

- CONSTRUCTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF BRAZOS COUNTY AND THESE SPECIFICATIONS/PLANS.
- CONTRACTOR SHALL VISIT THE CONSTRUCTION LOCATION AND FAMILIARIZE THEMSELVES WITH THE WORKING CONDITIONS (TRAFFIC, DEMOLITION WORK, PROPOSED EXISTING UTILITIES, PAVING, DRAINAGE) OF THE SITE BEFORE BIDDING.
- CONTRACTOR IS TO DETERMINE ALL QUANTITIES OF WORK PRIOR TO BIDDING TO PROVIDE A COMPLETE AND APPROVED PROJECT TO OWNER.
- THE CONTRACTOR IS REQUIRED TO ATTEND A PRE-CONSTRUCTION MEETING WITH THE OWNER AND ENGINEER PRIOR TO STARTING WORK. NO WORK IS TO BE PERFORMED UNTIL THIS MEETING IS COMPLETED AND A WRITTEN NOTICE TO PROCEED IS ISSUED. CONSTRUCTION MEETINGS ON SITE DURING CONSTRUCTION ARE ALSO TO BE SCHEDULED WITH THE OWNER AND ENGINEER.
- IN THE ABSENCE OF SPECIFIC REQUIREMENTS FOR ANY WORK, CONTRACTOR SHALL COORDINATE WITH ENGINEER FOR DIRECTION. CONTRACTORS ARE NOT TO PROCEED WITH ANY WORK WITHOUT PROPER AUTHORIZATION FROM THE ENGINEER. PROCEEDING WITHOUT PROPER DIRECTION FROM THE ENGINEER WILL BE AT THE CONTRACTORS SOLE RISK.
- CONTRACTOR TO MAINTAIN SITE IN "FIRST CLASS" NEAT CONDITION. WORK SITE SHALL BE CLEANED UP AT END OF EACH DAY BY REMOVAL OF ANY TRASH AND/OR CONSTRUCTION DEBRIS. THE ENGINEER WILL HAVE FINAL DECISION ON ACCEPTABLE "NEAT" CONDITIONS.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, AND SERVICE LINES PRIOR TO EXCAVATING FOR UTILITY PLACEMENT. LOCATING METHODS INCLUDE, BUT ARE NOT LIMITED TO, LOCATING SERVICES, "POT HOLING" WITH WATER, SPOT DIGGING, ETC. COSTS FOR VERIFICATION OF EXISTING UTILITIES, AND TIE-IN LOCATIONS ARE TO BE INCLUDED IN BID. THE EXISTING LINES SHOWN ARE APPROXIMATE, BASED ON UTILITY MARKINGS AND CITY'S INFORMATION.
- CONTRACTOR TO PROTECT UTILITIES, MAIL BOXES, PAVEMENT, TRASH CANS, ETC. FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR DAMAGES RESULTING FROM THEIR ACTIVITIES. COSTS FOR REPAIRS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR IS RESPONSIBLE FOR LOCATING UNKNOWN UTILITIES AS ENCOUNTERED IN CONSTRUCTION. CONFLICTS WILL NOT BE REASON FOR CONTRACTOR TO CLAIM A DELAY OR ADDITIONAL COST ON THE PROJECT. CONTRACTOR SHALL ALERT THE ENGINEER IMMEDIATELY.
- CONTRACTOR TO COORDINATE WORK WITH THE FOLLOWING UTILITY COMPANIES, AGENCIES, AND THE CITY:
 

ELECTRIC	CENTERPOINT ENERGY	1-888-572-4399
TEXAS ONE CALL SYSTEM		800-245-4545
WATER & SEWER	CITY OF BRYAN PUBLIC WORKS	979-209-5900
ELECTRIC	BTU	979-821-5700
CABLE	SUDDENLINK	979-204-8263
	FRONTIER	972-365-9188
	METRO NET	RACHEL.MORALES@METRONET.COM
GAS	ATMOS	979-229-2406
- CONTRACTOR TO CONTACT UTILITY & PIPELINE COMPANIES FORTY-EIGHT (48) HOURS IN ADVANCE OF WORK IN THE VICINITY OF THEIR LINES. TEXAS ONE CALL SYSTEM IS REQUIRED WITH TICKET NUMBER.
- CONTRACTOR TO MAINTAIN CLEARANCE OF ALL EXISTING UTILITIES AS REQUIRED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND THESE PLANS.
- REMOVE AND DISPOSE OF ALL MATERIALS AND STRUCTURES THAT ARE TO BE DEMOLISHED AND NOT NOTED FOR SALVAGE IN AN APPROVED CONTRACTOR DISPOSAL AREA. EXISTING CURBS, CULVERTS AND DRAINAGE RELATED STRUCTURES WITHIN RIGHT-OF-WAY ARE TO BE REMOVED COMPLETELY. STANDARD SPECIFICATION ("PREPARING R.O.W.") ("REMOVING CONCRETE").
- CONTRACTOR TO MAINTAIN ACCESS TO RESIDENCES/BUSINESSES. DRIVEWAYS & DOORWAY THRESHOLDS SHALL NOT BE IMPASSABLE OVERNIGHT. ADVANCED COORDINATION W/ PROPERTY OWNERS, PRIOR TO DISRUPTION OF SERVICE BY CONSTRUCTION, TO BE COMPLETED BY THE CONTRACTOR. COORDINATE W/ THE ENGINEER.
- A FIELD SET OF AS-BUILT DRAWINGS SHOULD BE MAINTAINED BY THE CONTRACTOR FOR TRANSFER TO PERMANENT RECORD DRAWINGS. THESE DRAWINGS SHOULD INCLUDE MEASUREMENTS FROM EACH UNIT INSTALLED TO TWO PERMANENT OBJECTS. UTILITY SERVICE LOCATIONS SHOULD ALSO BE DOCUMENTED. PROJECT WILL NOT BE CLOSED OUT UNTIL CONTRACTOR HAS PROVIDED THESE FIELD SET(S) TO THE CONSULTING ENGINEER.
- 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. OWNER IS NOT RESPONSIBLE FOR THEFT OR VANDALISM.
- CONTRACTOR TO MAINTAIN ADEQUATE SITE DRAINAGE FACILITIES AS REQUIRED DURING CONSTRUCTION. PROTECT EXCAVATIONS FROM FLOODING DUE TO GROUNDWATER INFILTRATION AND RUN-OFF. INSURE THAT NO DRAINAGE ON OR OFF THE SITE IS BLOCKED BY PROPOSED CONSTRUCTION.
- CONSTRUCTION AREAS ARE TO BE CLEARED/GRUBBED COMPLETELY OF TREES, BRUSH, STUMPS, ROOTS, PIPES, PAVEMENT AND ALL MATERIALS RESULTING FROM DEMOLITION AND CONSTRUCTION. COST OF CLEARING TO COMPLETE ALL IMPROVEMENTS TO BE INCLUDED IN BID TO OWNER.
- CONTRACTOR TO BE RESPONSIBLE FOR EROSION CONTROL DURING AND AFTER CONSTRUCTION. CONTRACTOR SHALL INSTALL EROSION AND SILT CONTROL MEASURES AS REQUIRED DURING CONSTRUCTION AND SHALL REMOVE TEMPORARY MEASURES WHEN PERMANENT COVER IS ESTABLISHED.
- CONTRACTOR IS RESPONSIBLE FOR O.S.H.A. 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 BRAZOS COUNTY AND CONSULTING ENGINEER PRIOR TO ANY EXCAVATION ON THE PROJECT. INCLUDE PLAN WITH PROJECT SUBMITTALS.
- EXISTING GRADES SHALL BE RE-ATTAINED AND PROPOSED GRADES SHALL BE ATTAINED BY SHAPING BACKFILL MATERIAL BY CUT AND FILL OPERATIONS. FILL OPERATIONS ARE TO BE ACCOMPLISHED BY PLACING MATERIAL IN 6-INCH (LOOSE MEASURE) LIFTS AND 98% DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR), OR AS NOTED IN DETAILS. CONTRACTORS (BIDDERS) ARE TO PERFORM THEIR OWN QUANTITIES DETERMINATION PRIOR TO BIDDING. ALL EARTHWORK TO BE INCLUDED IN BID.
- FINISHED GRADES OF NATURAL GROUND, SOD, PAVEMENT, ETC. TO BE SLOPED TO PROVIDE PROPER DRAINAGE.
- SELECT BORROW MATERIAL SHALL HAVE A PLASTICITY INDEX (PI) OF 8 TO 18.
- CONTRACTORS ARE TO COORDINATE THE HOLDING/SUPPORT OF UTILITY POLES WITH RESPECTIVE OWNERS WHERE NECESSARY TO FACILITATE CONSTRUCTION. ALL COORDINATION WITH UTILITY COMPANIES IS TO BE INCLUDED WITH BID ITEMS FOR WORK TO BE PERFORMED.
- CULVERTS, DRIVEWAYS, SIDEWALKS, SIGNS, MAILBOXES, ETC. DISTURBED/DAMAGED BY CONSTRUCTION THAT ARE NOT SPECIFIED FOR REMOVAL/REPLACEMENT ARE TO BE RESET/REPLACED AT NO ADDITIONAL COST.
- ALL EARTHEN AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REGRADED, HYDROMULCHED, AND FERTILIZED. THIS WORK SHALL BE DONE AS OUTLINED IN THE SPECIFICATION. THIS WORK IS SUBSIDIARY TO SITE RESTORATION LINE ITEMS.
- VERIFY LOCATION AND GRADE OF STORM SEWER OUTFALLS AND TIE-INS PRIOR TO CONSTRUCTION OF UPSTREAM IMPROVEMENTS.
- CONTRACTOR TO MAINTAIN STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ON SITE. BEST MANAGEMENT PRACTICES TO BE USED INCLUDING BUT NOT LIMITED TO ROCK FILTER DAMS, HAY BALES, INLET PROTECTION, SILT FENCES, ETC.
- CONTRACTOR TO COORDINATE WITH TRASH COLLECTOR TO ENSURE CONTINUING SERVICE DURING CONSTRUCTION.

**General Notes**

**8**

- UTILITY CONSTRUCTION AND MATERIALS SHALL MEET THE REQUIREMENTS OF THESE PLANS: TCEQ "RULES & REGULATIONS FOR PUBLIC WATER SYSTEMS".
- CONTRACTOR AND HIS SUPPLIER TO SUPPLY & INSTALL FITTINGS AS DESIGNED. ANY ADDITIONAL FITTING REQUIRED BUT NOT NOTED ON PLANS BUT NECESSARY FOR CONSTRUCTION WILL BE CONSIDERED SUBSIDIARY. CONTRACTOR TO MAKE THEIR OWN DETERMINATION FOR SUBSIDIARY ITEMS. COST TO BE INCLUDED IN PIPE BIDS.
- ALL UTILITIES TO BE TESTED IN ACCORDANCE WITH PROJECT SPECIFICATIONS. TESTS TO BE COORDINATED WITH & WITNESSED BY INSPECTOR.
- EMBEDMENT REQUIREMENTS NOTED ON THESE PLANS ARE TO BE STRICTLY ADHERED TO.
- CONTRACTOR SHALL COORDINATE ALL MAIN AND SERVICE CONNECTIONS WITH THE CITY OF SEALY AND INDIVIDUAL PROPERTY OWNERS (WHERE NECESSARY). CONTRACTOR WILL GIVE 72 HOUR NOTICE TO CUSTOMERS FOR DISRUPTION OF WATER SERVICE. WATER SERVICES SHALL NOT BE INTERRUPTED TO ANY RESIDENCE OR BUSINESS FOR LONGER THAN A SIX HOUR PERIOD.
- SANITARY SEWER GRAVITY LINE TO BE SDR 26 (HEAVY WALL) PVC AND CONFORM TO ASTM D3034 (AS APPROVED BY THE CITY OF BRYAN). SEPARATION REQUIREMENT TO ADHERE TO TCEQ (RE: DETAIL).
- WATERLINE TO BE PVC (POLYVINYL CHLORIDE) AND CONFORM TO ASTM D2241. PIPE 6" AND LARGER IN DIAMETER TO BE C-900 PVC. SERVICE LINES SHALL BE 1" OR 1-1/2" COPPER TYPE "K". PVC PIPE JOINTS TO HAVE SINGLE GASKET BELL TYPE JOINTS. PROVIDE 48" MINIMUM COVER FOR WATERLINES UNLESS NOTED.
- GATE VALVES TO BE SAME SIZE AS LINE IN WHICH INSTALLED UNLESS NOTED. PROVIDE IRON BODIED RESILIENT SEAT GATE VALVES.
- FITTINGS TO BE DUCTILE IRON CONFORMING TO AWWA C110 AND ANSI A21 10 FOR 2 INCHES IN DIAMETER AND LARGER.
- SEALY WILL SHUT OFF WATER ONLY IF ABSOLUTELY NECESSARY FOR CONTRACTOR TO MAKE TIE-INS. CONTRACTOR WILL 72 HOUR NOTICE TO CITY. CLOSE COORDINATION IS REQUIRED TO ALLOW SEALY SUFFICIENT TIME TO NOTIFY CUSTOMERS WATER WILL BE SHUT-OFF. SEALY WILL SHUT WATER OFF ONLY ONCE. CONTRACTOR TO HAVE SUFFICIENT STAFF AND ALL REQUIRED MATERIALS ON SITE PRIOR TO BEGINNING OF WORK AND SYSTEM SHUT DOWN. ALL TIE-INS ARE TO BE COMPLETED WITHIN A 6 HOUR PERIOD.
- ALL NECESSARY ADJUSTMENTS TO UTILITY RELATED ITEMS (IE: WATER METERS, VALVE BOXES, GAS METERS, VALVE BOXES, MONITORING WELLS, MANHOLES, ETC.) ARE TO BE SUBSIDIARY. COSTS TO BE INCLUDED IN BID.
- CONTRACTOR IS RESPONSIBLE FOR FINDING ALL SANITARY SEWER SERVICES. PRELIMINARY INVESTIGATION WILL ALSO CONFIRM ADDITIONAL SERVICES THAT ARE NECESSARY WHICH ARE NOT SHOWN IN PLANS. CONTRACTOR SHALL HAVE THE EXISTING SEWER MAIN TYPED PRIOR TO CONSTRUCTION, TO LOCATE ALL SERVICE TIE-IN LOCATIONS.
- VERIFY LOCATION AND GRADE OF SANITARY SEWER TIE-INS PRIOR TO CONSTRUCTION TO ENSURE NO CONFLICTS WITH OTHER UTILITIES & PROPOSED DRAINAGE SYSTEM.
- A LICENSED PLUMBER IS REQUIRED FOR ALL WORK RELATED TO WATER AND SANITARY SEWER SERVICES THAT IS ON PRIVATE PROPERTY.
- ALL MANHOLES ARE TO BE ADJUSTED FOR TEMPORARY & FINAL GRADES SO THAT TRAFFIC CAN PASS DURING ALL PHASES OF CONSTRUCTION. COSTS SHALL BE INCLUDED IN MANHOLE BIDS.
- CONTRACTOR TO LOCATE ALL INTERCONNECT/DISCONNECT LOCATIONS PRIOR TO CONSTRUCTION. LINES TO BE CUT, DISCONNECTED & CAPPED AS NOTED IN PLANS.

**Utility Notes**

**6**

- SUBGRADE SHALL BE PREPARED WITH A MINIMUM 6" THICKNESS, STABILIZED AS REQUIRED (TYPE AND PERCENTAGE) BY THE GEOTECHNICAL REPORT, COMPACTED TO A MINIMUM OF 98% STANDARD EFFORT.
- MATERIALS TO BE AS FOLLOWS:  
CRUSHED AGGREGATE - TYPE A, GRADE 1 OR 2 OF TXDOT ITEM 247 "FLEXIBLE BASE" (OR AN APPROVED EQUIVALENT MATERIAL)  
CONCRETE - 28-DAY COMPRESSIVE STRENGTH = 3500 PSI  
REINFORCING STEEL - ASTM A615, GRADE 60
- THE FOLLOWING CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL, UNLESS OTHERWISE SHOWN:  
3" - CONCRETE CAST DIRECTLY AGAINST THE GROUND  
2" - FORMED SURFACES OR TOP OF FINISHED SURFACES
- LAP REINFORCING STEEL IN ACCORDANCE WITH ACI 318-02 (CLASS B). ALL DOWELS SHOULD BE PLACED STRAIGHT IN CONCRETE (NO BENDING) BY USING A DOWEL BASKET, ETC.
- PAVING RECONSTRUCTION IS NOT TO PROCEED UNTIL UTILITY CONSTRUCTION IS SUCCESSFULLY TESTED, NEW SYSTEM IS OPERATING, & ABANDONMENT OF OLD SYSTEM IS COMPLETE.
- PAVEMENT TIE-INS TO EXISTING PAVEMENT TO BE SUBSIDIARY TO THE PERTINENT BID ITEMS, SHALL BE SLOPED TO MATCH ADA AND CITY OF SEALY SPECIFICATIONS, AND SLOPED TO ENSURE PROPER DRAINAGE.
- PAVING RECONSTRUCTION IS NOT TO PROCEED UNTIL UTILITY CONSTRUCTION IS SUCCESSFULLY TESTED, NEW SYSTEM IS OPERATING, & ABANDONMENT OF OLD SYSTEM IS COMPLETE.
- PAVEMENT TIE-INS TO EXISTING PAVEMENT TO BE SUBSIDIARY TO THE PERTINENT BID ITEMS, SHALL BE SLOPED TO MATCH ADA AND CITY OF SEALY SPECIFICATIONS, AND SLOPED TO ENSURE PROPER DRAINAGE.
- PROVIDE EXPANSION JOINTS AND CONTROL JOINTS IN ACCORDANCE WITH CONSTRUCTION PLANS. CURB AND GUTTER SHALL HAVE 1/2" REMOLDED OR 3/4" REDWOOD OR CYPRESS EXPANSION JOINT AS DETAILED (UNLESS NOTED OTHERWISE), AND SHALL HAVE GROOVED CONTROL JOINTS AS DETAILED. ALL JOINTS WILL BE SEALED IN ACCORDANCE W/ TECHNICAL SPECIFICATIONS. EXPANSION JOINTS FOR CURB AND GUTTER SHALL MATCH EXPANSION JOINTS IN STREET.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING PAVEMENT TIE-IN ELEVATIONS PRIOR TO CONSTRUCTION TO ENSURE THAT TRANSITION FROM EXISTING TO NEW PAVEMENT IS FLUSH AND WITHIN ADA COMPLIANCE. CONTRACTOR SHALL REPORT DISCREPANCIES WITH TIE-IN ELEVATIONS TO PROJECT ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT PROCEED WITHOUT DIRECTION TO RESOLVE THE DISCREPANCIES FROM THE PROJECT ENGINEER. IF THE CONTRACTOR CONSTRUCTS THE NEW PAVEMENT WITHOUT DIRECTION FROM THE PROJECT ENGINEER AND THE PAVEMENT IS OUT OF COMPLIANCE; THE CONTRACTOR SHALL REMOVE AND REPLACE THE PAVEMENT REQUIRED TO MAKE THE NEW PAVEMENT COMPLIANT AT THE CONTRACTOR'S EXPENSE
- COORDINATE CONSTRUCTION CLOSELY WITH THE CITY OF BRYAN TO ASSURE THAT THERE ARE NO CONFLICTS BETWEEN GRADING, DRAINAGE AND PAVING IMPROVEMENTS.
- PROPOSED PAVEMENT ELEVATIONS SHOWN ARE TOP OF FINISHED PAVEMENT (P), OR CURB (T) AS NOTED. PROPOSED FLOWLINE ELEVATIONS ARE NOTED (FL).

