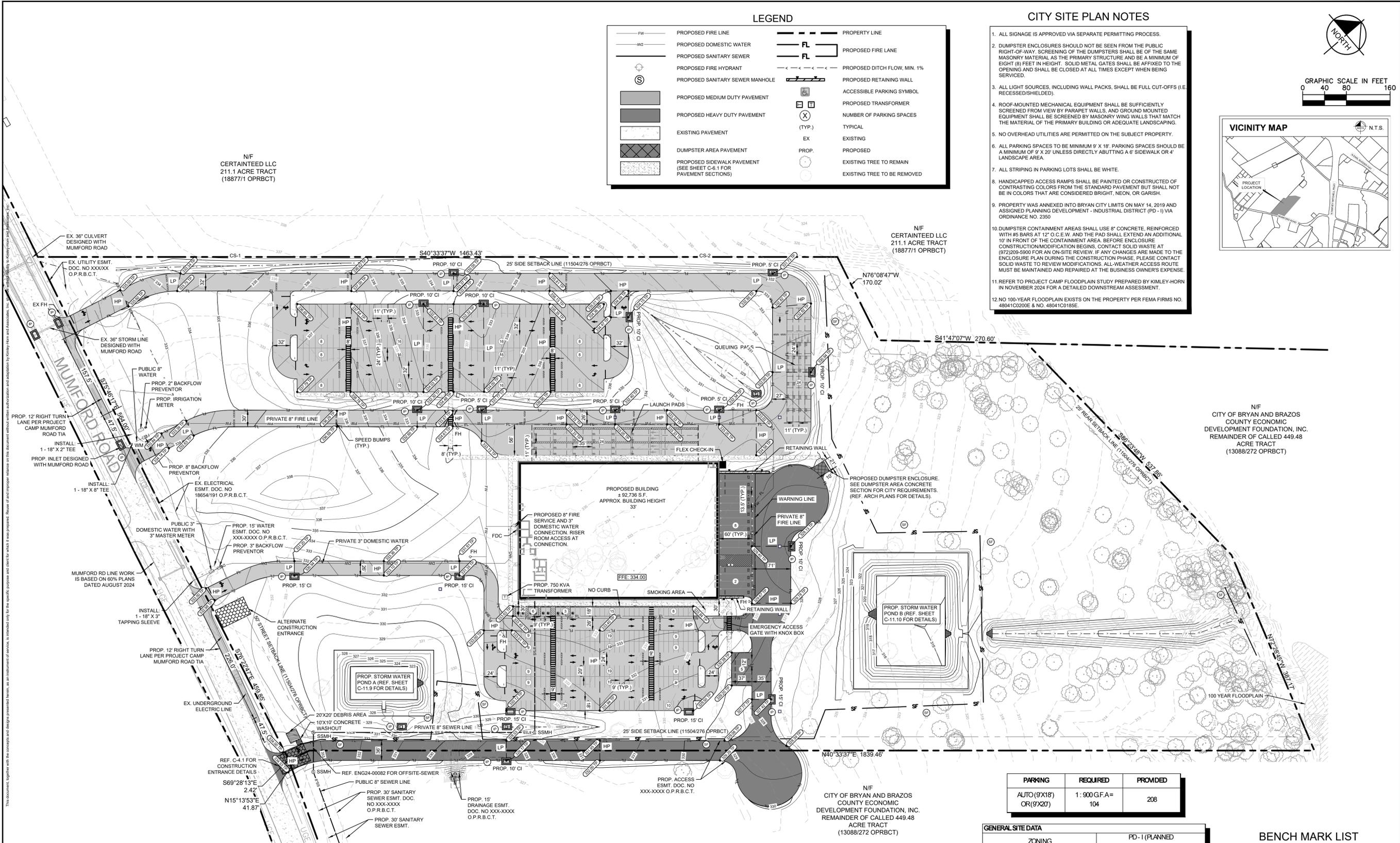
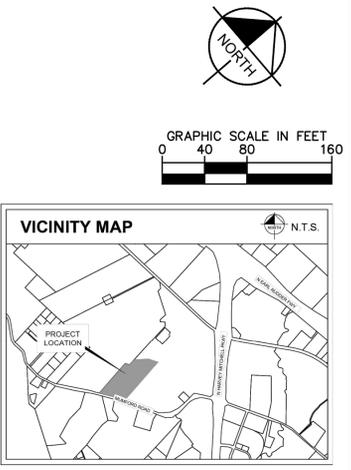
# DECEMBER 2024

