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STORM WATER POLLUTION PREVENTION SYSTEM INSPECTIONS AND MAINTENANCE

BETWEEN THE TIME THIS SWPPP IS IMPLEMENTED AND FINAL SITE STABILIZATION IS ACHIEVED, ALL DISTURBED AREAS AND POLLUTANT CONTROLS MUST BE INSPECTED AT LEAST ONCE EVERY FOURTEEN CALENDAR DAYS AND WITHIN 24 HOURS FOLLOWING A RAINFALL OF 0.5 INCHES OR GREATER. THE PURPOSE OF SITE INSPECTIONS IS TO ASSESS PERFORMANCE OF POLLUTANT CONTROLS. THE INSPECTIONS WILL BE CONDUCTED BY THE GENERAL CONTRACTOR'S DESIGNATED REPRESENTATIVE. BASED ON THESE INSPECTIONS, THE GENERAL CONTRACTOR WILL DECIDE WHETHER IT IS NECESSARY TO MODIFY THIS SWPPP, ADD OR RELOCATE SEDIMENT BARRIERS, OR WHATEVER ELSE MAY BE NEEDED IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE VIA STORM WATER RUNOFF. THE GENERAL CONTRACTOR HAS THE DUTY TO CAUSE POLLUTANT CONTROL MEASURES TO BE REPAIRED, MODIFIED, MAINTAINED, SUPPLEMENTED, OR WHATEVER ELSE IS NECESSARY IN ORDER TO ACHIEVE EFFECTIVE POLLUTANT CONTROL.

EXAMPLES OF PARTICULAR ITEMS TO EVALUATE DURING SITE INSPECTIONS ARE LISTED BELOW. THIS LIST IS NOT INTENDED TO BE COMPREHENSIVE. DURING EACH INSPECTION THE INSPECTOR MUST EVALUATE OVERALL POLLUTANT CONTROL SYSTEM PERFORMANCE AS WELL AS PARTICULAR DETAILS OF INDIVIDUAL SYSTEM COMPONENTS. ADDITIONAL FACTORS SHOULD BE CONSIDERED AS APPROPRIATE TO THE CIRCUMSTANCES.

LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE MUST BE INSPECTED FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. A STABILIZED CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED WHERE VEHICLES ENTER AND EXIT. THIS ENTRANCE WILL BE MAINTAINED OR SUPPLEMENTED AS NECESSARY TO PREVENT SEDIMENT FROM LEAVING THE SITE ON VEHICLES.

SEDIMENT BARRIERS MUST BE INSPECTED AND, IF NECESSARY, THEY MUST BE ENLARGED OR CLEANED IN ORDER TO PROVIDE ADDITIONAL CAPACITY. ALL MATERIAL EXCAVATED FROM BEHIND SEDIMENT BARRIERS WILL BE STOCKPILED ON THE UP SLOPE SIDE. ADDITIONAL SEDIMENT BARRIERS MUST BE CONSTRUCTED AS NEEDED.

INSPECTIONS WILL EVALUATE DISTURBED AREAS AND AREAS USED FOR STORING MATERIALS THAT ARE EXPOSED TO RAINFALL FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. IF NECESSARY, THE MATERIALS MUST BE COVERED OR ORIGINAL COVER MUST BE REPAIRED OR SUPPLEMENTED. ALSO, PROTECTIVE BERMS MUST BE CONSTRUCTED, IF NEEDED, IN ORDER TO CONTAIN RUNOFF FROM MATERIAL STORAGE AREAS.

GRASSED AREAS WILL BE INSPECTED TO CONFIRM THAT A HEALTHY STAND OF GRASS IS MAINTAINED. THE SITE HAS ACHIEVED FINAL STABILIZATION ONCE ALL AREAS ARE COVERED WITH BUILDING FOUNDATION OR PAVEMENT, OR HAVE A STAND OF GRASS WITH AT LEAST 70 PERCENT DENSITY. THE DENSITY OF 70 PERCENT OR GREATER MUST BE MAINTAINED TO BE CONSIDERED AS STABILIZED. AREAS MUST BE WATERED, FERTILIZED, AND RESEEDED AS NEEDED TO ACHIEVE THIS GOAL. ALL DISCHARGE POINTS MUST BE INSPECTED TO DETERMINE WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS.

EXAMPLES FOR MAINTENANCE ITEMS ARE LISTED BELOW. THIS LIST IS NOT INTENDED TO BE COMPREHENSIVE. ADDITIONAL PROCEDURES SHOULD BE CONSIDERED AS APPROPRIATE TO EACH INDIVIDUAL CIRCUMSTANCE.

A. EROSION AND SEDIMENT CONTROL MEASURES THAT HAVE BEEN IMPROPERLY INSTALLED OR HAVE BEEN DISABLED, RUN-OVER, REMOVED OR OTHERWISE RENDERED INEFFECTIVE MUST BE REPLACED OR CORRECTED IMMEDIATELY. MAINTENANCE AND REPAIRS WILL BE CONDUCTED WITHIN 24 HOURS OF INSPECTION REPORT.
B. SEDIMENT WILL BE REMOVED FROM BEHIND THE FILTER FABRIC FENCE WHEN IT REACHES ABOUT 1/3 THE HEIGHT OF THE FENCE. SEDIMENT WILL BE REMOVED FROM AROUND THE INLET BARRIERS AND DIKES WHEN THE STORAGE CAPACITY HAS BEEN APPROXIMATELY 50% FILLED.
C. BASED ON INSPECTION RESULTS, ANY MODIFICATION NECESSARY TO INCREASE THE EFFECTIVENESS OF THIS SWPPP TO AN ACCEPTABLE LEVEL MUST BE MADE WITHIN SEVEN CALENDAR DAYS OF THE INSPECTION. THE INSPECTION REPORTS MUST BE COMPLETED ENTIRELY AND ADDITIONAL REMARKS SHOULD BE INCLUDED IF NEEDED TO FULLY DESCRIBE A SITUATION. AN IMPORTANT ASPECT OF THE INSPECTION REPORT IS THE DESCRIPTION OF ADDITIONAL MEASURES THAT NEED TO BE TAKEN TO ENHANCE PLAN EFFECTIVENESS. THE INSPECTION REPORT MUST IDENTIFY WHETHER THE SITE WAS IN COMPLIANCE WITH THE SWPPP AT THE TIME OF INSPECTION AND SPECIFICALLY IDENTIFY ALL INCIDENTS OF NON-COMPLIANCE.
D. INSPECTION REPORTS MUST BE KEPT ON FILE BY THE GENERAL CONTRACTOR AS AN INTEGRAL PART OF THIS SWPPP FOR AT LEAST THREE YEARS FROM THE DATE OF COMPLETION OF THE PROJECT.

ULTIMATELY, IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ASSURE THE ADEQUACY OF SITE POLLUTANT DISCHARGE CONTROLS. ACTUAL PHYSICAL SITE CONDITIONS OR CONTRACTOR PRACTICES COULD MAKE IT NECESSARY TO INSTALL MORE STRUCTURAL CONTROLS THAN ARE SHOWN ON THE PLANS. (FOR EXAMPLE, LOCALIZED CONCENTRATIONS OF RUNOFF COULD MAKE IT NECESSARY TO INSTALL ADDITIONAL SEDIMENT BARRIERS). ASSESSING THE NEED FOR ADDITIONAL CONTROLS AND IMPLEMENTING THEM OR ADJUSTING EXISTING CONTROLS WILL BE A CONTINUING ASPECT OF THIS SWPPP UNTIL THE SITE ACHIEVES FINAL STABILIZATION.

GENERAL EROSION CONTROL NOTES

1. THE STORM WATER POLLUTION PREVENTION PLAN IS COMPRISED OF THIS DRAWING (SITE MAP), THE STANDARD DETAILS, THE DOCUMENTS.
2. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OF TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (TPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS.
3. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
4. BEST MANAGEMENT PRACTICES (BMP'S) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.
5. SITE MAP MUST CLEARLY DELINEATE ALL STATE WATERS, PERMITS FOR ANY CONSTRUCTION ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS, AND MUST BE MAINTAINED ON SITE AT ALL TIMES.
6. CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
7. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
8. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
9. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS OR LEAKS.
10. DUST ON THE SITE SHALL BE CONTROLLED BY SPRAYING WATER ON DRY AREAS OF THE SITE. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
11. RUBBISH, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
12. ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
13. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 21 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
14. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS. REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
15. IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
16. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
17. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
18. ON-SITE & OFFSITE SOIL STOCKPILE AND BORROW AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
19. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
20. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION CONTROL MEASURES (SILT FENCES, STRAW BALES, ETC.) TO PREVENT EROSION.
21. ALL CONSTRUCTION SHALL BE STABILIZED AT THE END OF EACH WORKING DAY, THIS INCLUDES BACKFILLING OF TRENCHES FOR UTILITY CONSTRUCTION AND PLACEMENT OF GRAVEL OR BITUMINOUS PAVING FOR ROAD CONSTRUCTION.
22. ALL WORK IS TO BE PERFORMED UNDER THE GENERAL PERMIT TO DISCHARGE TPDES, EFFECTIVE DATE MARCH 5, 2023 CONSTRUCTION GENERAL PERMIT TXR150000
23. CONTRACTOR TO:
A. PREPARE AND IMPLEMENT SWPPP
B. SUBMIT NOI TO TCEQ
C. POST SITE NOTICE
D. SUBMIT COPY OF NOI TO CITY OF BRYAN

