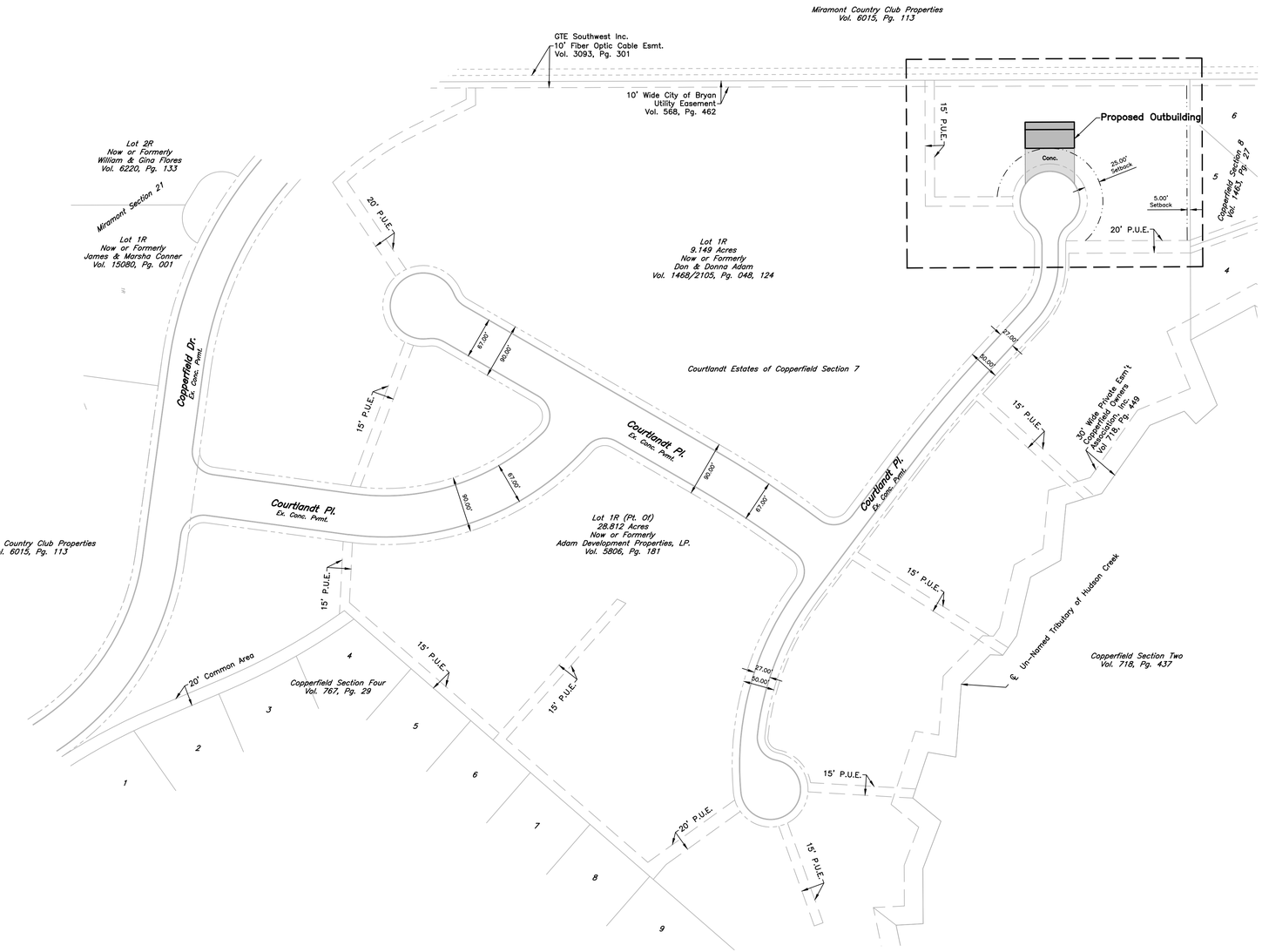


OVERALL SITE PLAN

SCALE: Hor: 1" = 100'

0 50' 100' 200'

