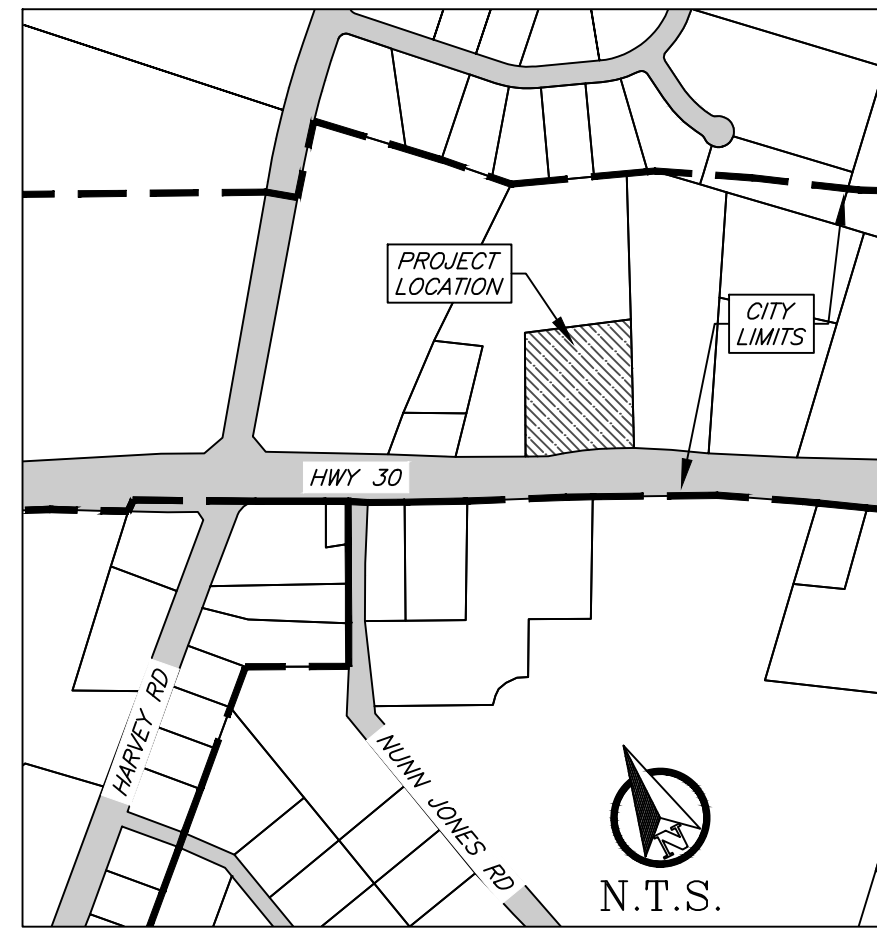


Site Plans for:

# Elliott Electrical

10099 SH 30

C-Hall #3, Block 1, Lot 2 - 3.219 AC  
College Station, Brazos County, Texas



VICINITY PLAN  
N.T.S.

OWNER/DEVELOPER:

**Majestic Reserve, LLC**

PO Box 8487  
Midland, TX 79708

ENGINEER:



Firm # 9951  
PO Box 5192  
Bryan, Texas 77805  
979-739-0567

Sheet List Table	
Sheet Number	Sheet Title
C1	Notes
C2	Site Plan
C3	Erosion & Sediment Control Plan
C4	Grading Plan
C5	Drainage & Detention Plan
C6	Pavement Plan
C7	Utilities Plan
C8	S-1 Plan & Profile
C9	S-1 Plan & Profile
L1	Landscape Plan
S1	BCS Unified Sewer Details
S2	BCS Unified Sewer Details
W1	BCS Unified Water Details
W2	BCS Unified Water Details
D	BCS Unified Drainage Details
ST	BCS Unified Street Details
SW	BCS Unified Sidewalk Details



Know what's below.  
Call before you dig.

**Preliminary Plans Only  
Not for Construction**

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97600 on Dec. 11, 24. It is not to be used for construction, bidding, or permitting purposes.

**Released for Review**

December 2024



**General Notes:**

- The contractor shall promptly notify the engineer of any discrepancies between these plans and other drawings of differing disciplines & specifications.
- The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. It is the contractor's responsibility to avoid all existing utilities and repair any damaged lines, at his own expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation. The contractor shall also notify the engineer if design changes need to be made in the field.
- Contractor to verify all underground utilities in the field prior to construction.
- It is the responsibility of the contractor to comply with all state and federal regulations regarding construction activities near energized overhead power lines.
- The contractor shall be responsible for the protection of all existing utilities or service lines that are crossed or exposed during construction operations. Where existing utilities or service lines are cut, broken, or damaged, the contractor shall repair or replace the utilities or service line with the same type of material and construction or better. This material and work shall be at the contractor's own expense.
- During the execution of the work, the contractor shall maintain the project site in an orderly and acceptable manner as far as practical. The contractor shall clean and remove from the project area all surplus and discarded materials, temporary structures, and debris of any kind and shall leave the project site in a neat and orderly condition. All clean up will be done to the satisfaction of the engineer.
- Contractor is responsible for OSHA established trench safety as described in the Federal Register 29 CFR Part 1926. A trench safety plan should be prepared and a "competent person" appointed prior to any and all excavating operations exceeding 5' depth. The plan is to be prepared and sealed by a registered Texas professional engineer and shall be submitted to the City of Bryan and consulting engineer prior to any excavation on the project.
- A copy of the approved construction plans shall be kept on site at all times throughout the entire construction of the project. Contractor shall maintain a set of redline drawings, recording 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 for Public Infrastructure only, labeling each sheet in the set as "Record drawings".
- The contractor shall be responsible for safeguarding and protections all material and equipment stored on the jobsite. The contractor shall be responsible for the storage of materials in a safe and workmanlike manner to prevent injuries, during and after working hours, until project completion.
- Contractor to store materials at location(s) approved by & coordinated with the owner. Equipment is to be stored overnight at locations so as not to block streets or drives. Materials are to be protected from damage by the elements.
- Contractor shall saw cut, remove, and replace pavement, and curb & gutter as required to construct proposed improvements.
- It shall be the responsibility of the contractor to pay for and obtain all required permits and inspection approvals for all work shown.
- Any adjacent property and right-of-way disturbed during construction will be returned to their existing condition or better. The contractor agrees to repair any damage to the public right-of-way in accordance with the standards of the applicable regulatory agency.
- All exposed dirt surfaces shall be seeded, hydro-mulched, or sodded.
- The contractor shall not create a dirt nuisance or safety hazard in any street or driveway.
- 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.
- The contractor shall coordinate all fence removal and replacement with the Owner.
- The contractor shall protect all monuments, iron pins, and property corners during construction.
- The contractor must provide construction staking from the information provided on the plans.

**General Utility Note (Private & Public):**

- All excavation for underground utilities shall be made true to grade. Excavation shall be made a minimum of six inches below the required grade and provide a sand bed for the piping. Backfill over piping shall be made with earth or fill sand, free of debris, and shall be tamped by hand or mechanical means to the density of the adjacent undisturbed earth or to 95% standard proctor density (ASTM D690), which ever is greater. All trenching and excavation shall be done in strict accordance with current OSHA requirements and all other applicable safety codes and standards.
- Minimum bury or cover specified is to be measured from finish grades. Where utility line extend under pavement, the bury or cover shall be measured from the bottom of the structure.
- Utility installations in non-structural areas shall be bedded and initial backfill consistent with non-structural requirements. In structural areas (i.e. under foundations, pavement, walks, etc.) the utility shall be bedded and initial backfill with cement stabilized sand. Final backfill in these areas shall be compacted by mechanical tamping to structural compaction requirements.
- Regardless of elevations shown for manhole rims, clean-out covers, or grates, these items shall be placed flush with the pavement elevations and slopes. Manholes and clean-outs not in non-pavement areas shall be set 3-6 inches above the finish grade.
- Contractor shall uncover existing utilities at all "points of interest" to determine if conflicts exist before commencing and construction. Notify the engineer at once of any conflict.
- The contractor shall coordinate all utility installation so that grade critical elements (i.e. storm drain, sanitary sewer, etc.) do not conflict with non-grade critical elements (i.e. electrical conduit, water services, etc.).
- The contractor shall furnish all materials, equipment, and labor for excavation, boring, installation, and backfilling of utility lines and relates appurtenances, as shown on the plans.
- The loading and unloading of all pipe and other accessories shall be in accordance with the manufacturer's recommended practices and shall, at all times, be performed with care to avoid any damage to the material. The contractor shall locate and provide the necessary storage areas for materials and equipment.
- Contractor shall be responsible for coordinating all connections to public systems and installations with regulatory inspector.
- This project shall be built by means of open cut except as noted on the drawings. If needed, contractor shall determine the locations of bore pits in the field subject to the inspector's approval.
- Structural backfill will be required for all excavation within 5 feet of public roadway pavements or walks.

**Private Utility Notes:**

- The contractor shall install the proposed private utility lines in accordance with local codes, latest national plumbing code, and all applicable state and local laws. Other private or public utilities shall be installed in accordance with the utility company's specifications. Should these drawings or specifications differ with other utility company's specifications, the stricter of the two shall apply.
- It shall be the responsibility of the contractor to pay for and obtain all required permits and inspection approvals for all work shown.
- The contractor shall coordinate all installations of service lines, conduits, meters, etc., with the appropriate utility company.

**Water Line Notes (Public & Private):**

- All private domestic water line pipe shall be constructed out of PVC (Sch 40). Public or fire water line pipe shall be constructed out of C900 and public services shall be copper.
- All 24 inch to 42 inch storm sewer pipe, shall be constructed out of reinforced concrete pipe (RCP), C443 ASTM C76, Class III except as noted.
- All 6 inch to 18 inch storm sewer pipe, except as noted, shall be HDPE. SDR-35, ASTM D-3034, PVC pipe may be used in place of HDPE pipe.
- Contractor shall provide a minimum of 12 inch clearance at storm sewer and water line crossings and a minimum of 6 inch clearance at storm sewer and sanitary sewer crossings.
- Unless otherwise specified, the contractor shall install all storm sewer pipe in accordance with the trench detail contained in these construction drawings.
- All private storm sewers shall be inspected & approved by the building official.

**Demolition & Construction Notes:**

- Demolition of existing structures and improvements shall include all work contained on these plans, but shall not be limited to the items specially identified. Any materials to be demolished or cleared shall be completely removed and disposed of. This work will not only consist of above ground items, but underground elements as well, including but not limited to: tree roots, foundation systems, old pipes, etc. The contractor shall notify the engineer of any additional items that require demolition, not identified on these plans, prior to removal.
- It shall be the responsibility of the contractor to stage and sequence all demolition work with utility companies to provide minimal interruption and inconvenience of utility services.
- Demolished surplus material shall be legally disposed of off-site.
- All pavement edges, bounding the construction area & matching with new construction, shall be neatly saw cut, unless gravel. Flexible pavement shall be saw cut a minimum of 24" beyond any proposed structures.
- The contractor shall field verify and locate all existing utilities on site prior to demolition.
- The contractor shall perform demolition activities as noted and shown on these plans and as directed by the owner/ developer.
- It shall be the responsibility of the contractor to obtain any permits and pay any fees required for demolition and disposal from the appropriate authorities.
- The contractor shall install all erosion and sediment control devices prior to commencing demolition work.
- The contractor is responsible for the protection of all utilities that are to remain in place.
- The contractor shall take all precautions to avoid damage to any existing road surface.
- All existing items that are to remain in place which are damaged during construction shall be restored to original condition, or better, at the sole expense of the contractor.
- Should any existing utilities not shown or shown incorrectly on this plan be found on site, the contractor shall contact the engineer immediately to discuss any possible conflicts before proceeding with any work in that area.
- An asbestos survey must be performed prior to the demolishing of any structures. The contractor shall adhere to the requirements set forth in the asbestos survey and report.

**Dimensional Control Notes:**

- The contractor may obtain an electronic copy of these plans for construction purposes. The electronic file and information generated, by J4 Engineering (J4E), for this project is considered by J4E to be confidential. When issued, it's use is intended solely for the individual or entity to which it is addressed. The material is intended for use by the recipient named, only, and permission is not granted to the recipient for distribution of these documents in any form or fashion. The recipient understands that this data is authorized "as is" without any warranty as to its performance, accuracy, freedom from error, or as to any results generated throughout its use. The recipient also understands and agrees that J4E, upon release of such data, is no longer responsible for their use or modification. The user and recipient of the electronic data accepts full responsibility and liability for any consequences arising out of their use.
- All dimensions shown are to be used in conjunction with these plans for locating all improvements and shall be field verified by the contractor for workability prior to construction of improvements.
- Unless otherwise shown, all dimensioning is to the back of curb or edge of pavement, which ever is applicable.

**Grading Notes:**

- All unpaved areas shall be adequately graded to drain at a minimum of 1.00% slope, unless otherwise noted, so that no ponding occurs.
- Unless otherwise specified, unpaved areas shall drain away from buildings so that the perimeter curb is a minimum 6" lower than the finished floor.
- Finish grade adjacent to curbing or sidewalk shall be 1/2" below the top of concrete and 2" below in landscaping areas.
- When top of curb elevations are shown, the curb height is 6" unless otherwise specified.
- The contractor shall follow the general intent of the grading plans. Minor adjustments to the actual elevations shown on the grading plan may be required to match existing ground elevations and structures.
- 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.
- The approval of these plans is not an authorization to grade adjacent properties. When field conditions warrant off-site grading, permission must be obtained from the affected property owner(s). Any adjacent property and right-of-way disturbed during construction will be returned to there existing conditions or better.

**Erosion Control Notes:**

- Erosion control measures shown in these plans shall be considered the very minimum required. It shall be the responsibility of the contractor to implement all other erosion control measures (diversion berms, drainage structures, swales, additional fencing, etc.) necessary to keep the existing improvements and developments from damage of any kind, during all phases of demolition and construction.
- The site operator, or his representative established by a letter of delegation, shall make a visual inspection of all siltation controls and newly stabilized areas on a daily basis; especially after a rainfall to insure that all controls are maintained and properly functioning. Any damaged controls shall be repaired or replaced prior to the end of the work day, including re-seeding and mulching or re-sodding, if necessary.
- All sediment trapping devices shall be installed as soon as practical after the area has been disturbed. All sediment trapping devices shall be cleaned when sediment level reaches 25% capacity. Sediment shall be disposed of by spreading on site or hauling away if not suitable for fill.
- During construction, contractor shall maintain Best Management Practice (BMP). Sediment fence, hay bale barriers, or other devices shall control all storm water leaving the site.

- The contractor shall be responsible for establishing temporary erosion control measures as required for different phases of construction. Erosion control measures shown may need to be adjusted to handle increased or concentrated flows created by various stages of construction.
- Phase II erosion control measure measures shall be implemented immediately after construction of their associated improvements. Inlet protection barriers shall be constructed with hay bales or silt fencing. Inlets located in pavements areas shall be protected with sediment socks, replacing the hay bales or silt fencing once the pavement is in place. Erosion control measures shall be kept in place until upstream drainage areas are fully stabilized.
- The contractor is responsible for removing sediment control devices after the site has been seeded and/ or sodded, and ground cover has taken root.
- The contractor shall take all necessary measures to ensure that all disturbed areas are stabilized. Designated areas shall be block sodded and all other areas disturbed due to construction shall be hydro-mulched seeded. These stabilized areas shall be sodded or seeded, fertilized, and watered to establish a solid ground cover within 30 days of completion or if activities cease for 14 days.
- When hydro-mulching is required, contractor shall keep mulch moist after installation and until area shows growth.
- Erosion control measures shall be implemented prior to any excavation or demolition work.

**Sidewalk Construction**

- Sidewalks shall be doweled into and tie to any concrete structure adjacent to sidewalk (driveway, inlet box, curb) #4 x 12" bars @ 18" O.C.
- ADA ramps shall be constructed per the ambulatory ramp details on the pavement plan shown in these plans. All public ramps shall have a detectable warning surface in accordance with BCS Unified guidelines, details, and specifications.

**Paving Notes:**

- The pavement system shown was designed without the aid of a geotechnical investigation. Due to the plastic soils within this area, some differential movement may still occur due to seasonal soil moisture variations.
- Sub-grade**
  - Existing trees, stumps, and large tree systems, shall be grubbed and removed. Vegetation shall be removed and the top 6 inches of top soil and sub-grade stripped from the areas to be covered by the proposed improvements.
  - Paving areas shall be proof-rolled with a 20 ton roller and, if required at the time of construction, the contractor shall stabilize weak areas by over excavation and backfilling.
  - Materials excavated on site, excluding the top 6 inches, may be used as fill material, under pavement areas only, if the material is free from trash, lumps, clods, organic substance, & other foreign matter.
  - Fill material shall be placed in eight inch maximum loose lifts, with each lift wetted or dried to a moisture content range of 0% to +3% of the optimum moisture content and compacted to a uniform density of 95% for non-structural and 98% for structural areas, of the maximum dry density as determined by ASTM D698.
  - Compaction test, for fill, shall be verified by in-place density test for each lift. One in-place density test shall be performed for every 4,000 SF with a minimum of 3 tests being performed, per lift.
- Asphalt**
  - All asphalt paving shall be hot-mix asphalt cement (HMCA), Type D P64-22, in accordance with TxDOT Item #340, unless otherwise specified.
  - No more than 20% RAP shall be used with HMCA mix design.
  - Limestone base shall be prime coating with RC-250, MC-30, CRS-1P/2P, or approved equal in accordance with TxDOT Item #300 and Item #310.
- Portland Cement Concrete**
  - All concrete, unless otherwise specified, shall have a minimum compressive strength of 4,000 psi at 28 days for pavement and 3,500 psi at 28 days for non-pavement applications (ie. sidewalks, drainage flumes, and containment structures).
  - All concrete shall be vibrated when placed and not raked a distance greater than 10 feet.
  - Unless otherwise noted, joint spacing shall not exceed 15 feet in any direction to another joint or edge of pavement. Control joints shall be cut between 4 and 18 hours after placement of concrete and may be substituted with construction joints. If provided, the contractor shall follow the general intent of the joint plans shown.
  - Expansion joints shall not exceed a maximum spacing of 45 feet and should not be placed through the middle of concrete inlets or junction boxes located in the pavement. All area inlets or junction boxes, located in pavement area, shall be installed with isolation joints between the structure and the pavement.
  - All joints shall be sealed with Sonoborn Sonolastic SL-1, or an approved equal.
  - Concrete shall not be placed if the air temperature is 50° F and falling or 95° F or higher. Concrete may be placed if the air temperature is 40° F and rising or less than 95° F.
- Steel**
  - All reinforcing steel shall be deformed billed steel bar having a minimum yield strength of not less than 60 KSI conforming to ASTM A6115, Grade 60.
  - All reinforcing steel shall be free from rust or other bond reducing agents.
  - All splices in pavement and curbing steel shall be staggered and lapped 30 times the bar diameter or 12 inches, whichever is greater.
  - Concrete coverage for the reinforcing steel shall comply with the ACI code, latest edition. The steel shall have a minimum 1 1/2 inch clearance.

**Gas Company Notes:**

- All underground gas utility crossings, the contractor shall give the appropriate utility company a minimum of 72 hours notice so that their field representative may be present.
- Eighteen (18) inch clearance shall be maintained between the proposed utility and the existing underground gas line, this clearance shall be measured form outside of pipe to outside of pipe, or sleeving, whichever is more conservative.
- For excavation near the underground gas line(s), the contractor shall cover, or remove, the bucket teeth of the excavator. The final thirty-six (36) inches surrounding the gas line shall be excavated by hand digging.

**Traffic Control Notes:**

- Contractor shall provide and install traffic control devices in conformance with part VI of the Texas Manual on Uniform Traffic Control Devices (Texas MUTCD, most recent edition with revisions) during construction.
- Lane closure will not be allowed unless approved by the TxDOT or COB representative, as applicable.
- The work shall be completed such that the roadway will be fully opened to traffic overnight. Overnight lane closures will not be permitted, unless otherwise approved by the applicable engineer.
- Plastic drums shall be used for overnight delineation of off roadway work areas.

Legend		
<b>Line Types</b>		
—W-B—	Existing Water Line, Size Noted	
—W-B—	Proposed Water Line, Size Noted	
—W—	Existing Water Service	
—W—	Proposed Water Service	
—S-B—	Existing Sanitary Sewer Line, Size Noted	
—S-B—	Proposed Sanitary Sewer Line, Size Noted	
—S—	Existing Sanitary Sewer Service	
—S—	Proposed Sanitary Sewer Service	
—ST—	Existing Storm Sewer Piping	
—ST—	Proposed Storm Sewer Piping	
—GAS—	Existing Natural Gas Line	
—GAS—	Proposed Natural Gas Line	
—UE—	Existing Underground Electrical Line	
—UE—	Proposed Underground Electrical Line	
—AE—	Existing Aerial Electrical Line	
—AE—	Proposed Aerial Electrical Line	
—T—	Existing Underground Telephone	
—T—	Proposed Underground Telephone	
— — — — —	Existing Contour, Elevation Noted	
— — — — —	Proposed Contour, Elevation Noted	
— — — — —	Existing Easement	
—SILT—	Silt Fence	
—○—	Existing Chain Link Fence	
—○—	Proposed Chain Link Fence	
—X—	Existing Wire Fence	
—//—	Existing Board Fence	
—//—	Proposed Board Fence	
<b>Symbols</b>		
	Hydrant	
	Water Valve	
	Water Manhole	
	Water Meter	
	Phone Pedestal	
	Sign	
<b>Abbreviations</b>		
TP	Top of Pavement	W/
TC	Top of Curb	With
TG	Top of Ground	W/OUT
TW	Top of Walk	Sloped End Treatment
TI	Top of Inlet	BM
TR	Top of Wall	Bench Mark
FL	Flow Line	TBM
MH	Man Hole	Temporary Bench Mark
Min	Minimum	SY
Max	Maximum	Square Yard
N.T.S.	Not to Scale	LF
PI	Point of Inflection	Linear Foot
PT	Point of Tangency	CO
PC	Point of Curvature	Clean Out
Sch	Schedule	O.C.
R.O.W.	Right of Way	On Center
		O.C.E.W.
		On Center Each Way
		PSI
		Pounds per Square Inch
		PVC
		Polyvinyl Chloride
		RCP
		Reinforced Concrete Pipe
		PVT
		Pavement
		H
		Horizontal
		V
		Vertical

# Notes

General Notes:

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Preliminary Plans Only  
Not for Construction

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Released for Review

No.	Revision/Issue	Date

Firm Name and Address:

PO Box 5192 - Bryan, Texas - 77805  
979-739-0567 www.J4Engineering.com  
Firm# 9951

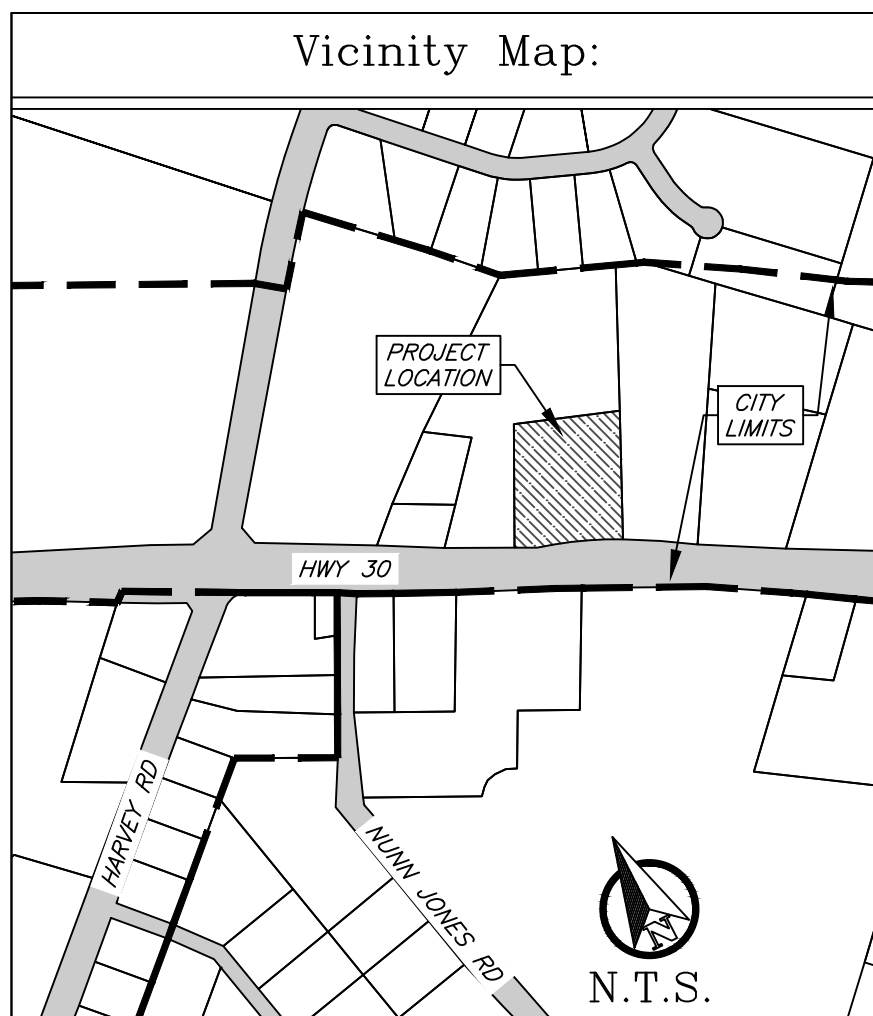
Project Name and Address:

Elliott  
Electrical

C-Hall #3, Block 1, Lot 2 - 3.219 AC  
College Station, Brazos County, Texas

Date: <i>December 2024</i>	Sheet: <i>C1</i>
Scale: <i>As Noted</i>	
Drawn By: <i>KB</i>	





**NOTICE!**

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. It is the contractor's responsibility to avoid all existing utilities and repair any damaged lines, at his own expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation.

Contact Information:

Texas One Call: 800-245-4545  
 Lone Star One Call: 800-669-8344  
 Texas Excavation Safety: 800-344-8377  
 System (DigTess): 979-209-5900  
 COB Water Services: 979-821-5865  
 Bryan Texas Utilities: 979-774-2506  
 Atmos Energy: 979-821-4300  
 Verizon: 979-846-2229  
 Suddenlink: 979-846-2229

- Construction Notes:**
- All concrete to be constructed with 3,500 psi (Min) - 28 day strength portland cement concrete.
  - All items to be removed during clearing and grubbing. Remove not only the above ground elements, but all underground elements as well. All excavated material shall become the property of the contractor unless otherwise directed by the Owner. All debris must be disposed of off site.
  - Prior to grading operations, contractor is to strip the first 6" of soil. Contractor shall proof roll the entire site and remove any unstable materials according to TxDOT Specifications. Select fill is to be used in replacing objectionable material.
  - Assure positive drainage across project site to the storm water structures.
  - Normal Domestic Wastewater is anticipated to be discharged from this development.
  - Potable Water Protection - All devices, appurtenances, appliances, and apparatus intended to serve some special function and that connects to the water supply system, shall be provided with protection against backflow and contamination of the water supply system. As noted in Texas Administrative Code 30 TAC 290.47 - Appendix F.
  - Irrigation System - Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed per City Ordinance.
  - Each utility contractor is responsible for positioning and trenching of service lines. Mark all lines with utility tape. Utility contractors are responsible for coordinating with paving contractor in placement and installation of any necessary utility conduit prior to subgrade preparation. Lines requiring slope control are to be installed first. All other lines not requiring slope control or elevation shall be installed deepest first. Each contractor is responsible for knowing final determination of installation order.
  - Materials and methods for pavement markings shall conform to TxDOT Standard Specifications for Construction of Highways, Streets, and Bridges (current edition), with the following exceptions: 1) Type II marking materials need not be purchased from the Department, and 2) Glass beads may be omitted, but marking material shall be Type II paint-type material.
  - The Contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The Contractor shall use all means necessary to prevent the occurrence of windblown litter from the project site.
  - Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City to permitted contractor(s) only.
  - Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.

- Site Specific Notes:**
- The owner & developer of the property is Proverb Construction LLC. The subject property is 3.219 AC of the C-Hall #3.
  - The proposed building additions, totaling 26,900 sf, are single-story Type IIB with sprinklers, Height = 18'-00".
  - Fire flow hydrant demand is 1,500 gpm. The existing hydrants onsite will provide the hydrant flow for this project.
  - This lot is not within the 100-yr floodplain according to the DFIRM for Brazos County, Texas and incorporated Areas, Map No. 48041C0220F, effective April 2, 2014.
  - The Property is currently zoned Commercial (C-3).
  - The disturbed area for this project is 3.219 acres (140,220 sf).
  - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
  - All signage is to be permitted separately.
  - Sanitary sewer service is provided by the City of College Station.
  - Water service is provided by Wickson Creek SUD.

**Parking Analysis:**

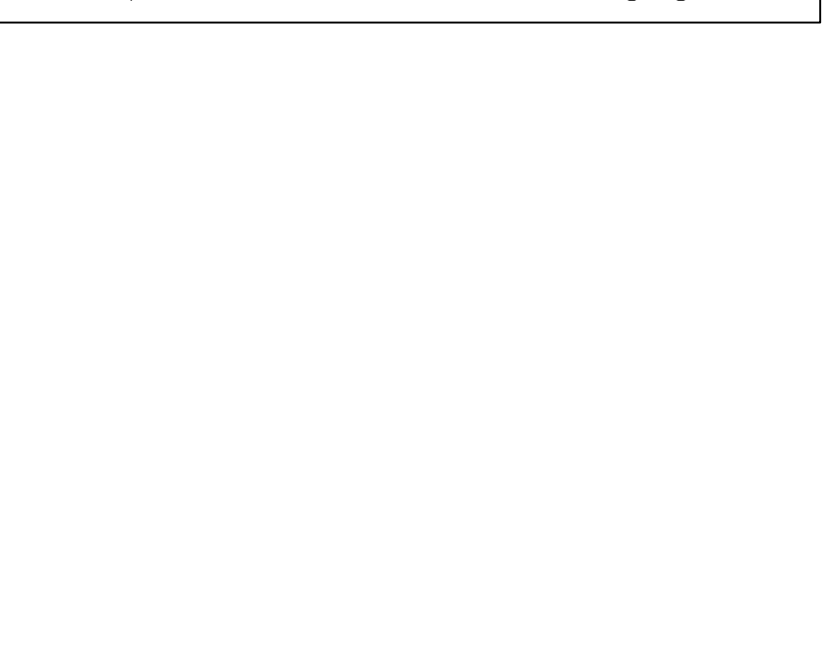
Proposed Building:	29,507 SF Office/ Retail/ Warehouse Space
Required Parking:	1,405 SF... 1 Space per 300 SF Office Space 3,228 SF... 1 Space per 250 SF Retail Space 22,660 SF... 1 Space per 900 SF Warehouse Space
43... Total Required	
Provided Parking:	42... Straight in Parking 4... ADA Parking w/ Van Accessible
46... Total Provided	

**Fire Lane Striping:**

All curbs and curb ends shall be painted red with 4" white lettering stating "FIRE LANE-NO PARKING-TOW AWAY ZONE". The phrases should be spaced 15' apart continuously. Fire Lane linework shown on this Site Plan is used to delineate the location of the Fire Lane for permitting purposes and is not intended to show required painted Fire Lane Striping.

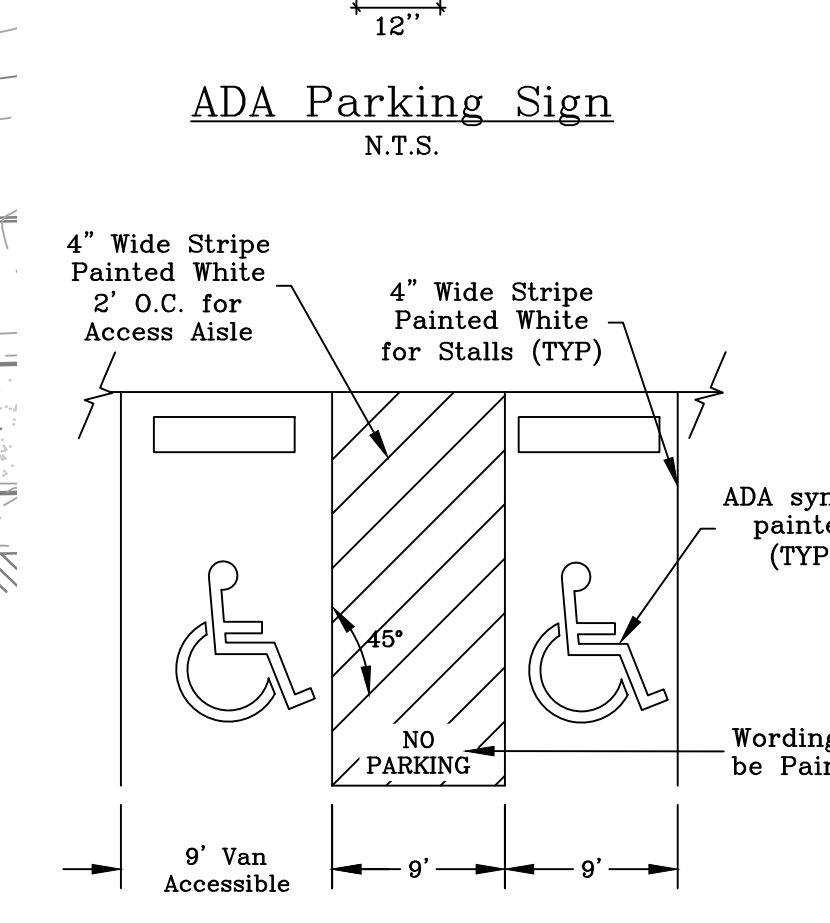
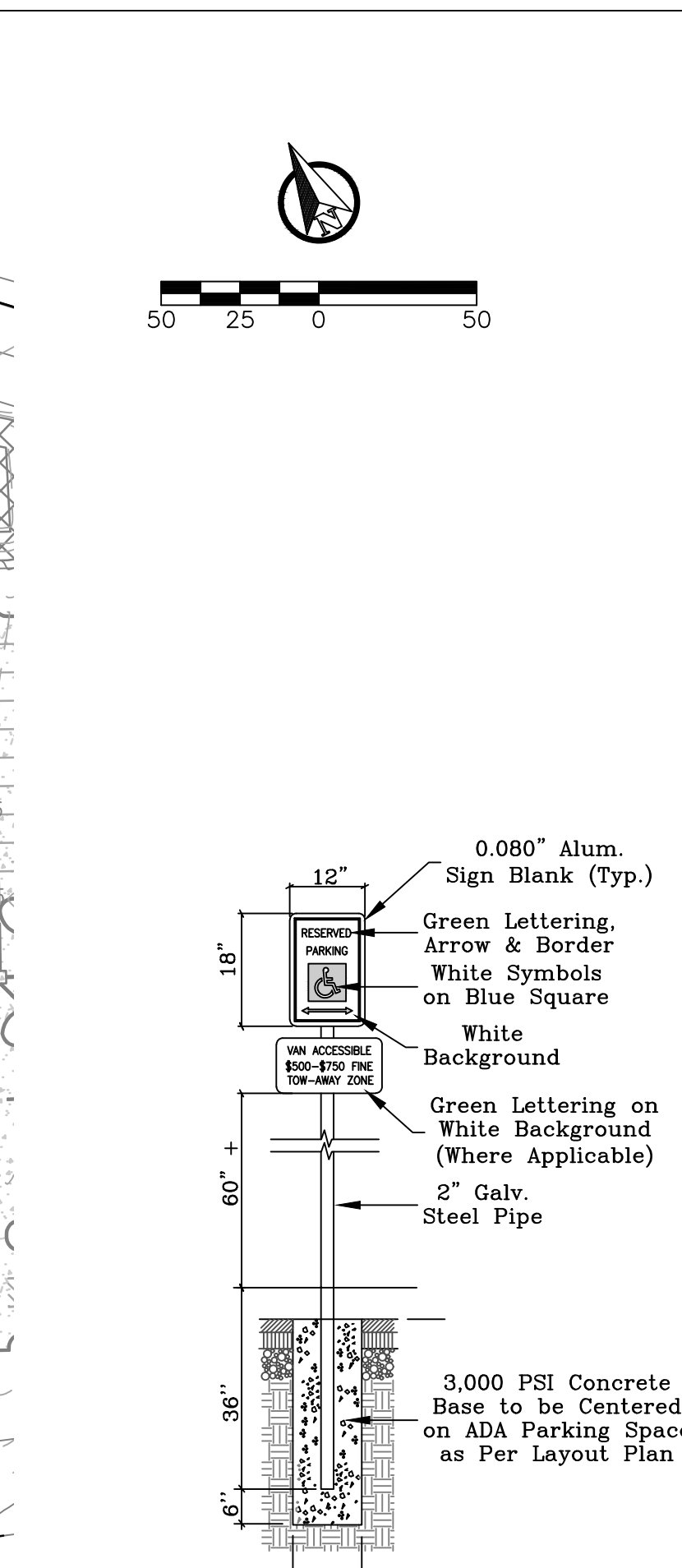
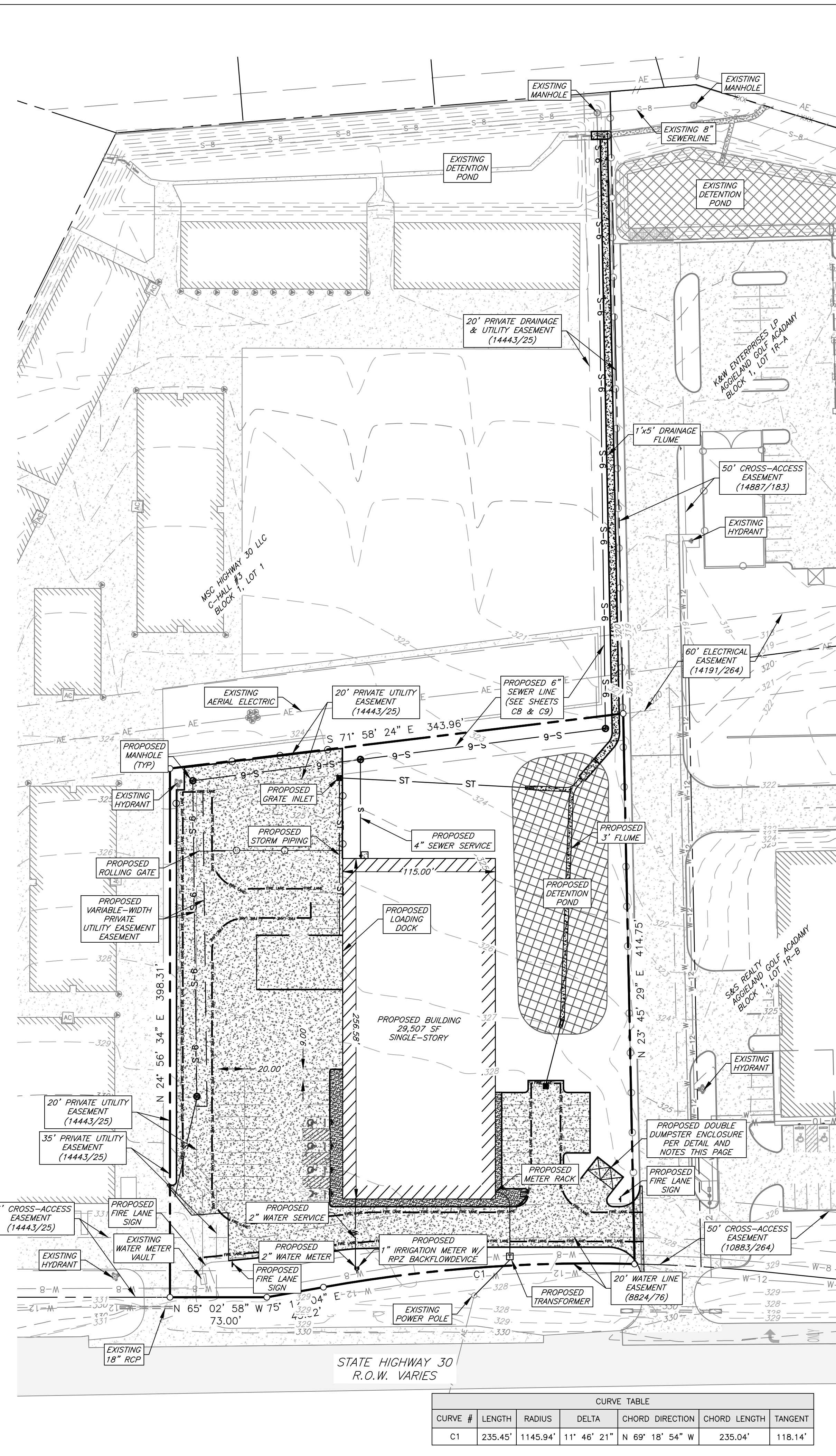
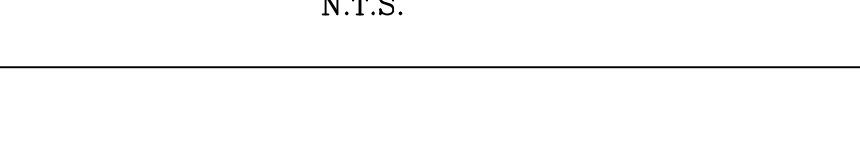
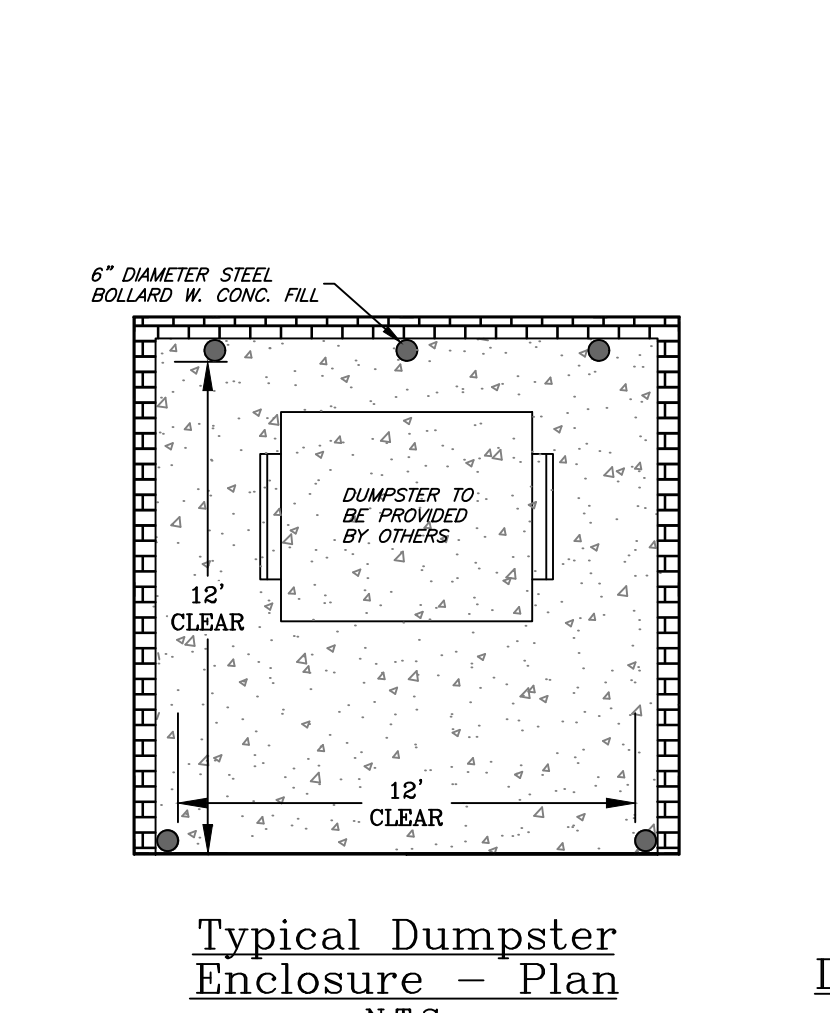
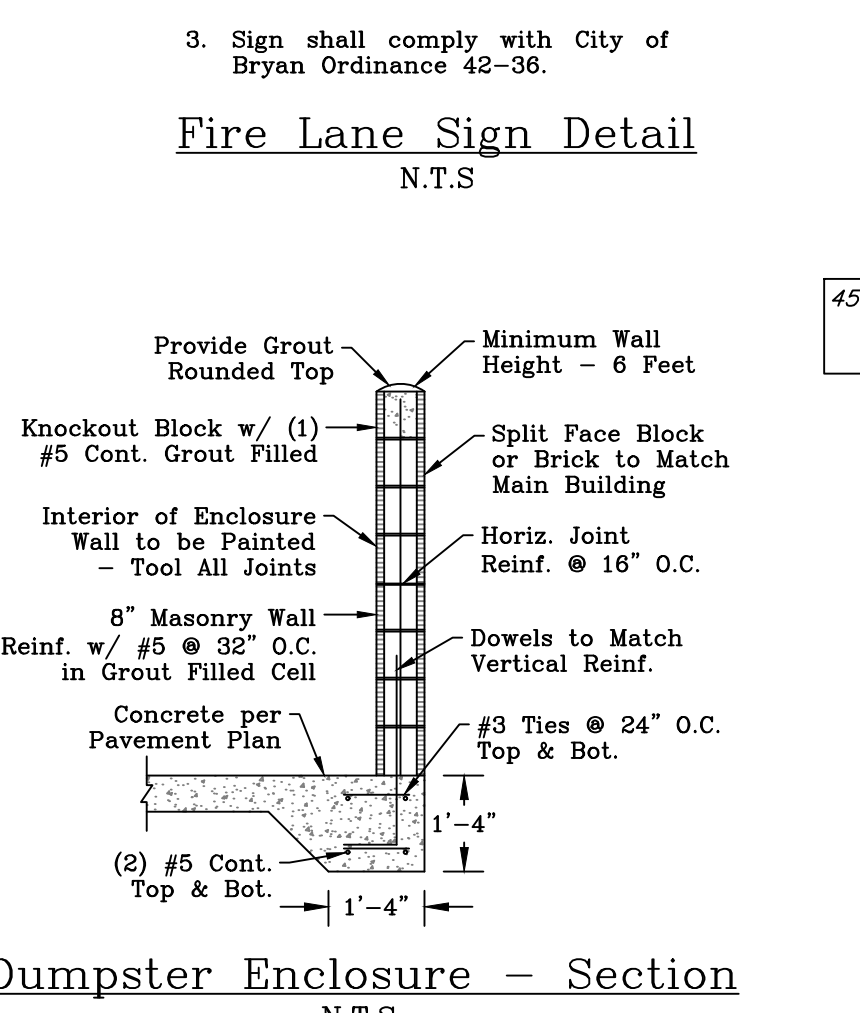
■ FIRE LANE ■ NO PARKING ■ TOW AWAY ZONE ■

Note: Fire Lane shall not be painted on Flat work/surface with use of Fire Lane Signage.



