PROPOSED

CONSTRUCTION PLANS

FOR THE

THE ICON AT CREEKSIDE APARTMENTS

SITE IMPROVEMENTS

3194 WILDFLOWER DRIVE

BRYAN, BRAZOS COUNTY, TEXAS

PERMIT REVIEW - CHECK SET - 6/29/26

THE ICON AT CREEKSIDE APARTMENTS
SITE IMPROVEMENTS
3194 WILDFLOWER DRIVE
BRYAN, BRAZOS COUNTY, TX

CONSTRUCTION NOTES:

1. CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED BY STATE AND/OR LOCAL REGULATORY AGENCIES FOR RELATED CONSTRUCTION CONTAINED IN THESE CONSTRUCTION DRAWINGS. PERMITS REQUIRED, BUT NOT LIMITED TO, ARE AS FOLLOWS:

CoB:	ENGINEERING SERVICES – DEVELOPMENT PERMIT (PAVING, GRADING, DRAINAGE, & WATER/SEWER INSPECTIONS)
BTU:	ELECTRICAL SERVICES
ATMOS ENERGY:	GAS SERVICE
FRONTIER:	COMMUNICATION SERVICES
OPTIMUM:	COMMUNICATION SERVICES
TCEQ:	STORMWATER & PRETREATMENT TEAMS – STORMWATER DISCHARGE CONSTRUCTION ACTIVITIES
TDLR:	ADA REVIEW & INSPECTIONS

2. A PRE-CONSTRUCTION MEETING WILL BE HELD PRIOR TO CONSTRUCTION. ATTENDEES WILL CONSIST OF THE FOLLOWING:
- CITY ENGINEER
- CITY INSPECTOR
- PRIVATE UTILITY COMPANIES
- GENERAL CONTRACTOR
- UTILITY SUBCONTRACTORS
- RME CONSULTING ENGINEERS

3. THE LATEST EDITION OF THE 2024 B/CS UNIFIED TECHNICAL SPECIFICATIONS & DETAILS ARE ISSUED AND CONSIDERED A PART OF THIS PROJECT'S CONSTRUCTION DOCUMENTS FOR PUBLIC INFRASTRUCTURE IMPROVEMENTS.

4. THE LATEST EDITION OF THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS, AND BRIDGES ARE ISSUED AND CONSIDERED A PART OF THIS PROJECT'S CONSTRUCTION DOCUMENTS AND SHALL BE UTILIZED FOR ALL CONSTRUCTION NOT COVERED BY THE B/CS UNIFIED TECHNICAL SPECIFICATIONS & DETAILS.

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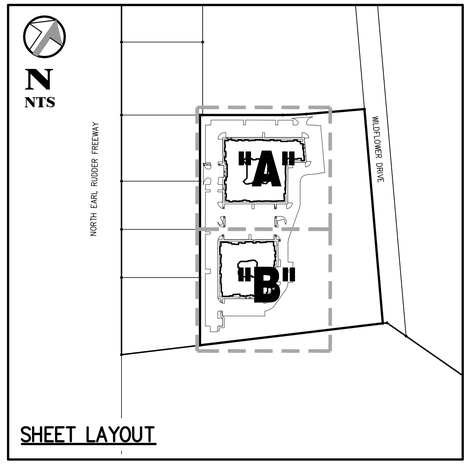
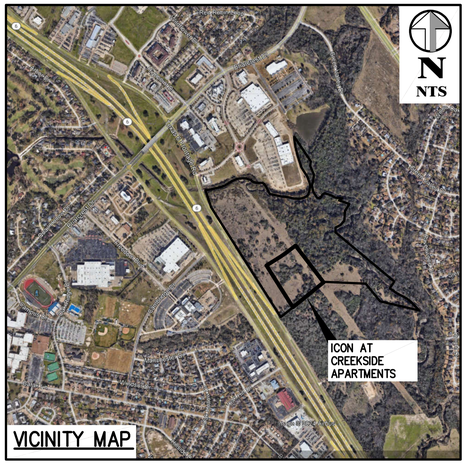
00–00	BTU	ELECTRIC PLANS & DETAILS
00–00	TBD	COMMUNICATION PLANS & DETAILS



SHEET LAYOUT



VICINITY MAP

CLIENT:
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PH: (713) 787-5373
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COLLEGE STATION, TEXAS 77842
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APPROVED BY: **PRELIMINARY**

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RABON A. METCALF, P.E. NO. 88583, ON JUNE 29, 2026. IT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES.

DATE:

RABON A. METCALF, P.E. No. 88583
RME CONSULTING ENGINEERS
TX FIRM REGISTRATION No. F-4695

Texas 811 STOP!
CALL BEFORE YOU DIG
(AT LEAST 72 HOURS PRIOR TO DIGGING)
WARNING!!: THE CONTRACTOR IS TO LOCATE ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION AND IS SOLELY RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES DUE TO ANY CONSTRUCTION ACTIVITY.

THE STATE OF TEXAS
N.T.S.

SYMBOL & LINE LEGEND

PP	POWER POLE
	DOWN GUY
LP	LIGHT POLE
WV	WATER VALVE
WM	WATER METER
ET	ELECTRICAL TRANSFORMER
PB	ELECTRICAL PULL BOX
EM	ELECTRICAL METER
GM	GAS METER
MH	MANHOLE
C.O.	CLEANOUT
FH	FIRE HYDRANT
TP	TELEPHONE PEDESTAL
AI	AREA INLET
JB	JUNCTION BOX
	CURB INLET
	SIGN or MARKER (TYPE VARIES)
	CHAIN–LINK FENCE
	WOOD or WROUGHT IRON FENCE
	BARBED–WIRE FENCE
W	WATER LINE (SIZE & TYPE VARIES)
SS	SEWER LINE (SIZE & TYPE VARIES)
FM	FORCEMAIN (SIZE & TYPE VARIES)
SD	DRAIN (SIZE & TYPE VARIES)
OHE	OVERHEAD ELECTRIC
OHC	OVERHEAD COMMUNICATIONS
UE	UNDERGROUND ELECTRIC
UC	UNDERGROUND COMMUNICATIONS
FO	UNDERGROUND FIBER OPTICS
GAS	UNDERGROUND GAS MAIN
	PROPERTY LINE
	BUILDING SETBACK
	UTILITY EASEMENT (PUE, PrUE & PWSE)
	DRAINAGE EASEMENT (PDE or PrDE)
	ACCESS EASEMENT (PAE, PrAE or SME)

MARK	DATE	DESCRIPTION

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
372 – 0843

C0.0

SHEET 1 OF 36

GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND OTHER CONSTRUCTION DRAWINGS OF DIFFERING DISCIPLINES & SPECIFICATIONS. WHERE SPECIFICATIONS, STANDARDS, AND/OR DETAILS CONFLICT OR DIFFER THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND UNLESS OTHERWISE SPECIFIED THE MORE STRINGENT REQUIREMENT SHALL APPLY.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE CONSTRUCTION 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 UPON AS BEING EXACT OR COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO AVOID ALL EXISTING UTILITIES AND REPAIR ANY DAMAGED LINES, AT HIS OWN EXPENSE, WHETHER THE UTILITY IS SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO ANY EXCAVATION. THE CONTRACTOR SHALL ALSO NOTIFY THE ENGINEER IF DESIGN CHANGES NEED TO BE MADE IN THE FIELD.

   CONTACT INFORMATION:
   CITY OF BRYAN: ENGINEERING DIVISION – (979) 209–5030
   CITY OF BRYAN: WATER SERVICES DIVISION – (979) 209–5900
   CITY OF BRYAN: SANITATION DIVISION – (979) 209–5934
   BRYAN TEXAS UTILITIES (BTU): LARRY HINTZEL – (979) 821–5773
   ATMOS ENERGY: NICK HOPKINS – (979) 229–2406
   FRONTIER: JOSHUA MAY – (979) 402–7446
   OPTIMUM: TIM CASE – (979) 446–4752
   METRONET: SARAH BROCK – (502) 413–1740

3. CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER; THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.

5. DURING THE EXECUTION OF THE WORK, THE CONTRACTOR SHALL MAINTAIN THE PROJECT SITE IN A "FIRST CLASS" ORDERLY AND ACCEPTABLE MANNER AS FAR AS PRACTICAL WITH ROUTINE AND DAILY CLEAN UP. THE CONTRACTOR SHALL CLEAN AND REMOVE FROM THE PROJECT AREA ALL SURPLUS AND DISCARDED MATERIALS, TEMPORARY STRUCTURES, AND DEBRIS OF ANY KIND AND SHALL LEAVE THE PROJECT SITE IN A NEAT AND ORDERLY CONDITION. ALL CLEAN UP WILL BE DONE TO THE SATISFACTION OF THE CITY INSPECTOR.

6. CONTRACTOR SHALL COMPLY WITH LATEST EDITION OF OSHA REGULATIONS AND THE STATE OF TEXAS LAWS CONCERNING EXCAVATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING A TRENCH SAFETY PLAN FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION. THIS PLAN MUST BE PREPARED AND SIGNED BY A PROFESSIONAL ENGINEER (LICENSED IN THE STATE OF TEXAS). THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH TEXAS STATE LAW AND OSHA STANDARDS FOR ALL EXCAVATION FIVE FEET OR GREATER. NO OPEN TRENCHES WILL BE ALLOWED OVERNIGHT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY.

7. A COPY OF THE APPROVED CONSTRUCTION DRAWINGS MUST BE KEPT ON SITE AT ALL TIMES THROUGH OUT THE ENTIRE DURATION OF CONSTRUCTION OF THIS PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS–BUILT CONDITIONS DURING CONSTRUCTION. THESE REDLINE MARKED UP DRAWINGS WILL BE SUBMITTED TO THE THE CITY INSPECTOR FOR VERIFICATION. AND FINALIZING THE "RECORD DRAWINGS".

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFEGUARDING AND PROTECTING ALL MATERIAL AND EQUIPMENT STORED ON THE JOBSITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE STORAGE OF MATERIALS IN A SAFE AND WORKMANLIKE MANNER TO PREVENT INJURIES, DURING AND AFTER WORKING HOURS, UNTIL PROJECT COMPLETION.

9. CONTRACTOR SHALL SAW CUT REMOVE AND REPLACE CONCRETE PAVEMENT, CURB AND GUTTER AS REQUIRED TO CONSTRUCT PROPOSED IMPROVEMENT(S).

10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR AND OBTAIN ALL REQUIRED PERMITS AND INSPECTION APPROVALS FOR ALL WORK SHOWN.

11. ANY ADJACENT PROPERTY AND RIGHT–OF–WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITIONS OR BETTER.

12. ALL WORK WITHIN THE TxDOT, COUNTY OR CITY RIGHT–OF–WAY SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS AS TO THE INSTALLATION AND EROSION CONTROL PROTECTION.

13. ALL EXPOSED DIRT SURFACES SHALL BE SEEDED/HYDROMULCHED. YARDS WITH SOD SHALL BE RESODDED TO THE SAME CONDITIONS OR BETTER.

14. THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET. THE PAVEMENT SHALL BE CLEANED DAILY.

15. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.

16. THE CONTRACTOR SHALL COORDINATE ALL FENCE REMOVAL AND REPLACEMENT WITH THE CITY INSPECTOR.

17. THE CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT–OF–WAY IN ACCORDANCE WITH THE STANDARDS OF THE APPLICABLE REGULATORY AGENCY.

18. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION. ANY MONUMENTS DISTURBED OR DESTROYED SHALL BE REPLACED BY A TEXAS RPLS AT THE SOLE EXPENSE OF THE CONTRACTOR.

19. ALL SIDEWALK PROJECTIONS, FROM SIDEWALK RAMP TO SIDEWALK RAMP, ARE TO BE PERPENDICULAR TO TRAFFIC LANES.

STREET SIGN NOTES:

1. THE CONTRACTOR SHALL VERIFY LOCATION OF THE SIGN (SIDE OF STREET, PLACEMENT, ETC.) BY THE CITY PRIOR TO INSTALLATION.
2. STREET SIGNS MUST MEET ALL CITY REQUIREMENTS AND SPECIFICATIONS. SIGNS TO FOLLOW THE LATEST EDITION OF TEXAS MUTCD.
3. PROPOSED SIGNS, OR THOSE WHICH REQUIRE RELOCATION, SHALL BE INSTALLED IN ACCORDANCE TO THE FOLLOWING STANDARDS: SMD (GEN)–02 & SMD (SLIP–1)–02 THRU SMD (SLIP–3)–02.
4. THE TEXAS WEDGE ANCHOR SYSTEM SIGN SUPPORTS WILL BE REQUIRED FOR ALL SIGNAGE WITHIN RIGHT–OF–WAY. FOR SPEED LIMITS 40 MPH OR GREATER SIGNS ARE TO HAVE TRIANGULAR SLIP BASE SUPPORT.
5. ALL EXISTING SIGNS ARE TO BE MAINTAINED DURING CONSTRUCTION UNLESS SPECIFICALLY NOTED OTHERWISE. ANY SIGNS REMOVED DUE TO CONSTRUCTION ARE TO BE REPLACED WITH NEW SIGNS.

STRIPING NOTES:

1. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC STRIPING AND MARKERS IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS MUTCD, MOST RECENT EDITION WITH REVISIONS).
2. REFLECTORIZED PAVEMENT MARKINGS AND RAISED PAVEMENT MARKERS SHALL BE IN ACCORDANCE WITH TxDOT SPECIFICATIONS ITEM NO. 666 AND 672 RESPECTIVELY.
3. THE CONTRACTOR SHALL REFER TO THE ATTACHED TxDOT STANDARD DETAIL SHEETS FOR PAVEMENT MARKERS AND SIGNS.
4. PAVEMENT MARKINGS MUST BE TYPE 1 THERMOPLASTIC AND THE CONTRACTOR SHALL COORDINATE LOCATIONS WITH THE CITY PRIOR TO INSTALLATION OF ALL MARKINGS AND STREET SIGN PLACEMENT.
5. ANY PAVEMENT MARKINGS DAMAGED BY CONSTRUCTION ARE TO BE REPLACED BY THERMOPLASTIC STRIPING.

TRAFFIC CONTROL NOTES:

1. CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS MUTCD, MOST RECENT EDITION WITH REVISIONS) DURING CONSTRUCTION. THE TRAFFIC CONTROL PLAN MUST BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS. ALL TCPs WILL REQUIRE APPROVAL FROM THE CITY, AND WHERE APPLICABLE, APPROVAL FROM TxDOT OR THE COUNTY.
2. LANE CLOSURE WILL NOT BE ALLOWED UNLESS APPROVED BY TxDOT, THE COUNTY OR CITY ENGINEER, WHICHEVER IS APPLICABLE.
3. PLASTIC DRUMS SHALL BE USED FOR OVERNIGHT DELINEATION OF OFF ROADWAY WORK AREAS.
4. CONTRACTOR SHALL PROVIDE AND INSTALL ALL TEMPORARY MARKINGS IN CONFORMANCE WITH TxDOT SPECIFICATION 662 "WORK ZONE PAVEMENT MARKINGS".

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL DEVELOP HIS OWN SWPP PLAN AND MAY USE THE INFORMATION CONTAINED IN THESE PLANS. EROSION CONTROL MEASURES SHOWN SHALL BE CONSIDERED THE VERY MINIMAL REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO IMPLEMENT ALL OTHER EROSION CONTROL MEASURES (DIVERSION BERMS, DRAINAGE STRUCTURES, SWALES, ADDITIONAL FENCING, ETC...) NECESSARY TO KEEP THE EXISTING IMPROVEMENTS AND DEVELOPMENTS FROM DAMAGE OF ANY KIND, DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
2. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH THE TPDES GENERAL PERMIT No. TXR150000 REQUIREMENTS FOR CONSTRUCTION SITES, OBTAIN A SITE SPECIFIC PERMIT, AND PREPARE A SWPPP IN ACCORDANCE WITH B/CS UNIFIED SPECIFICATION No. 31 25 13.
3. THE CONTRACTOR IS RESPONSIBLE FOR FILING A NOTICE OF INTENT PRIOR TO COMMENCEMENT OF WORK AND A NOTICE OF TERMINATION AT THE COMPLETION OF THE PROJECT TO THE TCEQ. A LAMINATED COPY OF THE CONSTRUCTION SITE NOTICE, NOI AND SWPPP, VISIBLE FROM THE PUBLIC RIGHT–OF–WAY, SHALL BE POSTED AT THE SITE.
4. APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHAT EVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE.
6. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING, INSPECTING, AND MAINTAINING THE EROSION AND SEDIMENT CONTROL DEVICES.
7. THE CONTRACTOR, OR HIS REPRESENTATIVE ESTABLISHED BY A LETTER OF DELEGATION, SHALL MAKE A VISUAL INSPECTION OF ALL SILTATION CONTROLS AND NEWLY STABILIZED AREAS ON A DAILY BASIS. AT A MINIMUM INSPECTIONS SHALL BE PERFORMED EVERY 14 DAYS AND AFTER EVERY RAINFALL EVENT OF 1/2" OR MORE. THE INSPECTION REPORTS AND RECORDS SHALL BE KEPT WITH THE SWPPP AND MONTHLY COPIES SENT TO THE CITY INSPECTOR.
8. ALL EROSION CONTROL DEVICES SHALL BE INSPECTED AND CLEANED OF SILT (AS NEEDED) AFTER EVERY RAIN.
9. DURING CONSTRUCTION, CONTRACTOR SHALL MAINTAIN BEST MANAGEMENT PRACTICE (BMP). SEDIMENT FENCE, CONSTRUCTION ENTRANCE, WASH–DOWN AREAS, OR OTHER SEDIMENT TRAPPING DEVICES SHALL CONTROL ALL STORM WATER LEAVING THE SITE. UNDER NO CIRCUMSTANCE WILL SAND BAGS BE ALLOWED.
10. CONSTRUCTION EXIT IS TO BE DRESSED WITH ADDITIONAL ROCK AS NEEDED AND MAINTAINED SO AS TO PREVENT CONSTRUCTION TRAFFIC FROM TRACKING MUD ONTO ADJACENT PUBLIC STREETS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING TEMPORARY EROSION CONTROL MEASURES AS REQUIRED FOR DIFFERENT PHASES OF CONSTRUCTION. EROSION CONTROL MEASURES SHOWN MAY NEED TO BE ADJUSTED TO HANDLE INCREASED OR CONCENTRATED FLOWS CREATED BY VARIOUS STAGES OF THE CONSTRUCTION. TEMPORARY EROSION CONTROL MEASURES MODIFIED OR DEEMED INEFFECTIVE, DURING INSPECTIONS, SHOULD BE REPLACED IMMEDIATELY. ALL CHANGES AND/OR ADJUSTMENTS TO TEMPORARY EROSION CONTROL MEASURES SHALL BE NOTED/CHANGED IN THE SWPPP.
12. PHASE TWO EROSION CONTROL MEASURES SHALL BE IMPLEMENTED IMMEDIATELY AFTER CONSTRUCTION OF THEIR ASSOCIATED IMPROVEMENTS. INLET PROTECTION BARRIERS SHALL BE CONSTRUCTED WITH SILT FENCING (GRATE INLETS) AND CURLEX SOCKS (CURB INLETS). EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE UNTIL UPSTREAM DRAINAGE AREAS ARE FULLY STABILIZED (70%, OR MORE, ESTABLISHED).
13. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE THAT ALL DISTURBED AREAS ARE STABILIZED. DESIGNATED AREAS SHALL BE BLOCK SODDED, AND ALL OTHER AREAS DISTURBED DUE TO CONSTRUCTION SHALL BE HYDRO–MULCHED (HULLED) SEEDED. THESE STABILIZED AREAS SHALL BE SODDED OR SEEDED, FERTILIZED, AND WATERED (BY MEANS OF A TEMPORARY ABOVE GROUND IRRIGATION SYSTEM) TO ESTABLISH A SOLID GROUND COVER WITHIN 30 DAYS OF COMPLETION, OR IF ACTIVITY CEASES FOR MORE THAN 14 DAYS.
14. WHEN HYDROMULCH IS REQUIRED, CONTRACTOR SHALL KEEP MULCH MOIST AFTER INSTALLATION AND UNTIL AREA SHOWS GROWTH.

    GENERAL SCHEDULE OF EVENTS (PER CONSTRUCTION PHASING PLAN):
    A. INSTALL SILT FENCING & STABILIZED CONSTRUCTION EXIT (WHERE NECESSARY).
    B. CLEAR, GRUB & PERFORM DEMOLITION AND ROUGH GRADING.
    C. INSTALL UTILITIES AND/OR DRAINAGE IMPROVEMENTS.
    D. GRADING AND/OR PAVEMENT IMPROVEMENTS (AS APPLICABLE).
    E. COMPLETE FINISH GRADING AND INSTALL PERMANENT SEEDING, GROUND COVER & LANDSCAPING.
    F. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETED AND THE SITE IS STABILIZED – REMOVE SILT FENCE AND RE–SEED ANY AREA DISTURBED DURING CONSTRUCTION AND ASSURE A HEALTHY GROUND COVER.