DISTURBED AREA SUMMARY

PROPERTY BOUNDARY ACREAGE = 0.83 ACRES
ON-SITE DISTURBED AREA = 0.73 ACRES
OFF-SITE DISTURBED AREA = 0.02 ACRES
TOTAL DISTURBED AREA = 0.75 ACRES
COVERAGE REQUIRED < 5 ACRES

DEVELOPER

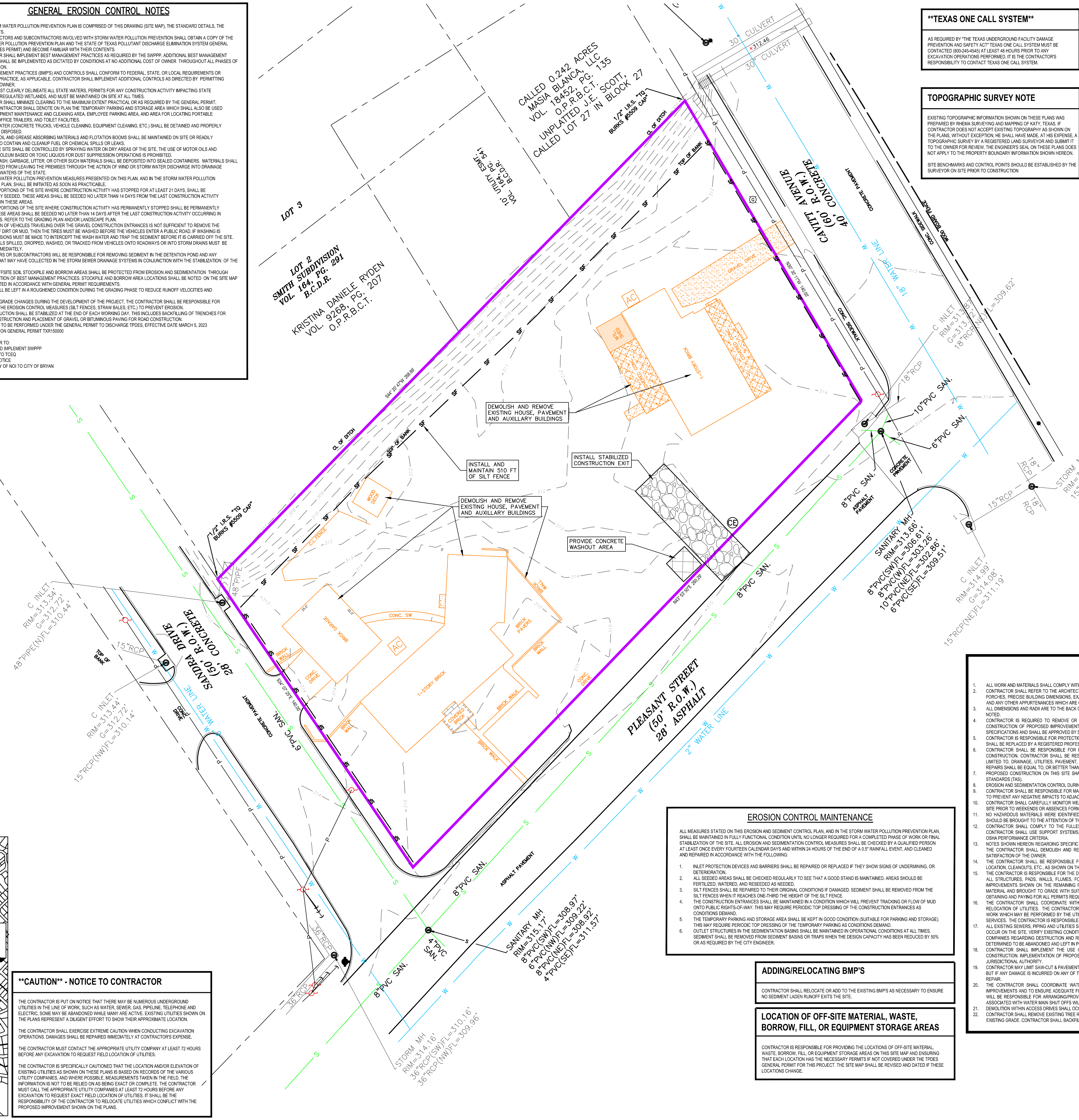
JASPER COHEN HOLDINGS

LEGEND

Symbol	Description
(magenta line)	PROPERTY LINE / R.O.W. LINE
— SF —	SILT FENCE
−1.00%	DIRECTION AND SLOPE OF EXISTING OVERLAND FLOW
— — 322 — —	EXISTING CONTOUR
800.0	PROPOSED CONTOURS
DB	DIVERSION BERM
CE	STABILIZED CONSTRUCTION EXIT
CD	ROCK CHECK DAM
ST	TEMPORARY SEDIMENT TRAP
ECB	EROSION CONTROL BLANKET
(orange fill)	ITEMS TO BE REMOVED

SOIL TYPE LEGEND

ZcB — ZACK–URBAN LAND COMPLEX



TEXAS ONE CALL SYSTEM

AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

TOPOGRAPHIC SURVEY NOTE

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY RHEMA SURVEYING AND MAPPING OF KATY, TEXAS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

SITE BENCHMARKS AND CONTROL POINTS SHOULD BE ESTABLISHED BY THE SURVEYOR ON SITE PRIOR TO CONSTRUCTION

811 Know what's below. Call before you dig.

0 20' 40'

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL UTILITIES WITHIN THE VICINITY OF CONSTRUCTION PRIOR TO COMMENCING CONSTRUCTION. CALL TEXAS ONE CALL SYSTEM AT 1-800-245-4545.
2. CONTRACTOR SHALL CONTACT THE CITY UTILITIES DEPARTMENT, FOR UTILITY LINE LOCATES A MINIMUM OF TWO WORKING DAYS PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL CONTACT THE CITY ENGINEERING DEPARTMENT, TO ARRANGE FOR AN INSPECTION A MINIMUM OF TWO WORKING DAYS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES DURING CONSTRUCTION IN ACCORDANCE WITH TCEQ AND CITY REQUIREMENTS.
5. CONTRACTOR SHALL KEEP DIRT, MUD, AND DEBRIS OFF PUBLIC STREETS AROUND PROJECT. CONTRACTOR SHALL IMMEDIATELY CLEAN DIRT, MUD, AND DEBRIS FROM PUBLIC STREETS AS SOON AS IT IS NOTICED BY THE CONTRACTOR OR NOTIFIED BY THE CITY.
6. CONTRACTOR SHALL RESTORE DISTURBED AREAS TO EXISTING CONTOURS UPON COMPLETION OF UTILITY CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE PERMANENT SITE STABILIZATION UPON COMPLETION OF CONSTRUCTION, PROVIDE SOLID BLOCK SOD TO MATCH GRASS TYPE IN ESTABLISHED LAWNS, PROVIDE SEED AND FERTILIZER IN OTHER AREAS. DISTURBED AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
8. CONSTRUCT PROPOSED WATER AND SEWER SERVICES AT LOCATIONS SHOWN ON PLANS.
9. THE MINIMUM BURY FOR PROPOSED WATER LINES AND SEWER LINES SHALL BE 4' UNLESS OTHERWISE NOTED.
10. ALL WATER LINES SHALL BE AWWA C-900 PVC UNLESS OTHERWISE NOTED ON PLANS. ALL WATER LINE BENDS AND FITTING SHALL BE DUCTILE IRON AND SUPPORTED WITH THRUST BLOCKING PER WATER DETAILS.
11. ALL SANITARY SEWER LINES SHALL BE SDR-26 PVC UNLESS OTHERWISE NOTED ON PLANS.
12. ALL DIMENSIONS AND STATION OFFSETS ARE TO FACE OF CURB, EDGE OF ROAD, CENTER OF PIPE, CENTER OF OBJECT, UNLESS OTHERWISE NOTED. ALL DIMENSIONS AND STATION OFFSETS TO CURB INLETS ARE TO THE CENTER OF THE INLET AT THE BACK OF CURB. ALL DIMENSIONS AND STATION OFFSETS TO JUNCTION BOXES ARE TO CENTER OF BOX.

PB ENGINEERING
4040 HWY 6 S, STE. 200
COLLEGE STATION, TEXAS
PH. (979) 224–5147
TBPE FIRM NO. F–26390

STATE OF TEXAS — PHILIP BARGAS — 103414 — LICENSED PROFESSIONAL ENGINEER
MAY 22, 2026

LOT 1-4, BLOCK 1, JASCO SUBDIVISION

OWNER: JASCO HOLDINGS LLC

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL PROJECT COMPLETION.