**Paving Notes**

**5**



**Utility Locate Service**

**N.T.S.**

**4**

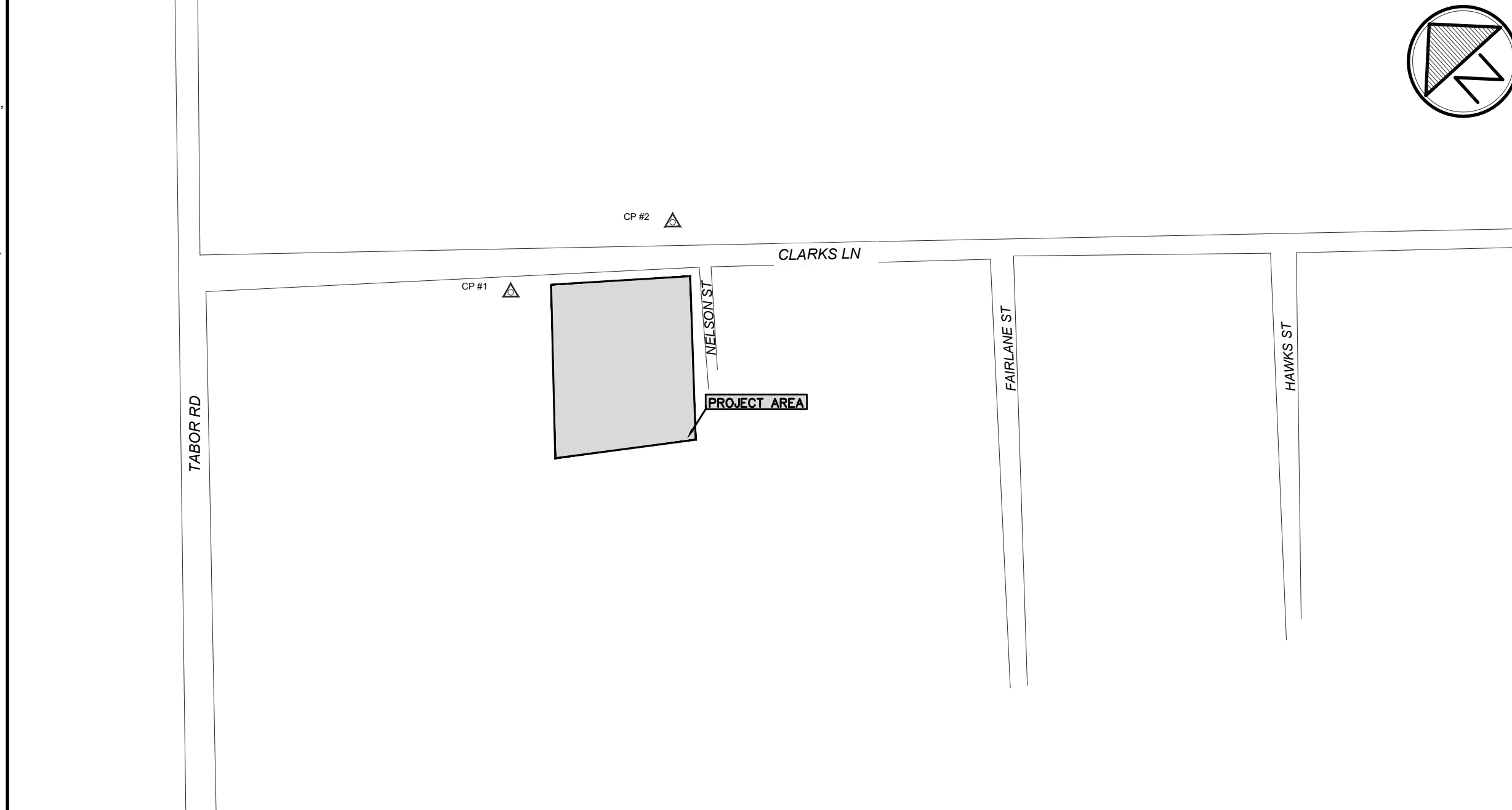
Control Point List		
NO.	DESCRIPTION	ELEV./COORD.
1	IRON ROD ON THE SOUTH SIDE OF CLARKS LANE, APPROXIMATELY 80' FROM EXISTING DRIVEWAY CULVERT AND 72' FROM EXISTING BUILDING	ELEV: 376.98 E: 3541850.5479 N: 10245019.8421
2	IRON ROD ON THE NORTH SIDE OF CLARKS LANE, APPROXIMATELY 163' FROM EXISTING SSMH#278 AND 181' FROM EXISTING POWER POLE ON THE CORNER OF THE PROPERTY.	ELEV: 149.51 E: 3542150.6018 N: 10244908.0292

**Bench Mark/Control Point List**

**3**

**Legend**

**2**



**Vicinity Map**

**Existing**

- EXISTING RIGHT-OF-WAY
- SANITARY SEWER
- WATER LINE
- NATURAL GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND FIBER OPTIC CABLE
- OVERHEAD ELECTRIC
- OVERHEAD TELEPHONE
- OVERHEAD CABLE TV
- CHAINLINK FENCE
- BARBED WIRE FENCE
- WOOD FENCE
- IRRIGATION CONTROL VALVE
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- POWER POLE
- GUY WIRE
- WATER METER
- TELEPHONE BOX
- GAS METER
- TELEPHONE POLE
- GAS VALVE
- MAILBOX
- BENCH MARK
- CONTROL POINT
- ASPHALT
- GRAVEL
- CONCRETE
- TREE

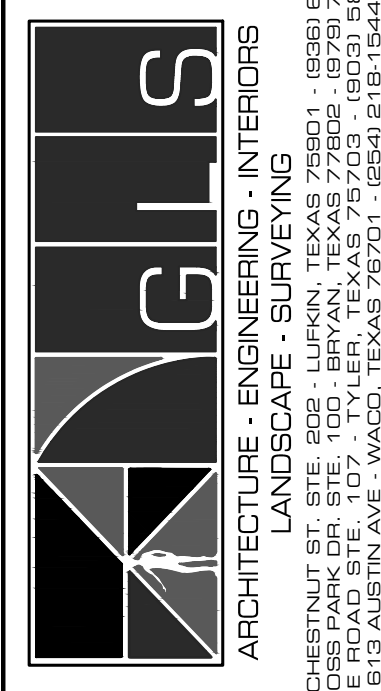
**Proposed**

- CO CLEANOUT
- SS — SEWER LINE (SIZE NOTED)
- S — STORM SEWERLINE (SIZE NOTED)
- S — SIGN (TYPE NOTED)
- SF — 6" GRAVEL PAVEMENT
- SF — SILT FENCE

G=GROUND  
T=TOP OF CURB  
P=TOP OF PAVEMENT  
FL=FLOW LINE  
NOTE: LEGENDS WITHIN SPECIFIC SECTIONS APPLY ONLY TO THOSE SECTIONS. THE ITEMS LISTED ABOVE ARE TYPICAL UNLESS NOTED OTHERWISE.

REVISIONS	DATE	BY	APP'D BY	ISSUED
1				
2				
3				
4				

T.B.P.E.L.B. FIRM NO. F-413  
T.B.A.L.E. FIRM NO. BR 201  
T.B.P.E.L.B. FIRM NO. 10110000  
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GIS/PLANNING/ENGINEERING/ARCHITECTURE/INTERIORS



**New Metal Building**  
RW Clarks  
Bryan, Texas  
**Civil Notes & Information**

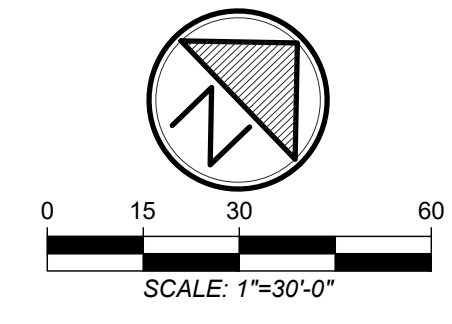
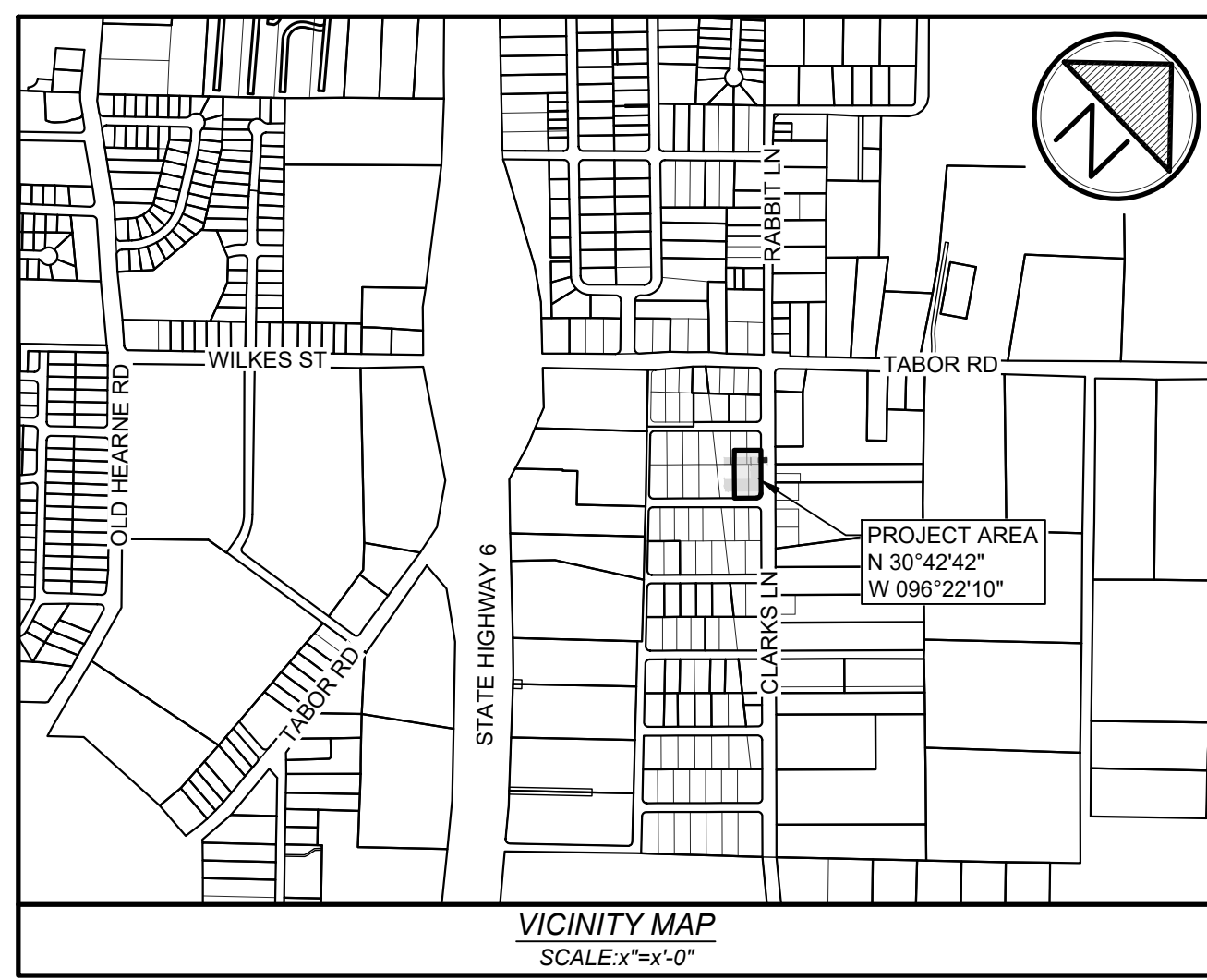
JOB NUMBER  
200151

SHEET NO.

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**1"=200'-0"**

**1**



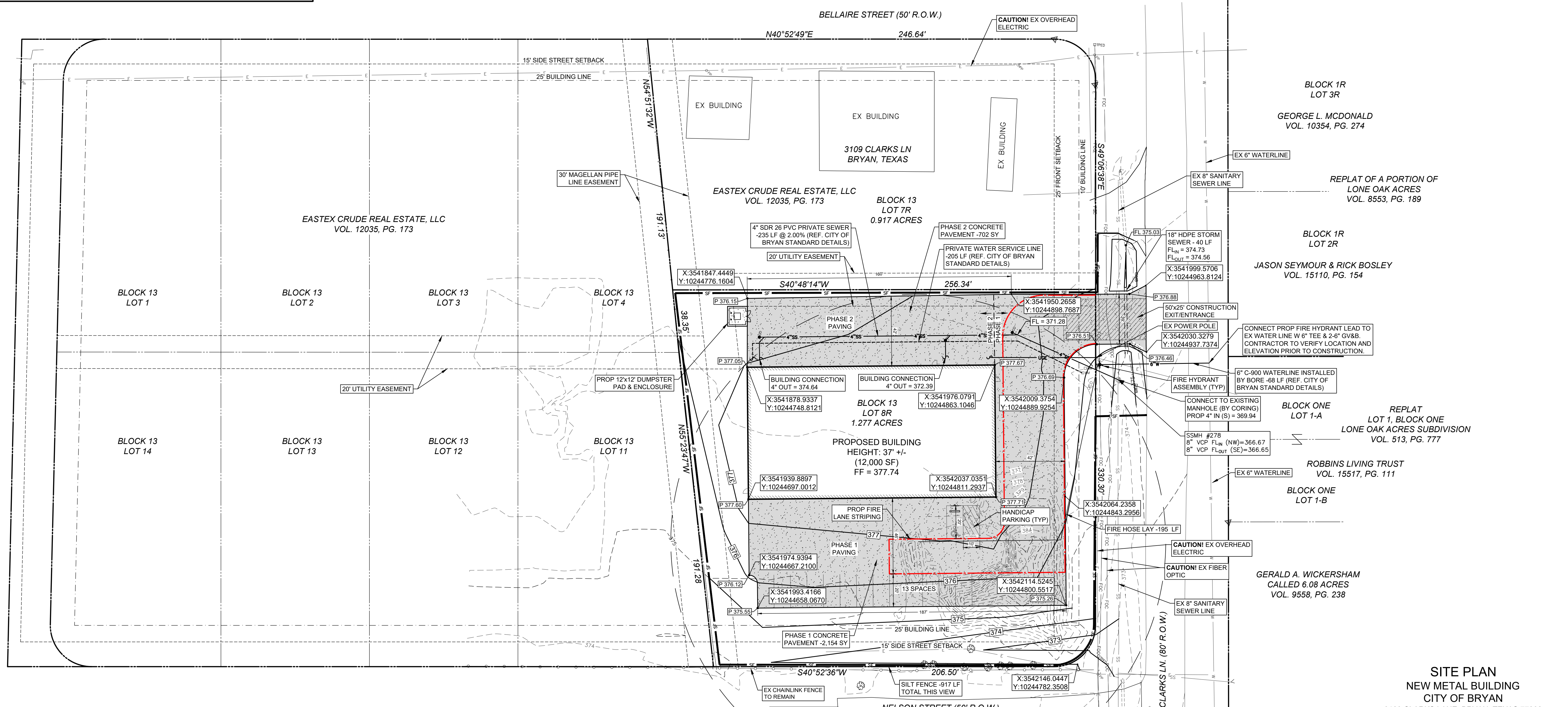
LONE OAKS ACRES  
BLOCK 14  
VOL. 190, PG. 43

BLOCK 14 LOT 12 RUEDA TABOR INVESTMENT, LLC VOL. 15454, PG. 40

BLOCK 14 LOT 11

BLOCK 14 LOT 10 CVS RUEDA INVESTMENTS, LLC VOL. 15454, PG. 43

BLOCK 14 LOT 9



- NOTES:
- THIS PROPERTY IS ZONED INDUSTRIAL DISTRICT (I).
  - ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  - ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUM. 48041C0205F, WITH AN EFFECTIVE DATE OF APRIL 2, 2014, THIS TRACT IS LOCATED IN AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
  - NO EXISTING STRUCTURES EXIST ON THE SITE WHERE IMPROVEMENTS ARE PROPOSED.
  - PROPOSED USE & IMPROVEMENTS: NEW ONE-STORY GENERAL FABRICATION SHOP (12,000 S.F.) AND A NEW PARKING LOT.
  - 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
  - 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 WIND BLOWN LITTER FROM THE PROJECT SITE.
  - PAIN A CONTINUOUS 8" WIDE RED STRIPE ON THE DRIVEWAY SURFACE W/ PAINTED WHITE 4" TALL LETTERING "FIRE LANE - NO PARKING - TOW AWAY ZONE". TEXT SHALL BE PAINTED EVERY 15' FOR THE ENTIRE LENGTH OF THE FIRE LANE.

PARKING ANALYSIS		
BUILDING TYPE:	WAREHOUSE & VEHICLE MAINTENANCE	
BUILDING SQUARE FOOTAGE:	12,000 SF	
STANDARD PARKING SPACES REQ'D:	1 SPACE PER 900 SF = 14 SPACES	
HANDICAP PARKING SPACES REQ'D:	1 - 14 SPACES = 7% OF TOTAL	
PARKING ANALYSIS:		
PARKING SPACE TYPE	REQ'D	PROV.
STANDARD	13	13
HANDICAP (HC)	1	1
TOTAL SPACES:	14	13

NOTE: BASED ON THE BUILDING SQUARE FOOTAGE THIS SITE REQUIRES 14 TOTAL PARKING SPACES. WE HAVE PROVIDED 14 TOTAL AUTOMOBILE SPACES OF WHICH 1 IS AN ADA COMPLIANT SPACE.

**SITE PLAN**  
NEW METAL BUILDING  
CITY OF BRYAN  
3109 CLARKS LANE, BRYAN, TEXAS 77802  
LEGAL DESCRIPTION:  
2.194 ACRES, S. AUSTIN SURVEY, A-63  
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

**OWNER**  
RISA ENGINEERING, LLC  
16013 SORRENTO DRIVE  
WOODWAY, TEXAS 76712  
ATTN: JAKE WINDSOR, OWNER  
936-465-4911  
JAE@JSENG.COM

**CIVIL ENGINEER**  
GLS  
4077 GROSS PARK DRIVE, STE 100  
BRYAN, TEXAS 77802  
ATTN: JOHN RUSK, P.E.  
979-776-9700  
JRUSK@GLSTEXAS.COM

NO.	DATE	REVISIONS
1		
2		
3		
4		

DRAWN BY: HJ  
APP'D BY: MK  
ISSUED: ###

T.B.P.E.L.B. FIRM NO. F-413  
T.A.L.A.E. FIRM NO. BR 201  
T.B.P.E.L.B. FIRM NO. 13110000

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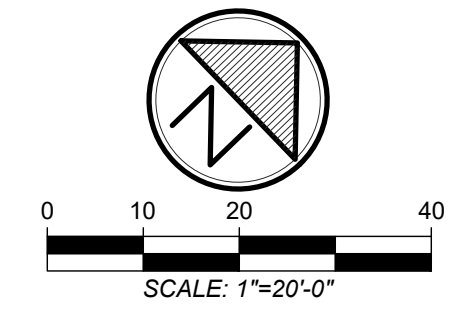
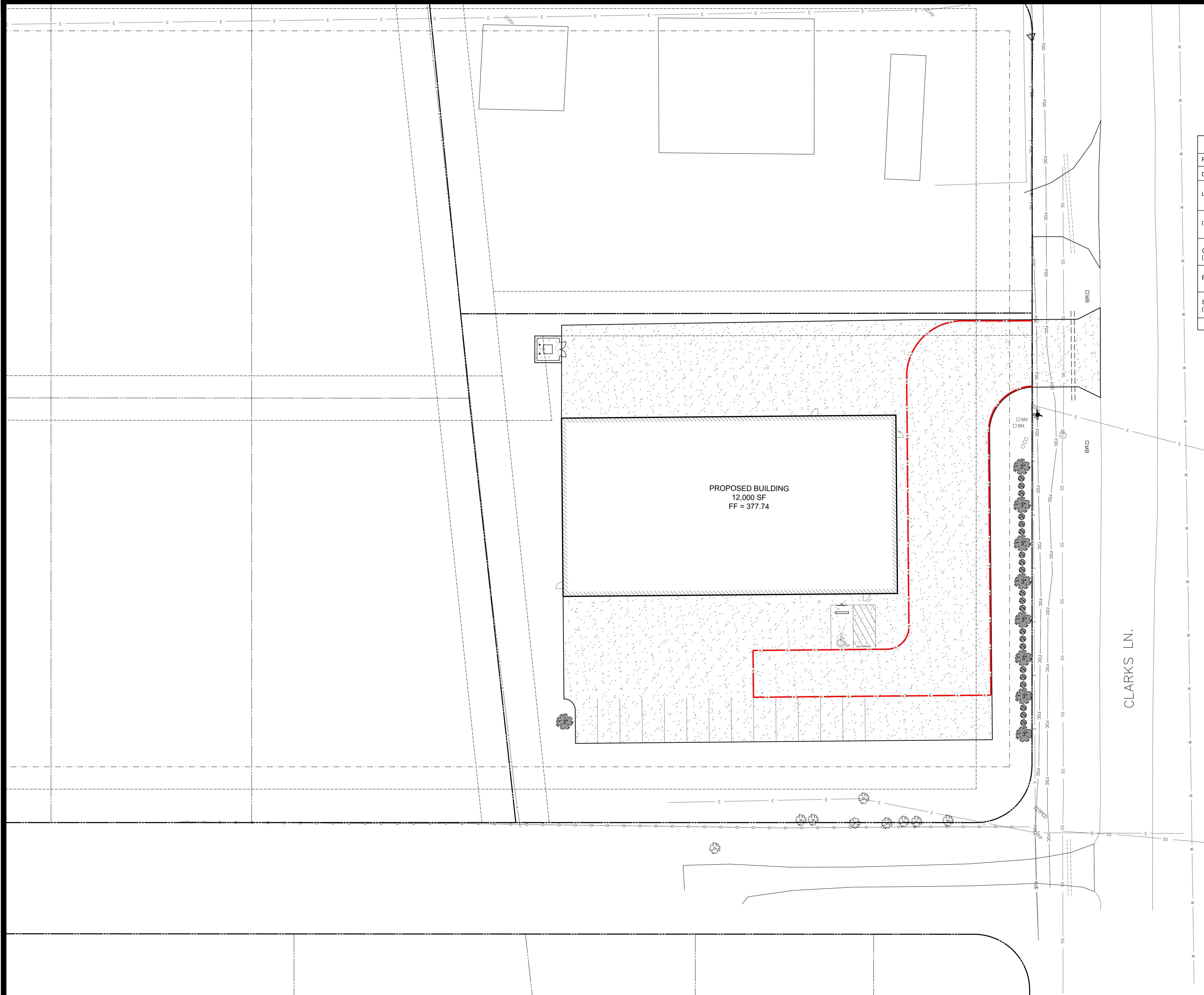
**GLS**  
ARCHITECTURE · ENGINEERING · INTERIORS  
LANDSCAPE · SURVEYING

JOHN RUSK  
PROFESSIONAL ENGINEER  
87884  
03/19/2025

STATE OF TEXAS  
JOHN RUSK  
PROFESSIONAL ENGINEER  
87884  
03/19/2025

**New Metal Building**  
RW Clarks  
Bryan, Texas  
Site, Utility, & Grading Plan

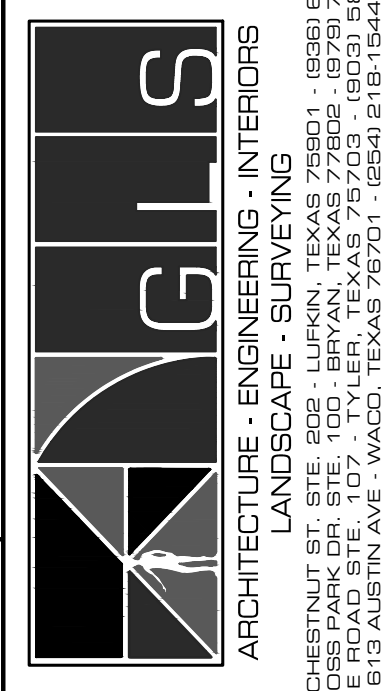
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LANDSCAPE REQUIREMENTS			
PROJECT AREA	1.28 ACRES (55,625 SF)		
DEVELOPED AREA	37,403 SF		
LANDSCAPE AREA REQUIRED (AREA EQUAL TO 15% OF DEVELOPED AREA)	5,611 SF		
ITEM	QUANTITY EACH	SF CREDIT	SF CREDIT AWARDED
CANOPY TREE (LIVE OAK) 3" OR LARGER	8	250	2000
EXISTING TREES	8	400	3200
SHRUB (5 GALLON) (INDIAN HAWTHORN)	20	21	620
GRAND TOTAL = 5620			