<p><b>KHA GENERAL CONSTRUCTION NOTES:</b></p>	<p>1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR THE CITY OF BRYAN STANDARDS (LATEST ADDITION), AND ANY SPECIAL PROVISIONS ADOPTED BY THE CITY OF BRYAN, THE SUBDIVISION RULES AND REGULATIONS OF THE CITY OF BRYAN (LATEST EDITION), THE PROJECT SPECIFICATION BOOK, AND THESE CONSTRUCTION PLANS. THE CITY OF BRYAN SPECIFICATIONS SHALL GOVERN WHERE OTHER SPECIFICATIONS DO NOT EXIST. IN CASE OF CONFLICTING SPECIFICATIONS OR DETAILS, THE OWNER AND ENGINEER SHALL BE CONTACTED PRIOR TO CONSTRUCTION.</p>	<p>2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH ALL MATERIAL AND LABOR TO CONSTRUCT THE FACILITY AS SHOWN AND DESCRIBED IN THE CONSTRUCTION DOCUMENTS IN ACCORDANCE WITH THE APPROPRIATE APPROVING AUTHORITIES, SPECIFICATIONS AND REQUIREMENTS. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING TO DETERMINE EXISTING CONDITIONS.</p>	<p>3. ALL EXISTING UTILITIES SHOWN ARE LOCATED ACCORDING TO THE INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME THE DRAWINGS WERE PREPARED AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE CITY. GUARANTEE IS NOT MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN OR THAT THE LOCATION OF THOSE SHOWN ARE ACCURATE. THE LOCATIONS SHOWN ARE FOR BIDDING PURPOSES ONLY. FINDING THE ACTUAL LOCATION OF ANY EXISTING UTILITIES IS THE CONTRACTORS RESPONSIBILITY AND SHALL BE DONE BEFORE HE COMMENCES ANY WORK IN THE VICINITY. FURTHERMORE, THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES DUE TO THE CONTRACTORS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE OWNER OR ENGINEER WILL ASSUME NO LIABILITY FOR ANY DAMAGES SUSTAINED OR COST INCURRED BECAUSE OF THE OPERATIONS IN THE VICINITY OF EXISTING UTILITIES OR STRUCTURES, NOR FOR TEMPORARY BRACING AND SHORING OF SAME. IF IT IS NECESSARY TO SHORE, BRACE, SWING OR RELOCATE A UTILITY, THE UTILITY COMPANY OR DEPARTMENT AFFECTED SHALL BE CONTACTED BY THE CONTRACTOR AND THEIR PERMISSION OBTAINED REGARDING THE METHOD TO USE FOR SUCH WORK.</p>	<p>4. IT IS THE CONTRACTORS RESPONSIBILITY TO CONTACT THE VARIOUS UTILITY COMPANIES WHICH MAY HAVE BURIED OR AERIAL UTILITIES WITHIN OR NEAR THE CONSTRUCTION AREA BEFORE COMMENCING WORK. THE CONTRACTOR SHALL PROVIDE 72 HOURS MINIMUM NOTICE TO ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION.</p>	<p>5. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL REQUIRED CONSTRUCTION PERMITS AND BONDS PRIOR TO CONSTRUCTION.</p>	<p>6. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE CITY, ARCHITECT AND ENGINEER BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL OF THE CITY AND NOTIFICATION TO THE ARCHITECT AND THE ENGINEER. NO CONSIDERATION WILL BE GIVEN TO CHANGE ORDERS FOR WHICH THE CITY, ENGINEER, AND OWNER WERE NOT CONTACTED PRIOR TO CONSTRUCTION OF THE AFFECTED ITEM.</p>	<p>7. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES, JURISDICTIONAL AGENCIES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.</p>	<p>8. CONTRACTOR SHALL VERIFY BENCHMARKS AND DATUMS PRIOR TO COMMENCING CONSTRUCTION OR STAKING OF IMPROVEMENTS.</p>	<p>9. CONTRACTOR SHALL THOROUGHLY CHECK COORDINATION OF CIVIL, LANDSCAPE, MEP, ARCHITECTURAL AND OTHER PLANS PRIOR TO COMMENCING CONSTRUCTION. OWNER/ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCY PRIOR TO COMMENCING WITH CONSTRUCTION.</p>	<p>10. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ADJUSTMENTS, RELOCATIONS AND INSTALLATIONS OF FRANCHISE UTILITIES AS NECESSARY FOR ON-SITE AND OFF-SITE CONSTRUCTION.