**Notes:**

- The sign shall be 12" wide by 18" in height stating "FIRE LANE DESIGNATED PARKING ONLY" with a companion sign 12" wide and 6" in height stating "TOW AWAY ZONE" and be mounted in the location shown.
- Sign shall be painted on white background with symbols, letters, and border in red.
- Sign shall comply with City of Bryan Ordinance 42-38.



**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	235.45'	1145.94'	11° 46' 21"	N 69° 18' 54" W	235.04'	118.14'

**Site Plan**

**General Notes:**

- The topography shown is from field survey data.
- Refer to Final Plat for all lot dimensions and bearings.
- All utilities shown are taken from the best available information based on construction utility documents obtained by J4 Engineering from City and Independent agencies and/or above ground field evidence. Shown positions may not represent as-built conditions.
- The contractor shall be responsible for verifying the exact location of all existing underground utilities, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.
- Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
- All construction shall be in accordance with the current Bryan Standard Specifications, Details, and Design Guidelines for Water, Sewer, Streets, and Drainage, unless otherwise noted.
- It is the intent of these plans to comply with all City of Bryan guidelines, details, & specifications.
- See Sheet C1 - General Notes

**Owner/Developer**  
Majestic Reserve, LLC  
PO Box 8487  
Midland, TX 79708

**Surveyor**  
Kerr Surveying, LLC  
TBPLS Firm#10018500  
409 N. Texas Avenue  
Bryan, TX 77803  
(979) 268-3195

**Preliminary Plans Only**  
**Not for Construction**

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No.	Revision/Issue	Date

**Firm Name and Address:**  
J4 Engineering  
PO Box 5192 - Bryan, Texas - 77805  
979-739-0567 www.J4Engineering.com  
Firm # 9951

**Project Name and Address:**  
Elliott Electrical  
C-Hall #3, Block 1, Lot 2 - 3.219 AC  
College Station, Brazos County, Texas

Date: December 2024  
Scale: As Noted  
Drawn By: KB  
Sheet: C2

14 Engineering 12/11/2024 Elliott Electrical Site Plan.dwg J4E Project # 24-046



**SWPPP Information:**

**Nature of Construction Activity:**  
Pavement, drainage, and utility improvements for a site development. Potential pollutants and sources - Sediment from excavations and equipment movements around the site.

- Schedule of Events:**
1. Install silt fencing.
  2. Install stabilized construction exit.
  3. Clear and grub.
  4. Install utilities and storm culverts.
  5. Apply pavement.
  6. Complete grading and install permanent seeding.
  7. When all construction activity is completed the site is stabilized. Remove silt fence and re-seed any area disturbed during construction and assure a healthy ground cover.

**Areas of Disturbance:**  
During the construction of the pavement, drainage, and utility improvements the area that will be disturbed includes the street right-of-ways and the water and sanitary sewer connections to existing lines.

**Structural Controls:**  
Temporary stabilization ~ areas where construction activity temporarily ceases for at least 21 days will be stabilized with temporary seed no later than 14 days from the last construction activity in that area all proposed fill material will be seeded.

Silt fence and/or hay bales will be installed at all outfalls, areas where water runs off the site; inlets under construction will have silt fencing or hay bales placed around the perimeter of the inlet all constructed inlets will have sandbags placed in front of the throat to collect sediment but allow flow of water into the inlet.

**Storm Water Management:**  
Storm water drainage will be controlled by storm pipes and a detention pond for the developed area. All areas affected by construction will be fine graded and have permanent seeding. The remainder of the area will remain in its natural state.

**Offsite vehicle tracking:**  
A stabilized construction entrance will be provided to help reduce vehicle tracking of sediments. The paved street adjacent to the site entrance will be swept to remove any excess mud, dirt, or rock tracked from the site. Dump trucks hauling material from the construction site will be covered with a tarpaulin.

**Certification of Compliance with State and Local Regulations:**  
This storm water pollution prevention plan reflects the city's requirements for storm water management, erosion, and sediment control. To ensure compliance, this plan was prepared in accordance with the city's drainage policy. There are no other applicable state or federal requirements for sediment and erosion site plans (or permits) or storm water management site plans (or permits).

- Maintenance/Inspection Procedures:**  
These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls:
- All control measures will be inspected at least once every 14 days and following any storm event of 0.5 inches or greater.
  - All measures will be maintained in good working order; if a repair is necessary it will be initiated within 24 hours of the report.
  - Built up sediment will be removed from silt fence when it has reached one-half the height of the fence.
  - Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
  - Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
  - A maintenance inspection report will be made after each inspection. The inspection report form will be prepared by the site superintendent and filed for record.
  - A site superintendent will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.

**Non-Storm Water Discharges:**  
It is expected that the following non-storm water discharges will occur from the site during the construction period:

- Water from water line flushing

**Site Description:**  
Project name and location:  
Elliott Electric  
10099 SH 30  
Bryan, TX 77807

Owner and Developer:  
Proverb Construction, LLC  
10099 SH 30  
Bryan, TX 77807

The site is not located on Indian lands.

Latitude: 30° 37' 35.4"  
Longitude: 96° 22' 37.2"

MS4 operator name: City of Bryan, Texas  
Receiving water body: Turkey Creek  
Estimated area to be disturbed: 4.08 acres

The storm water pollution prevention plan shall be in compliance with state and local sediment and erosion plans.

**Operator Requirements:**  
The operator shall submit a NOI to TCEQ and a copy to the operator and post a copy at the construction site in a location where it is readily available for viewing prior to commencing construction activities, and maintain the notice in that location until completion of the construction activity.

The operator shall provide a copy of the NOI to the operator of the municipal separate storm sewer system receiving the discharge, at least two (2) days prior to commencing construction activities.

The operator shall submit a NOT to TCEQ and a copy to the operator of the municipal storm sewer system once the final stabilization has been achieved and the temporary erosion controls have been removed.

Controls must be developed to limit, to the extent practicable, offsite transport of litter, construction debris and construction materials.

**Operator Inspection Requirements:**  
The following records must be maintained and either attached to or referenced in the storm water plan:

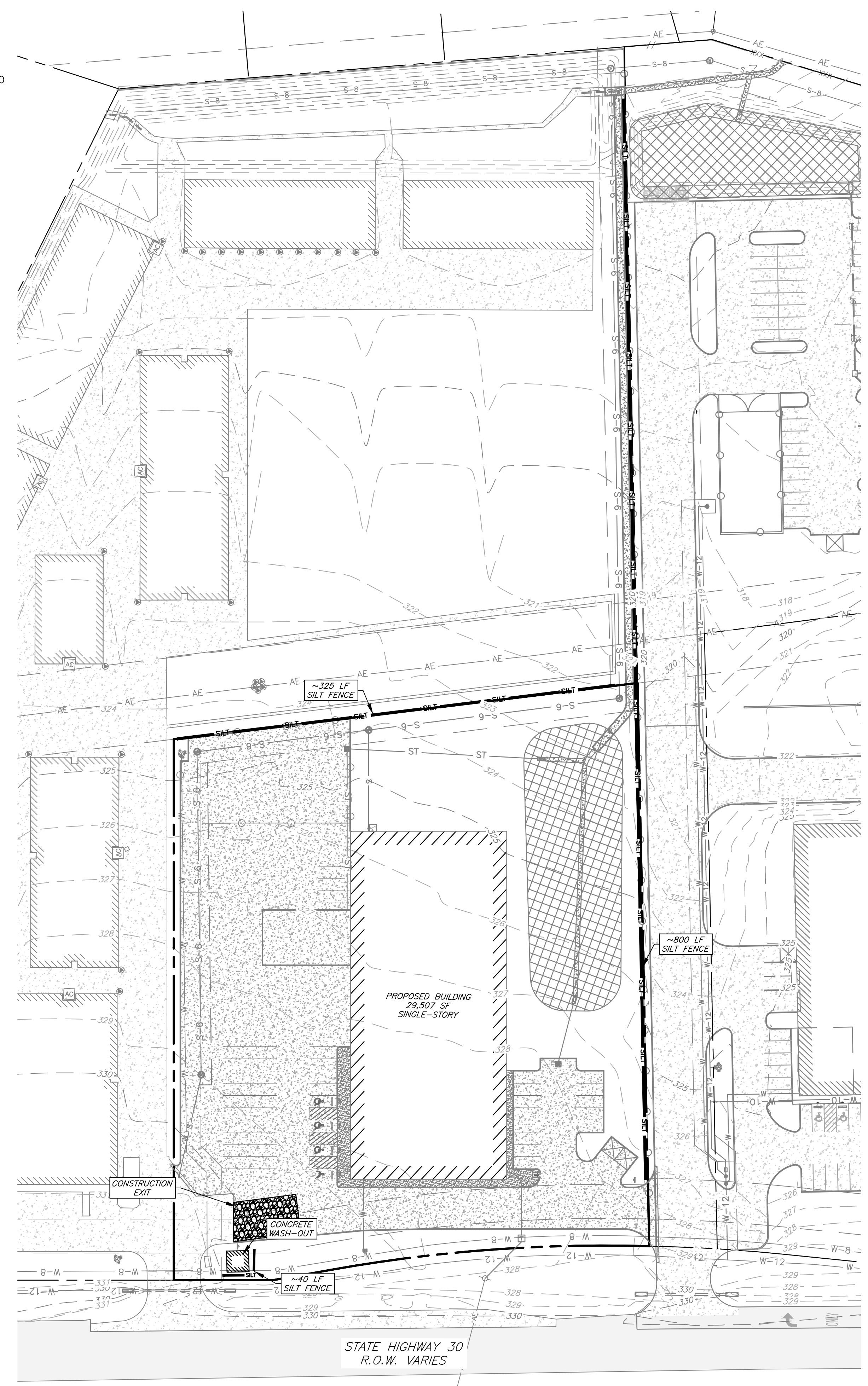
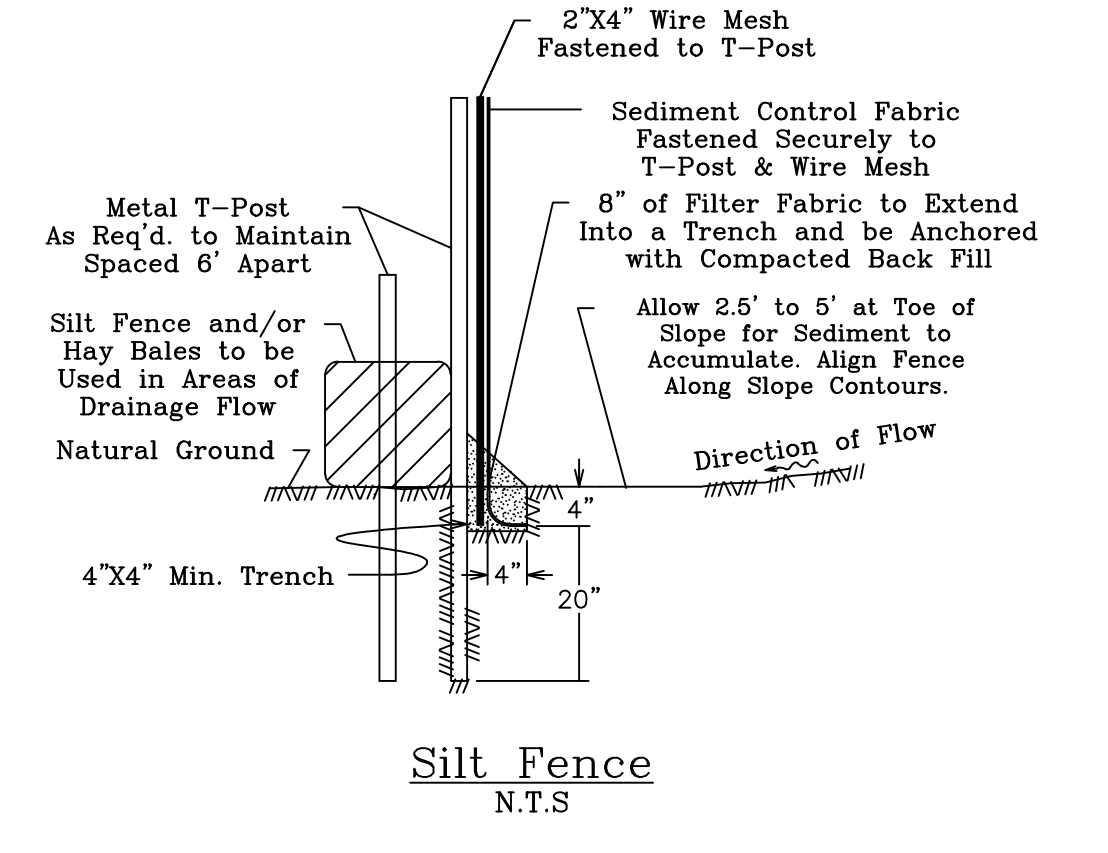
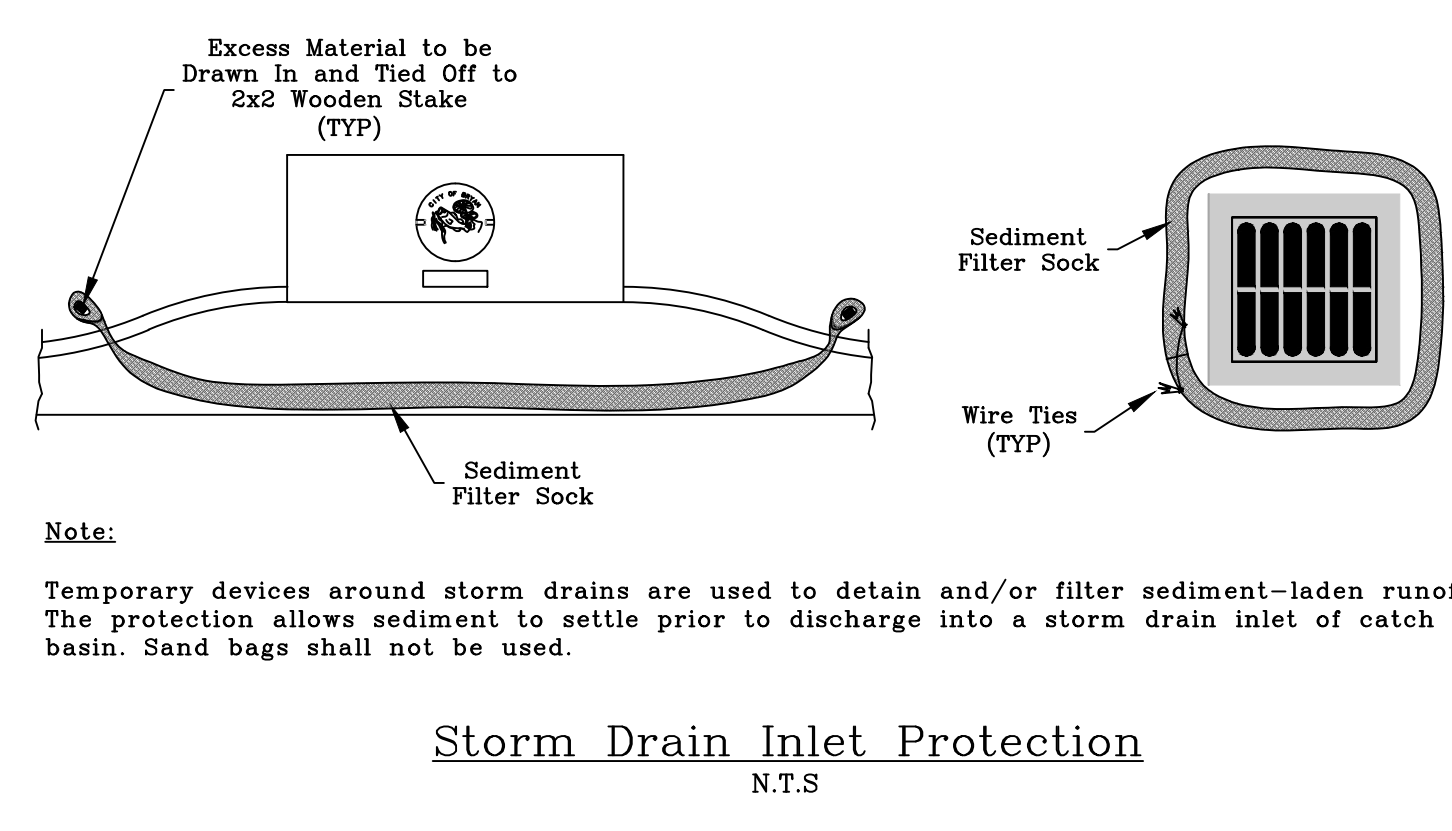
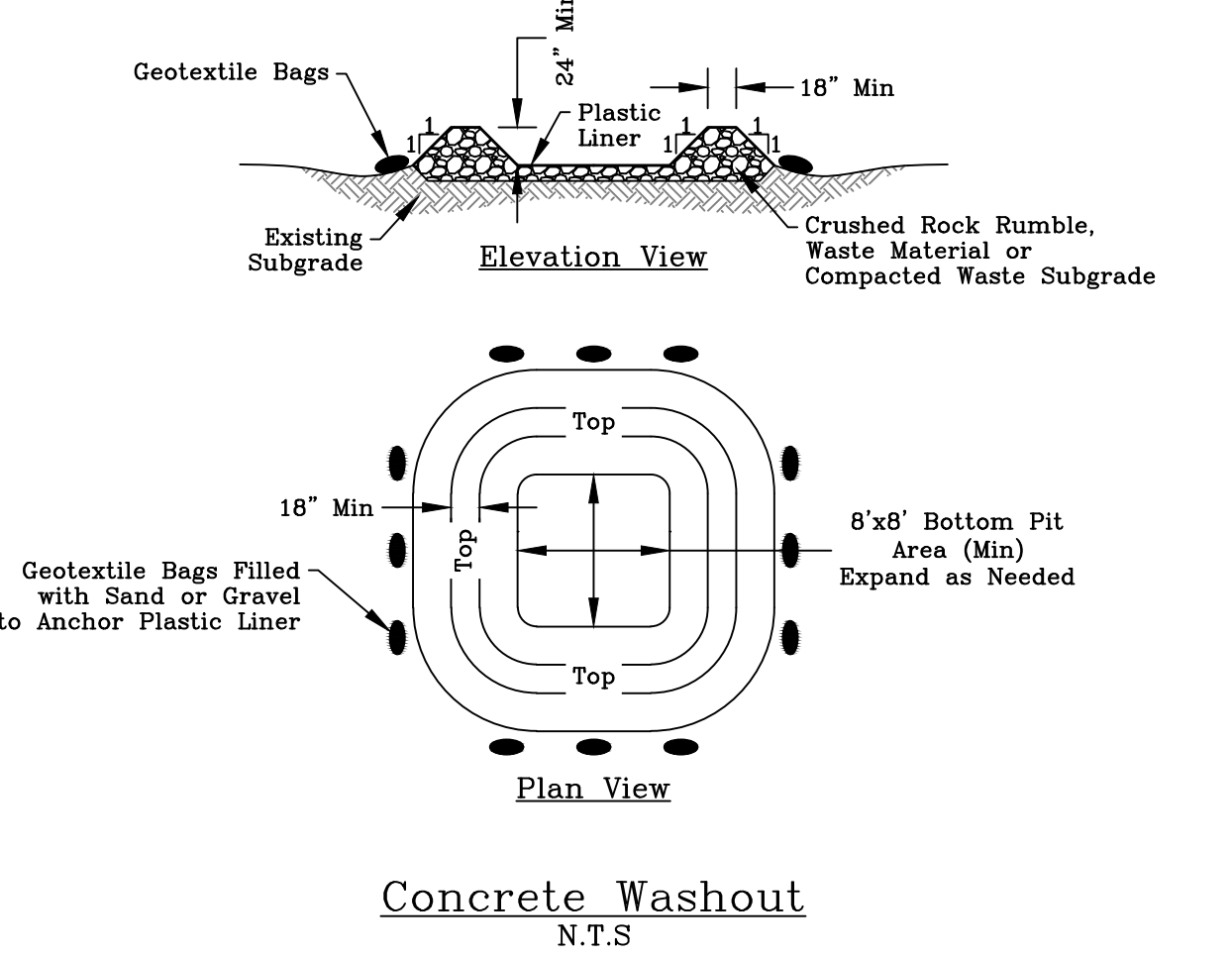
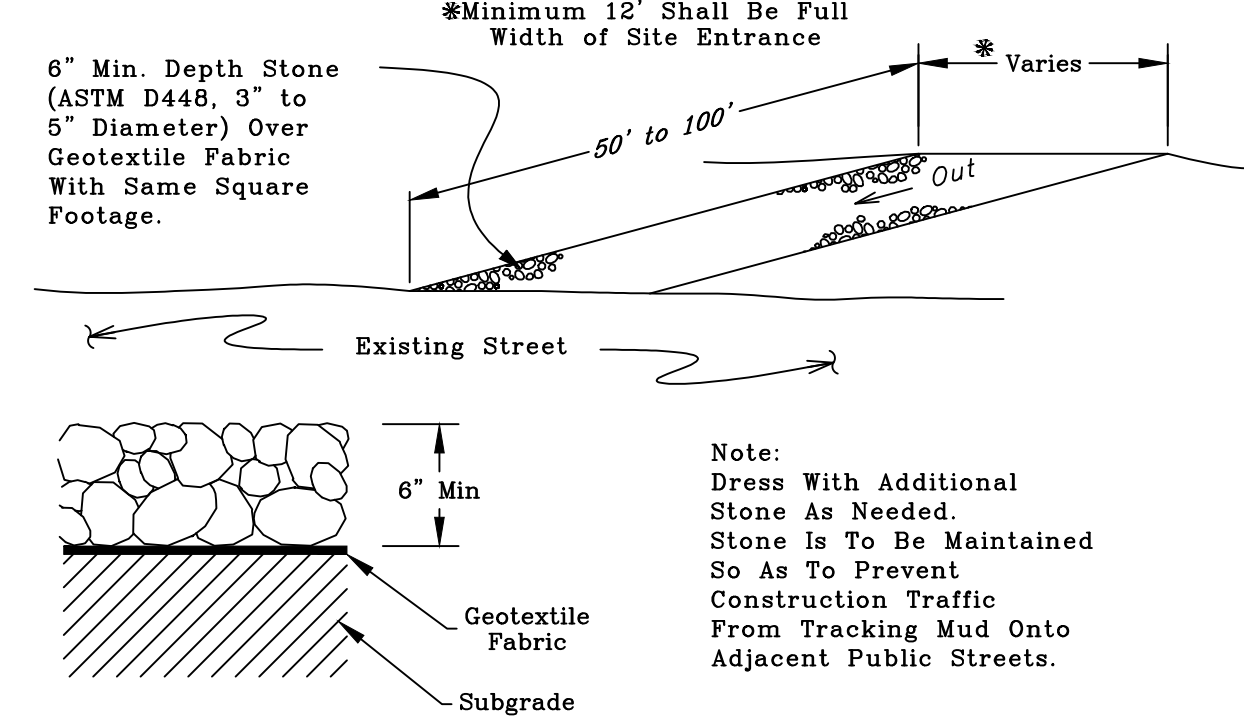
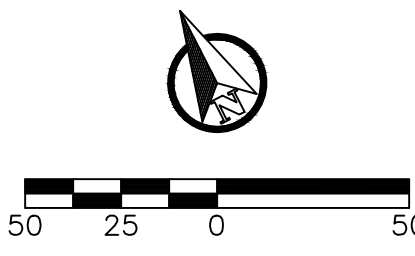
- The dates when major grading activities occur.
- The dates when construction activities temporarily or permanently cease on a portion of the site.
- The dates when stabilization measures are initiated.

A report summarizing the scope of the inspection, names and qualifications of personnel making the inspection, the dates of the inspection, and major observations must be made and retained with the storm water plan. Major observations should include:

- The locations of discharges of sediment or other pollutants from the site;
- Locations of BMP's that failed to operate as designed or proved inadequate for a particular location; and
- Locations where additional BMP's are needed.

**Operator's Record Keeping:**  
The permittee must retain the following records for a minimum of 3 years from the date that a NOT is submitted:

- A copy of the storm water plan and
- All reports and actions required by this permit, including a copy of the construction site notice all data used to complete the NOI.



**Erosion & Sediment Control Plan**

**General Notes:**

1. Approved erosion control measures must be installed during the entire time that earth has been bared by construction.
2. It is the responsibility of the contractor to use what ever means necessary to minimize erosion and prevent sediment from leaving the project site.
3. The contractor is responsible for implementing, inspecting, and maintaining the erosion and sediment control devices.
4. Construction exit is to be dressed with additional rock as needed and maintained so as to prevent construction traffic from tracking mud onto adjacent public streets.
5. Inspections shall be performed every 14 days and after every rainfall event of 1/8" or more. All erosion control devices shall be cleaned of silt (as needed) after every rain.
6. The contractor is responsible for complying with the TPOES General Permit No. TXR150000 requirements for construction sites.
7. All areas where existing vegetation and grass cover have been bared by construction shall be adequately hydromulched and watered until growth is established. All erosion control measures shall remain in place until acceptable vegetative growth is established after construction is complete and then removed by contractor.
8. It is the intent of these plans to comply with all City of Bryan guidelines, details & specifications.
9. See Sheet C1 - General Notes

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PO Box 5192 - Bryan, Texas - 77805  
979-739-0567 www.J4Engineering.com  
Firm# 9951

Project Name and Address:

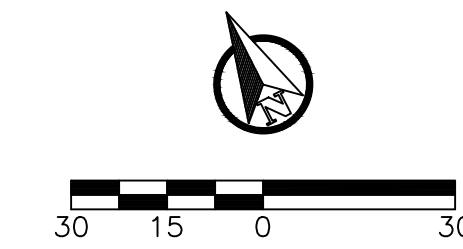
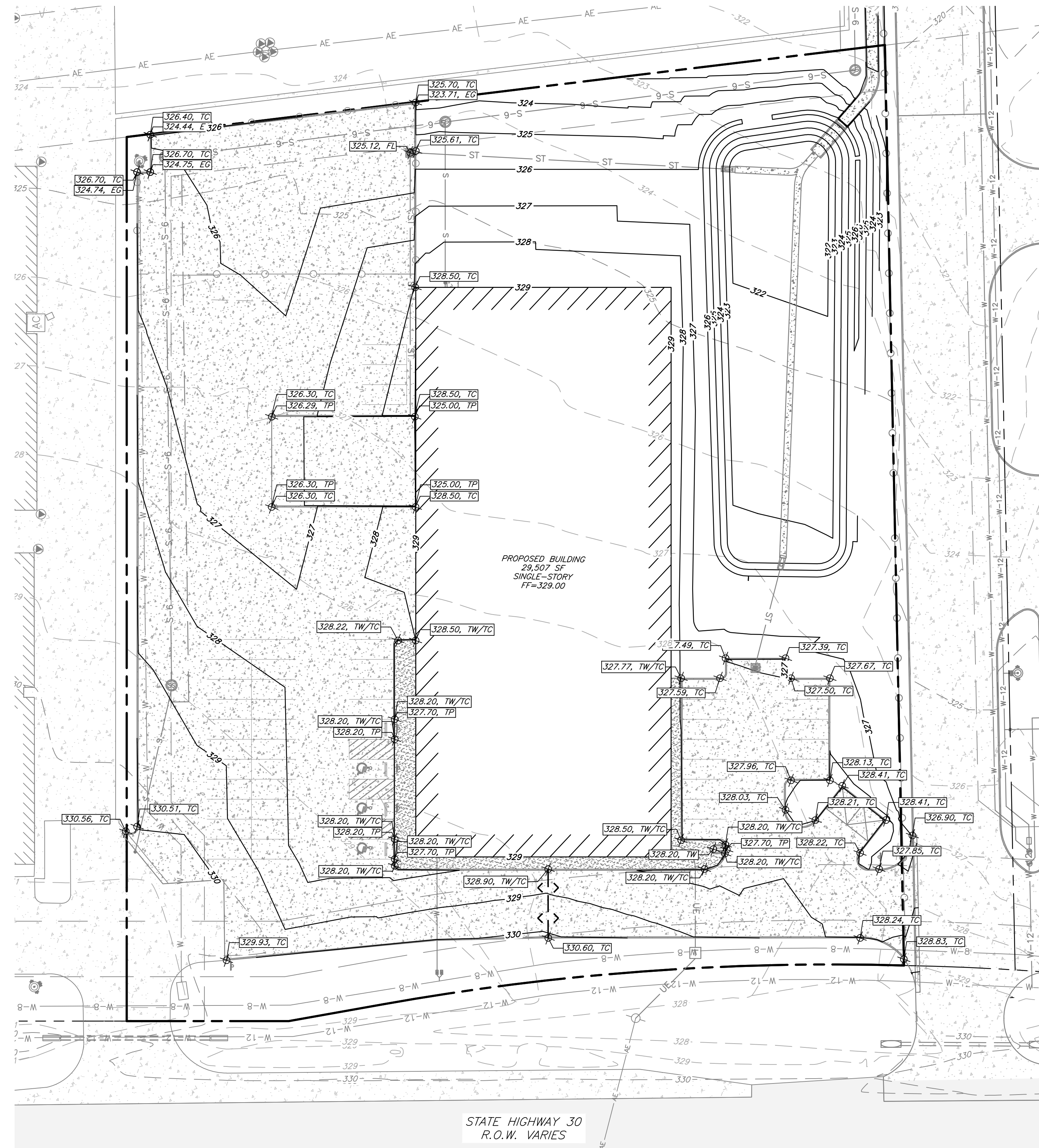
**Elliott  
Electrical**  
C-Hall #3, Block 1, Lot 2 - 3.219 AC  
College Station, Brazos County, Texas

Date: December 2024	Sheet:
Scale: As Noted	C3
Drawn By: KB	



Grading Notes:

1. Fill material used to achieve grade in areas to receive pavement or within the street right-of-way shall be compacted to at least 98% of the maximum dry density as determined by the standard proctor test, (ASTM D698), at a moisture content from optimum moisture content to 4% above the optimum moisture content. Areas outside of the street right-of-way shall be compacted to 95% of the maximum dry density.
2. The subgrade beneath the concrete sidewalks shall be compacted and "proof-rolled". Any weak or soft areas identified by the "proof-rolling" shall be removed and replaced.
3. ADA ramp slopes shall not exceed 1:12h.
4. The topography shown is from field survey data.
5. Structural backfill for utility or storm drain trenches is required whenever the trench is within 5' of pavement or sidewalk.
6. The contractor shall follow the general intent of the grading plans. minor adjustments to the actual elevations shown on the grading plan may be required to match existing ground elevations and structures. the proposed contour lines shown are approximate only, the design grade spot elevations should be used for construction of the site work.
7. Refer to pavement plan for pavement construction details and notes.
8. The contractor shall salvage all topsoil and replace it on all disturbed areas. All parking lot islands and areas adjacent to parking and sidewalk areas shall receive 6" sandy loam topsoil prior to placement of grass sod or hydromulch.
9. The contractor shall field verify and locate all existing utilities on site prior to demolition.
10. The contractor shall install all erosion and sediment control devices, as shown on the Erosion Control Plan, prior to commencing demolition work.
11. Should any existing utilities not shown or shown incorrectly on this plan be found on site, the contractor shall contact the design engineer immediately to discuss any possible conflicts before proceeding with any work in that area.
12. All proposed rock rip rap shall be bedded with geo-textile fabric and recessed to match existing grades where storm water flow exits rip rap.



Grading Plan

General Notes:

1. The topography shown is from field survey data.
2. Refer to Final Plat for all lot dimensions and bearings.
3. The contractor shall be responsible for verifying the exact location of all existing underground utilities, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.
4. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
5. It is the intent of these plans to comply with all City of Bryan guidelines, details & specifications.
6. See Sheet C1 - General Notes.

- FF - Finished Floor
- FL - Flow Line
- NG - Natural Ground
- TC - Top of Curb
- TP - Top of Pavement
- TR - Top of Wall
- TW - Top of Sidewalk
- TI - Top of Inlet


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PO Box 5192 - Bryan, Texas - 77805  
979-739-0567 www.J4Engineering.com  
Firm# 9951

Project Name and Address:

**Elliott  
Electrical**

C-Hall #3, Block 1, Lot 2 - 3.219 AC  
College Station, Brazos County, Texas

Date: December 2024  
Scale: As Noted  
Drawn By: KB

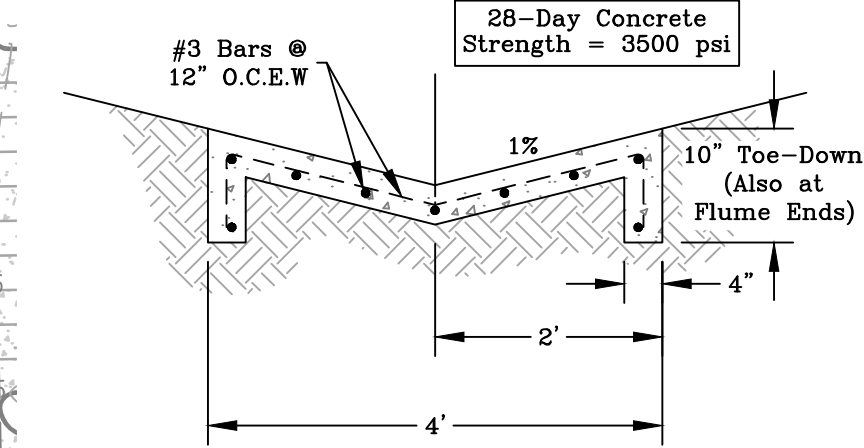
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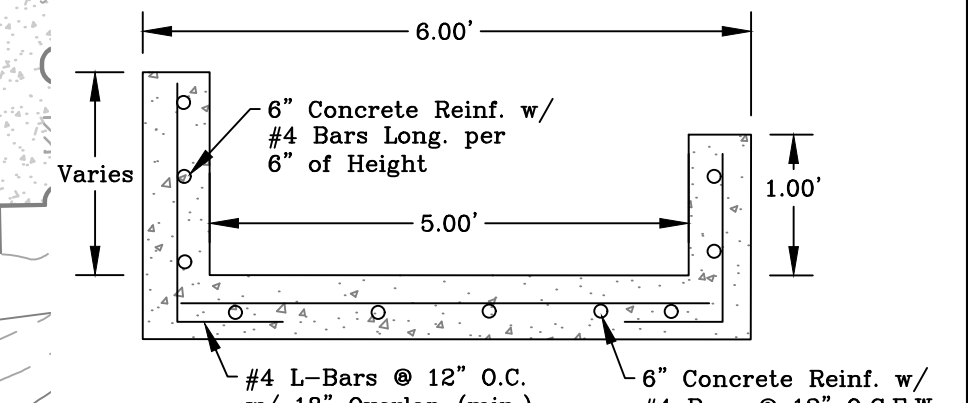
# Drainage & Detention Plan

## General Notes:

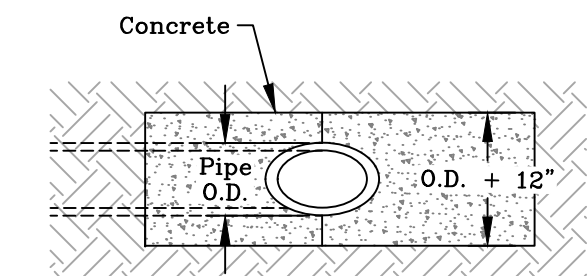
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- Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
- It is the intent of these plans to comply with all City of Bryan guidelines, details & specifications.
- See Sheet C1 - General Notes.



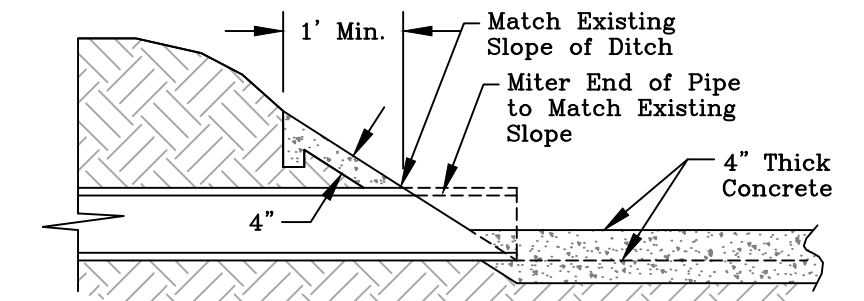
Typical Storm Flume  
N.T.S.



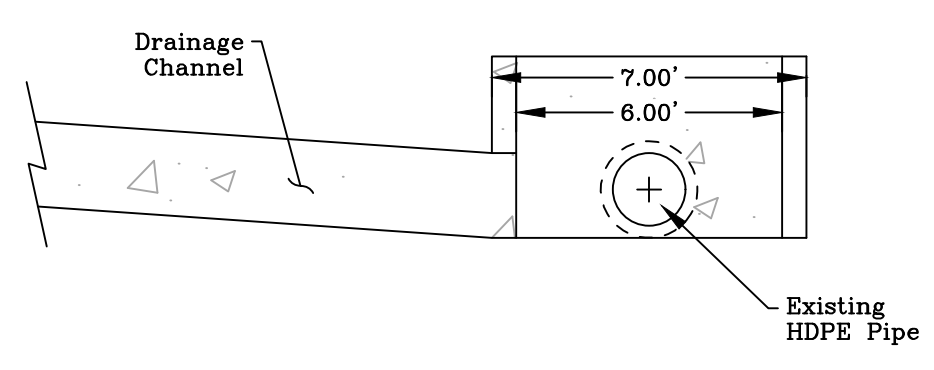
Drainage Channel  
N.T.S.



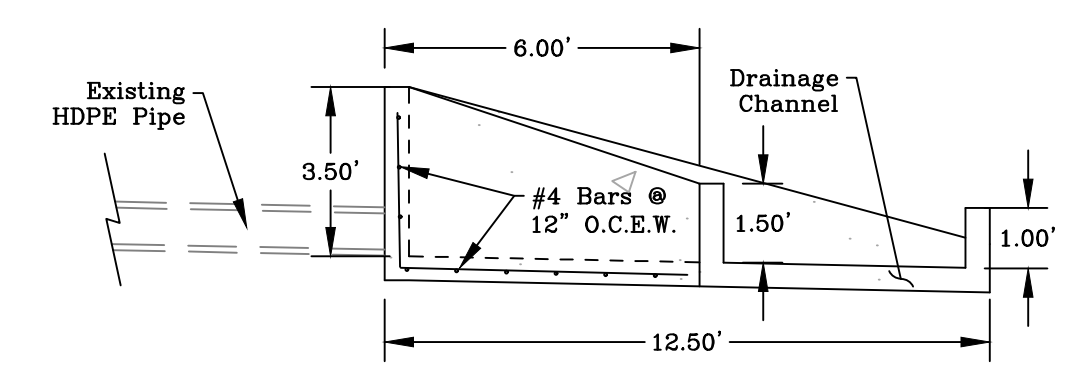
Sloped End Treatment - Plan  
N.T.S.



Sloped End Treatment - Profile  
N.T.S.

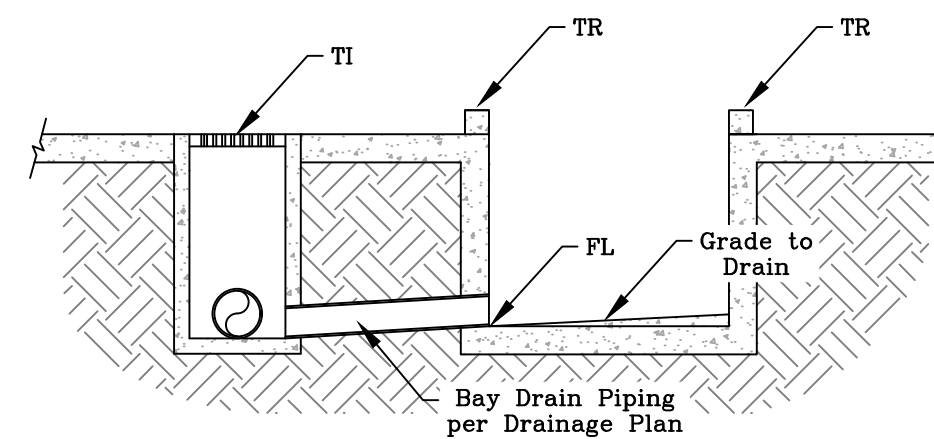


Weir Tie-In Assembly  
Section A-A  
N.T.S.



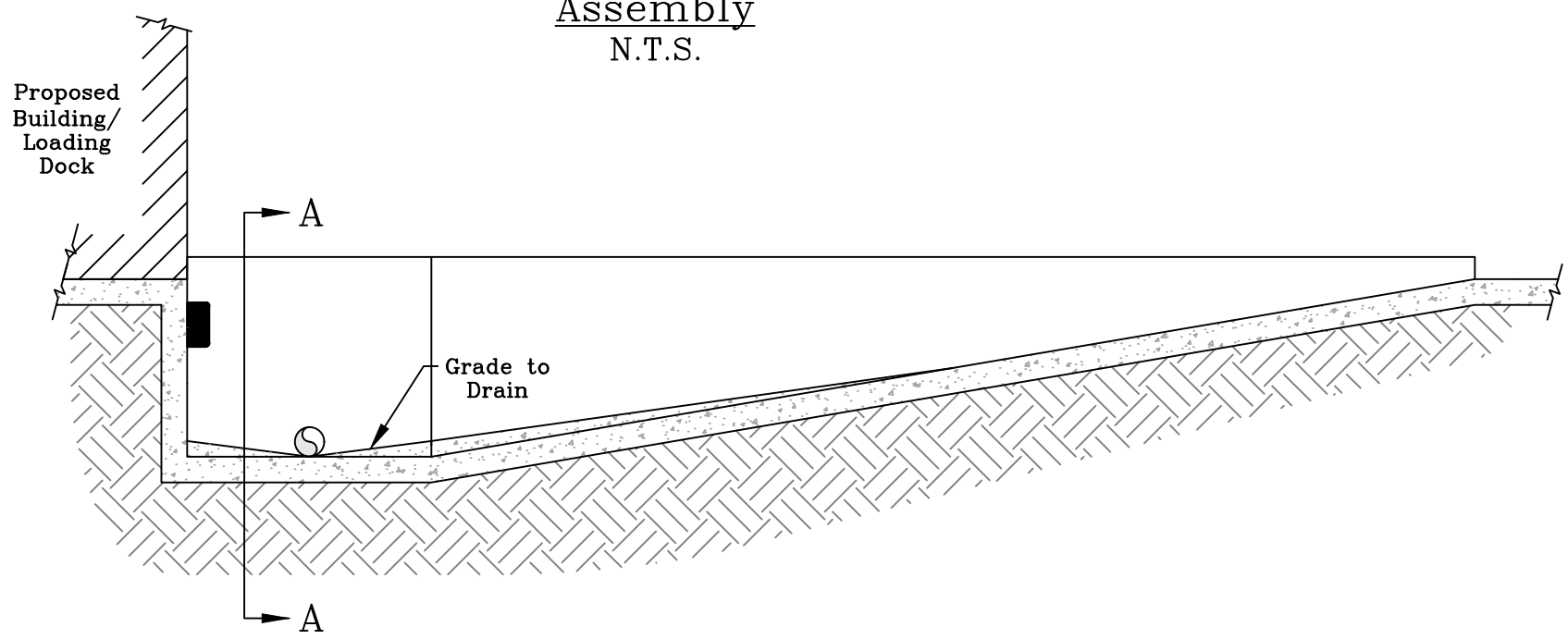
Weir Tie-In Assembly  
Section B-B  
N.T.S.

Note: All elevations per Grading Plan. See Sheet G5

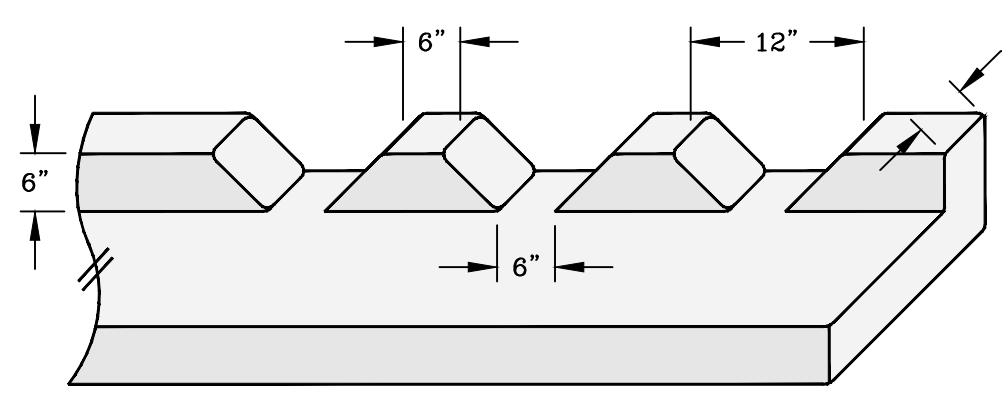


Bay Drain - Section A-A  
N.T.S.

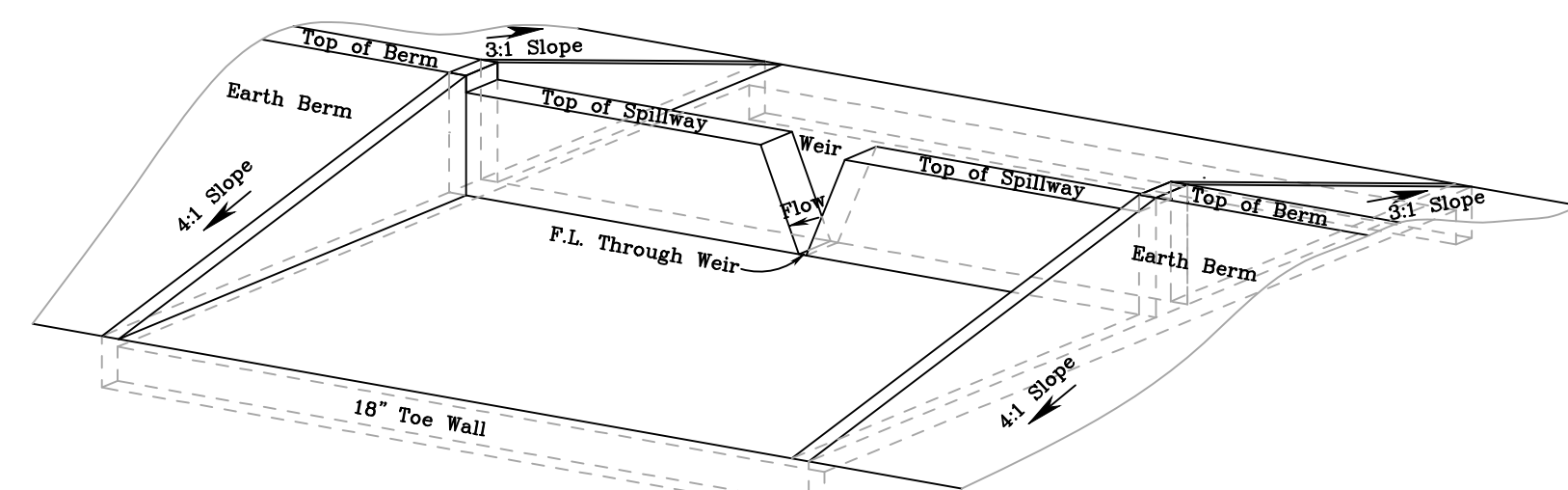
Weir Tie-In Assembly  
N.T.S.



