CITY OF BRYAN, TEXAS
CONSTRUCTION PLANS

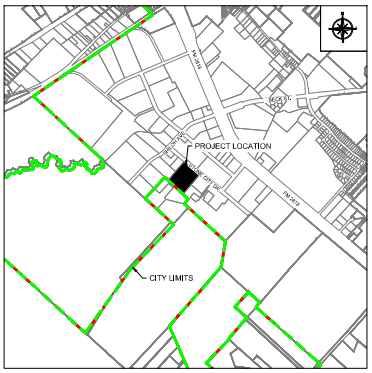
# LSPT TRUCK MAINTENANCE SHOP & OFFICE

450 STONE CITY DRIVE, BRYAN TX 77802

FOR

# CLIENT NAME

MBC PROJECT NO. 25-0046




VICINITY MAP
N.T.S.

PREPARED BY:

MBC MANAGEMENT

MBC MANAGEMENT, INC.
NAVASOTA, TEXAS
FIRM NO. 789

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DATE: 10/20/2025

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY COLE A. CHRISTIAN, P.E., #84339


TBPE FIRM NO. F-789
TBPLS FIRM NO. 10194404
NAVASOTA, TX 77868
(P): 936-825-1603
(F): 936-825-1624


MBC MANAGEMENT
DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING

FIRM NAME

PROJECT NAME & LOCATION

LSPT TRUCK MAINTENANCE SHOP & OFFICE
450 STONE CITY DRIVE, BRYAN, TX 77802

GENERAL NOTES:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE UTILITIES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY TO LET THE CONTRACTOR KNOW THAT A UTILITY MAY EXIST IN THE AREA. THE CONTRACTOR SHALL CONFIRM THE DEPTH AND EXACT HORIZONTAL LOCATION IN THE FIELD.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND ACQUIRE ALL FEDERAL, STATE, AND LOCAL CONSTRUCTION PERMITS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ABIDE BY ALL FEDERAL, STATE, AND LOCAL REGULATIONS FOR THIS PROJECT.
3. ALL WORK WITH TXDOT'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE PERMIT REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, OWNER, AND TXDOT, A MINIMUM OF 72 HOURS PRIOR TO BEGINNING WORK. IF WILL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH BOTH TXDOT AND THE OWNER.
4. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY TO PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. IN THE EVENT OF STREET CLOSURES, THE CONTRACTOR SHALL NOTIFY ALL EMERGENCY SERVICE PROVIDERS AT LEAST 24 HOURS PRIOR TO CLOSING THE STREET.
5. THE CONTRACTOR SHALL REPAIR ALL ADJACENT PROPERTY OWNERS' FENCE, OR DAMAGE STRUCTURES DISTURBED BY CONSTRUCTION TO A CONDITION EQUAL TO OR BETTER THAN THE ORIGINAL.
6. ANY UNPAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE REGARDED, SHAPED, AND SEEDED PER THE ORIGINAL CONDITIONS.
7. ANY PROPERTY BOUNDARY MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE REPLACED PER ITS ORIGINAL CONDITION BY A REGISTERED PROFESSIONAL SURVEYOR AT THE CONTRACTOR'S EXPENSE.
8. EROSION CONTROL MEASURES SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.
9. THE CONTRACT SHALL PROVIDE RESIDENTS WITH ACCESS TO THEIR HOME OUTSIDE OF WORKING HOURS. IF AN AREA NEEDS TO BE CLOSED THAT LIMITS ACCESS FOR A PERIOD OF TIME THE OWNER/RESIDENT NEEDS TO BE NOTIFIED 48-HOURS IN PRIOR TO THE CLOSURE.
10. ALL STREETS CLOSE AND CONSTRUCTION WITHIN THE CITY/LOCAL AUTHORITIES RIGHT-OF-WAY SHALL BE NOTIFIED 48 HOURS PRIOR TO CLOSURE.