</p>	<p>11. CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION FIELD STAKING, TESTING, AND CERTIFICATION UNLESS SPECIFIED OTHERWISE BY THE OWNER.</p>	<p>12. UNLESS NOTED OTHERWISE, CONTRACTOR SHALL REPLACE ANY FENCING, CURBING, ETC. THAT IS DESTROYED DUE TO THE CONSTRUCTION ACTIVITIES.</p>	<p>13. TRENCH SAFETY DESIGN WILL BE THE RESPONSIBILITY OF THE UTILITY CONTRACTOR. CONTRACTOR SHALL SUBMIT A TRENCH SAFETY PLAN (SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS) TO THE CITY OF BRYAN PUBLIC WORKS DEPARTMENT FOR REVIEW PRIOR TO THE START OF ANY UTILITY CONSTRUCTION.</p>	<p>14. ALL CONTRACTORS MUST CONFINE THEIR ACTIVITIES TO THE WORK AREA. NO ENCROACHMENTS OUTSIDE OF THE WORK AREA WILL BE ALLOWED. ANY DAMAGE RESULTING THEREFROM SHALL BE CONTRACTORS SOLE RESPONSIBILITY TO REPAIR.</p>	<p>15. LIGHT POLES AND SIGNS SHALL NOT BE PLACED IN ADA ACCESSIBLE ROUTES OR ACCESSIBLE ACCESS ROUTES.</p>	<p>16. ALL AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY SITE CONSTRUCTION NOT INCLUDED WITH THIS SCOPE OF WORK SHALL BE REGRADED AND LANDSCAPED OR PAVED (TO WHATEVER CONDITION EXISTED BEFORE DISTURBANCE). ALL DISTURBED AREAS SHALL BE REPAIRED TO THE SAME OR BETTER CONDITION THAN BEFORE AREA WAS DISTURBED.</p>	<p>17. THE CONTRACTOR SHALL HAVE AVAILABLE AT THE JOB SITE AT ALL TIMES ONE COPY OF THE CONTRACT DOCUMENTS INCLUDING PLANS, SPECIFICATIONS, AND SPECIAL CONDITIONS, COPIES OF ANY REQUIRED CONSTRUCTION PERMITS, AND EROSION CONTROL PLANS AND INSPECTION REPORTS (SWPPP).</p>	<p>18. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONTOURS SHOWN ON THE PLANS AND ALL FIELD CONDITIONS THAT MAY AFFECT CONSTRUCTION. SHOULD DISCREPANCIES OCCUR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO OBTAIN THE ENGINEERS CLARIFICATION BEFORE COMMENCING WITH THE CONSTRUCTION.</p>	<p>19. CONTRACTOR SHALL USE ALL NECESSARY SAFETY PRECAUTIONS TO AVOID CONTACT WITH OVERHEAD AND UNDERGROUND POWER LINES.</p>	<p>20. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION. CONTRACTOR IS RESPONSIBLE FOR FILING N.O.I. AND N.O.T. WITH THE TNRCC. CONTRACTOR SOLELY RESPONSIBLE FOR ALL MANDATED SWPPP RECORD KEEPING AND REPORTING. CONTRACTOR MUST SUBMIT COPIES OF N.O.I. AND N.O.T. TO CITY OF BRYAN.</p>	<p>21. CONTRACTOR TO DISPOSE OF ALL EXCESS EXCAVATION MATERIALS AS DIRECTED BY THE OWNER.</p>	<p>22. ALL EXCAVATION IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED. UNUSABLE EXCAVATED MATERIAL AND ALL WASTE RESULTING FROM SITE CLEARING AND GRUBBING SHALL BE TAKEN OFF SITE BY THE GRADING CONTRACTOR AT HIS EXPENSE.</p>	<p>23. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.</p>	<p>24. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".</p>	<p>25. ALL REINFORCING STEEL SHALL CONFORM TO THE GEOTECHNICAL REPORT AND ASTM A-615, GRADE 60, AND SHALL BE SUPPORTED BY BAR CHAIRS.</p>	<p>26. WATER LINES CROSSING STORM SEWER LINES AND SANITARY SEWER LINES SHALL BE IN CONFORMANCE WITH ALL TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) SPECIFICATIONS.</p>	<p>27. THE SITE UTILITY CONTRACTOR SHALL PROVIDE ALL MATERIALS AND APPURTENANCES NECESSARY FOR COMPLETE INSTALLATION OF THE UTILITIES. ALL PUBLIC PIPE STRUCTURES AND FITTINGS SHALL BE INSPECTED BY THE CITY INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING DISINTEGRATION AND PRESSURE TESTING OF ALL MAINS. THE CONTRACTORS BID PRICE SHALL INCLUDE ALL INSPECTION FEES, AS AN ALTERNATE, THE OWNER RESERVES THE RIGHT TO PAY THE INSPECTION FEES DIRECTLY TO THE CITY.