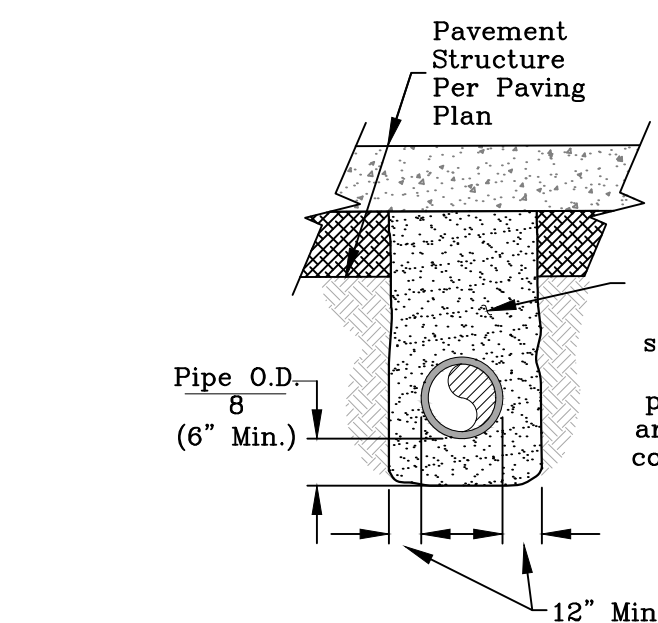
Bay Drain - Profile  
N.T.S.



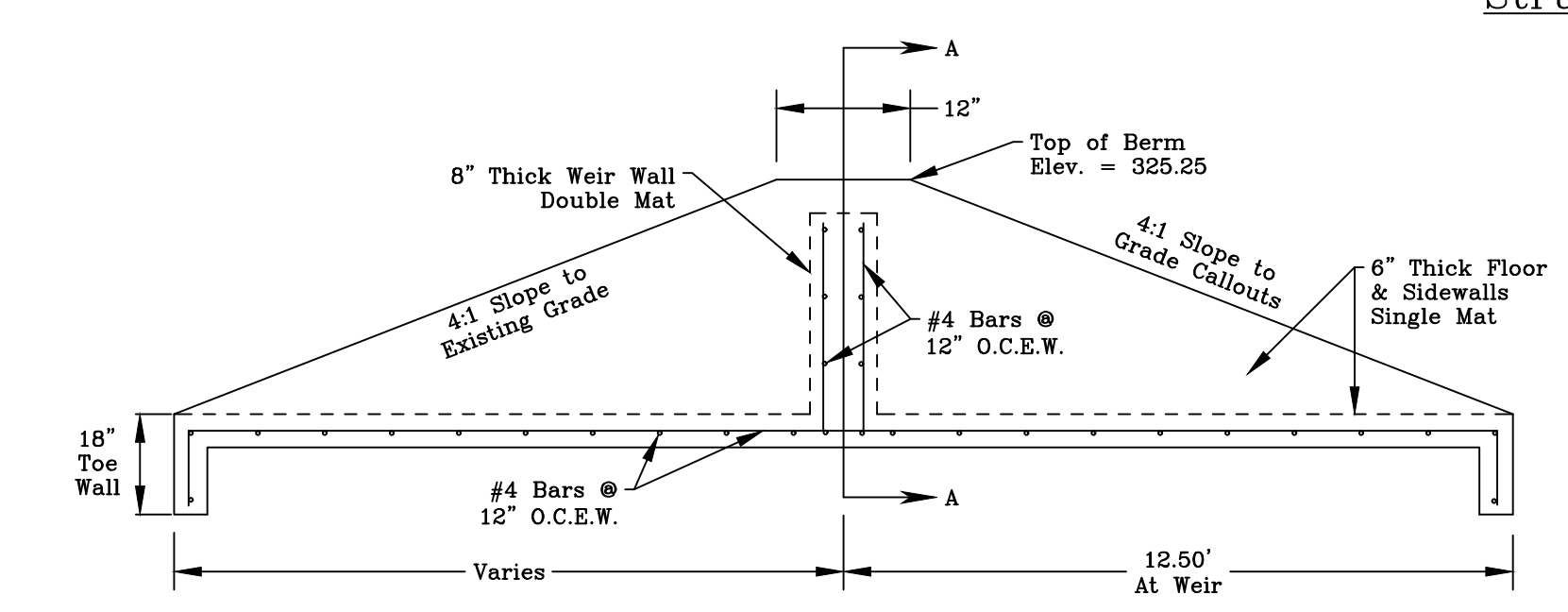
Typical Curb-Cut Detail  
N.T.S.



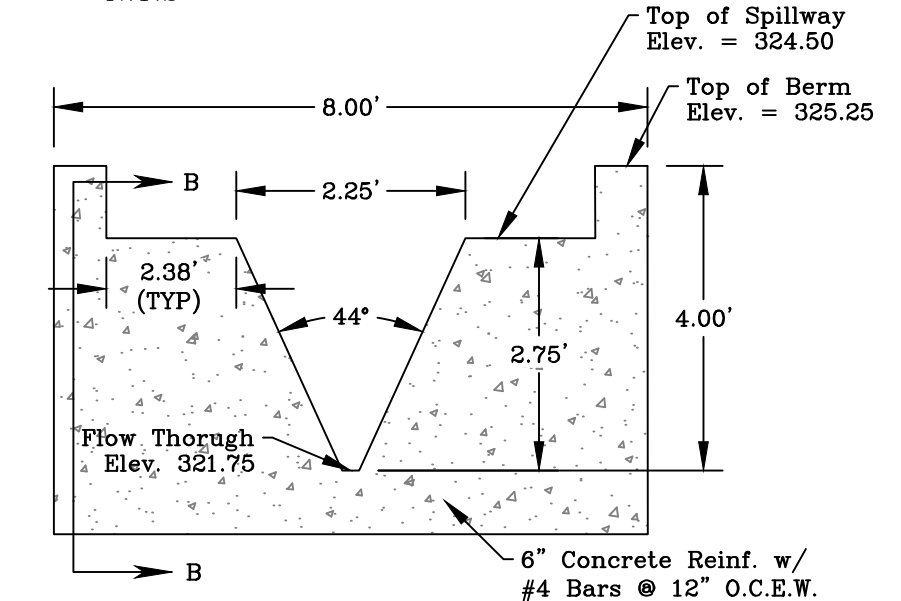
Detention Pond Outfall Structure: V-Notch Weir  
N.T.S.



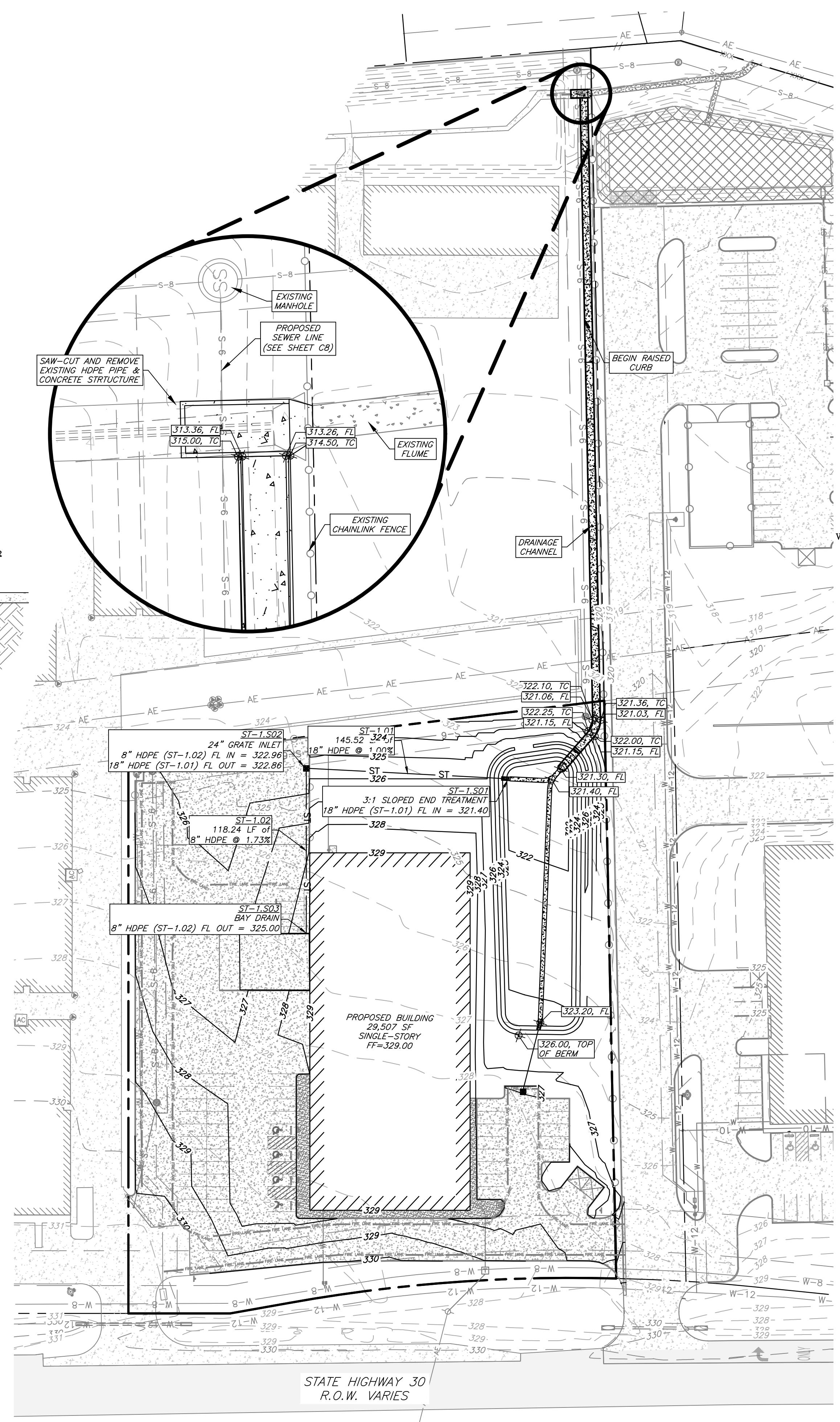
Bedding and Trench Backfill for PVC Pipe - Structural Areas  
N.T.S.



Section B-B  
N.T.S.



Section A-A  
N.T.S.



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C-Hall #3, Block 1, Lot 2 - 3.219 AC  
College Station, Brazos County, Texas

Date: December 2024  
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Sheet: C5



**Subgrade Stabilization Table:**

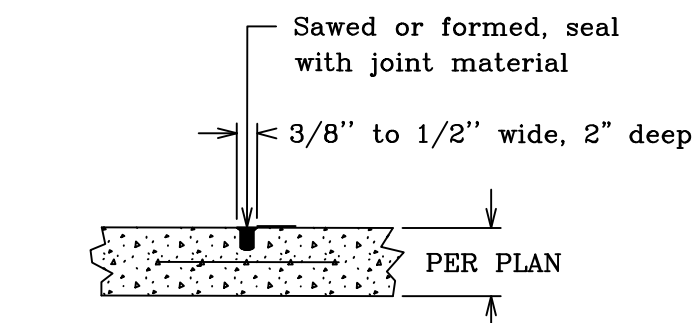
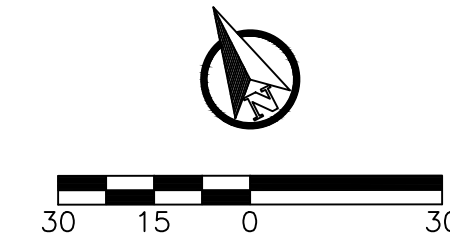
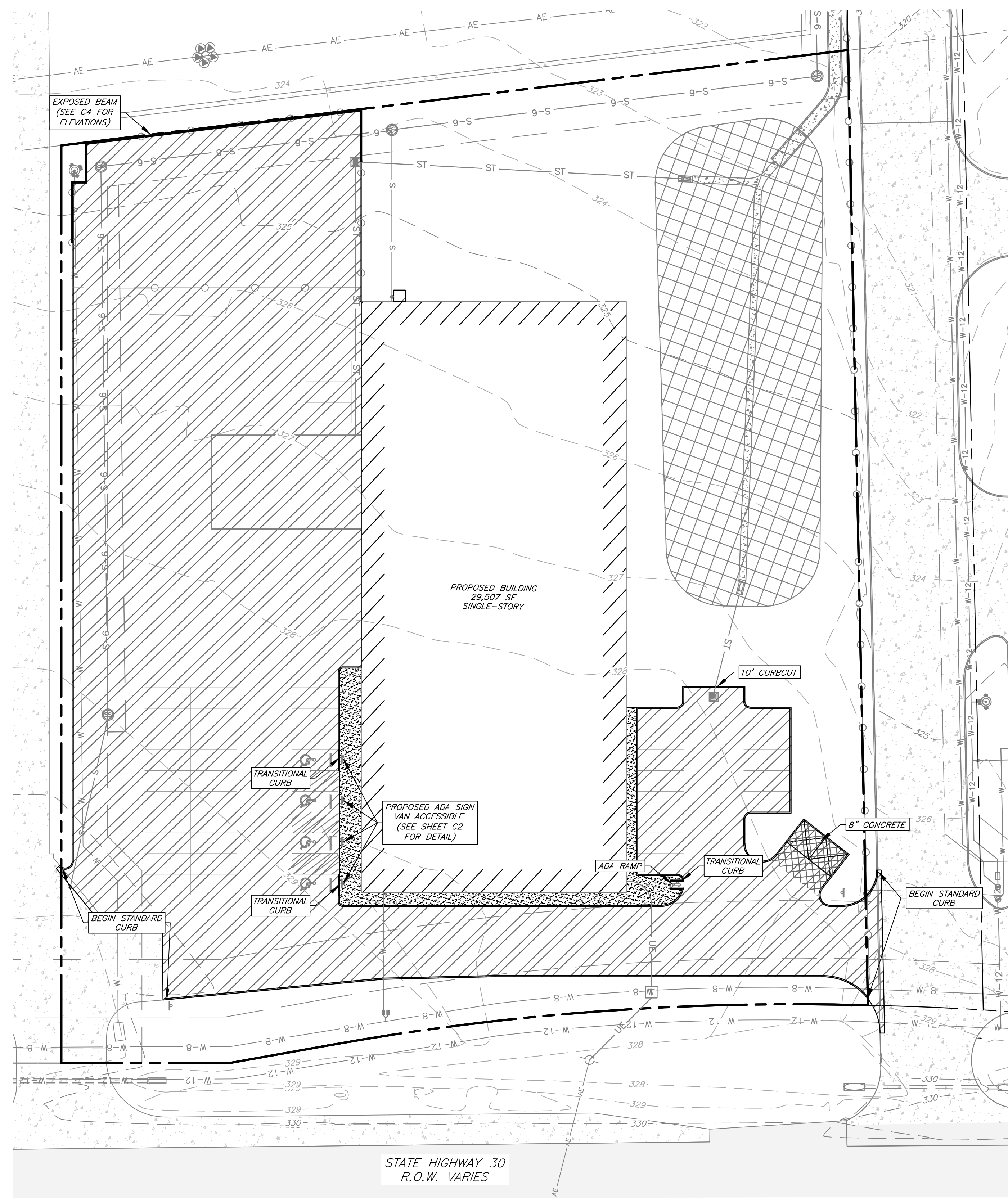
PI = Plasticity Index	LL = Liquid Limit	
If PI >20 and LL <35, Then Lime Stabilize Subgrade		
If PI >15 and LL >35, Then Lime Stabilize Subgrade		
If PI <5, Then Cement Stabilize Subgrade		
Acceptable soils other than those defined by the limits above, do not require stabilization.		
PI	% Required	Material
<5	5%	Cement
<25	5%	Lime
26-33	6%	Lime
34-40	7%	Lime
>40	Determined by ASTM C977	

**Paving Notes:**

- Item 360 of the TxDOT "Standard Specifications for Construction and Maintenance of Highways, Street, & Bridges" shall be used as a technical specification for reinforced concrete pavement.
- See TxDOT permit for approved TxDOT concrete pavement structure.
- Subgrade shall be stabilized per the "Subgrade Stabilization Table" shown on this plan. The lime stabilized soil shall be mixed to provide a homogeneous mixture with a minimum pH of 12.4, and which meets the gradation requirements specified in the TxDOT, Standard Specifications for Construction of Highways, Streets, and Bridges, Item 260. The lime stabilized soil shall be compacted to a density of at least 98% of the maximum dry density as determined by ASTM D698 at a moisture content from optimum moisture to 4% above optimum moisture content. The lime used to stabilize the soil shall meet the requirements of TxDOT Item 264, "Lime and Lime Slurry". The lime stabilized subgrade should extend a minimum of 12" outside the pavement.
- The subgrade beneath the concrete sidewalks shall be compacted and "proof-rolled". any weak or soft areas identified by the "proof-rolling" shall be removed and replaced.
- A sand leveling course under concrete pavement is NOT permitted.
- Joint sealant material to be Sonneborn SL-1 or approved equal.
- Curing compound shall be applied uniformly to the concrete after the surface finishing is complete at the rate recommended by the manufacturer. The curing compound shall meet the requirements of TxDOT Item 526.
- Contractor shall provide engineer with a proposed pavement expansion and contraction joint plan prior to pavement construction.
- Saw cut contraction joint shall be made within 24 hours of concrete placement.
- See Sheet C1-General Notes.

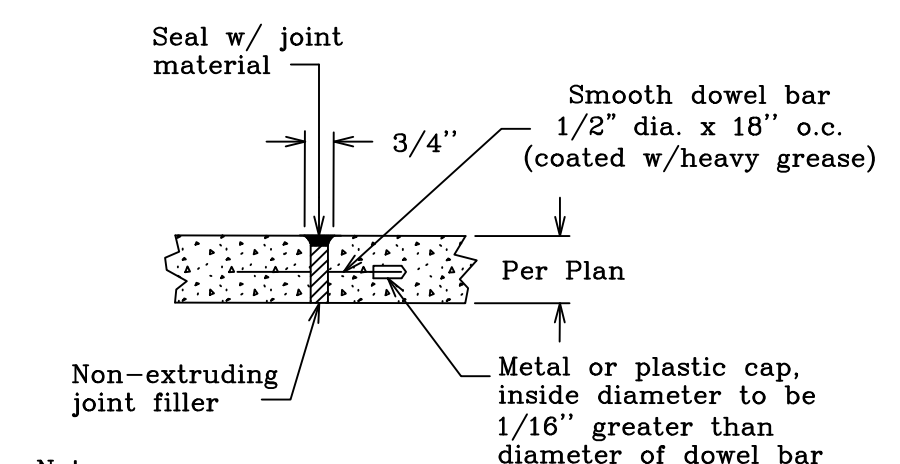
**Legend**

	Existing Concrete Pavement
	Proposed 6" Concrete Pavement
	Proposed 8" Concrete Pavement
	Proposed 4" Concrete Sidewalk



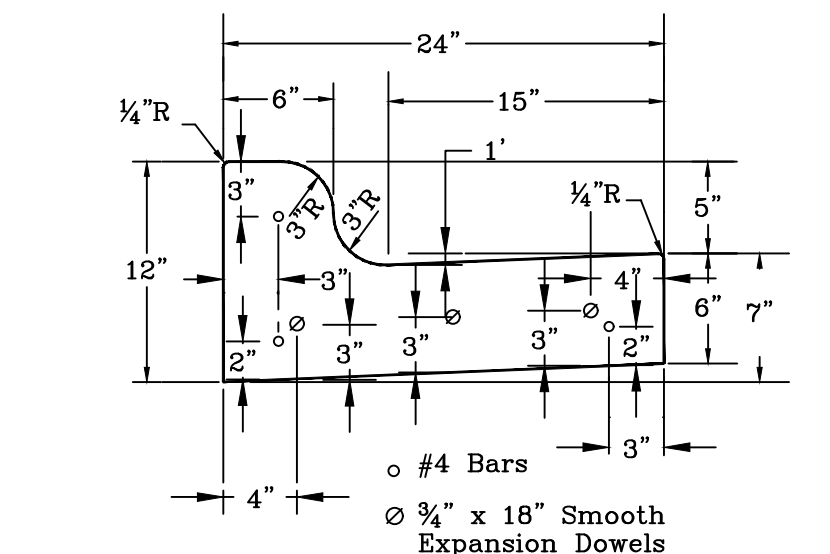
- Note:**
- Contraction joint sealant to be Sonneborn SL-1 or approved equal.
  - Contraction joints shall be spaced at 15' maximum intervals.

**PVMT Contraction Joint Detail**  
N.T.S.

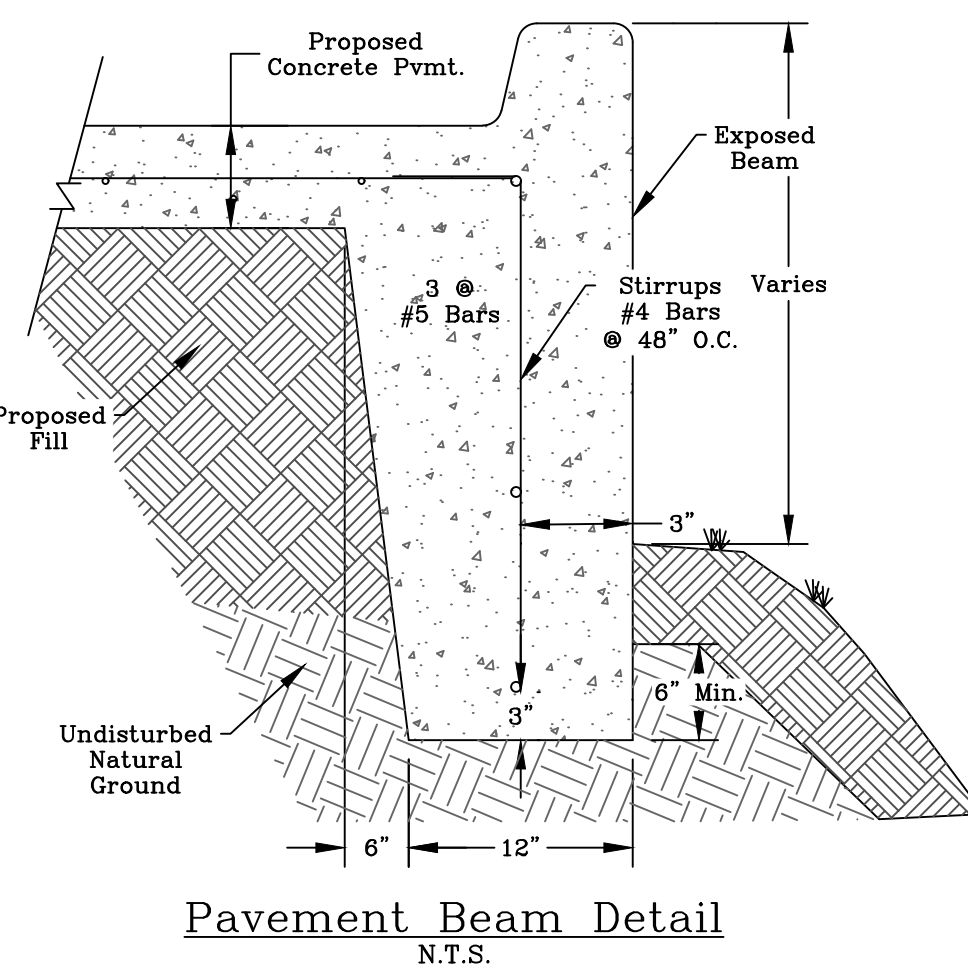


- Note:**
- Expansion joint sealant to be Sonneborn SL-1 or approved equal.
  - Expansion joints shall be spaced at 120' maximum intervals.

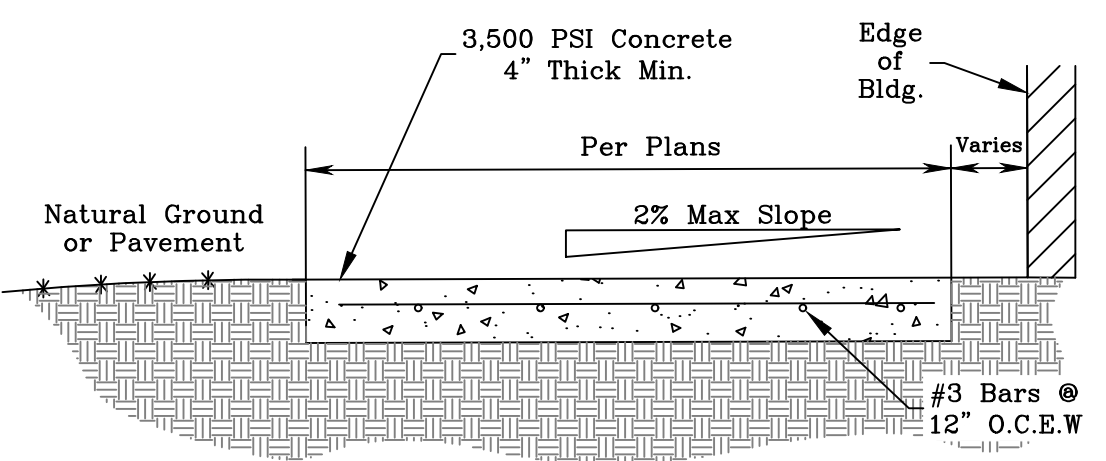
**PVMT Expansion Joint Detail**  
N.T.S.



**Driveway Raised Curb Detail**  
N.T.S.

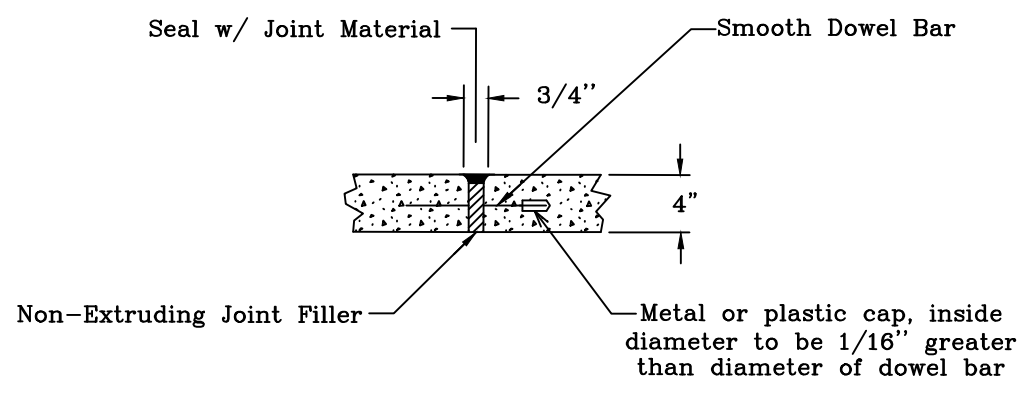


**Pavement Beam Detail**  
N.T.S.

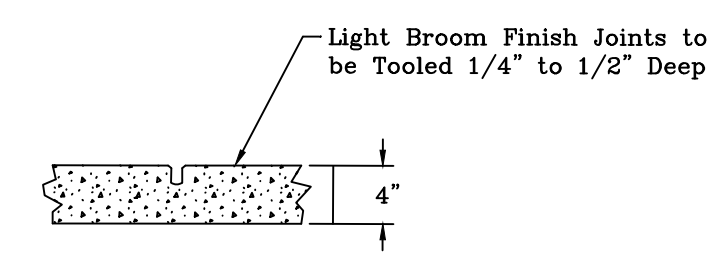


- Note:**
- Install expansion joints at 40' (max) longitudinal spacing and install control joints at 5' (max) longitudinal spacing

**Typical Sidewalk**  
N.T.S.

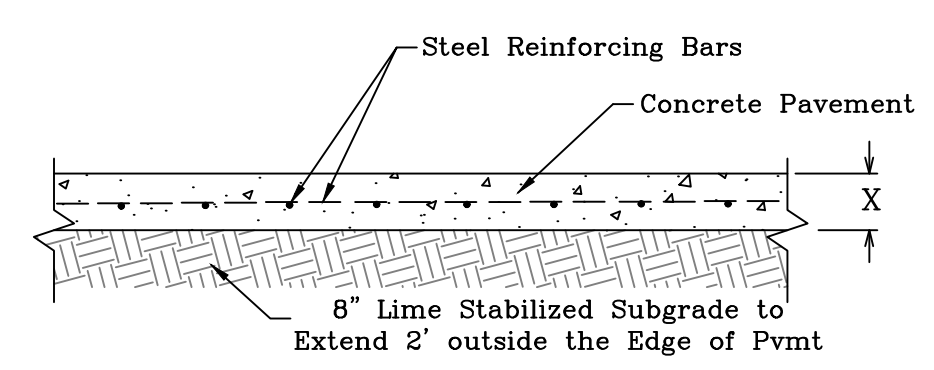


**Sidewalk Expansion Joint Detail**  
N.T.S.



**Sidewalk Contraction Joint Detail**  
N.T.S.

- Sidewalk Note:**
- Sidewalk joint sealant to be Sonneborn SL-1 or approved equal.
  - Sidewalk expansion joints shall be spaced at 60' maximum intervals.
  - Sidewalk contraction joints shall be spaced at a maximum interval equal to the sidewalks width.



- X= as Shown on the Plan.
- 6" Pavement - use #4 rebar @ 12" O.C.E.W.
- 8" Pavement - use #4 rebar @ 12" O.C.E.W.

**Typical Concrete Paving Section**  
N.T.S.

**Pavement Plan**

**General Notes:**

- All dimension are to back of curb or edge of pavement, unless otherwise noted.
- Maximum slope for all ADA accessible routes is 2% for sidewalks and pavement.
- All ADA access shall comply with local and state requirements.
- Materials and methods for pavement markings shall conform to TxDOT Standard Specifications for Construction of Highways, Streets, and Bridges (current edition), with the following exceptions: 1) Type II marking materials need not be purchased from the Department, and 2) Glass beads may be omitted, but marking material shall be Type II paint-type material.
- See C1 - General Notes.
- It is the intent of these plans to comply with all City of Bryan guidelines, details, & specifications.

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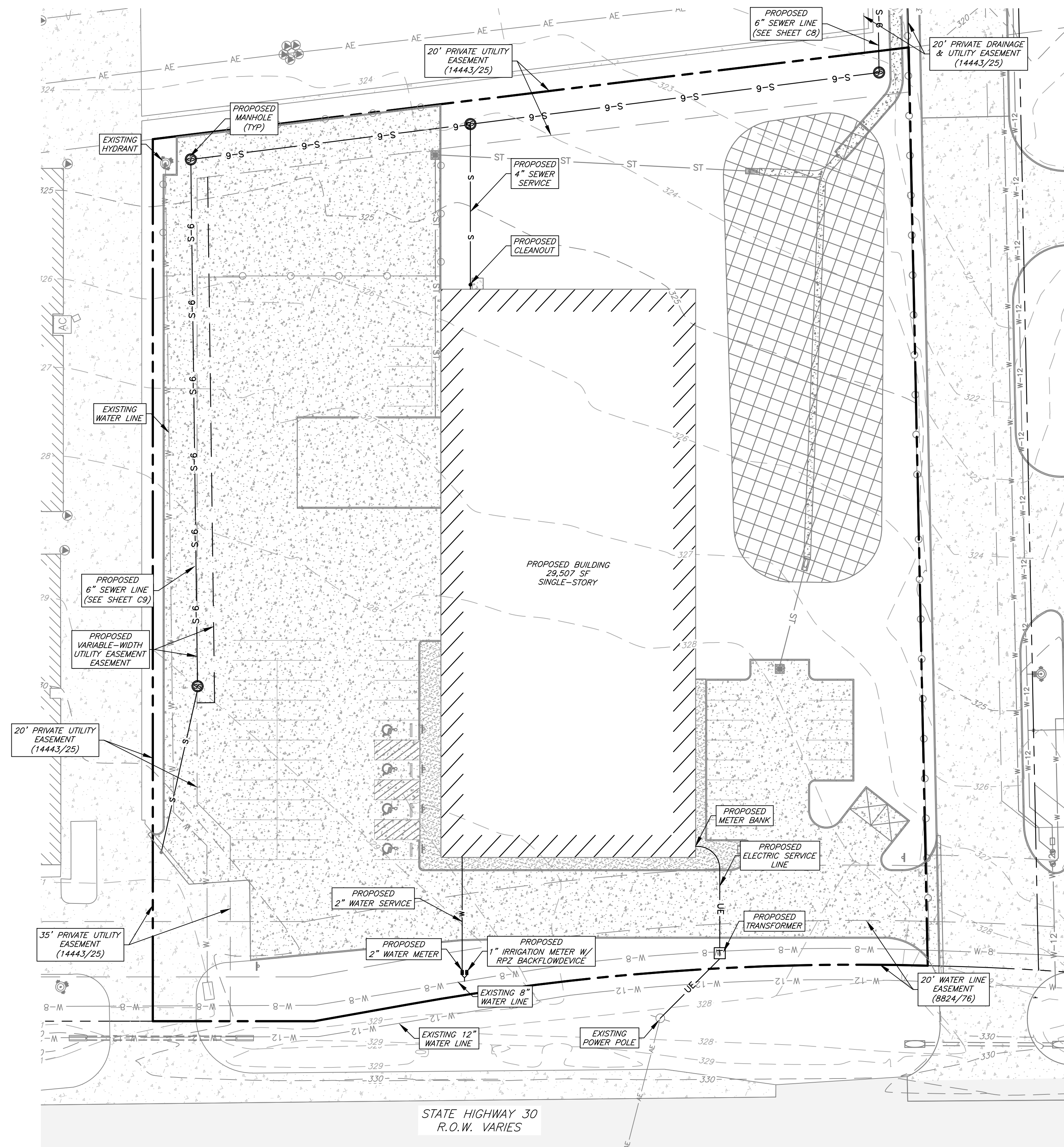
**Project Name and Address:**

**Elliott Electrical**  
C-Hall #3, Block 1, Lot 2 - 3.219 AC  
College Station, Brazos County, Texas

Date: December 2024	Sheet: C6
Scale: As Noted	
Drawn By: KB	

14 Engineering 12/11/2024 Elliott Electrical - Site Plan.dwg J4E Project # 24-046





# Utilities Plan

## General Notes:

1. The contractor shall be responsible for verifying the exact location of all existing underground utilities, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.
2. Upon installation, the correct height hydrant shall be used, so that the manufacturer bury line will be even with the finished grade. No extensions on hydrants will be allowed.
3. All pipe deflections to achieve grade breaks shown in the plans shall be made in accordance with the current City of Bryan guidelines, details, & specifications. For PVC pipe, all deflections shall be along the barrel of the pipe and not in the joint.
4. Separation of public water and wastewater mains will be consistent with the current Rules and Regulations for Public Water Systems of TCEQ. Separation of public water and wastewater mains from other underground utilities (storm, gas, etc.) shall be a minimum of 2' longitudinally.
5. Waterline shall be installed with a minimum bury of 4' and a maximum bury of 5'.
6. It is believed that the 12" water line along FM 2818 is asbestos cement.
7. Dallas Shorty Valve Box shall have "SEWER" stamped on the lid, be traffic rated, and mounted so that the lid is flush with pavement.
8. Existing ground profile shown is based on field survey data.
9. It is the intent of these plans to comply with all City of Bryan guidelines, details, & specifications.
10. See Sheet C1 - General Notes.


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## Released for Review

No.	Revision/Issue	Date

Firm Name and Address:



PO Box 5192 - Bryan, Texas - 77805  
979-739-0567 www.J4Engineering.com  
Firm# 9951

Project Name and Address:

**Elliott  
Electrical**

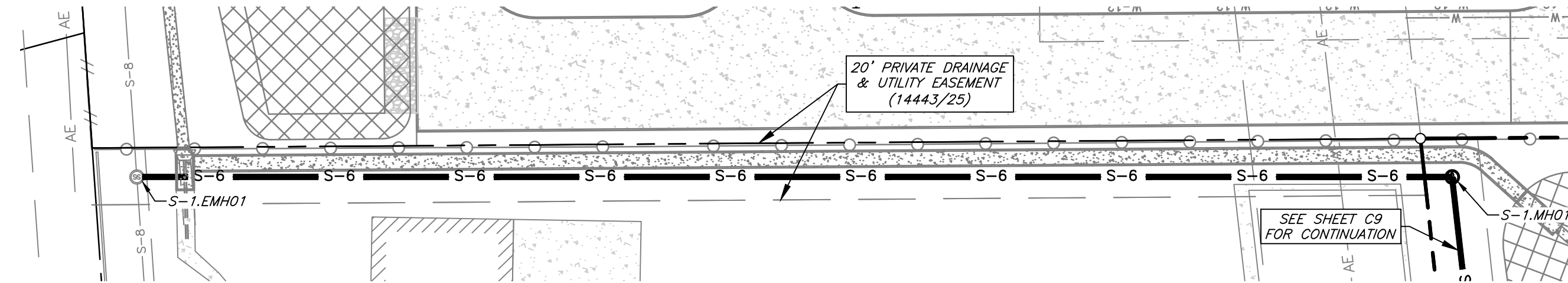
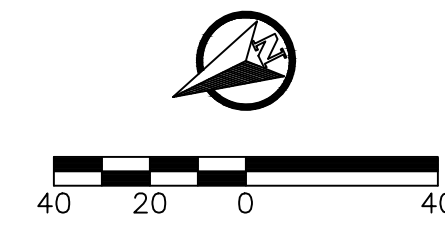
C-Hall #3, Block 1, Lot 2 - 3.219 AC  
College Station, Brazos County, Texas

Date: December 2024  
Scale: As Noted  
Drawn By: KB

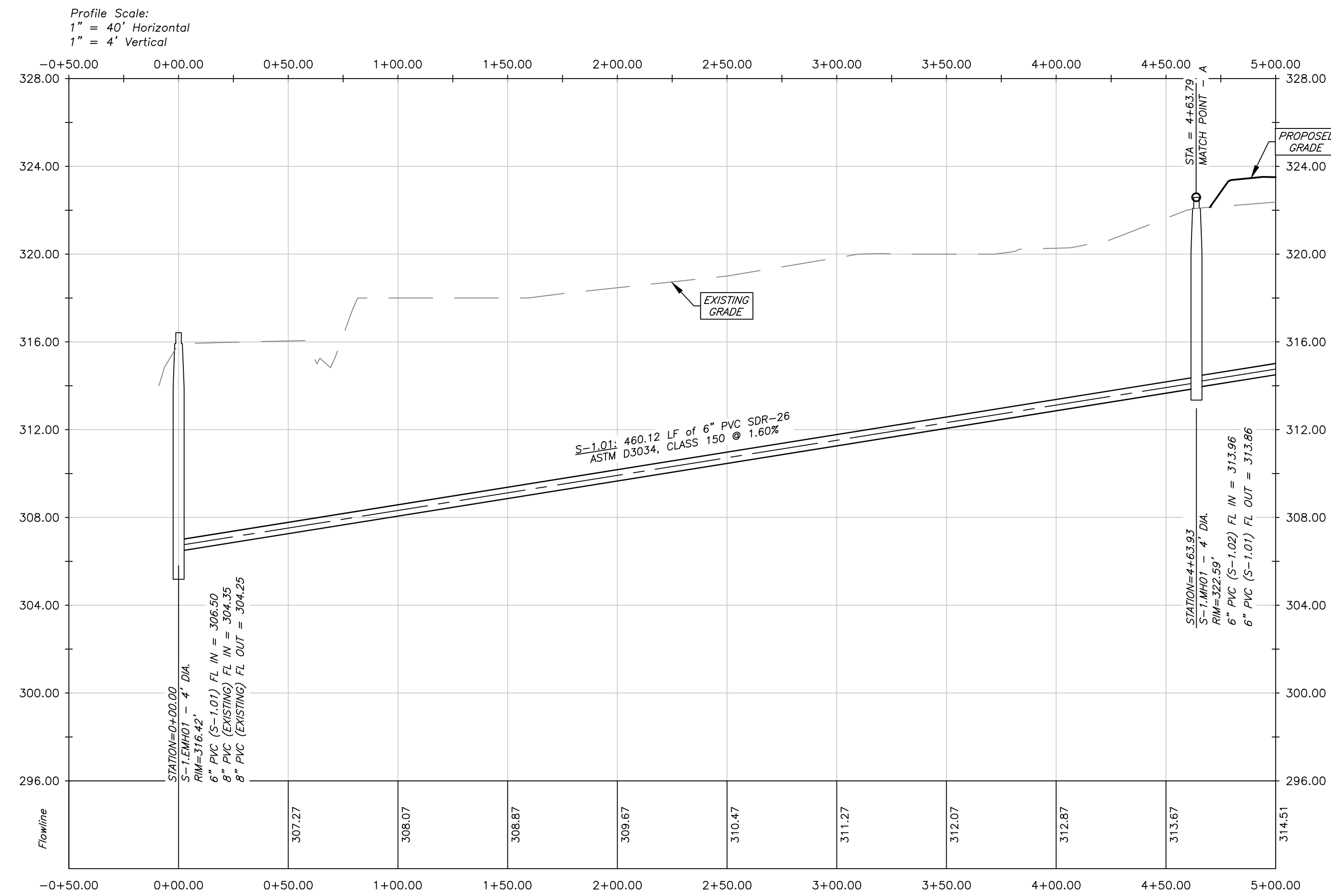
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Plan: S-1  
-0+50.00 to 5+00.00



Profile: S-1  
-0+50.00 to 5+00.00



## S-1 Plan & Profile

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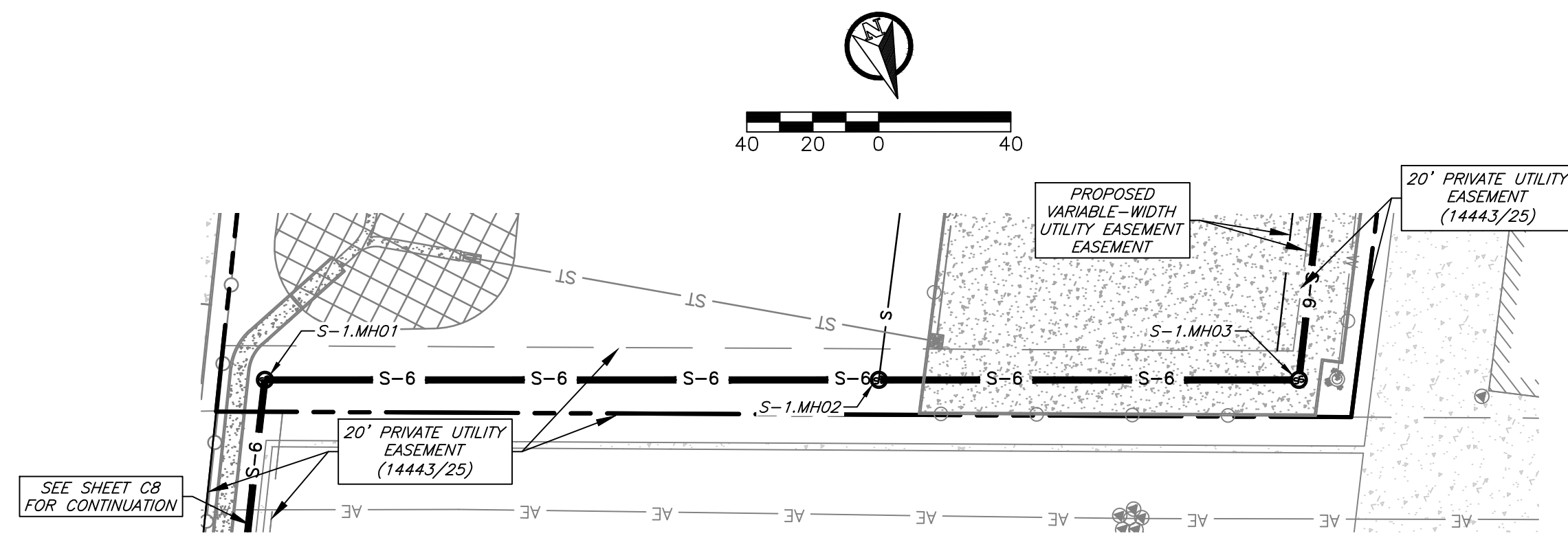
**Elliott  
Electrical**  
C-Hall #3, Block 1, Lot 2 - 3.219 AC  
College Station, Brazos County, Texas