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 Texas811 @ 811
2. Construction within Public Right-of-Ways and easements must equal or exceed the BCS Unified Technical Specification and Standard Construction Details. All inspections of public infrastructure shall be coordinated with the staff of the City Engineer of Bryan.
3. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer for any substitution.
4. Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P.
5. 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.
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 the BTU.
7. Where a contradiction between plans and specifications occur, the plans shall be ruled as superior.
8. Trenches may be left open overnight if properly barricaded to prevent pedestrian access.
9. 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:

1. 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.
2. All Excavation and Embankment within the public ROW and Utility Easements shall conform with current City of College Station Specifications.
3. 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.
4. 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

Abbreviations

D.E.	Drainage Easement
D.D.F.E.	Drainage Detention Facility Easement
D.R.	Brazos County Deed Records
E.A.E.	Emergency Access Easement
F.H.	Fire Hydrant
O.R.	Brazos County Official Records
P.A.E.	Public Access Easement
P.R.	Brazos County Plat Records
P.R.A.	Public Utility Easement
R.O.W.	Right-of-Way
P.U.E.	Utility Easement
SD	Storm Drain
Pr.L.E.	Private Landscape Easement
FDC	Fire Department Connection

OVERALL SITE PLAN

COURTLANDT OUTBUILDING

BLOCK 25, LOT 1R

28.812 ACRES

J.W. SCOTT LEAGUE, A-49

BRYAN, BRAZOS COUNTY, TEXAS

DECEMBER, 2025

SCALE: 1"=100'

Owner:
Adam Development Properties, LP

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

SWPPP Information

Nature of Construction Activity
Paving, drainage, and utility improvements for commercial development. Potential pollutants and sources – Sediment from excavations and equipment movement around the site.

Schedule of Events
1. Install silt fencing.
2. Install stabilized construction exit.
3. Clear and grub.
4. Rough grading.
5. Install utilities.
6. Construct paving.
7. Complete grading and install permanent seeding.
8. When all construciton activity is completed and the site is stabilized, remove silt fence and re–seed any areas disturbed during construction and assure a healthy ground cover.

Areas of Disturbance
During the construction of pavement, drainage, and utility improvements the entire lot will be disturbed.

Structural Controls
Temporary stabiliztion ~ areas where construction activity temporarily ceases for at least 21 days will be stabilized with temporary seed no later than 14 days from the last construciton activity in that area. All proposed fill material will be seeded.

Silt fence and/or hay bales will be installed at all outfalls, areas where water runs off the site; inlets under construction will have silt fencing or hay bales placed around the perimeter of the inlet all constructed inlets will have sandbags placed in front of the throat to collect sediment but allow flow of water into the inlet.

Storm Water Management
Storm water drainage will be controlled by existing grass–lined drainage ditches. All areas affected by construction will be fine graded and have permanent seeding. The remainder of the area will remain in its natural state.

Offsite Vehicle Tracking
A stabilized construction exit(s) will be established as shown on the plan to help reduce vehicle tracking of sediments. The paved street adjacent to the site exit will be swept to remove any excess mud, dirt, or rock tracked from the site. Dump trucks hauling material from the construction site will be covered with a tarpaulin.

Certification of Compliance with State and Local Regulations
This stormwater pollution prevention plan reflects the county's/state's requirements for storm water management, erosion, and sediment control. To ensure compliance, this plan was prepared in accordance with the county's drainage policy.

Maintenance/Inspection Procedures
These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls:
- All control measures will be inspected at least once every 14 days and following any storm event of 0.50 inches or greater.
- All BMP's will be maintained in good working order; if a repair is necessary it will be initiated within 24 hours of the report.
- Built up sediment will be removed from silt fence when it has reached one–half the fence height.
- Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- A maintenance inspection report will be made after each inspection. The inspection report from will be prepared by the site superintendent and filed for record.
- A site superintendent will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.

Non–Storm Water Discharges
It is expected that the following non–storm water discharges will occur from the site during the construction period:
- Water from water line flushing.
- Watering of seeded areas.
- Application of water to subgrade and base of the roadways.

MS4 Operator Name: City of Bryan, Texas
Receiving Water Body: Brushy Creek
Estimated area to be disturbed: 0.186 acres

Operator Requirements
The operator shall submit a NOI to TCEQ and a copy to the operator and post a copy at the construction site in a location where it is readily available for viewing prior to commencing construction activities, and maintain the notice in that location until completion of the construction activity.