</p>	<p>28. ALL FIRE HYDRANTS, FITTINGS, VALVES, AND PIPE ENDS SHALL BE BLOCKED WITH CONCRETE PER CITY STANDARDS.</p>	<p>29. TOP RIM ELEVATIONS OF ALL SANITARY SEWER MANHOLES SHALL BE COORDINATED WITH TOP OF PAVEMENT OR FINISHED GRADE.</p>	<p>30. CONTRACTOR SHALL CONSTRUCT PROPOSED PAVEMENT TO MATCH EXISTING PAVEMENT WITH A SMOOTH, FLUSH, CONNECTION.</p>	<p>31. THE CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES, UTILITIES, AND OTHER FACILITIES TO REMAIN AND SHALL REPAIR ANY DAMAGES DUE TO HIS CONSTRUCTION ACTIVITIES AT NO COST TO THE OWNER.</p>	<p>32. CONTRACTOR TO ADJUST ALL GATE VALVE COVERS TO MATCH PROPOSED PAVING GRADES.</p>	<p>33. THE OPERATING NJUT OF ALL GATE VALVES SHALL BE 2 FEET BELOW FINISH GRADE (MINIMUM).</p>	<p>34. THESE PLANS, PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. DO NOT EXTEND TO OR INCLUDE DESIGN OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE ENGINEERS SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEM THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF ALL REQUIRED SAFETY PROCEDURES AND PROGRAMS.</p>	<p>35. REFER TO SWPPP REPORT AND EROSION CONTROL PLANS FOR APPLICABLE NOTES.</p>	<p>36. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.</p>	<p>37. CONTRACTOR SHALL CONTACT THE CITY BUILDING OFFICIAL TO LEARN OF ANY UNUSUAL CONSTRUCTION SEQUENCING REQUIREMENTS THE CITY MAY REQUIRE.</p>	<p>38. ALL APPURTENANCES INSTALLED IN PAVEMENT AREAS SHALL BE ADJUSTED AS REQUIRED TO BE FLUSH WITH FINISHED PAVEMENT.</p>	<p>39. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR COMPLETING AND IMPLEMENTING TRAFFIC CONTROL PLAN.</p>	<p>40. SIGNAGE RELATED TO SITE OPERATION OR SAFETY ARE NOT PART OF KIMLEY-HORN'S SCOPE AND ARE NOT INCLUDED IN THESE PLANS.</p>	<p>41. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING "RECORD" PLANS TO THE ENGINEER SHOWING THE LOCATION OF WATER AND SEWER SERVICES AND ANY DEVIATIONS FROM THESE PLANS MADE DURING CONSTRUCTION.</p>	<p>OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE CITY'S SPECIFICATIONS AND THESE PLANS.</p>	<p>AND MUST ALSO COMPLY WITH THE EROSION CONTROL REQUIREMENTS FOR THIS PROJECT. THIS INCLUDES THE INSTALLATION OF BMP'S TO CONTROL OFFSITE SEDIMENTATION AND THE ESTABLISHMENT OF PERMANENT GROUND COVER ON DISTURBED AREAS PRIOR TO FINAL APPROVAL OF THE PROJECT.</p>	<p>6. INSPECTIONS SHALL BE MADE WEEKLY BY THE CONTRACTOR AND AFTER RAIN STORM EVENTS TO INSURE THAT THE DEVICES ARE FUNCTIONING PROPERLY. WHEN SEDIMENT OR MUD HAS CLOGGED THE VOID SPACES BETWEEN STONES OR MUD IS BEING TRACKED ONTO A PUBLIC ROADWAY, THE AGGREGATE PAD MUST BE WASHED DOWN OR REPLACED. RUNOFF FROM THE WASHDOWN OPERATION SHALL NOT BE ALLOWED TO DRAIN DIRECTLY OFF SITE WITHOUT FIRST FLOWING THROUGH ANOTHER BMP TO CONTROL OFF SITE SEDIMENTATION. PERIODIC RE-GRADING OR THE ADDITION OF NEW STONE MAY BE REQUIRED TO MAINTAIN THE EFFICIENCY OF THE INSTALLATION. CONSTRUCTION ENTRANCES AND EXITS TO BE REPAIRED OR REPLACED. HEAVY MUD BUILD UP SHOULD BE COVERED WITH ADDITIONAL ROCK.</p>	<p>7. CONTRACTOR SHALL BE INFORMED FOR ALL INSPECTIONS, DOCUMENTATION, AND SUBMITTAL OF N.O.I., N.O.T. AND ANY ADDITIONAL INFORMATION REQUIRED BY THE E.P.A. AND T.C.E.Q. CONTRACTOR SHALL COMPLY WITH ALL E.P.A. AND T.C.E.Q. STORM WATER POLLUTION PREVENTION REQUIREMENTS. CONTRACTOR MUST SUBMIT COPIES OF N.O.I. AND N.O.T. TO CITY OF BRYAN.