Date: December 2024  
Scale: As Noted  
Drawn By: KB

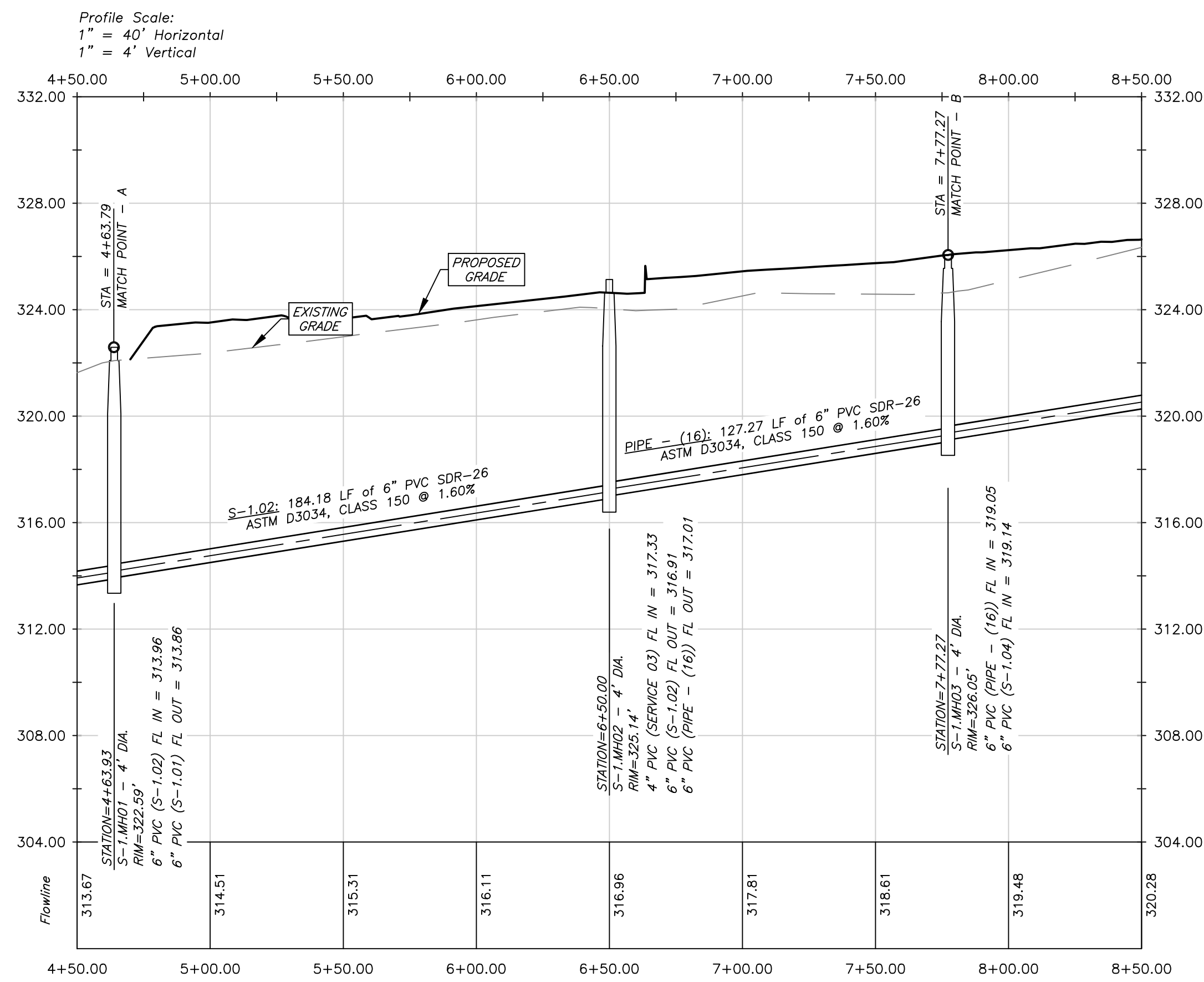
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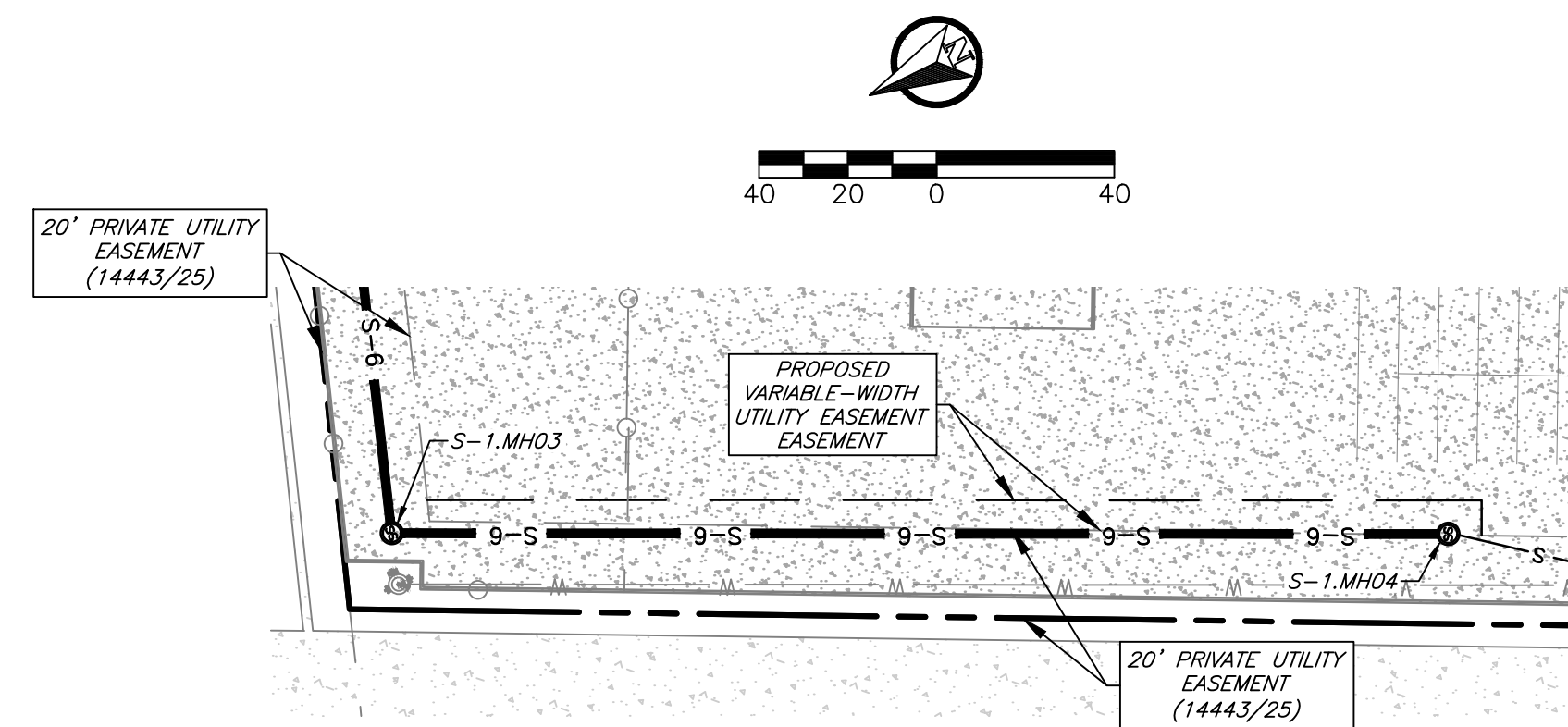
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4+50.00 to 8+50.00



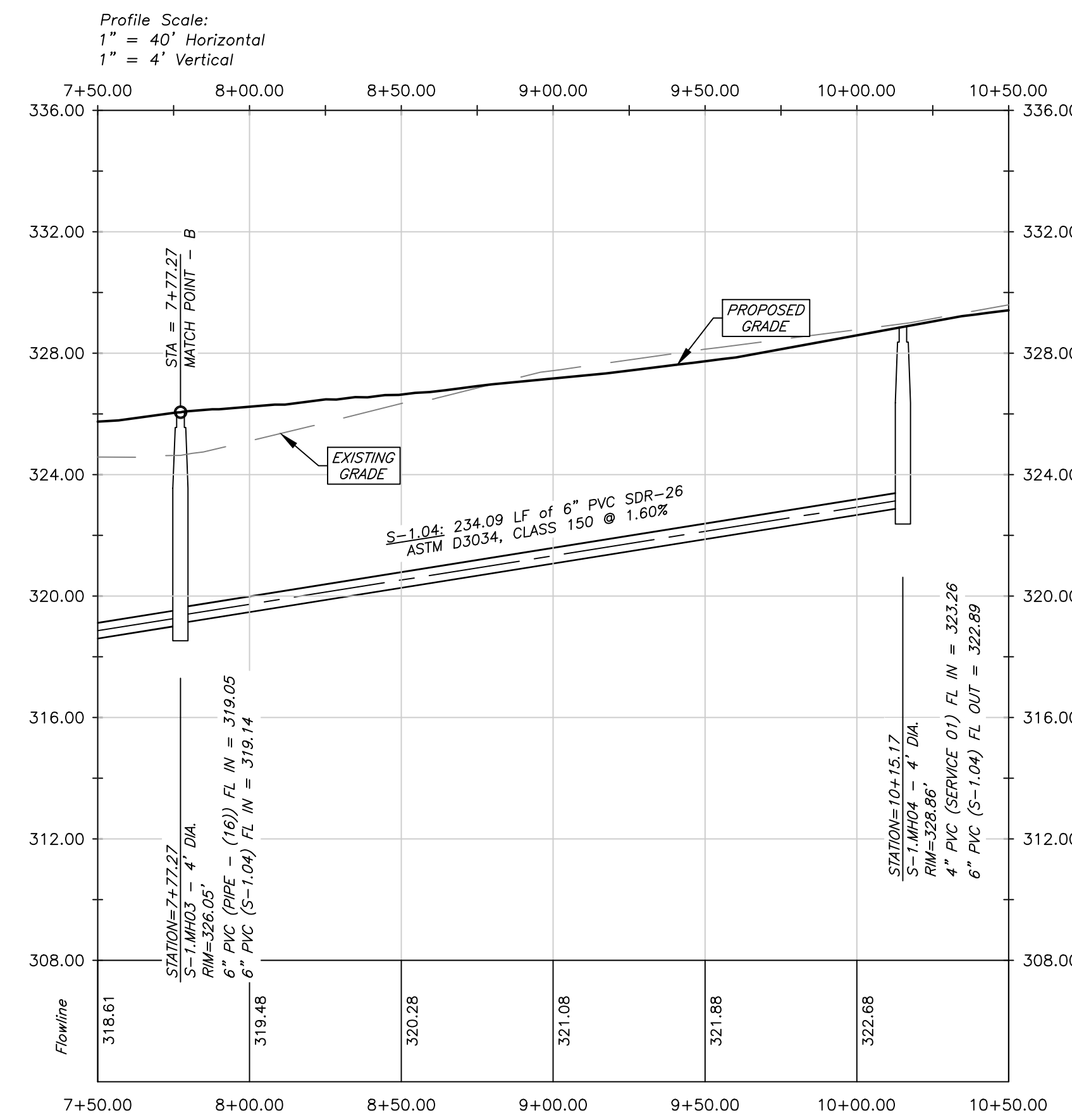
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Plan: S-1  
7+50.00 to 10+50.00



Profile: S-1  
7+50.00 to 10+50.00



## S-1 Plan & Profile

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Electrical**

C-Hall #3, Block 1, Lot 2 - 3.219 AC  
College Station, Brazos County, Texas

Date: December 2024  
Scale: As Noted  
Drawn By: KB

Sheet: C9



# Landscape Plan

## General Notes:

1. An irrigation system to service all new plantings will be installed by a certified installer prior to a certificate of occupancy being issued.
2. It is the intent of these plans to comply with all City of Bryan guidelines, details & specifications.
3. See Sheet C1 - General Notes

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Electrical**

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Date:

December 2024

Scale:

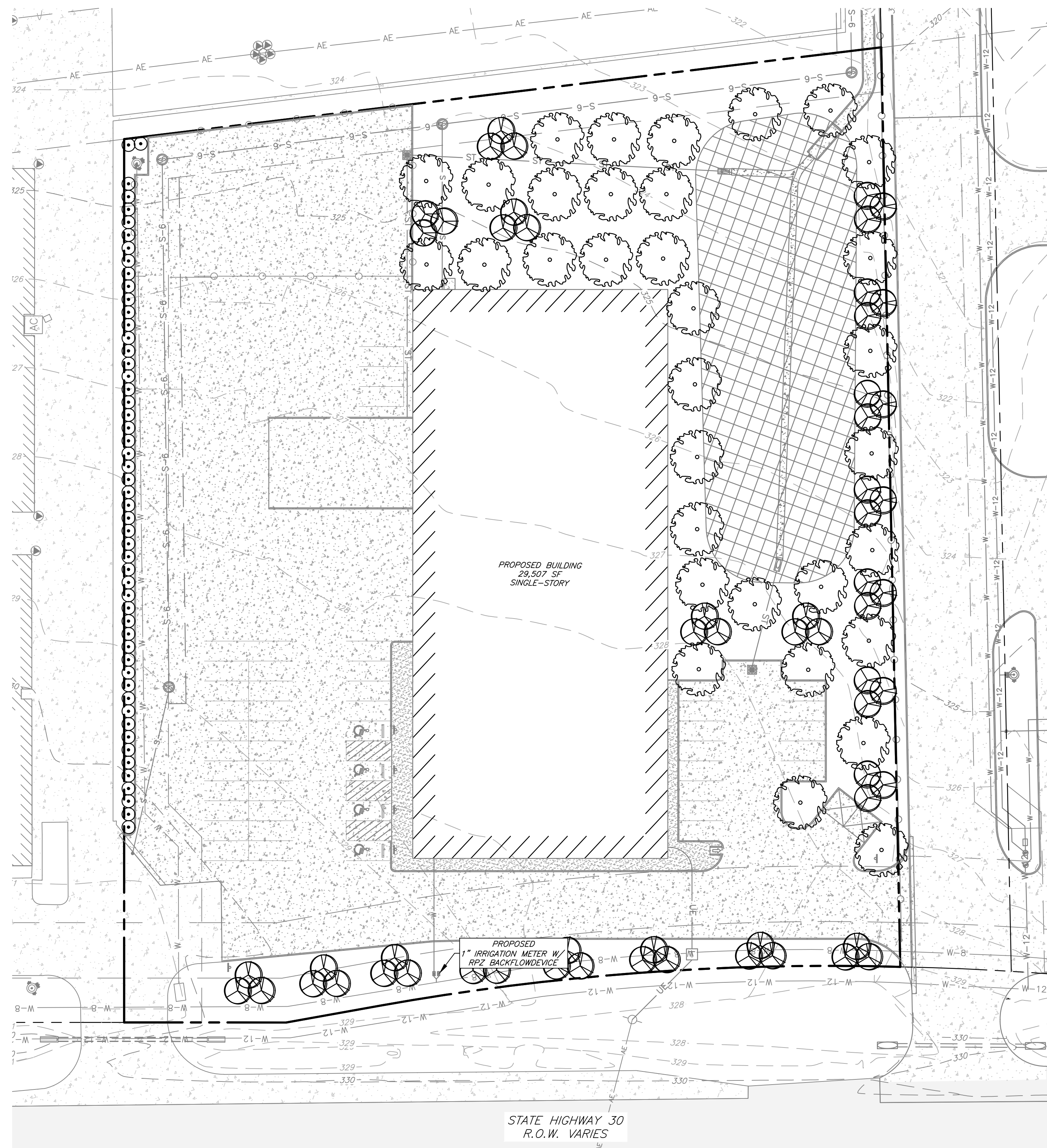
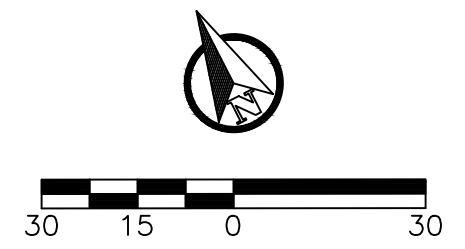
As Noted

Drawn By:

KB

Sheet:

L1



## Landscape Notes:

1. All trees shall be provided as container grown trees.
2. All landscaping plant material shall be guaranteed for a period of thirty days from the date of installation by contractor. After thirty days, the owner will be responsible for maintenance of all landscaping.
3. The property owner is responsible for regular weeding, mowing, fertilizing, and other maintenance of all plantings following acceptance from Contractor. The required landscaping must be maintained in a healthy, growing condition at all times.
4. Plant material shown here is represented at its mature size. Plantings to be installed will be significantly smaller than those shown and should not be expected to reach maturity for several years dependant on growing conditions.
5. Contractor is required to seed 100% of areas left unpaved and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or Rye/Bermuda mixture.
6. All water meters, hydrants, valves, manholes, and cleanouts, on or adjacent to the property, must remain accessible during construction and upon the completion of necessary grading and landscaping.
7. "Cal." indicates caliper at 12" above the ground. Multi-trunk trees' caliper is measured with the single, largest cane.
8. Buffer zone to remain uncleared.

## Landscape Analysis:

### Construction Activities:

Parking & Pavement	=	58,000 SF
Buildings	=	29,507 SF
<b>Net Total</b>	=	<b>87,547 SF</b>

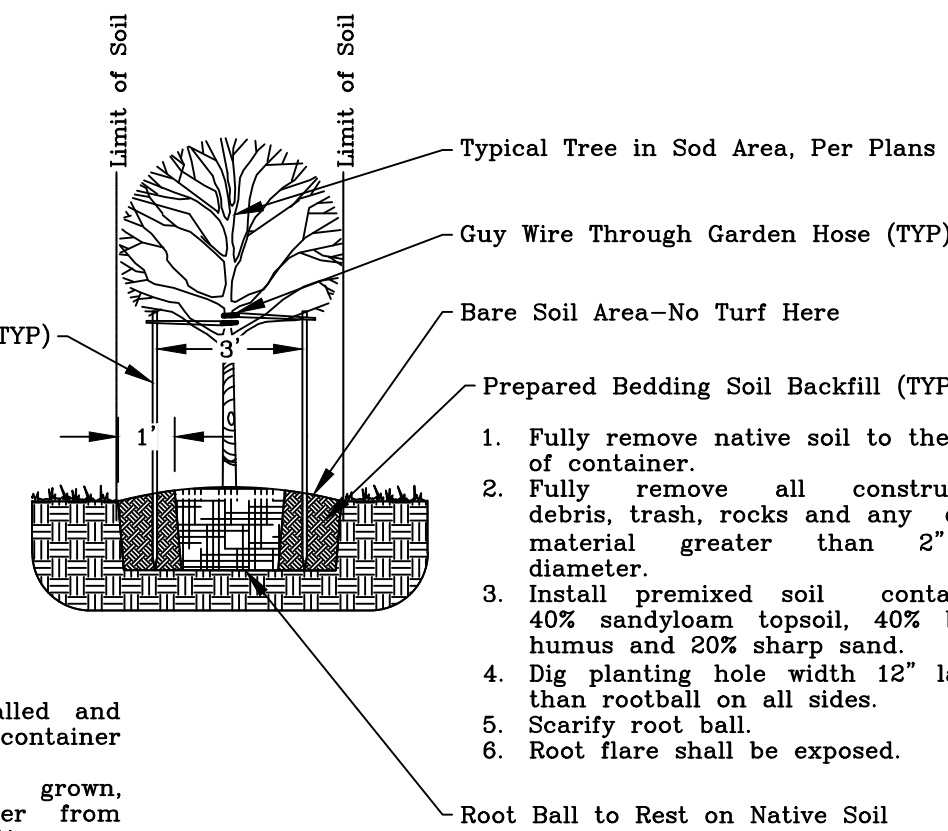
### Requirements:

<b>Building, Parking, &amp; Pavement</b>	=	13,132 SF
87,547 SF @ 15%		

### Provided:

Canopy Trees	=	6,600 SF
33 @ 200 SF		
Non-Canopy Trees	=	6,000 SF
60 @ 100 SF		
Shrubs	=	530 SF
53 @ 10 SF		
<b>Net Total</b>	=	<b>13,130 SF</b>

Symbol	Qty.	Common Name	Botanical Name	Size
	33	Live Oak	Quercus Virginiana	1.5"-3" cal.
	60	Crepe Myrtle	Lagerstroemia indica	>3" cal.
	53	Waxleaf Ligustrum	Ligustrum japonicum	5 gal

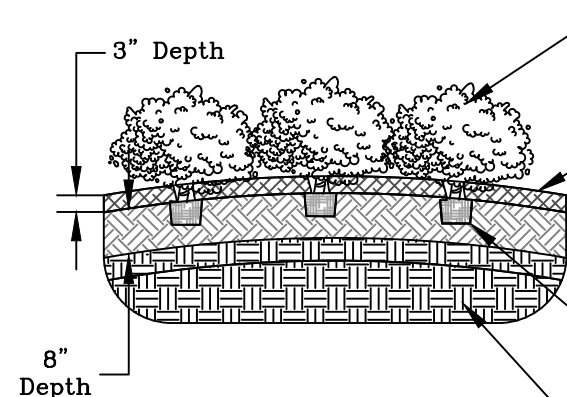


## Tree Staking & Planting N.T.S.

- Notes:
1. Trees to be balled and burlapped or container grown.
  2. If container grown, remove container from tree before planting.
  3. Top of root ball to be 3" higher than final grade.
  4. Top of root ball to be exposed.

1. Fully remove native soil to the size of container.
2. Fully remove all construction debris, trash, rocks and any other material greater than 2" in diameter.
3. Install premixed soil containing 40% sandyloam topsoil, 40% black humus and 20% sharp sand.
4. Dig planting hole width 12" larger than rootball on all sides.
5. Scarify root ball.
6. Root flare shall be exposed.

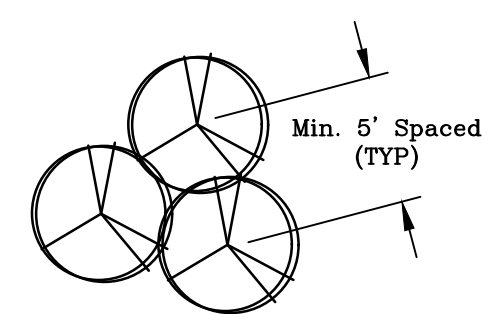
Groundcover plant material, (TYP) evenly distribute the specified quantity of plants within each designated area. Maintain edge and separation distances between plant types.



- 3" mulch layer. With weed barrier fabric.
- Prepared bedding soil backfill (TYP)
1. Fully remove native soil to the size of container.
  2. Fully remove all construction debris, trash, rocks and any other material greater than 2" in diameter.
  3. Install premixed soil containing 50% native soil, 25% humus and 25% sand.
  4. Dig planting hole width 1.5x larger than root ball on all sides.
  5. Scarify root ball.
- Make sure that plant root ball is fully planted to the depth of the container in prepared planting mix.
- Do not plant groundcover in mulch layer only.

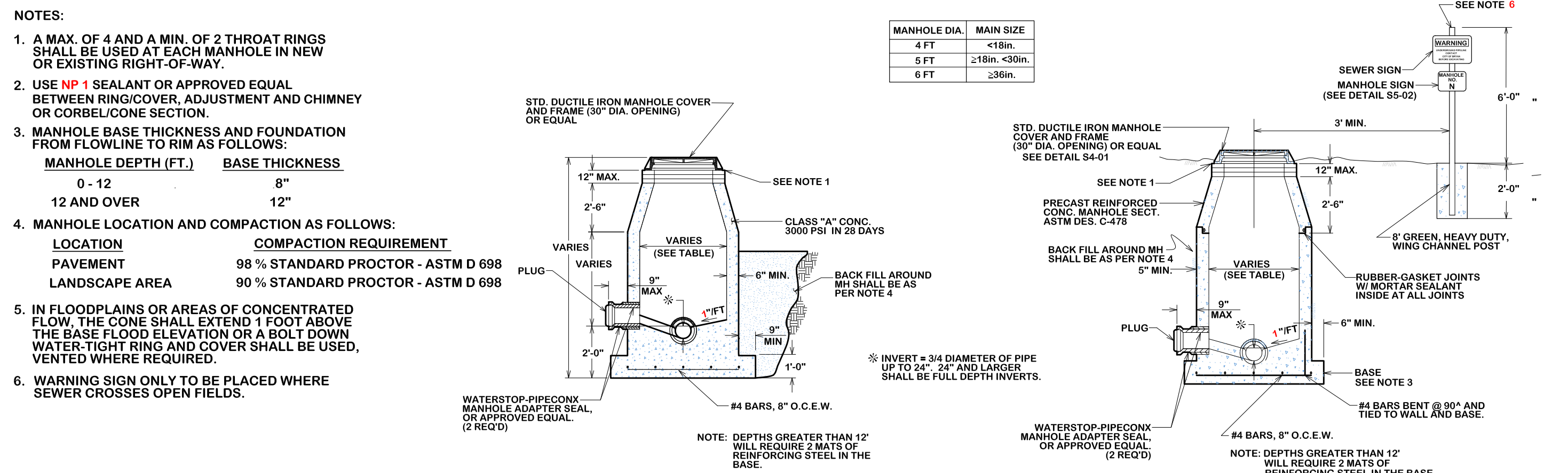
- Notes:
1. Container grown plants only.
  2. Remove containers from plants before installing.
  3. Place plants in prepared bed as shown.
  4. Edge spacing for plants varies with species and location.

## Shrub Planting N.T.S.



## Crepe Myrtle Planting N.T.S.



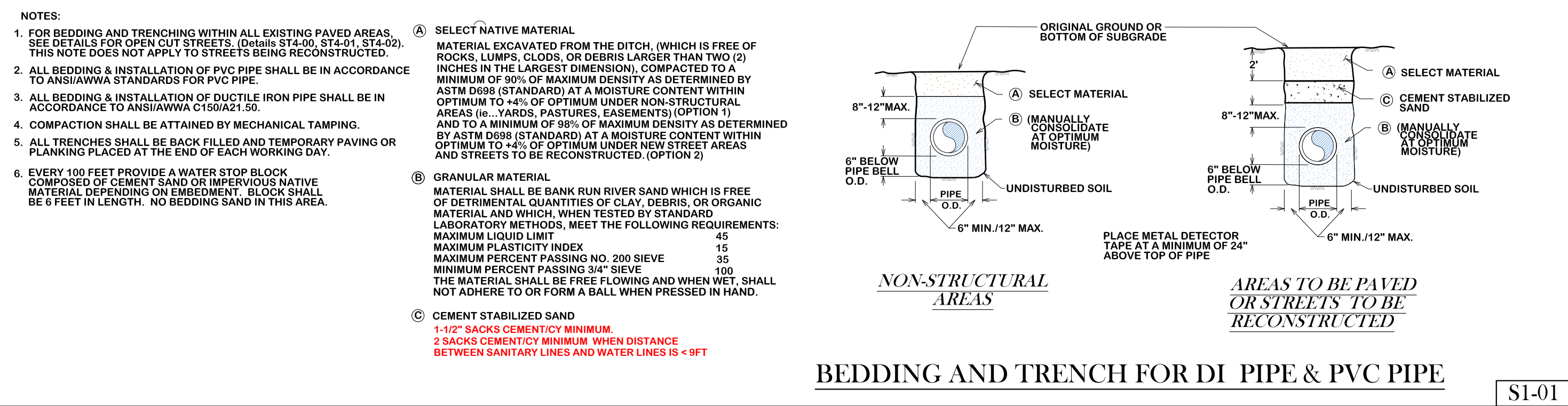


CAST IN PLACE MANHOLE

PRE-CAST MANHOLE

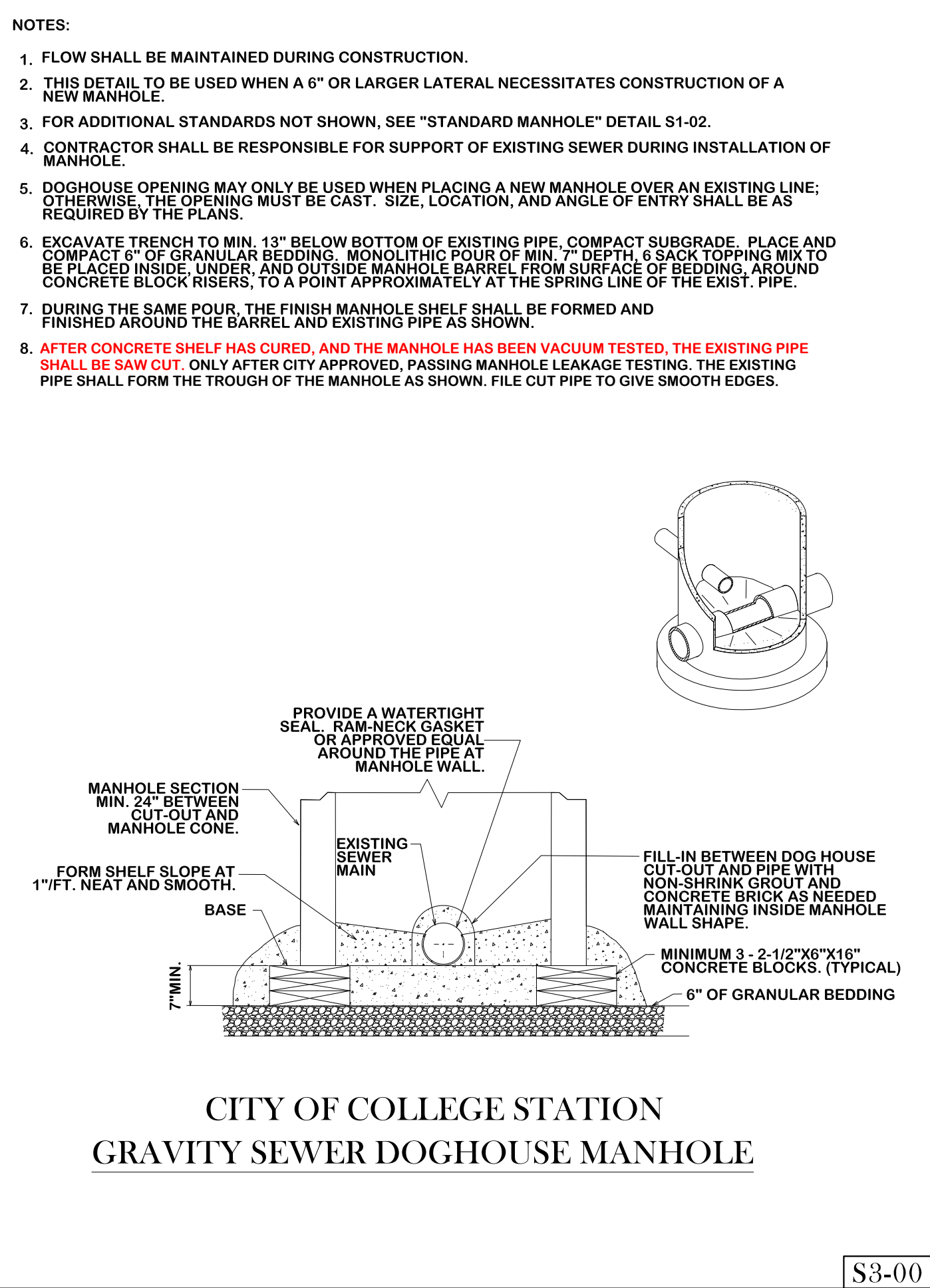
**STANDARD MANHOLE**

S1-00

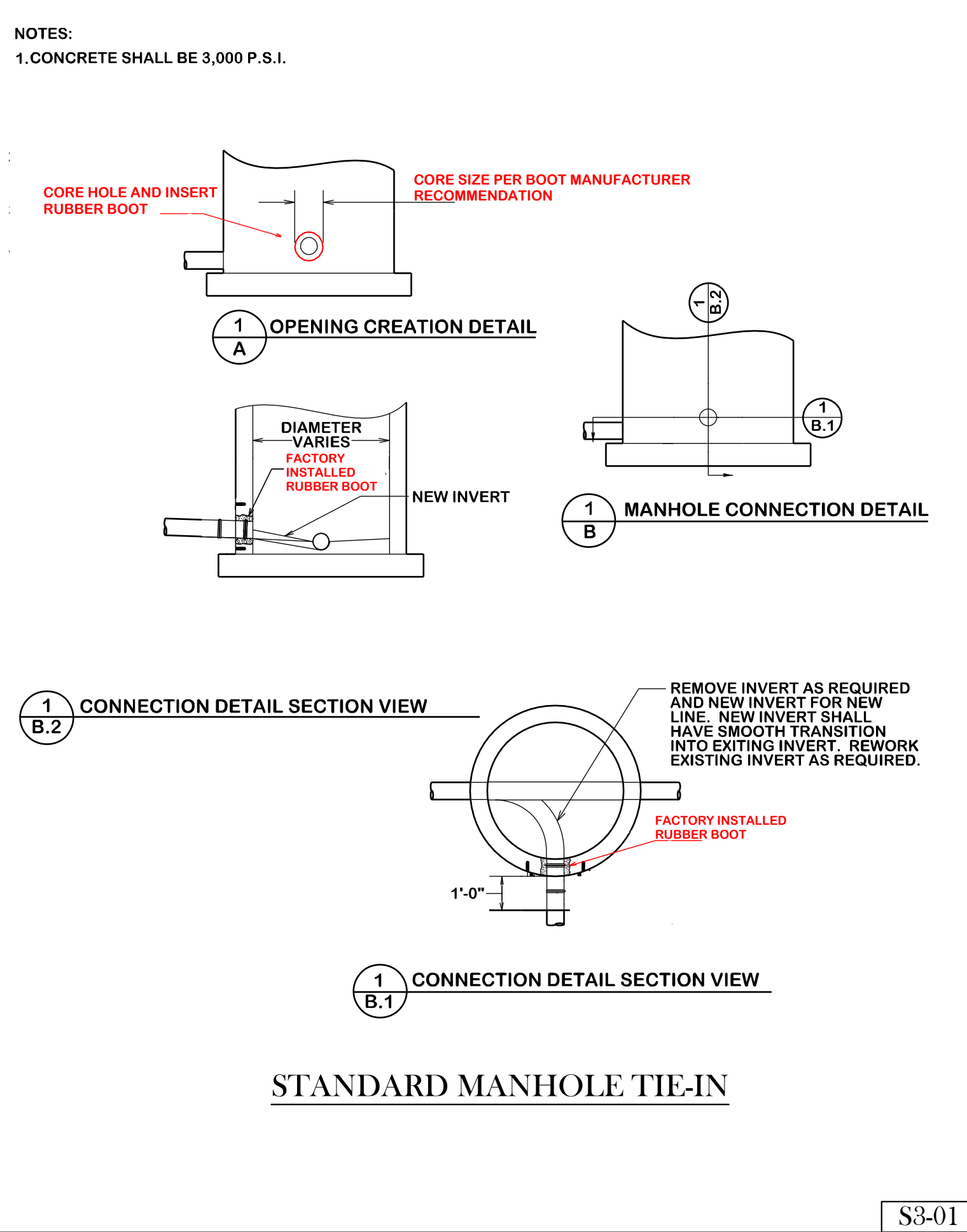


**BEDDING AND TRENCH FOR DI PIPE & PVC PIPE**

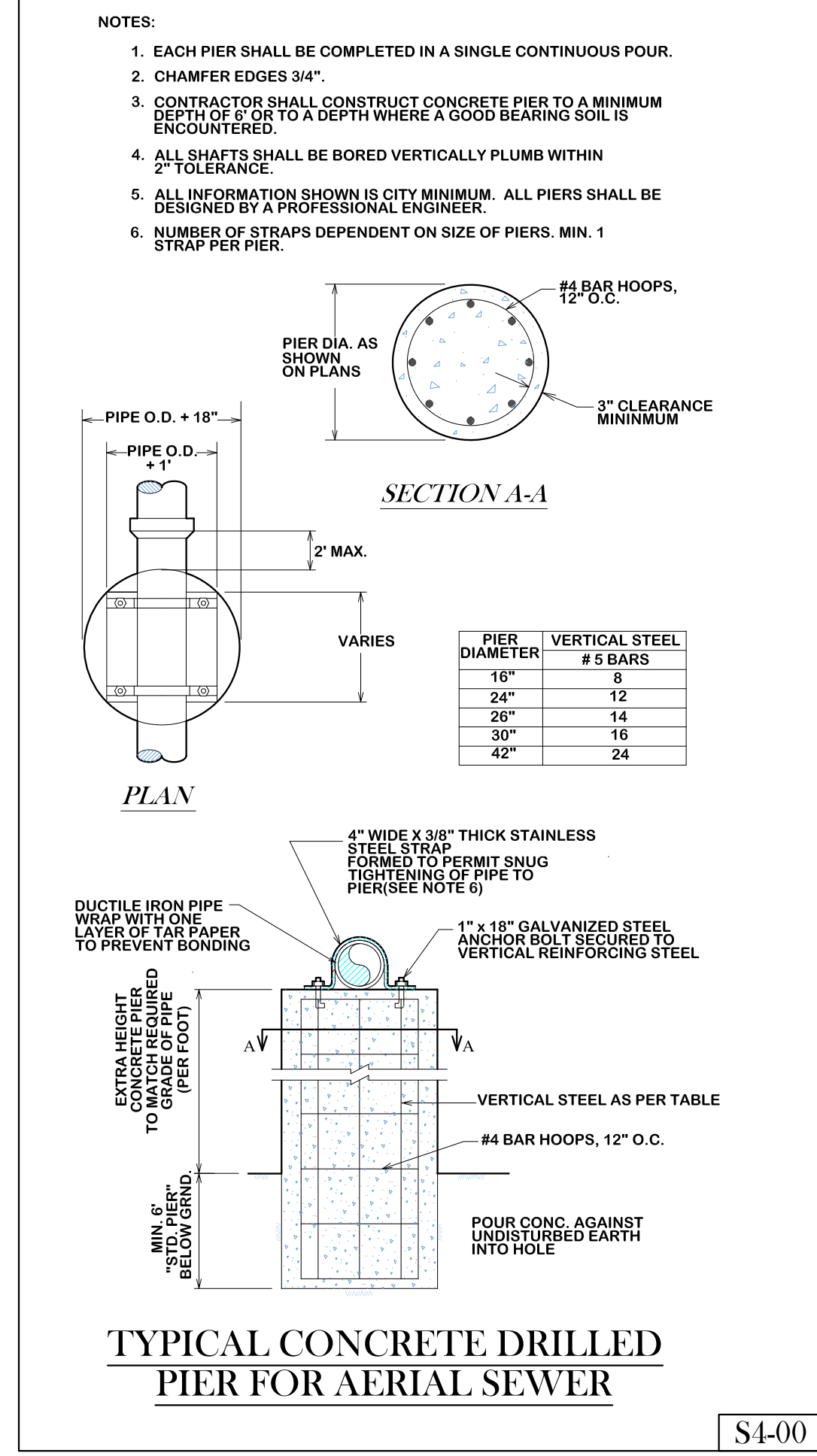
S1-01



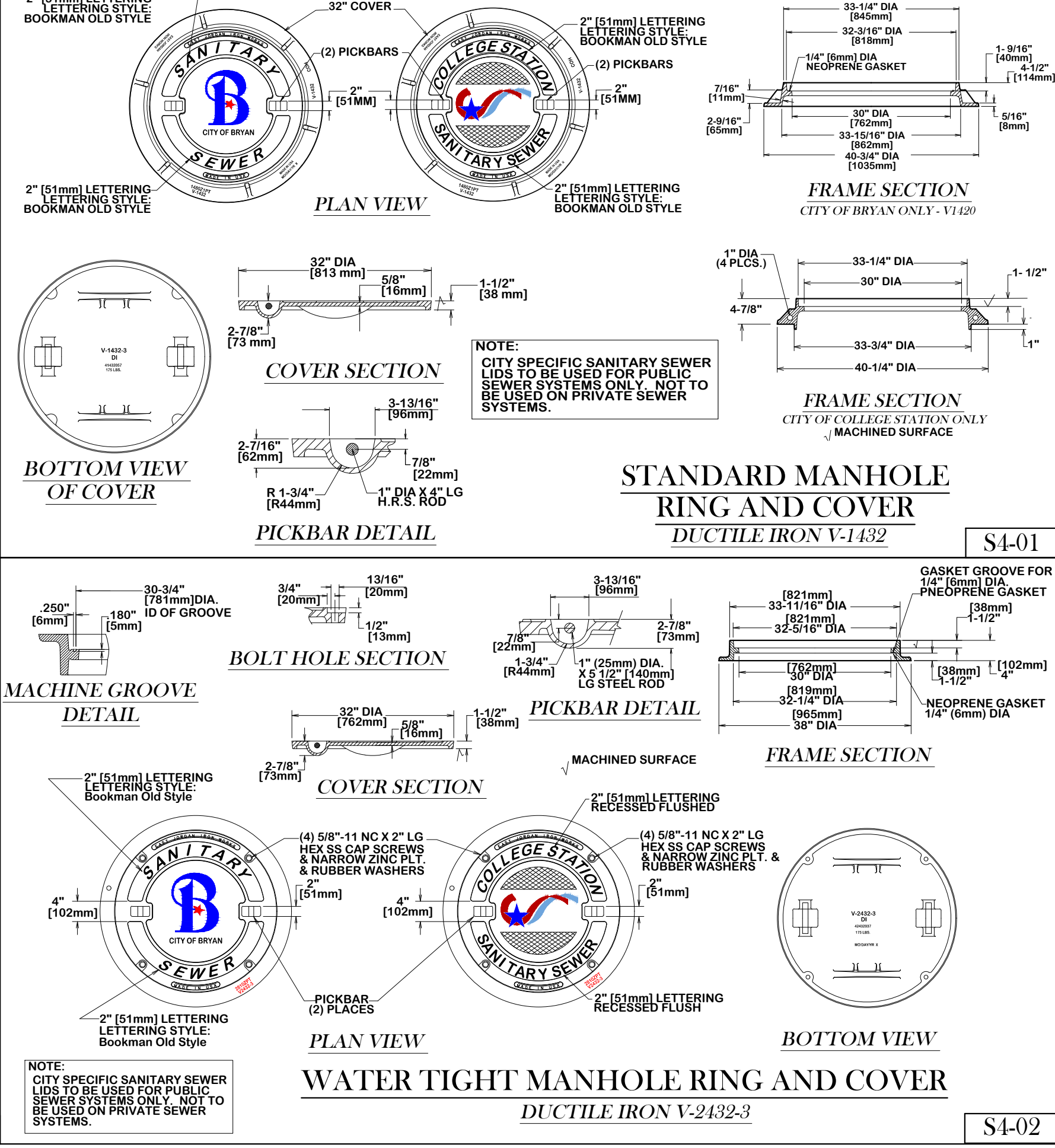
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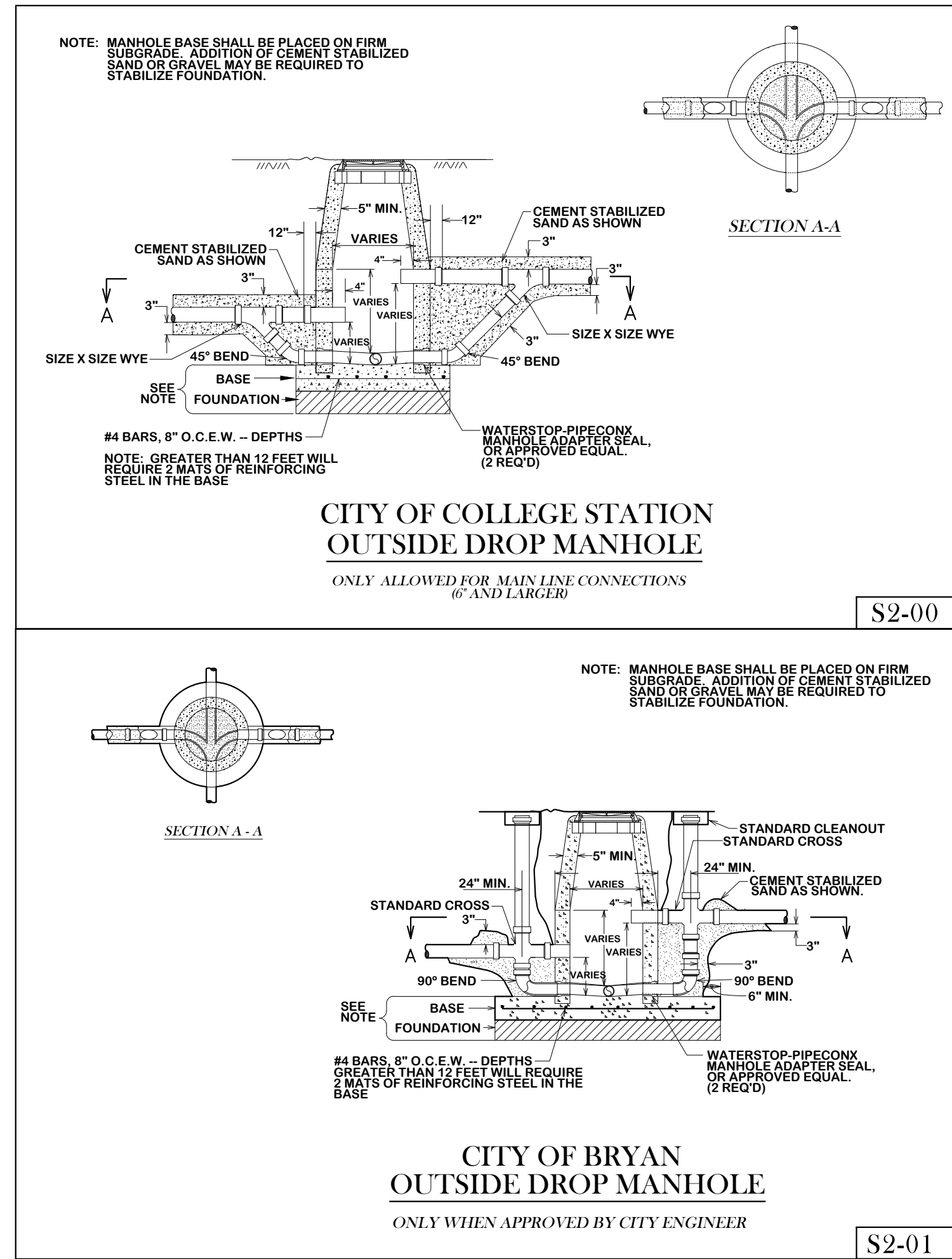
S3-01



S4-00

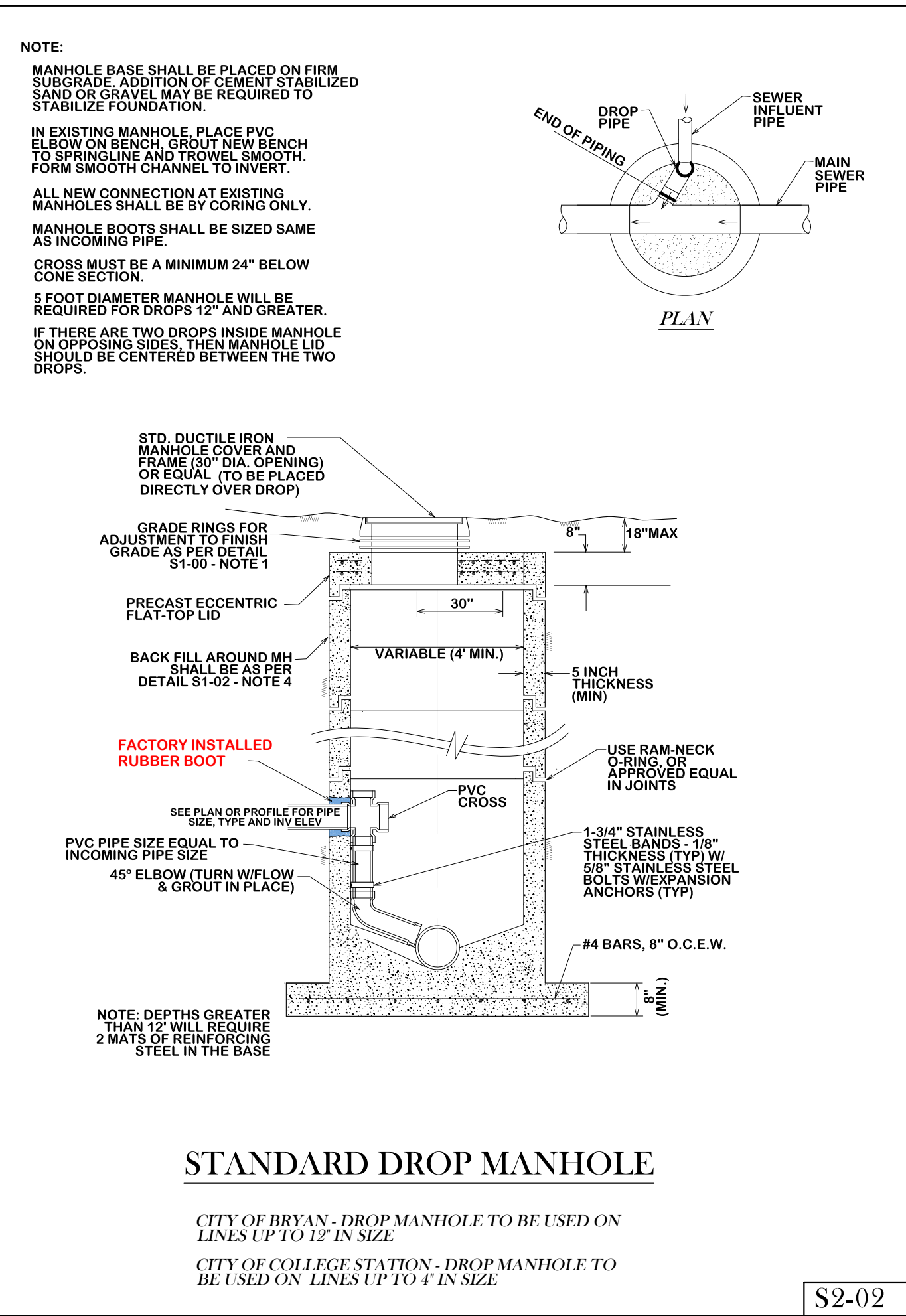


S4-02



S2-00

S2-01



S2-02

REVISIONS:  
7/26/2022 - S4-01 FRAME

**BRYAN - COLLEGE STATION STANDARD SEWER DETAILS**

**CITY OF COLLEGE STATION**

**CITY OF BRYAN**  
The Good Life, Texas Style.

DRAWN BY: K.L.  
DATE: APR 2024  
SCALE: NTS  
APPROVED: W. P. K.