REVISIONS			
DATE	BY	REVISION	ISSUED
1	HJ		###
2	JIR		###
3			###
4			###

T.B.P.E.L.B. FIRM NO. F-413  
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 6125 SOUTHWAY DRIVE, WACO, TEXAS 76791 - (817) 831-1544



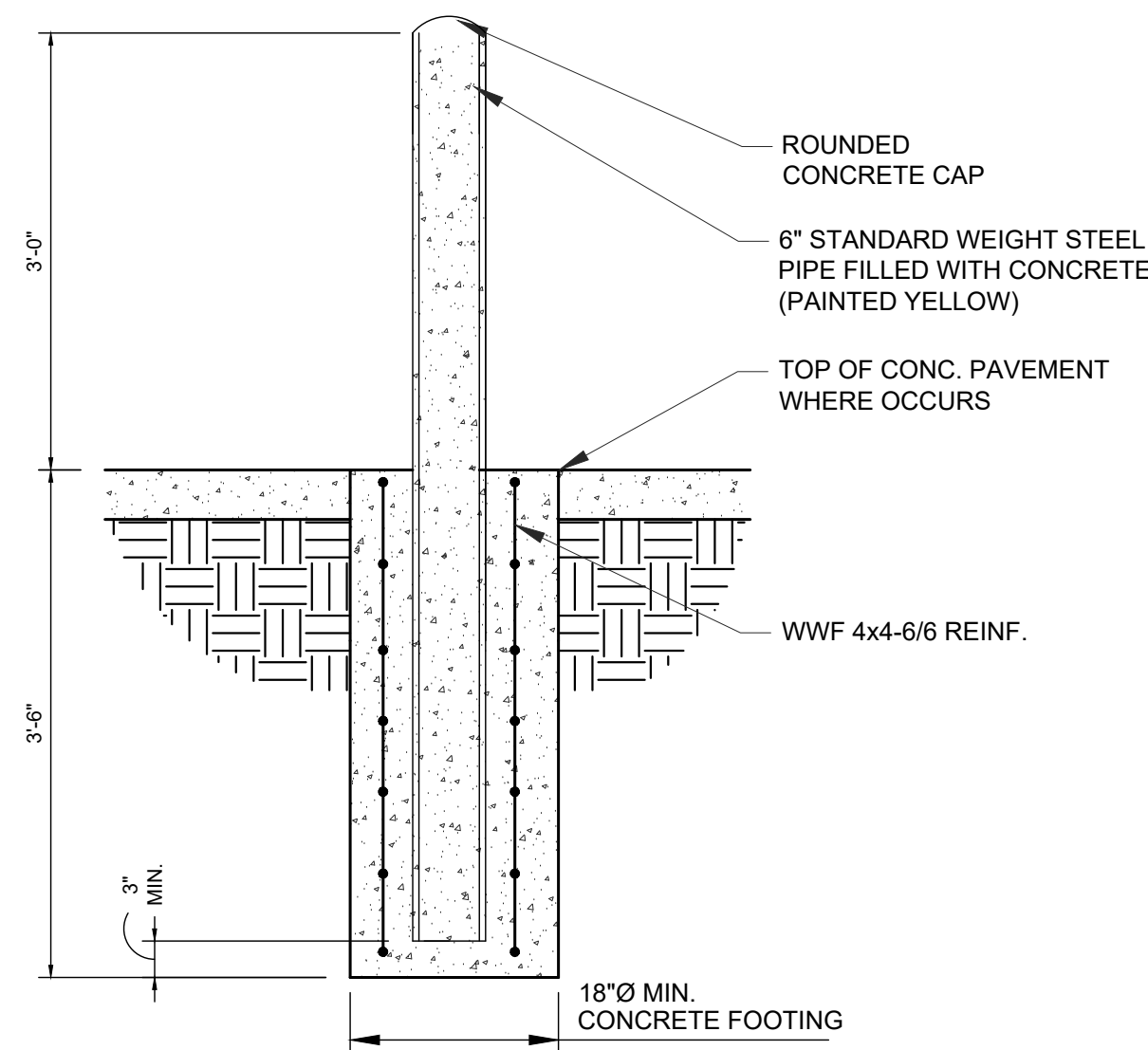
**New Metal Building**  
 RW Clarks  
 Bryan, Texas  
**Landscape Plan**

JOB NUMBER  
200151  
 SHEET NO.

**C3.0**

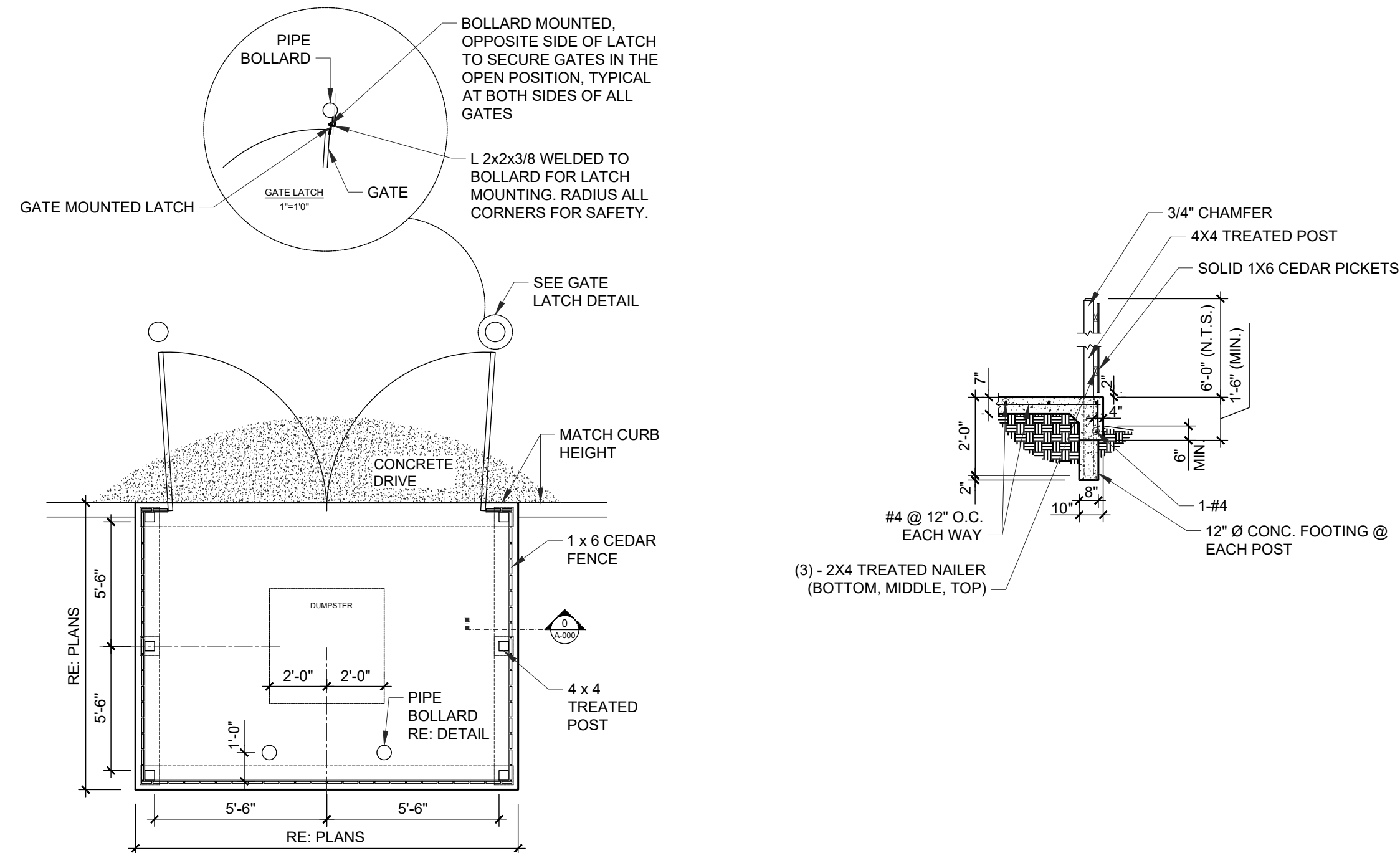
Not Used

N.T.S. 1



Pipe Bollard

N.T.S. 4

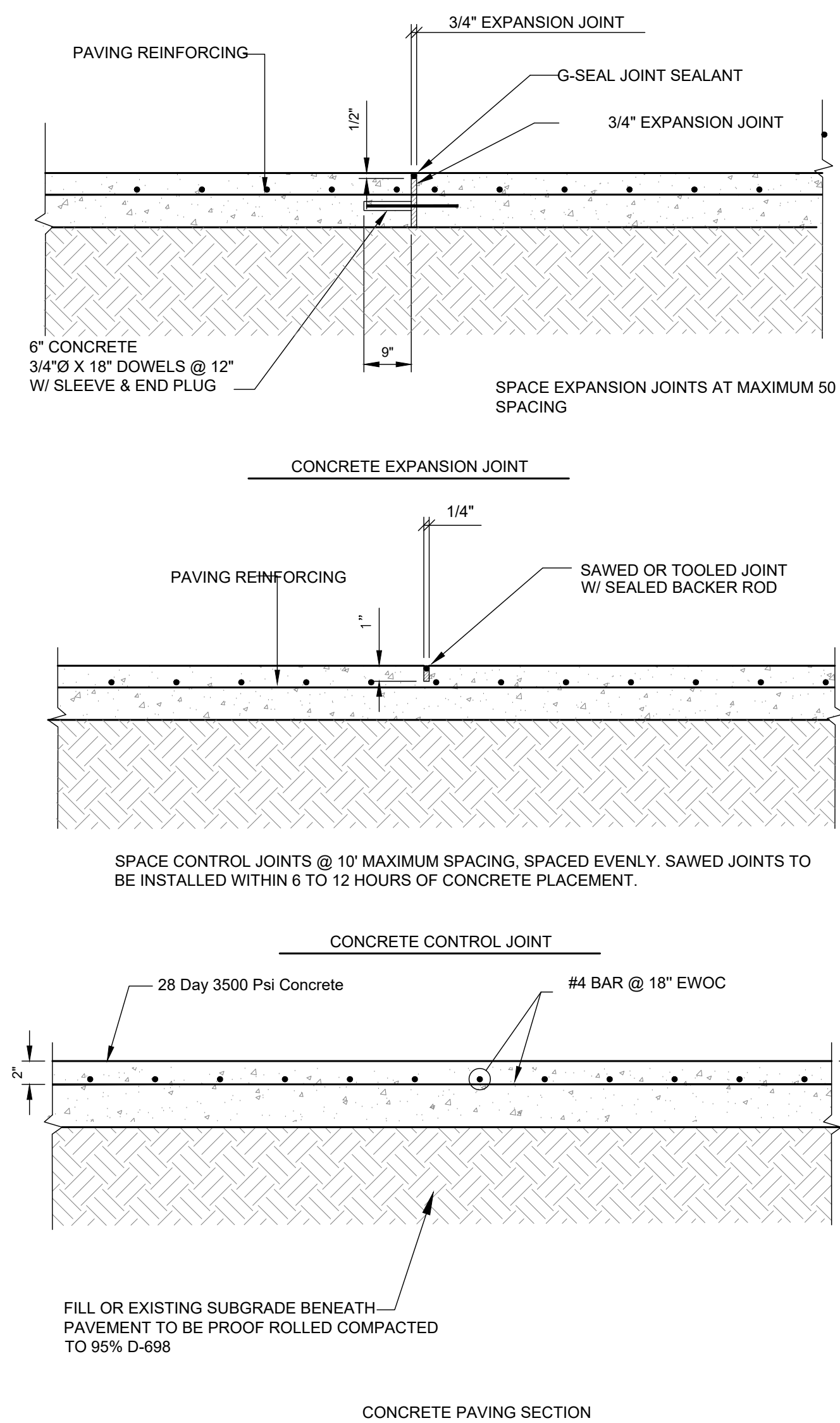


Dumpster Pad and Enclosure Detail

N.T.S. 5

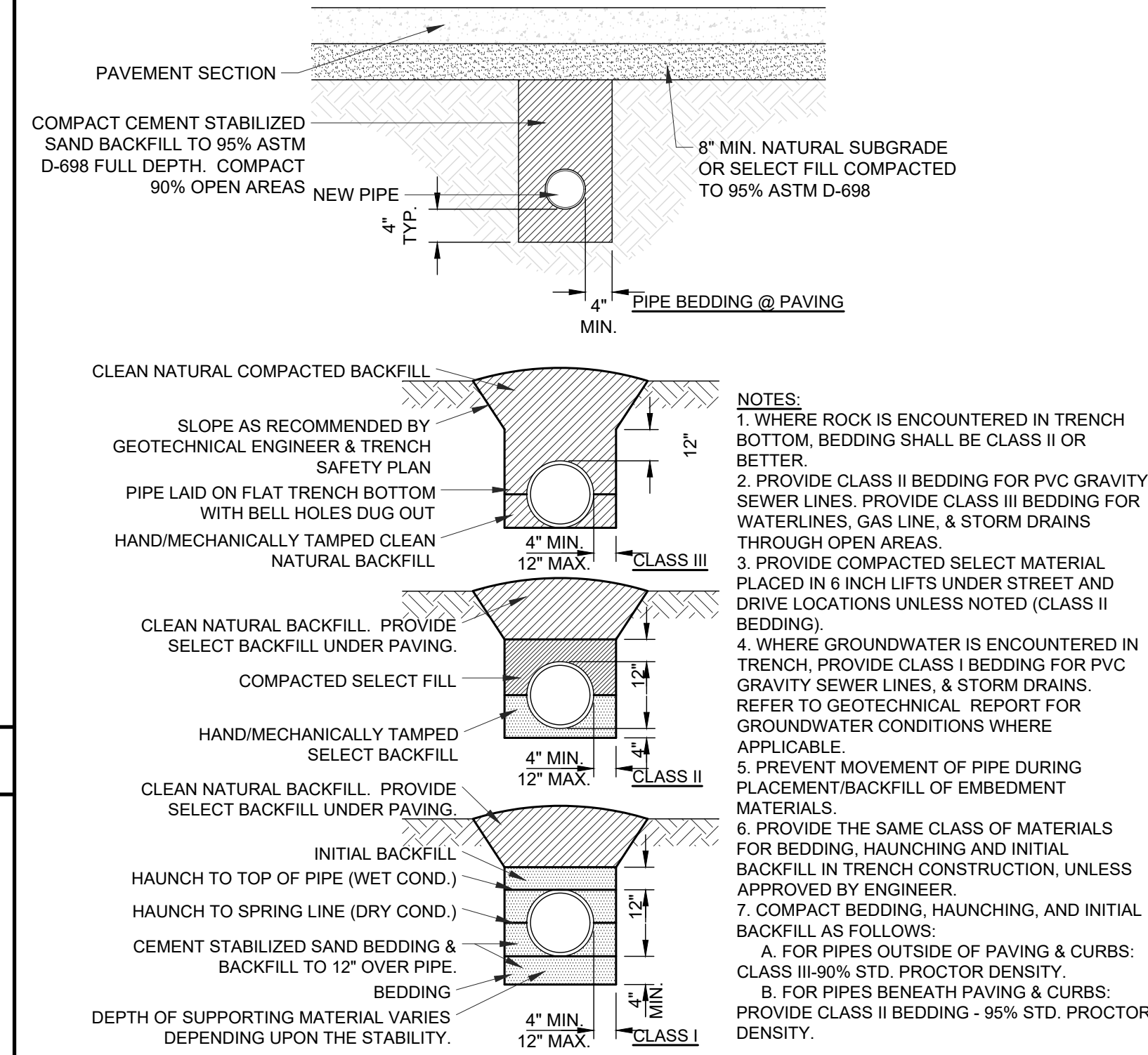
Concrete Pavement (Alternate)

N.T.S. 3



Concrete Pavement (Alternate)

N.T.S. 6

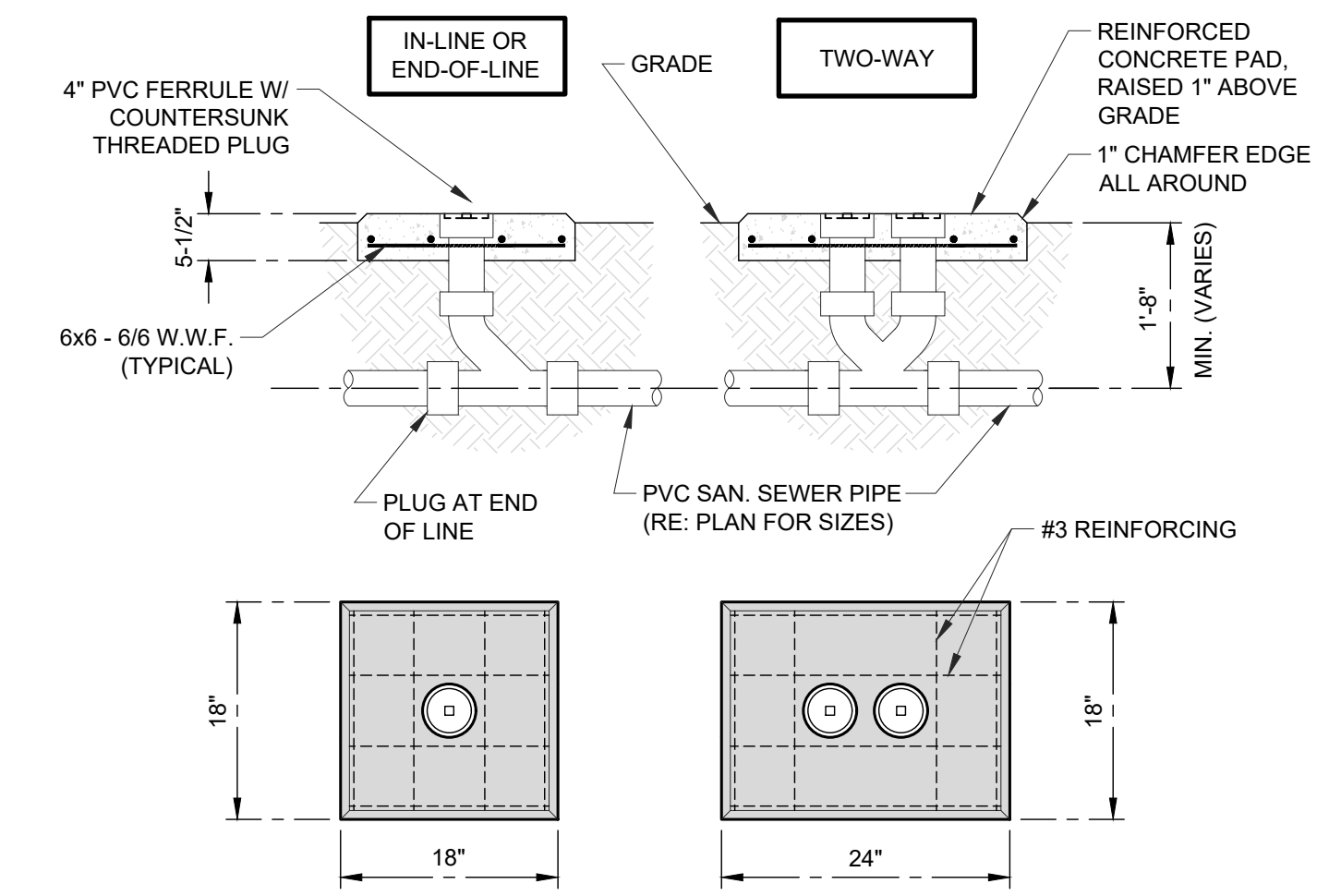


Concrete Pavement (Alternate)