PERMITS NOTE

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

TRAFFIC CONTROL NOTE

GUIDELINES SET FORTH IN PART VI "STANDARDS AND GUIDES FOR TRAFFIC CONTROLS FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND INCIDENT MANAGEMENT OPERATIONS" OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MOST RECENT EDITION AS REVISED) SHALL BE OBSERVED.

REVISIONS

NO.	DESCRIPTION	BY	DATE

DEMOLITION NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, FEDERAL, AND OSHA REGULATION.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SLOPED PAVING, RAMPS, SIDEWALKS, EXIST PORCHES, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, TOTAL NUMBER, LOCATION, AND SIZE OF DOWNSPOUTS AND ANY OTHER APPURTENANCES WHICH ARE CONNECTED TO THE BUILDING.
3. ALL DIMENSIONS AND RADII ARE TO THE BACK OF CURB, CENTER OR END OF STRIPE, FACE OF BUILDING, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
4. CONTRACTOR IS REQUIRED TO REMOVE OR RELOCATE, IN A PROPER MANNER, EXISTING IMPOROVEMENT/NATURAL FEATURES TO ALLOW FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS INDICATED ON THE PLANS. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. NO SEPARATE PAY FOR THIS WORK.
5. CONTRACTOR IS RESPONSIBLE FOR PROTECTION AND REPLACEMENT OF ALL PROPERTY CORNERS. PROPERTY CORNERS DAMAGED BY CONTRACTOR SHALL BE REPLACED BY A REGISTERED PROFESSIONAL LAND SURVEYOR AT CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTING ALL EXISTING DAMAGE AND NOTIFY OWNER AN/OR ENGINEER PRIOR TO STARTING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING EXISTING ITEMS DAMAGED DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. DAMAGES SHALL BE REPORTED TO ENGINEER OR RECORD PRIOR TO REPAIR. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS.
7. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
8. EROSION AND SEDIMENTATION CONTROL DURING CONSTRUCTION SHALL BE IN COMPLIANCE WIT LOCAL AND STATE REQUIREMENTS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PROPER DRAINAGE THROUGHOUT THE SITE DURING CONSTRUCTION. CARE SHALL BE TAKEN TO PREVENT ANY NEGATIVE IMPACTS TO ADJACENT PROPERTIES.
10. CONTRACTOR SHALL CAREFULLY MONITOR WEATHER PATTERNS AND PREPARE FOR EXPECTED EVENTS. SPECIAL CARE SHALL BE TAKEN TO EXAMINE SITE PRIOR TO WEEKENDS OR ABSENCES FORM THE WORKSITE.
11. NO HAZARDOUS MATERIALS WERE IDENTIFIED DURING PRELIMINARY SITE INVESTIGATIONS. ANY ITEMS FOUND SUSPECT DURING CONSTRUCTION SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.
12. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS FOR EXCAVATION AND TRENCHING PROCEDURES. CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, ETC. AS NECESSARY FOR THESE OPERATIONS, AND SHALL COMPLY WITH ALL OSHA PERFORMANCE CRITERIA.
13. NOTES SHOWN HEREON REGARDING SPECIFIC ITEMS OF DEMOLITION ARE GENERAL IN NATURE, AND ARE NOT INTENDED TO BE WHOLLY INCLUSIVE. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ALL EXISTING IMPROVEMENTS TO THE EXTENT AS NOTED IN THE SPECIFICATIONS, TO THE SATISFACTION OF THE OWNER.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLUGGING, CAPPING, OR OTHERWISE TERMINATING UTILITY SERVICE LINES AT EXISTING METER LOCATION, CLEANOUTS, ETC., AS SHOWN ON THE PLANS AND AS APPROVED BY THE OWNER.
15. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE, STRUCTURES, UTILITIES, DEBRIS, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL PERMITS REQUIRED FOR DEMOLITION AND FEES FOR DISPOSAL.
16. THE CONTRACTOR SHALL COORDINATE WITH ALL RESPECTIVE FRANCHISE AND PUBLIC UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE FRANCHISE OR PUBLIC UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
17. ALL EXISTING SEWERS, PIPING AND UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DESTRUCTION AND REMOVAL OF ALL SERVICE LINES AND CAP ALL LINES BEFORE PROCEEDING WITH THE WORK. UTILITIES DETERMINED TO BE ABANDONED AND LEFT IN PLACE SHALL BE GROUTED IF UNDER BUILDING.
18. CONTRACTOR SHALL IMPLEMENT THE USE OF FENCING, BARRICADES, ENCLOSURES, ETC. TO PROTECT THE PUBLIC AT ALL TIMES DURING CONSTRUCTION. IMPLEMENTATION OF PROPOSED SAFETY/PROTECTION MEASURES SHALL COMPLY WITH LOCAL CODE AND SHALL BE APPROVED BY JURISDICTIONAL AUTHORITY.
19. CONTRACTOR MAY LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IF ANY DAMAGE IS INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IT'S REMOVAL AND REPAIR.
20. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPT. AND THE CITY UTILITY DEPARTMENT TO PLAN PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS CONSTANTLY AVAILABLE THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR WILL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE CITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUT OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
21. DEMOLITION WITHIN ACCESS DRIVES SHALL OCCUR WHEN CONSTRUCTION OF THE NEW DRIVE APRONS IS SCHEDULED TO BE COMPLETED.
22. CONTRACTOR SHALL REMOVE EXISTING TREE ROOTS TO A MINIMUM DEPTH OF 4' BELOW EXISTING GRADE. CONTRACTOR SHALL BACKFILL VOIDS WITH ACCEPTABLE FILL MATERIAL.

EROSION CONTROL MAINTENANCE

ALL MEASURES STATED ON THIS EROSION AND SEDIMENT CONTROL PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR A COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON AT LEAST ONCE EVERY FOURTEEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A 0.5" RAINFALL EVENT, AND CLEANED AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:

1. INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF UNDERMINING, OR DETERIORATION.
2. ALL SEEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHOULD BE FERTILIZED, WATERED, AND RESEEDED AS NEEDED.
3. SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCES WHEN IT REACHES ONE-THIRD THE HEIGHT OF THE SILT FENCE.
4. THE CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE CONSTRUCTION ENTRANCES AS CONDITIONS DEMAND.
5. THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN GOOD CONDITION (SUITABLE FOR PARKING AND STORAGE). THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE TEMPORARY PARKING AS CONDITIONS DEMAND.
6. OUTLET STRUCTURES IN THE SEDIMENTATION BASINS SHALL BE MAINTAINED IN OPERATIONAL CONDITIONS AT ALL TIMES. SEDIMENT SHALL BE REMOVED FROM SEDIMENT BASINS OR TRAPS WHEN THE DESIGN CAPACITY HAS BEEN REDUCED BY 50% OR AS REQUIRED BY THE CITY ENGINEER.

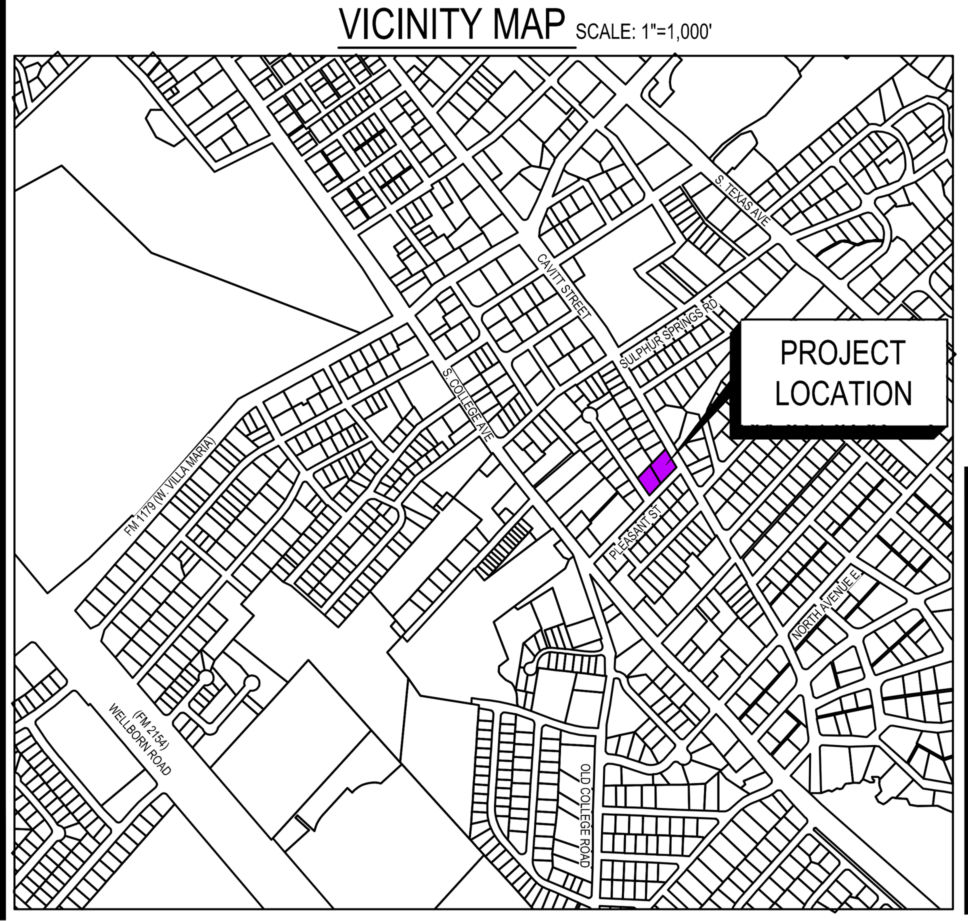
ADDING/RELOCATING BMP'S

CONTRACTOR SHALL RELOCATE OR ADD TO THE EXISTING BMP'S AS NECESSARY TO ENSURE NO SEDIMENT LADEN RUNOFF EXITS THE SITE.