</p>	<p>8. CONTRACTOR IS SOLELY RESPONSIBLE FOR SELECTION, IMPLEMENTATION, MAINTENANCE, AND EFFECTIVENESS OF ALL BEST MANAGEMENT PRACTICES (BMP'S) AND FOR UPDATING THE PLAN DURING CONSTRUCTION AS FIELD CONDITIONS CHANGE. EROSION CONTROL'S SHOWN ON THIS SITE MAP ARE SUGGESTED CONTROLS ONLY. CONTRACTOR IS RESPONSIBLE FOR UPDATING THE EROSION CONTROL PLAN AND STORM WATER POLLUTION PREVENTION PLAN (SWPP) AS NECESSARY.</p>	<p>9. CONTRACTOR SHALL RECORD INSTALLATION, MAINTENANCE OR MODIFICATION, AND REMOVAL DATES FOR EACH BMP EMPLOYED (WHETHER CALLED OUT IN THE SWPP3 OR NOT).</p>	<p>10. EROSION CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS, OR IN CHANNELS, DRAINAGEWAYS OR BORROW DITCHES AT RISK OF CONTRACTOR AND IN COMPLIANCE WITH SECTIONS 401 AND 404 OF THE CLEAN WATER ACT. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURES, INCLUDING FLOODING DAMAGE, WHICH MAY OCCUR DUE TO BLOCKED DRAINAGE. AT THE CONCLUSION OF ANY PROJECT, ALL CHANNELS, DRAINAGEWAYS AND BORROW DITCHES IN THE WORK ZONE SHALL BE DEGRADED OF ANY SEDIMENT GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF EROSION CONTROL MEASURES.</p>	<p>11. CONTRACTOR IS RESPONSIBLE FOR MODIFYING THE SWPP3 AND EROSION CONTROL PLAN TO INCLUDE BMP'S FOR ANY OFF-SITE MATERIAL WASTE, BORROW, OR EQUIPMENT STORAGE AREAS.</p>	<p>12. CONTRACTOR SHALL INSPECT DISTURBED AREAS, MATERIAL STORAGE AREAS EXPOSED TO PRECIPITATION, STRUCTURAL CONTROL MEASURES, AND VEHICLE ENTRY AND EXIT AREAS AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 0.5 INCHES OR GREATER OR ONCE EVERY 7 DAYS ON THE SAME DAY OF THE WEEK EACH WEEK, REGARDLESS IF THERE HAS BEEN A RAINFALL EVENT. THE SWPP3 MUST REFLECT THE SCHEDULED USE.</p>	<p>13. CONTRACTOR SHALL MAINTAIN ADEQUATE SITE DRAINAGE DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL USE SILT FENCES (OR OTHER METHODS APPROVED BY THE ENGINEER AND CITY) AS REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, OR LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL DEVICES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND THE ESTABLISHMENT OF A STAND OF GRASS OR OTHER GROWTH TO PREVENT EROSION.</p>	<p>4. BEFORE ANY EARTHWORK IS DONE, THE CONTRACTOR SHALL STAKE OUT AND MARK THE LIMITS OF PAVEMENT AND OTHER ITEMS ESTABLISHED BY THE PLANS. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SURVEYING FOR LINE AND GRADE CONTROL POINTS RELATED TO EARTHWORK.</p>	<p>5. THE CONTRACTOR SHALL SALVAGE AND PROTECT ALL EXISTING POWER POLES, SIGNS, MANHOLES, TELEPHONE RISERS, WATER VALVES, ETC. THAT ARE TO REMAIN OR BE RELOCATED DURING ALL CONSTRUCTION PHASES.</p>	<p>6. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS (REFER TO ALPHA TESTING, INC. REPORT, DATED JULY 25, 2014). THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.</p>	<p>7. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAVEMENT OF SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. THE OWNER SHALL APPROVE THE LABORATORY NOMINATED TO DO THE TESTING OF MATERIALS. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO SHOW BY STANDARD TESTING PROCEDURES THAT THE WORK CONSTRUCTED DOES MEET THE REQUIREMENTS OF THE CITY'S SPECIFICATIONS AND THESE PLANS.</p>	<p>8. BARRIER FREE RAMPS SHALL BE CONSTRUCTED AT ALL DRIVEWAY APPROACHES PER CITY STANDARDS.</p>	<p>9. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".</p>	<p>10. CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS FOR FIRE LANES, PARKING STALLS, HANDICAPPED PARKING SYMBOLS, AND MISCELLANEOUS STRIPING WITHIN PARKING LOT AND AROUND BUILDING AS SHOWN ON THE PLANS. ALL PAINT AND PAVEMENT MARKINGS SHALL ADHERE TO THE CITY OF BRYAN/COLLEGE STATION UNIFIED DESIGN GUIDELINES.