DIMENSIONAL CONTROL NOTES:

1. THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THE CONSTRUCTION DRAWINGS FOR CONSTRUCTION PURPOSES BY MEANS OF A "DATA RELEASE AGREEMENT". THE ELECTRONIC MATERIAL RELEASED DOES NOT IN ANY WAY SUPERSEDE THE OFFICIAL PLANS THAT ARE ISSUED AND PERMITTED BY THE APPROPRIATE GOVERNMENTAL AUTHORITIES. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE OFFICIAL PLANS AND THE ELECTRONIC MATERIAL.
2. ALL DIMENSIONS SHOWN ARE TO BE USED IN CONJUNCTION WITH THESE PLANS FOR LOCATING ALL IMPROVEMENTS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR FOR WORKABILITY PRIOR TO CONSTRUCTION OF IMPROVEMENTS.
3. UNLESS OTHERWISE SHOWN, ALL DIMENSIONING IS TO THE BACK OF CURB OR EDGE OF PAVEMENT, WHICHEVER IS APPLICABLE. UNLESS OTHERWISE LABELED ARE AS FOLLOWS:
   A. STREET BACK OF CURB RADIUS = 25'–0"
   B. DRIVEWAY PAVEMENT CURB RADIUS = 2'–0"
   C. SUP (SPECIAL–USE PATH) WITH AN INSIDE RADIUS = 50'–0"
   D. SIDEWALKS WITH AN INSIDE RADIUS = 10'–0"
4. THE TOPOGRAPHICAL AND BOUNDARY SURVEY WAS PERFORMED BY KERR SURVEYING, LLC – BRYAN, TX. BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATIONS USING THE LEICA SMARTNET NAD83 (NA2011) EPOCH 2010 MULTI–YEAR CORS SOLUTION 2 (MYCS2). DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) MULTIPLY BY A COMBINED SCALE FACTOR OF 1.00011093966591. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT AND REIMBURSE KERR SURVEYING FOR PROJECT CONTROL AND BENCHMARK POINTS. CONTOUR LINES AND ELEVATIONS SHOWN HEREON WERE CREATED BASED ON DATA COLLECTED IN THE FIELD BY KERR SURVEYING USING AERIAL DRONE LIDAR AND CONVENTIONAL SURVEY EQUIPMENT. ELEVATION DATUM: NAVD 1988 (GEOID12B) ESTABLISHED USING THE LEICA SMARTNET REALTIME NETWORK.

   SURFACE COORDINATES REPORTED BELOW.

   TBM #1: "X" IN SQUARE ON DRAIN CULVERT HEADWALL
   N: 10226920.55
   E: 3556622.41
   ELEV: 281.07'

   TBM #2: 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KERR SURV." CONTROL POINT.
   N: 10226358.67
   E: 3556975.71
   ELEV: 292.94'

   TBM #3: "X" IN SQUARE ON DRAIN CULVERT HEADWALL.
   N: 10225688.79
   E: 3557340.52
   ELEV: 293.99'

   TBM #4: 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KERR SURV." CONTROL POINT.
   N: 10225130.04
   E: 3557803.36
   ELEV: 285.12'

   TBM #5: 5/8" IRON ROD WITH RED PLASTIC CAP STAMPED "KERR SURV." CONTROL POINT.
   N: 10224567.21
   E: 3558199.08
   ELEV: 288.25'

EARTHWORK & PAVING NOTES:

1. THE PAVEMENT SYSTEM SHOWN WAS DESIGNED WITH THE AID OF A GEOTECHNICAL INVESTIGATION AND RECOMMENDATIONS PREPARED BY TEXAS GEOTECHNICAL CONSULTANTS, LLC (TGC REPORT No. 2506201 – DATED JULY 18, 2025 & ADDITIONAL RECOMMENDATIONS – DATED JANUARY 7, 2026). THIS GEOTECHNICAL STUDY IS ISSUED AND CONSIDERED A PART OF THIS PROJECT'S CONSTRUCTION DOCUMENTS FOR PUBLIC INFRASTRUCTURE IMPROVEMENTS. DUE TO THE PLASTIC SOILS WITHIN THIS AREA, SOME MINOR DIFFERENTIAL MOVEMENT MAY STILL OCCUR DUE TO SEASONAL SOIL MOISTURE VARIATIONS.
2. THE CONTRACTOR SHALL REFER TO THE B/CS UNIFIED SPECIFICATIONS & STANDARDS FOR ALL PAVING AND DRAINAGE CONSTRUCTION. TESTING REQUIREMENTS ARE MINIMAL REQUIREMENTS. THE CONTRACTOR SHALL PROVIDE ALL TESTING OUTLINED IN THE APPLICABLE UNIFIED SPECIFICATIONS ILLUSTRATING THAT THE IMPROVEMENTS MEET OR EXCEED THE MINIMAL REQUIREMENTS.
3. ROADWAY EMBANKMENT SHALL BE IN ACCORDANCE WITH ALL B/CS TECHNICAL SPECIFICATIONS INCLUDING, BUT NOT LIMITED TO, SPECIFICATIONS SECTION 31 23 23. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY CONFLICTS EXIST BETWEEN THE B/CS SPECIFICATIONS AND THE GENERAL NOTES FOLLOWING IN THIS SECTION OF NOTES. THE STRICTER OF THE TWO SHALL APPLY.

A. SUBGRADE:

1. EXISTING TREES, STUMPS, AND LARGE TREE ROOT SYSTEMS, SHALL BE GRUBBED AND REMOVED. VEGETATION SHALL BE REMOVED AND THE TOP 6" OF TOP SOIL AND SUBGRADE SHALL BE STRIPPED FROM THE AREAS COVERED BY THE PROPOSED IMPROVEMENTS. ADDITIONAL STRIPPING DEPTH MAY BE REQUIRED IN LOW LYING AREAS OR FOR THE REMOVAL OF EXCESSIVE ORGANIC MATERIAL OR "MUCK" AREAS WITHIN FORMER DRAINAGE SWALES, PONDS AND/OR DEPRESSIONS.
2. EXISTING DRAINAGE WAYS THAT ARE TO BE FILLED SHALL HAVE BENCHES EXCAVATED INTO THE SIDE WALLS OF THE CHANNEL SIDESLOPES PRIOR TO PLACEMENT OF FILL. BENCHES SHOULD BE AT LEAST SIX FEET IN WIDTH WITH ONE BENCH BEING PLACED VERTICALLY FOR EVERY TWO FEET OF CHANNEL HEIGHT.
3. ALL FILL AREAS & OTHER DESIGNATED AREAS SHALL BE PROOF–ROLLED WITH A MINIMUM OF TWO (2) PASSES (SCRAPER OR TANDEM AXLE DUMP TRUCK WITH A MINIMUM WEIGHT OF 20 TONS EXERTING A TIRE PRESSURE BETWEEN 50 AND 150 PSI). EACH SUCCEEDING PASS OF THE PROOF ROLLER SHALL BE OFFSET BY NO MORE THAN ONE TIRE WIDTH AT AN OPERATING SPEED BETWEEN 2 & 6 MPH. A PASSING PROOF ROLL TEST AREA WILL NOT EXHIBIT RUTTING OR ELASTIC DEFORMATIONS GREATER THAN ONE INCH (1"). IF REQUIRED AT THE TIME OF CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE WEAK AREAS AS DIRECTED BY THE ENGINEER. MITIGATION OF WEAK AREAS MAY INCLUDE OVER EXCAVATION (MAXIMUM OF 2' WITH CONSULTING THE GEOTECHNICAL ENGINEER) AND BACKFILLING (SELECT FILL), REPROCESSING TO REMOVE MOISTURE, MODIFICATION WITH LIME OR CEMENT ADMIXTURE, OR USING GEOTEXTILES AND/OR GEOGRID WITH GRAVEL BASE (<300 SF). PROOF–ROLLING WILL BE PERFORMED UNDER THE DIRECTION OF THE CITY INSPECTOR OR GEOTECHNICAL ENGINEER PERFORMING THE MATERIALS TESTING.
4. PAVING AREAS RECEIVING 8" OF FILL, OR MORE, SHALL BE SCARIFIED TO A DEPTH OF 6" AND COMPACTED TO A UNIFORM DENSITY OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 WITH A MOISTURE CONTENT RANGE OF –2% TO +2% OF THE OPTIMUM MOISTURE CONTENT (OMC). COMPACTION TESTS, FOR THESE AREAS, SHALL BE VERIFIED BY IN–PLACE DENSITY TESTS FOR EACH LIFT (1 TEST PER 200 L.F. OF ROADWAY OR 5,000 SQ.FT. OF FILL AREA) WITH A MINIMUM OF THREE (3) TEST BEING PERFORMED PER LIFT.
5. MATERIAL EXCAVATED ON–SITE, EXCLUDING THE TOP 6" AND DESIGNATED AS "CLEAN", MAY BE USED AS GENERAL FILL AS LONG AS THE PI IS BETWEEN 19 AND 35, WITH A LIQUID LIMIT LESS THAN 49, AND A CLASSIFICATION OF SC OR CL. THE MATERIAL MUST BE FREE FROM TRASH, LUMPS, CLODS, ORGANIC SUBSTANCE & OTHER FOREIGN MATTER. THIS MATERIAL IS TO BE STOCK–PILED ON–SITE AS DIRECTED BY THE CITY INSPECTOR.
6. FILL MATERIAL SHALL BE PLACED IN EIGHT INCH (8") MAXIMUM LOOSE LIFTS, WITH EACH LIFT WETTED OR DRIED TO A MOISTURE CONTENT RANGE OF –2% TO +2% OF THE OPTIMUM MOISTURE CONTENT AND COMPACTED TO A UNIFORM DENSITY OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698. COMPACTION TESTS, FOR THESE AREAS, SHALL BE VERIFIED BY IN–PLACE DENSITY TESTS FOR EACH LIFT (1 TEST PER 200 L.F. OF ROADWAY OR 5,000 SQ.FT. OF FILL AREA) WITH A MINIMUM OF THREE (3) TEST BEING PERFORMED PER LIFT.