**S1**  
SHEET 1 OF 2



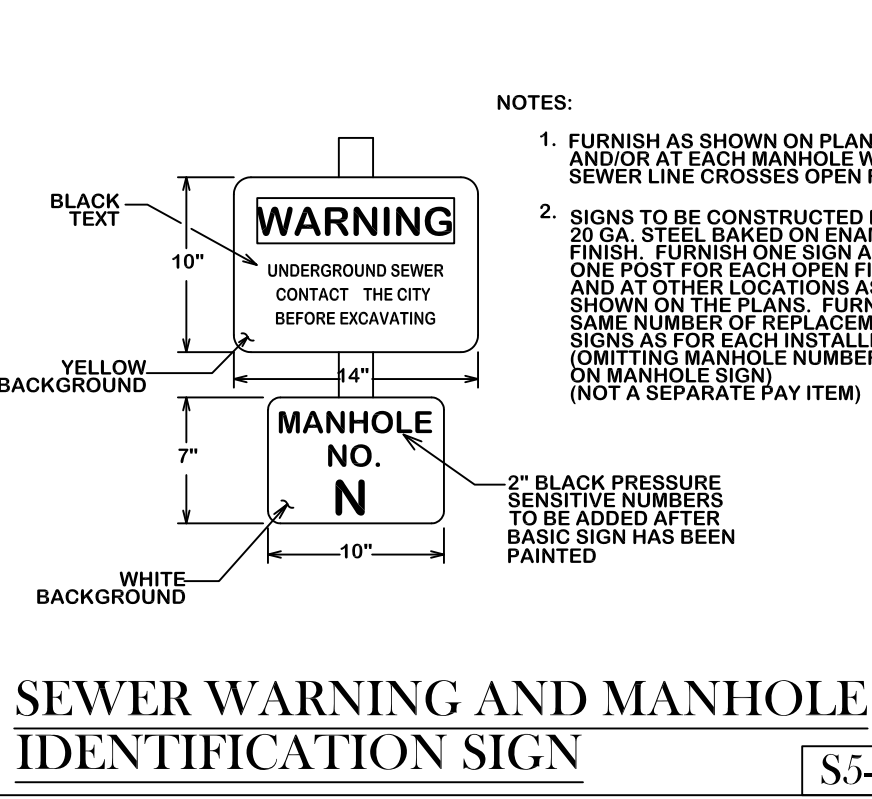
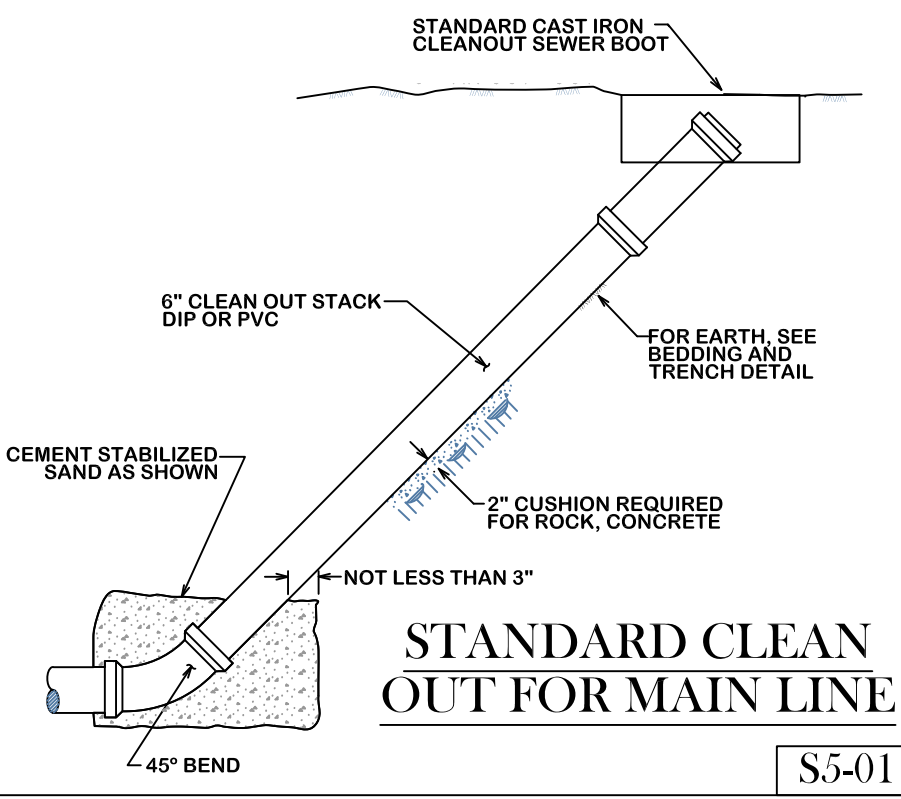
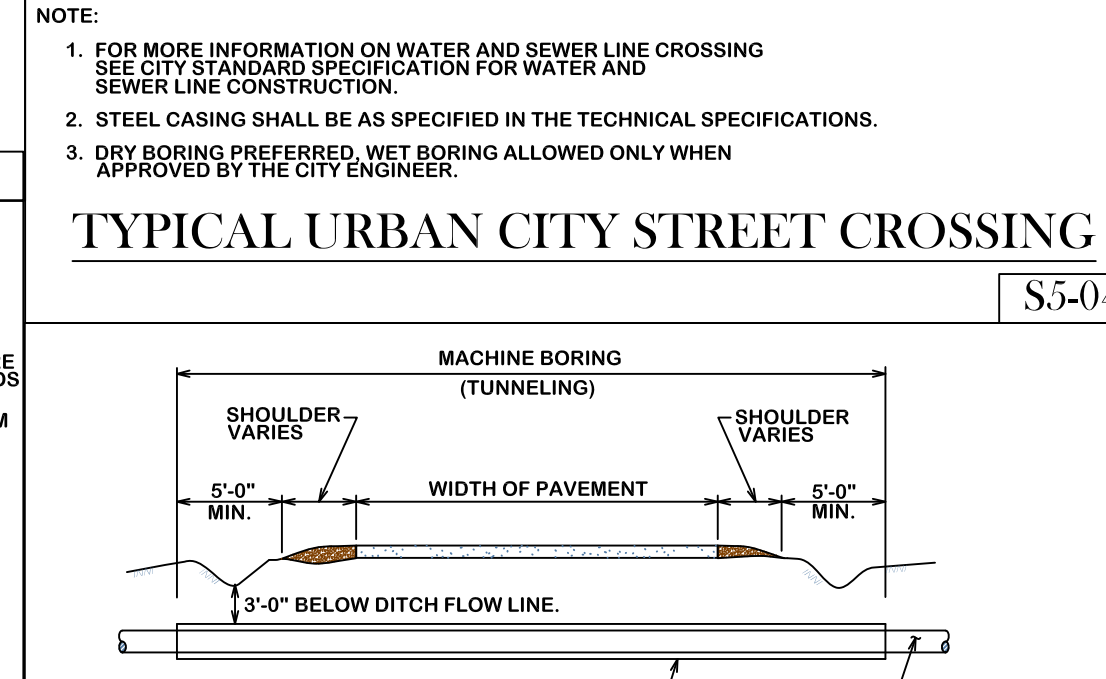
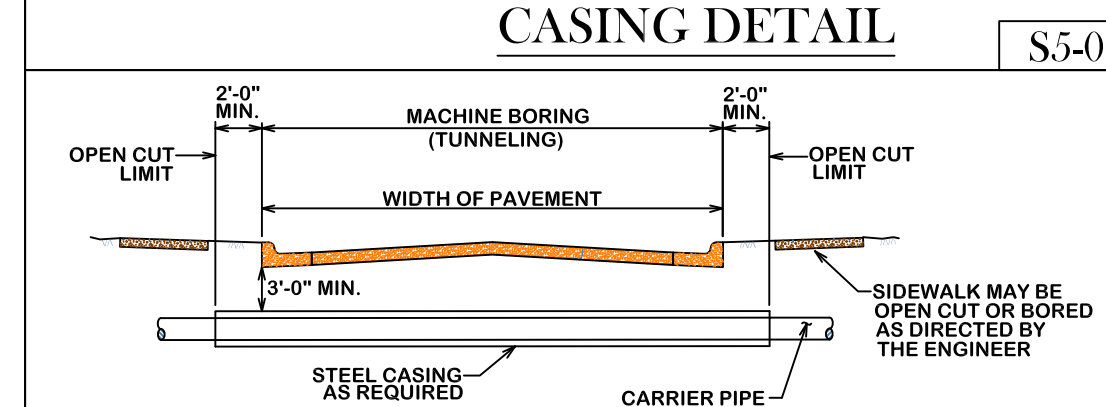
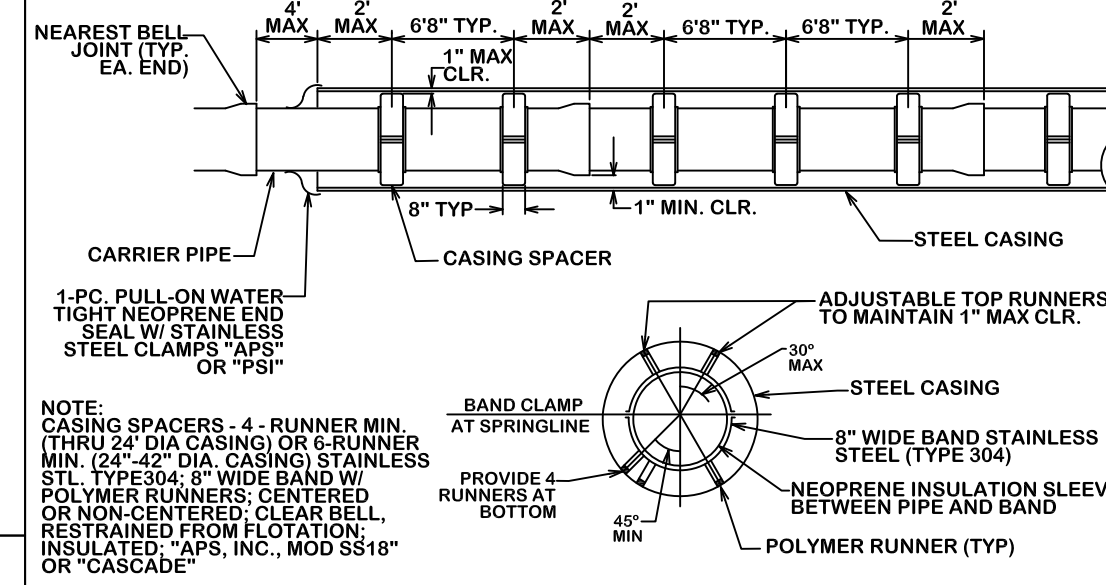
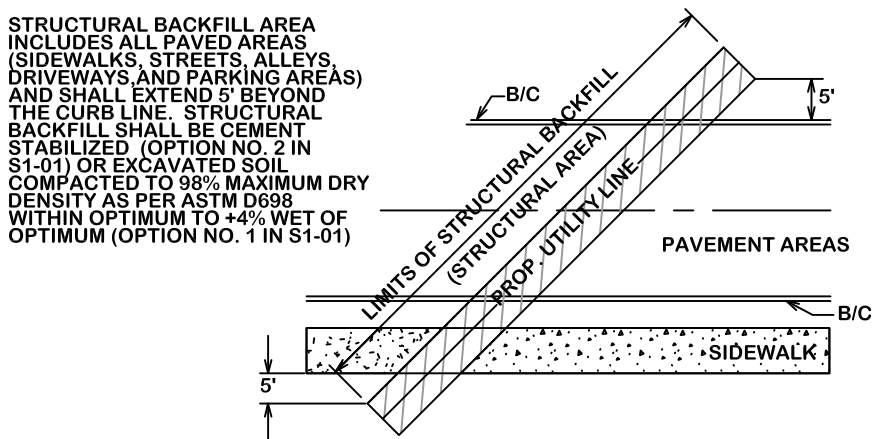
**GENERAL NOTES:**

ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

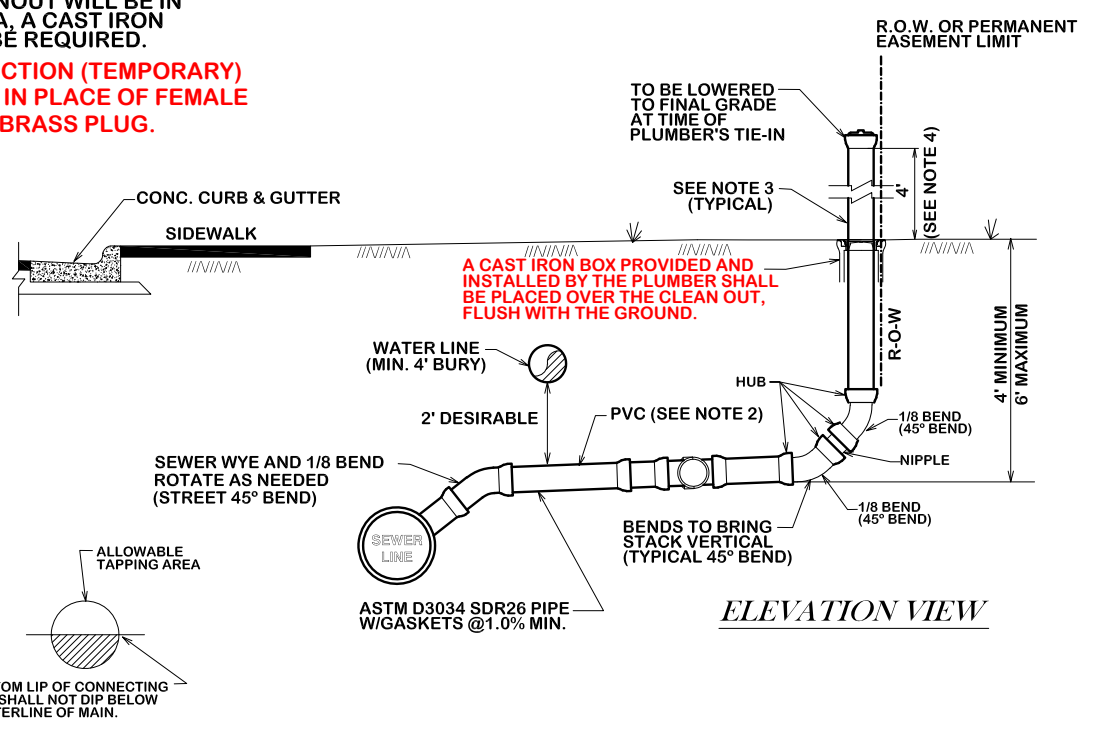
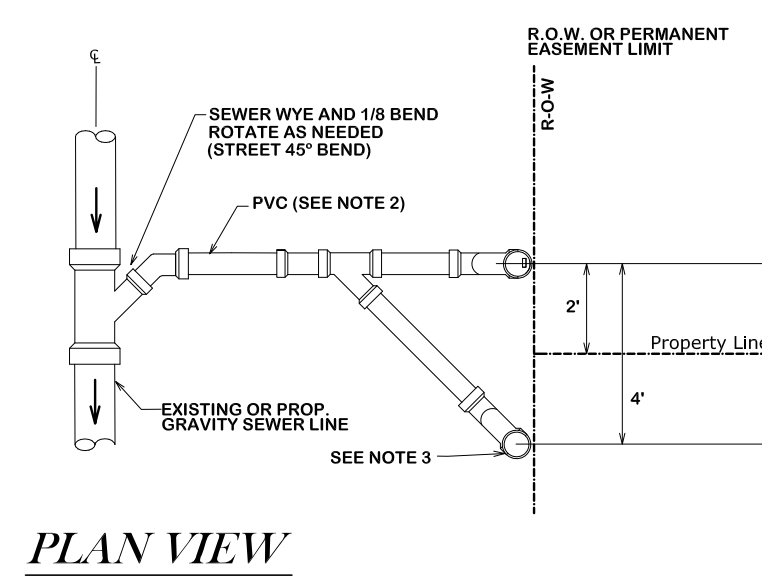
APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

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

ESTABLISHMENT OF VEGETATION MAY BE A WARRANTY ITEM.

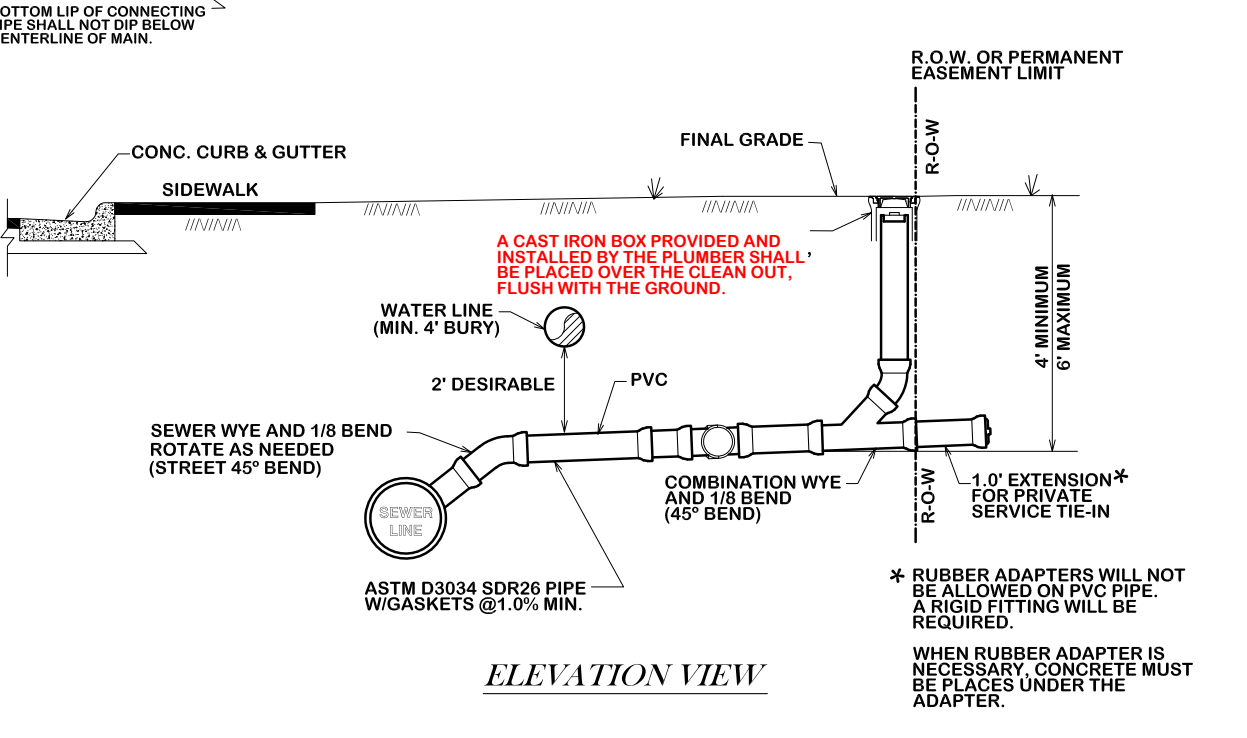
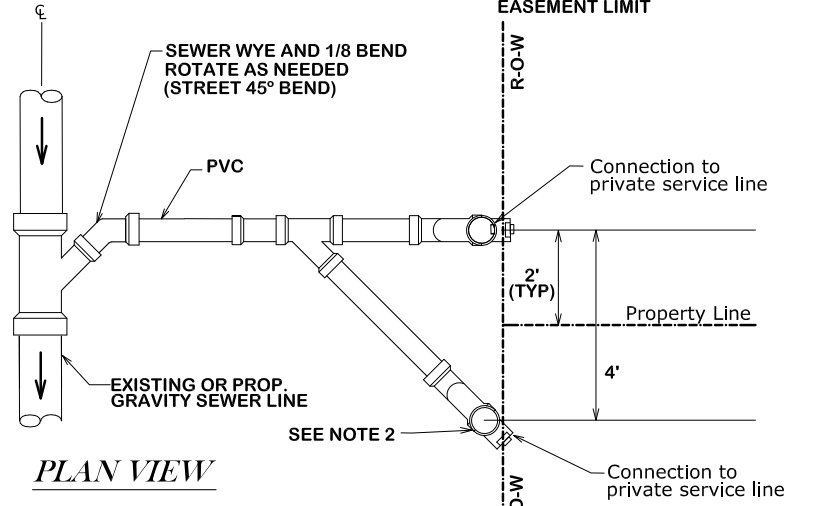


- NOTE:
- ALL MATERIAL SHALL BE ASTM D3034 SDR26 W/ GASKETS
  - ALL SERVICE CONNECTIONS & EXTENSIONS ARE TO BE INSTALLED WITH THE MAIN LINE CONSTRUCTION.
  - A CLEAN OUT IS REQUIRED AND WILL BE INSTALLED BY THE CONTRACTOR AT THE ROW FOR EACH LONG AND SHORT SIDE SERVICE. CLEANOUT SHALL INCLUDE A BRASS PLUG. CLEANOUTS SHALL BE EXTENDED 4 FEET ABOVE NATURAL GROUND. CLEANOUT CAP FITTING SHALL BE PLACED ON TOP.
  - LOT CORNERS SHALL BE MARKED WITH A LATH UNDER THE SUPERVISION OF A SPLS UPON COMPLETION OF CONSTRUCTION
  - "STANDARD" SERVICE CONNECTIONS APPLY WHEN TRENCH IS LESS THAN 7' DEEP.
  - "DEEP" SERVICE CONNECTIONS APPLY WHEN TRENCH IS MORE THAN 7' DEEP.
  - SERVICE SHALL BE AS SHALLOW AS POSSIBLE AND STILL SERVICE LOT.
  - WHERE A SINGLE SERVICE THAT SERVES A SINGLE RESIDENCE TAPS INTO A MANHOLE NEAR THE PROPERTY LINE OF THAT LOT A SEWER STACK SHALL NOT BE REQUIRED.
  - WHERE A CLEANOUT WILL BE IN A TRAFFIC AREA A CAST IRON TOP HAT WILL BE REQUIRED.
  - NEW CONSTRUCTION (TEMPORARY) USE GLUE CAP IN PLACE OF FEMALE ADAPTER AND BRASS PLUG.



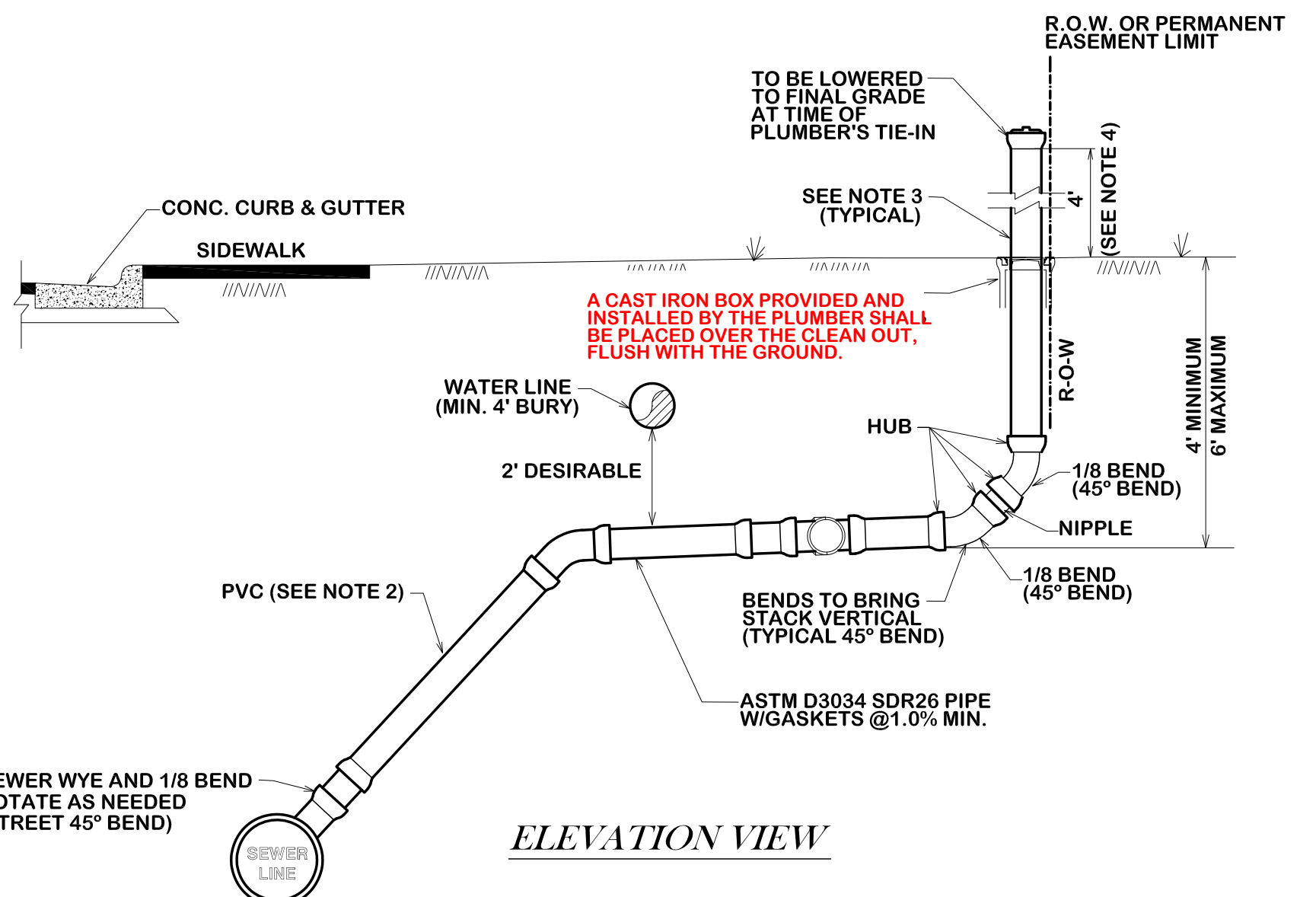
**STANDARD SEWER SERVICE CONNECTION**  
NEW CONSTRUCTION ONLY  
S6-00

- NOTE:
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  - SERVICE SHALL BE AS SHALLOW AS POSSIBLE AND STILL SERVICE LOT
  - WHERE A SINGLE SERVICE THAT SERVES A SINGLE RESIDENCE TAPS INTO A MANHOLE NEAR THE PROPERTY LINE OF THAT LOT A SEWER STACK SHALL NOT BE REQUIRED.
  - WHERE A CLEANOUT WILL BE IN A TRAFFIC AREA, A CAST IRON TOP HAT WILL BE REQUIRED.
  - A CLEANOUT MUST BE INSTALLED ON EACH SERVICE RE-CONNECTION AT THE ROW LINE.



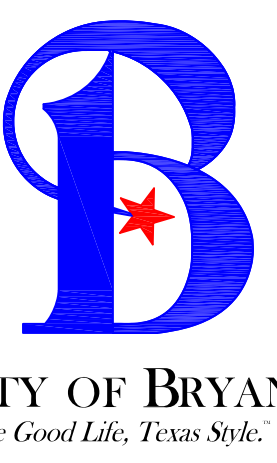
**STANDARD SEWER SERVICE RE-CONNECTION**  
PLUMBER CONNECTION OR CIP RECONSTRUCTION  
S6-01

- NOTE:
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  - NEW CONSTRUCTION (TEMPORARY) USE GLUE CAP IN PLACE OF FEMALE ADAPTER AND BRASS PLUG.



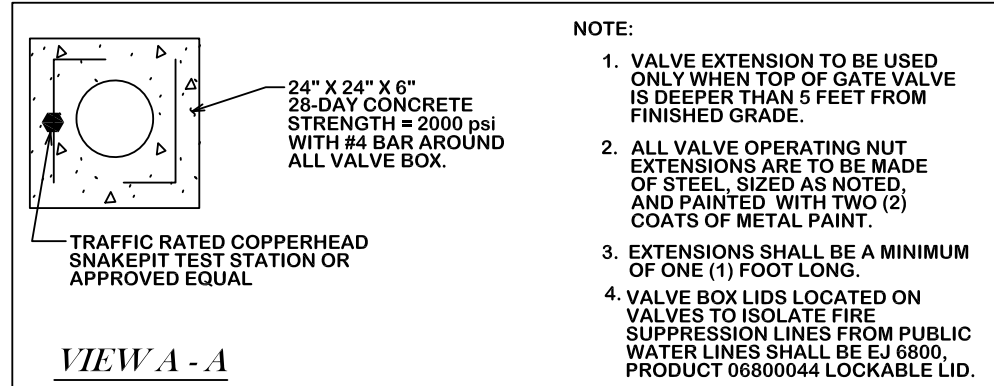
REVISIONS:  
S5-00 & S6-01 revised 10/26/2012.

**BRYAN - COLLEGE STATION  
STANDARD SEWER DETAILS**



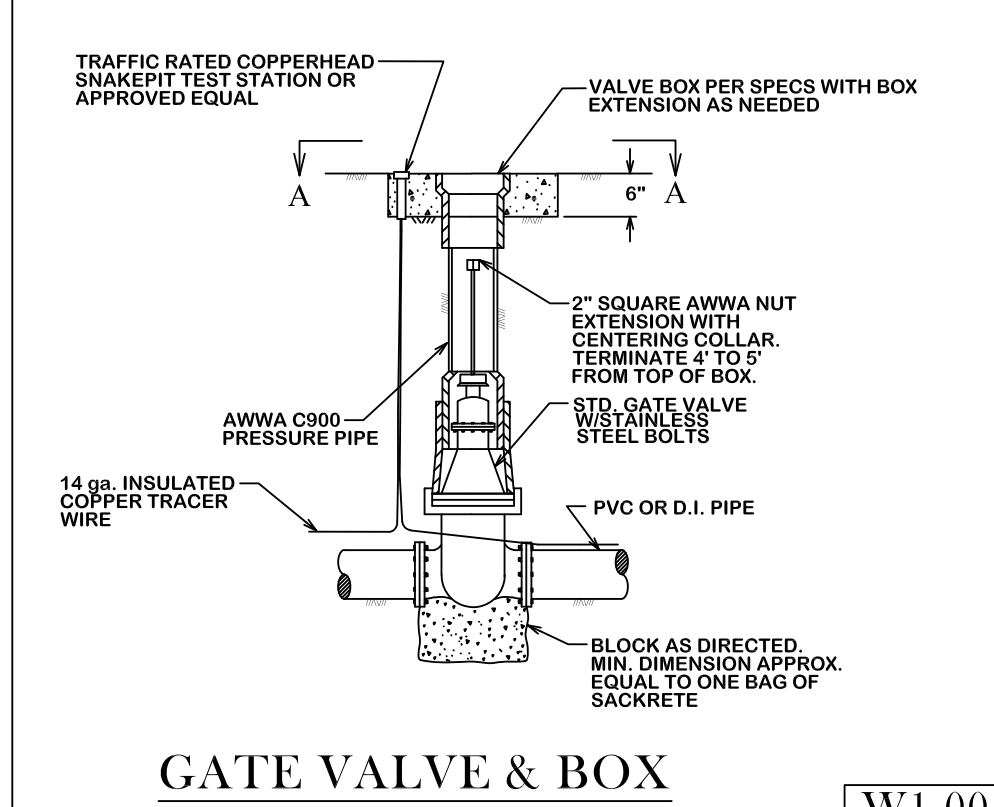
DRAWN BY: K.L.  
DATE: APR 2024  
SCALE: N T S  
APPROVED: W. P. K.





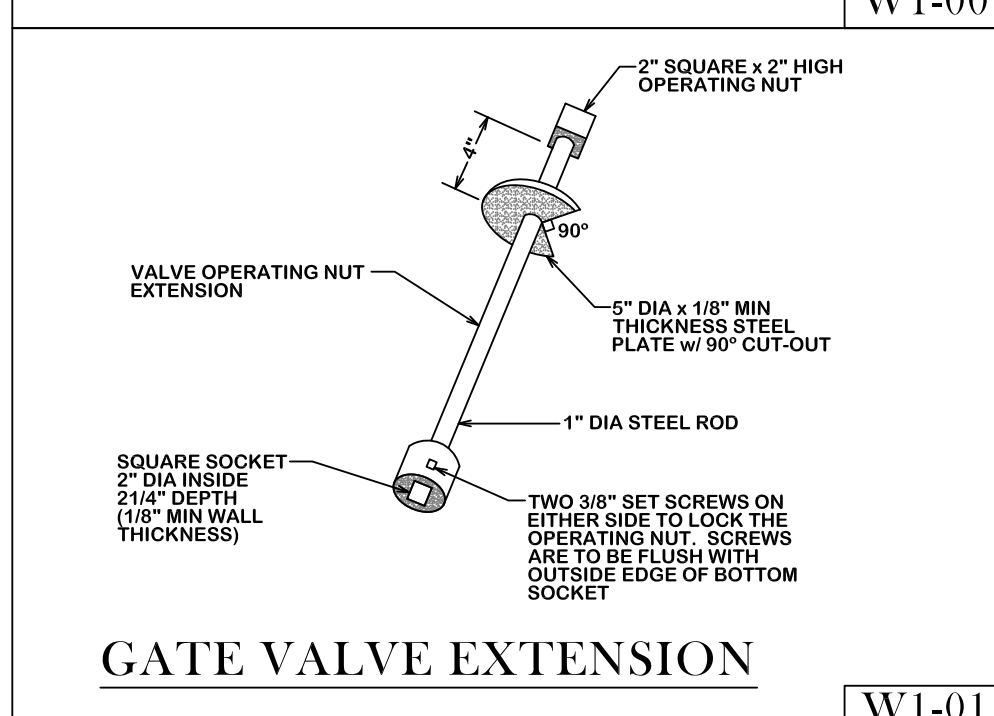
**NOTE:**

- VALVE EXTENSION TO BE USED ONLY WHEN TOP OF GATE VALVE IS DEEPER THAN 5 FEET FROM FINISHED GRADE.
- ALL VALVE OPERATING NUT EXTENSIONS ARE TO BE MADE OF STEEL SIZED AS NOTED, AND PAINTED WITH TWO (2) COATS OF METAL PAINT.
- EXTENSIONS SHALL BE A MINIMUM OF ONE (1) FOOT LONG.
- VALVE BOX LIDS LOCATED ON VALVES TO ISOLATE FIRE SUPPRESSION LINES FROM PUBLIC WATER LINES SHALL BE C-16800 PRODUCT 0680044 LOCKABLE LID.



**GENERAL NOTES:**

- FINELY DIVIDED EARTH FREE OF ROCK, LUMPS AND CLODS EXCEEDING 6" SHALL BE PLACED BY HAND, AND COMPACTED AROUND THE CAST IRON PIPE TO A DEPTH OF 12" OVER THE TOP OF THE PIPE BEFORE BACKFILL IS BEGUN BY ANY MECHANICAL EQUIPMENT.
- ALL CONCRETE BLOCKING SHALL BE - 28 DAY CONCRETE STRENGTH = 2000psi.
- ALL THRUST BLOCKING SHALL PROVIDE A MINIMUM OF 2 SQUARE FEET OF BEARING AREA OF CONCRETE ON UNDISTURBED SOIL, OR AS DIRECTED BY THE ENGINEER.
- WATER MAINS WILL NOT BE FULLY PRESSURIZED UNTIL CONCRETE HAS REACHED 7 DAY STRENGTH.
- ALL PIPE WILL BE LAID SO AS THE ENTIRE BARRELL WILL HAVE FULL BEARING ON THE FINE GRADED TRENCH BOTTOM. BELL HOLES SHALL BE CUT FOR EACH BELL AND FIRE HYDRANT.
- ALL FITTING SHALL BE MECHANICAL JOINTS UNLESS OTHERWISE DIRECTED.
- HYDRANTS SHALL BE LOCATED NO CLOSER THAN 3 FEET MEASURED FROM THE BACK OF CURB TO THE FACE OF THE STEAMER ON THE FIRE HYDRANT AND NO FURTHER THAN 15 FEET FROM BACK OF CURB.
- IF MAIN VALVE IS WITHIN 50 FEET OF FIRE HYDRANT THEN ASSEMBLY VALVE MAY BE OMITTED ON A DEAD END HYDRANT LEAD WITH NO ADDITIONAL CONNECTIONS.
- HEIGHT OF FIRE HYDRANT MEASURED FROM THE STEAMER NOZZLE SHALL BE 18 TO 24 INCHES ABOVE NEAREST FINAL GRADE.
- FIRE HYDRANTS SHALL COME EQUIPPED WITH STORZ QUARTER TURN PUMPER CONNECTIONS AS AN INTEGRAL PART OF THE FIRE HYDRANT, AND MUST BE FURNISHED BY THE MANUFACTURER, STORZ ADAPTERS WILL NOT BE ACCEPTED.



**UTILITY PIPE LOCATION MATERIALS**

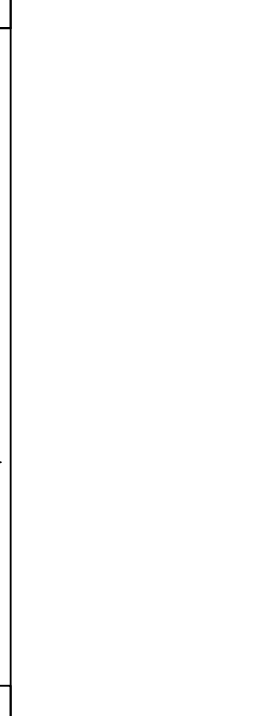
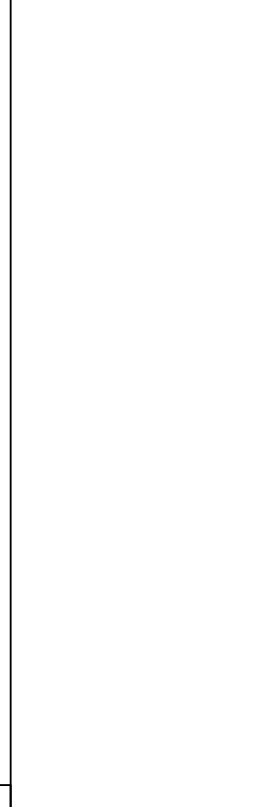
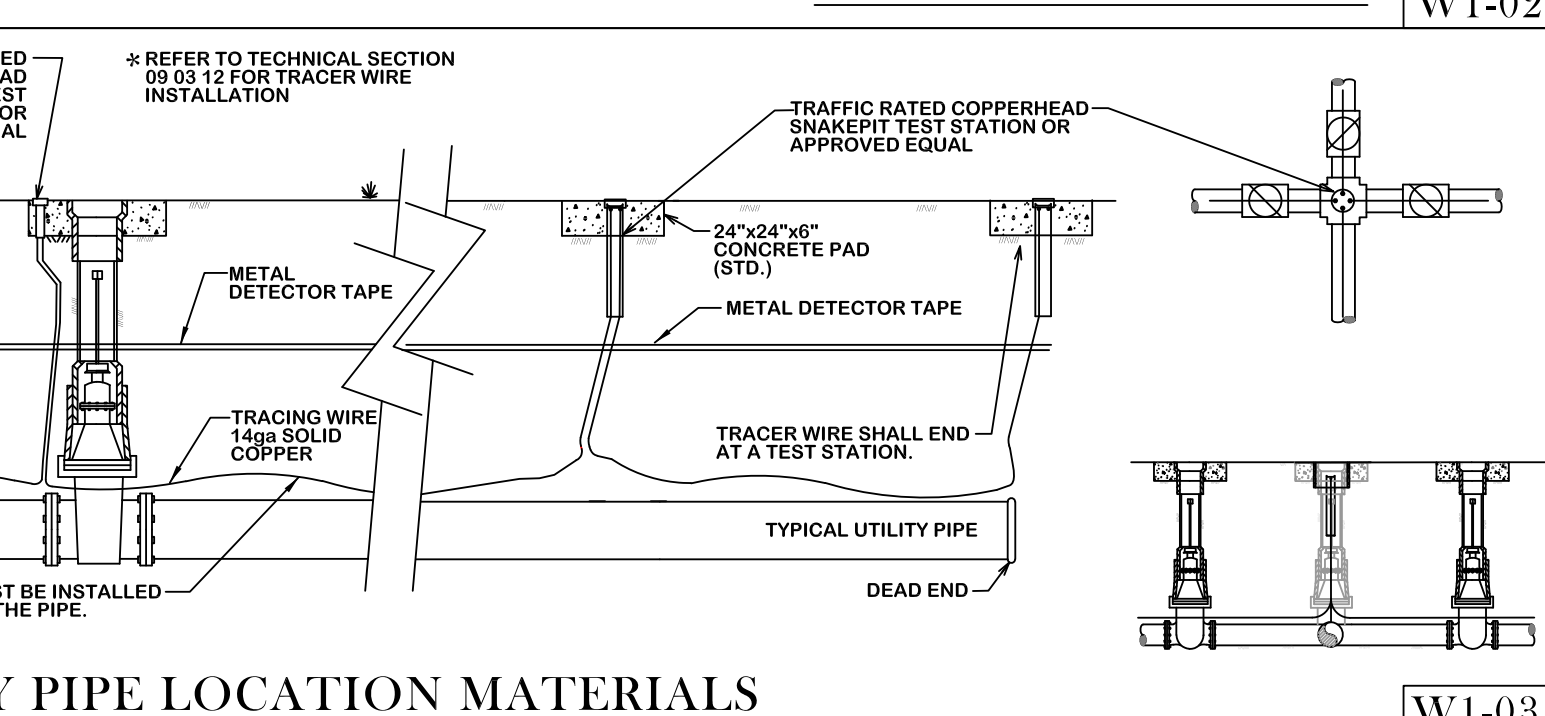
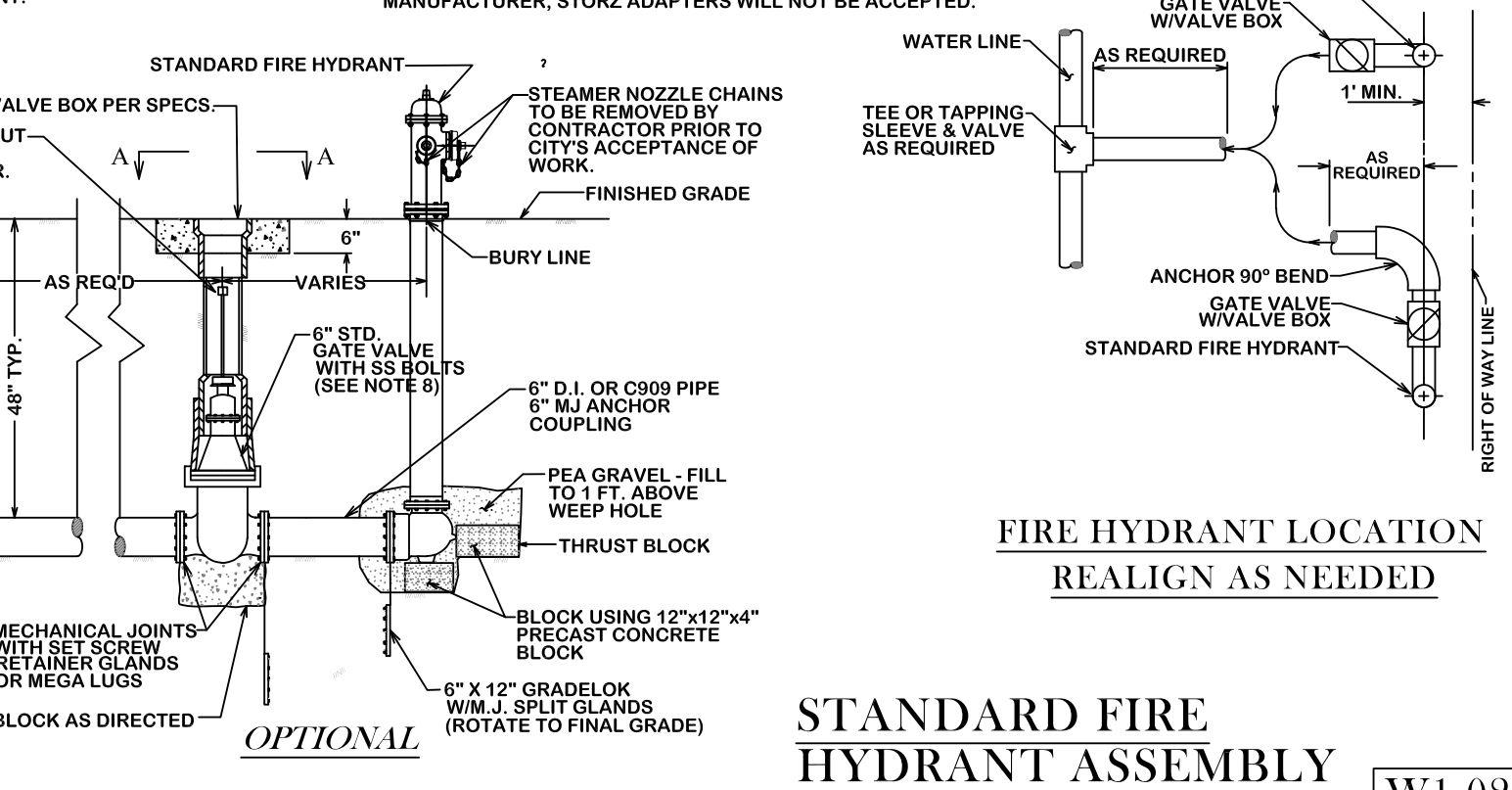
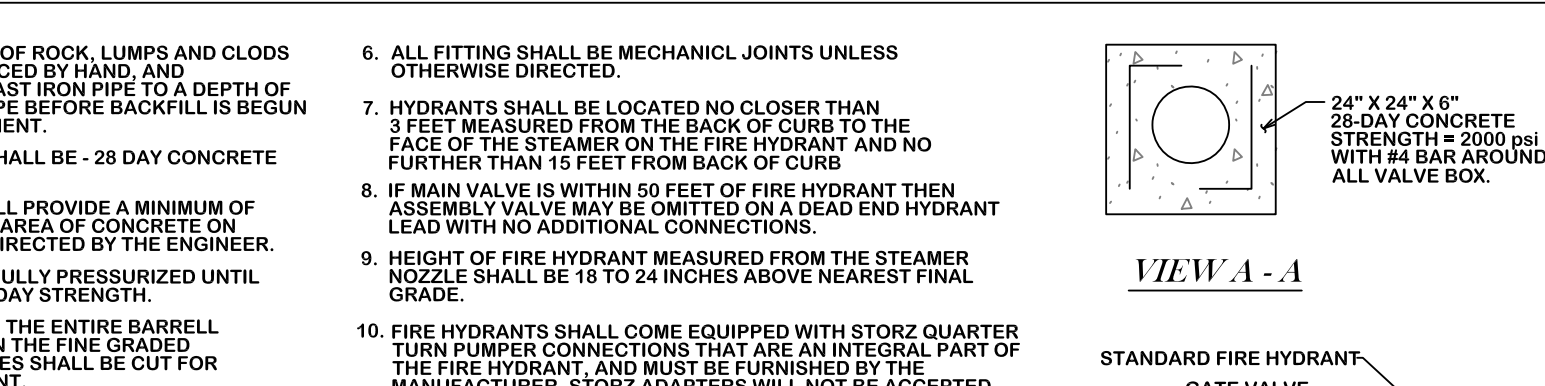
TRAFFIC RATED COPPERHEAD SNAKEPIT TEST STATION OR APPROVED EQUAL

24" X 24" X 6" CONCRETE PAD (STD.)