</p>	<p>11. REFER TO GEOTECHNICAL REPORT FOR PAVING JOINT LAYOUT PLAN REQUIREMENTS. REFER TO GEOTECHNICAL REPORT AND CITY STANDARDS FOR REINFORCEMENT STEEL REQUIREMENTS AND USE MOST STRINGENT OF THE TWO. PAVEMENT MIX DESIGNS SHALL BE SUBMITTED TO GEOTECHNICAL ENGINEER FOR APPROVAL. REFER TO GEOTECHNICAL REPORT FOR SOIL COMPACTION SPECIFICATION.</p>	<p>12. FIRE LANES SHALL BE DESIGNATED BY CONTINUOUS PAINTED LINES FOUR (4) INCHES IN WIDTH ON EACH SIDE OF THE FIRE LANE STARTING AT THE ENTRANCE FROM THE STREET AND TO BE CONTINUED TO THE EXIT. SUCH LINES SHALL BE BRIGHT RED IN COLOR AND LABELED PER CITY STANDARDS.</p>	<p>13. FIRE LANES ADJACENT TO CURBS SHALL BE OUTLINED BY A FOUR (4) INCH WIDE STRIP PAINTED BRIGHT RED IN COLOR ALONG THE CURBS GUTTER LINE.</p>	<p>14. THE WORDS "FIRE LANE" AND "NO PARKING" SHALL BE STENCILED IN FOUR (4) INCH HIGH WHITE LETTERS ALTERNATELY EVERY FIFTEEN (15) FEET ALONG THE RED FIRE LANE STRIPES PER CITY DETAIL.</p>	<p>15. ALL HANDICAP RAMPING, STRIPING, AND PAVEMENT MARKINGS SHALL CONFORM TO THE AMERICANS WITH DISABILITIES ACT OF 1990 AND TAS STANDARDS, LATEST EDITION.</p>	<p>16. REFERENCE CITY OF BRYAN STANDARD CONSTRUCTION DETAILS FOR HANDICAP RAMP AND OTHER PAVING DETAILS.</p>	<p>17. REFERENCE LANDSCAPE AND/OR PAVING PLANS FOR LOCATION AND TYPE OF HANDICAP RAMPS TO BE PROVIDED AND FOR FLOWWORK.</p>	<p>18. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE CITY OF BRYAN/COLLEGE STATION UNIFIED DESIGN GUIDELINES.</p>	<p>19. CONTRACTOR RESPONSIBLE FOR PREPARATION, SUBMITTAL, AND APPROVAL BY CITY OF BRYAN OF TRAFFIC CONTROL PLAN PRIOR TO START OF CONSTRUCTION.</p>	<p>20. SIDEWALKS ADJACENT TO CURB SHALL BE CONNECTED TO BACK OF CURB USING LONGITUDINAL BUTT JOINT.</p>	<p>21. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE LOCATED OUT OF THE PEDESTRIAN AND AUTOMOBILE ROUTES AND SHALL BE LOCATED BETWEEN THREE TO FIVE FEET BEHIND THE NEAREST BACK OF CURB. SIGN HEIGHT, LOCATION, AND STRUCTURE SHALL BE SUCH THAT THE SIGNS POSE NO THREAT TO PUBLIC SAFETY.</p>	<p>22. UNLESS THE PLANS SPECIFICALLY DICTATE TO THE CONTRARY, ON-SITE AND OTHER DIRECTIONAL SIGNS SHALL BE ORIENTED SO THEY ARE READILY VISIBLE TO THE ONCOMING TRAFFIC FOR WHICH THEY ARE INTENDED. FIELD ADJUSTMENTS OF LOCATION AND ORIENTATION OF THE SIGNS ARE TO BE MADE TO ACCOMPLISH THIS.</p>	<p>23. CONTRACTOR RESPONSIBLE FOR INSTALLING NECESSARY CONDUIT FOR LIGHTING, IRRIGATION, ETC. PRIOR TO PLACEMENT OF PAVEMENT. ALL CONSTRUCTION DOCUMENTS (CIVIL, MEP, LANDSCAPE, AND ARCHITECT) SHALL BE CONSULTED.</p>	<p>24. BEFORE PLACING PAVEMENT, CONTRACTOR SHALL VERIFY THAT SUITABLE HANDICAPPED ROUTES (PER A.D.A. &amp; T.A.S.) 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BASED ON THE BENCHMARK SHOWN, CONTRACTOR SHALL REFERENCE SAME BENCHMARK.</p>	<p>9. REFERENCE STRUCTURAL DRAWINGS AND SPECIFICATIONS AND GEOTECHNICAL REPORT FOR BUILDING PAD AND PAVING SUBGRADE INFORMATION.</p>	<p>10. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. THE FILL MATERIAL TO BE USED SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.</p>	<p>11. GRADING CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES FOR ANY REQUIRED UTILITY ADJUSTMENTS AND/OR RELOCATIONS.</p>	<p>12. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN APPROVED AGENCY FOR TESTING MATERIALS. THE NOMINATION OF THE TESTING LABORATORY AND THE PAYMENTS FOR SUCH TESTING SERVICES SHALL BE MADE BY THE CONTRACTOR. THE</p>	<p>13. 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### LEGEND