B. STABILIZED SUBGRADE:

1. LOW PLASTICITY: SUBGRADE MATERIAL, UNDER PAVEMENT STRUCTURES, CONSISTING OF SANDS AND SILTS WITH A (PI<15) SHALL BE STABILIZED, TO A DEPTH OF 6" UNDER THE PROPOSED PAVEMENT, WITH TYPE 1 PORTLAND CEMENT (APPROXIMATELY 10% BY DRY WEIGHT) IN ACCORDANCE WITH TxDOT SPECIFICATION No. 265 OR 275.
2. INTERMEDIATE PLASTICITY: SUBGRADE MATERIAL, UNDER PAVEMENT STRUCTURES, CONSISTING OF GRANULAR SOILS WITH A (15<PI<35) SHALL BE STABILIZED, TO A DEPTH OF 6" UNDER THE PROPOSED PAVEMENT, WITH TYPE "A" HYDRATED LIME OR TYPE "C" QUICK LIME & CLASS "C" FLY ASH (APPROXIMATELY 3% AND 7% BY DRY WEIGHT RESPECTIVELY) IN ACCORDANCE WITH TxDOT SPECIFICATION No. 265 OR 275.
3. HIGH PLASTICITY: SUBGRADE MATERIAL, UNDER PAVEMENT STRUCTURES, CONSISTING OF (PI>35) SHALL BE STABILIZED, TO A DEPTH OF 6" UNDER THE PROPOSED PAVEMENT, WITH TYPE "A" HYDRATED LIME (APPROXIMATELY 6% BY DRY WEIGHT) IN ACCORDANCE WITH TxDOT SPECIFICATION No. 260.
4. CHEMICAL STABILIZATION TYPE AND LIMITS SHALL BE DETERMINED ON–SITE DURING CONSTRUCTION AND BASED ON THE DESIGN GRADES AND ELEVATIONS. VARIATIONS FROM THE ANTICIPATED STABILIZATION EFFORTS MAY BE REQUIRED.
5. STABILIZED MATERIAL SHOULD BE ROTARY TILLED TO PROVIDE A HOMOGENEOUS MIXTURE THAT MEETS THE GRADATION REQUIREMENTS SPECIFIED IN THE TxDOT, (LATEST EDITION) STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS & BRIDGES. THE STABILIZED MATERIAL WILL HAVE A 7–DAY UNCONFINED COMPRESSIVE STRENGTH OF AT LEAST 75 PSI AS DETERMINED BY EITHER TEX–120–E, TEX–121–E, PART I (LABORATORY MIXED) AND PART II (ROAD MIXED). ALL CHEMICALLY STABILIZED MATERIAL SHALL BE COMPACTED TO 95% ASTM D698 WITH AN OMC BETWEEN 0% AND +3%. ALL COMPACTION EFFORTS MUST BE COMPLETED WITHIN TWO (2) HOURS OF MIXING AND CURED FOR AT LEAST THREE (3) DAYS AND WATERED AS NECESSARY.
6. THE SUBGRADE MATERIAL SHOULD BE TESTED FOR SULFATE REACTION TO ENSURE THAT LIME STABILIZATION IS FEASIBLE (<3,000 PPM WITHOUT MODIFIED APPLICATION). TESTING INTERVALS SHALL BE AT 200 L.F. OF ROADWAY, OR 5,000 SQ.F.T OF SUBGRADE AREA, OR LESS.
7. THE SUBGRADE SHALL BE STABILIZED TWO FOOT (2') BEYOND THE BACK OF CURB OR EDGE OF PAVEMENT, WHICHEVER IS GREATER, UNLESS OTHERWISE SPECIFIED BY STRICTER REQUIREMENTS.
8. COMPACTION TEST, FOR STABILIZED MATERIAL, SHALL BE VERIFIED BY IN–PLACE DENSITY TEST FOR EACH LIFT (1 TEST PER 200 L.F. OF ROADWAY OR 5,000 SQ.FT. OF SUBGRADE AREA) WITH A MINIMUM OF THREE (3) TEST BEING PERFORMED PER LIFT.

C. PORTLAND CEMENT CONCRETE:

1. ALL CONCRETE, UNLESS OTHERWISE SPECIFIED, SHALL BE 4.0 SACK MIX (MAXIMUM WATER/CEMENT RATIO OF 0.55) WITH A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS (SIDEWALKS AT 3,000 PSI @ 28 DAYS) WITH 4% TO 6% ENTRAINED AIR. CONCRETE SHALL BE PLACED IN ACCORDANCE WITH TxDOT SPECIFICATION ITEM No. 360 (LATEST EDITION) WITH A MAXIMUM SLUMP OF FOUR (4) INCHES.
2. ALL CONCRETE SHALL BE PROPERLY VIBRATED WHEN PLACED AND NOT RAKED A DISTANCE GREATER THAN TEN (10) FEET.
3. THE CONTRACTOR SHALL FOLLOW THE GENERAL INTENT OF THE PAVING PLANS SHOWN. JOINT SPACING SHALL NOT EXCEED 15' IN ANY DIRECTION TO ANOTHER JOINT OR EDGE OF PAVEMENT. JOINT ASPECT RATIOS SHOULD BE AS CLOSE TO 1:1 (SQUARE) AS POSSIBLE, WITH A RATIO OF TRANSVERSE SPACING TO LONGITUDINAL SPACING NOT EXCEEDING 1.5.
4. CONTROL JOINTS SHALL BE CUT (TIMING & DEPTH) IN ACCORDANCE WITH EITHER CONVENTIONAL CUTTING METHODS OR EARLY–ENTRY SAW CUTTING.
6. CONTROL OR CONSTRUCTION JOINTS SHALL NOT EXCEED A SPACING OF 15' WITH A JOINT ASPECT RATIO OF 1:1 (SQUARE) AS FAR AS PRACTICAL. THE RATIO OF TRANSVERSE SPACING TO LONGITUDINAL SPACING SHOULD NOT EXCEED 1.5. CONSTRUCTION OR LONGITUDINAL JOINTS ARE REQUIRED ALONG ALL ROADWAYS WITH A WIDTH GREATER THAN ONE LANE OR 13'. ALL JOINTS SHALL BE PLACED TO AVOID BEING ALONG A WHEEL PATH. CONSTRUCTION OR EXPANSION JOINTS SHALL NOT BE PLACED ALONG A LOW FLOW PATH AND SHALL BE OFFSET BY A MINIMUM OF TWO FEET (2').
7. EXPANSION JOINTS SHALL NOT EXCEED A MAXIMUM SPACING OF 60' AND SHOULD NOT BE PLACED THROUGH THE MIDDLE OF AREA INLET OR JUNCTION BOXES LOCATED IN THE PAVEMENT. ALL AREA INLETS OR JUNCTION BOXES, LOCATED IN PAVEMENT AREAS, AND RETAINING WALLS ADJACENT TO PAVEMENT AREAS, SHALL BE INSTALLED WITH ISOLATION JOINTS BETWEEN THE STRUCTURE AND THE PAVEMENT.
8. ALL JOINTS SHALL BE SEALED WITH SONOBORN SONOLASTIC SL1 OR POLY–SEAL SL BY TEXAS POLYMER SYSTEMS, OR APPROVED EQUIVALENT.
9. AS FAR AS PRACTICAL, THE CONTRACTOR SHALL ALIGN ALL SIDEWALK JOINTS WITH CURB AND PAVEMENT JOINTS.
10. CONCRETE SHALL NOT BE PLACED IF THE AIR TEMPERATURE IS 50°F AND FALLING OR 95°F OR HIGHER. CONCRETE MAY BE PLACED IF THE AIR TEMPERATURE IS 40°F AND RISING OR LESS THAN 95°F.
11. IF FLY ASH IS USED IN THE CONCRETE, THE REPLACEMENT PERCENTAGE SHOULD NOT EXCEED 20% OF THE TOTAL CEMENTITIOUS MATERIAL.
12. UNLESS OTHERWISE REQUIRED CONCRETE STRENGTH SHALL BE TESTED AT A FREQUENCY OF 4 CYLINDERS FOR EVERY 50 CUBIC

GENERAL UTILITY NOTES (PRIVATE & PUBLIC):

1. THE 2020 B/CS UNIFIED TECHNICAL SPECIFICATIONS FOR WATER & SEWER CONSTRUCTION SHALL GOVERN ON THIS PROJECT FOR ALL PUBLIC UTILITY IMPROVEMENTS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL TESTS CONTAINED THEREIN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER SHOULD ANY CONFLICTS OR DISCREPANCIES OCCUR WITH THE CONSTRUCTION PLANS AND SPECIFICATIONS.
2. THE CITY WILL REQUIRE THE TESTING OF COMPACTION FOR ALL BACKFILL IN TRENCHES FOR PUBLIC WATER, SEWER AND DRAINAGE LINES. IF THE COMPACTION TEST SHOW THAT THE SPECIFICATIONS ARE NOT MET, THE CONTRACTOR WILL BE REQUIRED TO RECOMPACT THE TRENCH AND PAY FOR EACH SUBSEQUENT TEST UNTIL IT MEETS OR EXCEEDS THE SPECIFICATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION STAKING ON THIS PROJECT IN ACCORDANCE WITH B/CS UNIFIED SPECIFICATION.
4. TRENCH BEDDING AND BACKFILL, FOR ALL PUBLIC UTILITIES (WATER, SANITARY SEWER, & FORCEMAINS) SHALL CONFORM WITH B/CS STANDARD CONSTRUCTION DETAILS. EMBEDMENT REQUIREMENTS NOTED ON THESE PLANS ARE TO BE STRICTLY ADHERED TO.
5. THE CONTRACTOR SHALL INSTALL THE PROPOSED PRIVATE UTILITY LINES IN ACCORDANCE WITH LOCAL CODES, LATEST NATIONAL PLUMBING CODE AND ALL APPLICABLE STATE AND LOCAL LAWS. A LICENSED PLUMBER IS REQUIRED FOR ALL WORK RELATED TO WATER AND SANITARY SEWER SERVICES THAT IS ON PRIVATE PROPERTY. OTHER PRIVATE OR PUBLIC UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S SPECIFICATIONS. SHOULD THESE DRAWINGS AND SPECIFICATIONS DIFFER WITH OTHER UTILITY COMPANY'S SPECIFICATIONS, THE STRICTER OF THE TWO SHALL APPLY.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR AND OBTAIN ALL REQUIRED PERMITS AND INSPECTION APPROVALS FOR ALL WORK SHOWN.
7. THE CONTRACTOR SHALL COORDINATE ALL INSTALLATIONS OF SERVICES LINES, CONDUIT, METERS, ETC... WITH THE APPROPRIATE UTILITY COMPANY.
8. ALL EXCAVATION FOR UNDERGROUND UTILITIES SHALL BE MADE TRUE TO GRADE. EXCAVATION SHALL BE MADE A MINIMUM OF SIX INCHES BELOW THE REQUIRED GRADE AND PROVIDE A SAND BED FOR THE PIPING. BACKFILL OVER PIPING SHALL BE MADE WITH EARTH OR FILL SAND, FREE OF DEBRIS, AND SHALL BE TAMPED BY HAND OR MECHANICAL MEANS TO THE DENSITY OF THE ADJACENT UNDISTURBED EARTH OR TO 95% STANDARD PROCTOR DENSITY (ASTM D698), WHICHEVER IS GREATER. ALL TRENCHING AND EXCAVATION SHALL BE DONE IN STRICT ACCORDANCE WITH CURRENT OSHA REQUIREMENTS AND ALL OTHER APPLICABLE SAFETY CODES AND STANDARDS.
9. MINIMUM BURY OR COVER SPECIFIED IS TO BE MEASURED FROM FINISHED GRADES. WHERE UTILITY LINES EXTEND UNDER PAVEMENT, THE BURY OR COVER SHALL BE MEASURED FROM THE BOTTOM OF THE STRUCTURE.
10. UTILITY INSTALLATIONS IN NON-STRUCTURAL AREAS SHALL BE BEDDED AND INITIAL BACKFILL CONSISTENT WITH NON-STRUCTURAL REQUIREMENTS. IN STRUCTURAL AREAS (UNDER FOUNDATIONS, PAVEMENTS, WALKS, ETC...) THE UTILITIES SHALL BE BEDDED AND INITIAL BACKFILLED WITH CEMENT STABILIZED SAND. FINAL BACKFILL IN THESE AREAS SHALL BE COMPACTED BY MECHANICAL TAMPING TO STRUCTURAL COMPACTION REQUIREMENTS.
11. REGARDLESS OF ELEVATIONS SHOWN FOR MANHOLE RIMS, CLEAN-OUT COVERS, OR GRATES, THESE ITEMS SHALL BE PLACED FLUSH WITH THE PROPOSED PAVEMENT ELEVATION AND SLOPE. MANHOLES NOT IN PAVEMENT AREAS SHALL BE SET 3" ABOVE THE FINISHED GRADE (EXCLUDING FLOODPLAIN AREAS).
12. CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT ALL "POINTS OF CROSSING" TO DETERMINE IF CONFLICTS EXIST BEFORE COMMENCING ANY CONSTRUCTION. NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICT.
13. THE CONTRACTOR SHALL COORDINATE ALL UTILITY INSTALLATION SO THAT GRADE CRITICAL ELEMENTS (I.E. STORM DRAIN, SANITARY SEWER, ETC...) DO NOT CONFLICT WITH NON-GRADE CRITICAL ELEMENTS (I.E. ELECTRICAL CONDUIT, WATER SERVICES, ETC...).
14. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR FOR EXCAVATION, BORING, INSTALLATION, BACKFILLING OF UTILITY LINES AND RELATED APPURTENANCES AS SHOWN ON THE PLANS.
15. THE LOADING AND UNLOADING OF ALL PIPE AND OTHER ACCESSORIES SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED PRACTICES AND SHALL, AT ALL TIMES, BE PERFORMED WITH CARE TO AVOID ANY DAMAGE TO THE MATERIAL. THE CONTRACTOR SHALL LOCATE AND PROVIDE THE NECESSARY STORAGE AREAS FOR MATERIALS AND EQUIPMENT.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONNECTIONS TO PUBLIC SYSTEMS AND INSTALLATIONS WITH THE REGULATORY INSPECTOR.
17. THE CONTRACTOR SHALL NOTIFY ALL AFFECTED PROPERTY OWNERS A MINIMUM OF SEVENTY-TWO (72) HOURS (NOT INCLUDING WEEKENDS) IN ADVANCE OF A UTILITY OUTAGE. THIS NOTICE SHALL BE ACCOMPLISHED BY MEANS OF DOOR HANGERS. THE NOTICE SHALL INCLUDE CONTRACTOR CONTACT INFORMATION AND DAY/TIME OF EXPECTED OUTAGE.
18. OUTAGES SHALL BE SCHEDULED TO OCCUR DURING NON-PEAK TIMES AND NOT COINCIDE WITH LOCAL SPECIAL EVENTS (CONTACT PUBLIC UTILITY COMPANY FOR CALENDAR OF SPECIAL EVENTS). WATER SERVICES SHALL NOT BE INTERRUPTED TO ANY RESIDENCE OR BUSINESS FOR LONGER THAN A SIX (6) HOUR PERIOD.
19. THIS PROJECT SHALL BE BUILT BY MEANS OF OPEN CUT EXCEPT AS NOTED ON THE DRAWINGS. CONTRACTOR TO DETERMINE THE LOCATIONS OF BORE PITS IN FIELD SUBJECT TO THE REGULATORY INSPECTOR'S APPROVAL.
20. ALL BORES SHOWN, UNLESS OTHERWISE NOTED, SHALL BE "DRY".
21. STRUCTURAL BACKFILL WILL BE REQUIRED FOR ALL EXCAVATION WITHIN FIVE (5) FEET OF PUBLIC ROADWAY PAVEMENTS OR WALKS.
22. THE CONTRACTOR SHALL COORDINATE ALL SLEEVING REQUIRED FOR ON-SITE UTILITIES AND IRRIGATION SYSTEMS.
23. PRIVATE IRRIGATION SYSTEMS ARE NOT SHOWN. DAMAGE, REPLACEMENT, OR REPAIR OF IRRIGATION LINES OR HEADS, WITHIN THE PROJECT'S CONSTRUCTION LIMITS, SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
24. CONTRACTOR SHALL MARK ALL SERVICE LEADS IN ACCORDANCE WITH THE LATEST B/CS WATER AND SEWER DETAILS.
25. ALL LIDS FOR PRIVATE SANITARY SEWER MANHOLES, GREASE TRAPS, SAMPLING WELLS, AND OIL/SAND SEPARATORS SHALL NOT HAVE LABELING SAYING "CITY".
26. THE CONTRACTOR SHALL COORDINATE THE HOLDING/SUPPORT OF UTILITY POLES WITH THE RESPECTIVE UTILITY COMPANY (POLE OWNERS) WHERE NECESSARY TO FACILITATE CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND ANY COST ASSOCIATED WITH THIS WORK AND/OR SERVICE.