METAL DETECTOR TAPE

TRACER WIRE SHALL END AT A TEST STATION.

TRACER WIRE MUST BE INSTALLED DIRECTLY ABOVE THE PIPE.



**THRUST BLOCK NOTES:**

- ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 PSI FOR 24" AND SMALLER INCH DIAMETER PIPE.
- ALL BEARING SURFACES OF THRUST BLOCKS SHALL BE PLACED AGAINST UNDISTURBED EARTH OR ROCK.
- CONCRETE FOR BLOCKING SHALL BE 2000 PSI.
- DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
- WATER MAIN SHALL NOT BE PRESSURIZED UNTIL ALL CONCRETE BLOCKING HAS REACHED 1500 PSI.

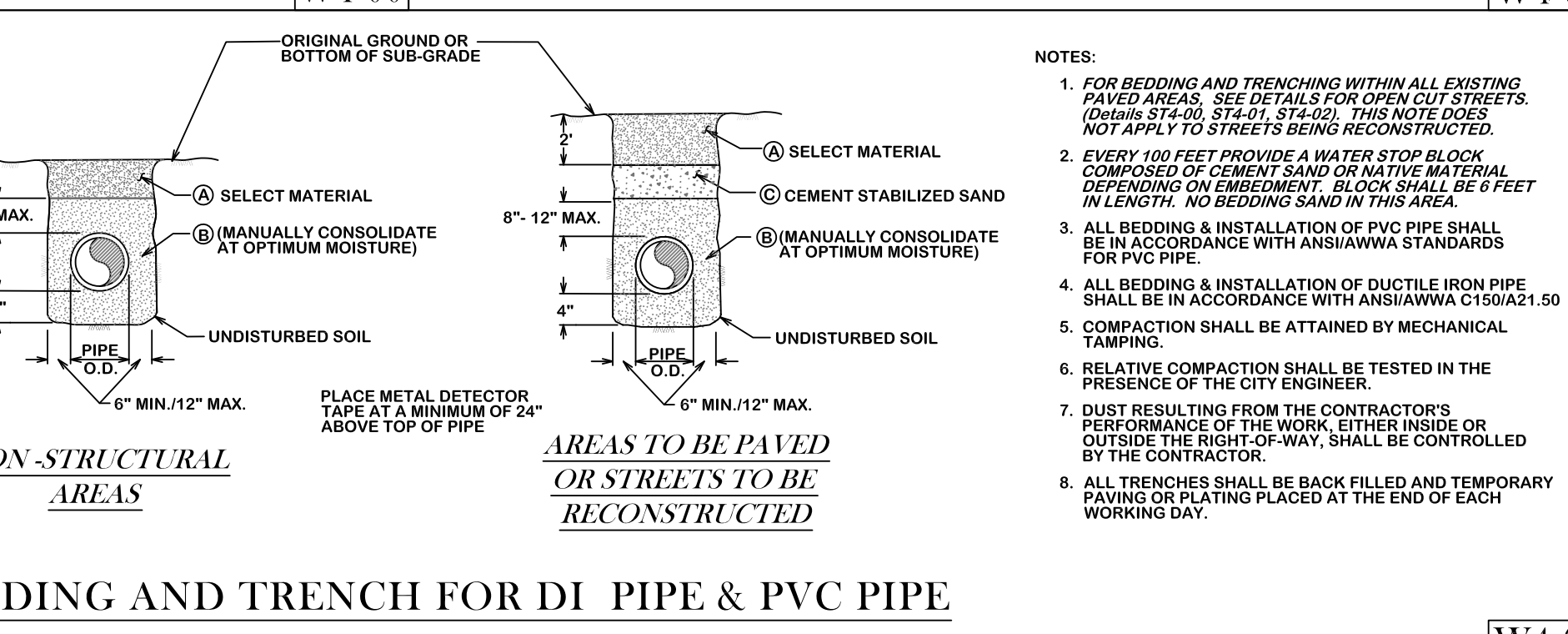
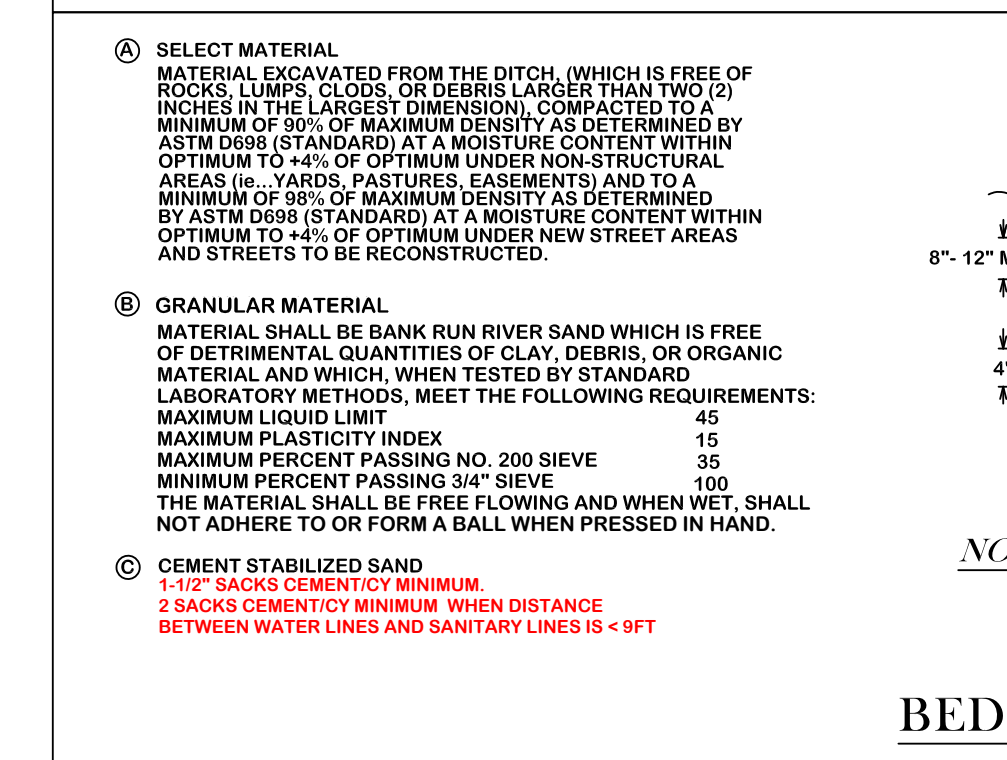
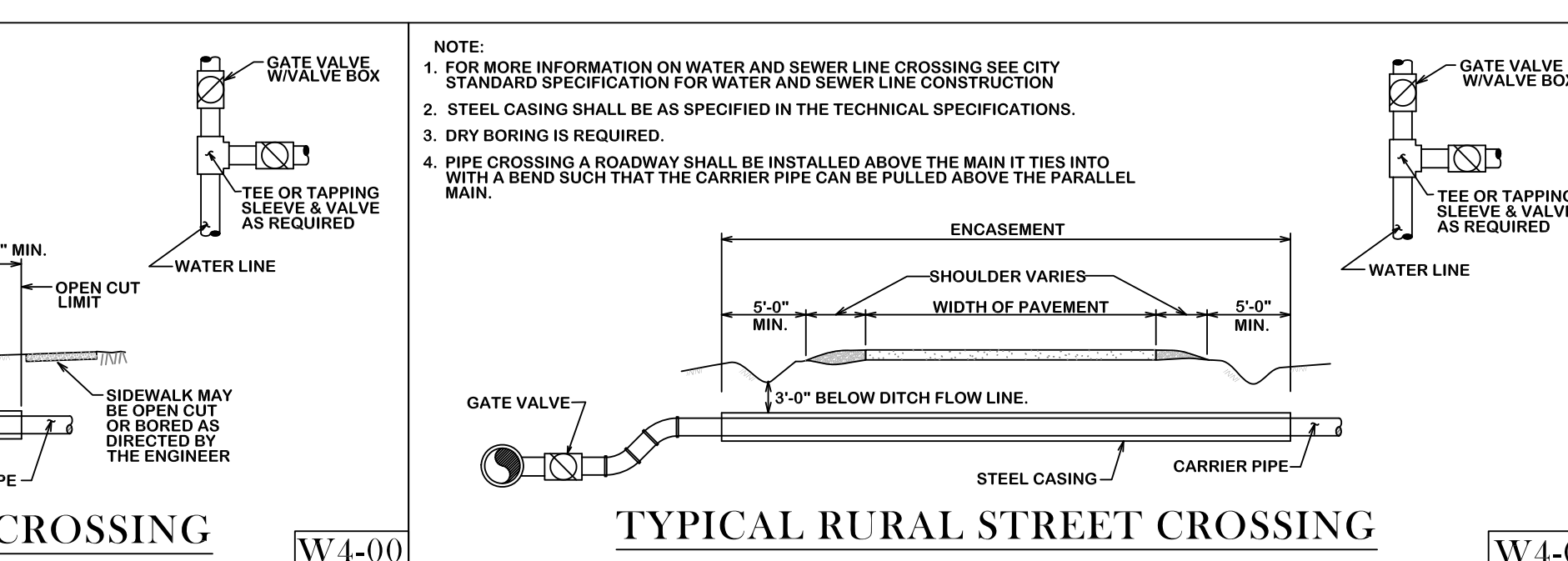
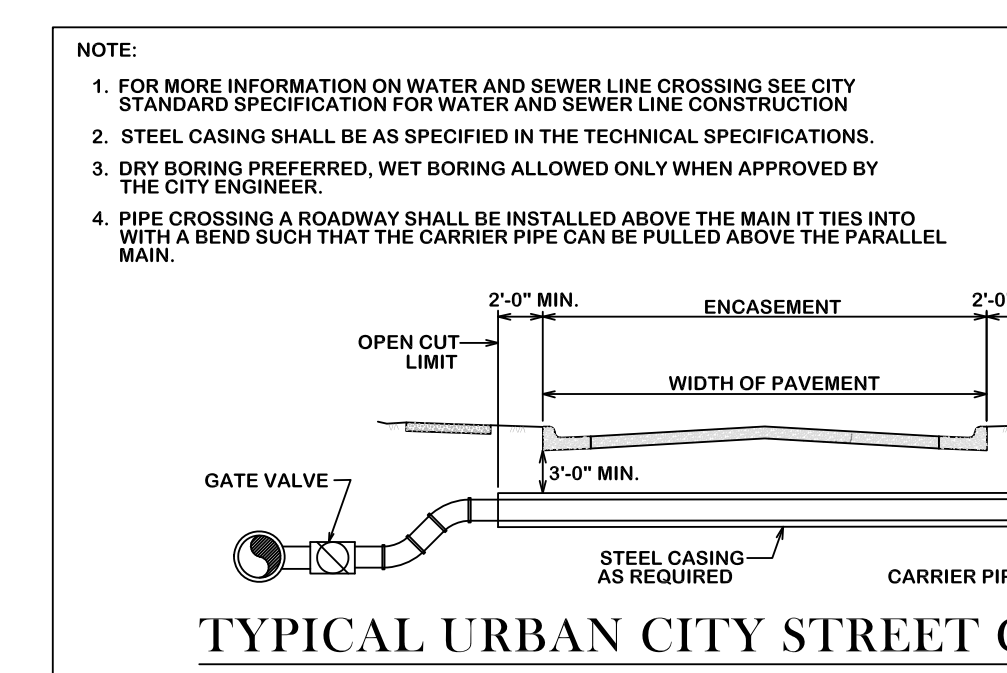
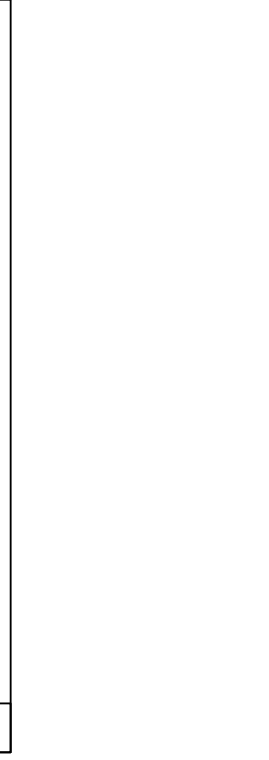
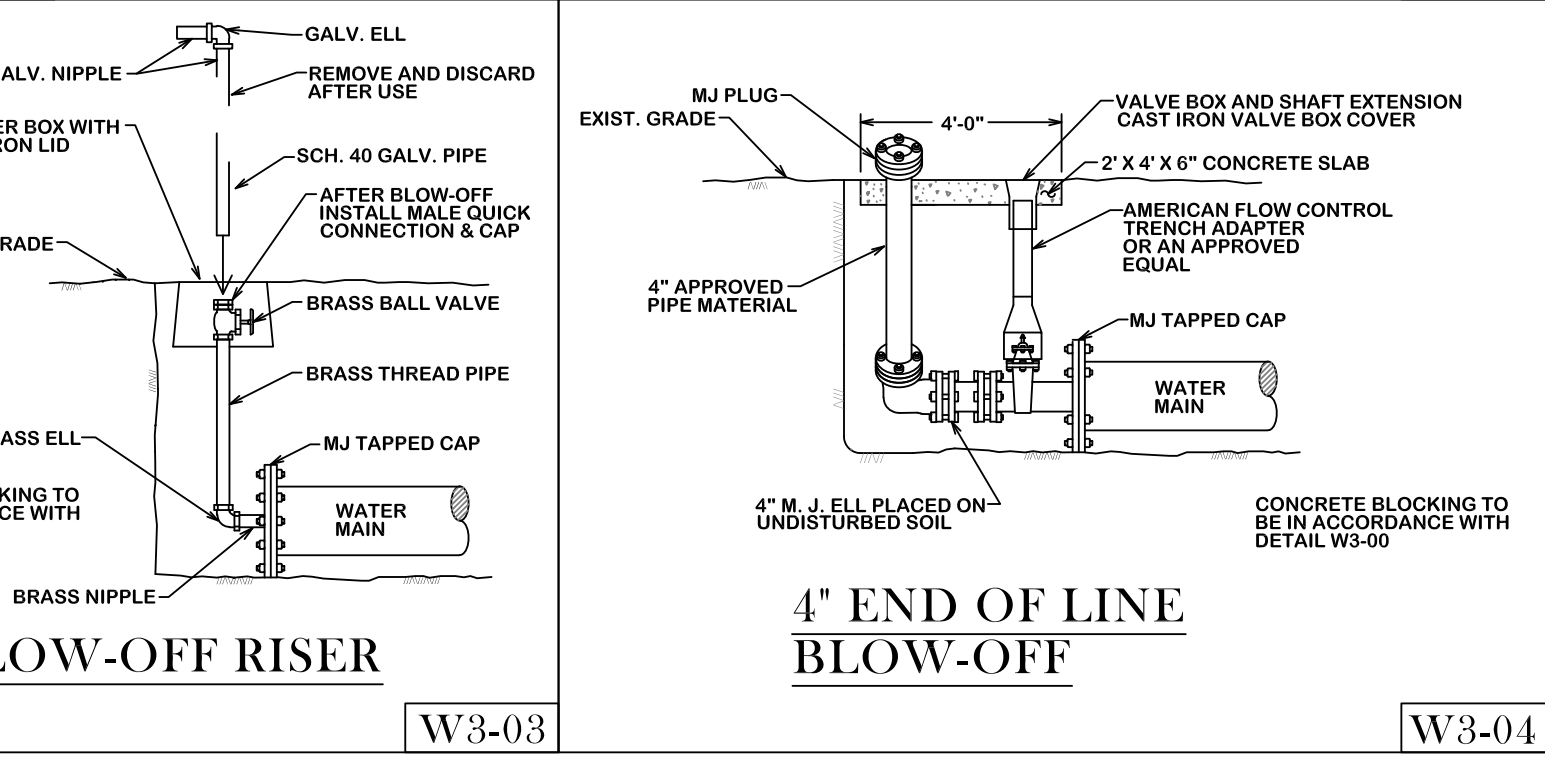
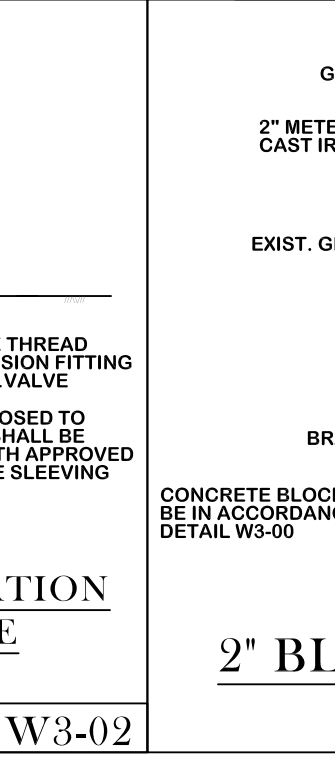
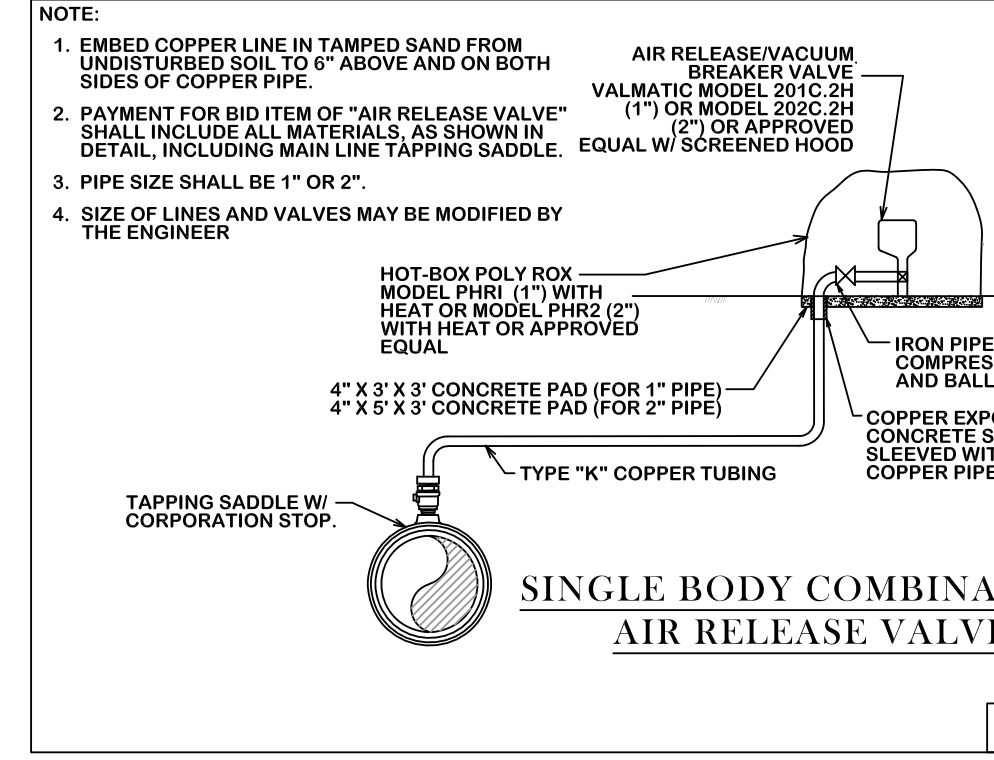
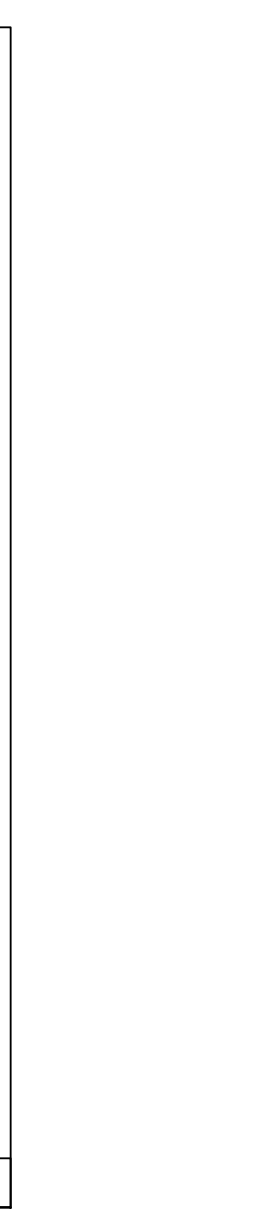
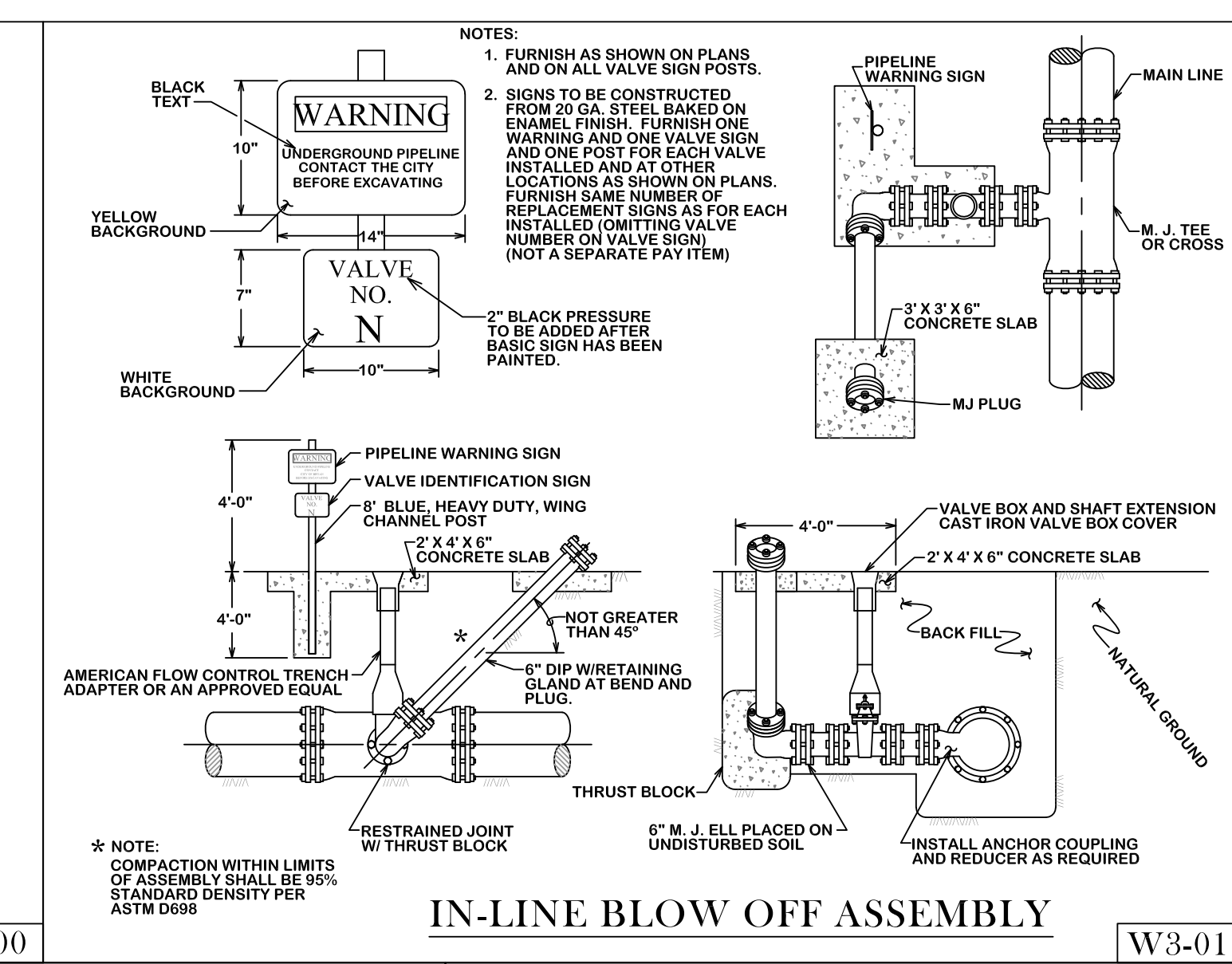
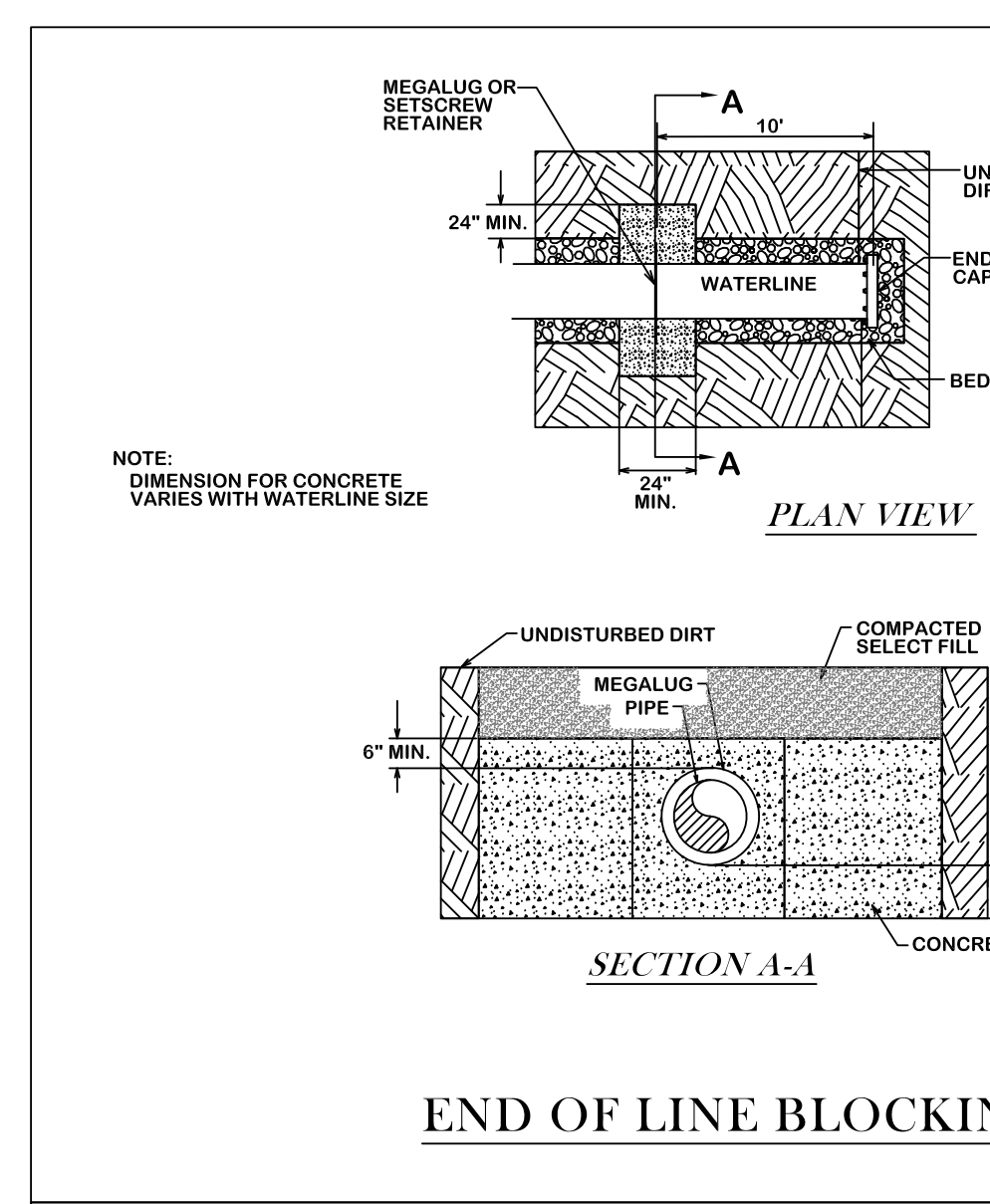
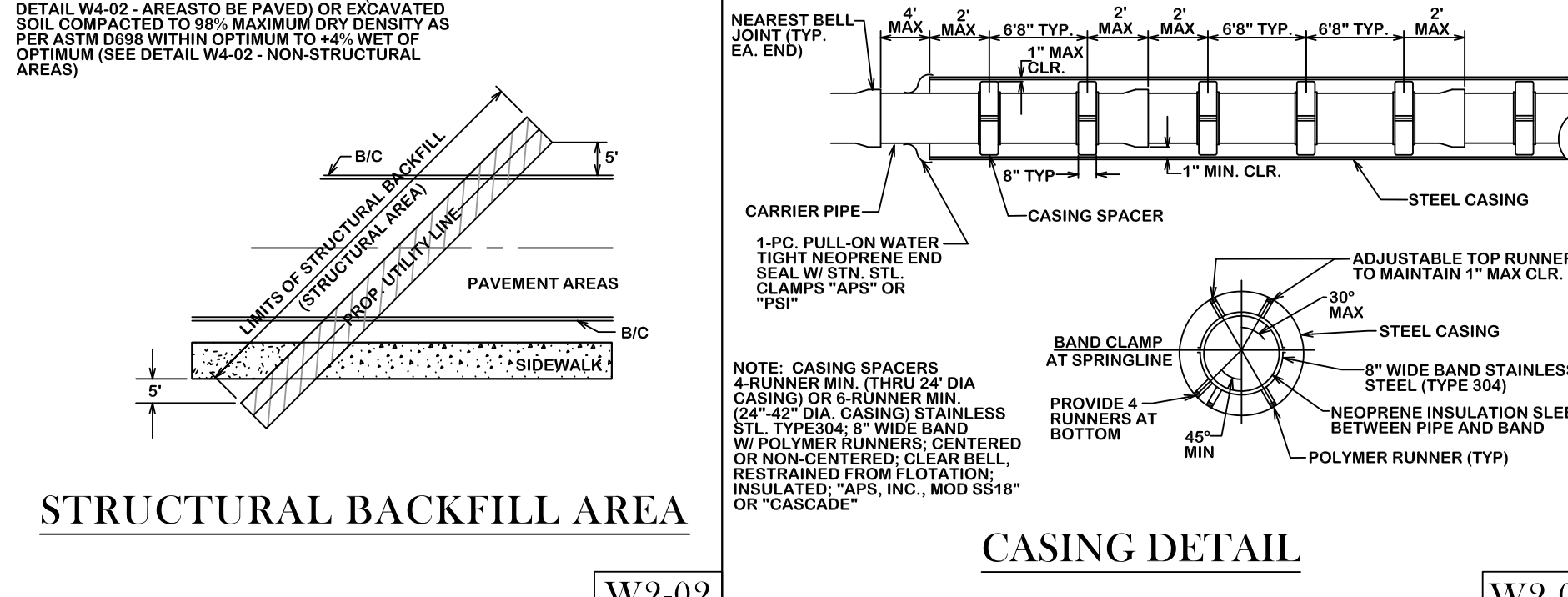
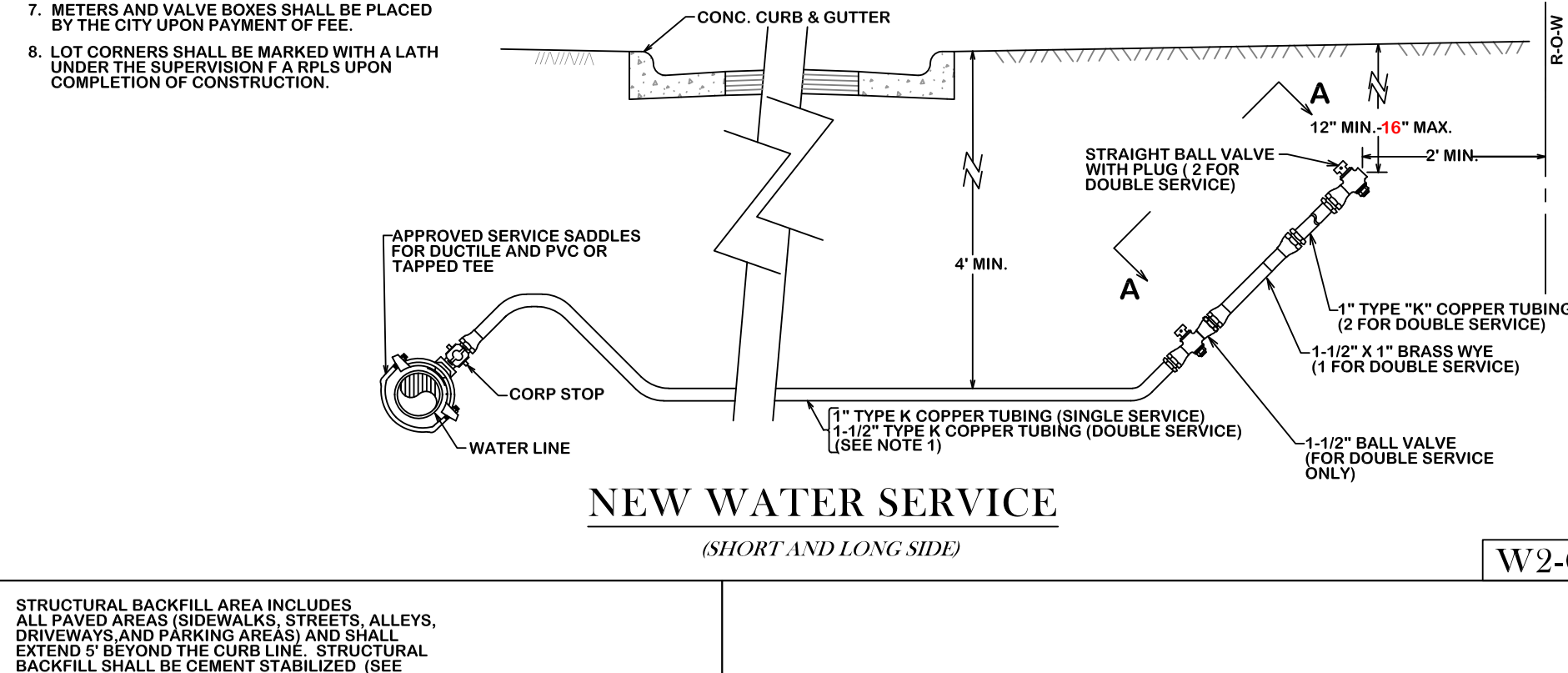
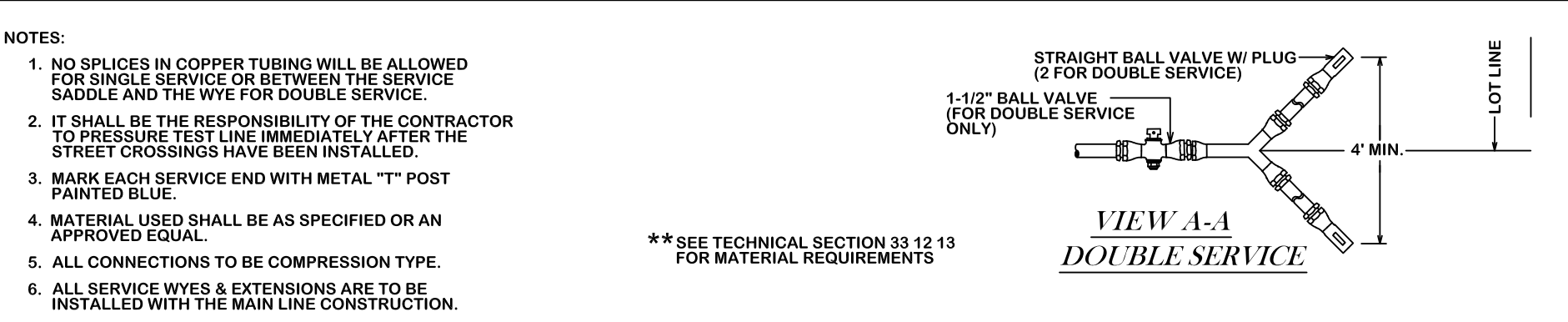
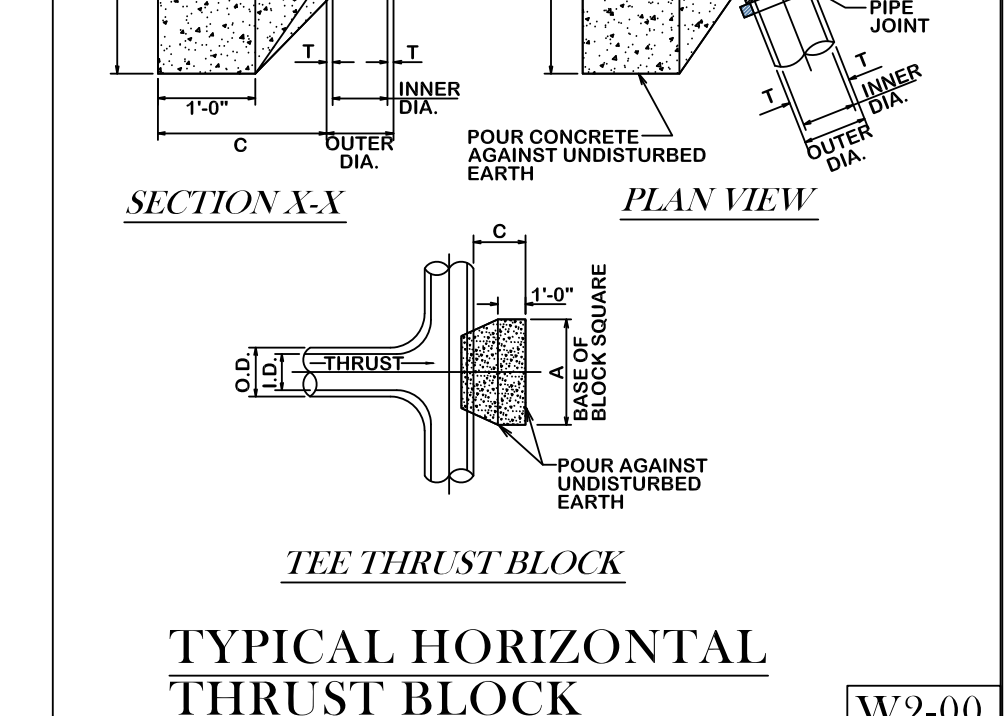
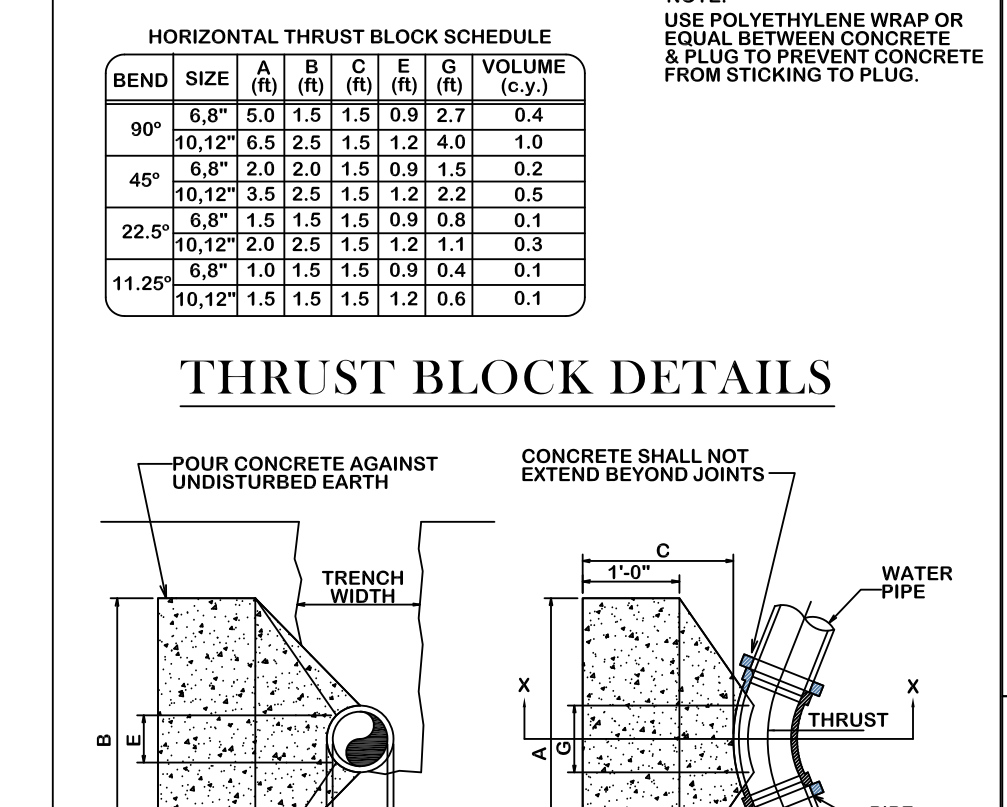
**TEE SCHEDULE**

ID (in)	THRUST (lb)	A (ft)	VOLUME (c.y.)
4.0	5.1	1.5	0.3
10.12	11.3	1.5	0.6

**HORIZONTAL THRUST BLOCK SCHEDULE**

BEND	SIZE (ft)	A (ft)	B (ft)	C (ft)	E (ft)	G (ft)	VOLUME (c.y.)
90°	6.8"	5.0	1.5	1.5	0.9	2.7	0.4
45°	6.8"	2.0	2.0	1.5	0.9	1.5	0.2
22.5°	6.8"	1.5	1.5	1.5	0.9	0.8	0.1
11.25°	6.8"	1.0	1.5	1.5	0.9	0.4	0.1

**NOTE:** USE POLYETHYLENE WRAP OR EQUAL BETWEEN CONCRETE & PLUG TO PREVENT CONCRETE FROM STICKING TO PLUG.



**END OF LINE BLOCKING**

NOTE: DIMENSION FOR CONCRETE VARIES WITH WATERLINE SIZE

**IN-LINE BLOW OFF ASSEMBLY**

NOTE: COMPACTION WITHIN LIMITS OF ASSEMBLY SHALL BE 95% STANDARD DENSITY PER ASTM D698

**SINGLE BODY COMBINATION AIR RELEASE VALVE**

**2" BLOW-OFF RISER**

**4" END OF LINE BLOW-OFF**

**TYPICAL URBAN CITY STREET CROSSING**

**TYPICAL RURAL STREET CROSSING**

**BEDDING AND TRENCH FOR DI PIPE & PVC PIPE**

**GENERAL NOTES:**

- ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE IMMEDIATELY BLOCK SODDER OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDER OR SODDER 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.
- ESTABLISHMENT OF VEGETATION MAY BE A WARRANTY ITEM.