11. THE CONTRACTOR SHOULD BE AWARE THAT OVERHEAD POWER AND TELEPHONE LINE EXIST WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL ENSURE THAT ALL EQUIPMENT MAINTAINS A MINIMUM SAFE CLEARANCE FROM ALL ENERGIZED POWER LINES.
12. THE CONTRACTOR SHALL PROTECT EXISTING YARDS, BOTH PUBLIC AND PRIVATE, DRIVES, CURBS, MAILBOXES, SIGNS, CULVERTS, ETC., FROM DAMAGE DURING CONSTRUCTION. DAMAGES DONE TO THESE ITEMS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL MOVE AND REINSTALL ANY MOVABLE OBJECTS SUCH AS MAILBOXES, TRAFFIC CONTROL AND STREET SIGNS AS NECESSARY FOR CONSTRUCTION.
13. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS MATERIAL FROM THE PROJECT IN A MANNER ACCEPTABLE TO THE OWNER AND ENGINEER OF RECORD. THE DISPOSAL OF THIS MATERIAL SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS AT THE CONTRACTOR'S EXPENSE.
14. UNLESS OTHERWISE STATED, THE OWNER WILL PAY FOR ALL TESTING REQUIRED BY THIS PLANS AND SPECIFICATIONS FOR THIS PROJECT. THE CONTRACTOR SHALL GIVE THE ENGINEER 72 HOURS NOTICE PRIOR TO ANY TESTING SCHEDULED. IN THE EVENT A TEST FAILS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FOR ALL SUCH RESTING UNTIL IT PASSES.
15. THE ANY EXISTING UTILITIES SHOWN ON THE PLANS (MANHOLES, VALVES, FIRE HYDRANT, ETC.) SHALL BE ADJUSTED TO THE PROPOSED FINAL SURFACE. NO SEPARATE PAY WILL BE GIVEN FOR THESE ADJUST AND ITS COST SHALL BE INCLUDED IN THE APPLICABLE ITEMS.
16. WHERE EXISTING CONCRETE REMOVAL IS REQUIRED, THE CONTRACTOR SHALL SAWCUT THE EXISTING CONCRETE TO A MINIMUM DEPTH OF 2". NO SEPARATE PAY WILL BE MADE FOR SAW CUTTING. ITS COST SHALL BE INCLUDED IN THE APPLICABLE ITEMS.
17. THE CONTRACTOR SHALL NOTIFY THE ENGINEER WITHIN 24 HOURS OF ANY DIFFERENCES THAT AFFECT THE DESIGN AND LAYOUT OF THESE CONSTRUCTION PLANS FOUND IN THE FIELD. THE CONTRACTOR SHALL ALSO NOTE THESE DIFFERENCES ON HIS/HER REDLINE SET THAT WILL BE PROVIDED TO THE OWNER AND ENGINEER AT THE END OF THE PROJECT.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING TRACK OF ALL CHANGES THROUGH OUR CONSTRUCTION TO THE PLANS AGREED OVER BY THE ENGINEER OF RECORD. THEIR AN SET SHALL BE PRODUCED UPON COMPLETION FOR THE ENGINEER TO DEVELOP ACCURATE AS-BUILT DRAWINGS.
19. IN AREAS WHERE UNDERGROUND UTILITIES ARE BEING INSTALLED NEAR OR PARALLEL TO POWERLINE, THE CONTACTOR SHALL ADHERE TO THE FOLLOWING MINIMUM SAFE CLEARANCES DURING EXCAVATION OR DRIVING SO THAT GAS BRACE, PIPE OR CABLE DURING EXCAVATION AND BACKFILL OF THE PROPOSED UTILITY UNDER A MINIMUM OF 3' FROM THE EDGE OF THE POWER POLE TO THE EDGE OF THE TRENCH SHOULD BE MAINTAINED DURING CONSTRUCTION OF ALL UTILITY LINES. CONSULT THE ELECTRICAL COMPANY WHEN THE MINIMUM CLEARANCE CANNOT BE MAINTAINED.
20. ANY BYPASS PUMPING REQUIRED TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE AT THE CONTRACTOR EXPENSE.

