

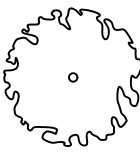
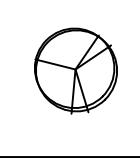
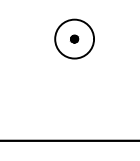
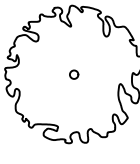
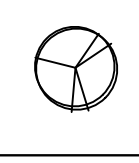
- Paving Notes:**
- All concrete for pavement construction shall be to the minimum depth shown on the plans and shall have a minimum 28-day compressive strength of 3,500 PSI. The maximum percentage of fly ash replacement of Portland cement shall be 20 percent by weight.
 - Item 360 of the TxDOT "Standard Specifications for Construction and Maintenance of Highways, Street, & Bridges" shall be used as a technical specification for reinforced concrete pavement.
 - Subgrade shall be stabilized per the "Subgrade Stabilization Table."
 - 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.
 - See Sheet C1-General Notes.

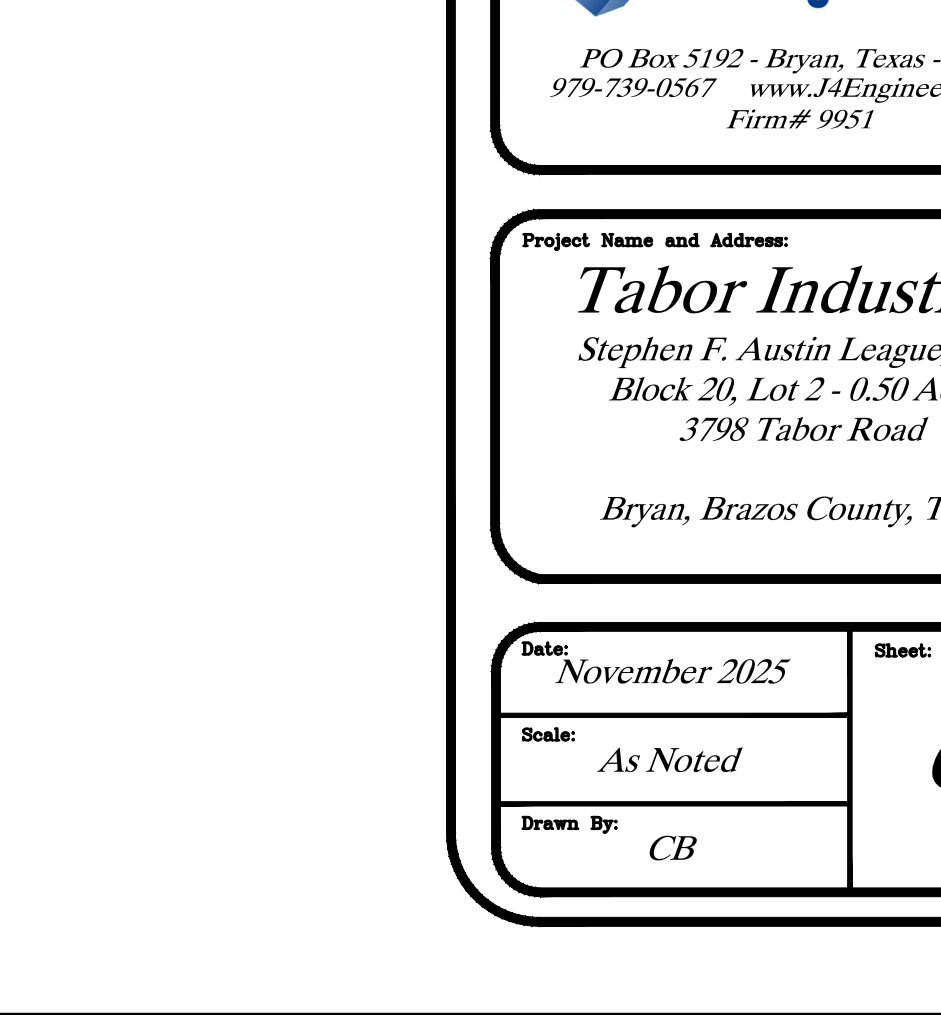
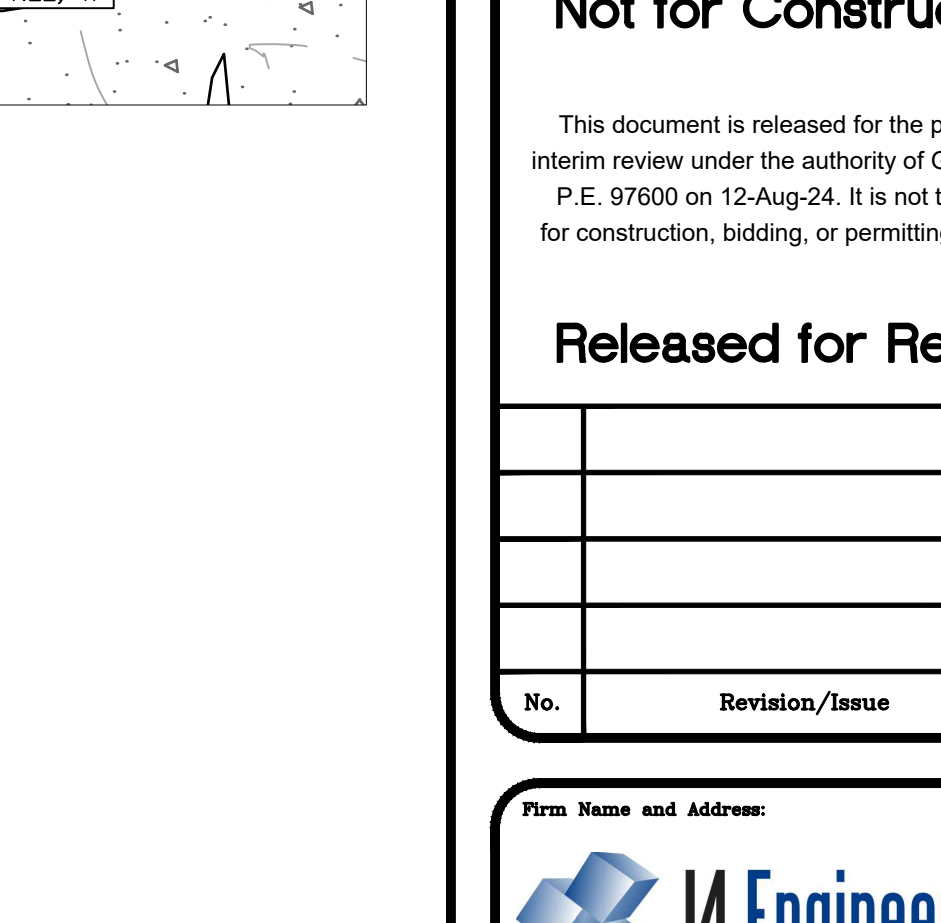
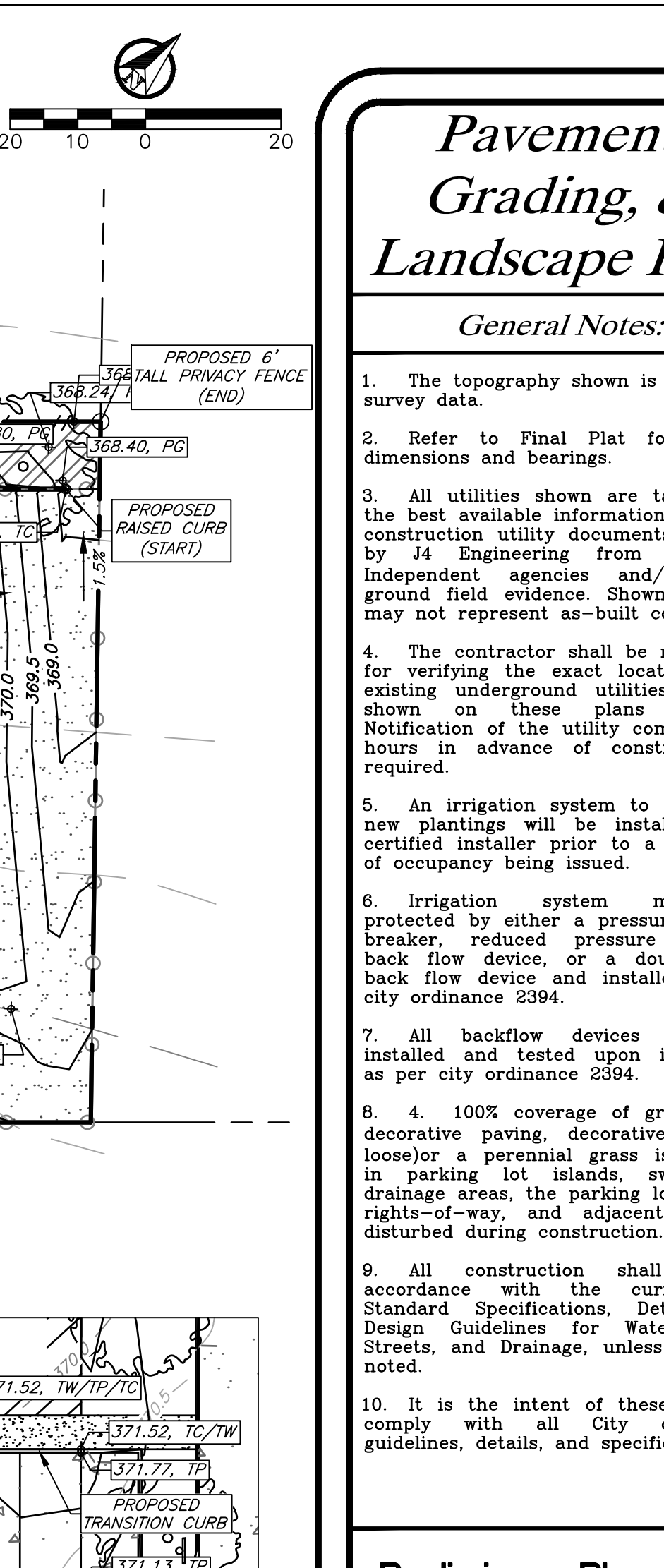
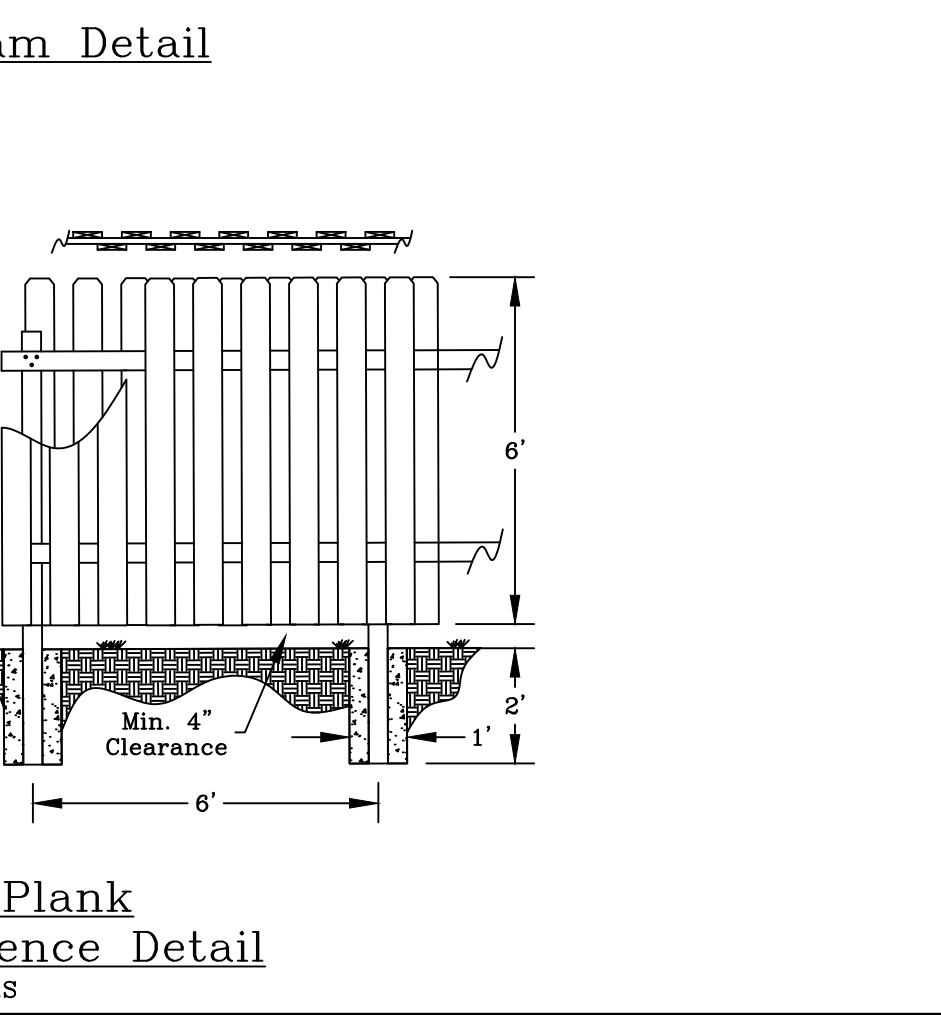
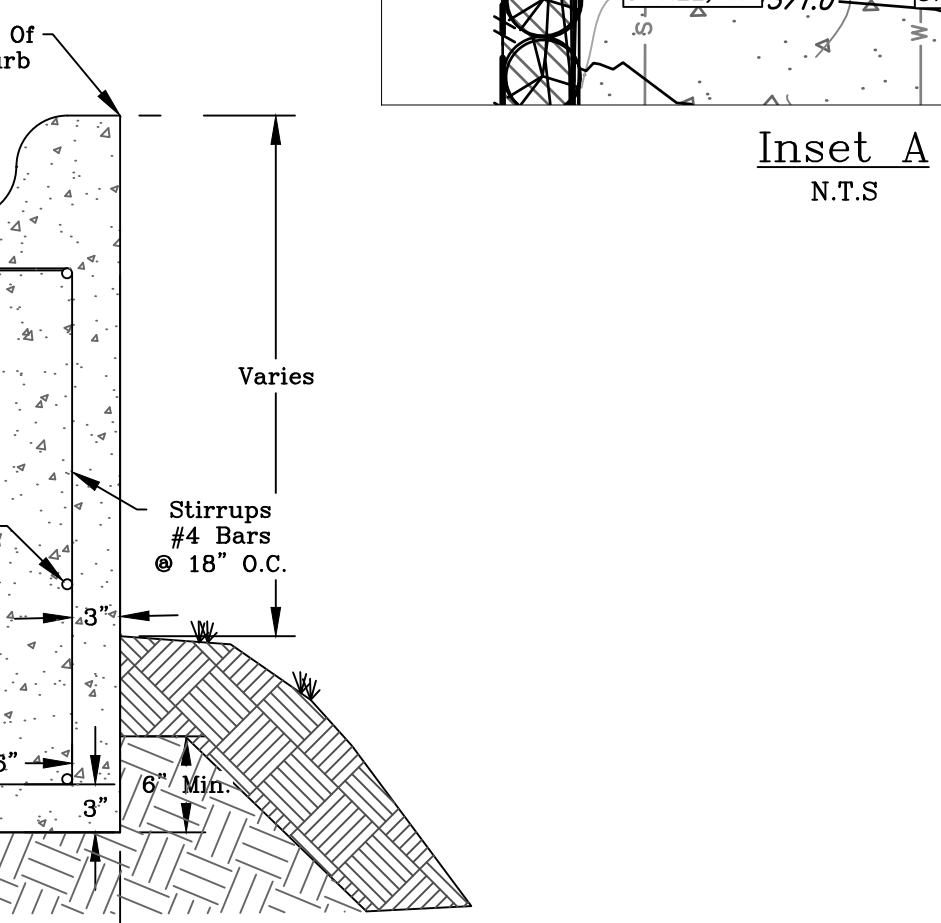
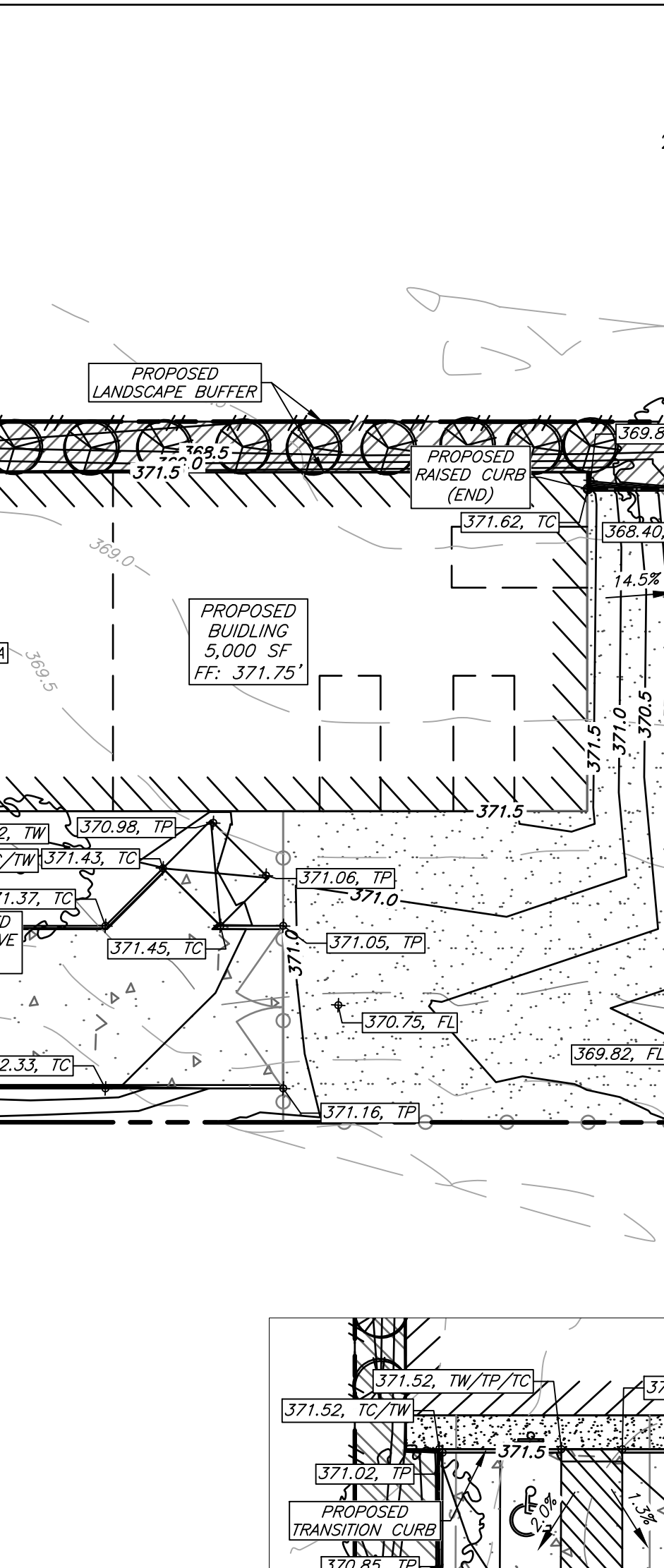
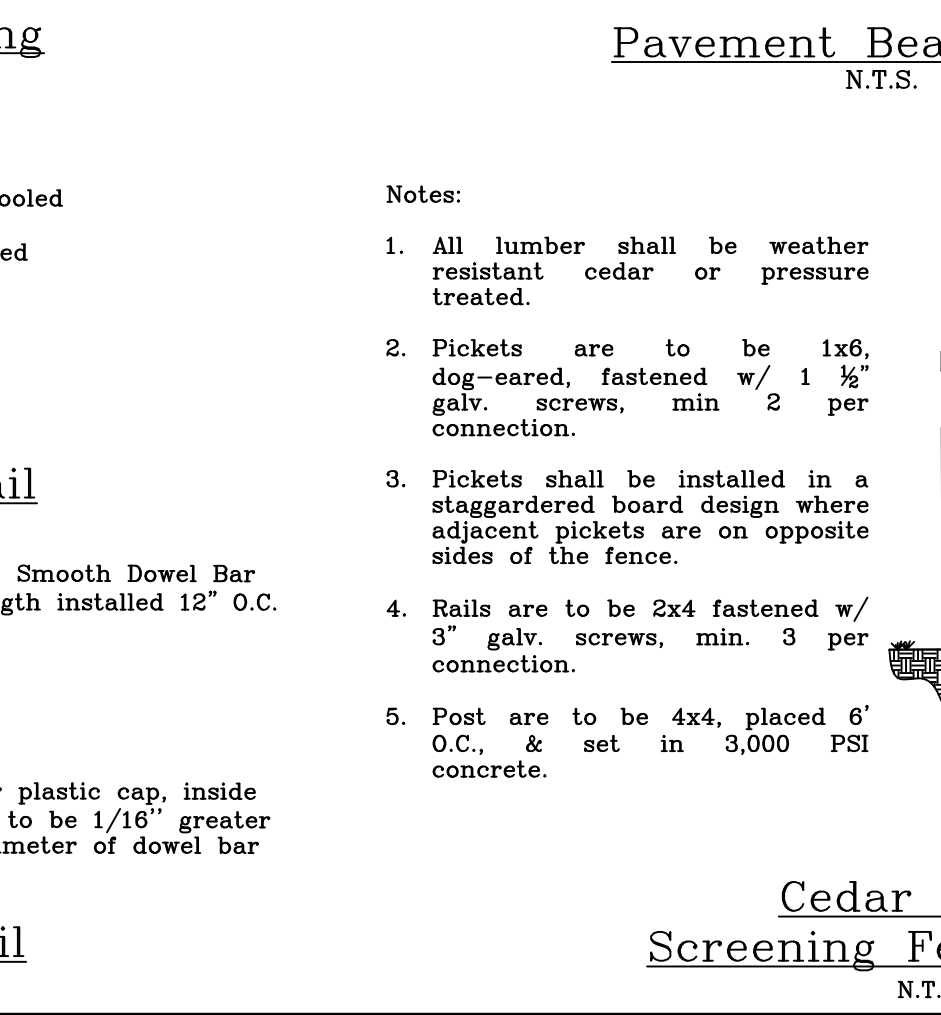
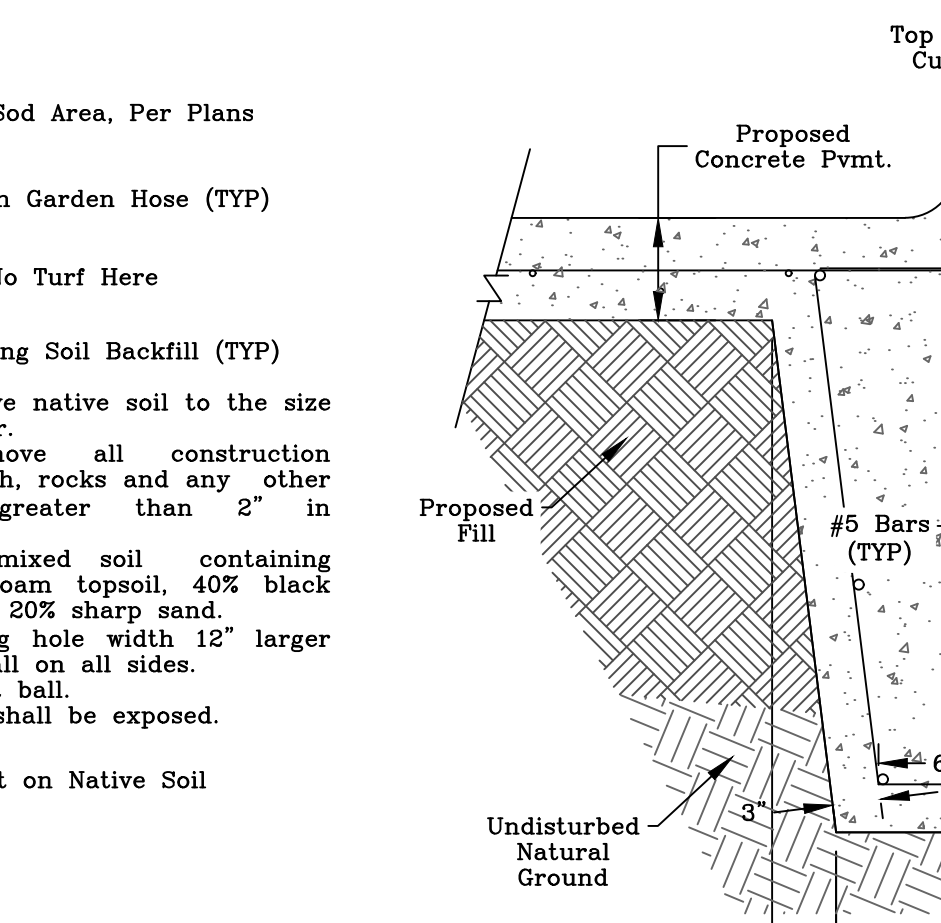
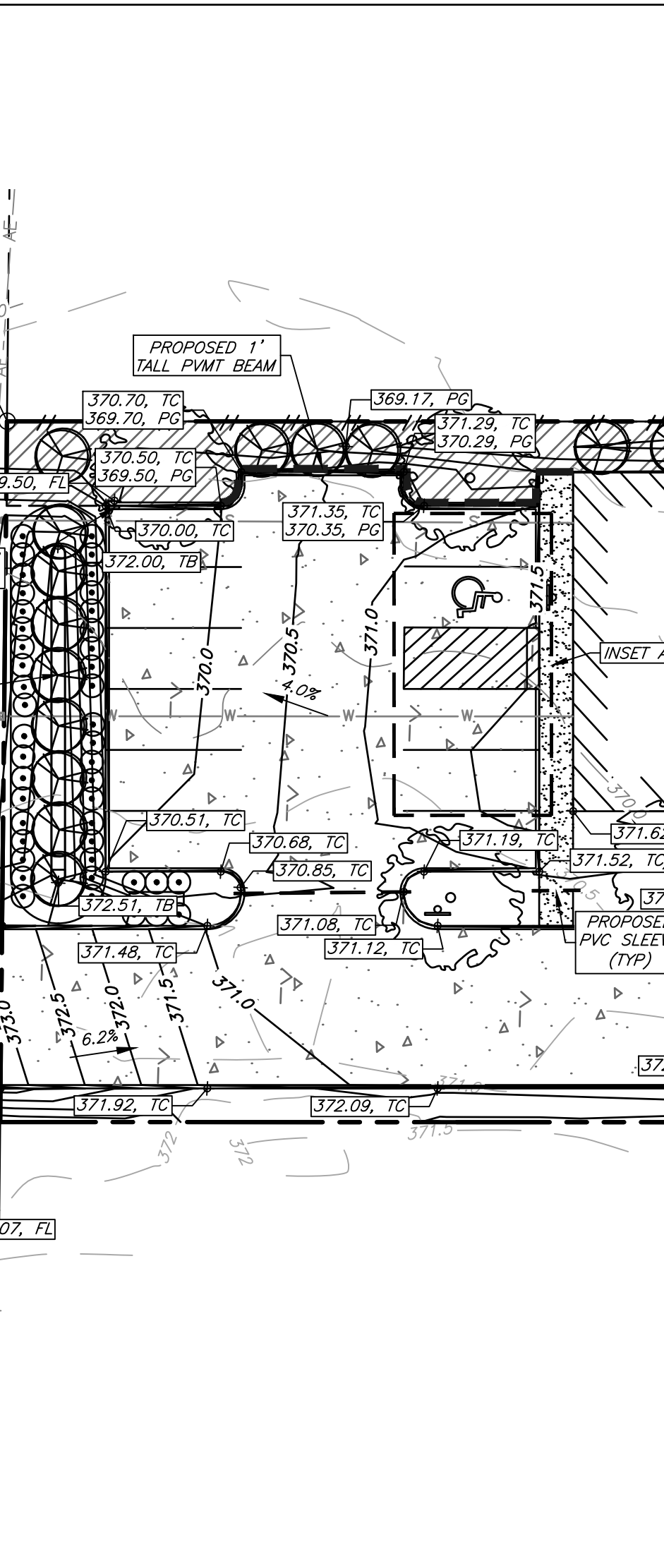
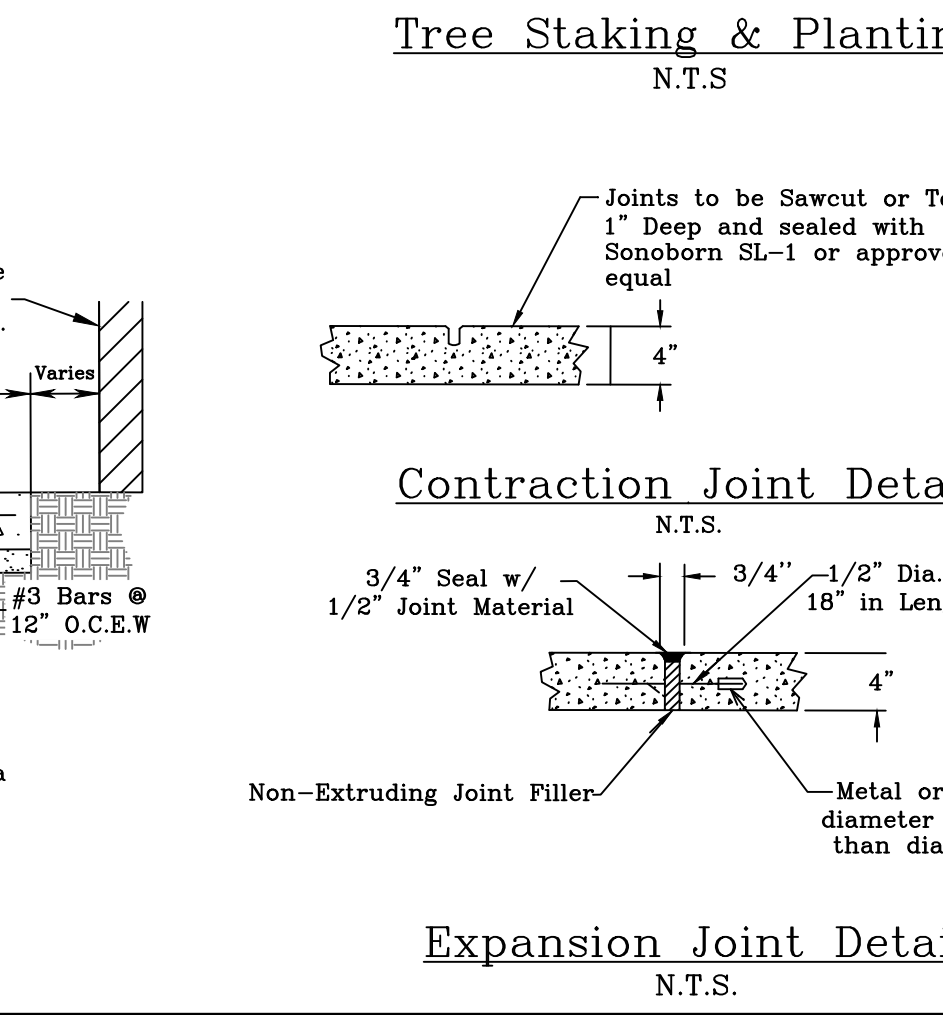
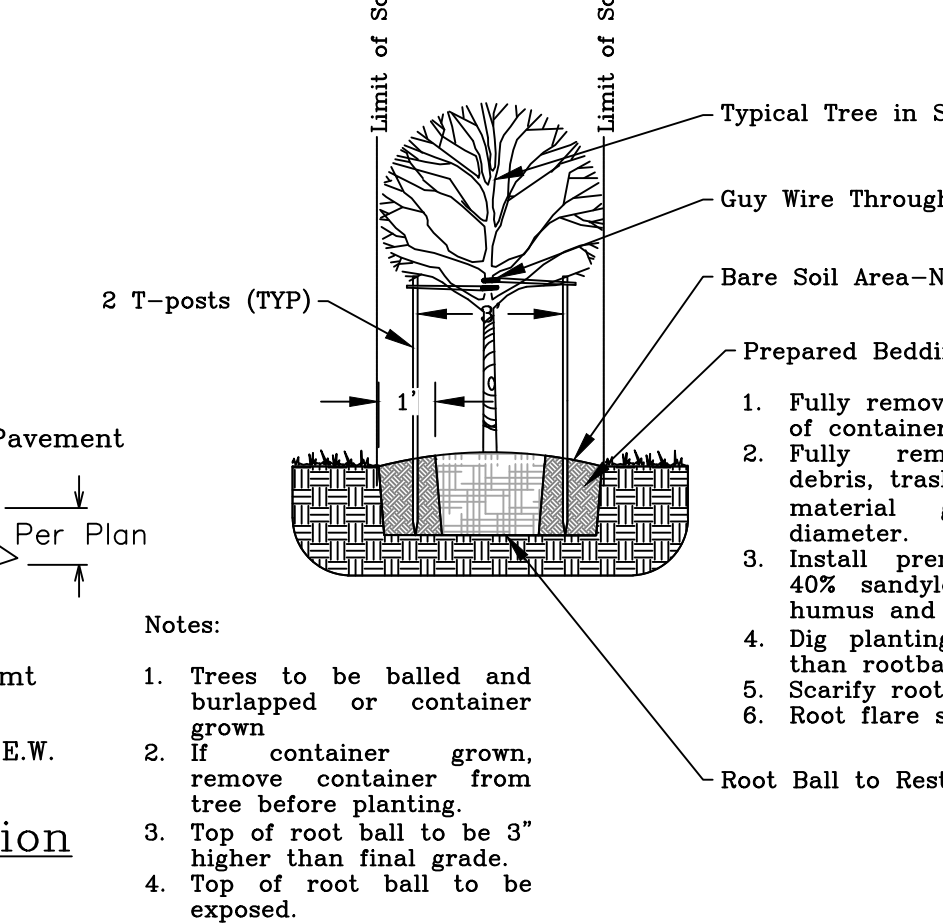
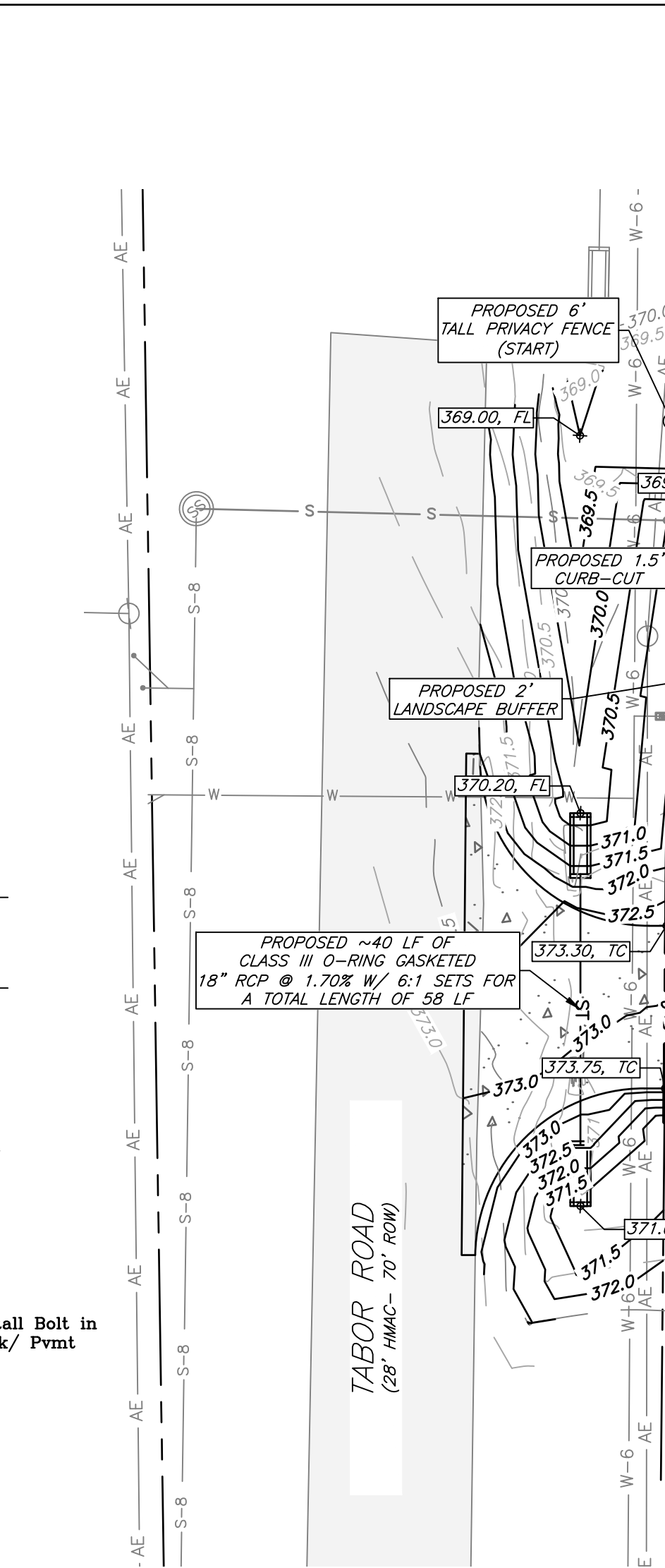
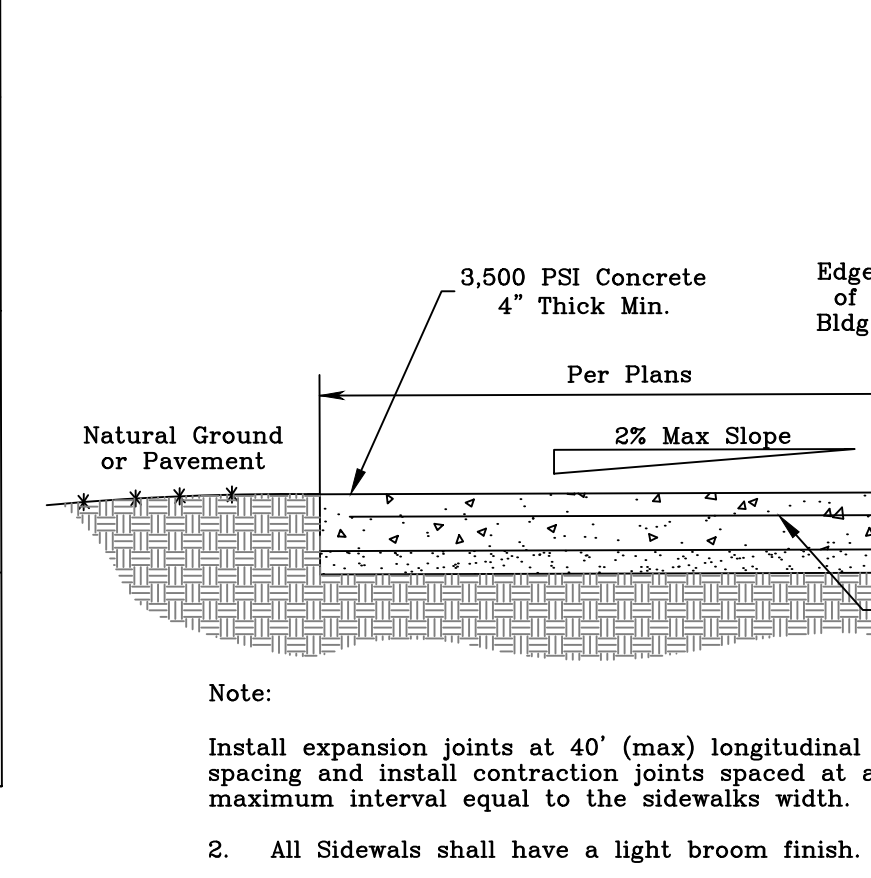
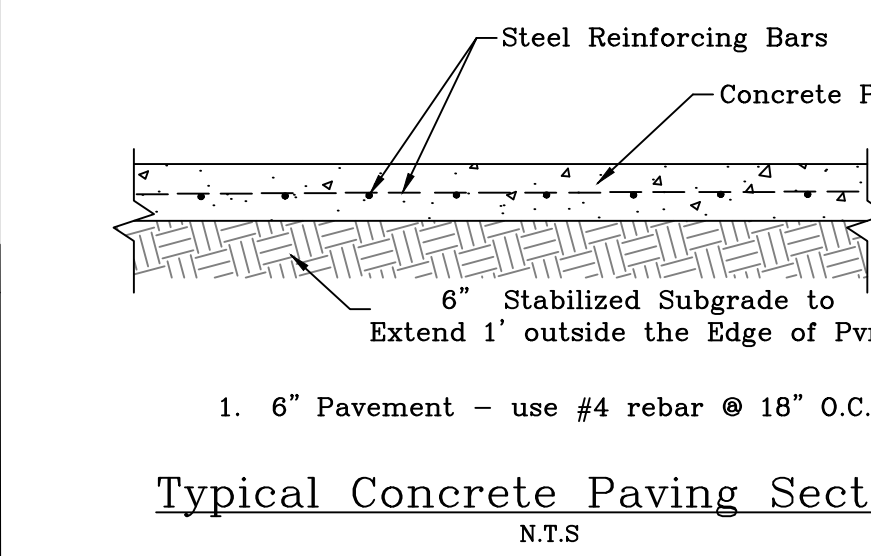
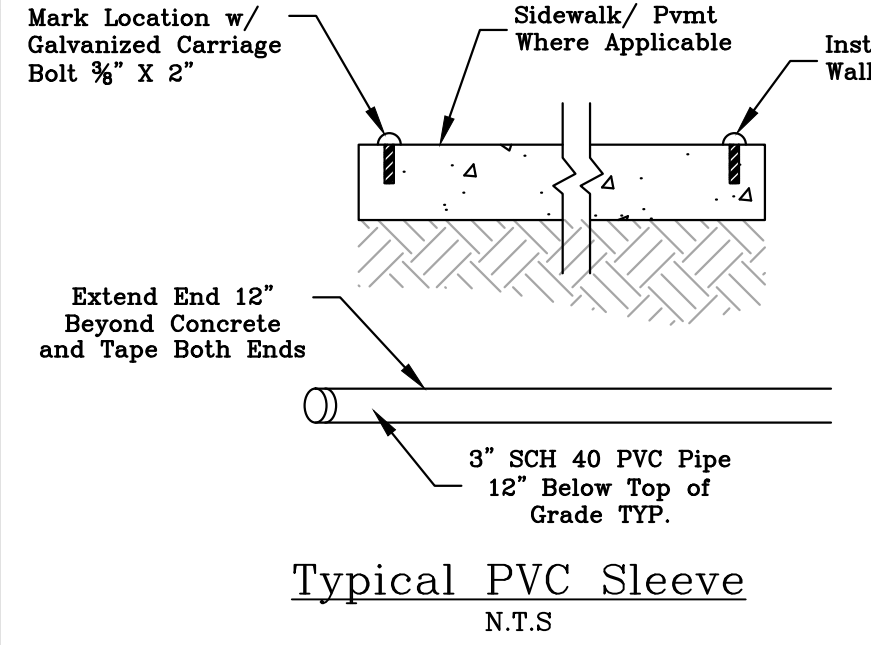
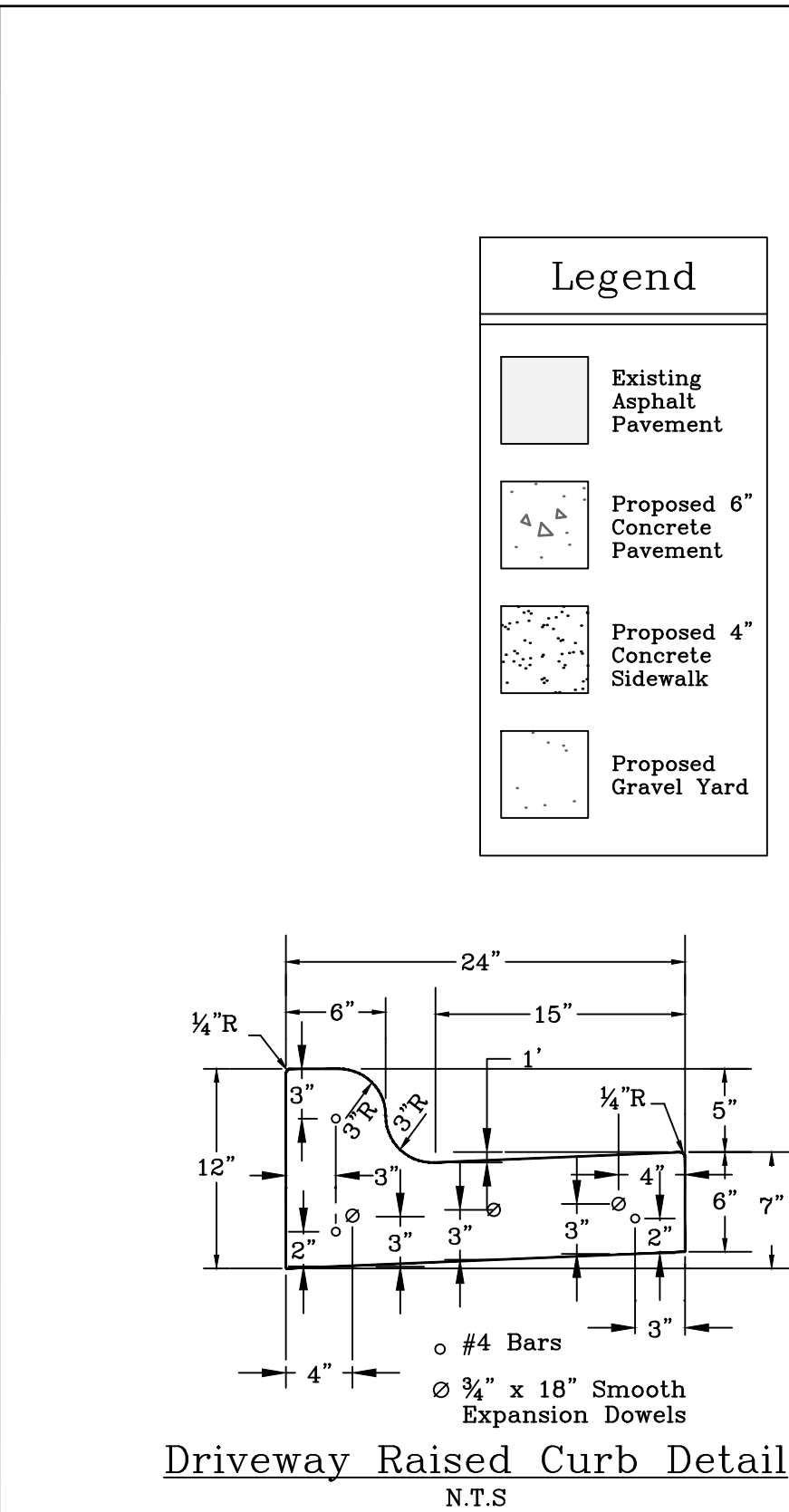
Subgrade Stabilization Table:		
PI = Plasticity Index		LL = Liquid Limit
If PI >20 and LL <35, Then Lime Stabilize Subgrade		