N.T.S. 3

Sewer Cleanout

N.T.S. 2

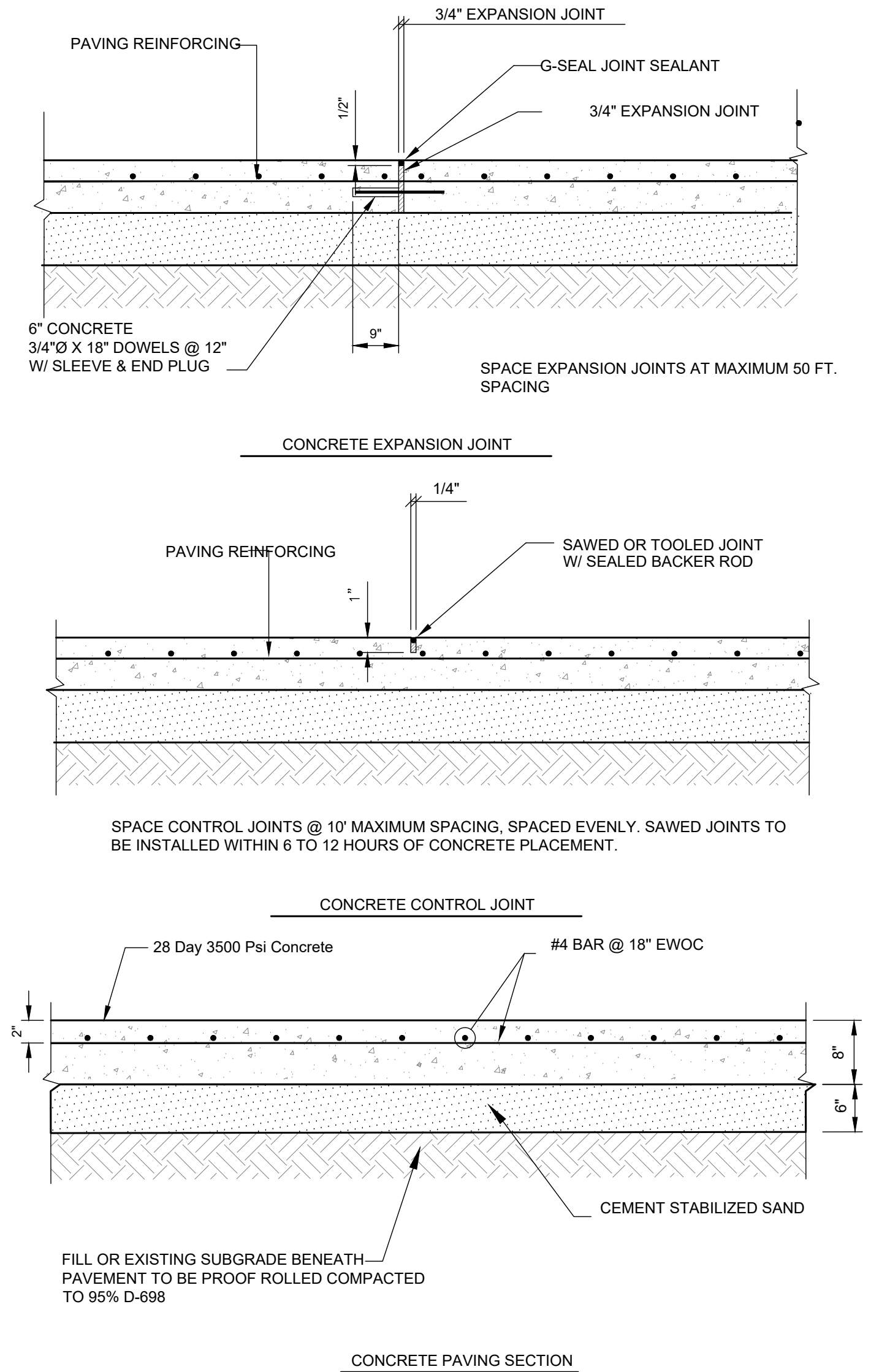


Sewer Cleanout

N.T.S. 2

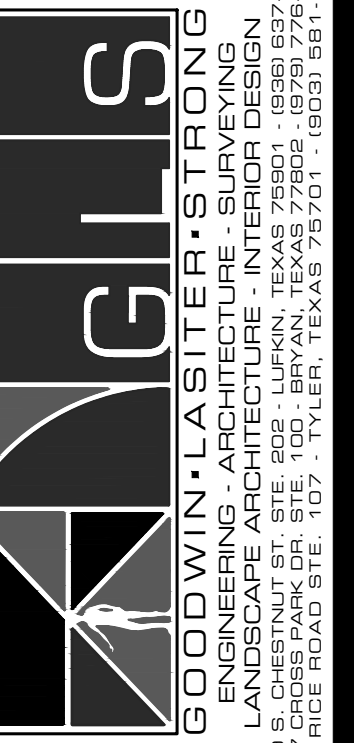
Concrete Pavement

N.T.S. 7



Concrete Pavement

N.T.S. 7



New Metal Building  
RW Clarks  
Bryan, Texas  
Civil Details

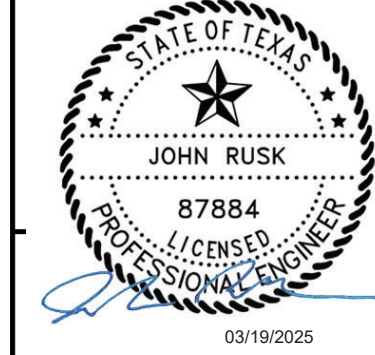
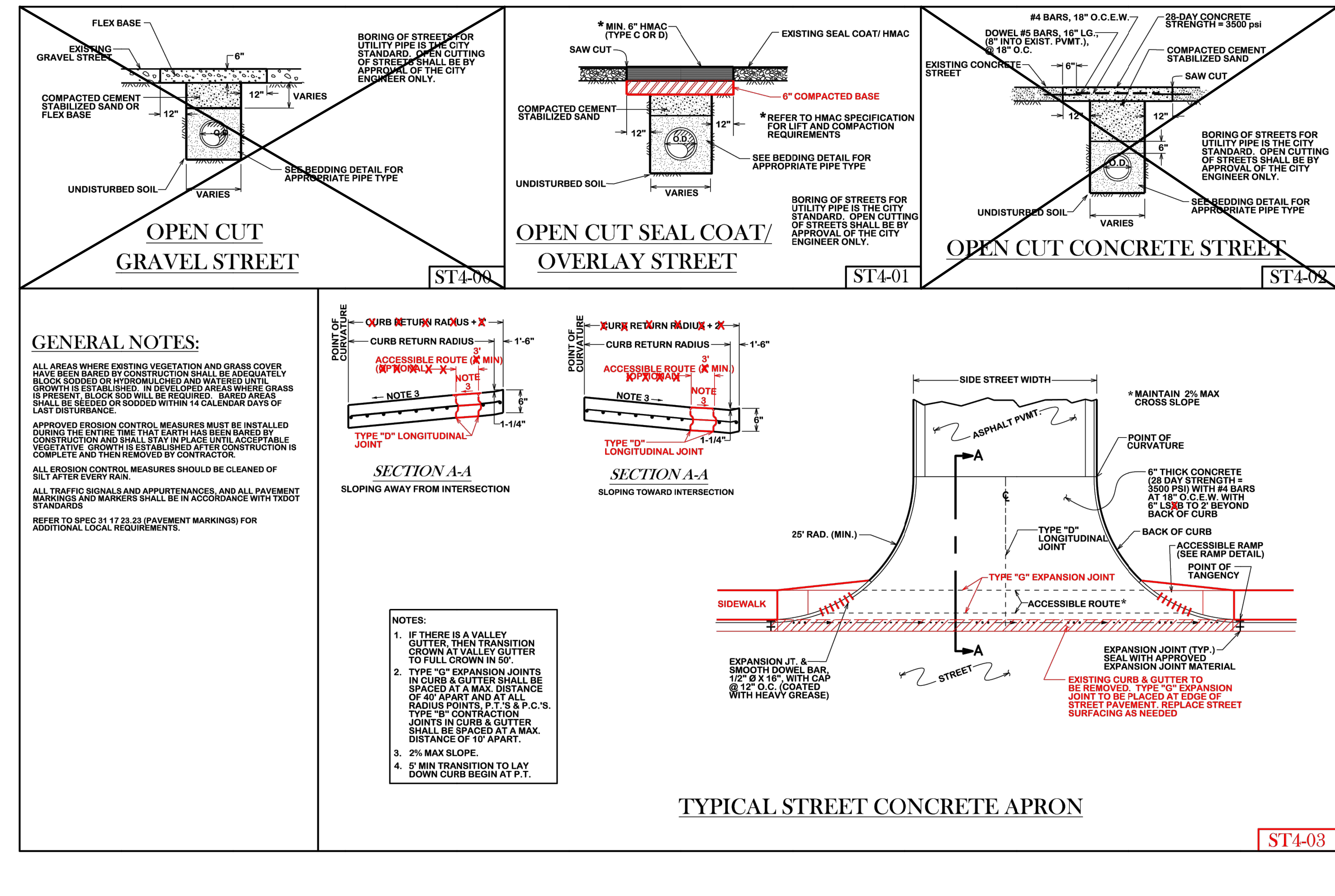
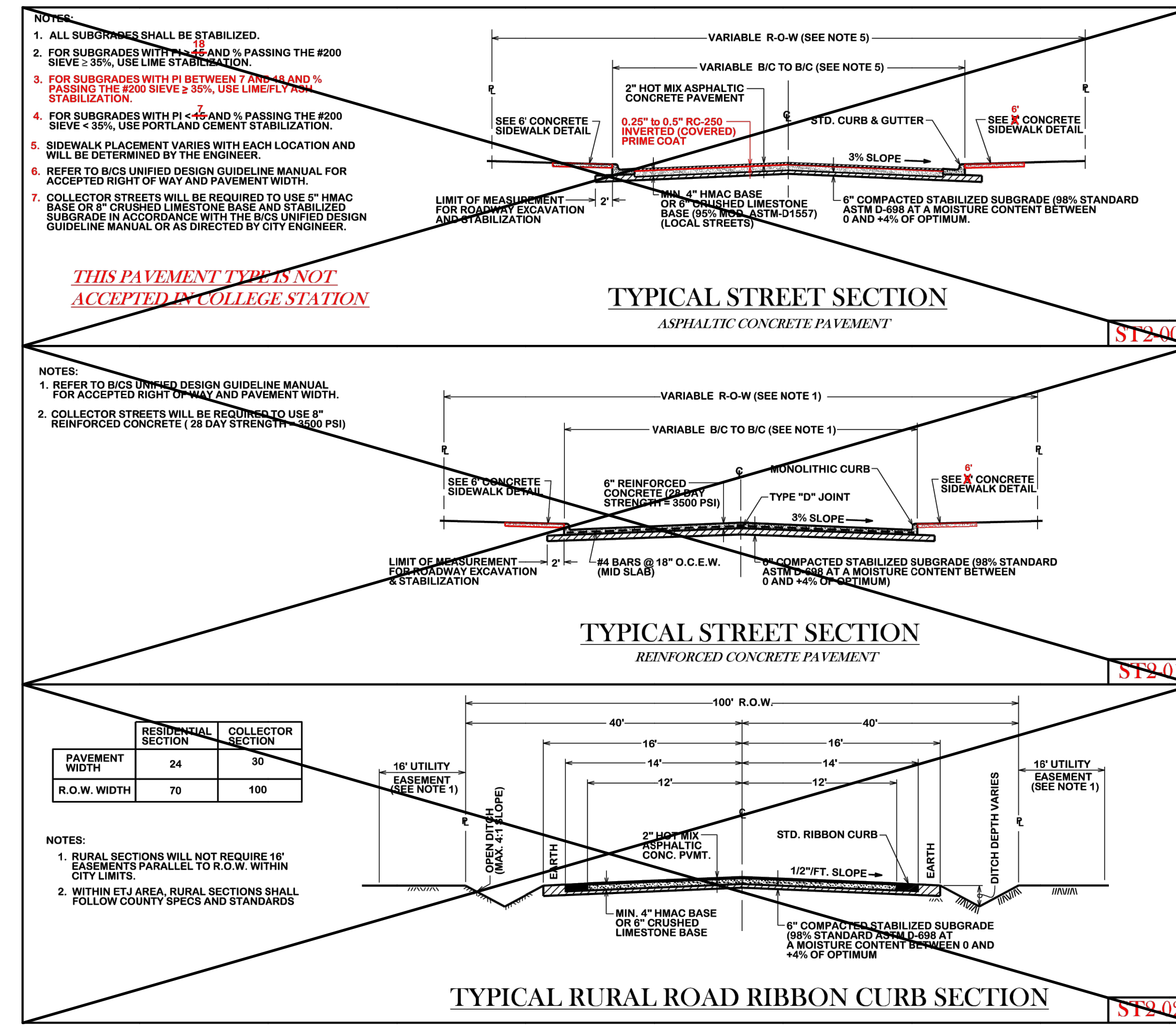
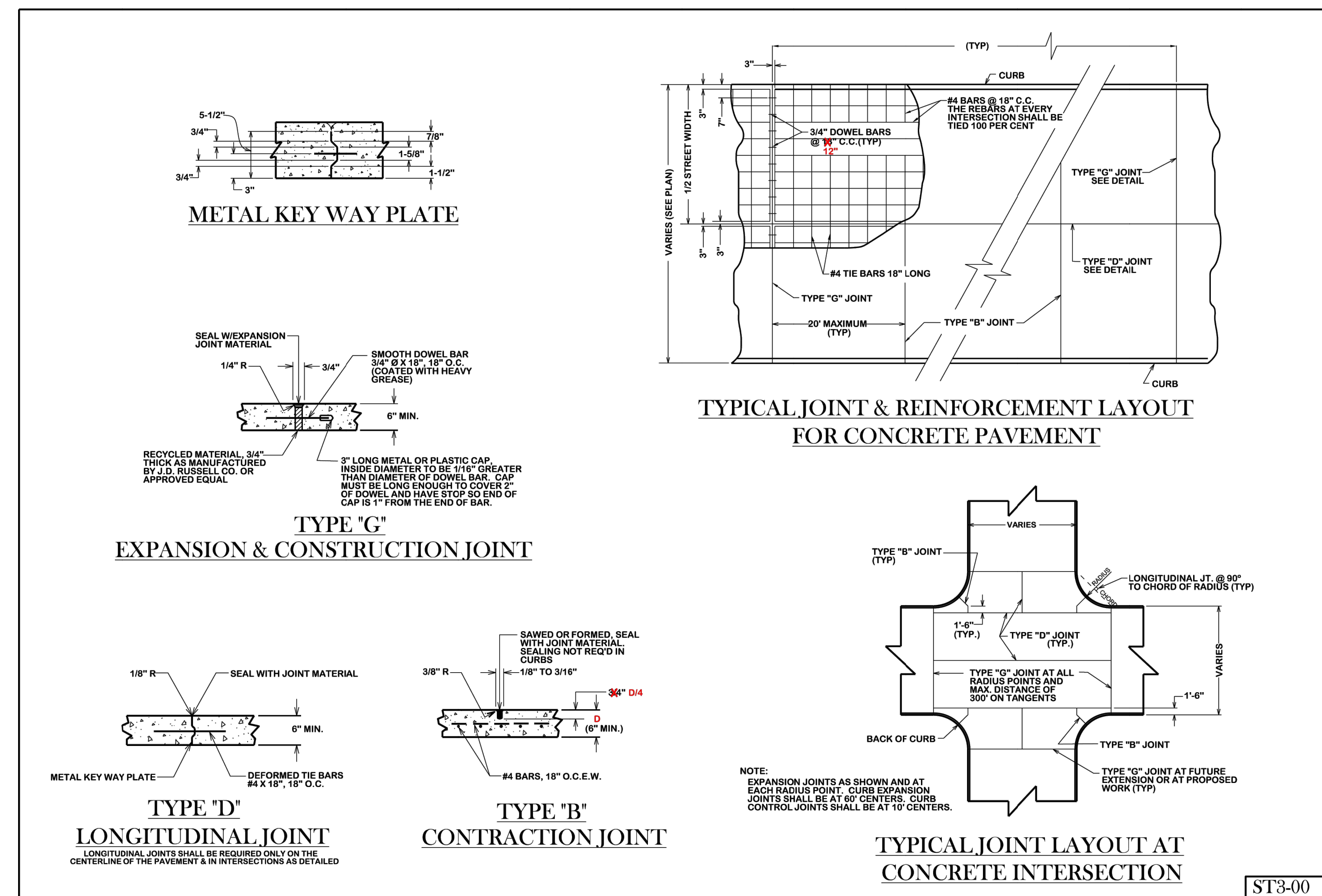
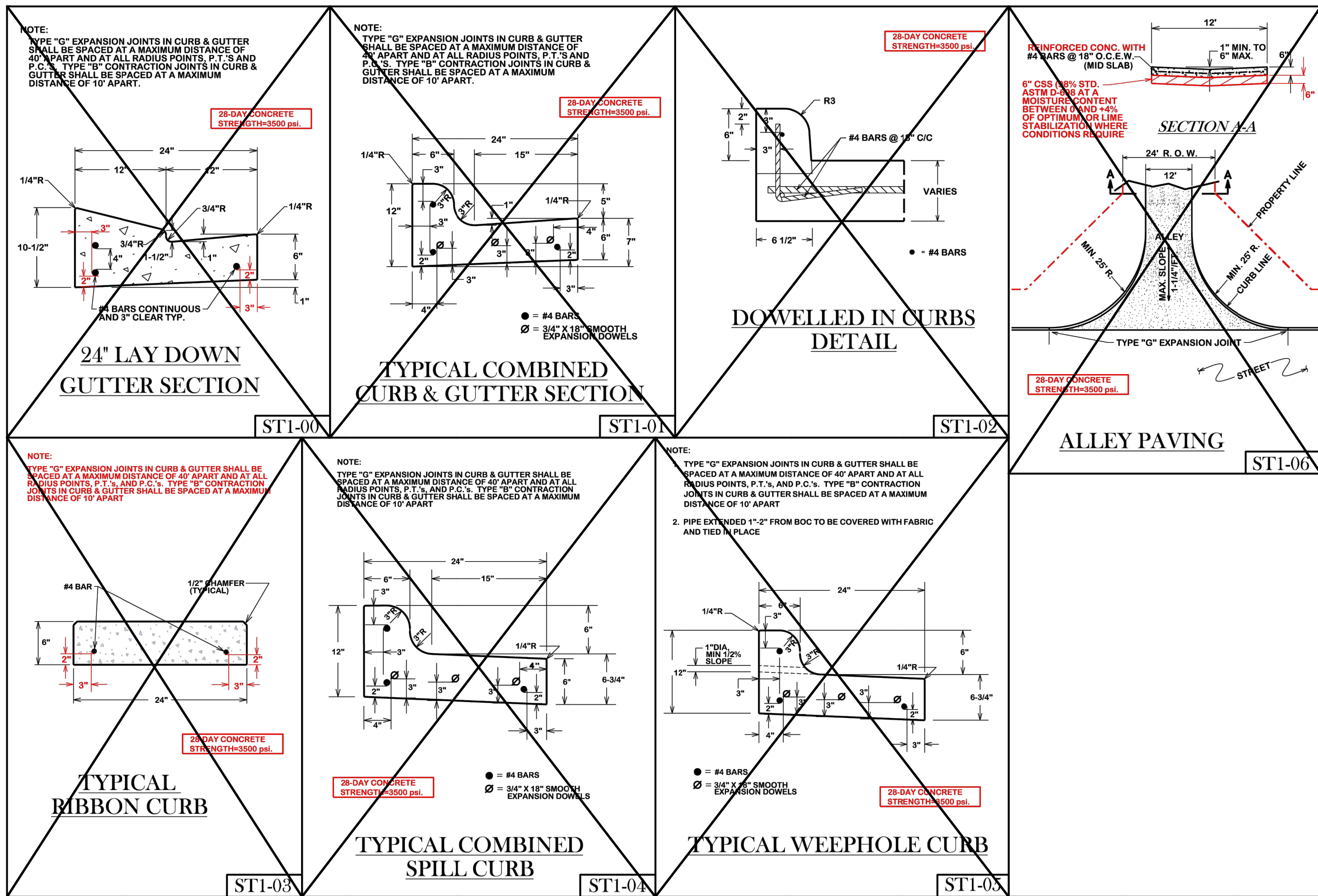
JOB NUMBER  
200151  
SHEET NO.

