SITE CIVIL CONSTRUCTION PLANS FOR

BROWN OAK BRICK FACTORY

6400 MUMFORD ROAD BRYAN, TEXAS **BRAZOS COUNTY**

48 HOUR NOTICE: THE CONTRACTOR SHALL NOTIFY BTU BEFORE COMMENCING CONSTRUCTION AND BACKFILLING ANY UTILITIES. CONTRACTOR(S) TO CONTACT CUSTOMER SUPPORT @ (979) 821-5700 OR https://weblink.bryanbs.gov/Forms/uTxlz.

CITY OF BRYAN MAY HAVE EXISTING UNDERGROUNDIQUERHEAD UTILITIES WITHIN THE PROPOSED PROJECT LIMITS, PLEASE CONTACT CUSTOMER SUPPORT AT (979) 821-5700, OR SUBMIT AN EMAIL REQUEST THROUGH <u>https://weblink.chyants.gov/FormeUTIL2</u> TO OBTAIN FIELD LOCATES.

DESIGN TEAM

OWNER:

CONTRACTOR:

DB CONSTRUCTORS

CIVIL ENGINEER:



LOCATION MAP



VICINITY MAP

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000	PITE DETAIL PRINTER A

NOTE 1: BEARING SYSTEM SHOWN HEREON IS BASED ON THE TEXAS STATE PLANE CENTRAL ZONE GRID NORTH AS ESTABLISHED FROM GPS OSSERVATION USING THE LECA SMARTNET HADDS (NAZ011) EPOCH 2010 MULTI-YEAR CORS SOLUTION 2 (MYCSZ).

NOTE 2: BISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERMOSE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIMDE BY A COMBINED SCALE FACTOR OF 1.00011928S31183 (CALCULATED USING GECIO128).

THIS TRACT LIES WITHIN FLOOD ZONE X' UNSHADED AND ZONE 'AE' AND DOES PARTIALLY LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT THE 1'S ANNULLO CHARGE FLOOD (IN YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAY PIRMY PANEL NO. 4004COTORSE & ASON (COOKE, BRAYED DATE: 65-6-6012).





PROJECT No. BZ0035-24





- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY FERRITS, TESTS, ACCEPTANCES, AND APPROVALS PRIOR TO BEGINNING MAY DEMOLITION AND/OR CONSTRUCTION ACTIVITIES.
- DEMOLITION AND/OR CONSTRUCTION ACTIVITIES MUST NOT COMMENCE UNTIL APPROPRIATE STORM WATER POLLUTION PREVENTION MEASURES ARE INSTALLED AND APPLICABLE REGULATORY REQUIREMENTS ARE COMPLETED.

- THE COORING OF CORMING OF CALLENS BUT NOT LIMITED TO WITE, SIDER, SWAWLE, TELEPHONE, FIRST OPTIC, OFF LIGHTED WITE, SIDER, SWAWLE, TELEPHONE, FIRST OPTIC, OFF LIGHTED WITE, SWAWLE, TELEPHONE, FIRST OPTIC, OFF LIGHTED WITE, SWAWLE, OFF LIGHTED WITE, SWAWLE, OFF LIGHTED WITE, OFF LIG
- THE COMPACTOR SHALL BE REPROMISEE FOR COORDINATING WITH AU UTLITY COMPACES RELAXIONS ESSAYS. OR RELOXITON OF DISTRICT SERVICES AND STRUCTURES. THE CONTINCTOR SHALL PERFORMED AND ARE SHAT OFF OR DECONDECTED, AND THAT ALL PROSSEES SHATT ARE SHAT OFF OR DECONDECTED, AND THAT ALL PROSSEES CONTINUED AND PROMOMENT FOR ALL PERSONANE, OR MECSSARY, COORDINATE WITH UTLITY COMPANES TO PROVIDE TEMPORARY UTLITY SERVICES DURING CONSTRUCTION.

