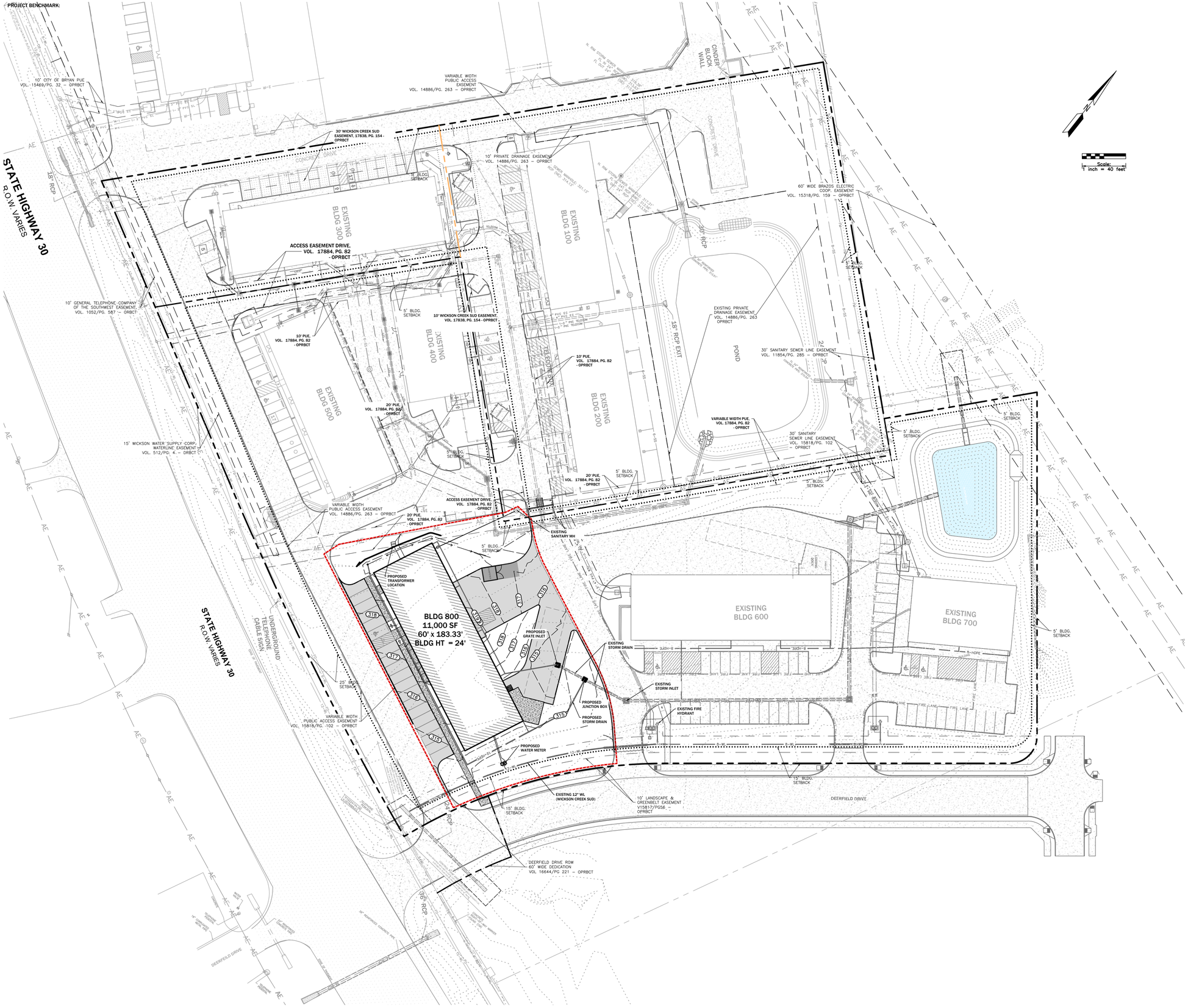
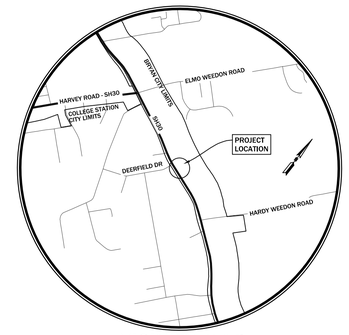
PROJECT BENCHMARK:



Scale:
1 inch = 40 feet



VICINITY MAP
NTS

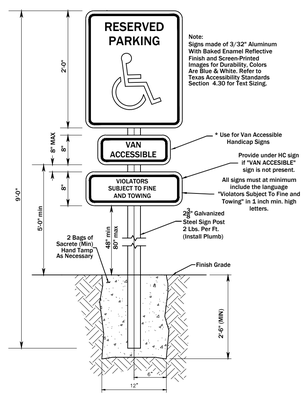
EXISTING PAVEMENT

SIDEWALK/LOADING CONCRETE

STANDARD PAVEMENT

GENERAL CONSTRUCTION NOTES:

1. It shall be the responsibility of the Contractor to verify the exact location of ALL existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
   a. Contact Dig Tess @ 1-800-344-8377
   b. Contact Korey Lemond @ ATMOS 286-4939
   c. Contact Don Augsburger @ Suddenlink 204-8263
   d. Contact Brandon Charanza @ BTU 821-5770
   e. Contact Leslie Carroll @ Frontier 821-4761
2. All construction shall be in accordance with the current City of Bryan Standard Specifications for Street Construction, B/CS Unified Technical Specifications, Water and Sewer and Generals, 2012, and BCS Unified Design Details. All inspection shall be performed by the staff of the City Engineer of Bryan All construction shall be coordinated with the City of Bryan City Engineer.
3. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer & Architect for any substitution prior to Construction. Requests for changes should include product information and an engineer's seal where applicable. The contractor shall be financially responsible for the engineer's time spent reviewing changes and redesigning based on contractor's requests.
4. Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P and all federal, state and local regulations.
5. TRENCHING AND BACKFILLING: All trenching and backfilling shall conform to the specifications set out herein. Testing shall be provided by a certified laboratory, at the Owner's expense, to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and shall extend 5' beyond the curb lines of all streets, alleys and parking areas.
6. It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with BTU.
7. All materials & labor not identified as a Separate Bid Item shall be considered subsidiary to the item in which it is used. All materials and equipment shall be both furnished and installed unless otherwise noted.
8. The Contractor must provide construction staking from the information provide on these plans.
9. All soil exposed by construction shall receive hydromulch or sod in accordance with the landscape plan.
10. Trenches may not be left open overnight.
11. Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. are not separate pay items. The Price of the adjustment shall be subsidiary to the construction of Sewer Line, Force Main, etc.
12. The contractor shall coordinate with Atmos, Suddenlink Communications, BTU, and Frontier to adjust the location of existing facilities.
13. Temporary spoil areas will be identified on site by owner.
14. Contractor shall provide parking lot striping in accordance with the layout shown on this plans.
15. All storm sewer being constructed with this site plan is private.
16. Cross slope and running slope of curb ramps serving the Accessible Parking shall comply with ICC A117.1 – 2009 Accessibility Standards. Maximum cross slope 1:48 (2.08%) and maximum running slope 1:12 (8.33%).
17. Contractor shall strip topsoil from the site prior to construction and stockpile and protect from contamination from other soils for later use onsite by the landscape contractor.



Note:
Signs made of 3/32" Aluminum With Baked Enamel Reflective Finish and Screen-Printed Images for Durability. Colors Are Blue & White. Refer to Texas Accessibility Standards Section 4.30 for Text Sizing.

* Use for Van Accessible Handicap Signs

Provide under HC sign if "VAN ACCESSIBLE" sign is not present.

All signs must at minimum include the language "Violators Subject To Fine and Towing" in 1 inch min. high letters.

NOTE: INSTALL ONE SIGN PER LOCAL ORDINANCE. "UNAUTHORIZED VEHICLES PARK IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHED PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE FINED.

SIGN INSTALLATION NOTES:

1. All signs shall maintain heights specified but shall be mounted to the building in lieu of the sign post.
2. The signs shall be installed so that the bottom of each sign shall be at least four (4) feet above the ground at the base of the signpost or above an adjacent travelway. All signposts shall be installed 24 inches from the travelway.
3. The hardware used to attach the signs to the signposts shall be the same as that currently used by the city.
4. Signs shall be positioned facing perpendicular to the parking stall

VAN ACCESSIBLE HANDICAP SIGN INSTALLATION DETAIL

MITCHELL M&M MORGAN

T.979.260.6963
F.979.260.3564

TX. FIRM # F-1443

3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845

PLAN & DESIGN SPECIALISTS IN
CIVIL ENGINEERING HYDRAULICS
HYDROLOGY UTILITIES STREETS
SITE PLANS SUBDIVISIONS

www.mitchellandmorgan.com

For Inform Rview Only.
These documents are not intended for construction, bidding or permit purposes.
James C. Bledsoe
No. 93631

AUGUST 2025

Drawn By: JB, JT
Checked By: JB

Prepared For:

PVD Development Co. LLC
5222 Enchanted Oaks Dr.
College Station, TX 77845
(979) 225-3222

0.99 AC of LOT 3, BLK 1 of the PVD DEVELOPMENT SUBDIVISION

Revisions

OVERALL SITE PLAN

PHASE 6 - COMMERCIAL BUILDING
SH30 - BRYAN

01