C4.0

NO.	DATE	REVISIONS
1		
2		
3		
4		

DRAWN BY: HJ  
APP'D BY: JIR  
ISSUED: ###  
TBE FIRM REGISTRATION: #413  
TBE'S FIRM REGISTRATION: #101090  
TBE'S FIRM REGISTRATION: #101029  
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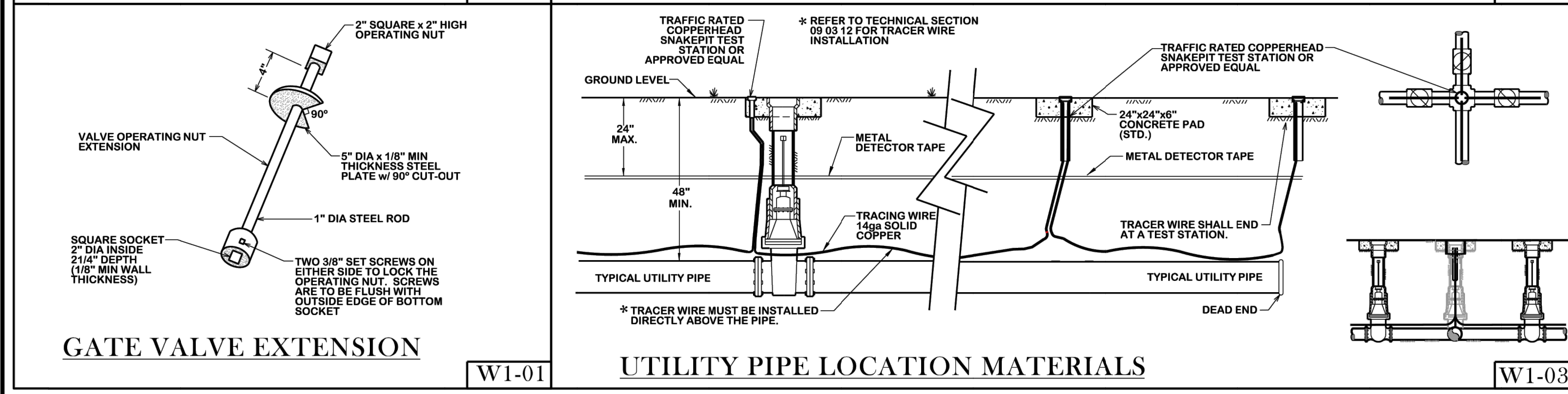
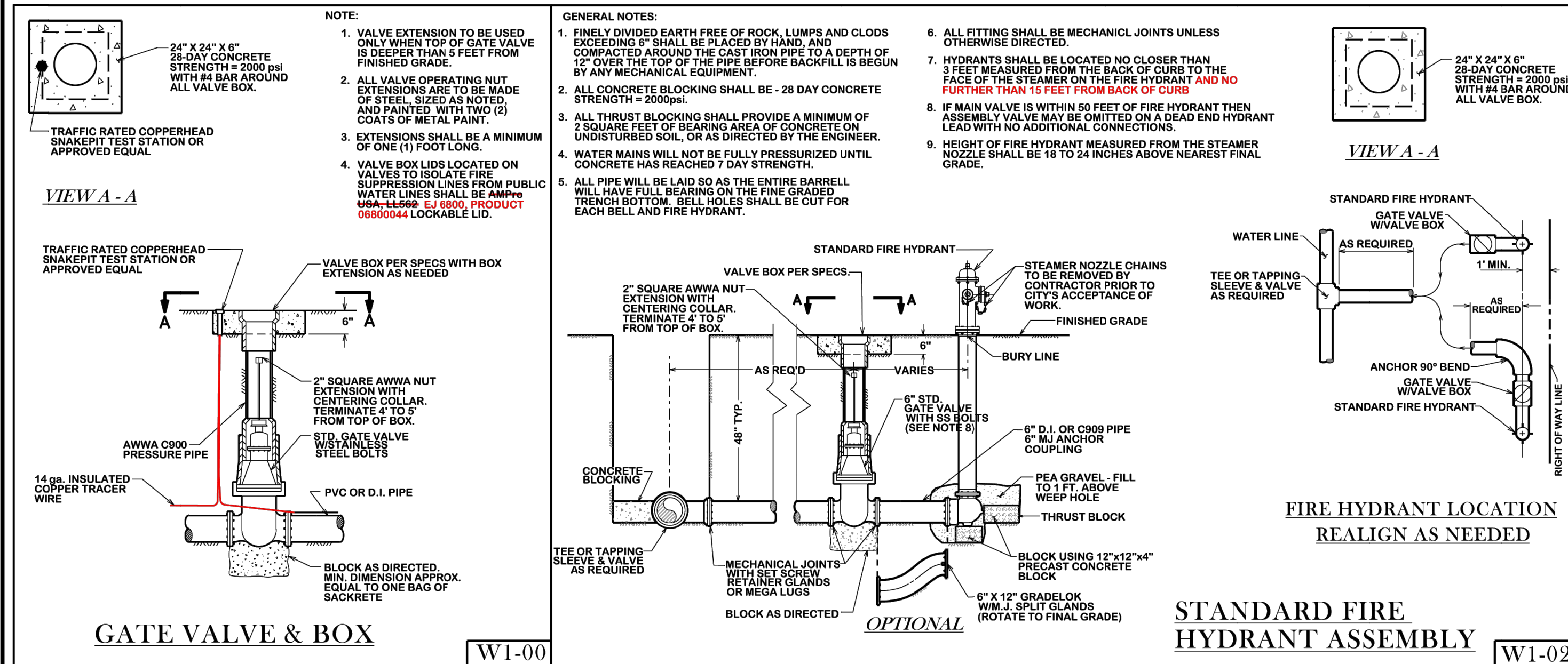


**BRYAN - COLLEGE STATION  
STANDARD STREET DETAILS**



DRAWN BY: C.L.M.  
DATE: 08-01-12  
SCALE: N T S  
APPROVED: W. P. K.

FIGURE:  
**ST**  
SHEET 1 OF 2



**THRUST BLOCK NOTES:**

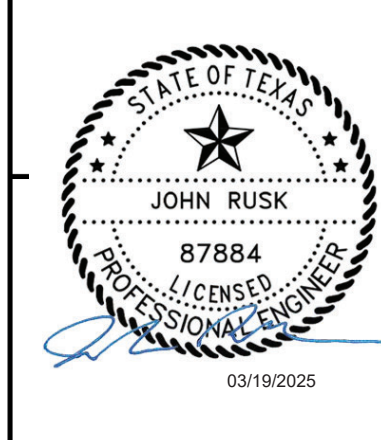
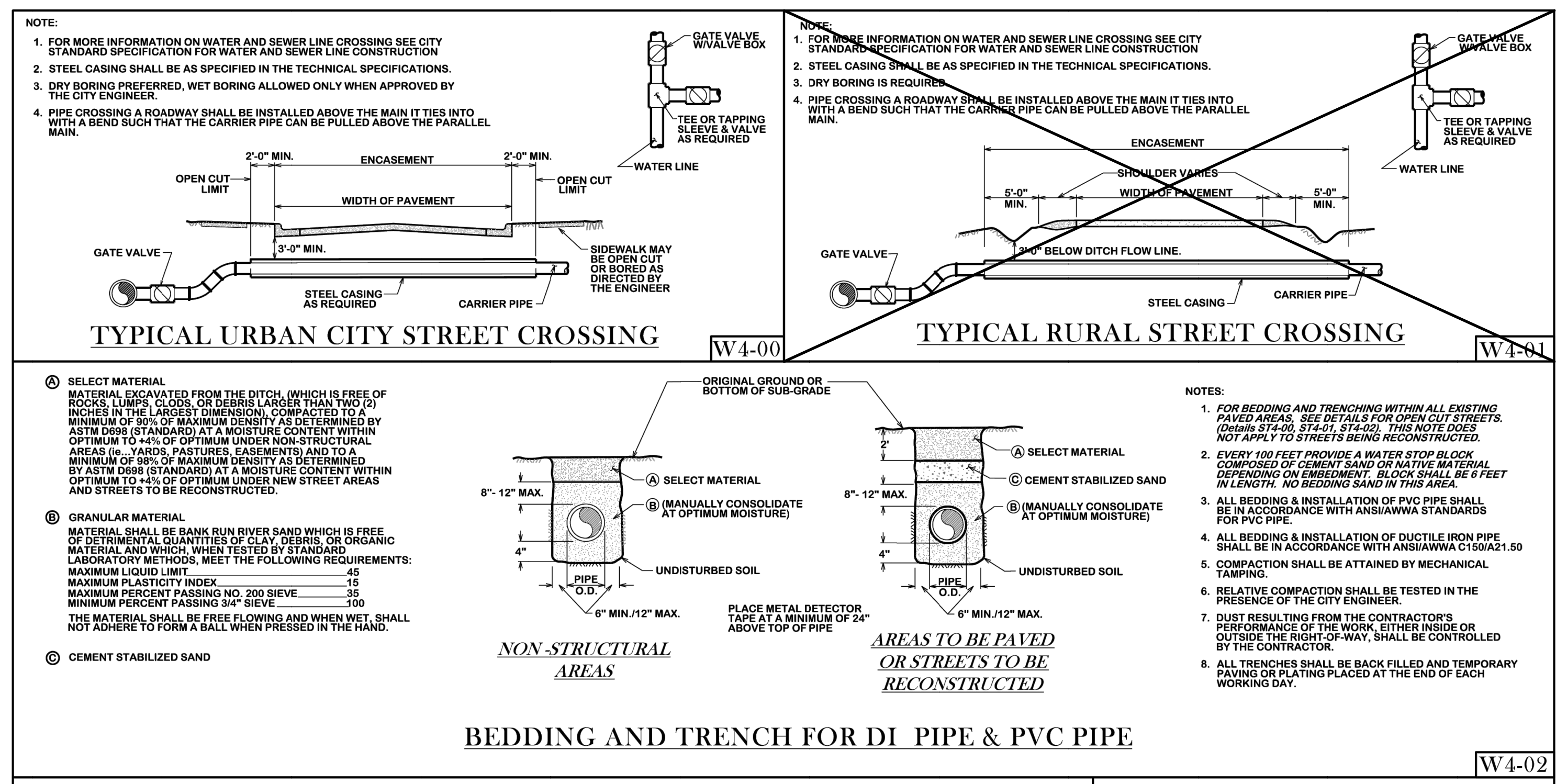
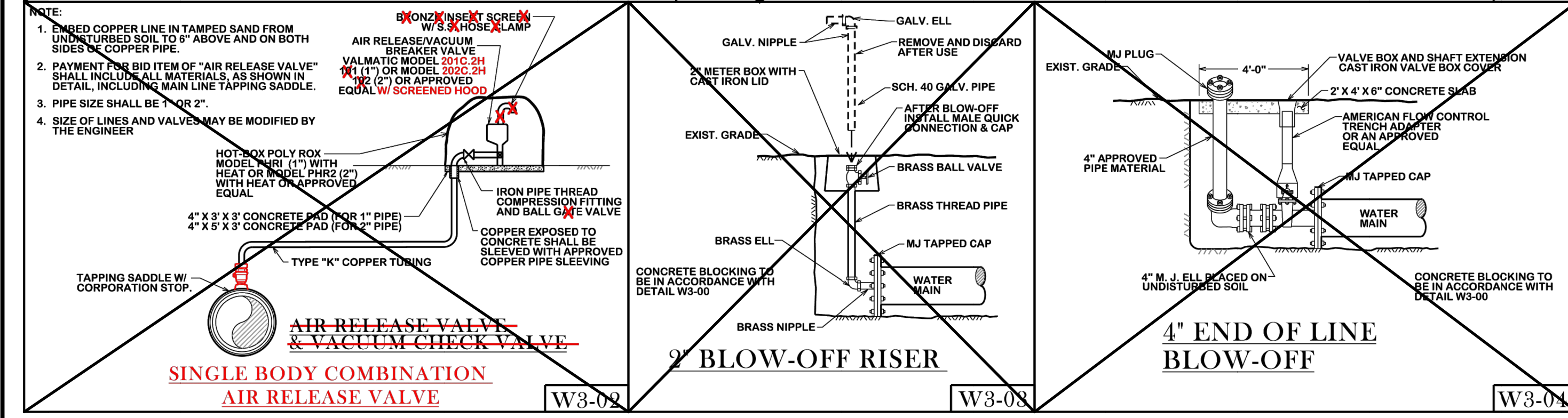
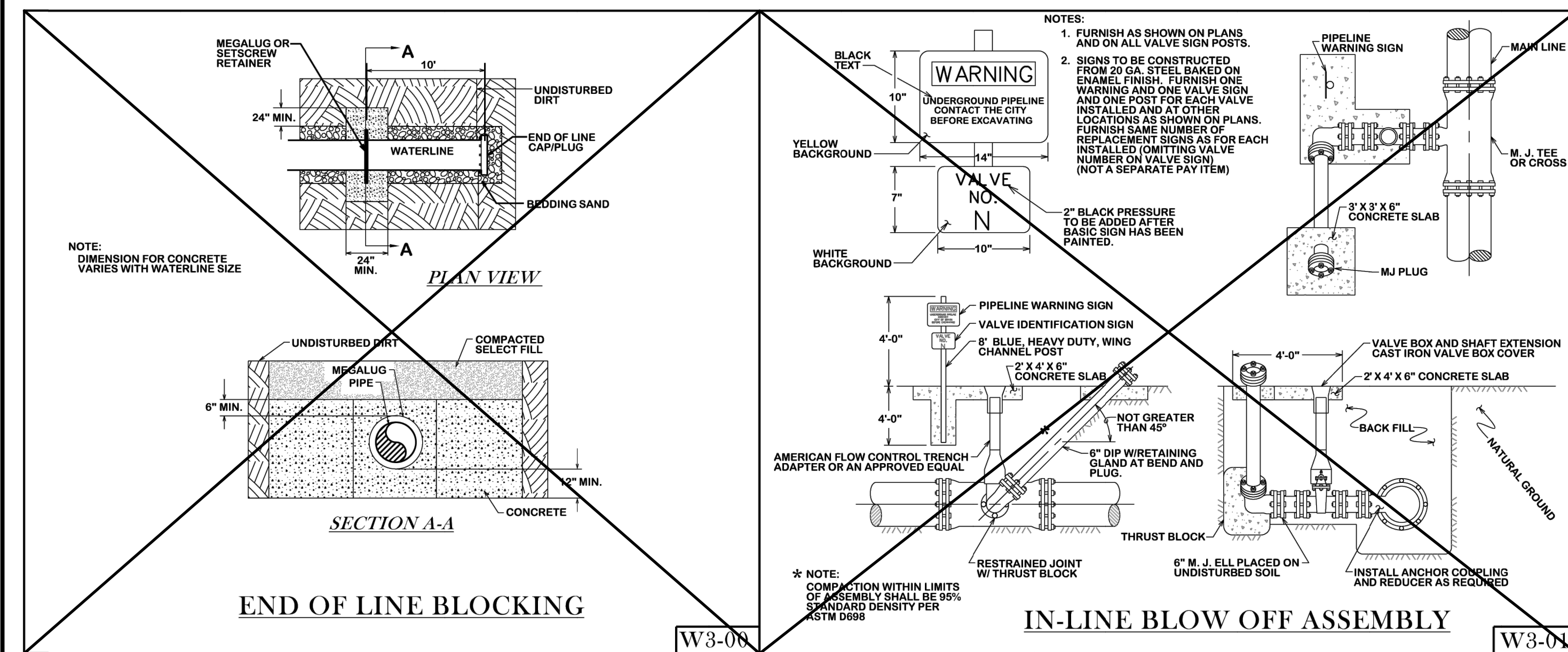
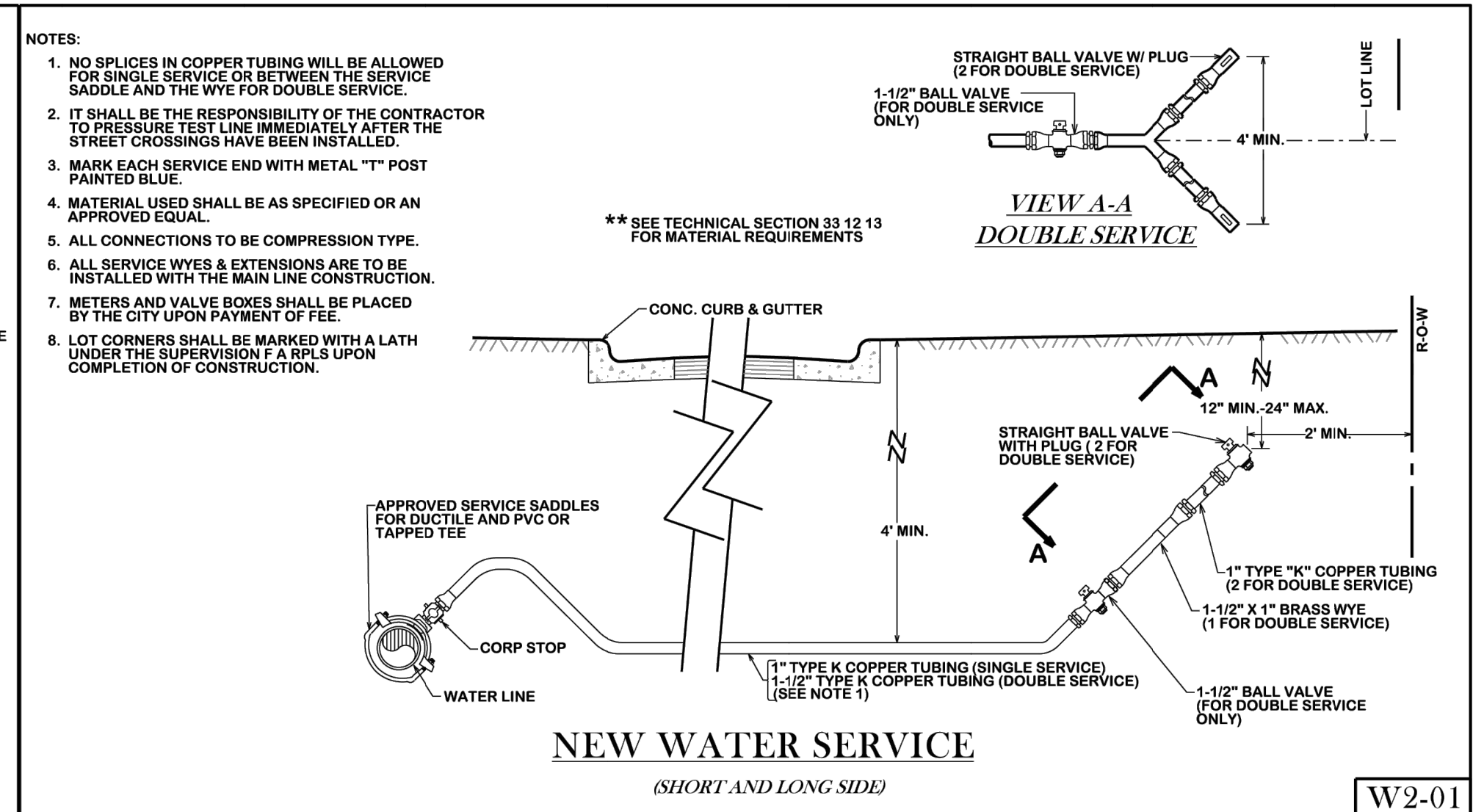
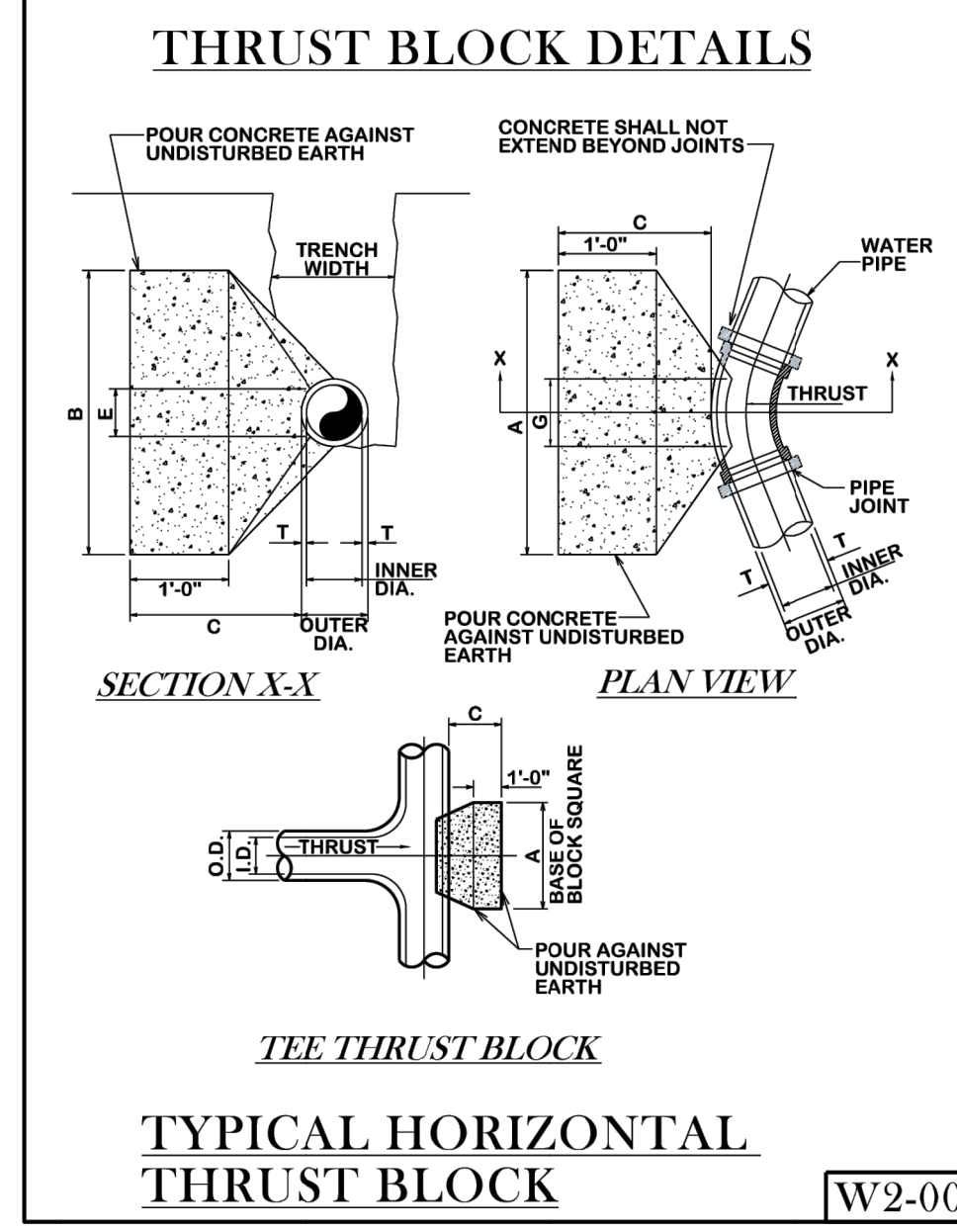
- ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 PSI FOR 24" AND SMALLER INNER DIAMETER PIPE.
- ALL BEARING SURFACES OF THRUST BLOCKS SHALL BE PLACED AGAINST UNDISTURBED EARTH OR ROCK.
- CONCRETE FOR BLOCKING SHALL BE 2000 psi.
- DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD WHERE AND AS DIRECTED 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**

TEE	THRUST (T)	VOLUME (cu. yd.)
4" x 4"	1.5	0.9
6" x 6"	2.0	1.2
8" x 8"	2.5	1.5
10" x 10"	3.0	1.8
12" x 12"	3.5	2.1
14" x 14"	4.0	2.4
16" x 16"	4.5	2.7
18" x 18"	5.0	3.0
20" x 20"	5.5	3.3
24" x 24"	6.5	3.9
28" x 28"	7.5	4.5
30" x 30"	8.0	4.8