- PROVIDE TREE PROTECTION FOR TREES TO BE SAVED. SEE LANDSCAPE DRAWINGS AND SPECIFICATIONS, NO CONSTRUCTION TRAFFIC SHALL BE PERMITTED WITHIN TREE PROTECTION FEACES.
- 11. EXISTING CONDITIONS ARE PER THE SURVEY PREPARED BY KERR SURVEYING, DATED 01/17/2024 AND SIGNED BY NATHAN PAUL KERR
- COORDINATE WITH ARCHITECT'S PLANS TO VERIFY LOCATION AND SIZE OF ALL ROOF DRAINS AND UTILITY CONNECTIONS. LIMITS OF PROPOSED SITE PLIMINING FACILITIES SHALL BE 5 FEET FROM EDGE OF BUILDING, UNLESS OTHERWISE NOTED.
- 14. THE SITE MUST BE LEFT NEAT AND CLEAN ON A DAILY BASIS
- PROVIDE A TRENCH SAFETY SYSTEM MEETING THE REQUIREMENTS OF CURRENT OSHA REGULATIONS, STATE LAW, AND LOCAL CODES.
- THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING ALL HORIZONTAL AND VERTICAL CONTROL. PER THE CONSTRUCTION DRAWINGS.
- USE PROPERTY CORNERS FOR HORIZONTAL CONTROL POINTS, UNLESS OTHERWISE NOTED. BENCHMARKS ARE NOT TO BE USED FOR HORIZONTAL CONTROL. 18, THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION STAKING.
- DIMENSION CONTROL POINTS ARE PROVIDED AS NEEDED, ADDITIONAL POINTS ARE AVAILABLE UPON REQUEST.
- 20. ALL DIMENSIONS ARE TO THE FACE OF CURB, CENTER OF PAINT STRIPING AND CENTER OF UTILITY STRUCTURES AND PIPES.
- 21. ALL CURBS ARE 6" HIGH, UNLESS OTHERWISE NOTEL
- REFER TO ARCHITECTURAL AND/OR STRUCTURAL PLANS FOR ADDITIONAL DIMENSIONAL CONTROL INFORMATION, BUILDING DIMENSIONS ARE PER ARCHITECTURAL PLANS.
- 23. ALL LANDSCAPE AREAS TO BE HYDROMULCHED AND SEEDED, UNLESS OTHERWISE NOTED.

- SAND BED OR SAND LEVELING COURSE ARE NOT PERMITTED UNDER VEHICULAR PAVING.
- PAVEMENT MARKINGS SHALL CONSIST OF TWO (2) COATS OF 4" WIDE PAVEMENT PAINT, WHITE, TXDOT ITEM 666, TYPE II.
- INSTALL CONTROL JOINTS AND EXPANSION JOINTS IN ALL CONCRETE PAYING PER GEOTECH RECOMMENDATIONS.
- JOINTS SHALL NOT BE INSTALLED WHICH WOULD CREATE A SLAB DIMENSION OF LESS THAN ONE FOOT.
- VEHICULAR PAMING AT TRUCK DOCKS, ACCESS DRIVEWAYS, PEDESTRIAN WALKS, INTEGRAL WALK-CURB, OR CAST—IN-PLACE CURBS SHALL BE CONSTRUCTED OF REINFORCED PORTLAND CEMENT CONCRETE.

GRADING NOTES:

- ALL GRADES AND CONTOURS SHOWN ARE FINAL, TOP OF FINISHED SURFACE ELEVATIONS.
- POSITIVE DRAINAGE SHALL BE MAINTAINED ON ALL SURFACE AREAS WITHIN THE SCOPE OF THIS PROJECT, DRAINAGE SHALL BE DIRECTED MAIN FROM ALL BULDING FOUNDATIONS. CONTRACTOR SHALL TAKE PRECAUTIONS TO PREVENT PORIONG OF WATER ON-SITE AND SHALL AVOID BLOCKING DRAINAGE. FLOW FOR ADJACENT PROPERTIES.
- ALL DISTURBED AREAS SHALL BE REVEGETATED BY THE CONTRACTOR IN ACCORDANCE WITH PROJECT SPECIFICATIONS AND LANDSCAPING PLANS.
- ENSURE THAT ALL GRADES ON-SITE MEET CURRENT ADA AND TAS STANDARDS, INCLUDING BUT NOT LIMITED TO: --SIDEWALKS AND ACCESSIBLE ROUTES TO BE AT 2% MAX CROSS SLOPE AND 5% MAX LONGITUDINAL SLOPE
 - -ACCESSIBLE PARKING SPACES SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION
 - -CURB RAMPS SHALL NOT EXCEED 6" IN VERTICAL DIFFERENCE AND SLOPE SHALL BE NO MORE THAN 12:1
- ALL CURBS ADJACENT TO RAMPS SHALL BE SLOPED TO BE FLUSH WITH RAMP. REFER TO LANDSCAPE PLANS FOR DETAILED GRADING IN ALL PROPOSED LANDSCAPE AREAS.
- MAINTAIN SITE DRAINAGE AT ALL TIMES AND SHALL MAINTAIN EXCAVATIONS "DRY" BY AN APPROVED METHOD.
- ALL EXCESS MATERIALS FROM THE EXCAVATIONS SHALL BECOME THE PROPERTY OF THE CONTRACTOR WHO SHALL DISPOSE OFF-SITE IN A LAWFUL MANNER.
- ADJUST STRUCTURES (MANHOLES, INLETS, JUNCTION BOXES, VALVE BOXES, ETC.) AS REQUIRED TO CONFORM TO NEW FINISHED GRADES.

