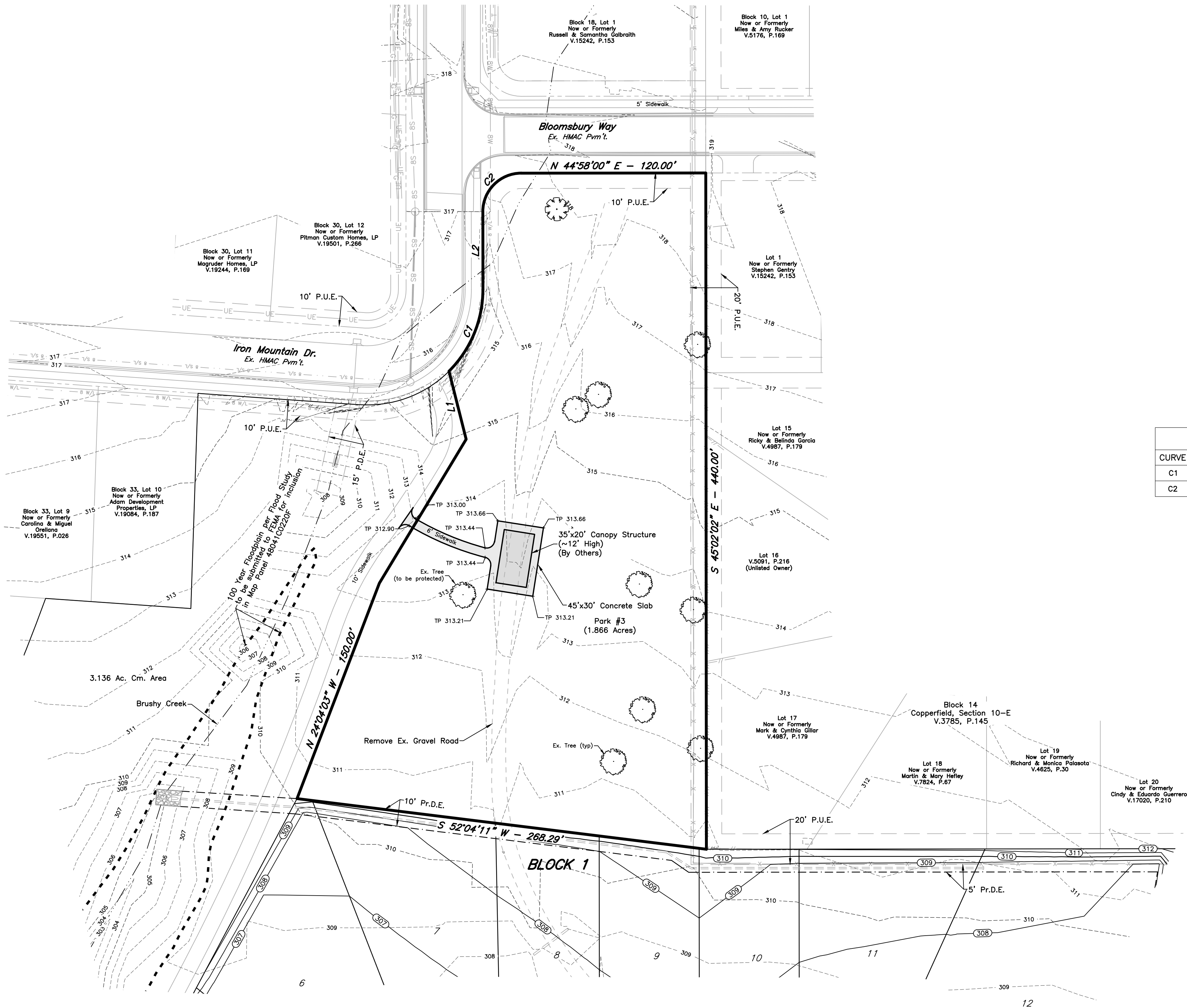




LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 59°04'22" W	45.59'
L2	N 45°02'02" W	50.77'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	45°08'08"	75.00'	59.08'	31.17'	N 22°27'58" W	57.57'
C2	90°00'02"	25.00'	39.27'	25.00'	N 0°02'01" W	35.36'

- GENERAL CONSTRUCTION NOTES:**
- This property is zoned Planned Development – Mixed Use District (PD-M), as approved by City Council on March 9, 2021 (Ord. No. 2475).
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, effective 04/02/2014, no portion of this property is located within a Special Flood Hazard Area, Zone AE. Location shown is approximate and was scaled from said map.
 - 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.
 - Contact Texas811 @ 811
 - Contact TxDOT @ 979-778-2165
 - Construction within Public Right-of-Ways and easements must equal or exceed the BCS Unified Technical Specification and Standard Construction Details. All inspections shall be coordinated with the staff of the City Engineer of College Station.
 - In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer for any substitution.
 - Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P.
 - TRENCHING AND BACKFILLING:** The backfilling of all trenches within structural areas shall be accomplished with cement stabilized sand placed to within 6" of paving sub-grade. The backfilling of all trenches outside of structural areas shall be placed so as to achieve 85 percent Modified Proctor Density. All backfilling shall be between optimum and 4 percent (4%) above optimum moisture content. 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 paved areas. For streets, alleys and parking areas, the limits of the structural areas shall extend 5' beyond the curb lines or other paved areas.
 - 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 the City of College Station Electrical Division.
 - Where a contradiction between plans and specifications occur, the plans shall be ruled as superior.
 - Trenches may be left open overnight if properly barricaded to prevent pedestrian access.
 - It shall be the responsibility of the Contractor to file a NOI with the TCEQ and coordinate with City staff.

- EXCAVATION, EMBANKMENT AND COMPACTED FILL:**
- Prior to any excavation or embankment activity, the topsoil (six (6) inches maximum) shall be removed and stockpiled from the Lot area and ROW for reuse on the lots and behind the curb as directed by the engineer. This work is considered subsidiary to payment for Excavation.
 - All Excavation and Embankment within the public ROW and Utility Easements shall conform with current City of College Station Specifications.
 - In all other areas, each layer of embankment shall be composed of material so graded that the density and uniformity of the surface layer may be secured by the Ordinary Compaction Method. Ordinary Compaction consists of rolling and sprinkling each embankment layer to the extent directed by the engineer. Each layer shall not exceed eight inches (8") of loose depth and shall be compacted with rolling equipment approved by the engineer. Compaction shall continue until there is no evidence of further compaction. Prior to and in conjunction with the rolling operation, each layer shall be brought to the moisture content directed by the engineer and shall be kept leveled with suitable equipment to insure uniform compaction of the entire layer. Should the subgrade, for any reason or cause, lose the required stability of finish, it shall be re-compacted and refinished at the contractor's expense.
 - The bid price for "EXCAVATION" shall constitute full payment for excavation and placement of embankment within the limits of the work; the removal, import, hauling, disposal or proper utilization of all excavated materials; and the constructing, compaction, shaping and finishing of all earthwork on the entire project and approaches in conformity with the required lines, grades and typical cross sections.

Legend

- 295 — Existing Ground Contour
— 223 — Prop. Finish Grade Contour

SITE PLAN

OAKMONT SUBDIVISION
PARK #3

1.866 ACRES
within Oakmont Phase 5A Subdivision

J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
SEPTEMBER, 2025
SCALE: 1"=40'

Owner:
Adam Development Properties, LP
One Momentum Blvd., Suite 1000
College Station, TX 77845
(979) 776-1111

Surveyor:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

Texas Firm Registration No. 10103300