GAS COMPANY NOTES:

1. A MINIMUM OF 48 HOURS (EXCLUDING WEEKENDS AND HOLIDAYS) PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES RELATING TO THE ENCROACHMENT WITHIN FIFTEEN FEET (15') OF THE GAS COMPANY'S PIPELINE, THE CONTRACTOR SHALL NOTIFY LOCAL ONE-CALL AND GAS COMPANIES REPRESENTATIVE.
2. THE CONTRACTOR SHALL CROSS THE PIPELINE AS CLOSE TO NINETY (90) DEGREES AS POSSIBLE, BUT NOT LESS THAN FORTY-FIVE (45) DEGREES. APPROVED OPEN CUTS WITHIN TEN FEET (10') OF THE GAS COMPANY'S PIPELINE AND FACILITIES REQUIRE PHYSICAL VERIFICATION OF PIPELINE LOCATION PRIOR TO COMMENCEMENT OF ANY WORK.
3. CONTRACTOR SHALL INSTALL ALL ROAD CROSSING(S) IN SUCH A WAY THAT A MINIMUM VERTICAL SEPARATION OF FIVE FEET (5') IS MAINTAINED BETWEEN THE TOP OF THE GAS COMPANY'S PIPELINE AND THE TOP OF THE PAVED SURFACE(S). THE CONTRACTOR SHALL MAINTAIN A MINIMUM VERTICAL SEPARATION OF FOUR FEET (4') BETWEEN THE TOP OF THE GAS COMPANY'S PIPELINE AND THE BOTTOM OF ANY DITCHES.
4. THE CONTRACTOR SHALL NOT MOVE ANY CONSTRUCTION EQUIPMENT ACROSS THE GAS COMPANY'S PIPELINE AND/OR RIGHT-OF-WAY WITHOUT THE CONSENT OF THE GAS COMPANY'S REPRESENTATIVE. WHENEVER THE CONTRACTOR IS APPROVED TO CROSS THE GAS COMPANY'S PIPELINE AND/OR RIGHT-OF-WAY WITH HEAVY EQUIPMENT, THE CONTRACTOR SHALL PLACE MATTING OR OTHER SUITABLE MATERIAL OVER THE PIPELINE AS DETERMINED BY THE GAS COMPANY'S FIELD REPRESENTATIVE. NO LARGE VIBRATORY COMPACTION EQUIPMENT IS ALLOWED WITHIN THE GAS COMPANY'S RIGHT-OF-WAY, ONLY WALK-BEHIND VIBRATORY ROLLER/COMPACTOR IS ALLOWED WHEN WORKING OVER THE PIPELINE. THE CONTRACTOR WILL MAINTAIN A MINIMUM OF FOUR FEET (4') OF COVER OVER THE THE PIPELINE AT LOCATIONS WHERE CONSTRUCTION OR MAINTENANCE ACTIVITIES WILL TAKE PLACE OVER THE PIPELINE.
5. THE CONTRACTOR MAY PLACE EXCAVATED MATERIAL INSIDE THE GAS COMPANY'S RIGHT-OF-WAY, BUT MAY NOT PLACE SUCH MATERIAL OVER THE PIPELINE UNLESS APPROVED BY THE GAS COMPANY'S REPRESENTATIVE. NO EQUIPMENT WILL BE ALLOWED TO WORK OVER THE PIPELINE UNLESS APPROVED. ANY EXCAVATION WITHIN TWO FEET (2') OF THE PIPELINE WILL BE DONE BY HAND. ALL MECHANICAL DIGGING EQUIPMENT MUST HAVE THE TEETH REMOVED OR BARRED WITH A PLATE WELDED ACROSS THE TEETH.
6. ANY AND ALL USE OF THE GAS COMPANY RIGHT-OF-WAY FOR TEMPORARY WORKSPACE AND ANY AND ALL CROSSINGS OF THE SUBJECT PIPELINE MUST BE APPROVED. THE CONTRACTOR SHALL CLEAN UP AND REPAIR ALL DAMAGES TO THE RIGHT-OF-WAY RESULTING FROM THE WORK. ALL REPAIRS AND CLEANUP IN THE RIGHT-OF-WAY IS SUBJECT TO THE GAS COMPANY'S ACCEPTANCE.

STORM SEWER NOTES (PUBLIC & PRIVATE):

1. ALL PUBLIC STORM SEWER PIPE (SIZES 18" – 36"), EXCEPT AS NOTED, IS TO BE CONSTRUCTED OUT OF ADS N-12 WT IB PIPE (PER ASTM F2648) SPECIFICATION. JOINTS SHALL MEET THE FOLLOWING REQUIREMENTS: PIPE SHALL BE JOINED USING A BELL & SPIGOT JOINT MEETING ASTM F2648. THE JOINT SHALL BE WATERTIGHT ACCORDING TO THE REQUIREMENTS OF ASTM D3212. GASKETS SHALL MEET THE REQUIREMENTS OF ASTM F477. GASKETS SHALL BE INSTALLED BY THE PIPE MANUFACTURER AND COVERED WITH A REMOVABLE, PROTECTIVE WRAP TO ENSURE THE GASKET IS FREE FROM DEBRIS. A JOINT LUBRICANT AVAILABLE FROM THE MANUFACTURER SHALL BE USED ON THE GASKET AND BELL DURING ASSEMBLY. 12– THROUGH 60–INCH (300 TO 1500 MM) DIAMETERS SHALL HAVE AN EXTERIOR BELL WRAP INSTALLED BY THE MANUFACTURER.
2. ALL PUBLIC STORM SEWER PIPE, EXCEPT AS NOTED, IS TO BE CONSTRUCTED OUT OF REINFORCED CONCRETE PIPE (RCP), ASTM C76, CLASS III WITH RUBBER GASKETED PROFILE CONFORMING TO ASTM C443.
3. CONTRACTOR SHALL PROVIDE A MINIMUM OF 12" (TWELVE INCHES) CLEARANCE AT STORM SEWER AND WATER LINE CROSSINGS, AND A MINIMUM OF 6" (SIX INCHES) AT STORM SEWER AND SANITARY SEWER CROSSINGS.
4. NO PRE-CAST INLETS OR BOXES ARE ALLOWED. STORM SEWER CURB AND GRATE INLETS AND JUNCTION BOXES SHALL BE CAST-IN-PLACE. PRE-CAST INLET OR BOX TOPS ARE ALLOWED. ALL CURB INLETS, AT GRADES, SHALL BE INSTALLED PARALLEL WITH THE ADJACENT STREET SLOPE.
5. THIS PROJECT SHALL BE BUILT BY MEANS OF OPEN CUT EXCEPT AS NOTED ON THE DRAWINGS. BACKFILL FOR ALL STORM SEWER LINES, UNLESS OTHERWISE SPECIFIED, SHALL BE NON-STRUCTURAL BACKFILL.
6. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL INSTALL ALL STORM SEWER DRAIN PIPE IN ACCORDANCE WITH THE TRENCH DETAIL CONTAINED IN THESE CONSTRUCTION DRAWINGS. GENERALLY THE BEDDING AND BACKFILLING SHALL CONFORM TO THE FOLLOWING STANDARDS:

   REINFORCED CONCRETE PIPE:
   (A) STRUCTURAL AREAS – UNDER PROPOSED STREETS AND STRUCTURES, INITIAL BEDDING & BACKFILL SHALL BE CEMENT STABILIZED SAND AND SHALL BE COMPACTED IN LIFTS NOT GREATER THAN 6". FINAL BACKFILL SHALL CONSIST OF CLASS III MATERIAL AND SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO A DENSITY OF NOT LESS THAN 98% OF STANDARD MAXIMUM DENSITY AS DETERMINED USING ASTM D-698 AT A MOISTURE CONTENT OF 0% TO 4% OF OPTIMUM MOISTURE. DENSITY TESTS SHOULD BE PERFORMED AT LEAST EVERY 200 LINEAR FEET FOR EVERY TWO (2) FEET OF FILL AT LOCATIONS SPECIFIED BY THE ENGINEERING INSPECTOR. TESTS SHOULD BE PERFORMED IN THE INSPECTOR'S PRESENCE UNLESS DIRECTED OTHERWISE BY THE INSPECTOR.
   (B) NON-STRUCTURAL AREAS – IN AREAS NOT UNDER STRUCTURES, INITIAL BEDDING & BACKFILL SHALL BE BEDDING TYPE "C". FINAL BACKFILL SHALL CONSIST OF CLASS IV B MATERIAL AND SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO A DENSITY OF NOT LESS THAN 90% OF STANDARD MAXIMUM DENSITY AS DETERMINED USING ASTM D-698 AT A MOISTURE CONTENT OF 0% TO 4% OF OPTIMUM MOISTURE. DENSITY TESTS SHOULD BE PERFORMED AT LEAST EVERY 200 LINEAR FEET FOR EVERY TWO (2) FEET OF FILL AT LOCATIONS SPECIFIED BY THE ENGINEERING INSPECTOR. TEST SHOULD BE PERFORMED IN THE INSPECTOR'S PRESENCE UNLESS DIRECTED OTHERWISE BY THE INSPECTOR.

   HDPE (ADS) PIPE:
   (A) STRUCTURAL AREAS – UNDER PROPOSED PARKING AND SIDEWALKS, INITIAL BEDDING & BACKFILL SHALL BE CEMENT STABILIZED SAND AND SHALL BE COMPACTED IN LIFTS NOT GREATER THAN 6". FINAL BACKFILL SHALL CONSIST OF CLASS III MATERIAL AND SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO A DENSITY OF NOT LESS THAN 98% OF STANDARD MAXIMUM DENSITY AS DETERMINED USING ASTM D-698 AT A MOISTURE CONTENT OF 0% TO 4% OF OPTIMUM MOISTURE. DENSITY TESTS SHOULD BE PERFORMED AT LEAST EVERY 200 LINEAR FEET FOR EVERY TWO (2) FEET OF FILL AT LOCATIONS SPECIFIED BY THE ENGINEERING INSPECTOR. TESTS SHOULD BE PERFORMED IN THE INSPECTOR'S PRESENCE UNLESS DIRECTED OTHERWISE BY THE INSPECTOR.
   (B) NON-STRUCTURAL AREAS – IN AREAS NOT UNDER STRUCTURES, INITIAL BEDDING & BACKFILL SHALL BE CEMENT STABILIZED SAND AND SHALL BE COMPACTED IN LIFTS NOT GREATER THAN 6". FINAL BACKFILL SHALL CONSIST OF CLASS IV B MATERIAL AND SHALL BE COMPACTED IN MAXIMUM 8" LIFTS TO A DENSITY OF NOT LESS THAN 90% OF STANDARD MAXIMUM DENSITY AS DETERMINED USING ASTM D-698 AT A MOISTURE CONTENT OF 0% TO 4% OF OPTIMUM MOISTURE. DENSITY TESTS SHOULD BE PERFORMED AT LEAST EVERY 200 LINEAR FEET FOR EVERY TWO (2) FEET OF FILL AT LOCATIONS SPECIFIED BY THE ENGINEERING INSPECTOR. TEST SHOULD BE PERFORMED IN THE INSPECTOR'S PRESENCE UNLESS DIRECTED OTHERWISE BY THE INSPECTOR.
7. ROCK RIP-RAP SPECIFIED AT STORM SEWER HEADWALLS SHALL BE FLUSH WITH EXISTING OR PROPOSED GRADE SO THAT THE RIP-RAP DOES NOT CREATE A PONDING EFFECT RELATIVE TO THE FLOWLINE OF THE DITCH.
8. VERIFY LOCATION AND GRADE OF STORM SEWER OUTFALLS AND TIE-INS PRIOR TO CONSTRUCTION OF UPSTREAM IMPROVEMENTS.

WATER LINE NOTES (PUBLIC & PRIVATE):

1. ALL PUBLIC WATER LINE PIPE SHALL BE CONSTRUCTED OUT OF C900 (DR14) PIPE UNLESS THEY ARE LESS THAN 4" IN LINE SIZE. PUBLIC WATER LINE PIPE LESS THAN 4" IN SIZE SHALL BE PVC (D2241). SERVICE LINES SHALL BE 1" OR 1–1/2" COPPER (TYPE K).
2. THIS PROJECT SHALL BE BUILT BY MEANS OF OPEN CUT EXCEPT AS NOTED ON THE DRAWINGS. CONTRACTOR TO DETERMINE THE LOCATIONS OF BORE PITS IN FIELD SUBJECT TO THE REGULATORY INSPECTOR'S APPROVAL.
3. ALL WATER LINE FITTINGS AND SPECIALS SHALL BE DUCTILE IRON MECHANICAL JOINT (CONFORMING TO AWWA C110 AND ANSI A21 10 FOR 2" SIZE AND LARGER) WITH HIGH STRENGTH, CORROSION RESISTANT LOW ALLOY STEEL NUTS AND BOLTS. GATE VALVES SHALL BE THE SAME SIZE AS THE WATER LINE, UNLESS OTHERWISE NOTED, AND BE IRON BODIED RESILIENT SEAT GATE VALVES.
4. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR MAY DEFLECT WATER LINES A MAXIMUM OF 1 DEGREE PER JOINT. THIS DEFLECTION SHALL OCCUR ALONG THE BARREL OF THE PIPE AND NOT AT THE JOINT.
5. FIRE HYDRANT RISERS SHALL BE MANUFACTURED AND PROVIDED FOR THE VERTICAL RISE REQUIRED FOR FINAL INSTALLATION. EXTENSIONS ARE NOT ALLOWED.
6. THE CONTRACTOR WILL FOLLOW THE PIPE MANUFACTURER'S SPECIFICATIONS FOR SPACING BETWEEN SERVICE TAPS AND OTHER APPURTENANCES (I.E. OTHER SERVICE TAPS, GATE VALVES, FITTINGS, ETC...).
7. CONTRACTOR SHALL INSTALL 14 GAUGE SOLID COPPER TRACING WIRE DIRECTLY ABOVE ALL PVC PUBLIC UTILITY LINES (WATER & SEWER FORCEMAINS), TAPED EVERY 10', AND METAL DETECTOR TAPE SHALL BE PLACED ABOVE THE LINE NO DEEPER THAN 24", PER B/CS STANDARD CONSTRUCTION DETAILS.

SANITARY SEWER NOTES (PUBLIC & PRIVATE):

1. WHEN MAKING A CONNECTION TO AN EXISTING SANITARY SEWER MANHOLE, CONTRACTOR SHALL PLUG DOWNSTREAM END OF PROPOSED SANITARY SEWER. THE SEWER SHALL REMAIN PLUGGED UNTIL FINAL ACCEPTANCE BY THE REGULATORY INSPECTOR.
2. UNLESS MANHOLES CAN BE MADE WATERTIGHT AND TESTED FOR NO LEAKAGE, THEY MUST BE INSTALLED SO AS TO PROVIDE A MINIMUM OF NINE FEET OF HORIZONTAL CLEARANCE FROM AN EXISTING OR PROPOSED WATERLINE. IF THE NINE FOOT SEPARATION DISTANCE CANNOT BE ACHIEVED, THE WATERLINE MUST BE ENCASED IN ACCORDANCE WITH B/CS DETAIL W2-03. THE ENCASEMENT PIPE SHALL BE CENTERED ON THE CROSSING AND BOTH ENDS SEALED WITH CEMENT GROUT OR MANUFACTURED SEAL.
3. NO CAST-IN-PLACE MANHOLES SHALL BE USED. ALL MANHOLES ARE TO BE ADJUSTED FOR TEMPORARY, AND FINAL GRADES, SO THAT TRAFFIC CAN PASS DURING ALL PHASES OF CONSTRUCTION (AS APPLICABLE).
4. THIS PROJECT SHALL BE BUILT BY MEANS OF OPEN CUT EXCEPT AS NOTED ON THE DRAWINGS. BACKFILL FOR ALL SANITARY SEWER LINES, UNLESS OTHERWISE SPECIFIED, SHALL BE NON-STRUCTURAL BACKFILL.
5. ALL PUBLIC SANITARY SEWER PIPE 6" TO 15" SHALL BE SDR 26 PVC SEWER PIPE MEETING ASTM SPECIFICATION D-3034 HAVING A MINIMUM PIPE STIFFNESS OF 115, UNLESS OTHERWISE NOTED. ALL PRIVATE SEWER SERVICES, 4" AND 6" SIZES, SHALL BE PVC (SCH 40, D1765). PRIVATE SEWER SERVICES, 8" SIZE AND GREATER, SHALL BE PVC (SDR-26, D3034). PRIVATE SEWER SERVICE FITTINGS SHALL BE COMPLIANT WITH THE PIPE MATERIAL.
6. ALL MANHOLES AND SANITARY SEWER LINES SHALL BE TESTED, AND TV CAMERA INSPECTED, IN ACCORDANCE WITH TCEQ CHAPTER 217 AND B/CS UNIFIED SPECIFICATIONS (LATEST EDITION).
7. ANY AND ALL D.I.P. TO BE USED WILL HAVE BOTH EXTERNAL AND INTERNAL PROTECTION (IN ACCORDANCE WITH B/CS SPEC. NO. 33 05 02). EXTERNAL PROTECTION WILL CONSIST OF POLYETHYLENE TUBING OR DOUBLE WRAP WILL BE 8 MILS THICK PER LAYER AND TIED TO PIPE AT 3' MAXIMUM INTERVAL (IF LAID), OR BANDED TO PIPE AT 1' MAXIMUM INTERVALS (w/SCREW-TIGHTENED STEEL BANDS) (IF JACKED). INTERNAL PROTECTION WILL CONSIST OF PROTECTO 401 CERAMIC EPOXY BY VULCAN GROUP, OR APPROVED EQUAL.
8. VERIFY LOCATION AND GRADE OF SANITARY SEWER OUTFALLS AND TIE-INS PRIOR TO CONSTRUCTION OF UPSTREAM IMPROVEMENTS.