**BRYAN - COLLEGE STATION STANDARD WATER DETAILS**

**CITY OF COLLEGE STATION**

**CITY OF BRYAN**  
The Good Life, Texas Style.

REVISIONS:

DRAWN BY:

DATE:

SCALE: NTS

APPROVED:

**W1**

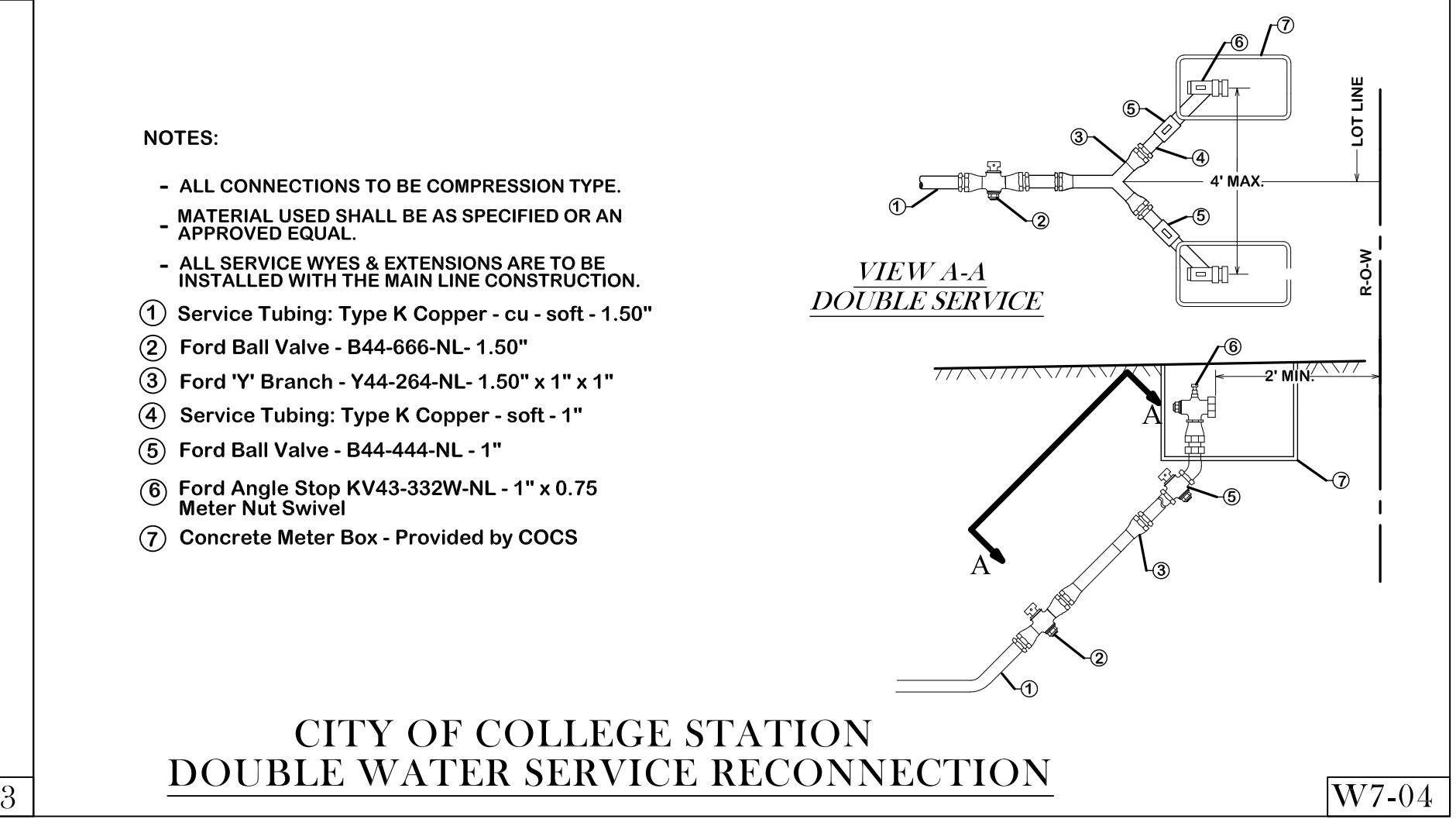
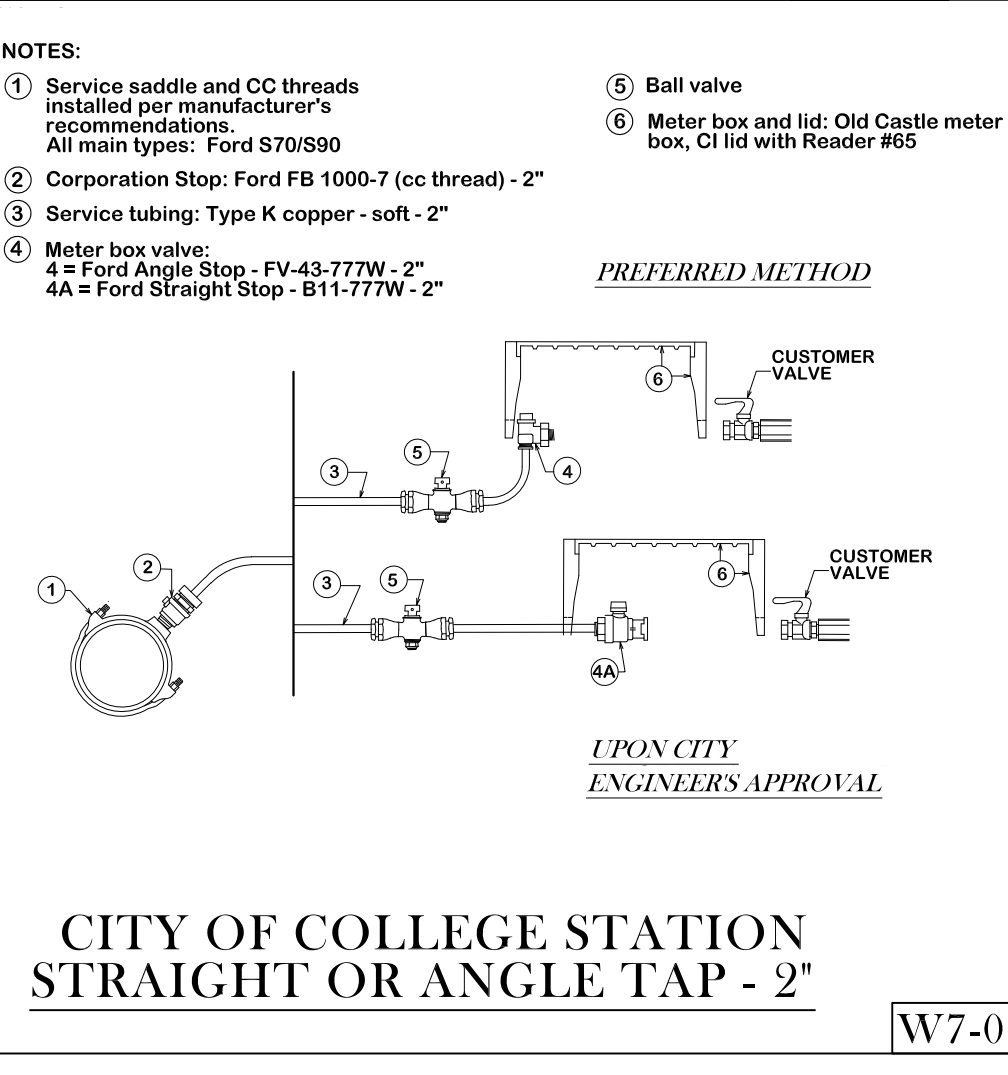
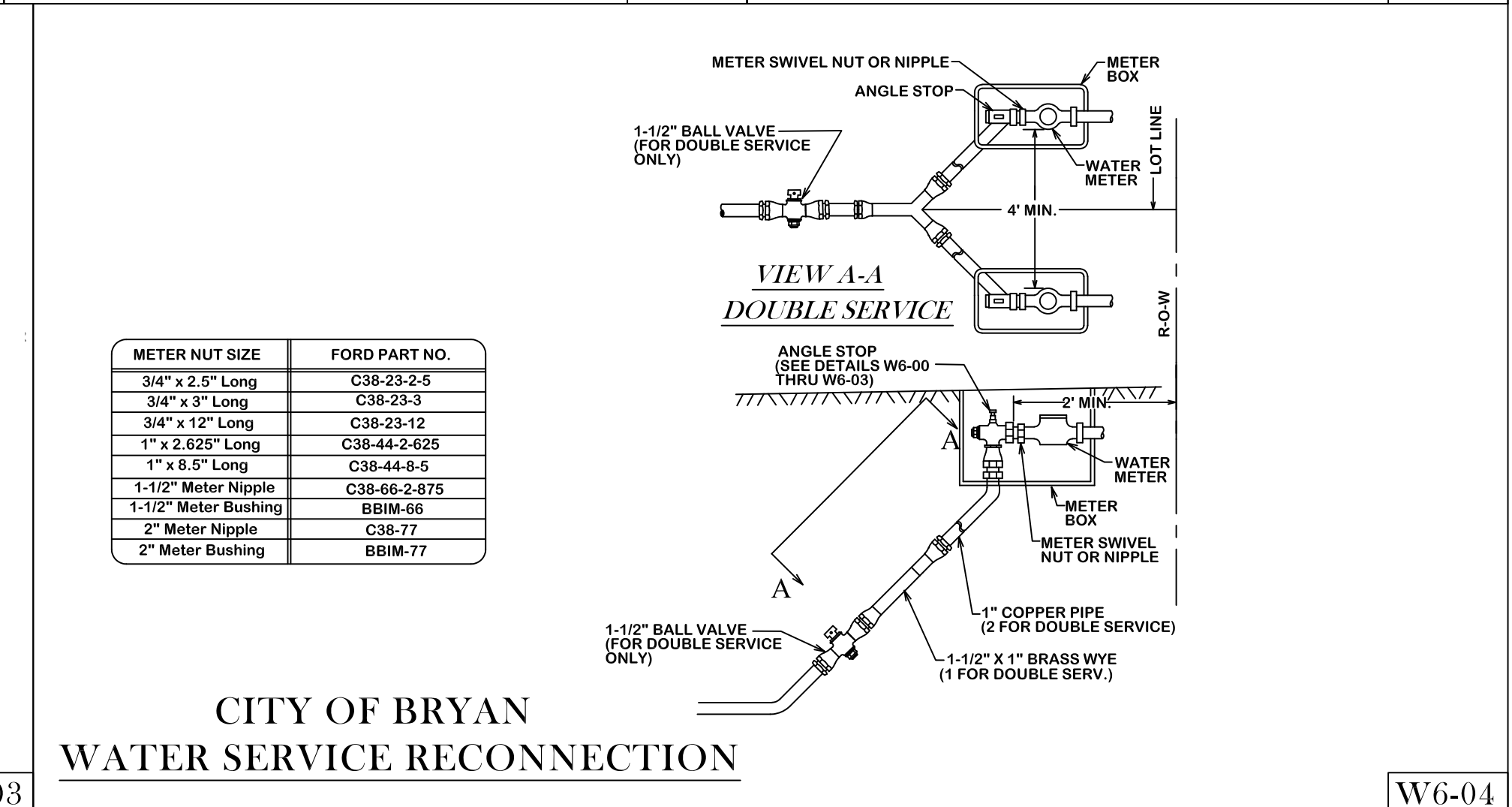
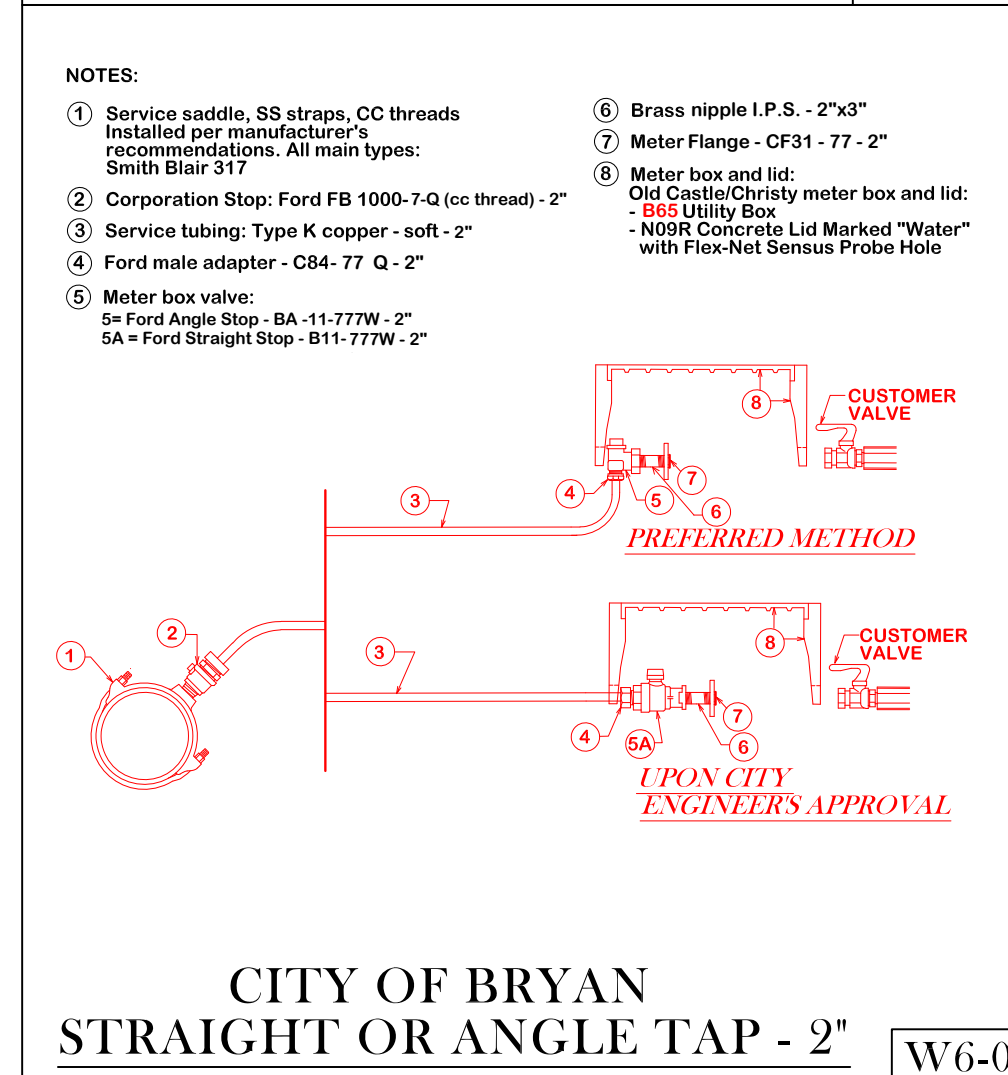
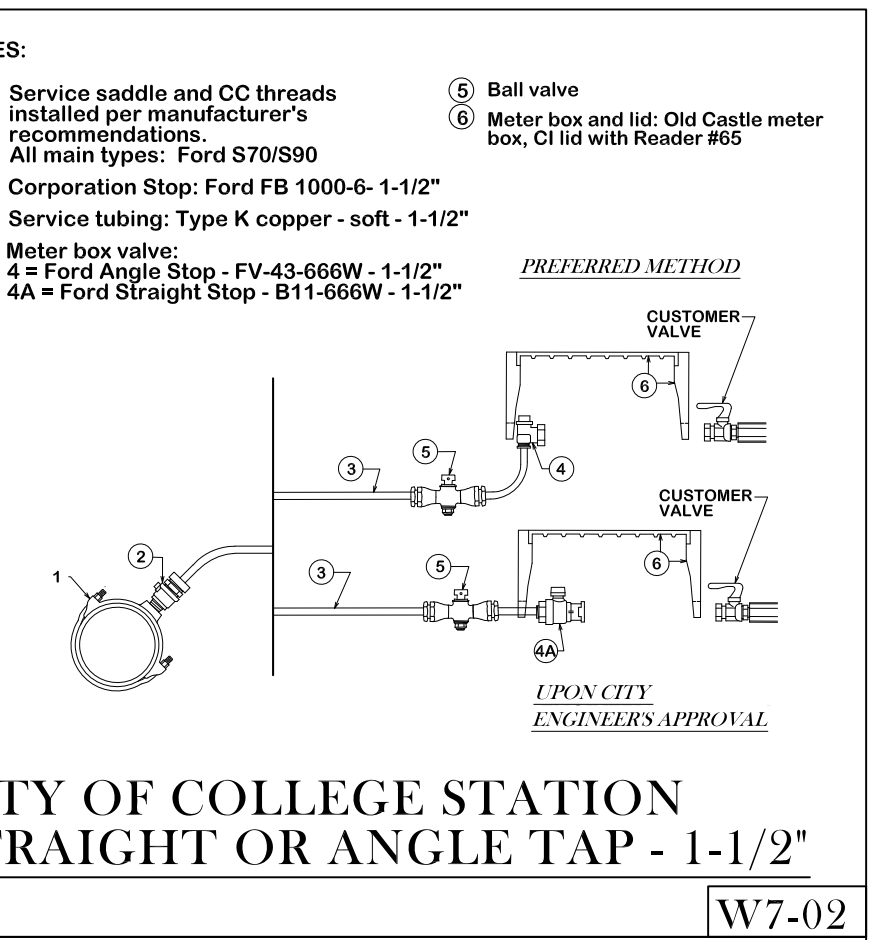
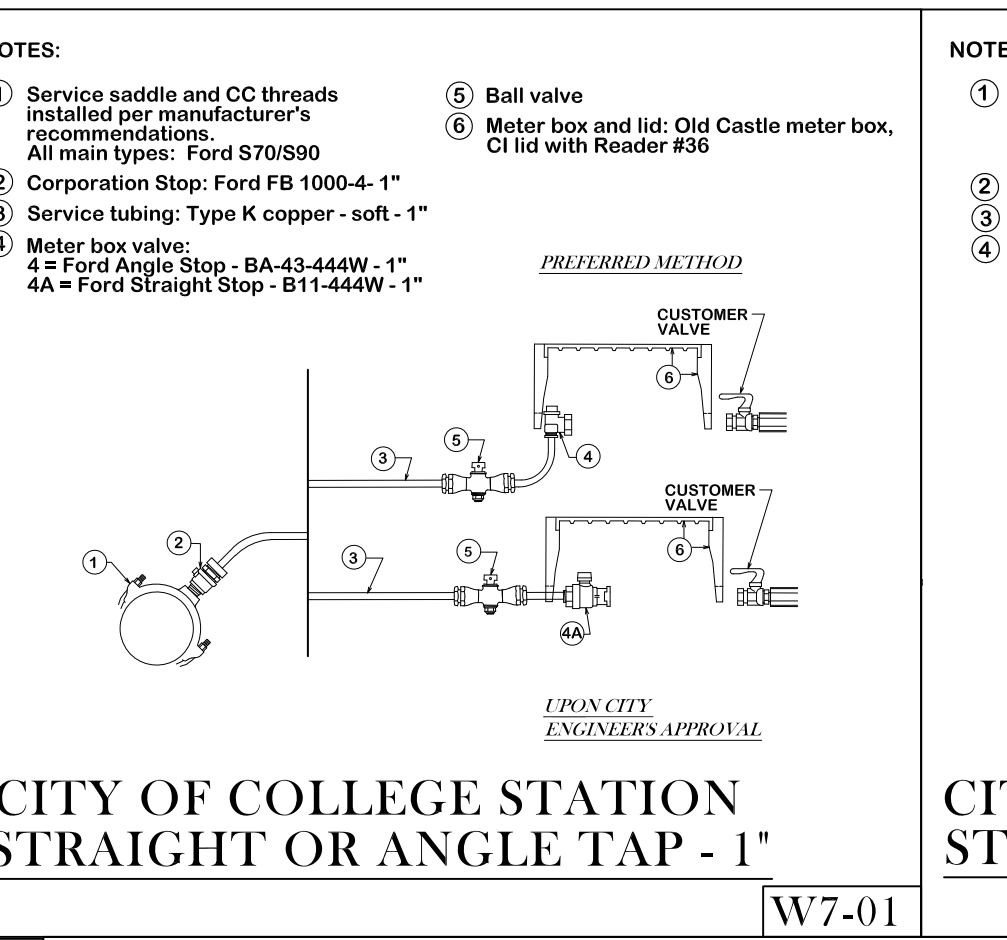
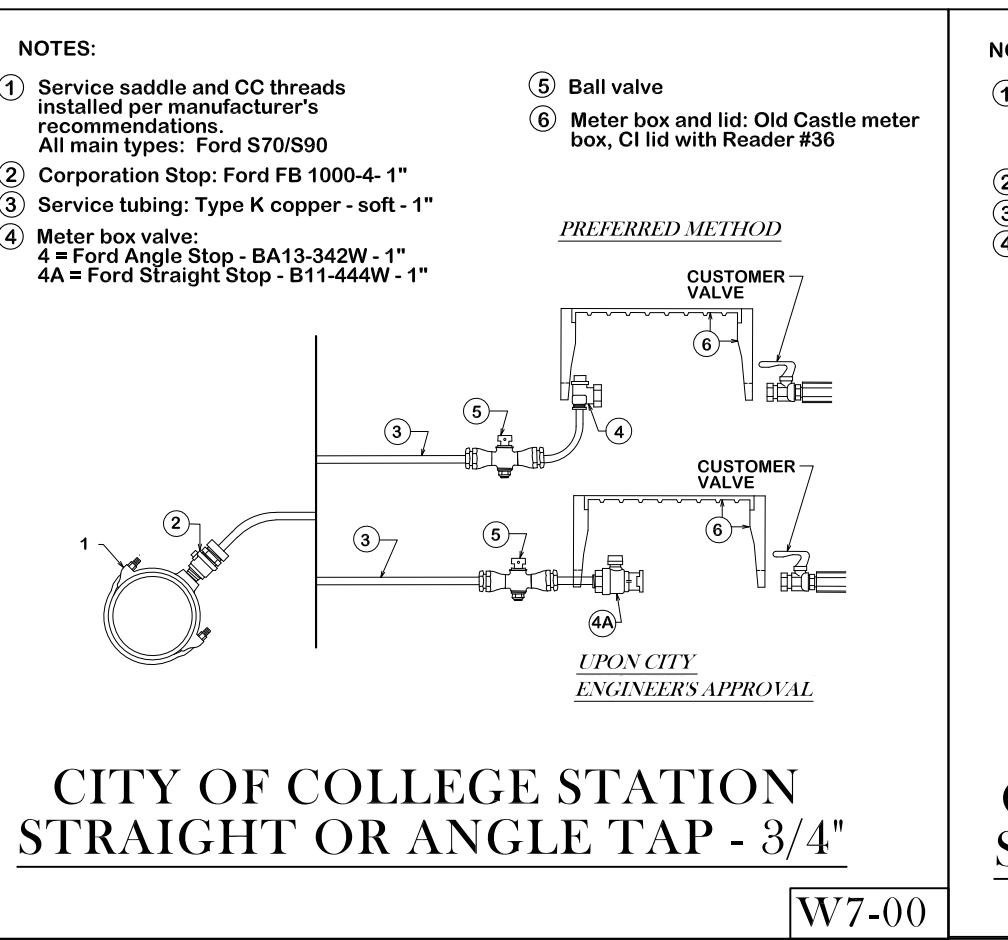
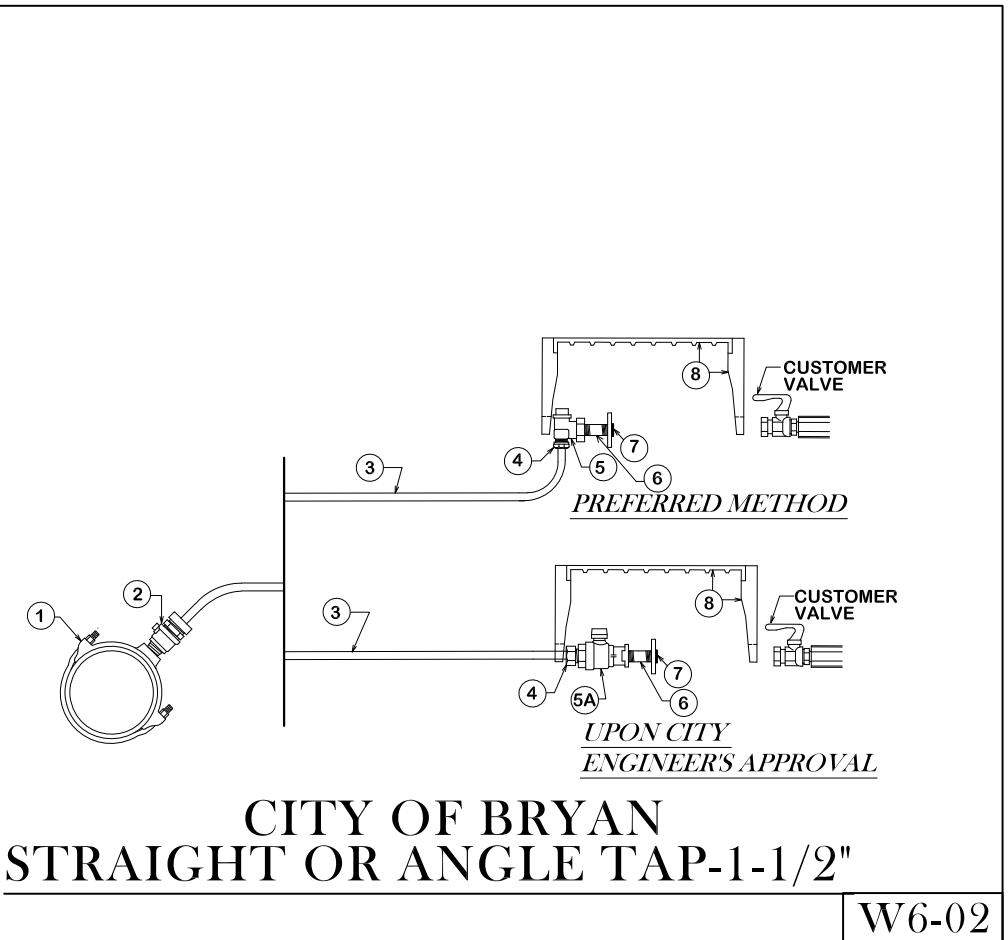
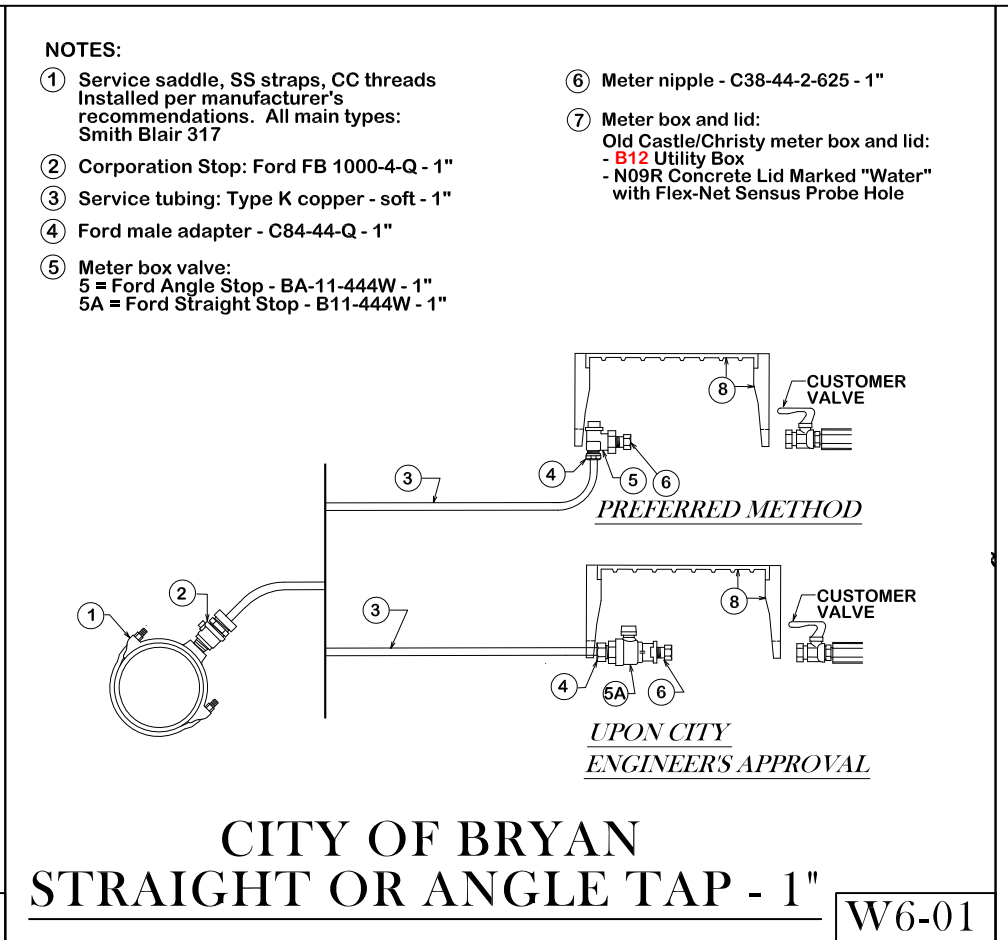
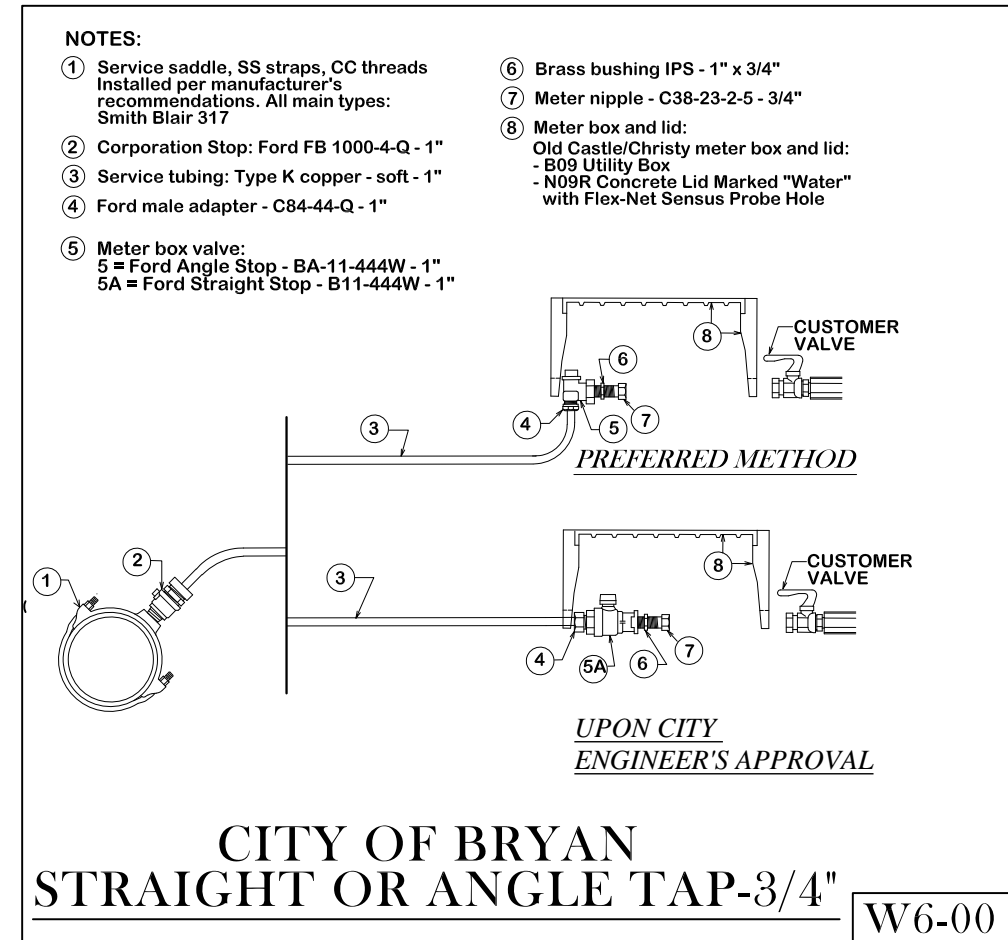
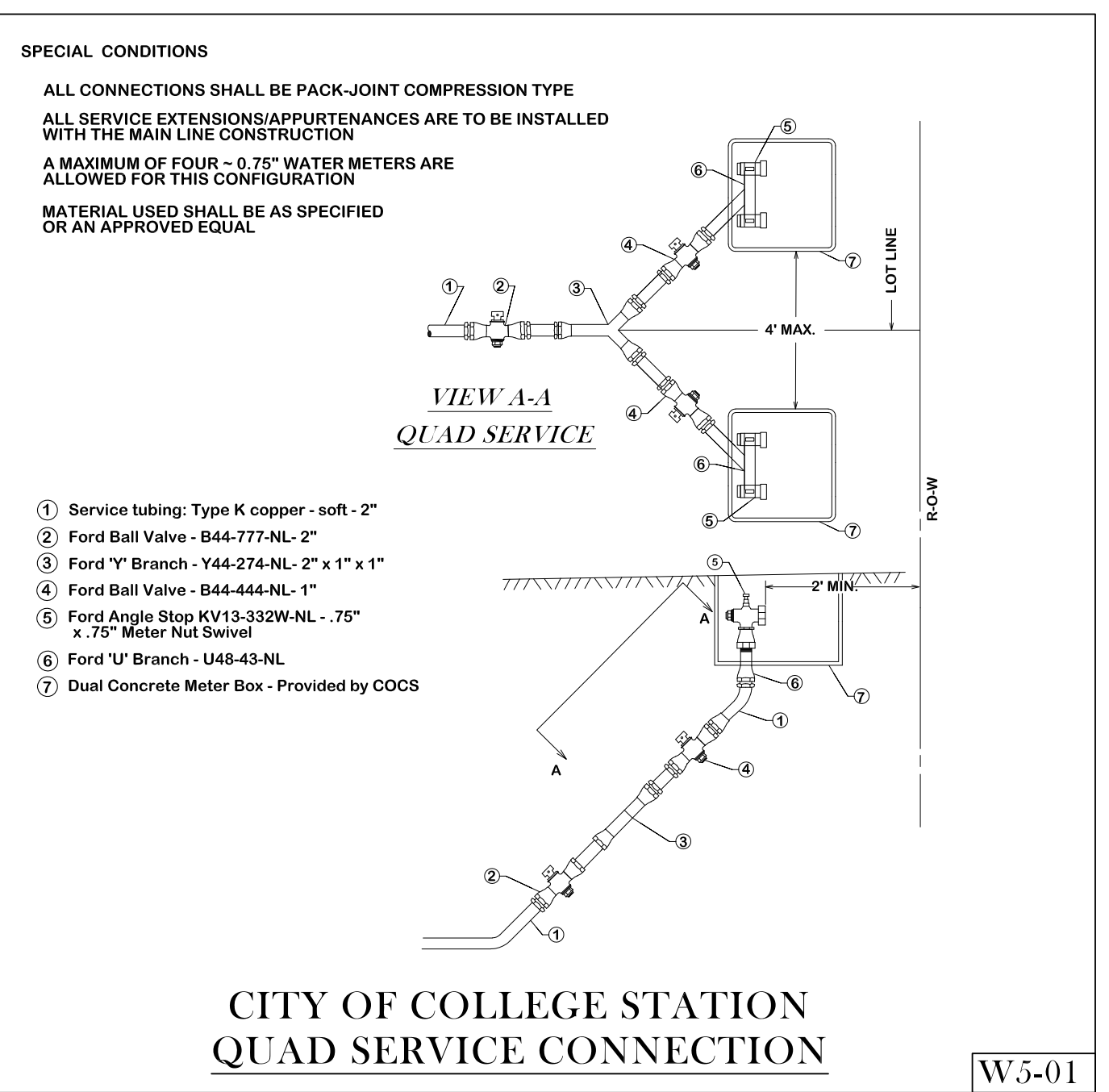
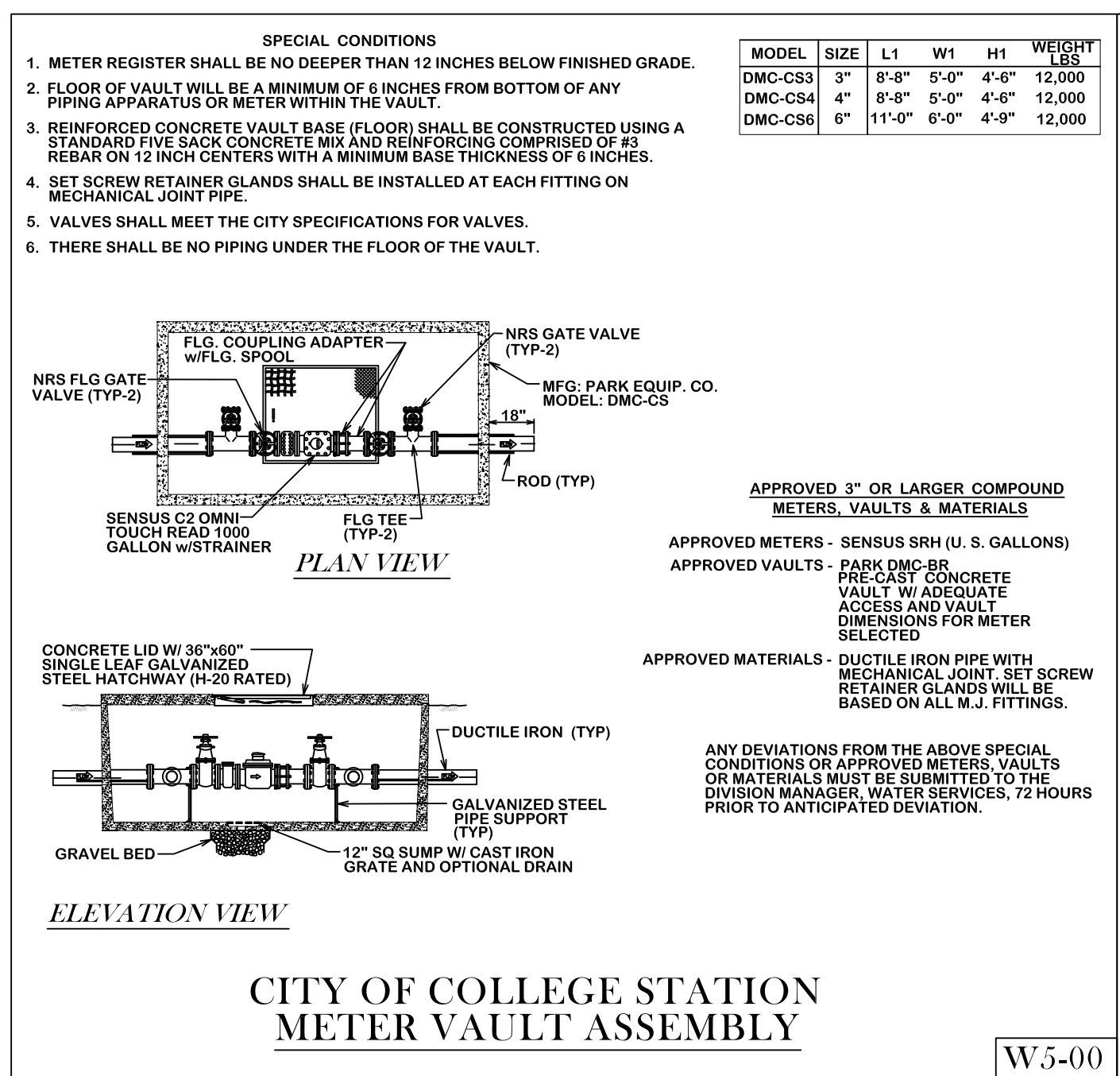


**BRYAN - COLLEGE STATION  
STANDARD WATER DETAILS**

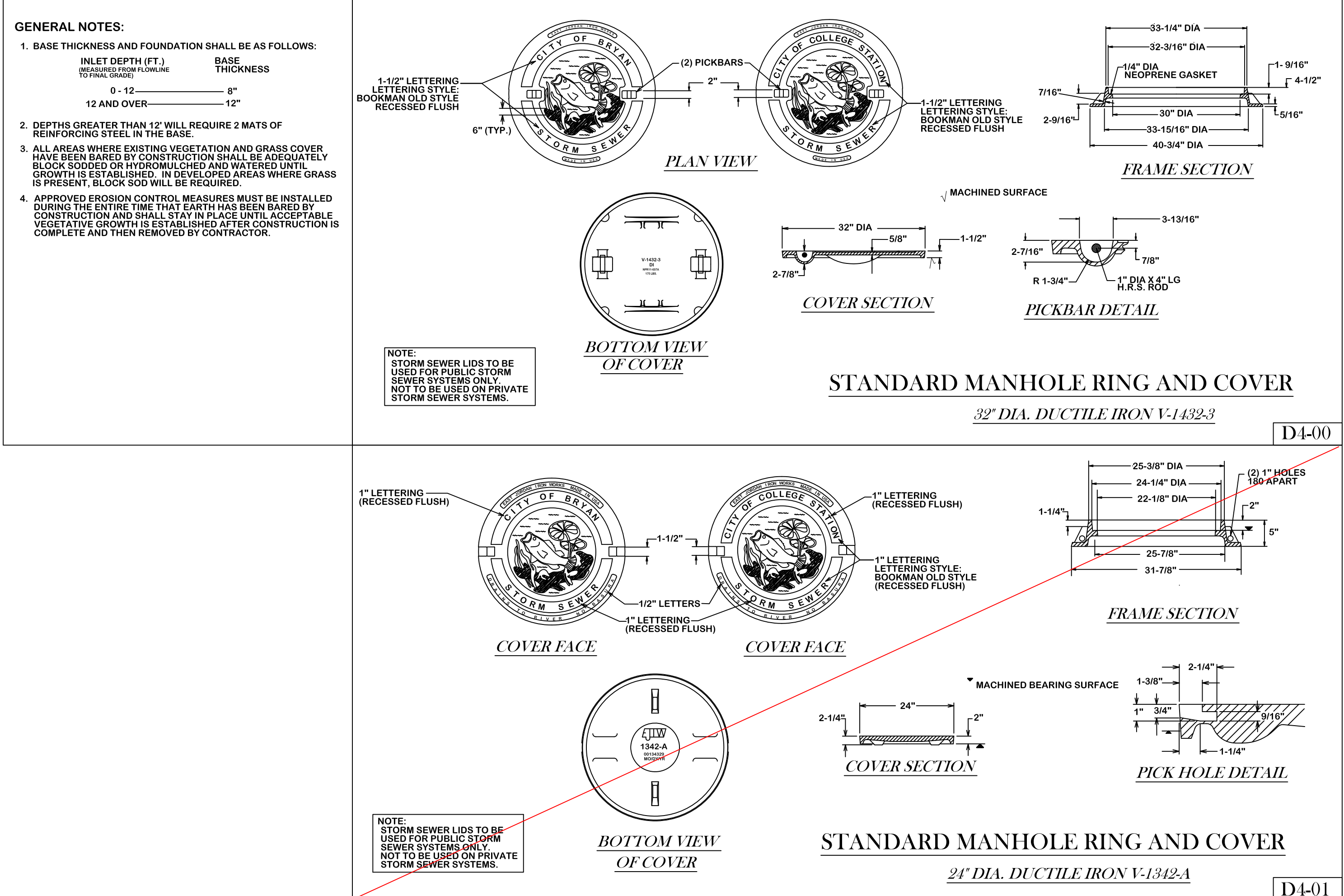
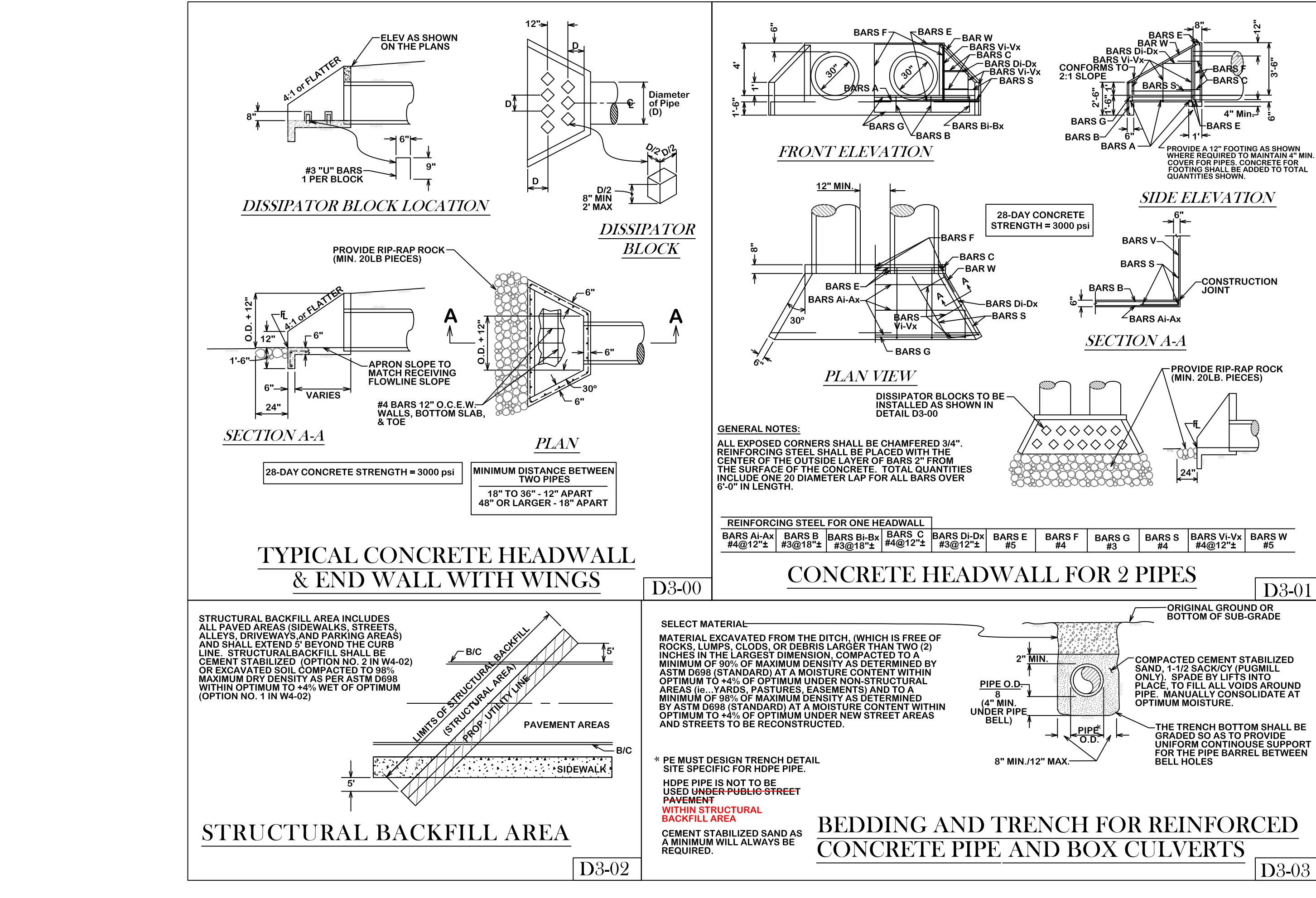
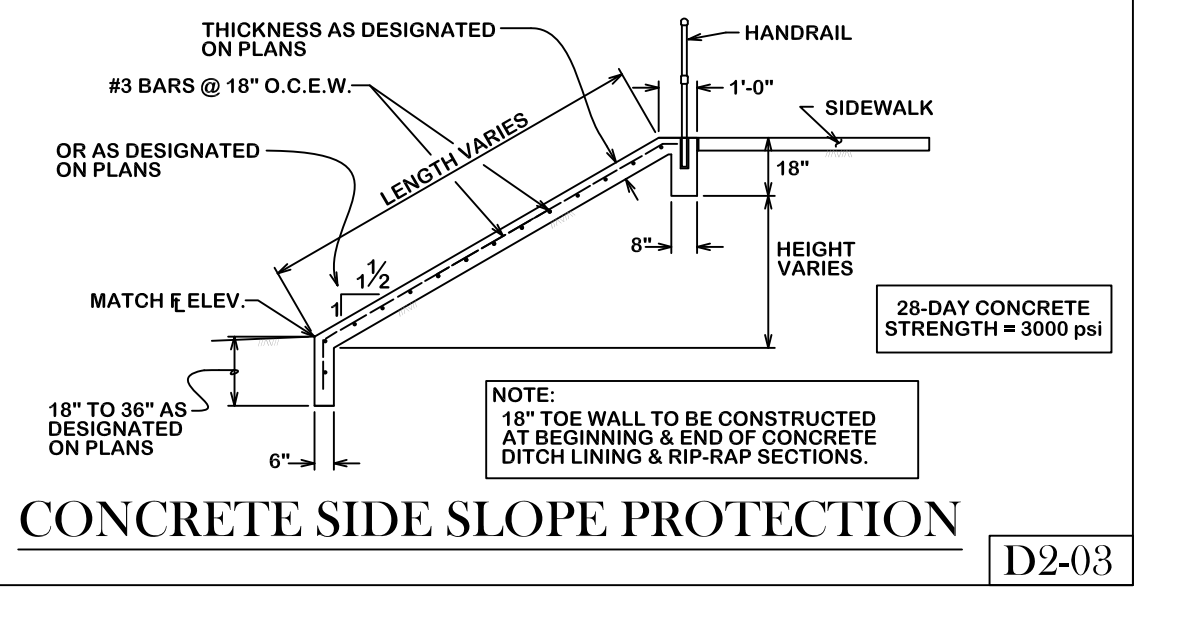
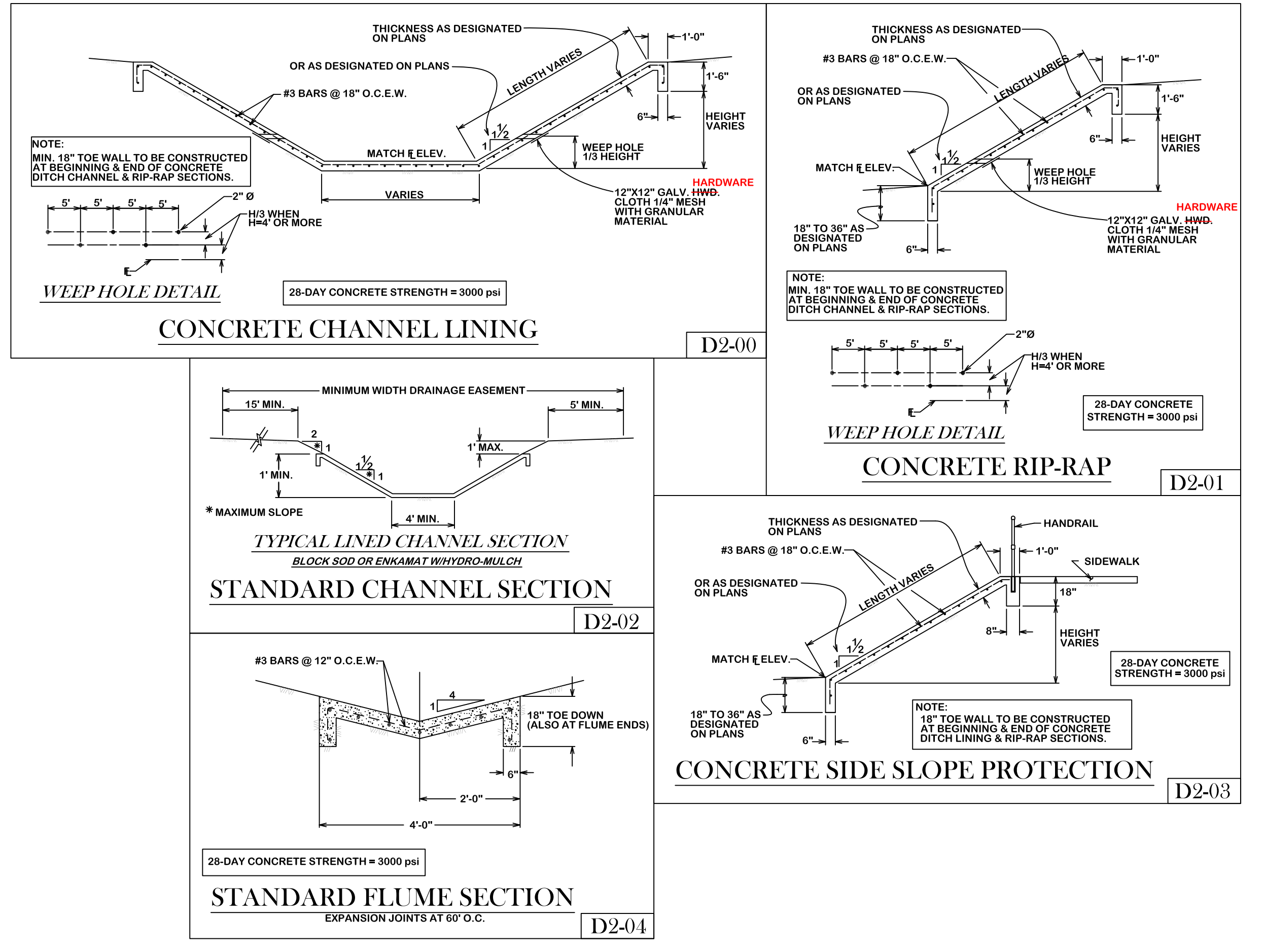
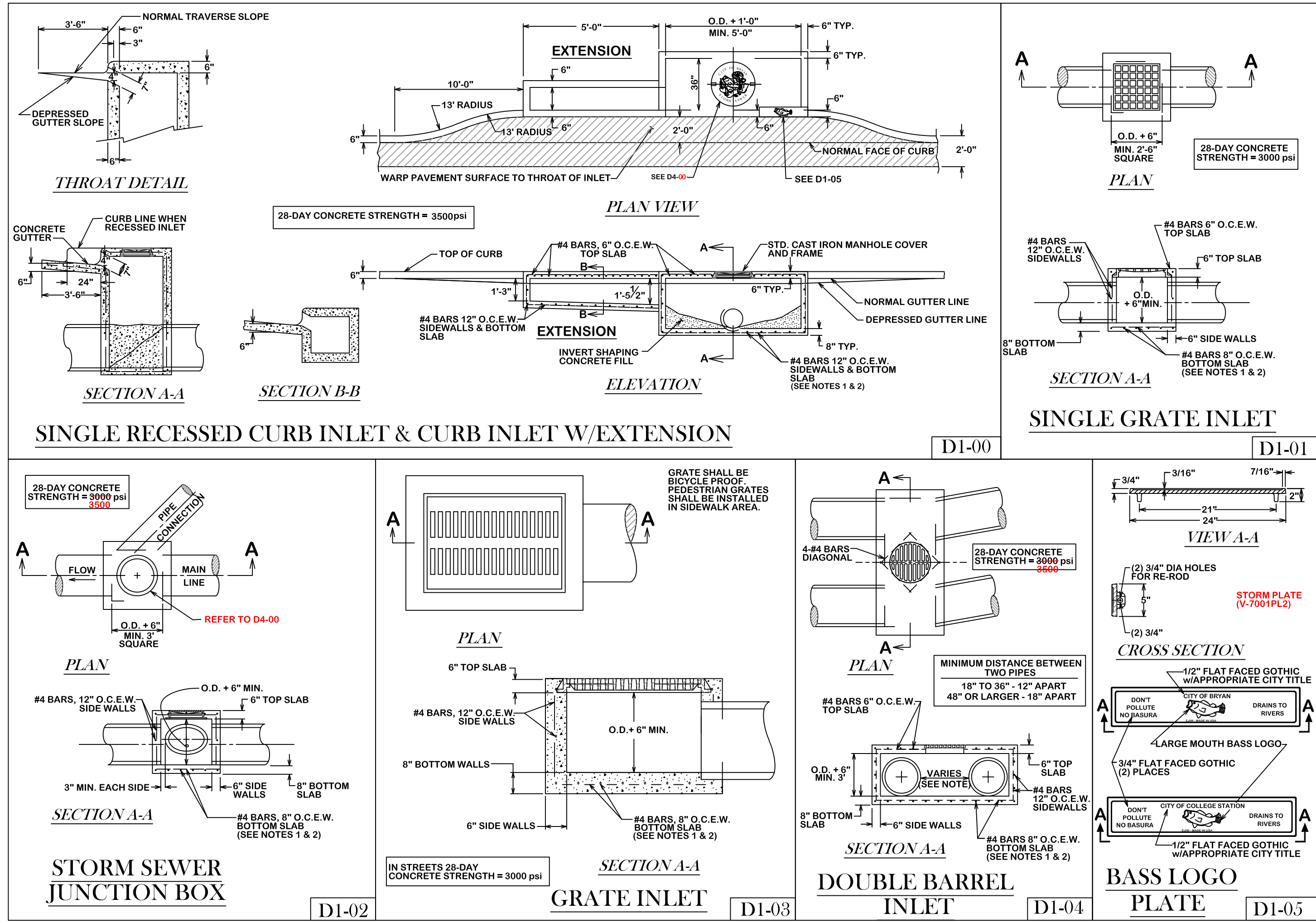