## LEGEND

### PROPOSED LINETYPES

- SS — GENERAL SANITARY SEWER LINE
- SS-4 — 4" SANITARY SEWER LINE
- SS-6 — 6" SANITARY SEWER LINE
- SS-8 — 8" SANITARY SEWER LINE
- SS-10 — 10" SANITARY SEWER LINE
- SS-12 — 12" SANITARY SEWER LINE
- SS-18 — 18" SANITARY SEWER LINE
- SANITARY SEWER PIPE W/ CENTER LINE
- MANHOLE-SANITARY SEWER STRUCTURE
- W — GENERAL WATERLINE
- W-4 — 4" WATERLINE
- W-6 — 6" WATERLINE
- W-8 — 8" WATERLINE
- W-10 — 10" WATERLINE
- W-12 — 12" WATERLINE
- WATERLINE PIPE W/ CENTERLINE
- FIRE HYDRANT, METER, & VALVE
- BUILDING BOUNDARY
- BUILDING INTERIOR
- TOPO - MAJOR CONTOUR LINE
- TOPO - MINOR CONTOUR LINE
- BC & ROADWAY LINE
- ASPHALT PAV., SDRY & HATCH
- CONC. PAV., SDRY & HATCH
- GRAVEL
- SIDEWALK W/ HATCH
- DITCH FLOWLINE
- TOP OF DITCH
- STORM PIPE W/ INSIDE WALL
- ST — GENERAL STORM SEWER LINE
- STORM STRUCTURE
- OE — OVER-HEAD ELEC. LINE W/ POLE
- UE — UNDERGROUND ELEC. LINE
- FO — FIBER OPTIC LINE
- TL — TELEPHONE LINE
- GAS — GAS LINE
- PROPERTY BOUNDARY
- LOT LINE
- PROPERTY SETBACK
- ADJACENT PROPERTY BOUNDARY
- PULE
- EASEMENT
- FENCE
- TREES/LANDSCAPING
- CONCRETE STRUCTURE/HEADWALL
- CONSTRUCTION JOINT
- EXPANSION JOINT
- DETENTION POND
- FIRE LANE — FIRE LANE
- BENCHMARK

### EXISTING LINETYPES

- SS — GENERAL SANITARY SEWER LINE
- SS-4 — 4" SANITARY SEWER LINE
- SS-6 — 6" SANITARY SEWER LINE
- SS-8 — 8" SANITARY SEWER LINE
- SS-10 — 10" SANITARY SEWER LINE
- SS-12 — 12" SANITARY SEWER LINE
- SS-18 — 18" SANITARY SEWER LINE
- MANHOLE-SANITARY SEWER STRUCTURE
- W — GENERAL WATERLINE
- W-4 — 4" WATERLINE
- W-6 — 6" WATERLINE
- W-8 — 8" WATERLINE
- W-10 — 10" WATERLINE
- W-12 — 12" WATERLINE
- FIRE HYDRANT, METER, & VALVE
- BUILDING TEXT — BUILDING BOUNDARY
- BUILDING INTERIOR
- TOPO - MAJOR CONTOUR LINE
- TOPO - MINOR CONTOUR LINE
- ROADWAY LINE W/ BC
- ASPHALT PAV., SDRY & HATCH
- CONC. PAV., SDRY & HATCH
- GRAVEL
- SIDEWALK W/ HATCH
- DITCH/SWALE/STREAM FLOWLINE
- TOP OF DITCH
- STORM PIPE W/ INSIDE WALL
- ST — GENERAL STORM SEWER LINE
- STORM STRUCTURE
- OE — OVERHEAD ELEC. LINE W/ POLE
- UE — UNDERGROUND ELEC. LINE
- FO — FIBER OPTIC LINE
- TL — TELEPHONE LINE
- GAS — GAS LINE
- TREES/SHRUBS
- BRUSHLINE
- FENCE
- GAS METER
- PAD MOUNTED TRANSFORMER
- ELECTRICAL PANEL
- CLEANOUT
- A/C UNIT
- TELEPHONE PEDESTAL
- CONCRETE BOLLARD
- LIGHT POLE
- CAPPED/ABANDONED LINE
- FIBER OPTIC VAULT