DRAINAGE NOTES:

- THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES.
- SUBSURFACE DRAINAGE SYSTEMS ARE TO BE DRAINED WITHIN 48 HOURS THE CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL WASTE MATERIALS IN/AROUND DRAINAGE FACILITIES UPON PROJECT COMPLETION.
- ALL LENGTHS OF PIPE ARE TO INSIDE FACE OF STRUCTURES.
- ENSURE PROPER SIZE OF JUNCTION BOXES/INLETS WHERE INDICATED ON PLAN AND CONNECT STORM DRAIN PIPE TO JUNCTION BOXES/INLETS PER MANUFACTURERS SPECIFICATIONS.
- 6. ALL GRATE INLETS WITHIN DRIVABLE SURFACES MUST BE H20 RATED CRATES
- ALL TOPS OF MANHOLES, JUNCTION BOXES, AND GRATES SHALL BE SET FLUSH TO FINISHED SURFACE BASED UPON GRACING PLAN.
- ON-SITE STORM DRAINS SHALL COMPLY WITH THE CURRENT APPLICABLE CITY, COUNTY, AND/OR TXDOT "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION" AND MEET THE FOLLOWING REQUIREMENTS, UNLESS OTHERWISE NOTED ON PLANS:
 - A. RENFORCED CONCRETE PIPE (RCP) PER ASTM C76/76M SHALL BE CLASS II, WALL TYPE A, MESH REINFORCEMENT, AND BELL AND SMOOT END JOINTS WITH GASKET, AND WATERTIGHT JOINTS PER ASTM C443/443M.
 - R. HIGH DENSITY POLYETHYLENE PIPE (HDPE) PER ASTM F2648 SHALL BE DUAL WALL PIPE, BELL AND SPIGOT END JOINT WITH GASKET, AND WATERTICHT JOINTS PER ASTM D3212. ADS N=12 WT IB PIPE OF EDUAL PAT

- ALL UTILITY CONNECTIONS SHALL BE COORDINATED WITH THE MECHANICAL, ELECTRICAL, AND PLUMBING PLANS. NOTIFY ENGINEER OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- INSTALL ANY BENDS, FITTINGS, OR PIPE IN THE WATER LINE AS REQUIRED TO AVOID CONFLICTS WITH OTHER UTILITIES (NO SEPARATE PAY
- NO WATER JETTING TO BACK FILL TRENCHES WILL BE ALLOWED ON THIS PROJECT.
- REFERENCE ELECTRICAL PLANS FOR PARKING LOT AND SIGNAGE LIGHTING, WHICH MAY BE IN THE SCOPE OF WORK. REFERENCE LANDSCAPE, ELECTRICAL, AND ARCHITECTURAL PLANS FOR ADDITIONAL CONDUITS REQUIRED.
- SANTARY SEREE PIPE SIX NOVES (6") AND SMALLER SHALL BE PVC SHE O CONCOMINED TO ASSU DITTOS AND DESTALLED PTP COMPATIBLE SIX SPIES WITH THE EXCEPTION THAT SOLVENT CEMENT JOINTS SHALL NOT BE USED.
- INSTALL THE SANITARY SEWER SYSTEM OUTSIDE OF THE BUILDING IN ACCORDANCE WITH PROCEDURES SPECIFIED BY THE LOCAL PLUMBING CODE. FOR PROJECTS WITHIN THE CITY LIMITS, THE LINE SHALL BE INSPECTED BY THE CITY INSPECTOR.
- ALL SERVICES ARE BROUGHT TO WITHIN 5' OF THE BUILDING. CONTRACTOR SHALL INCLUDE IN THEIR BID THE COST TO CONNECT ALL SERVICES TO THE BUILDING WHETHER OR NOT SHOWN ON THE PLANS.
- SERVICE TO THE DUDING WILLIES SHALL BE INSTALLED IN ACCORDANCE
 WITH THE PILLINGING CODE AND AS DIRECTED BY THE PILLINGING
 INSPECTOR. ALL CLEAN OUT AND VALVE BOX FOR SHALL BE INSTALLED
 AT LEAST 2" ABOVE TRINSHED GRADE OUTSIDE PAREMENT AND FLUSH
 WITH FINISHED GRADE WITHIN THE PAYEMENT AREAS.
- CONTRACTOR TO CONTACT UTILITY COMPANY TO VERIFY MATERIALS TO BE USED FOR SERVICES AND CONNECTIONS.
- 13. 1 1/2-INCH (1 1/2T) AND 2-INCH (2T) DOMESTIC WATER LINE TO BE PVC SCHEDULE 4G.
- CONFLICTS. COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MOID CONFLICTS AND TO ASSUME PROPER CIPITIS AND TO ASSUME PROPER CIPITIS AND TO ASSUME PROPER CONFLICT AND ADDRESS OF THE ADDRESS OF THE ADDRESS OF T
- CONNECTION TO EXSTRUCT LITTLETS: VERBY THE SIZE, TYPE, ELEVATION, CONSIGURATION, AND ANGULATION OF EXISTING WATER, SWITTLETS SWEER, AND UTILITY LINES PRIOR TO CONSTRUCTION OF TEI—IN. THE CONTRACTOR SHALL ASSIME RESPONSIBILITY FOR REPARS TO EXISTING FACILITIES DAMAGED BY HIS ACTIVITIES.
- PIPE COVER: TOP OF ALL WATER LINES SHALL BE INSTALLED WITH A MINIMUM COVER OF 4 FEET UNDER PAVEMENT.
- STANDARD DETAILS?