LOCATION OF OFF-SITE MATERIAL, WASTE, BORROW, FILL, OR EQUIPMENT STORAGE AREAS

CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE LOCATIONS OF OFF-SITE MATERIAL, WASTE, BORROW, FILL, OR EQUIPMENT STORAGE AREAS ON THIS SITE MAP AND ENSURING THAT EACH LOCATION HAS THE NECESSARY PERMITS IF NOT COVERED UNDER THE TPDES GENERAL PERMIT FOR THIS PROJECT. THE SITE MAP SHALL BE REVISED AND DATED IF THESE LOCATIONS CHANGE.

VICINITY MAP SCALE: 1"=1,000'



CAUTION - NOTICE TO CONTRACTOR

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THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CONDUCTING EXCAVATION OPERATIONS. DAMAGES SHALL BE REPAIRED IMMEDIATELY AT CONTRACTOR'S EXPENSE.

THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST FIELD LOCATION OF UTILITIES.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENT SHOWN ON THE PLANS.

DEMOLITION AND EROSION CONTROL PLAN

DRAWN BY:	DPB
DATE: MAY 22, 2026	SCALE: 1"=20'
SHEET NO.:	C-1

THIS DRAWING AND RELATED SPECIFICATION, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, WERE PREPARED BY BENKEN ENGINEERING, LLC AS INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF BENKEN ENGINEERING, LLC. THE INFORMATION SHOWN HEREON SHALL BE USED ONLY BY THE CLIENT TO WHAT SERVICES ARE RENDERED AND ONLY FOR THE PURPOSE OF DESCRIBING, CONSTRUCTING, OR INSTALLING THE PROJECT FOR WHICH THEY WERE PREPARED. ANY REUSE OF THESE DRAWINGS AND SPECIFICATIONS WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY BENKEN ENGINEERING, LLC FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO BENKEN ENGINEERING, LLC. ALL TITLES, RIGHTS AND INTERESTS IN THE DRAWINGS AND SPECIFICATIONS ARE RESERVED.

GENERAL GRADING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
2. ALL CUT OR FILL SLOPES SHALL BE 4:1 MAXIMUM UNLESS OTHERWISE NOTED.
3. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 4 INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED. THE AREAS SHALL THEN BE SCODED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES, 3:1 OR STEEPER, ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE JOB SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
4. EXISTING GRADE CONTOUR INTERVAL SHOWN AT 1 FOOT.
5. PROPOSED GRADE CONTOUR INTERVAL SHOWN AT 1 FOOT.
6. CONTRACTOR SHALL ADJUST GRADES ADJACENT TO EXISTING PAVEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
7. EMBANKMENT OR FILL SHALL BE COMPACTED TO 95% STANDARD PROCTOR WHERE BUILDINGS OR PAVEMENT WILL BE LOCATED.

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL PROJECT COMPLETION.

PERMITS NOTE

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

TRAFFIC CONTROL NOTE

GUIDELINES SET FORTH IN PART VI "STANDARDS AND GUIDES FOR TRAFFIC CONTROLS FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND INCIDENT MANAGEMENT OPERATIONS" OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MOST RECENT EDITION AS REVISED) SHALL BE OBSERVED.

ACCESSIBILITY NOTES

1. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ACCESSIBLE ROUTES SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2.0% (1:48). ACCESSIBLE ROUTE SURFACE SHALL BE SLIP RESISTANT AND CONSTRUCTED IN A MANNER THAT WILL NOT RETAIN WATER AND BE A MINIMUM OF 3 FEET WIDE.
3. ACCESSIBLE ROUTES WITH A RUNNING SLOPE GREATER THAN 5.0% (1:20) IS A RAMP AND SHALL BE CONSTRUCTED WITH HANDRAILS AND 5' X 5' LANDINGS. RAMP SLOPE SHALL NOT EXCEED 8.33% (1:12).
4. SURFACE OF CURB RAMPS SHALL BE CONSTRUCTED WITH ADA COMPLIANT SURFACE TEXTURE AND CONTRASTING COLOR. RAMP SLOPE SHALL NOT EXCEED 8.33% (1:12). CURB RAMPS SHALL NOT EXCEED 6' IN LENGTH.
5. ACCESSIBLE PARKING SPACE SLOPES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS. ADA COMPLIANT SIGNAGE SHALL BE PROVIDED FOR EACH ACCESSIBLE SPACE.

CONCRETE GENERAL NOTES

1. DETAILING OF CONCRETE REINFORCING BARS AND ACCESSORIES SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" AND ACI SP-66 "DETAILING MANUAL". PLACING OF REINFORCING BARS SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 315R "MANUAL OF ENGINEERING AND PLACING DRAWINGS FOR REINFORCED CONCRETE STRUCTURES" AND CRSI "MANUAL OF STANDARD PRACTICE".
2. MIXING, TRANSPORTING AND PLACING CONCRETE SHALL CONFORM TO ACI 301.
3. CONCRETE REINFORCEMENT BARS SHALL CONFORM TO ASTM A615, GRADE 60.
4. NO. 3 BARS MAY CONFORM TO ASTM 615, GRADE 40, UNLESS NOTED OTHERWISE. REINFORCEMENT BARS SHALL NOT BE TACK WELDED, WELDED, HEATED OR CUT UNLESS INDICATED ON THE CONTRACT DOCUMENTS OR REVIEWED BY THE STRUCTURAL ENGINEER.
5. REINFORCEMENT DESIGNATED AS "CONTINUOUS" SHALL LAP 30 BAR DIAMETERS AT SPLICES UNLESS NOTED OTHERWISE.
6. OBSERVE HOT & COLD WEATHER CONCRETING PRACTICES RECOMMENDED ON ACI 305 AND 306 RESPECTIVELY FOR EXTREME TEMPERATURES.
7. FORMWORK SHALL COMPLY WITH ACI 347, "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK".
8. ALL CONCRETE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI-318.
9. ALL EXPOSED EDGES OF CONCRETE SHALL HAVE A 3/4 INCH, 45 DEGREE CHAMFER.
10. WELDED WIRE FABRIC SHALL NOT BE ACCEPTED.
11. REFER TO JOB SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

GENERAL PAVING NOTES

SUBGRADE PREPARATION:

A. PRIOR TO BEGINNING PAVING OPERATIONS, ALL VEGETATION AND DEBRIS SHALL BE REMOVED AND WASTED.

B. WHERE FILL IS REQUIRED TO ACHIEVE THE DESIRED GRADES, THEN SUCH MATERIAL SHALL BE SIMILAR TO THE NATIVE, EXPOSED STRATA AND SHALL BE PLACED IN LIFTS NOT EXCEEDING EIGHT INCHES IN LOOSE THICKNESS AND COMPACTED TO AT LEAST 95 PERCENT OF MAXIMUM STANDARD PROCTOR DENSITY (ASTM D-698). MOISTURE DURING COMPACTION SHALL BE WITHIN THREE PERCENT BELOW TO THREE PERCENT ABOVE THEORETICAL OPTIMUM. EXCESSIVELY WET AREAS MAY REQUIRE AERATION BY DISCING. HYDRATED LIME TREATMENT OR REMOVAL AND REPLACEMENT WITH MORE SUITABLE MATERIAL.

C. NO LIME STABILIZATION FOR SUBGRADE WITH P.I. LESS THAN 20. WHERE ALLOWED BY THE GEOTECHNICAL ENGINEER, THE CONTRACTOR MAY USE A LIME/FLY ASH MIXTURE TO STABILIZE THE SUBGRADE.

D. THE CONTRACTOR SHALL USE 7% LIME FOR BIDDING PURPOSES BUT IS ALLOWED TO DECREASE THE AMOUNT OF LIME BASED ON LIME SERIES TESTS.