### DEMOLITION LINETYPES

- SS — GENERAL SANITARY SEWER LINE
- SS-4 — 4" SANITARY SEWER LINE
- SS-6 — 6" SANITARY SEWER LINE
- SS-8 — 8" SANITARY SEWER LINE
- SS-10 — 10" SANITARY SEWER LINE
- SS-12 — 12" SANITARY SEWER LINE
- SS-18 — 18" SANITARY SEWER LINE
- MANHOLE-SANITARY SEWER STRUCTURE
- W — GENERAL WATERLINE
- W-4 — 4" WATERLINE
- W-6 — 6" WATERLINE
- W-8 — 8" WATERLINE
- W-10 — 10" WATERLINE
- W-12 — 12" WATERLINE
- FIRE HYDRANT, METER, & VALVE
- BUILDING TEXT — BUILDING BOUNDARY
- ROADWAY LINE W/ BC
- ASPHALT PAV., SDRY & HATCH
- CONC. PAV., SDRY & HATCH
- GRAVEL
- SIDEWALK W/ HATCH
- STORM PIPE W/ INSIDE WALL
- ST — GENERAL STORM SEWER LINE
- STORM STRUCTURE
- OE — OVERHEAD ELEC. LINE W/ POLE
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- GAS — GAS LINE
- TREES/SHRUBS
- FENCE
- GAS METER
- PAD MOUNTED TRANSFORMER
- ELECTRICAL PANEL
- CLEANOUT
- A/C UNIT
- TELEPHONE PEDESTAL
- CONCRETE BOLLARD
- LIGHT POLE
- FIBER OPTIC VAULT

| NO. | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| | | | |

COLE C. CHRISTIAN 142229 LICENSED PROFESSIONAL ENGINEER

DATE: 02/26/2026

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY COLE CHRISTIAN, P.E. 142229


PREPARED BY:

MBC MANAGEMENT

DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING

TBPE FIRM NO: F-789
2500 E. TX 21
NAVASOTA, TX 77868
(P): 936-825-7603
(F): 936-825-1624


PROJECT NAME:

# LPST TRUCK MAINTENANCE SHOP & OFFICE

LIQUID POWER SPECIALTY PRODUCTS, INC.