If PI >15 and LL >36, Then Lime Stabilize Subgrade		
If PI <5, Then Cement Stabilize Subgrade		
Acceptable soils other than those defined by the limits above, do not require stabilization.		
PI	% Required	Material
<5	5%	Cement
<25	5%	Lime
26-33	6%	Lime
34-40	7%	Lime
>40	Determined by ASTM C977	Lime

- Grading Notes:**
- 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.
 - 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.
 - ADA ramp slopes shall not exceed 1v:12h.
 - The topography shown is from field survey data.
 - Structural backfill for utility or storm drain trenches is required whenever the trench is within 5' of pavement or sidewalk.
 - 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.
 - Refer to pavement plan for pavement construction details and notes.
 - 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 seed or hydromulch.
 - The contractor shall field verify and locate all existing utilities on site prior to demolition.
 - The contractor shall install all erosion and sediment control devices, as shown, prior to commencing demolition work.
 - 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.

- Landscape Notes:**
- All trees shall be provided as container grown trees.
 - 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.
 - 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.
 - 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.
 - Contractor is to seed all disturbed areas left unpaved and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or Rye/Bermuda mixture.
 - 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.
 - "Cal." indicates caliper at 12" above the ground. Multi-trunk trees' caliper is measured with the single, largest cane.
 - Existing Trees used for landscape credit must have a minimum trunk diameter of four and one-half inches or larger and be in a healthy physical state. Should existing trees used for landscape credit die, they shall be replaced with new trees according to the requirements of section 62-429(a)(2)c. Existing trees with a trunk diameter less than four and one-half inches may be given the same landscape credit as that given newly planted trees with similar characteristics.
 - Replacement of dead landscaping shall occur within 90 days of notification. Replacement material must be of similar character as the dead landscaping. Failure to replace dead landscaping as required by the zoning official or his/her designee, shall constitute a violation of this article subject to the general penalty provisions of City Code section 1-14.