	PROPOSED FIRE LINE		PROPERTY LINE
	PROPOSED DOMESTIC WATER		PROPOSED FIRE LANE
	PROPOSED SANITARY SEWER		PROPOSED DITCH FLOW, MIN. 1%
	PROPOSED FIRE HYDRANT		PROPOSED RETAINING WALL
	PROPOSED SANITARY SEWER MANHOLE		ACCESSIBLE PARKING SYMBOL
	PROPOSED MEDIUM DUTY PAVEMENT		PROPOSED TRANSFORMER
	PROPOSED HEAVY DUTY PAVEMENT		NUMBER OF PARKING SPACES
	EXISTING PAVEMENT		TYPICAL
	DUMPSTER AREA PAVEMENT		EXISTING
	PROPOSED SIDEWALK PAVEMENT (SEE SHEET C-1.1 FOR PAVEMENT SECTIONS)		PROPOSED
			EXISTING TREE TO REMAIN
			EXISTING TREE TO BE REMOVED

- ### CITY SITE PLAN NOTES
- ALL SIGNAGE IS APPROVED VIA SEPARATE PERMITTING PROCESS.
  - DUMPSTER ENCLOSURES SHOULD NOT BE SEEN FROM THE PUBLIC RIGHT-OF-WAY. SCREENING OF THE DUMPSTERS SHALL BE OF THE SAME MASONRY MATERIAL AS THE PRIMARY STRUCTURE AND BE A MINIMUM OF EIGHT (8) FEET IN HEIGHT. SOLID METAL GATES SHALL BE AFFIXED TO THE OPENING AND SHALL BE CLOSED AT ALL TIMES EXCEPT WHEN BEING SERVICED.
  - ALL LIGHT SOURCES, INCLUDING WALL PACKS, SHALL BE FULL CUT-OFFS (I.E. RECESSED/SHIELDED).
  - ROOF-MOUNTED MECHANICAL EQUIPMENT SHALL BE SUFFICIENTLY SCREENED FROM VIEW BY PARAPET WALLS, AND GROUND MOUNTED EQUIPMENT SHALL BE SCREENED BY MASONRY WING WALLS THAT MATCH THE MATERIAL OF THE PRIMARY BUILDING OR ADEQUATE LANDSCAPING.
  - NO OVERHEAD UTILITIES ARE PERMITTED ON THE SUBJECT PROPERTY.
  - ALL PARKING SPACES TO BE MINIMUM 9' X 18'. PARKING SPACES SHOULD BE A MINIMUM OF 9' X 20' UNLESS DIRECTLY ABUTTING A 6' SIDEWALK OR 4' LANDSCAPE AREA.
  - ALL STRIPING IN PARKING LOTS SHALL BE WHITE.
  - HANDICAPPED ACCESS RAMPS SHALL BE PAINTED OR CONSTRUCTED OF CONTRASTING COLORS FROM THE STANDARD PAVEMENT BUT SHALL NOT BE IN COLORS THAT ARE CONSIDERED BRIGHT, NEON, OR GARISH.
  - PROPERTY WAS ANNEXED INTO BRYAN CITY LIMITS ON MAY 14, 2019 AND ASSIGNED PLANNING DEVELOPMENT - INDUSTRIAL DISTRICT (PD-1) VIA ORDINANCE NO. 2350
  - DUMPSTER CONTAINMENT AREAS SHALL USE 8" CONCRETE, REINFORCED WITH #4 BARS AT 12" O.C.E.W. AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF THE CONTAINMENT AREA. BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS, CONTACT SOLID WASTE AT (972)209-5900 FOR AN ON-SITE REVIEW. IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS. ALL-WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNERS EXPENSE.
  - REFER TO PROJECT CAMP FLOODPLAIN STUDY PREPARED BY KIMLEY-HORN IN NOVEMBER 2024 FOR A DETAILED DOWNSTREAM ASSESSMENT.
  - NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY PER FEMA FIRMS NO. 48041C0200E & NO. 48041C0185E.