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DATE:  
SCALE:  
APPROVED:

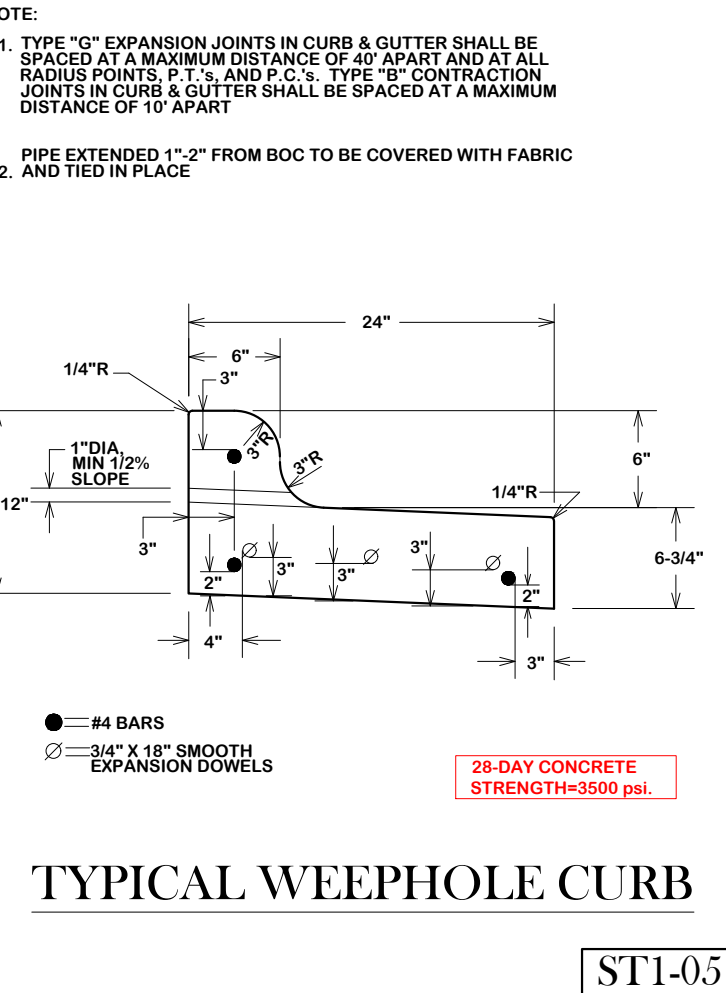
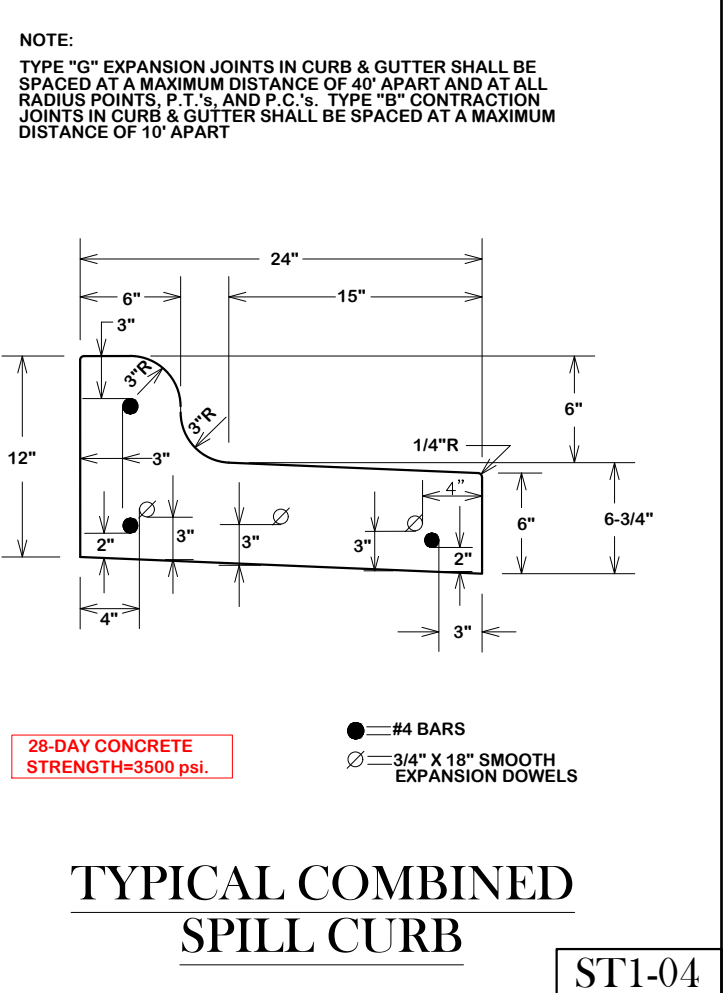
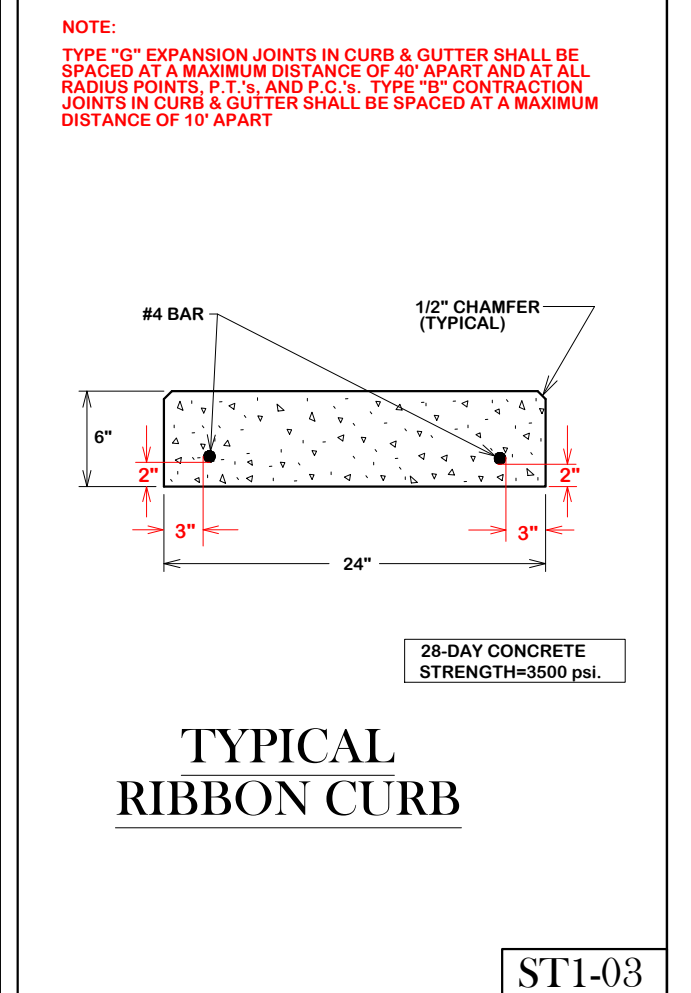
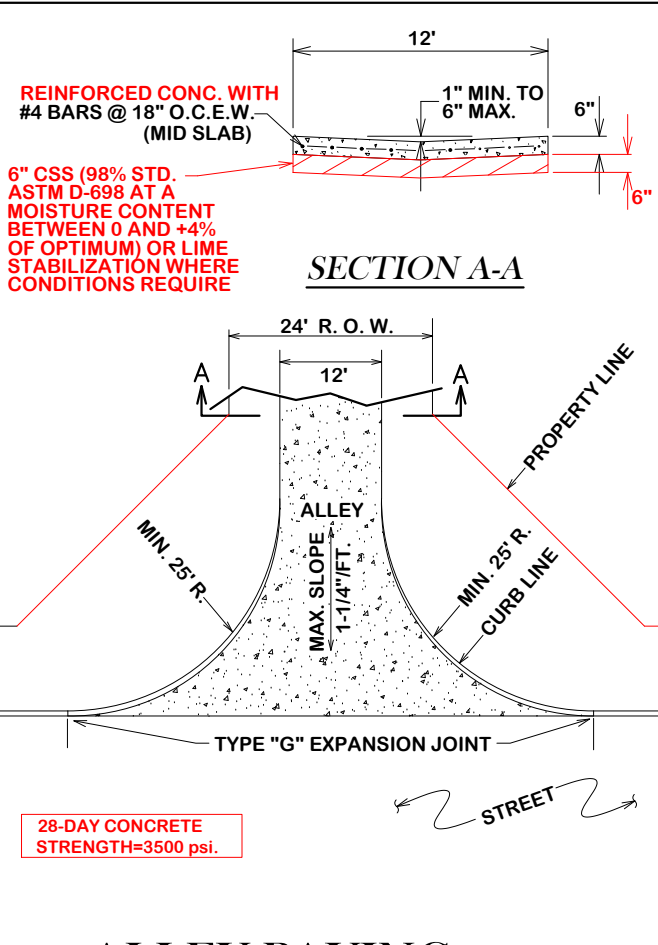
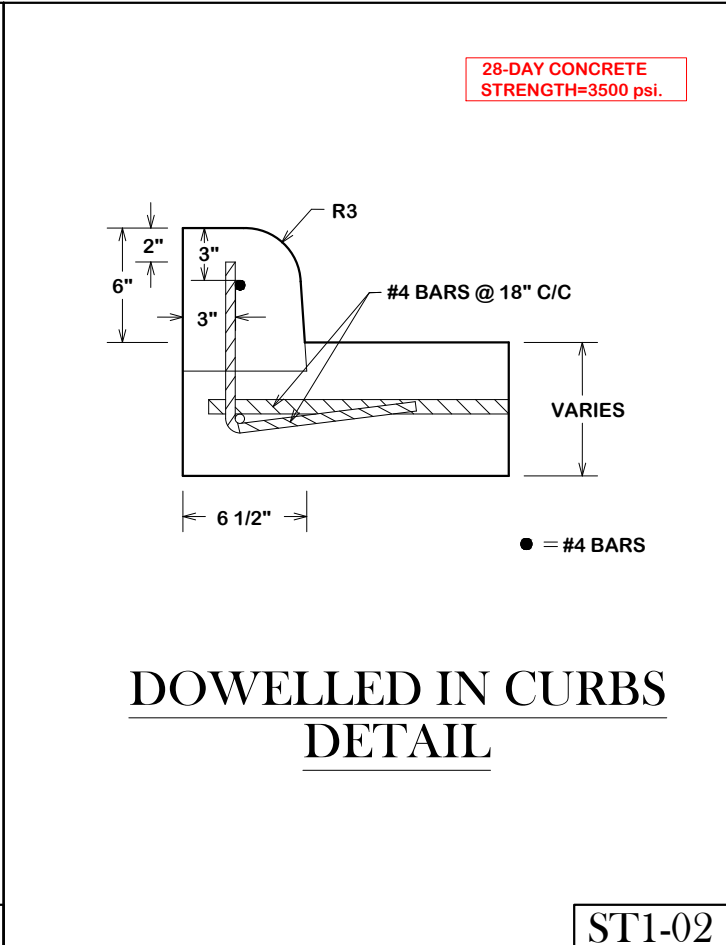
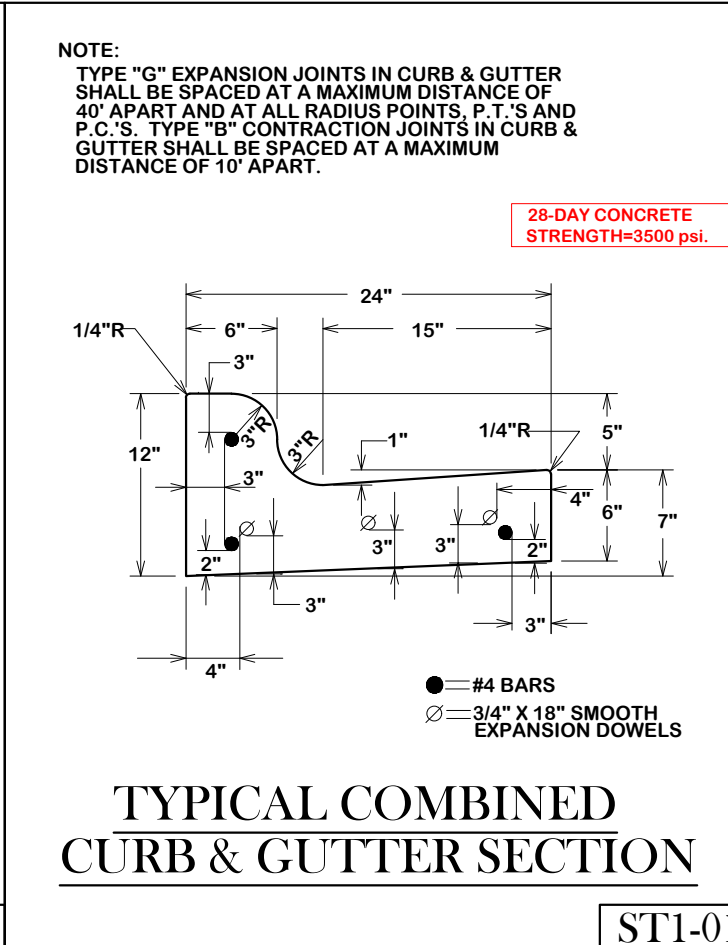
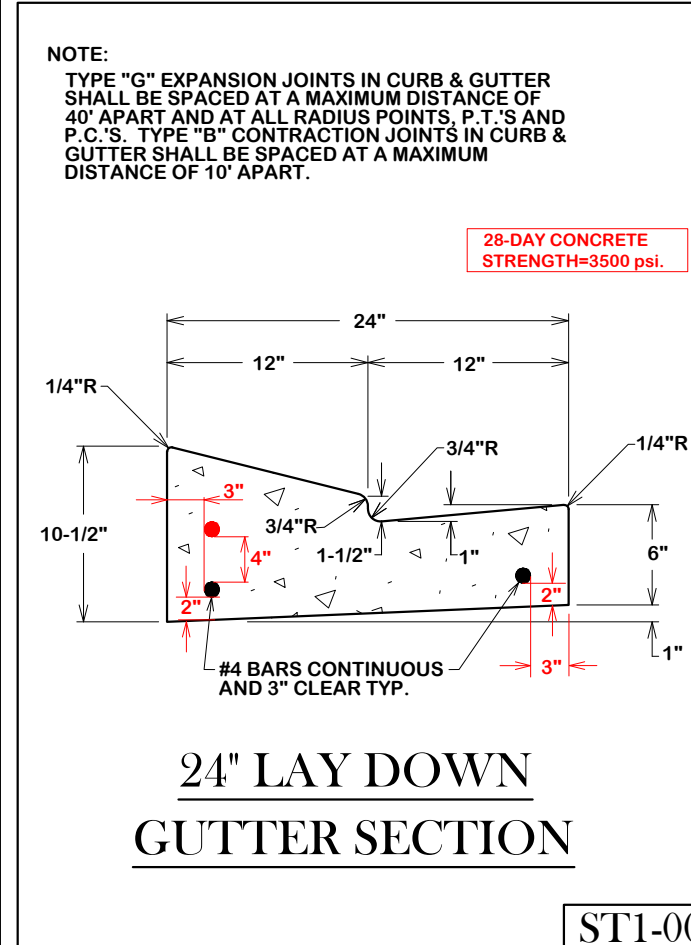
W2











**GENERAL NOTES:**

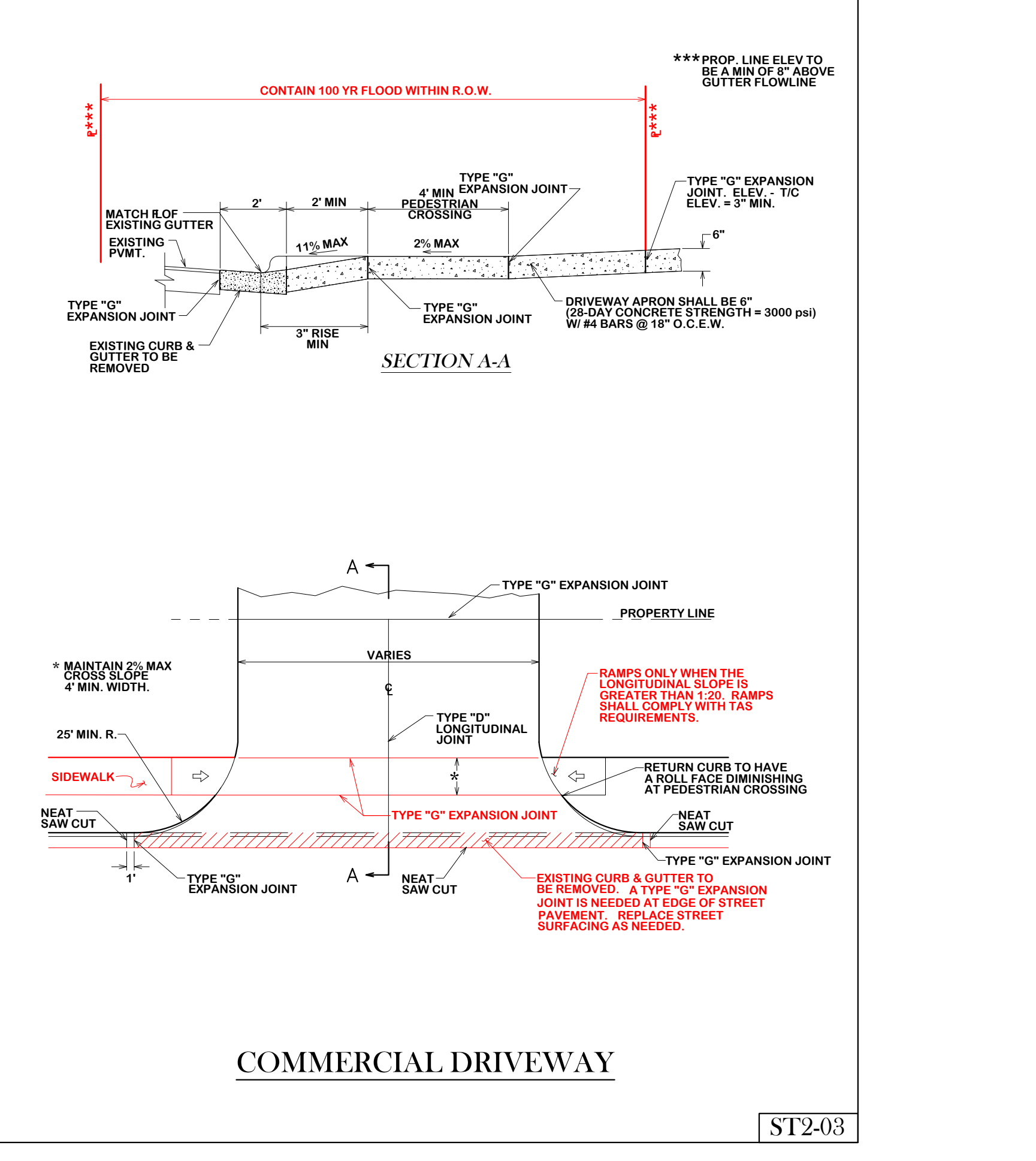
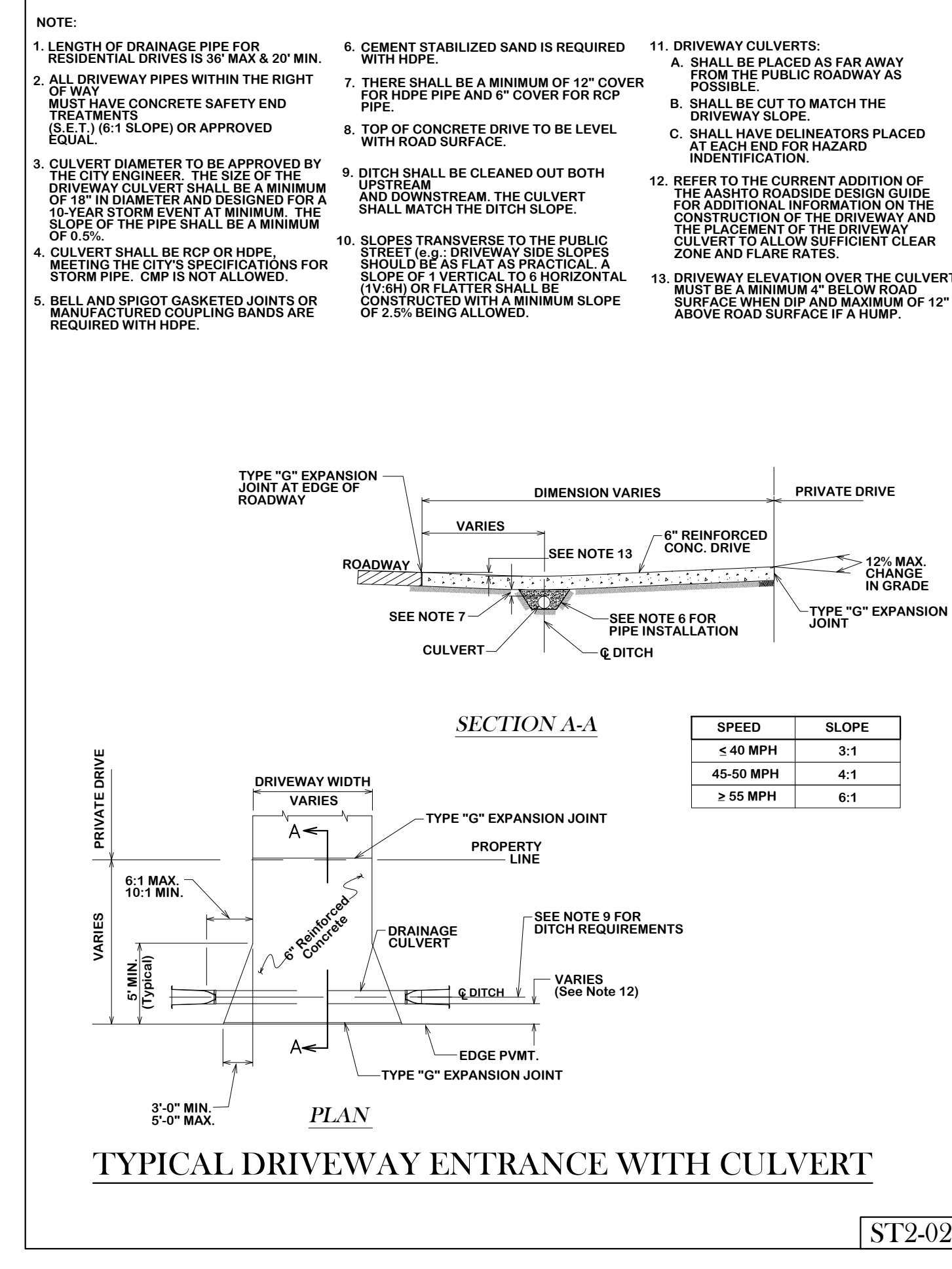
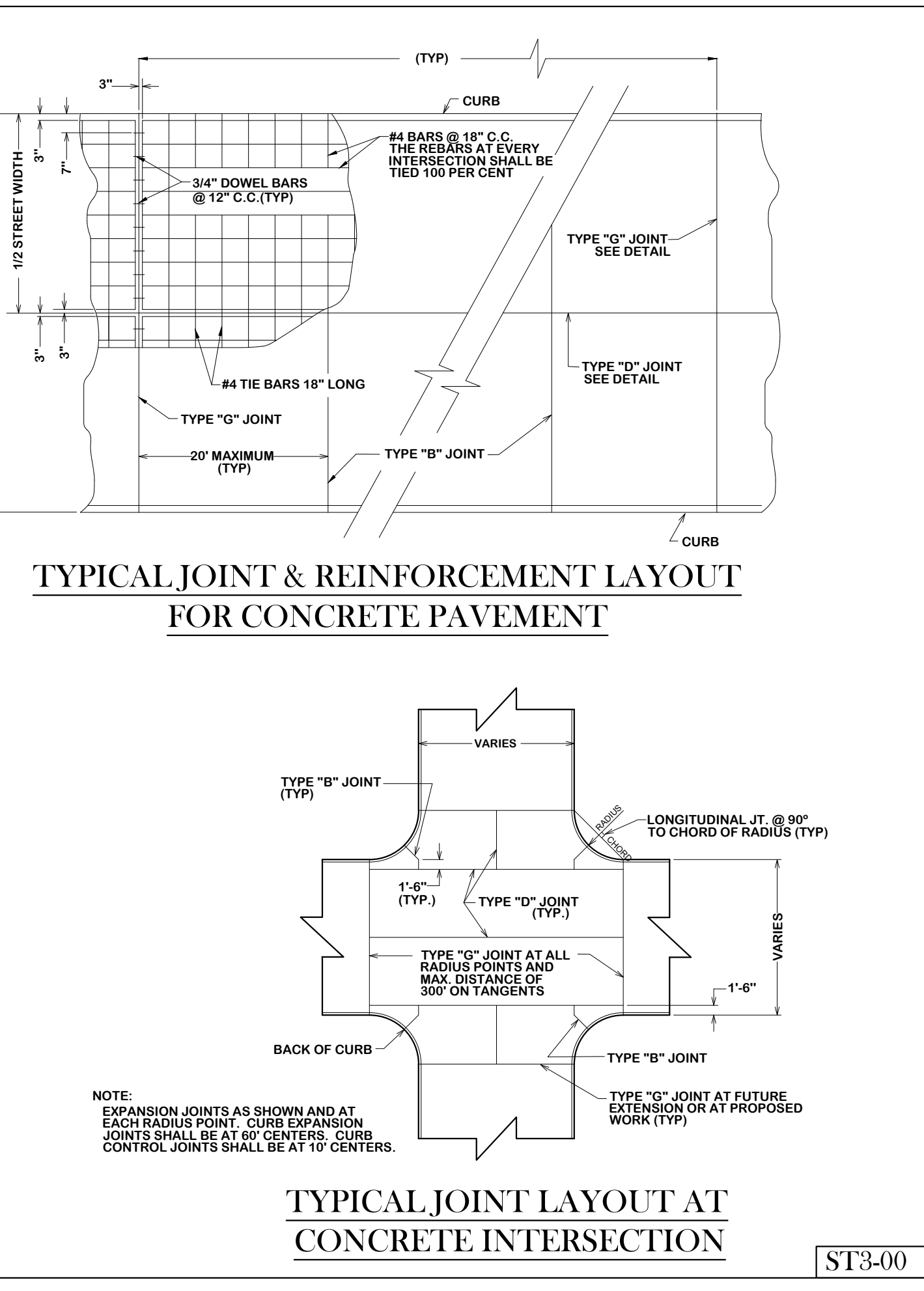
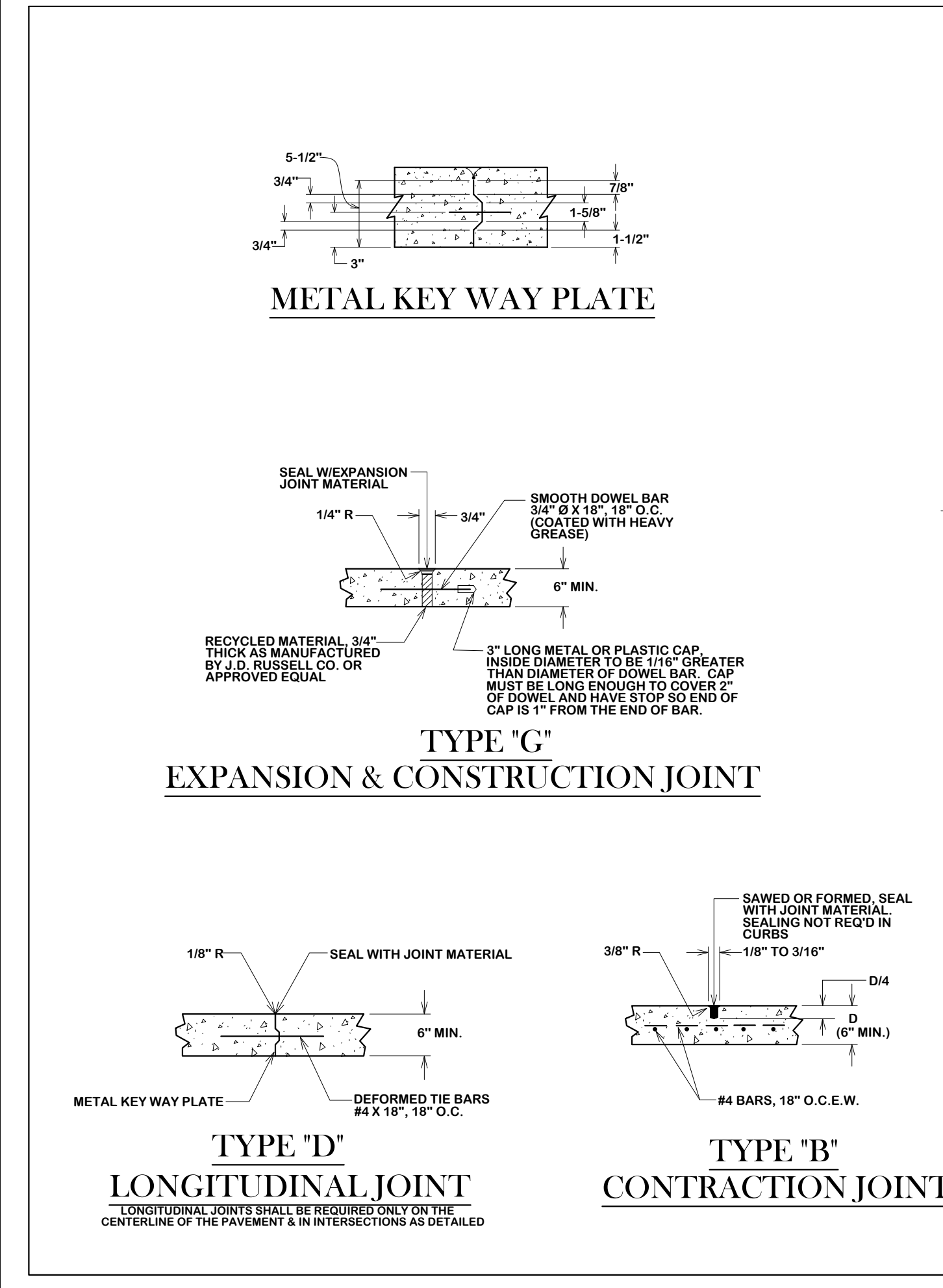
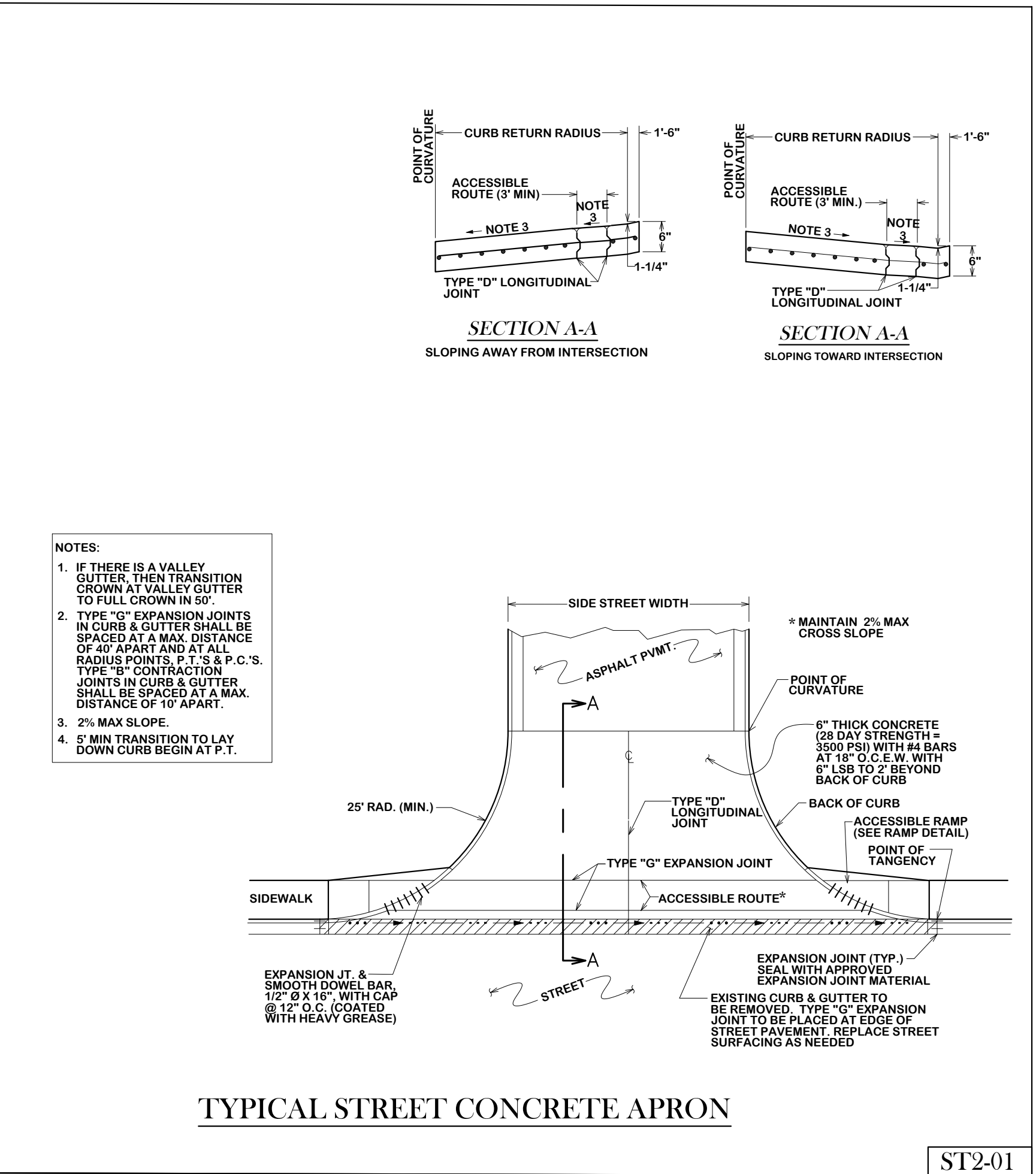
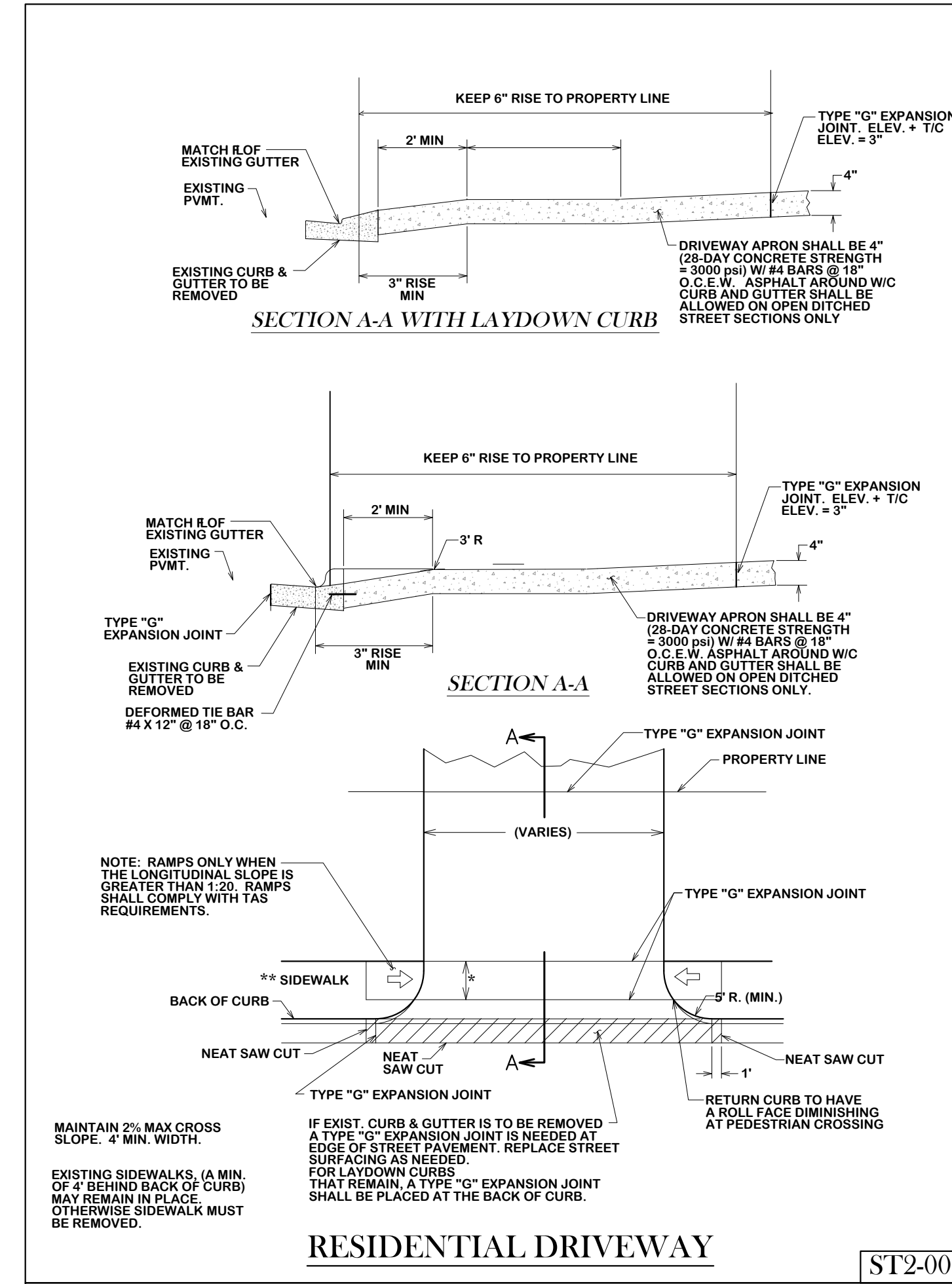
ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY GROWN IN. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, SOLO GRASS SHALL BE MAINTAINED. BARED AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

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.



REVISIONS:

**BRYAN - COLLEGE STATION**  
**STANDARD STREET DETAILS**



DRAWN BY: B.I.  
DATE: 12/2020  
SCALE: N T S  
APPROVED: W. P. K.

FIGURE:  
**ST1**  
SHEET 1 OF 2