NOTE:
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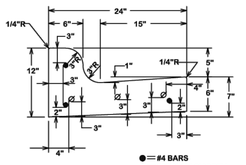
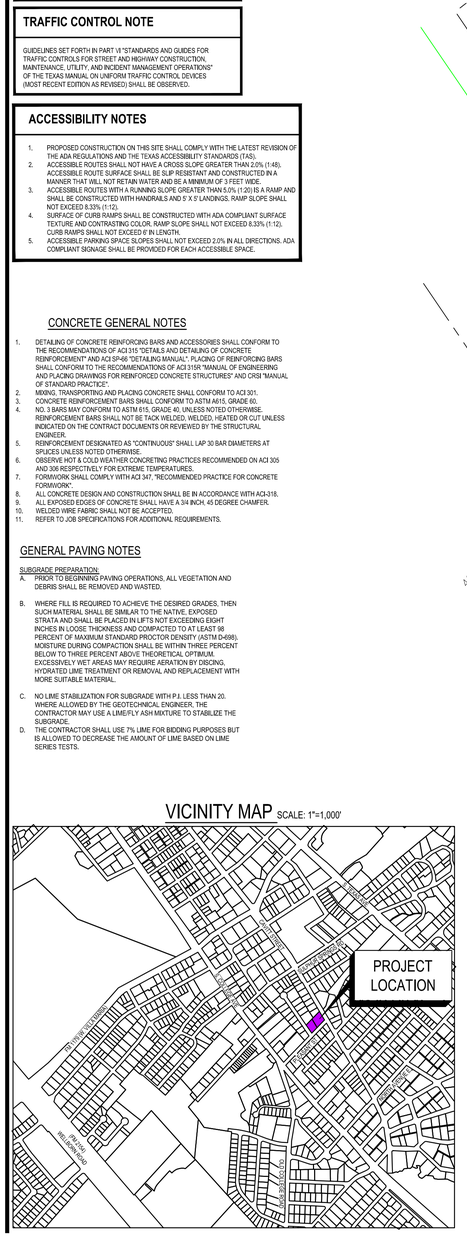
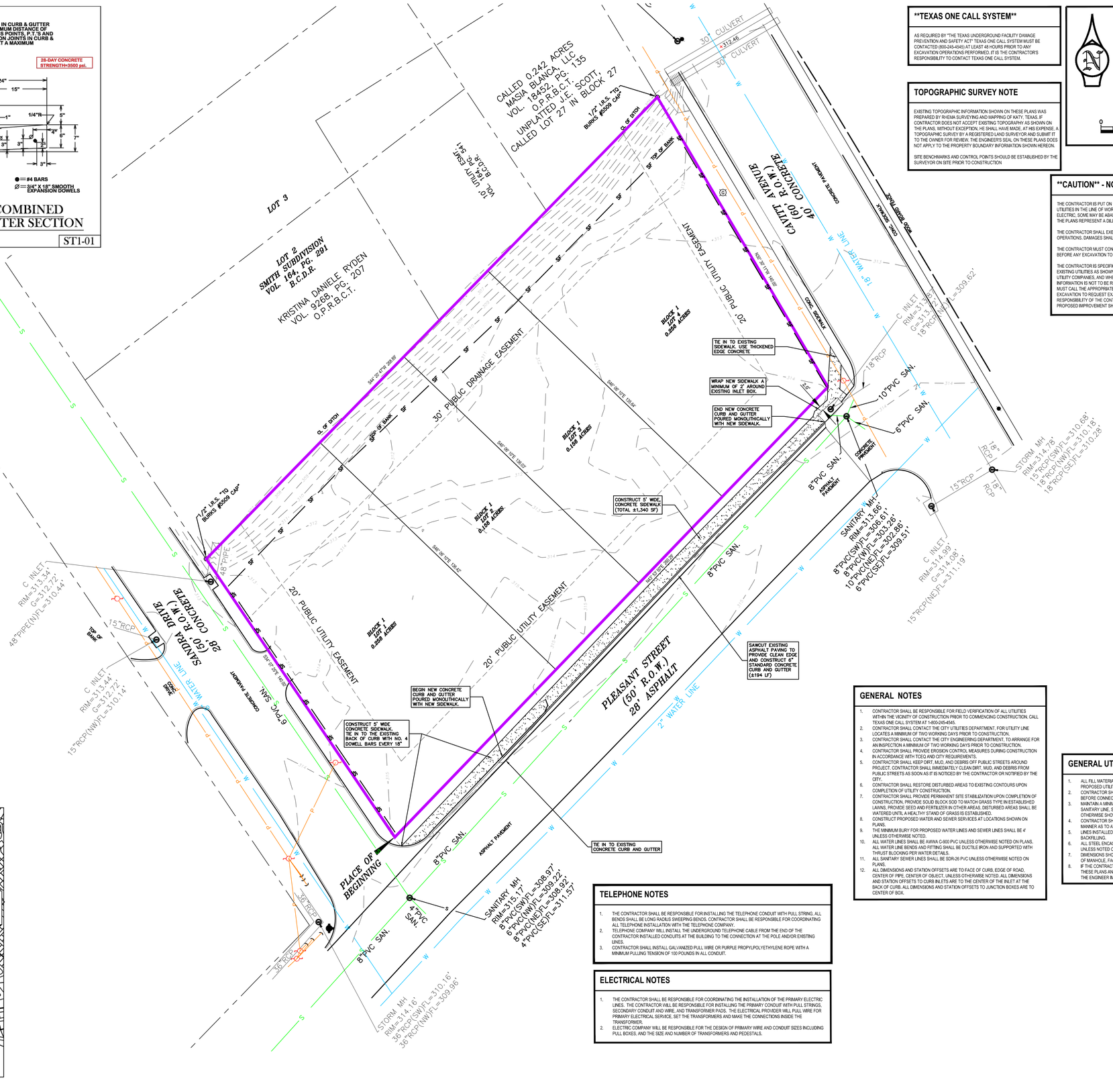


TYPICAL COMBINED CURB & GUTTER SECTION

ST1-01



VICINITY MAP SCALE: 1"=1,000'



TEXAS ONE CALL SYSTEM

AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

TOPOGRAPHIC SURVEY NOTE

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY RHEMA SURVEYING AND MAPPING OF KATY, TEXAS. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, HE SHALL HAVE MADE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW. THE ENGINEER'S SEAL ON THESE PLANS DOES NOT APPLY TO THE PROPERTY BOUNDARY INFORMATION SHOWN HEREON.

SITE BENCHMARKS AND CONTROL POINTS SHOULD BE ESTABLISHED BY THE SURVEYOR ON SITE PRIOR TO CONSTRUCTION

811 Know what's **below.** **Call** before you dig.

0 20' 40'

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GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL UTILITIES WITHIN THE VICINITY OF CONSTRUCTION PRIOR TO COMMENCING CONSTRUCTION. CALL TEXAS ONE CALL SYSTEM AT 1-800-245-4545.
2. CONTRACTOR SHALL CONTACT THE CITY UTILITIES DEPARTMENT, FOR UTILITY LINE LOCATES A MINIMUM OF TWO WORKING DAYS PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL CONTACT THE CITY ENGINEERING DEPARTMENT, TO ARRANGE FOR AN INSPECTION A MINIMUM OF TWO WORKING DAYS PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES DURING CONSTRUCTION IN ACCORDANCE WITH TCEQ AND CITY REQUIREMENTS.
5. CONTRACTOR SHALL KEEP DIRT, MUD, AND DEBRIS OFF PUBLIC STREETS AROUND PROJECT. CONTRACTOR SHALL IMMEDIATELY CLEAN DIRT, MUD, AND DEBRIS FROM PUBLIC STREETS AS SOON AS IT IS NOTICED BY THE CONTRACTOR OR NOTIFIED BY THE CITY.
6. CONTRACTOR SHALL RESTORE DISTURBED AREAS TO EXISTING CONTOURS UPON COMPLETION OF UTILITY CONSTRUCTION.
7. CONTRACTOR SHALL PROVIDE PERMANENT SITE STABILIZATION UPON COMPLETION OF CONSTRUCTION, PROVIDE SOLID BLOCK SOD TO MATCH GRASS TYPE IN ESTABLISHED LAWNS. PROVIDE SEED AND FERTILIZER IN OTHER AREAS. DISTURBED AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
8. CONSTRUCT PROPOSED WATER AND SEWER SERVICES AT LOCATIONS SHOWN ON PLANS.
9. THE MINIMUM BURY FOR PROPOSED WATER LINES AND SEWER LINES SHALL BE 4' UNLESS OTHERWISE NOTED.
10. ALL WATER LINES SHALL BE AWWA C-900 PVC UNLESS OTHERWISE NOTED ON PLANS. ALL WATER LINE BENDS AND FITTING SHALL BE DUCTILE IRON AND SUPPORTED WITH THRUST BLOCKING PER WATER DETAILS.
11. ALL SANITARY SEWER LINES SHALL BE SDR-26 PVC UNLESS OTHERWISE NOTED ON PLANS.
12. ALL DIMENSIONS AND STATION OFFSETS ARE TO FACE OF CURB, EDGE OF ROAD, CENTER OF PIPE, CENTER OF OBJECT, UNLESS OTHERWISE NOTED. ALL DIMENSIONS AND STATION OFFSETS TO CURB INLETS ARE TO THE CENTER OF THE INLET AT THE BACK OF CURB. ALL DIMENSIONS AND STATION OFFSETS TO JUNCTION BOXES ARE TO CENTER OF BOX.