 - To ensure the growth of trees in end islands, a minimum 24-inch soil depth and 250 cubic feet of appropriate planting medium is required per tree, with topsoil mounded to a center height.

Landscape Analysis:			
Construction Activities:			
Building & Pavement	=	19,024	SF
Buffer Area	=	1,938	SF
Requirements:			
Disturbed Area Building, Parking, & Pavement	=	3,234	SF
19,024 SF @ 17.0%			
Buffer Area	=	330	SF
1,938 SF @ 17.0%			
Net Total	=	3,564	SF
Provided (Disturbed Area):			
Canopy Trees	=	400	SF
2 @ 200 SF			
Non-Canopy Trees	=	800	SF
8 @ 100 SF			
Shrubs	=	440	SF
44 @ 10 SF			
Total	=	1,640	SF
Provided (Buffer):			
Canopy Trees	=	600	SF
3 @ 200 SF			
Non-Canopy Trees	=	1,400	SF
14 @ 100 SF			
Total	=	2,000	SF
Net Total	=	3,640	SF

	Qty.	Common Name	Botanical Name	Size
	2	Cedar Elm	Ulmus Crassifolia	1 1/2"-3" cal.
	8	Crepe Myrtle	Lagerstroemia indica	Greater than 3" cal.
	44	Red Tip Photinia	Photinia x fraseri	15 gal.
	3	Cedar Elm (Buffer)	Ulmus Crassifolia	1 1/2"-3" cal.
	14	Crepe Myrtle (Buffer)	Lagerstroemia indica	Greater than 3" cal.



Pavement, Grading, & Landscape 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.
- An irrigation system to service all new plantings will be installed by a certified installer prior to a certificate of occupancy being issued.
- Irrigation system must be protected by either a pressure vacuum breaker, reduced pressure principle back flow device, or a double-check back flow device and installed as per city ordinance 2394.
- All backflow devices must be installed and tested upon installation as per city ordinance 2394.
- 100% coverage of groundcover, decorative paving, decorative rock(not looser) or perennial grass is required in parking lot islands, swales and drainage areas, the parking lot setback, rights-of-way, and adjacent property disturbed during construction.
- All construction shall be in accordance with the current BCS 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, and specifications.

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 12-Aug-24. It is not to be used for construction, bidding, or permitting purposes.

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:

Tabor Industrial
Stephen F. Austin League, A-63
Block 20, Lot 2 - 0.50 Acres
3798 Tabor Road
Bryan, Brazos County, Texas

Date: November 2025
Scale: As Noted
Drawn By: CB

Sheet:
C2