TCEQ RULES & REGULATIONS (§217.53 (d). – SEPARATION DISTANCES):

(D) SEPARATION DISTANCES.

1. COLLECTION SYSTEM PIPES MUST BE INSTALLED IN TRENCHES SEPARATE FROM WATER SUPPLY TRENCHES.
2. WHEREVER POSSIBLE, A COLLECTION SYSTEM PIPE MUST BE LOCATED BELOW A WATER SUPPLY PIPE. IF A COLLECTION SYSTEM PIPE CANNOT BE LOCATED BELOW A WATER SUPPLY PIPE, THE OWNER MUST JUSTIFY IN THE ENGINEERING REPORT WHY IT IS NOT POSSIBLE TO LOCATE THE COLLECTION SYSTEM PIPE BELOW THE PUBLIC WATER SUPPLY PIPE.
3. WHEREVER POSSIBLE, COLLECTION SYSTEM PIPES AND MANHOLES MUST BE LOCATED AT LEAST NINE FEET FROM ALL WATER SUPPLY PIPES. IF A COLLECTION SYSTEM PIPE OR MANHOLE CANNOT BE LOCATED AT LEAST NINE FEET AWAY FROM A WATER SUPPLY PIPE, THE OWNER MUST JUSTIFY IN THE ENGINEERING REPORT WHY IT IS NOT POSSIBLE TO PROVIDE AT LEAST NINE FEET OF SEPARATION. TABLE C.1. IN FIGURE: 30 TAC §217.53(D)(3) PROVIDES A REFERENCE TO PARAGRAPHS IN THIS SUBSECTION THAT APPLY IF A COLLECTION SYSTEM PIPE OR MANHOLE CANNOT BE LOCATED AT LEAST NINE FEET AWAY FROM A WATER SUPPLY PIPE.

CASE	PROTECTION REQUIREMENT
PARALLEL PIPES WITHIN NINE FEET, WHERE THE COLLECTION SYSTEM PIPE IS ABOVE THE WATER SUPPLY PIPE	ENCASED IN A CASING PIPE ACCORDING TO PARAGRAPH (4) OF THIS SUBSECTION
CROSSING PIPES WITHIN NINE FEET, WHERE THE COLLECTION SYSTEM PIPE IS ABOVE THE WATER SUPPLY PIPE	ENCASED IN A CASING PIPE ACCORDING TO PARAGRAPH (5)(A) OF THIS SUBSECTION – OR – CONSTRUCTED USING 150 PER SQUARE INCH (PSI) PRESSURE CLASS PIPE ACCORDING TO PARAGRAPH (5)(B) OF THIS SUBSECTION
PARALLEL PIPES WITHIN NINE FEET, WHERE THE COLLECTION SYSTEM PIPE IS BELOW THE WATER SUPPLY PIPE	CONSTRUCTED USING 150 PSI PRESSURE CLASS PIPE ACCORDING TO PARAGRAPH (6)(A) OF THIS SUBSECTION – OR – ENCASED IN A CASING PIPE ACCORDING TO PARAGRAPH (6)(B) OF THIS SUBSECTION
CROSSING PIPES WITHIN NINE FEET, WHERE THE COLLECTION SYSTEM PIPE IS BELOW THE WATER SUPPLY PIPE	CONSTRUCTED USING 150 PSI PRESSURE CLASS PIPE ACCORDING TO PARAGRAPH (7)(A) OF THIS SUBSECTION – OR – ENCASED IN CEMENT-STABILIZED SAND ACCORDING TO PARAGRAPH (7)(B) OF THIS SUBSECTION – OR – ENCASED IN A CASING PIPE ACCORDING TO PARAGRAPH (7)(C) OF THIS SUBSECTION
MANHOLE WITHIN NINE FEET OF A WATER SUPPLY PIPE	NO MEASURABLE LEAKAGE ACCORDING TO PARAGRAPH (8)(A) OF THIS SUBSECTION – OR – ENCASED IN CEMENT-STABILIZED SAND ACCORDING TO PARAGRAPH (8)(B) OF THIS SUBSECTION

4. IF A COLLECTION SYSTEM PIPE IS LOCATED ABOVE A WATER SUPPLY PIPE AND RUNS PARALLEL TO THE WATER SUPPLY PIPE, EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST BE ENCASED. THE CASING PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PER SQUARE INCH (PSI) PRESSURE CLASS PIPE THAT:
   a. IN CASES THE ENTIRE LENGTH OF COLLECTION SYSTEM PIPE THAT IS WITHIN NINE FEET OF THE WATER SUPPLY PIPE;
   b. IS SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL;
   c. IS AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND
   d. IS SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASING PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.
5. IF A COLLECTION SYSTEM PIPE CROSSES ABOVE A WATER SUPPLY PIPE, EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST EITHER BE ENCASED IN A CASING PIPE ACCORDING TO SUBPARAGRAPH (A) OF THIS PARAGRAPH, OR MUST BE CONSTRUCTED USING AT LEAST 150 PSI PRESSURE CLASS PIPE ACCORDING TO SUBPARAGRAPH (B) OF THIS PARAGRAPH.
   a. A CASING PIPE FOR A COLLECTION SYSTEM PIPE THAT CROSSES ABOVE A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS PIPE THAT IS:
      i. SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL;
      ii. AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND
      iii. SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASING PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.
   b. A COLLECTION SYSTEM PIPE THAT CROSSES ABOVE A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE AND MUST USE MANUFACTURER-APPROVED ADAPTERS. GASKETED JOINTS, COMPRESSION JOINTS, AND OTHER NON-BONDED JOINTS MUST BE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE.
6. IF A COLLECTION SYSTEM PIPE IS LOCATED BELOW A WATER SUPPLY PIPE AND RUNS PARALLEL TO THE WATER SUPPLY PIPE, EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST EITHER BE CONSTRUCTED USING AT LEAST 150 PSI PRESSURE CLASS PIPE ACCORDING TO SUBPARAGRAPH (A) OF THIS PARAGRAPH, OR MUST BE ENCASED IN A CASING PIPE ACCORDING TO SUBPARAGRAPH (B) OF THIS PARAGRAPH.
   a. A COLLECTION SYSTEM PIPE THAT RUNS PARALLEL TO AND BELOW A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE THAT:
      i. IS LOCATED AT LEAST TWO VERTICAL FEET BELOW THE WATER SUPPLY PIPE;
      ii. IS LOCATED AT LEAST FOUR HORIZONTAL FEET AWAY FROM THE WATER SUPPLY PIPE; AND
      iii. INCLUDES JOINTS THAT ARE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE.
   b. A CASING PIPE FOR A COLLECTION SYSTEM PIPE THAT RUNS PARALLEL BELOW A WATER SUPPLY PIPE MUST BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS PIPE THAT:
      i. IS SEALED AT BOTH ENDS WITH CEMENT GROUT OR A MANUFACTURED SEAL;
      ii. IS AT LEAST TWO NOMINAL SIZES LARGER THAN THE WASTEWATER COLLECTION PIPE; AND
      iii. IS SUPPORTED BY SPACERS BETWEEN THE COLLECTION SYSTEM PIPE AND THE ENCASING PIPE AT A MAXIMUM OF FIVE-FOOT INTERVALS.
7. IF A COLLECTION SYSTEM PIPE CROSSES BELOW A WATER SUPPLY PIPE, EACH PORTION OF THE COLLECTION SYSTEM PIPE WITHIN NINE FEET OF THE WATER SUPPLY PIPE MUST EITHER BE CONSTRUCTED USING AT LEAST 150 PSI PRESSURE CLASS PIPE ACCORDING TO SUBPARAGRAPH (A) OF THIS PARAGRAPH, OR MUST BE ENCASED IN CEMENT-STABILIZED SAND ACCORDING TO SUBPARAGRAPH (B) OF THIS PARAGRAPH, OR MUST BE ENCASED IN A CASING PIPE ACCORDING TO SUBPARAGRAPH (C) OF THIS PARAGRAPH.
   a. A COLLECTION SYSTEM THAT CROSSES BELOW A WATER SUPPLY PIPE AND IS CONSTRUCTED OF AT LEAST 150 PSI PRESSURE CLASS, CORROSION-RESISTANT, NON-BRITTLE PIPE MUST:
      i. HAVE AT LEAST SIX INCHES OF SEPARATION BETWEEN THE OUTSIDES OF THE PIPES;
      ii. BE CENTERED ON THE CROSSING;
      iii. BE AT LEAST 18 FEET LONG; AND
      iv. TERMINATE AT JOINTS THAT ARE DESIGNED TO SEAL AT ATMOSPHERIC PRESSURE.
   b. A COLLECTION SYSTEM PIPE THAT CROSSES BELOW A WATER SUPPLY PIPE AND IS CONSTRUCTED OF ANY MATERIAL OTHER THAN AT LEAST 150 PSI

ExxonMobil Pipeline Company LLC

RIGHT-OF-WAY RESTRICTIONS & REQUIREMENTS

EMPCo operates its pipelines in accordance with the regulations of the U.S. Department of Transportation and other state and local agencies. In accordance with regulatory requirements and internal Company guidelines, EMPCo has developed certain restrictions and requirements to protect public safety, property, and the environment. In order to provide a safe environment for persons working on or near pipelines operated by ExxonMobil Pipeline, these restrictions and requirements will apply to all work in and around EMPCo Right of Ways (ROW). Deviations from these restrictions may require EMPCo's express written consent.

Third parties ("Constructors"), prior to commencing work on or near an EMPCo ROW, must submit detailed plans (plan and profile) for proposed construction, to allow EMPCo to determine to what extent the ROW will be impacted by the proposed construction or development activity. See submission addresses and requirements in the Notifications section below.

These restrictions apply only to ROWs associated with EMPCo operated pipelines. Exxon Mobil Corporation and/or its other affiliates may have different restrictions and requirements and should be contacted directly for more information if their facilities will be impacted.