GENERAL UTILITY NOTES

1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. MAINTAIN A MINIMUM OF 24" VERTICAL CLEARANCE BETWEEN WATER LINES, SANITARY LINE, STORM LINES AND GAS LINES (EXISTING AND PROPOSED) UNLESS OTHERWISE SHOWN IN PROFILE.
4. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED.
5. LINES INSTALLED UNDERGROUND SHALL BE INSPECTED AND APPROVED BEFORE BACKFILLING.
6. ALL STEEL ENCASEMENT PIPE SHALL HAVE A WALL THICKNESS OF 0.375 INCHES UNLESS NOTED OTHERWISE.
7. DIMENSIONS SHOWN ARE TO CENTERLINE OF PIPE OR FITTING, TO CENTER LINE OF MANHOLE, FACE OF BUILDING, OR BACK OF CURB, UNLESS OTHERWISE NOTED.
8. IF THE CONTRACTOR FINDS ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON THESE PLANS AND WHAT IS FOUND IN THE FIELD THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

TELEPHONE NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE TELEPHONE CONDUIT WITH PULL STRING. ALL BENDS SHALL BE LONG RADIUS SWEEPING BENDS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL TELEPHONE INSTALLATION WITH THE TELEPHONE COMPANY.
2. TELEPHONE COMPANY WILL INSTALL THE UNDERGROUND TELEPHONE CABLE FROM THE END OF THE CONTRACTOR INSTALLED CONDUITS AT THE BUILDING TO THE CONNECTION AT THE POLE AND/OR EXISTING LINES.
3. CONTRACTOR SHALL INSTALL GALVANIZED PULL WIRE OR PURPLE PROPYLPOLYETHYLENE ROPE WITH A MINIMUM PULLING TENSION OF 100 POUNDS IN ALL CONDUIT.

ELECTRICAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE PRIMARY ELECTRIC LINES. THE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING THE PRIMARY CONDUIT WITH PULL STRINGS, SECONDARY CONDUIT AND WIRE, AND TRANSFORMER PADS. THE ELECTRICAL PROVIDER WILL PULL WIRE FOR PRIMARY ELECTRICAL SERVICE, SET THE TRANSFORMERS AND MAKE THE CONNECTIONS INSIDE THE TRANSFORMER.
2. ELECTRIC COMPANY WILL BE RESPONSIBLE FOR THE DESIGN OF PRIMARY WIRE AND CONDUIT SIZES INCLUDING PULL BOXES, AND THE SIZE AND NUMBER OF TRANSFORMERS AND PEDESTALS.

PB ENGINEERING
402 E. VILLA MARIA
COLLEGE STATION, TEXAS
PH. (979) 224-5147
TBPE FIRM NO. F-26390

STATE OF TEXAS · PHILIP BARGAS · 103414 · LICENSED PROFESSIONAL ENGINEER

MAY 22, 2026

LOT 1-4, BLOCK 1, JASCO SUBDIVISION

OWNER: JASCO HOLDINGS LLC

REVISIONS			
NO.	DESCRIPTION	BY	DATE

CIVIL PLAN

DRAWN BY: DPB
DATE: MAY 22, 2026
SCALE: 1"=20'
SHEET NO.: C-2

THIS DRAWING AND RELATED SPECIFICATIONS, INCLUDING ALL DOCUMENTS ON ELECTRONIC MEDIA, WERE PREPARED BY BEAMON ENGINEERING, LLC AS INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF BEAMON ENGINEERING. THE INFORMATION SHOWN HEREON SHALL BE USED ONLY BY THE CLIENT TO WHOM SERVICES ARE RENDERED AND ONLY FOR THE PURPOSE OF DESCRIBING, CONSTRUCTING, OR INSTALLING THE WORK SHOWN HEREON AT THE DESIGNATED LOCATION ON THE SPECIFIED SITE. ANY UNAUTHORIZED USE OF THESE DOCUMENTS, INCLUDING WITHOUT LIMITATION REPRODUCTION OR ALTERATION, IS STRICTLY PROHIBITED AND SHALL CAUSE THE WAIVER OF ANY EXPRESSED WARRANTIES AND ALSO SEVER ANY LIABILITIES WHICH MAY ARISE FROM THE CONSTRUCTION, USE OR RESULT OF SUCH UNAUTHORIZED USE OR CHANGES.

NOTE:
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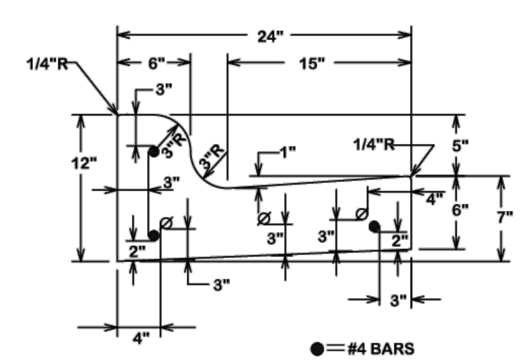
28-DAY CONCRETE STRENGTH=3500 psi.



● = #4 BARS
Ø = 3/4" X 18" SMOOTH EXPANSION DOWELS

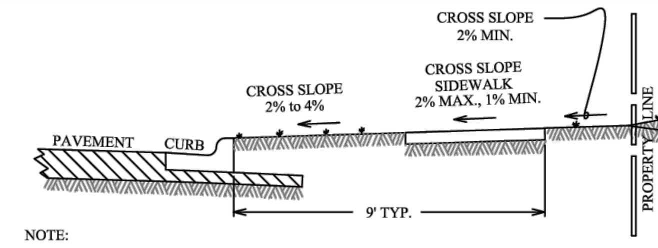
TYPICAL COMBINED CURB & GUTTER SECTION

ST1-01

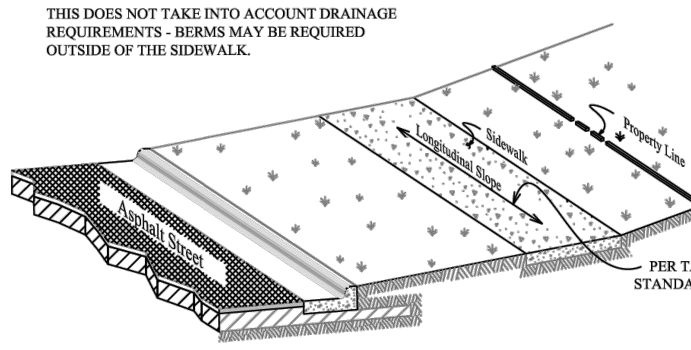
PEDESTRIAN FACILITIES GENERAL NOTES

1. ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
2. LANDINGS SHALL BE A 5' X 5' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
3. MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4' X 4' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
4. MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP IS 2%.
5. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP, EITHER BECAUSE THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR BECAUSE THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED. OTHERWISE, PROVIDE FLARED SIDES.
6. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT RELECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND 16 TAC 68.102.
7. TO SERVE AS A PEDESTRIAN REFUGE AREA, THE MEDIAN SHOULD BE A MINIMUM OF 5' WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
8. CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, CURB RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
9. EXISTING FEATURES THAT COMPLY WITH TAS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
10. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. PROVIDE CURB RAMPS WHEREVER ON ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
11. SEPARATE CURB RAMP AND LANDINGS FROM ADJACENT SIDEWALK AND ANY OTHER ELEMENTS WITH PREMOLD OR BOARD JOINT OF 3/4" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
12. PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET.
13. FLARE SLOPE SHALL NOT EXCEED 10% MEASURED ALONG CURB LINE.