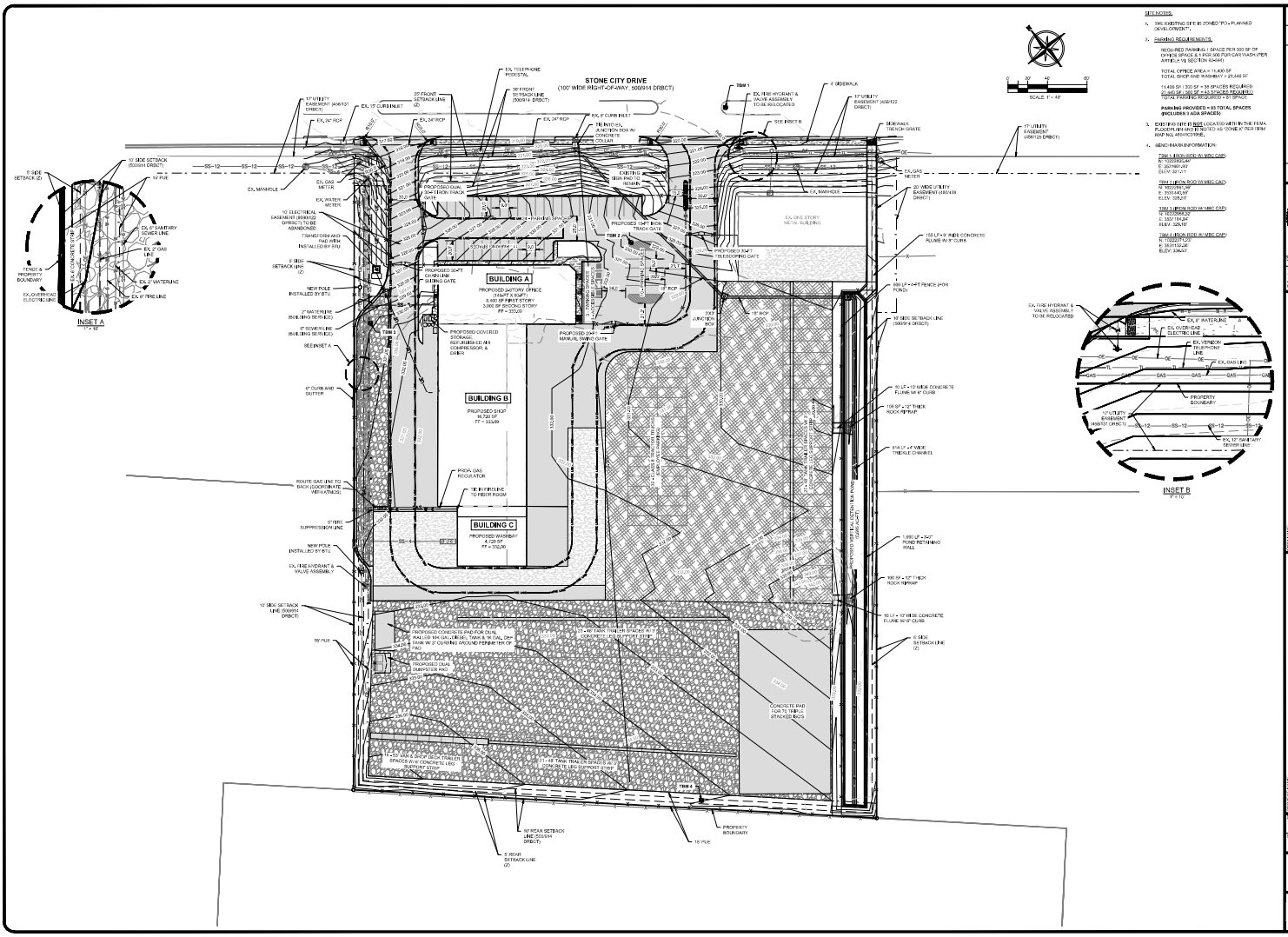
450 STONE CITY DRIVE, BRYAN, TX 77802

| DRAWN BY: | DESIGNED BY: |
|---|---|
| CCC | CCC |

SCALE: N/A

DRAWING TITLE: GENERAL NOTES & LEGEND

DRAWING NO.: C1




SITE NOTES:

1. THE EXISTING SITE IS ZONED "PD - PLANNED DEVELOPMENT".
2. PARKING REQUIREMENTS:

   REQUIRED PARKING: 1 SPACE PER 300 SF OF OFFICE SPACE & 1 PER 500 FOR CAR WASH (TEX ARTICLE VII, SECTION 6.04.04)

   TOTAL OFFICE AREA = 11,400 SF
   TOTAL SHOP AND WASHBAY = 21,448 SF

   11,400 SF / 300 SF = 38 SPACES REQUIRED
   21,448 SF / 500 SF = 43 SPACES REQUIRED
   TOTAL PARKING REQUIRED = 81 SPACES

   **PARKING PROVIDED = 83 TOTAL SPACES (INCLUDES 3 ADA SPACES)**

3. EXISTING SITE IS NOT LOCATED WITH IN THE FEMA FLOODPLAIN AND IS NOTED AS "ZONE X" PER FEMA MAP NO. 48041C0195E.
4. BENCHMARK INFORMATION:

   TBM 1 IRON ROD W/ MBC CAP:
   N: 10295892.46
   E: 3531661.22
   ELEV: 321.17

   TBM 2 IRON ROD W/ MBC CAP:
   N: 10295791.36
   E: 3531445.97
   ELEV: 328.21

   TBM 3 IRON ROD W/ MBC CAP:
   N: 10295611.97
   E: 3531194.24
   ELEV: 325.16

   TBM 4 IRON ROD W/ MBC CAP:
   N: 10295117.07
   E: 3531132.28
   ELEV: 334.07

| NO. | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| | | | |

COLE C. CHRISTIAN
LICENSED
PROFESSIONAL ENGINEER
TEXAS
142229

DATE: 02/26/2026

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY COLE CHRISTIAN, P.E. 142229


MBC MANAGEMENT
DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING
TBPE FIRM NO: F-789
3000 A STREET
BRYAN, TX 77803
(P): 936-825-1603
(F): 936-825-1624


PROJECT NAME:

# LPST TRUCK MAINTENANCE SHOP & OFFICE

LIQUIDPOWER SPECIALTY PRODUCTS, INC.