**HORIZONTAL THRUST BLOCK SCHEDULE**

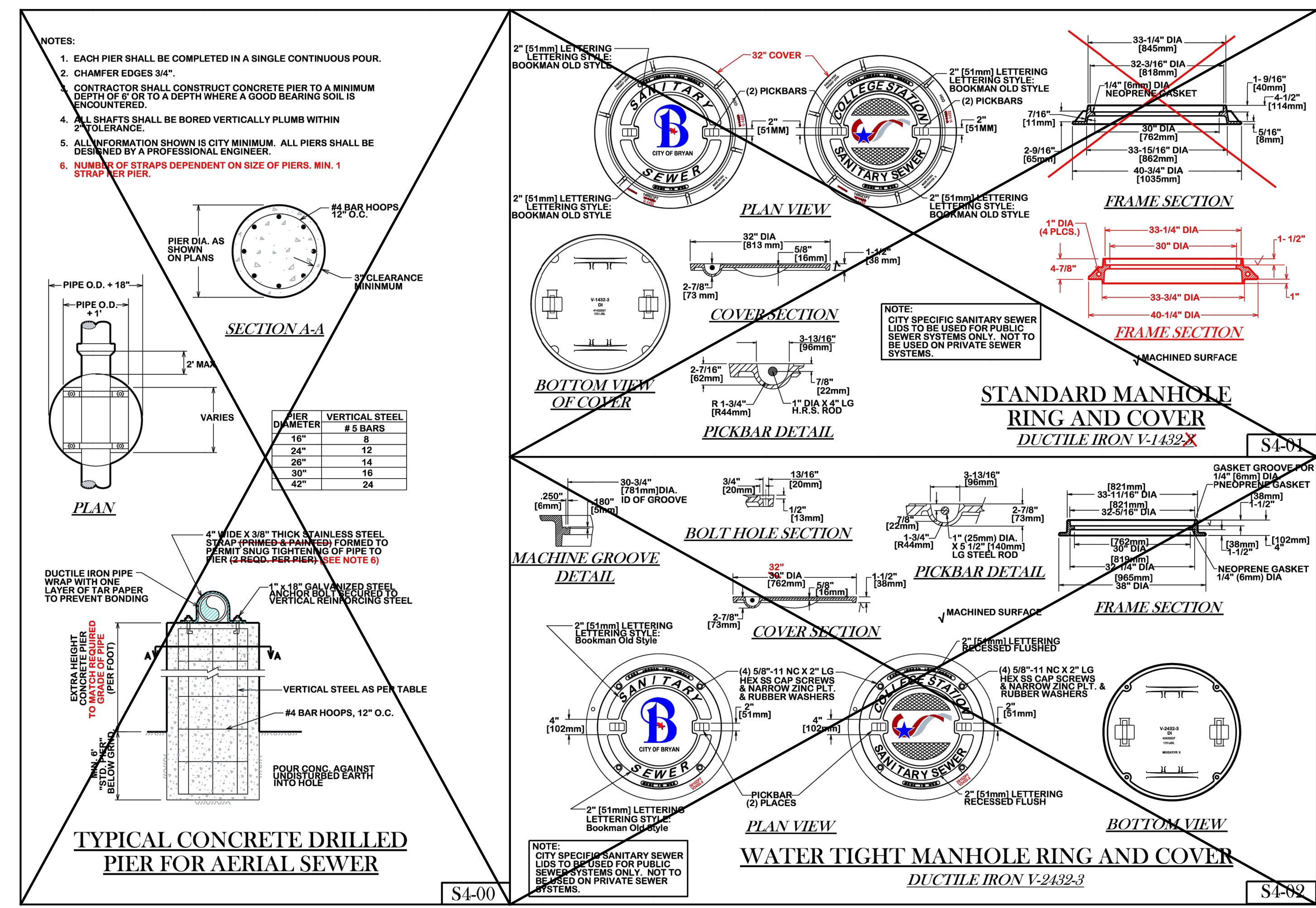
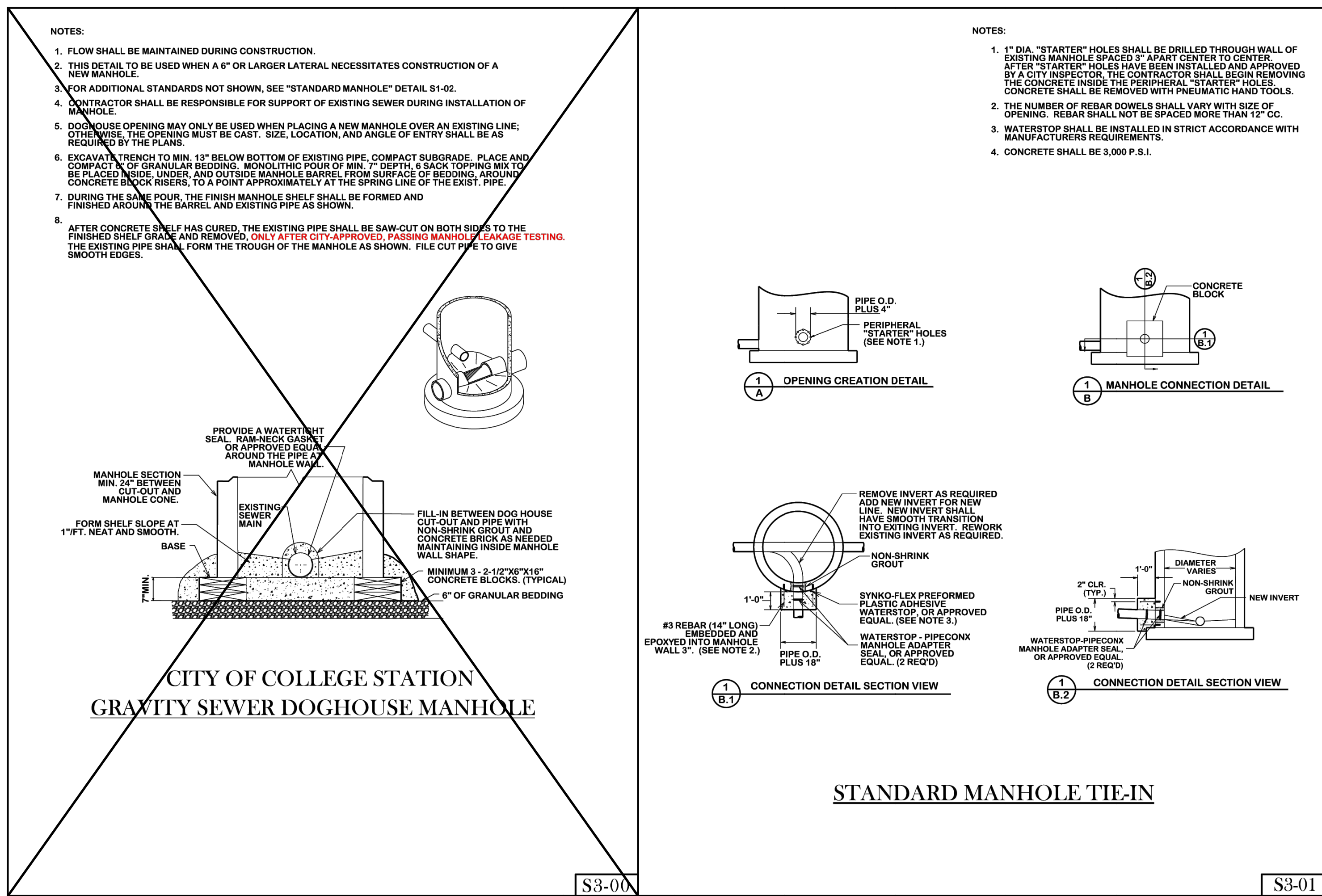
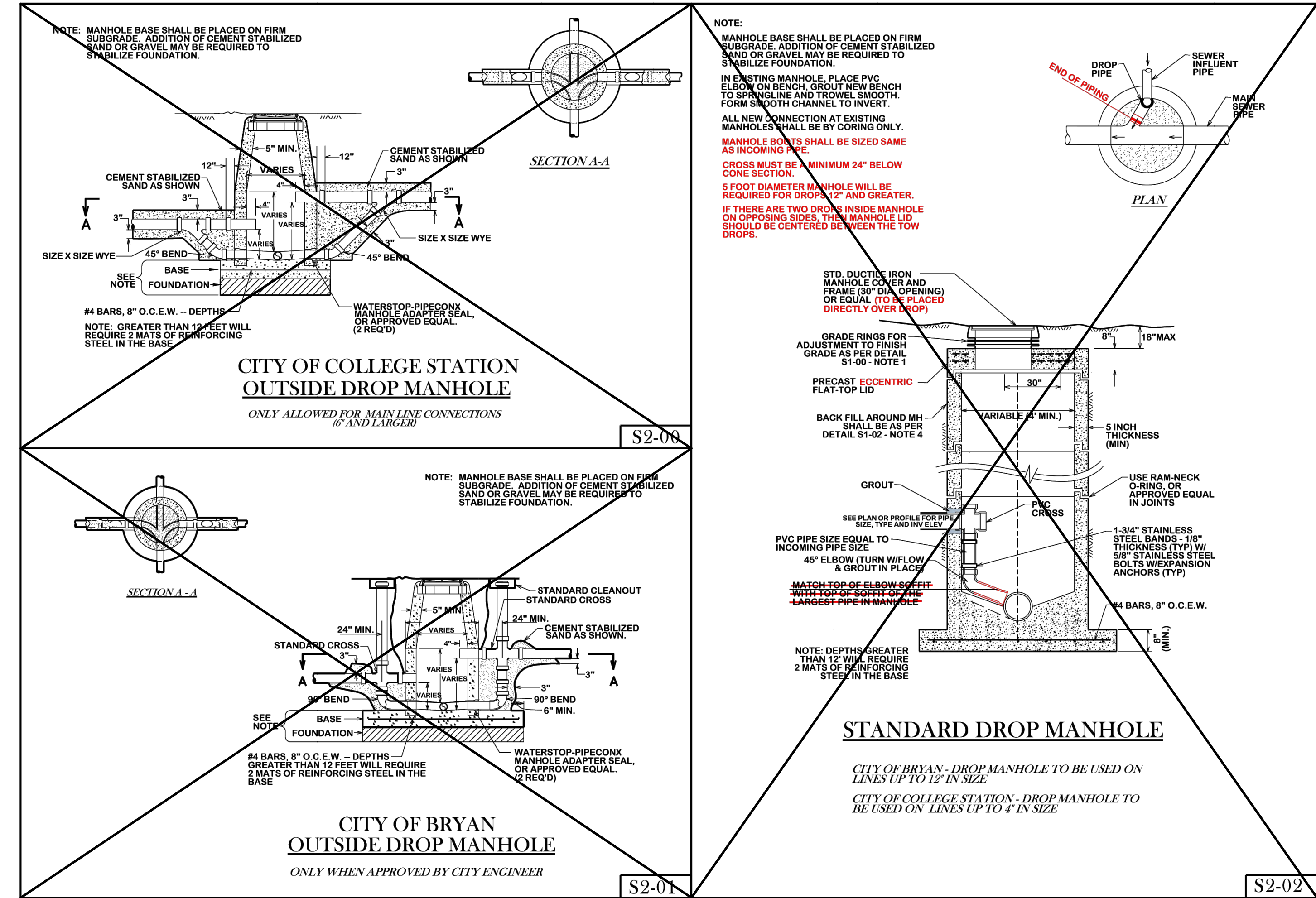
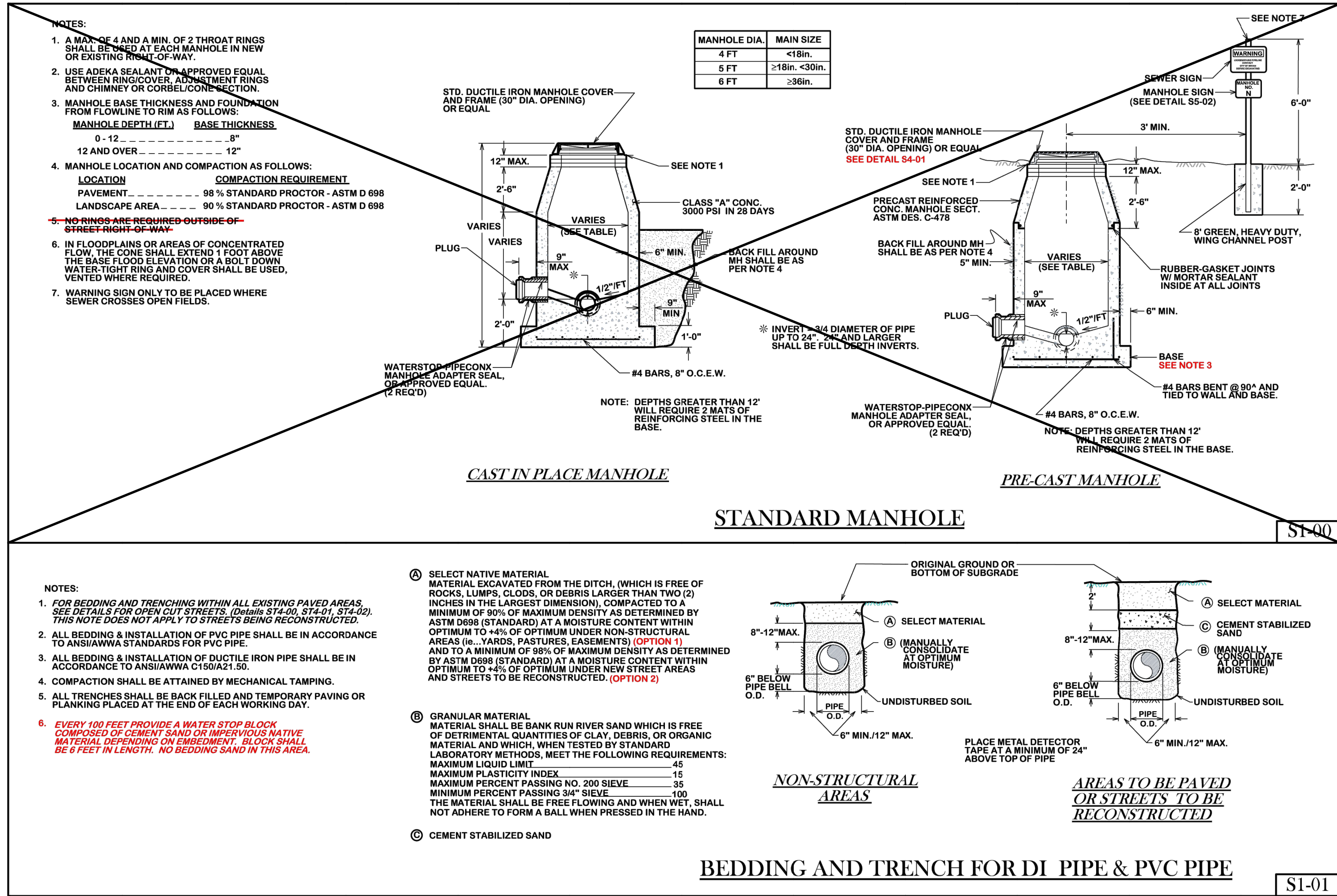
BEND SIZE	A	B	C	D	E	F	G	VOLUME (cu. yd.)
90°	6.8"	5.0"	1.5"	1.5"	0.9"	2.7"	0.4"	0.4
45°	6.8"	5.0"	2.0"	1.5"	1.2"	4.0"	1.0"	1.0
22.5°	6.8"	5.0"	2.0"	1.5"	0.9"	1.5"	0.2	0.2
11.25°	6.8"	5.0"	2.5"	1.5"	1.2"	2.2"	0.5	0.5
	6.8"	1.5"	1.5"	1.5"	0.9"	0.8"	0.1	0.1
	10.12"	2.0"	2.5"	1.5"	1.2"	1.1"	0.3	0.3
	6.8"	1.0"	1.5"	1.5"	0.9"	0.4"	0.1	0.1
	10.12"	1.5"	1.5"	1.5"	1.2"	0.8"	0.1	0.1



**BRYAN - COLLEGE STATION STANDARD WATER DETAILS**



DRAWN BY: C.L.M.  
 DATE: 08-01-12  
 SCALE: N T S  
 APPROVED: W. P. K.  
 FIGURE:  
**W1**  
 SHEET 1 OF 2



REVISIONS:

**BRYAN - COLLEGE STATION STANDARD SEWER DETAILS**

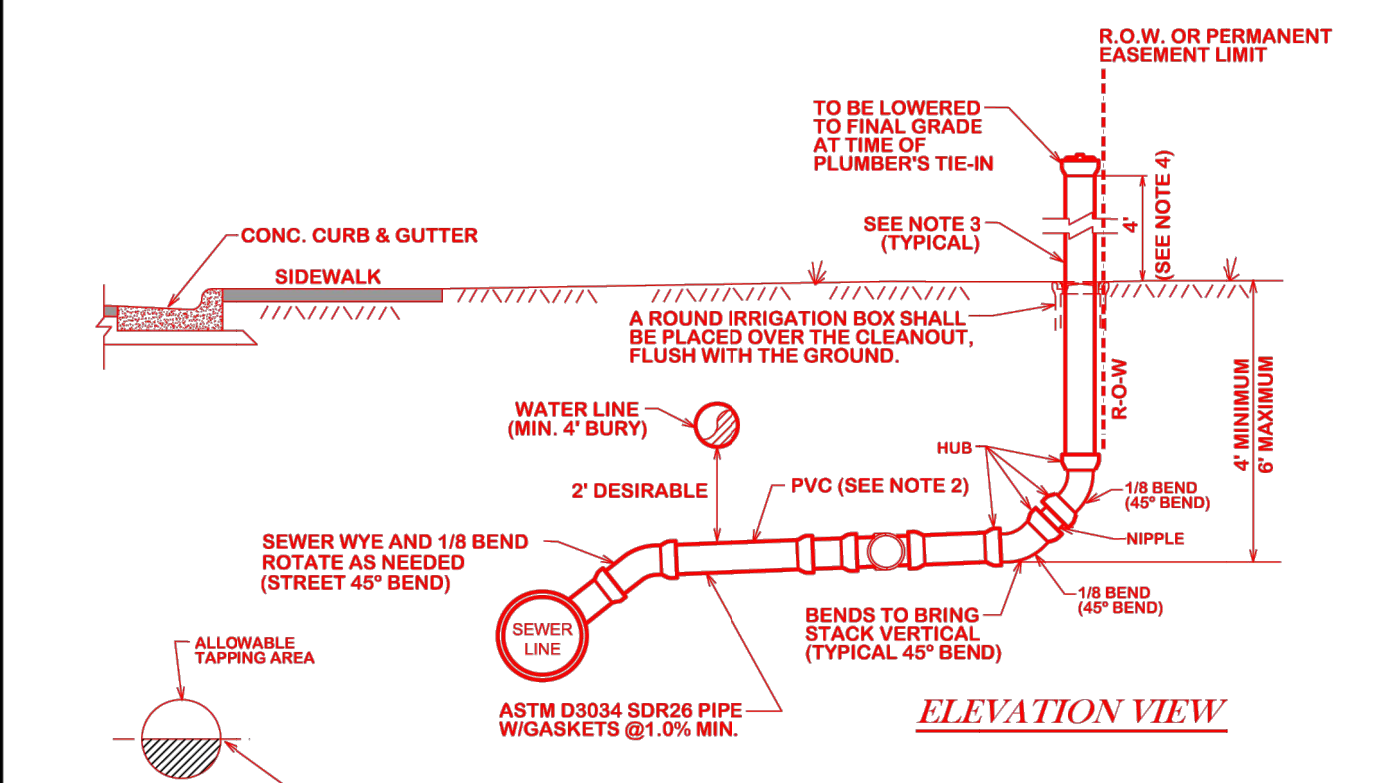
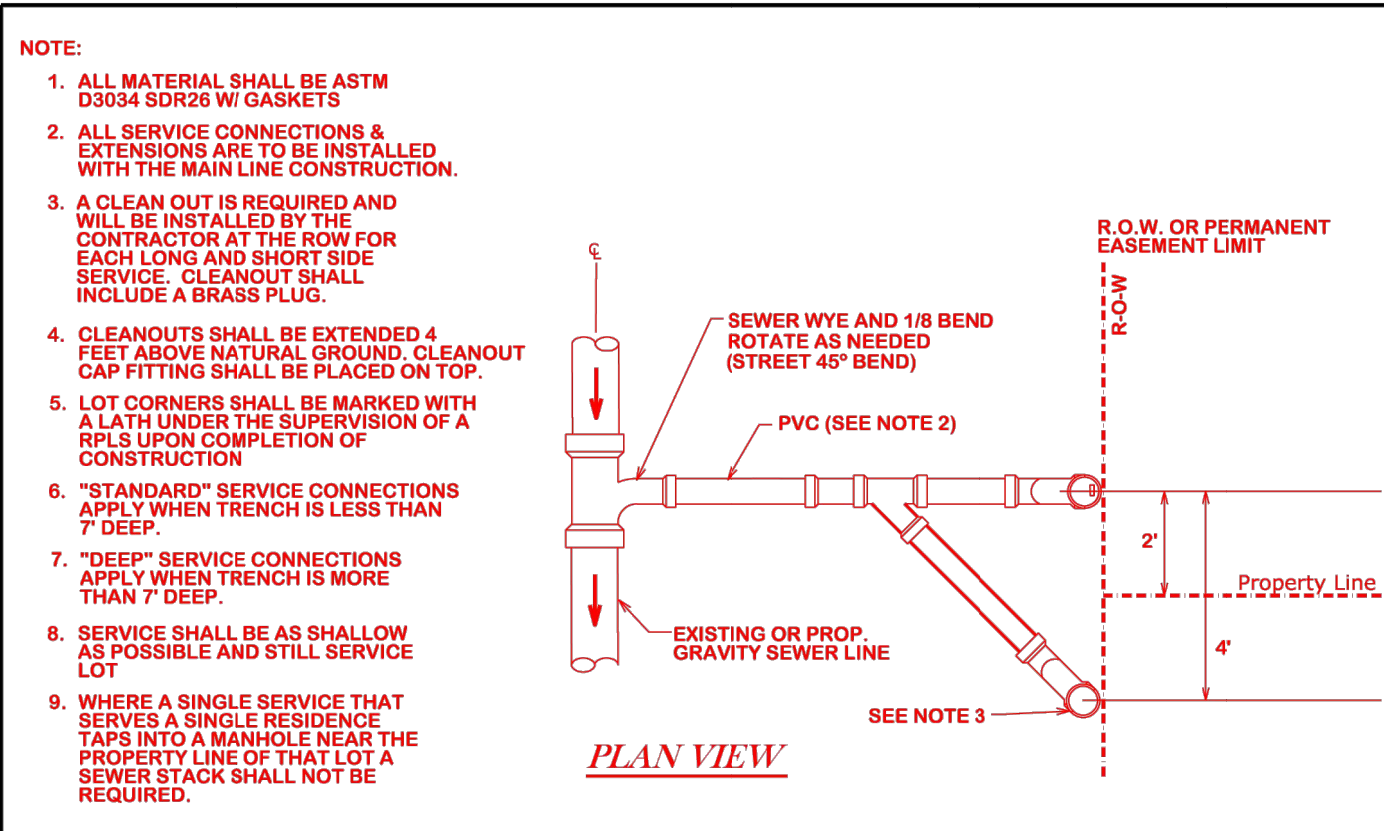
**CITY OF COLLEGE STATION**