The operator shall provide a copy of the NOI to the operator of the municipal separate storm sewer system receiving the discharge, at least two (2) days prior to commencing construction activities.

The operator shall submit a NOT to TCEQ and a copy to the operator of the municipal storm sewer system once the final stabilization has been achieved and the temporary erosion controls have been removed.

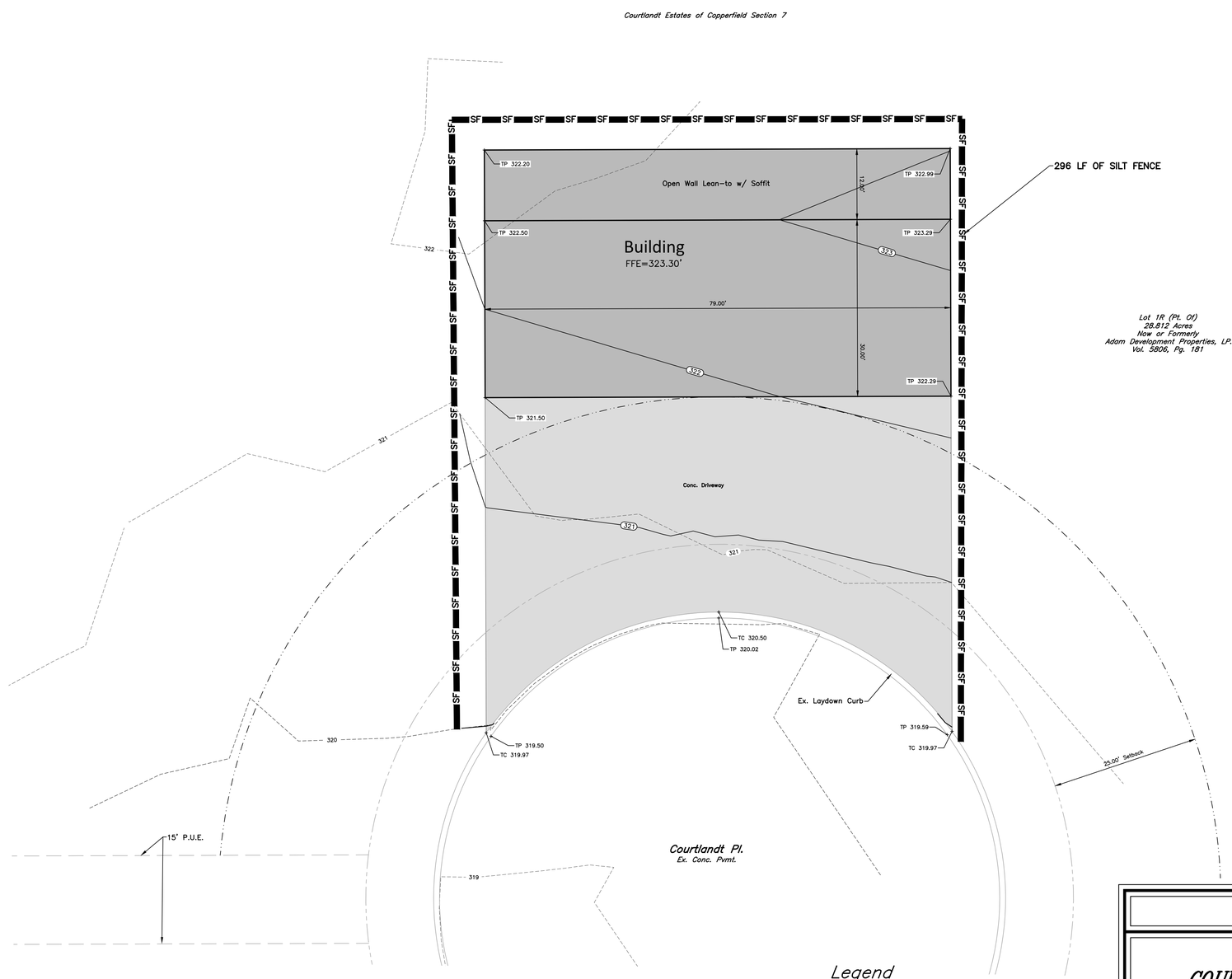
Controls must be developed to limit, to the extent practicable, offsite transport of litter, construction debris and construction materials.