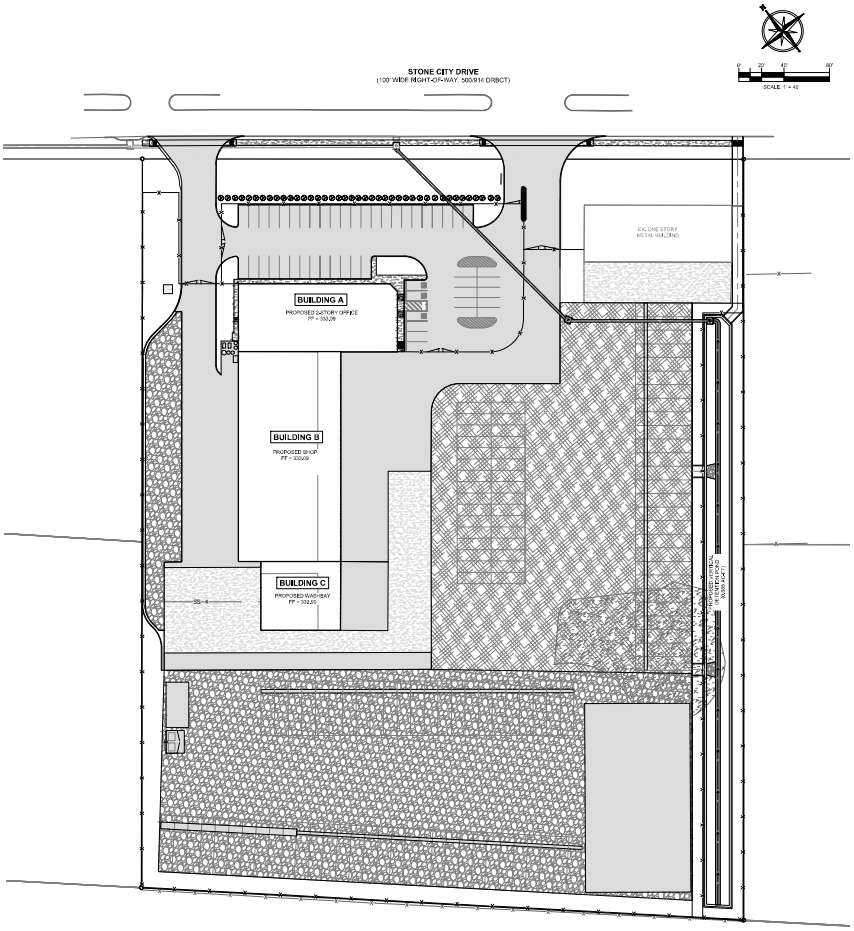
450 STONE CITY DRIVE, BRYAN, TX 77802

| DRAWN BY: | DESIGNED BY: |
|---|---|
| CCC | CCC |

SCALE: 1" = 40'

DRAWING TITLE: SITE PLAN

DRAWING NO.: C4




LANDSCAPING NOTES:

1. IRRIGATION: TO BE PROVIDED BY AN AUTOMATIC LANDSCAPE SYSTEM
2. ALL UNPAVED AREAS SHALL BE COVERED WITH GROUND COVER OR SOLID SOD - BUFFALO GRASS
3. PARKING TO BE SCREENED

LEGEND

LIVE OAK - GREATER THAN 3" CALIPER
QUERCUS VIRGINIANA

LIVE OAK - 1 1/2" TO 3" CALIPER QUERCUS VIRGINIANA

CREPE MYRTLE - 1 1/2" CALIPER
LAGERSTROEMIA INDICA

5 GALLON SHRUBS: BURFORD HOLLY - ILEX CORNUTA BURFORDI; INDIAN HAWTHORN - RHAPHIOLEPIS INDICA; WAX LEAF LIGUSTRUM - LIGUSTRUM JAPONICUM

| NO. | REVISION DESCRIPTION | DATE | BY |
|---|---|---|---|
| | | | |

STATE OF TEXAS
COLE C. CHRISTIAN
140209
LICENSED
PROFESSIONAL ENGINEER

DATE: 02/26/2026

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY COLE CHRISTIAN, P.E. 140209

MBC
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DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING
TBPE FIRM NO : F-789
3900 AVENUE A
NAVASOTA, TX 77868
(P): 936-825-1603
(F): 936-825-1624

PREPARED:

PROJECT NAME:

# LPST TRUCK MAINTENANCE SHOP & OFFICE

LIQUIDPOWER SPECIALTY PRODUCTS, INC.

450 STONE CITY DRIVE, BRYAN, TX 77802

| DRAWN BY: | DESIGNED BY: |
|---|---|
| CCC | CCC |

SCALE: 1" = 40'

DRAWING TITLE: LANDSCAPE PLAN

DRAWING NO.: C10