 ACRESSIDATE THE STANDARD SHALL BE CONSTRUCTE IN ACCORDING THE STANDARD BETWEEN THE STANDARD BET
- 21. ADJUSTMENTS: THE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ALL MANHOLES, CLEANDUTS, WAVES, BOXES, WALLTS, AND HYDRANTS TO FINAL GRADE, THE COST SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- APPURTENANCES: ALL VALVES AND OTHER APPURTENANCES ON ALL FIRE PROTECTION LINES SHALL BE UL/FM APPROVED, THE COST SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
- ALL WATER LINE FITTINGS ON 6" OR LARGER SHALL BE RESTRAINED MECHANICAL JOINT WITH REQUIRED THRUST BLOCKS. 24. ALL GATE VALVES TO OPEN LEFT UNLESS OTHERWISE STATED.
- ANY UTILITY WITHIN 3' OF EXISTING OR PROPOSED PAVEMENT BACKFILLED WITH CEMENT STABILIZED SAND.

DEMOLITION NOTES:

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 ORDINA REQUIRED PREMIST FROM MITHORITES.
 NOTIFY AFFECTED UTILITY COMPANIES REFORE STRUTING WORK AND COMPLY WITH THEIR REQUIREMENTS.
 DO NOT LOCASE OR GESTRUCT REQUIREMENTS, SEDEMANS, OR HYDRAINS WITHOUT PERMIST.

- DO NOT LOSS OR DESTRUCT RECIENCE, SALERMAN, OUR HUMBOR SITTORY CONTROL PROPERTY DONCE PROFILE AND MAINTAIN TENDERS PROPERTY DONCE PROFILE DONCE PROFILE DESTRUCTURES AND STRUCTURES SHOCK ARE NOT TO BE DEMOCRACE. PROFILE DONCE PROFILE DONCE PROFILE DONCE PROFILE DONCE PROFILE AND SHOCK SHOCK SHOCK SHOCK AND SHOCK S

- PROTECTION AT JOINED, UTILITIES AND JAMPSONAMISTS.

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 B. NOTIFY THE UNDERFORMURD SERVICE ALERT OR UTILITY COORDINATION COMMITTEE AT LEAST 2 DAYS, BUT NO MORE THAN 14 DAYS, PRIOR TO EXCANTION.

 10. CONTRACTOR SHALL PROMUE SEEDING FOR ALL PAYMENT REMOVAL WITHIN RIGHT OF WAY.

1832 CHBNEY ROCK RC HOUSTON, TX 77056 281-543-1138

★ Texas 811 Know what's below Call before y

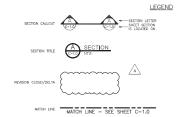
BROWN OAK BRICK FACTORY

GENERAL CONSTRUCTION NOTES

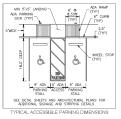


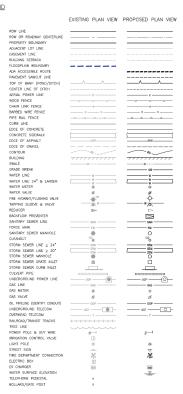
C-0.1





MIN 5'55' LANDING - 6' 9 ADA RAMP
ADA PAMONG 5.53% 6' CURB







DB CONSTRUCTORS

Know what's below.

Call before you dig.

THE LONE STAR NOTHENATION
COMPANY
1-800-958-934
OTHE A LONE STAR NOTHENATION
COMPANY
1-800-958-934

CLIENT:

DB CONSTRUCTORS, INC

817-826-7300

COWNER:

BROWN OAK PROPERTIES, LLC
840 E. INTERSTATE 2
SAN JUAN, TEXAS 79689

PROJECT NAME:
BROWN OAK BRICK
FACTORY
6400 MUMFORD ROAD
BRYAN, TEXAS 77087
BRAZOS COUNTY

BRAZOS COUNTY
SUBMITTAL DATE:
SEPTEMBER 2025
DRAWING TITLE:

LEGEND



C-0.2