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

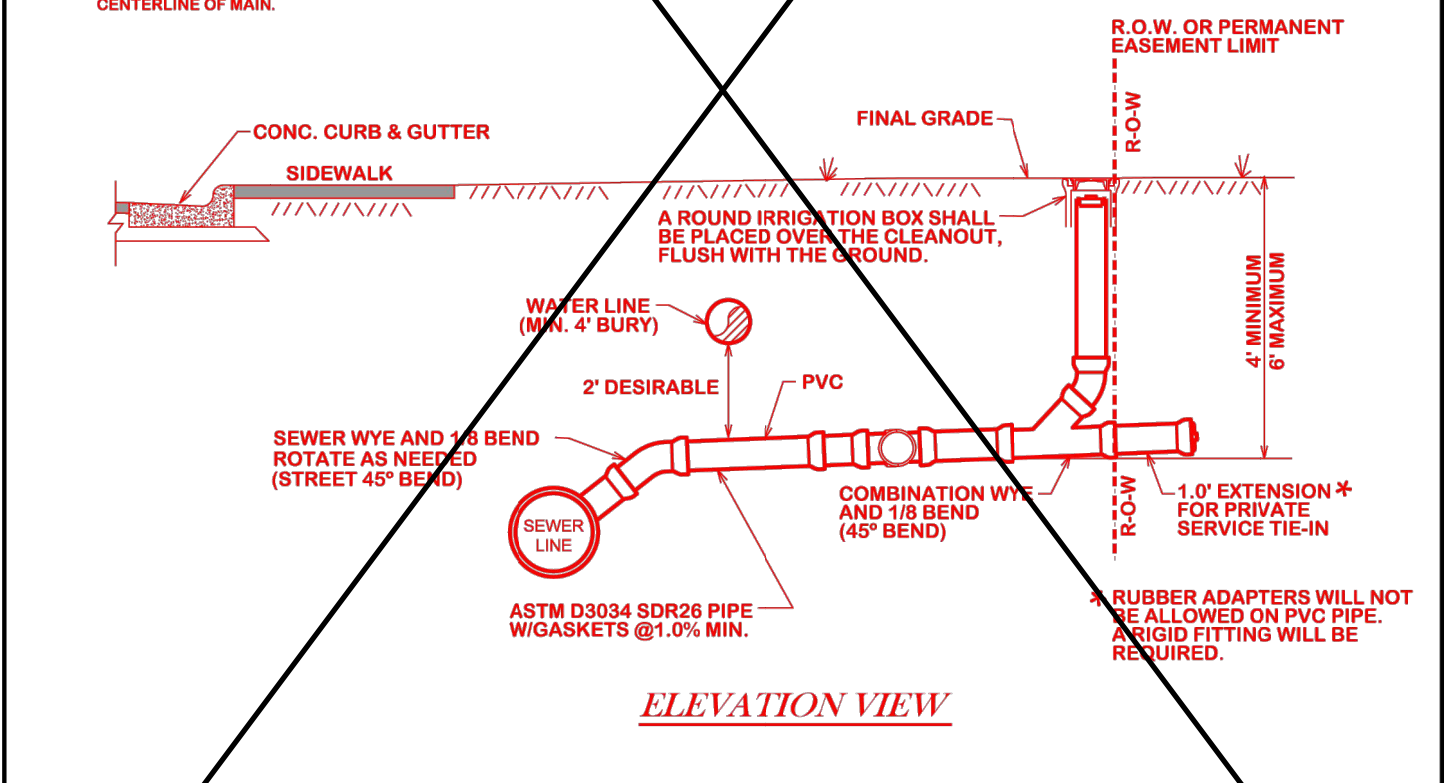
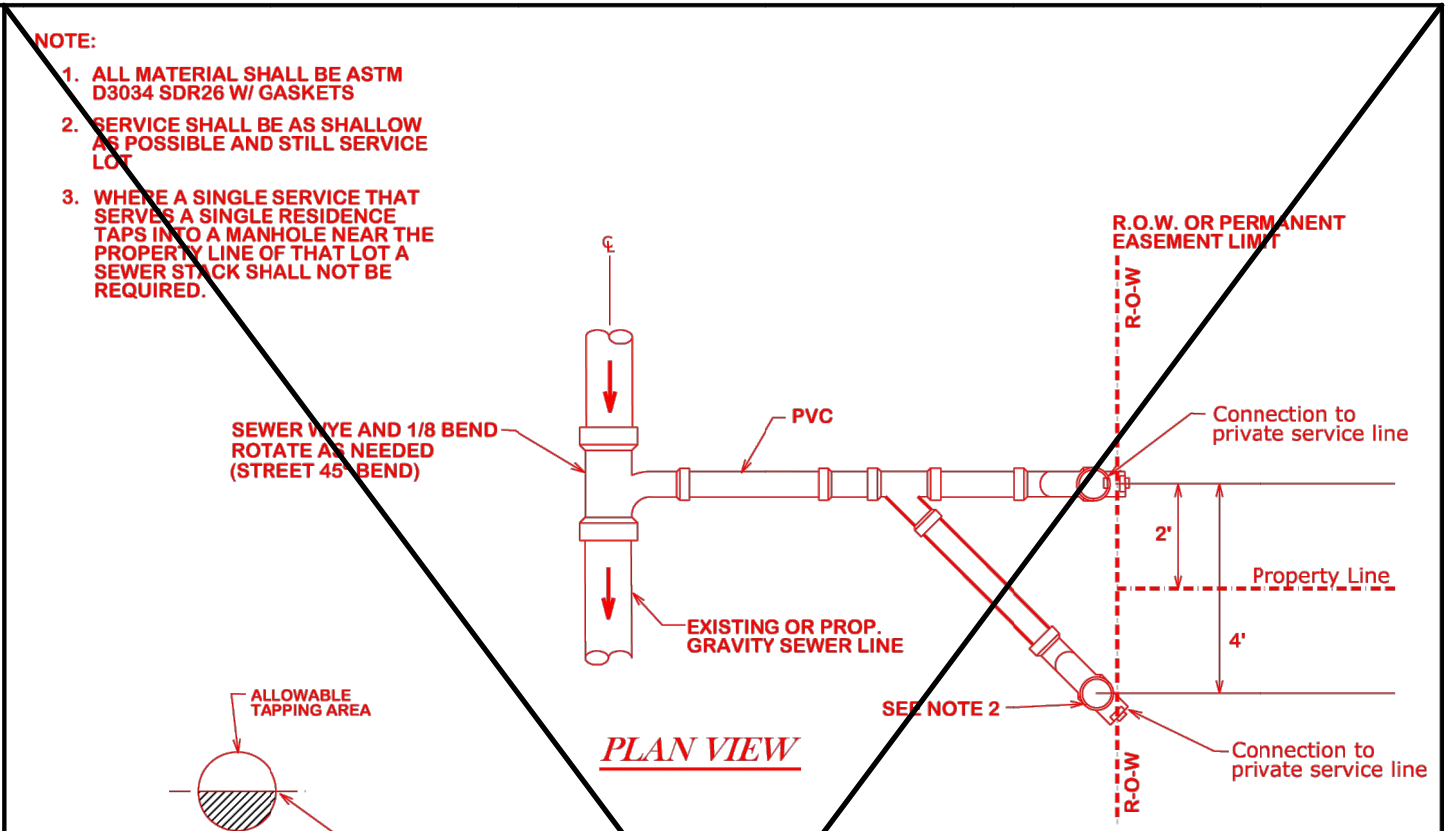
DRAWN BY: C.L.M.  
 DATE: 08-01-12  
 SCALE: N T S  
 APPROVED: W.P.K.

FIGURE:  
**S1**

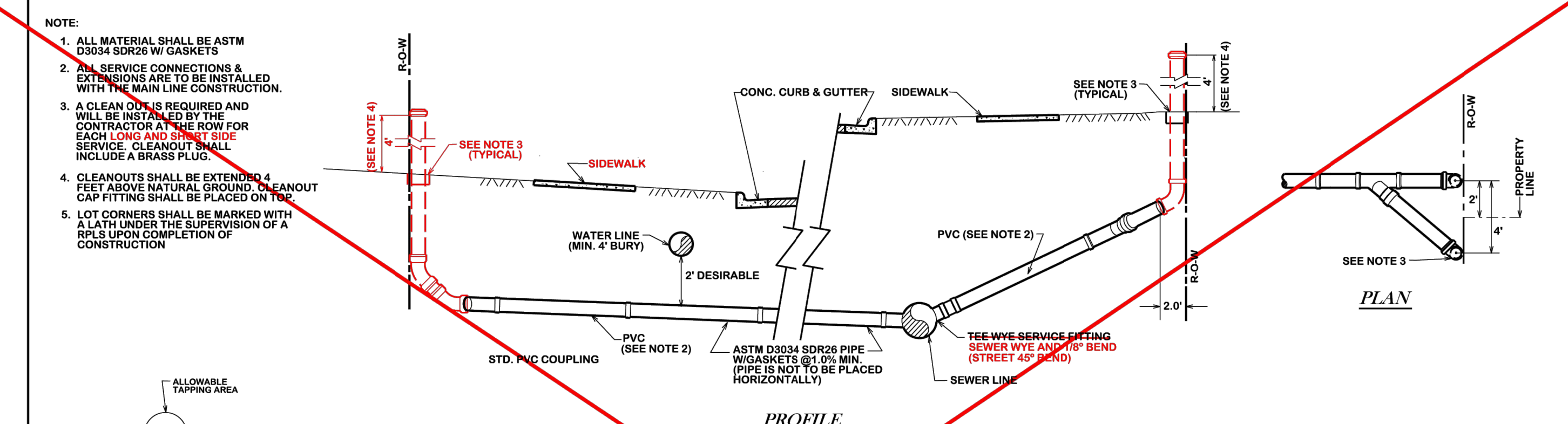
SHEET 1 OF 2



**CITY OF BRYAN  
STANDARD SEWER SERVICE CONNECTION  
NEW CONSTRUCTION ONLY**

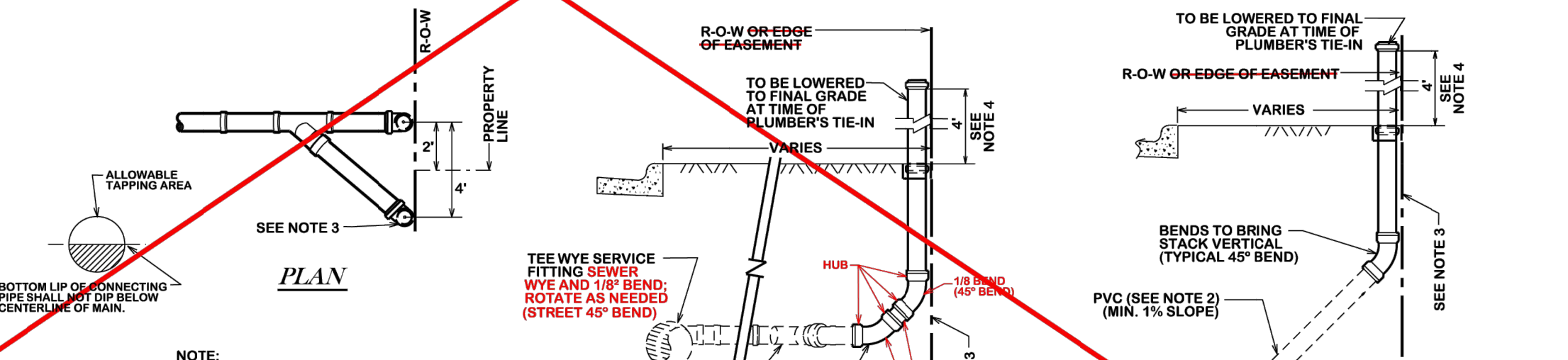


**CITY OF BRYAN  
STANDARD SEWER SERVICE RE-CONNECTION  
PLUMBER CONNECTION OR CIP RECONSTRUCTION**



**CITY OF BRYAN  
SEWER SERVICE LINE CROSSING**

S6-00



**STANDARD CONNECTION PROFILE**

**DEEP CONNECTION PROFILE**

**CITY OF BRYAN  
SANITARY SEWER SERVICE CONNECTION**

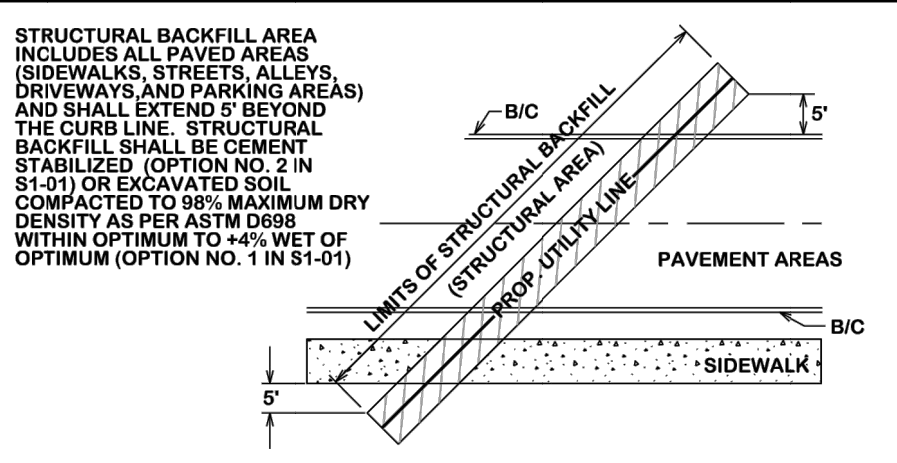
S6-01

**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 SOODED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

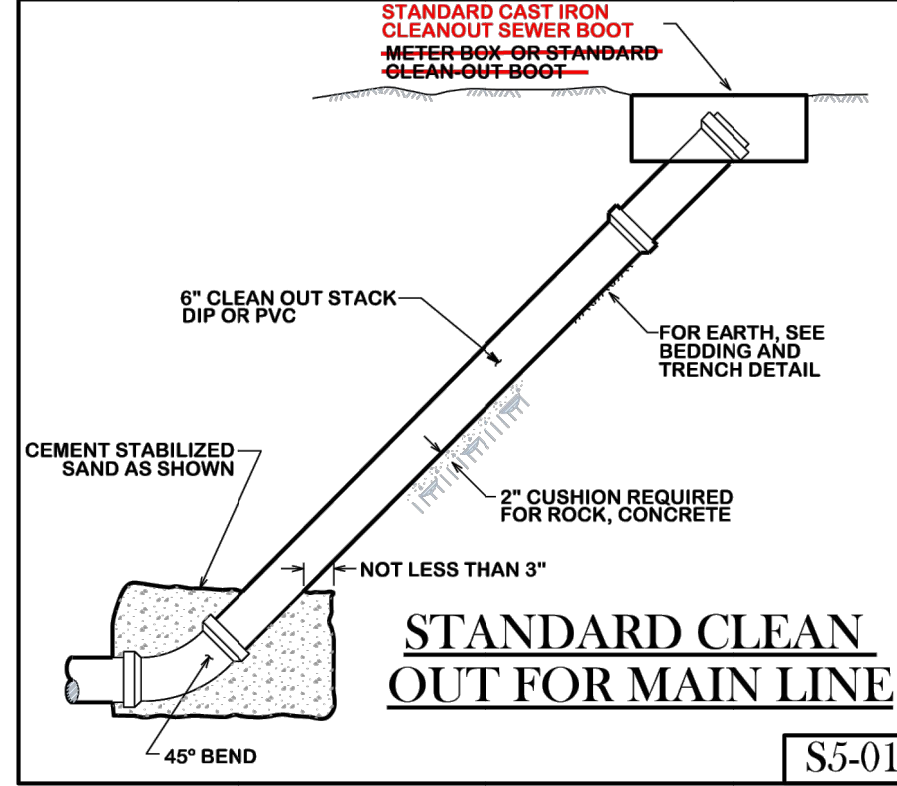
APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED. AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR. ALL EROSION CONTROL MEASURES SHOULD BE CLEANED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

ESTABLISHMENT OF VEGETATION MAY BE A WARRANTY ITEM.