PARKING	REQUIRED	PROVIDED
AUTO (9'X18') OR (9'X20')	1:900 G.F.A = 104	208

GENERAL SITE DATA	
ZONING	PD-1 (PLANNED DEVELOPMENT - INDUSTRIAL)
ADDRESS	6420 MUMFORD RD, BRYAN, TX 77807
IMPERVIOUS COVER	±10.1 ACRE/ 438,620 S.F.
PLAT INFORMATION	
PLAT ID	
PLAT NAME	
COMBINED GROSS LOT AREA	37.03 ACRES
BUILDING AREA	
PROPOSED USE	WAREHOUSE & STORAGE
NUMBER OF BUILDINGS	1 BUILDING
TOTAL GROSS BUILDING FLOOR AREA	±92,736 S.F.
SITE SETBACKS	
MIN. FRONT	25'
MIN. SIDE	5'
MIN. REAR	5'

### BENCH MARK LIST

BENCHMARK NOTES

PROJECT BENCHMARK  
CITY OF BRYAN MONUMENT GPS-60  
N 10245015.75; E 3518736.03; ELEV. 333.14'  
(ELEVATION DATUM NAVD 1988)

BM#1  
5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KERR SURV. CONTROL POINT' SET ON THE SOUTH SIDE OF MUMFORD ROAD ACROSS FROM RHE SOUTHEAST CORNER OF THE 37.03 ACRE TRACT  
N:10244644.08; E:3519942.69; ELEV: 334.30'

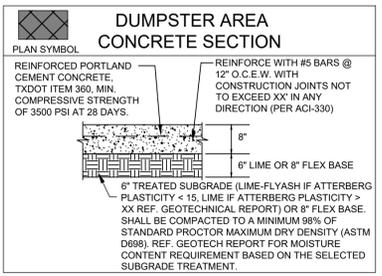
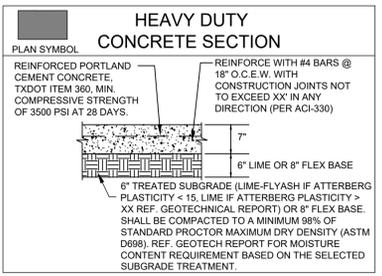
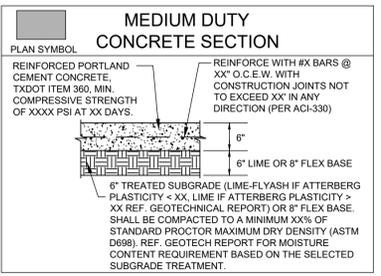
BM#2  
5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED 'KERR SURV. CONTROL POINT' SET ON THE SOUTH SIDE OF MUMFORD ROAD 3.5' FROM A FENCE AND ~75' WEST OF A GRAVEL ENTRANCE  
N:10244777.08; E:3519366.56; ELEV: 332.02'

\*\*COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE CENTRAL ZONE GRID (NOT SURFACE) NAD 83 COORDINATES\*\*

Seefried Bryan Waste Water Demand					
	15 people per acre				
	4 peak hour demand				
	50 average daily demand per person per day				
Acres	People Per Full Acreage	Flow (gpd)	Peak Hour Demand (gpd)	Max Hour Demand (mgpd)	
37.03	555.45	27,773	111,090	0.11	

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DATE: \_\_\_\_\_

REVISIONS:

No.	Description

BY: \_\_\_\_\_

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER  
SUITE 700, DALLAS, TX 75240  
PHONE: 972-770-1300 FAX: 972-259-3820  
WWW.KIMLEY-HORN.COM TX F-928  
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SITE PLAN FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

KHA PROJECT: 08498110

DATE: DECEMBER 2024

SCALE: AS SHOWN

DESIGNED BY: ERG

DRAWN BY: ERG

CHECKED BY: PEM

TEXAS

PROJECT CAMP

SITE PLAN

BRYAN

SHEET NUMBER

**C-5.0**