SW2-GN02

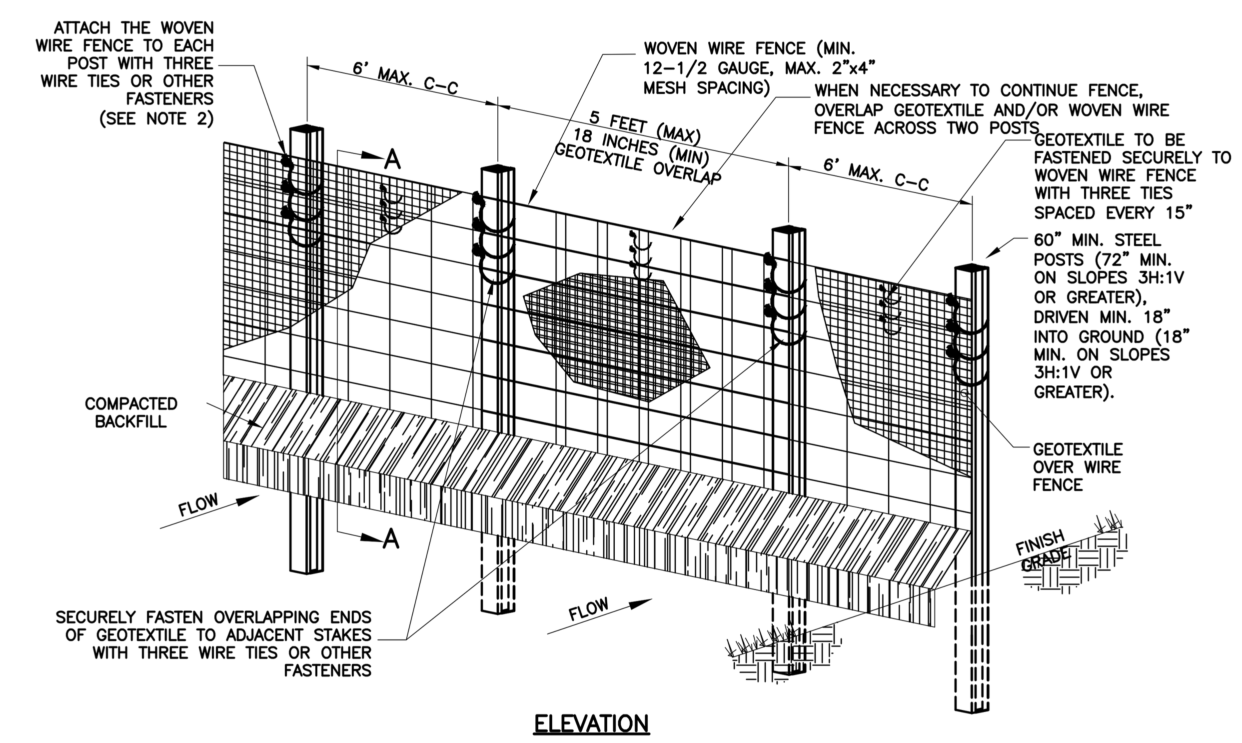


NOTE:
THIS DOES NOT TAKE INTO ACCOUNT DRAINAGE REQUIREMENTS - BERMS MAY BE REQUIRED OUTSIDE OF THE SIDEWALK.

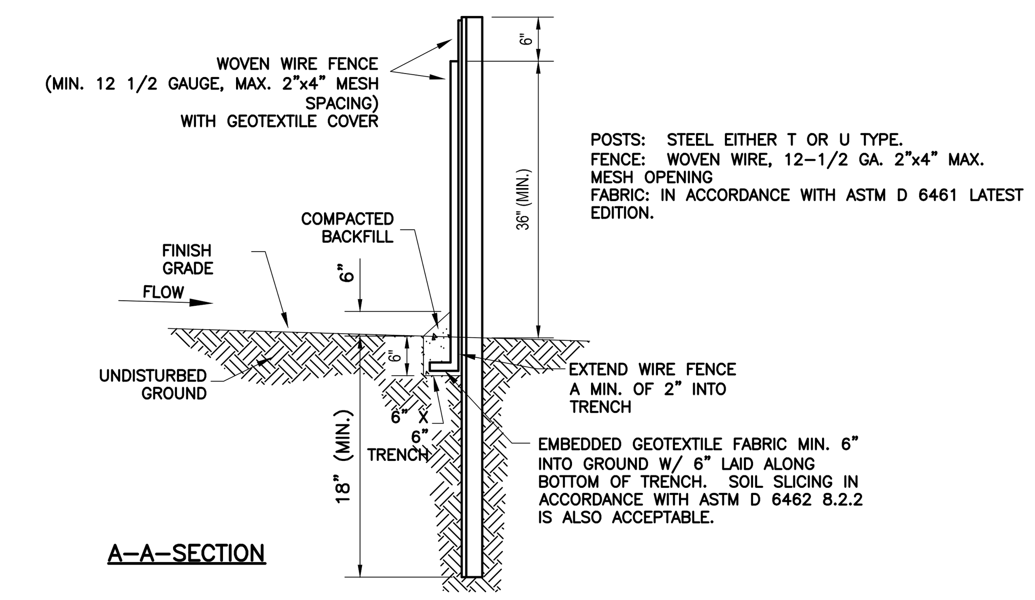


SIDEWALK SLOPE REQUIREMENTS

SW1-00



ELEVATION



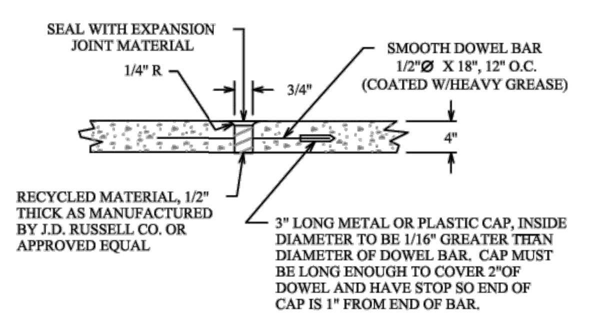
POSTS: STEEL EITHER T OR U TYPE.
FENCE: WOVEN WIRE, 12-1/2 GA. 2"x4" MAX. MESH OPENING
FABRIC: IN ACCORDANCE WITH ASTM D 6461 LATEST EDITION.

A-A-SECTION

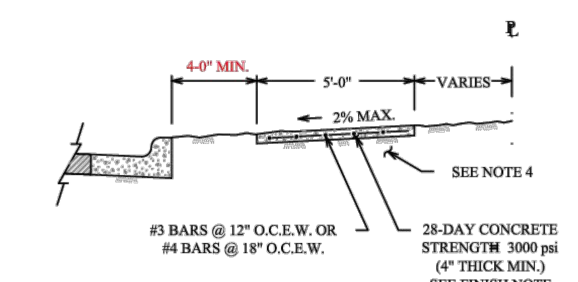
1. INSTALLATION SHALL COMPLY WITH ASTM D 6462 LATEST EDITION.
2. ATTACH THE WOVEN WIRE FENCE TO EACH POST AND THE GEOTEXTILE TO THE WOVEN WIRE FENCE (SPACED EVERY 15") WITH THREE WIRE TIES OR OTHER FASTENERS, ALL SPACED WITHIN THE TOP 8" OF THE FABRIC. ATTACH EACH TIE DIAGONALLY 45 DEGREES THROUGH THE FABRIC, WITH EACH PUNCTURE AT LEAST 1" VERTICALLY APART. ALSO, EACH TIE PLACED ON A POST SHOULD BE POSITIONED TO HANG ON A POST NIPPLE WHEN TIGHTENED TO PREVENT SAGGING.
3. WHEN TWO SECTIONS OF GEOTEXTILE ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED ACROSS TWO POSTS, 60" MAX. AS SHOWN.
4. MAINTENANCE SHALL BE PERFORMED AS NOTED IN THE SWPPP. DEPTH OF ACCUMULATED SEDIMENTS MAY NOT EXCEED 1/2 THE HEIGHT OF THE FENCE. MAINTENANCE CLEANOUT MUST BE CONDUCTED REGULARLY TO PREVENT ACCUMULATED SEDIMENTS FROM REACHING 1/2 THE HEIGHT OF THE FENCE FABRIC ABOVE GRADE.
5. ALL SILT FENCE SHALL INCLUDE WIRE SUPPORT.
6. WRAP APPROXIMATELY 6" OF FABRIC AROUND THE END POSTS AND SECURE WITH 3 TIES.
7. COMPACTING IS VITALLY IMPORTANT FOR EFFECTIVE RESULTS. COMPACT THE SOIL IMMEDIATELY NEXT TO THE SILT FENCE FABRIC WITH THE FRONT WHEEL OF THE TRACTOR, SKID STEER, OR ROLLER EXERTING AT LEAST 60 POUNDS PER SQ. INCH. COMPACT THE UPSTREAM SIDE FIRST, AND THEN EACH SIDE TWICE FOR A TOTAL OF FOUR TRIPS.
8. ADD POST CAPS AS NEEDED BASED ON SITE CONDITIONS AND APPLICABLE AGENCY REQUIREMENTS.

SEDIMENTATION / SILT FENCE WITH WIRE SUPPORT
N.T.S.

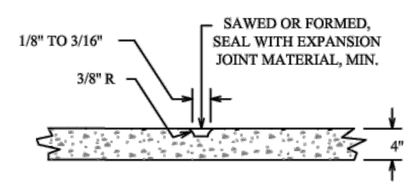
NOTES:
1. SIDEWALK PLACEMENT SHALL BE IN ACCORDANCE WITH B/CS UNIFIED DESIGN GUIDELINES.
2. FINISH: LIGHT BROOM FINISH. JOINTS TO BE TOOLED 1" DEEP AT AN INTERVAL EQUAL TO THE SIDEWALK WIDTH. EXPANSION JOINTS @ 40' O.C.,CONTRACTION JOINTS @ 4' O.C.
3. DOWEL IN AND TIE TO ANY CONCRETE STRUCTURE ADJACENT TO SIDEWALK (DRIVEWAY, INLET BOX, CURB, JUNCTION BOX, ETC.) WITH #3 x 12" BARS @ 12" O.C. OR #4 x 12" BARS @ 18" O.C.
4. COMPACTION: COMPACTED SUBGRADE MATERIAL COMPACTED TO A DENSITY AT LEAST 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY PROCTOR COMPACTION TEST ASTM D698 (STANDARD) AND SHALL BE 0-4% WET OF THE OPTIMUM MOISTURE CONTENT
5. A MINIMUM CLEAR PEDESTRIAN WIDTH AS DEFINED BY TAS AND ADA SHALL BE PROVIDED FOR ENTIRE LENGTH OF SIDEWALK.