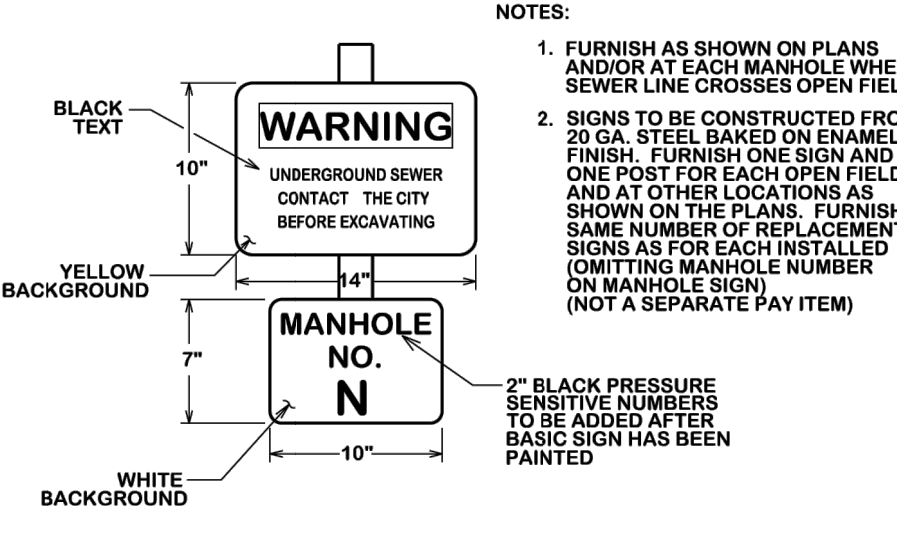


**STRUCTURAL BACKFILL AREA**

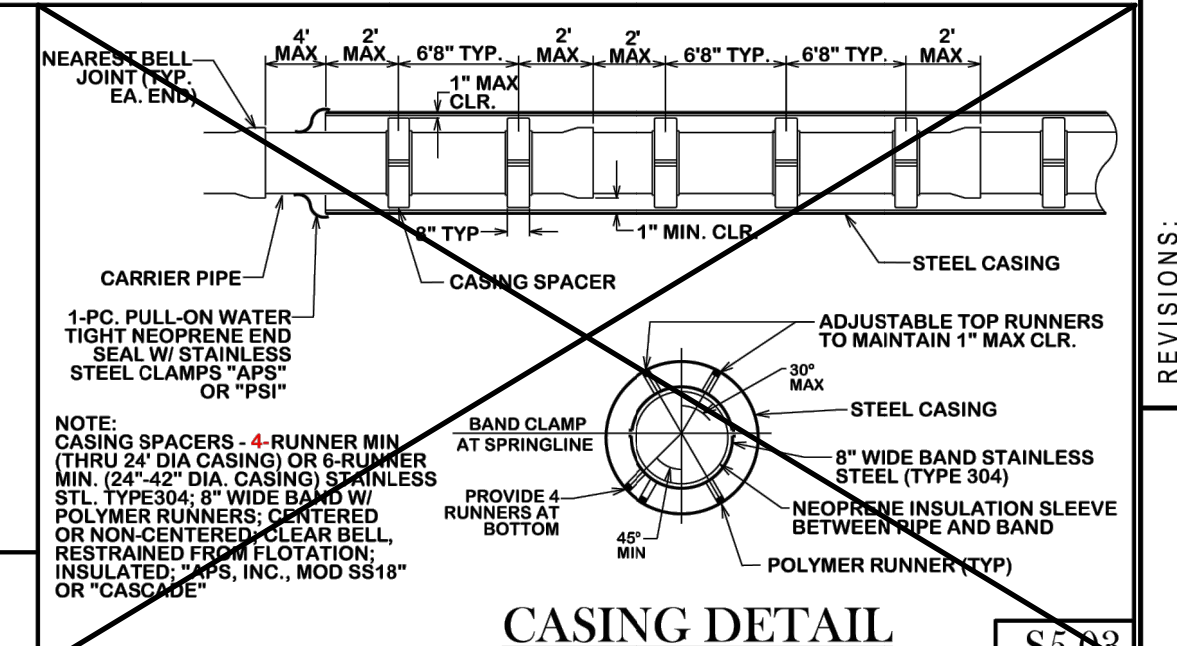
S5-00



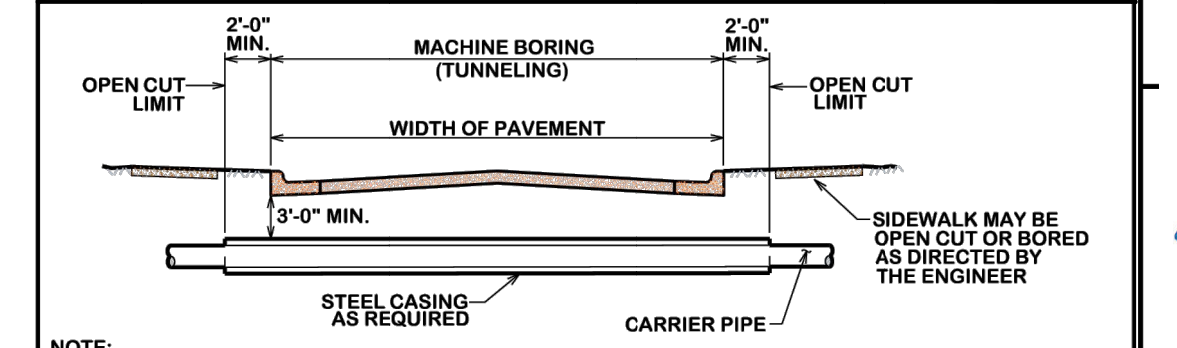
S5-01



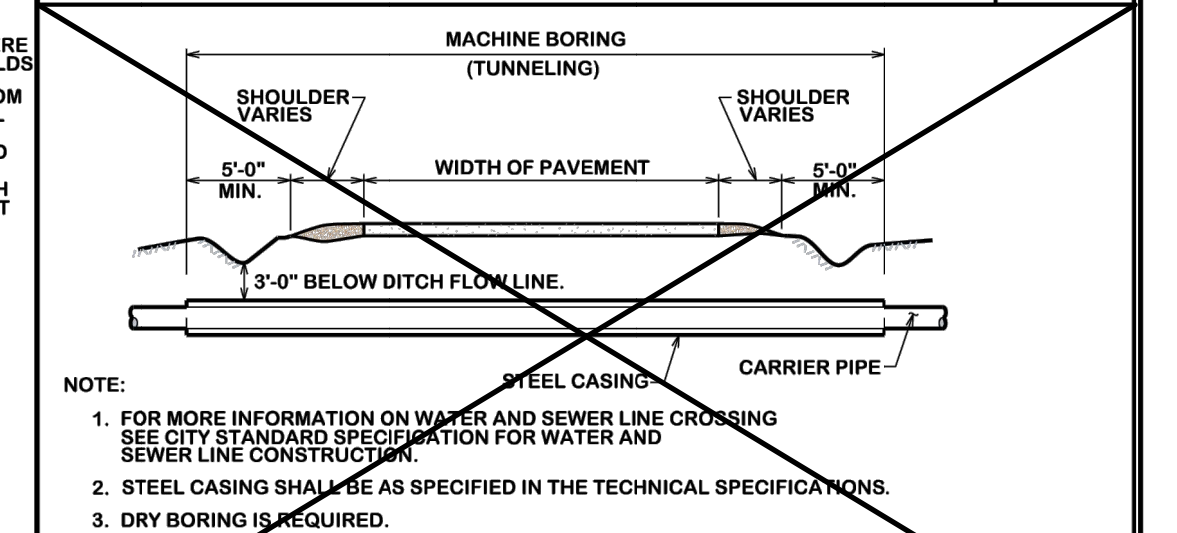
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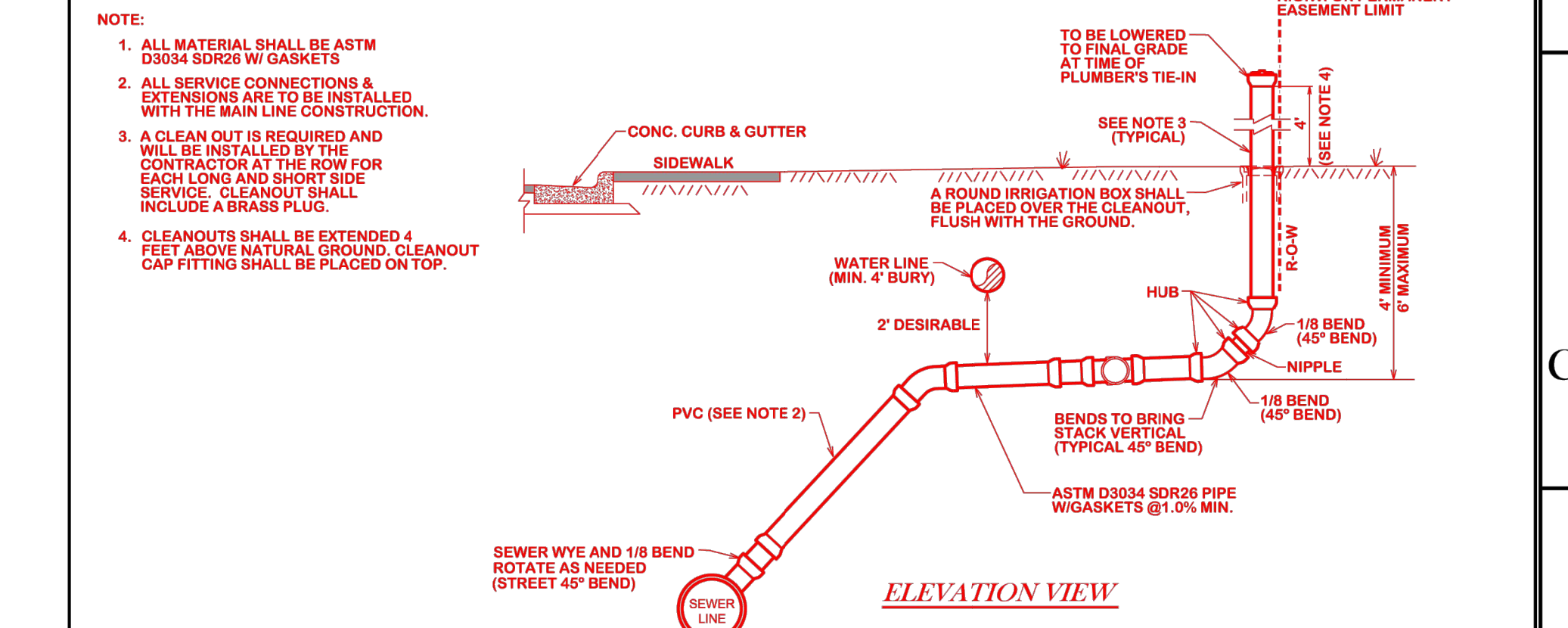
S5-03



S5-04



S5-05



**CITY OF BRYAN  
SEWER DEEP SERVICE CONNECTION  
NEW CONSTRUCTION ONLY**

S7-00

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



**BRYAN - COLLEGE STATION  
STANDARD SEWER DETAILS**



DRAWN BY: C.L.M.  
DATE: 08-01-12  
SCALE: N T S  
APPROVED: W. P. K.

FIGURE:  
**S2**  
SHEET 2 OF 2



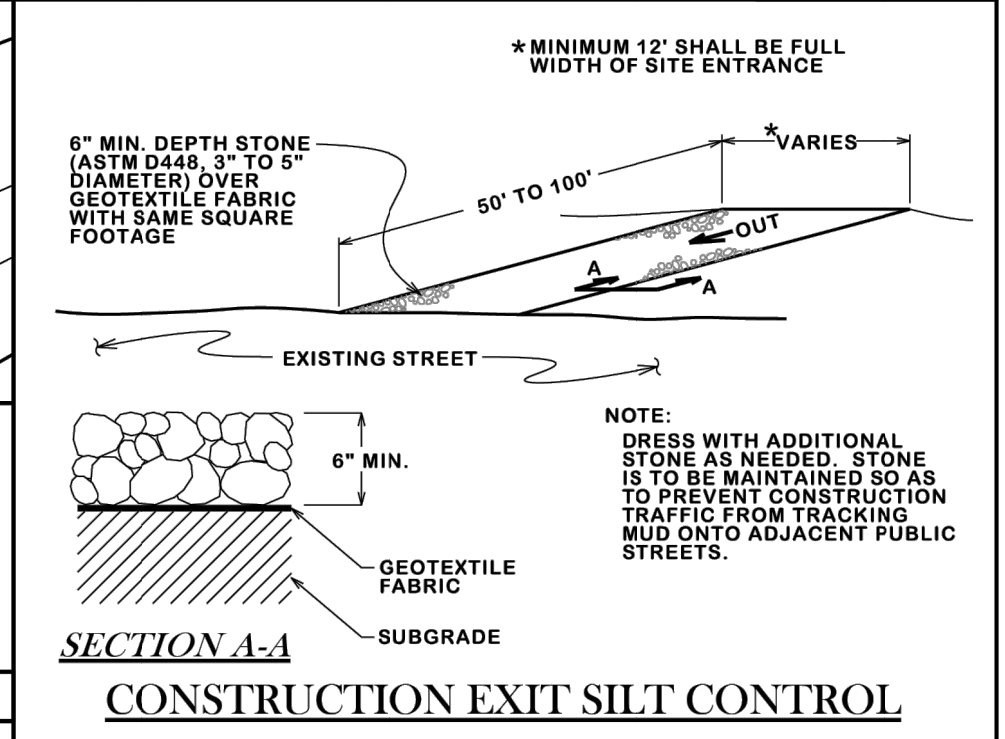
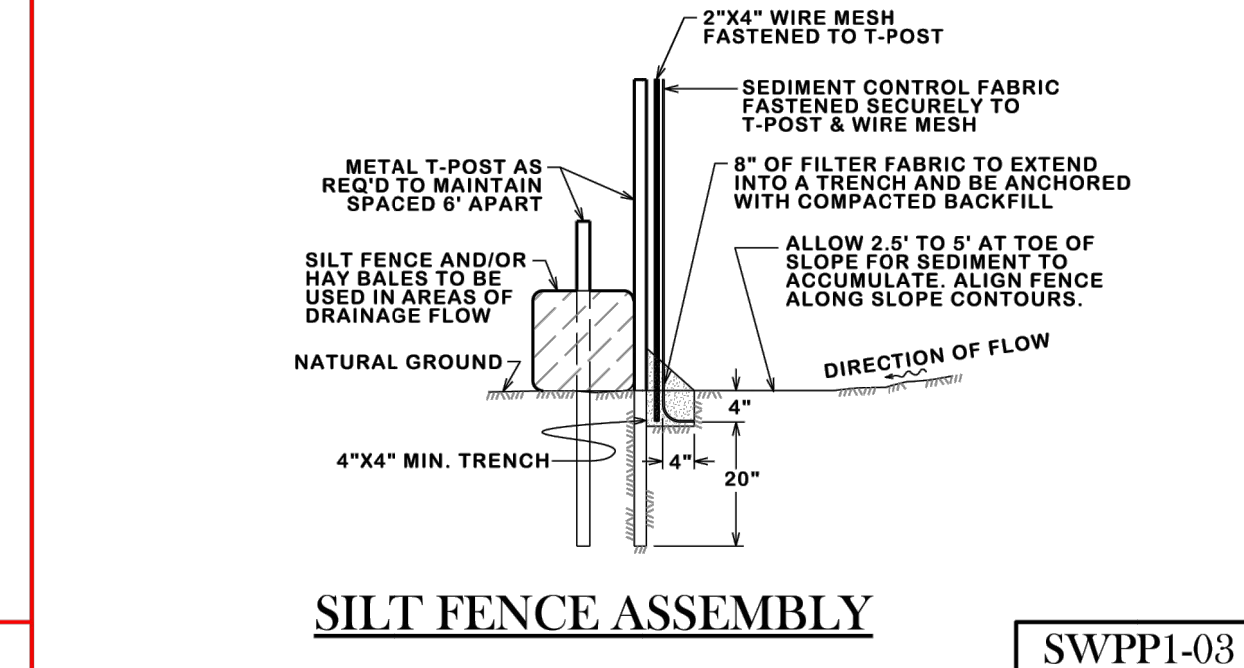
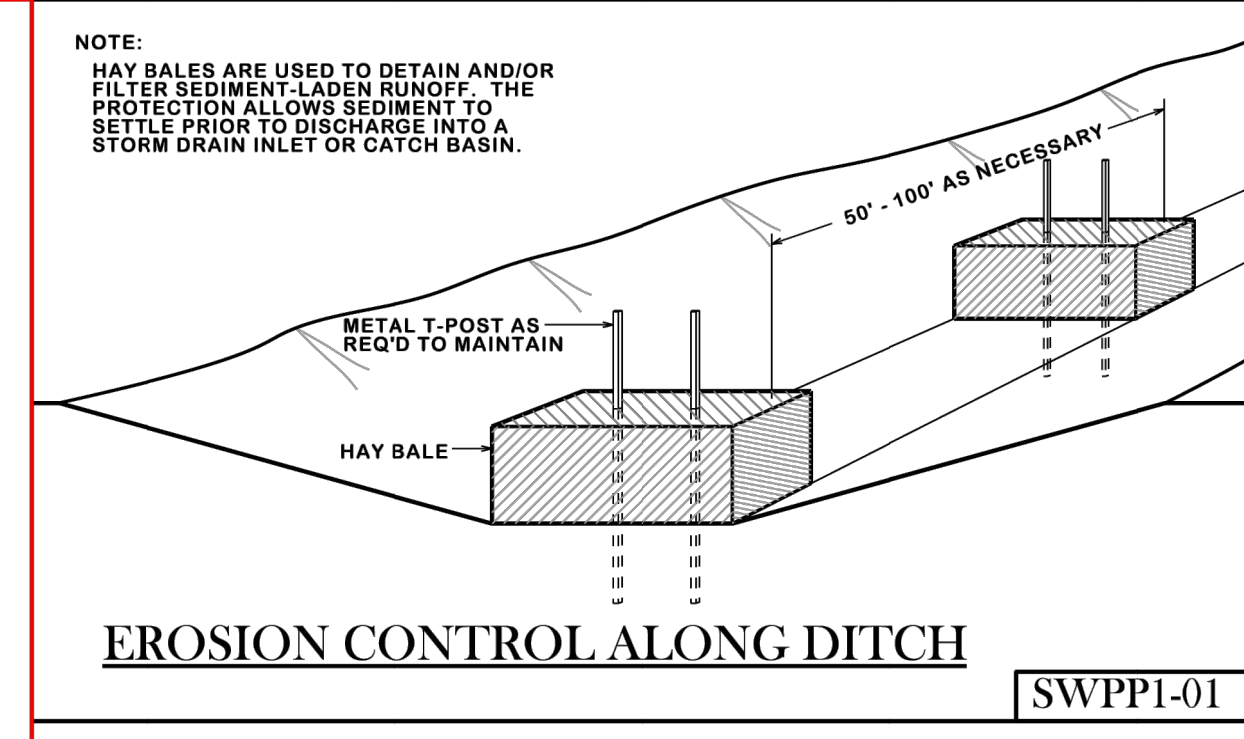
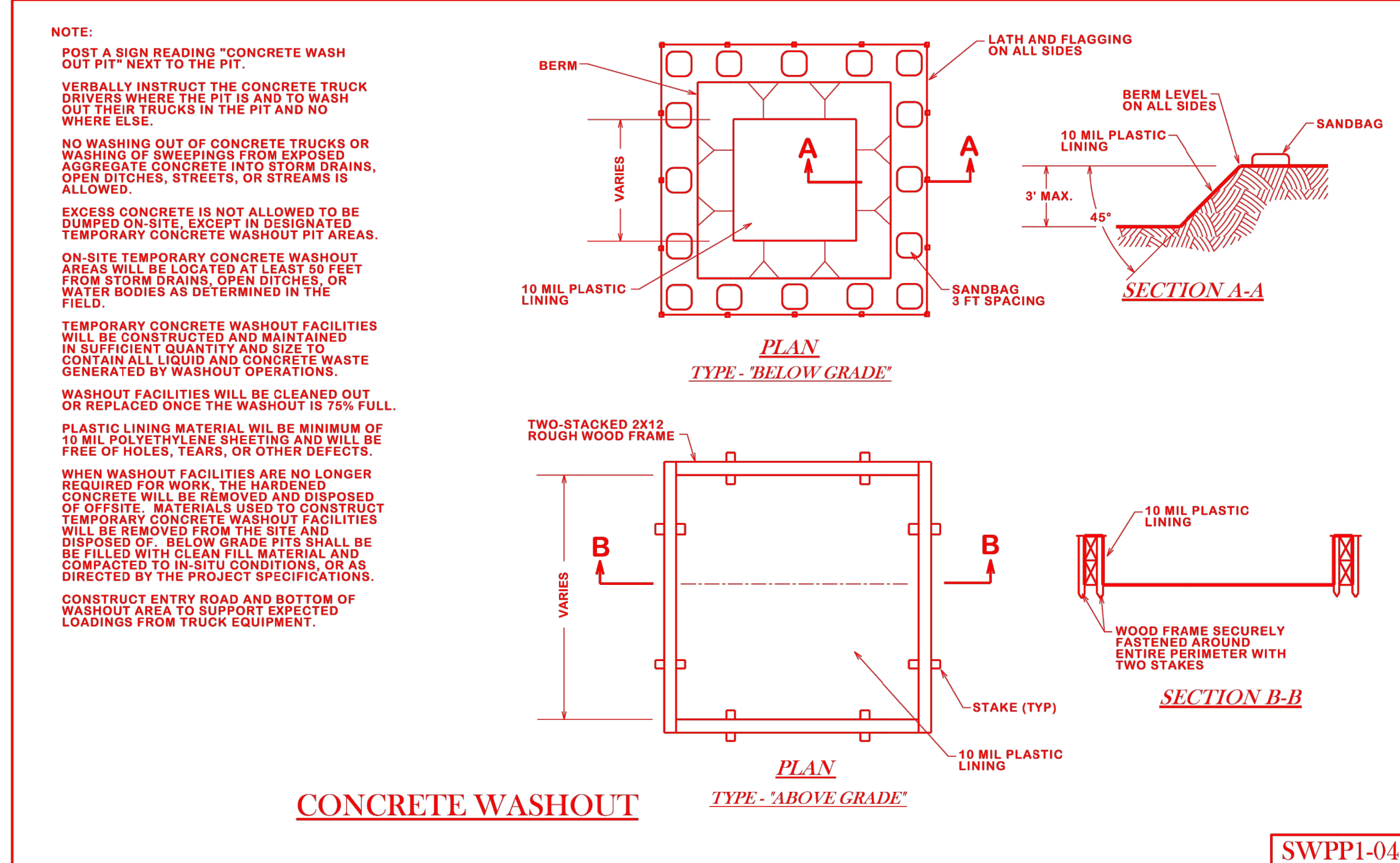
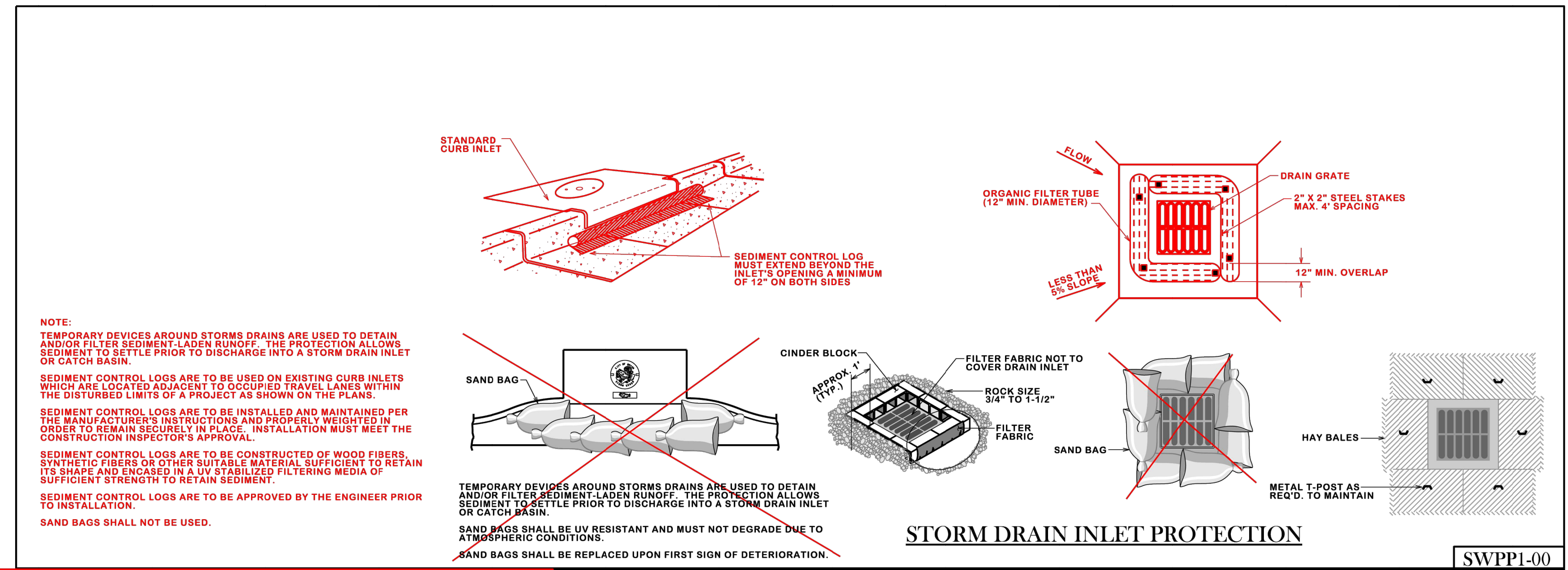


**BRYAN - COLLEGE STATION  
 STANDARD STORM WATER  
 POLLUTION PREVENTION DETAILS**



DRAWN BY: C.L.M.  
 DATE: 08-01-12  
 SCALE: N T S  
 APPROVED: W. P. K.

FIGURE:  
**SWPP**  
 SHEET 1 OF 1



**GENERAL NOTES:**

ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED 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 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.