Operator Inspection Requirements
The following records must be maintained and either attached to or referenced in the storm water plan:
- The dates when major grading activities occur.
- The dates when construction activities temporarily or permanently cease on a portion of the site.
- The dates when stabilization measures are initiated.

A report summarizing the scope of the inspection, names and qualifications of personnel making the inspection, the dates of the inspection, and major observations must be made and retained with the storm water plan. Major observations should include:
- The locations of discharges of sediment or other pollutants from the site;
- Locations of BMP's that failed to operate as designed or proved inadequate for a particular location; and
- Locations where additional BMP's are needed.

Operator's Record Keeping
The permittee must retain the following records for a minimum of 3 years from the date that a NOT is submitted:
- A copy of the storm water plan
- All reports and actions required by this permit, including a copy of the construction site notice and all data used to complete the NOI.

GENERAL EROSION CONTROL NOTES:
1. It is the responsibility of the Contractor to prepare and maintain a Storm Water Pollution Prevention Plan in accordance with the Brazos County Stormwater Design Guidelines and EPA requirements for storm water discharges associated with construction activity under General Permit, USACE 33 CFR, & Section 404 of the Clean Water Act, & Texas Pollutant Discharge Elimination System (TPDES) General Permit No. TXR150000 as administered by the Texas Commission on Environmental Quality (TCEQ).
2. The Contractor shall not allow sediment to leave the work area or enter any adjoining channels. Additional measures to those shown on this plan and described in these notes may be required to prevent sediment from leaving the work area. The contractor shall be responsible for clean–up and restoration to original condition, including establishment or re–vegetation of any lands or channels affected should construction sediment be found outside of limits of construction work.
3. All disturbed areas are to have establishment of grass as outlined below. Contractor is responsible for watering, maintenance and establishment of grass for a period of 90 days beyond project acceptance. Contractor to guarantee all planted material growth and coverage for a period of 6 months. Growth and coverage shall be defined as 100% of the planted area with uniform coverage of grass greater than 1" in height with no bare spots greater than 2 square feet. A Second application of fibermulch is required for bare spots not meeting coverage requirement within 60 days of initial application. Areas adjacent to the building and within the development to receive block sodding and/or landscaping are not included in this requirement.
4. Contractor is to maintain erosion control throughout duration of the project such that all work areas are to plan grades once vegetation is established. Insure sediment is not transported downstream from project via hay bales or silt fence installation. If erosion is observed in the field, additional erosion controls shall be installed.
5. Silt fencing is to be installed per detail. In lieu of silt fencing, contractor may use straw bale barriers or continuous extruded fabric berm filled with 3/4" gravel upon approval of the engineer. Sediment to be cleaned from silt fencing or other sediment control devices when depth of sediment reaches ±1/3 total height of device. Contractor is to insure erosion control devices are consistently installed and properly maintained.



SITE PLAN

SCALE: Hor: 1" = 10'

0 5' 10' 20'

Legend

295 Existing Ground Contour
295 Proposed Grade Contours

Abbreviations

D.E.	Drainage Easement
D.D.F.E.	Drainage Detention Facility Easement
D.R.	Brazos County Deed Records
E.A.E.	Emergency Access Easement
F.H.	Fire Hydrant
O.R.	Brazos County Official Records
P.A.E.	Public Access Easement
P.R.	Brazos County Plat Records
P.R.A.	Public Utility Easement
R.O.W.	Right–of–Way
P.U.E.	Utility Easement
SD	Storm Drain
Pr.L.E.	Private Landscape Easement
FDC	Fire Department Connection

STATE OF TEXAS
12/18/2025
JEFFERY L. ROBERTSON
94745
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR BIDDING AND CONSTRUCTION.

SITE PLAN

COURTLANDT OUTBUILDING

BLOCK 25, LOT 1R
28.812 ACRES
J.W. SCOTT LEAGUE, A–49
BRYAN, BRAZOS COUNTY, TEXAS
DECEMBER, 2025
SCALE: 1"=100'

Owner:
Adam Development Properties, LP

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693–3838