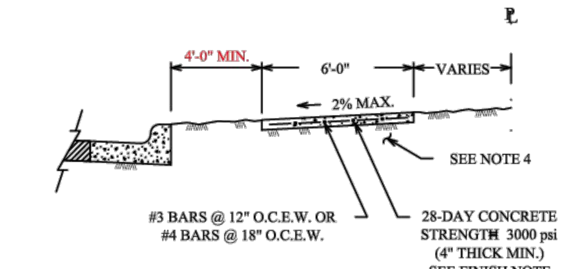
SIDEWALK EXPANSION & CONSTRUCTION JOINT



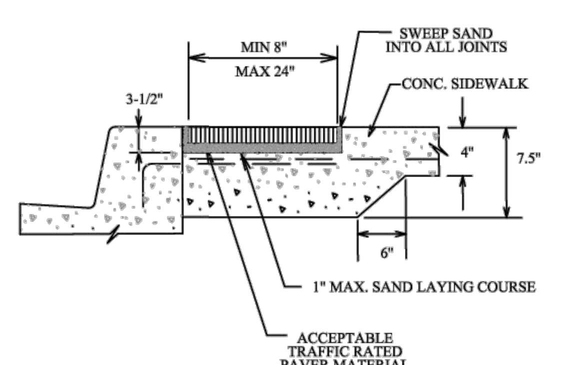
ALONG LOCAL STREETS



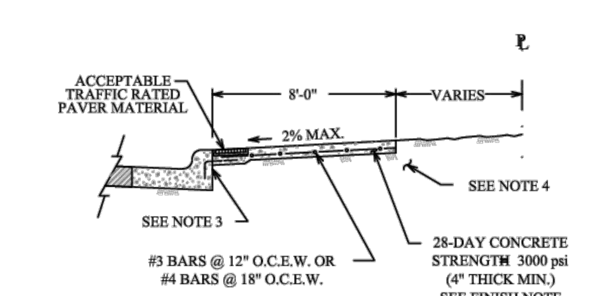
SIDEWALK CONTRACTION JOINT



ALONG MINOR COLLECTORS AND LARGER



SIDEWALK PAVER SECTION



ALONG MINOR COLLECTORS AND LARGER

CONCRETE SIDEWALK

SW1-02

NOTE:

POST A SIGN READING "CONCRETE WASH OUT PIT" NEXT TO THE PIT.

VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASH OUT THEIR TRUCKS IN THE PIT AND NO WHERE ELSE.

NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS, OR STREAMS IS ALLOWED.

EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT PIT AREAS.

ON-SITE TEMPORARY CONCRETE WASHOUT AREAS WILL BE LOCATED AT LEAST 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES AS DETERMINED IN THE FIELD.

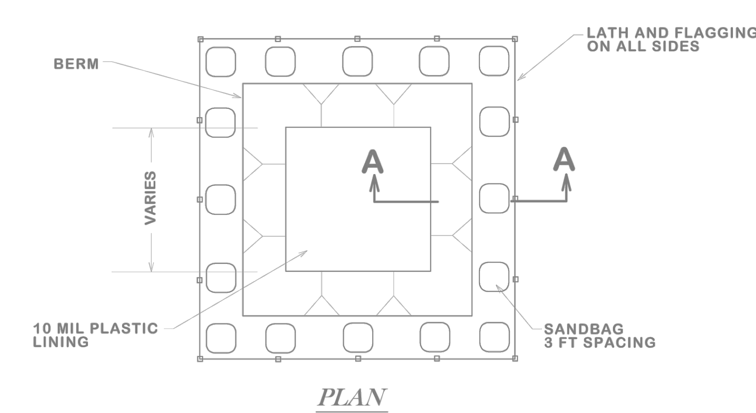
TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.

WASHOUT FACILITIES WILL BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.

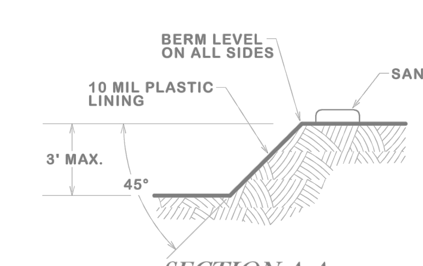
PLASTIC LINING MATERIAL WIL BE MINIMUM OF 10 MIL POLYETHYLENE SHEETING AND WILL BE FREE OF HOLES, TEARS, OR OTHER DEFECTS.

WHEN WASHOUT FACILITIES ARE NO LONGER REQUIRED FOR WORK, THE HARDENED CONCRETE WILL BE REMOVED AND DISPOSED OF OFFSITE. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE REMOVED FROM THE SITE AND DISPOSED OF. BELOW GRADE PITS SHALL BE BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.

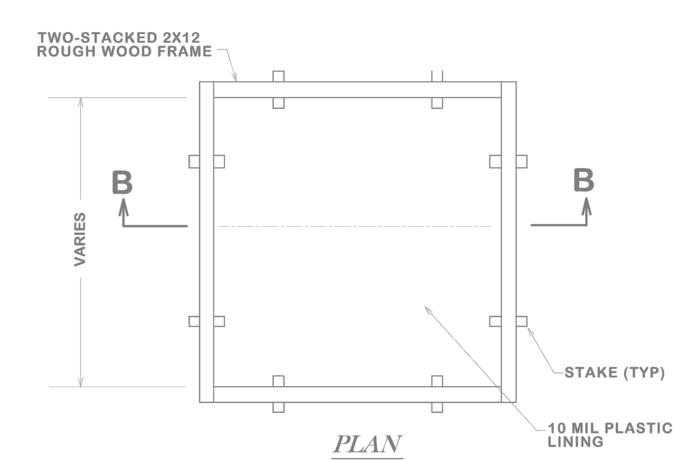
CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCK EQUIPMENT.



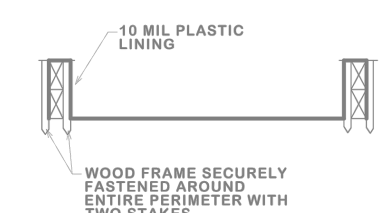
PLAN
TYPE - "BELOW GRADE"



SECTION A-A



PLAN
TYPE - "ABOVE GRADE"



SECTION B-B

CONCRETE WASHOUT AREA DETAIL N.T.S.

CONSTRUCTION NOTES:

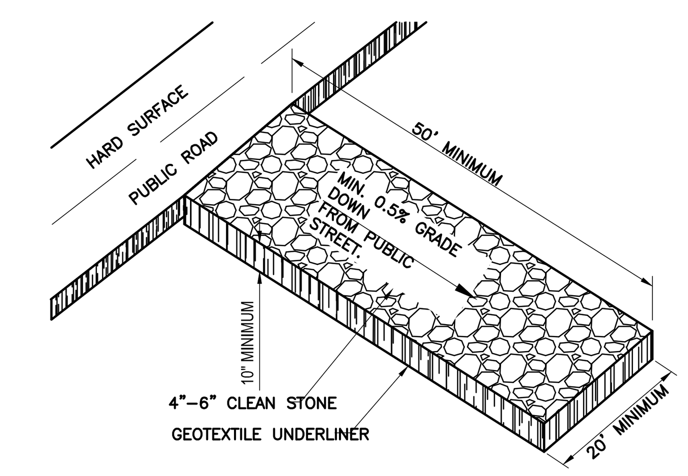
1. GRADATION OF ROCK.

SIZE OF ROCK LBS.	% SMALLER BY WEIGHT
200	100
50	35 - 65
3	0

2. THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE DRESSING WITH ADDITIONAL STONE AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

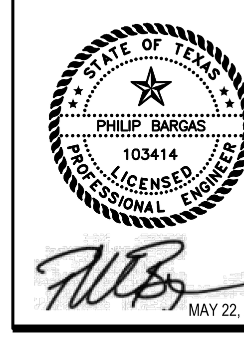
3. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE INTO PUBLIC RIGHT-OF-WAY. WASHING SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT CONTROLLING STRUCTURE. USE SAND BAGS, GRAVEL, OR BOARDS TO PREVENT SEDIMENT FROM ENTERING ANY STORM DRAIN, DITCH, OR WATER COURSE.

4. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.



(CE) STABILIZED CONSTRUCTION EXIT
N.T.S.

PB ENGINEERING
4040 HWY 6 S, STE. 200
COLLEGE STATION, TEXAS
PH. (979) 224-5147
TBPE FIRM NO. F-26390



LOT 1-4, BLOCK 1,
JASCO SUBDIVISION
OWNER: JASCO HOLDINGS LLC

REVISIONS

NO.	DESCRIPTION	BY	DATE

DEMOLITION AND EROSION CONTROL PLAN

DRAWN BY: DPB
DATE: MAY 22, 2026
SCALE: 1"=20'
SHEET NO.: C-3