GENERAL RESTRICTIONS & REQUIREMENTS

1. In accordance with law, Constructors must contact the appropriate ONE CALL system(s) prior to work and comply with all applicable laws and regulations.
2. No work may commence in or around EMPCo's right of way until an EMPCo representative has authorized it to begin. Notice of desired work start date should be given to EMPCo a minimum of 72 hours in advance.
3. A Third Party Excavation Safe Work Checklist must be signed each day prior to beginning work on EMPCo's right of way.
4. If it is determined that a project impacts EMPCo's facilities, a non-refundable advance fee may be required to conduct preliminary engineering design work. Any work performed by EMPCo to remedy such impacts will be entirely at the Constructor's expense, and will also require execution of EMPCo's standard Reimbursement Agreement. Any necessary inspection, protection, lowering, adjustment, casing, re-coating, and/or relocation of the pipelines will not be scheduled until: (A) all prerequisite data is compiled; (B) the appropriate agreements are executed; and (C) sufficient funds are received. It is EMPCo's customary practice to inspect and recondition the pipeline(s) at proposed driveway, roadway or railroad crossings, the costs for which will be borne by the developer or owner.
5. EMPCo's right of way may not be used as temporary workspace (which includes its use for the staging, storage or laydown of equipment, materials or spoil) without prior written approval from EMPCo.
6. Encroachments are not permitted, including, but not limited to, signs, monuments, buildings, parking lots, structures, patios, decks, slabs, trees, shrubs, manholes, swimming pools, wells, leach beds, septic systems, cesspools, impoundments or large debris (such as cars, boats, trailers, tanks, scrap metal or boulders) within the pipeline right of way. The intention of this restriction is to maintain an unobstructed right of way.
7. Any change in the surface grade or elevation over or along the pipeline(s) and right-of-way must be approved in advance in writing.
8. Blasting activities (e.g. seismic surveys, explosive blasting) within 500 feet and any piling activity within 25ft of an EMPCo pipeline will require further review by EMPCo Damage Prevention and / or EMPCo field engineers.

ExxonMobil Pipeline Company LLC

9. The Constructor or owner shall assume full liability for any damages including environmental, to EMPCo facilities or properties as a result of construction / excavation activities or operation of third parties' improvement(s) . If an environmental hazard is determined to be a safety risk, EMPCo has the right at its sole discretion to stop all activity until further investigation deems the activity to be safe to procced. EMPCo pipelines are cathodically protected could have an effect on utility lines that are made of electrically conductive material.

DRIVEWAY/ROAD/RAILROAD PERMANENT CROSSING APPROVAL REQUIREMENTS

10. A driveway, roadway, or railroad may be allowed to cross the right-of-way at perpendicular orientation (at a 90 degree angle), but will require a written agreement executed by the facility or land owner and EMPCo prior to construction. Crossings oriented at less than 90 degrees may require additional review by EMPCo, at EMPCo's discretion, which could delay issuance of agreement.

TEMPORARY CONSTRUCTION ROAD CROSSINGS

11. Any crossings of EMPCo's pipelines with vehicles or heavy equipment must be pre-approved by EMPCo and may require ramping, matting, or air bridging at Constructor's expense. An EMPCo inspector must be present when temporary materials are installed and removed on EMPCo's right of way. Use of air bridging, per EMPCo standards, is generally preferred and may expedite approval of the temporary crossing.

EXCAVATION/CONSTRUCTION RESTRICTIONS & REQUIREMENTS

12. No holes are to be bored or excavated within the boundaries of the right of way without EMPCo's prior approval.
13. All heavy equipment must have a spotter with it at all times while working within 10 feet of EMPCo's pipeline or on EMPCo's right of way.
14. The excavator must install a bar across the teeth of the bucket to be used during excavation.
15. Excavation to initially expose the pipeline shall be parallel with the pipeline.
16. Mechanical excavation will cease once the earth has been removed to within (24") twenty-four inches of EMPCo pipeline, appurtenances, and at all valve/stopple sites ("fixtures") and may not resume until the fixture has been exposed.
17. Shovels or other soft digging techniques will be used to manually clean the area above and below the line. After the line has been initially located, the line must be kept visible to the equipment operator during the excavation process.
18. No excavations shall be made on land adjacent to the pipeline that will in anyway impair or withdraw the lateral support and/or cause any subsidence or damage to the pipeline.
19. Driving of sheet piling or any other vibration inducing activities in the vicinity of an EMPCo Right of Way must be reviewed in advance and approved by EMPCo.
20. All backfill on EMPCo's right of way shall be approved by EMPCo's on-site inspector.
21. If EMPCo's line is exposed during the excavation, the excavation will be made safe for entry and left open until EMPCo installs test leads or performs any other visual inspection that may be required.
22. Constructor and owner shall abide by all State & Federal Laws, Rules and Regulations and shall operate equipment that is in good working condition and in a manner that is conducive to a safe working environment while working in or around EMPCo's facilities. An ExxonMobil representative has the authority to suspend all excavation/construction activities in and around EMPCo facilities or property if the equipment operator in EMPCo's determination appears to be unqualified or equipment maintenance is not in accordance with applicable regulations. EMPCo shall also have the right to have a representative onsite at all times during any construction and/or clean up conducted by the third party on any EMPCo easements, corridors, or owned property, (collectively "properties") and to establish certain safety rules for the protection of persons and property within properties and on adjacent lands, which shall be binding on third party and its contractors.

ExxonMobil Pipeline Company LLC

PIPELINE & UTILITY CROSSINGS

23. All pipelines, utility lines and other underground facilities constructed across EMPCo facilities must: cross the pipeline easement at an angle as close to 90 degrees as possible but not less than 45 degrees; be installed under the pipelines with a minimum vertical separation of 24 inches between structures; and be installed in a manner acceptable to EMPCo's on-site representative. If the Constructor elects to install pipelines/utilities across EMPCo's easement by any method of boring, then the Constructor, if requested by EMPCo's representative, shall verify the vertical separation between EMPCo's facilities and the Constructor's pipelines/utilities.(See Bore Crossings, below)
24. An approved crossing ABOVE an EMPCo pipeline will need to clear EMPCo's pipeline by a minimum of 24 inches and may require a crossing agreement to be signed by the owner of that crossing. PVC/HDPE irrigation, communication lines (e.g. cable, telephone, fiber optic), waterlines 4 inches in diameter or less, may cross above EMPCo's pipeline(s) so long as excavation is performed by hand or another method of soft digging across the entire width of easement, in the presence of an onsite EMPCo technician, and plans are reviewed by EMPCo's Right-of-Way & Claims Agent.
25. When approved by EMPCo, all electrical and communication cables crossing above an EMPCo pipeline should be placed in a casing across the width of EMPCo's right of way and covered with red concrete at least 6" to 8" thick with a minimum width of 6 inches on each side and above the conduit. All fiber optic, and communications crossings above an EMPCo pipeline should be placed in a casing across the width of EMPCo's right of way. Casings must, at a minimum, be made of Schedule 80 PVC.
26. Permanent aboveground markers identifying the crossing pipeline or utility shall be installed and maintained at the limits of EMPCo's right of way and/or at the crossing.
27. If it is impractical to install and maintain aboveground markers due to the crossing location, plastic marker tape shall be installed below cultivation level and over EMPCo's pipeline, extending the width of the right of way.

BORE CROSSINGS

28. Wire guided bores with 10' or greater clearance will not require peepholes. All other bores will require installation of peepholes on the incoming sides of EMPCo's pipeline, at the point of intersection as to view the drill stem clearance prior to crossing.

HYDRO-VAC EXCAVATION

29. In EMPCo's discretion, EMPCo may require Hydro-Excavation (Hydro-Vac) to reduce the risk of damage to a pipeline.
30. Grounding of the vacuum truck and wand is required and should be tested; downwind venting of the vacuum truck is required.
31. The water wand tip is to be an oscillation type (circular pattern) to prevent a concentrated water stream; stream nozzles are not allowed. The vacuum wand tip must have a neoprene or equivalent tip to prevent damage to the pipeline coating and surrounding structures.
32. If the excavation site is suspected to contain hydrocarbon-impacted soil, a plan must be developed for testing and disposal of soil/water slurry (e.g., lined roll-off bin.) at Constructor's expense, and in advance of the project.

FENCE POST/UTILITY POLES

33. Fences may be allowed to cross EMPCo's easement, but will not be permitted along and within EMPCo's easement. Fence posts may not be placed within 4 feet horizontally of the pipeline(s). Fences may not be installed in manner that would obstruct EMPCo's line of sight or access to EMPCo's facilities. If requested by EMPCo, installation of gates across the ROW will be required, at Constructor's expense. EMPCo will have the right to install locks at all gates/gaps crossing the easement. Flag poles, utility poles, and guy wires may not be placed within EMPCo's right of way or within 8 feet horizontally of an EMPCo pipeline(s).

ExxonMobil Pipeline Company LLC

34. Overhead electrical or telephone lines shall be installed so that a minimum of 20 feet vertical clearance is maintained between the lowest point of the overhead crossing and the natural ground level above EMPCo's pipeline.

OFFSHORE/OPEN WATER CROSSINGS

35. EMPCo should be notified, in advance, of any planned crossings of EMPCo pipelines located offshore or in open water. Upon notification of a proposed offshore or open water crossing, an EMPCo representative will inform Constructor of any crossing requirements.

NOTIFICATIONS

All improvements, construction, or encroachment notifications and/or requests for information pertaining to assets operated by ExxonMobil Pipeline Company must be directed to the web portal below.

https://encroachment.mfg.exxonmobil.cloud found in exxonmobilpipeline.com > Community Tab > Encroachments

- A brief description of the project or work to be performed
- Appropriate vicinity map page(s),GPS coordinates and KMZ (if available)
- Plan and Profile drawings for proposed construction (including EMPCo pipeline(s) clearly labeled and identified, pipeline diameter(s) and depth(s), crossing angle, cut mark/fill elevation, etc)
- Estimated timing of the project or special timing requirements (including start date and duration)
- A contact name, company name, mailing address, email address and telephone number of the Constructor, Constructor's sub-contractors, and facility owner as applicable.
- List and description of construction equipment that will cross EMPCo pipeline(s); including applicable surface pressures (lb./psi, max. gross weight, etc.)

Once received, your request will be logged, reviewed and responded to as soon as possible (minimum 45 days). Requests to perform large scale development/construction/excavation may require substantially more time. Inclusion of the above information will help to expedite your request.

Submission Address by Area

State	Company	Area	Address
MT	ExxonMobil Pipeline Company LLC	All	ROW & Claims: ENCROACHMENTS 22777 Springwoods Village Parkway E2.2B Spring, TX 77389 EMPCo.Encroachments@exxonmobil.com
AR, IL, MA, MO, RI,TN, IN, MI, MN, OK, CA, TX	Mobil Pipe Line Company ExxonMobil Pipeline Company LLC	All All	ROW & Claims: ENCROACHMENTS 22777 Springwoods Village Parkway E2.2B Spring, TX 77389 EMPCo.Encroachments@exxonmobil.com
LA	ExxonMobil Pipeline Company LLC	All	ROW& Claims: ENCROACHMENTS 18440 Highland Rd Baton Rouge, LA 70809 EMPCo.Encroachments@exxonmobil.com

FORM, ROWC, XINGRSTRCT August 2025

ENCLAVE PROPERTY MANAGEMENT
ICON CREEKSIDE, LLC
c/o ATILLA TUNA
7619 BRANFORD PLACE, SUITE 180
SUGAR LAND, TX 77479
PH: (713) 787-5373
EMAIL: atilla.tuna@enclaveproperty.com

RME Consulting Engineers
P.O. BOX 9253
COLLEGE STATION, TX 77842
CELL: (979) 219-4174
EMAIL: Civil@rmengineer.com
TEXAS FIRM REGISTRATION No. F-4695

MARK	DATE	DESCRIPTION

PERMIT REVIEW ONLY NOT FOR CONSTRUCTION 6/29/26

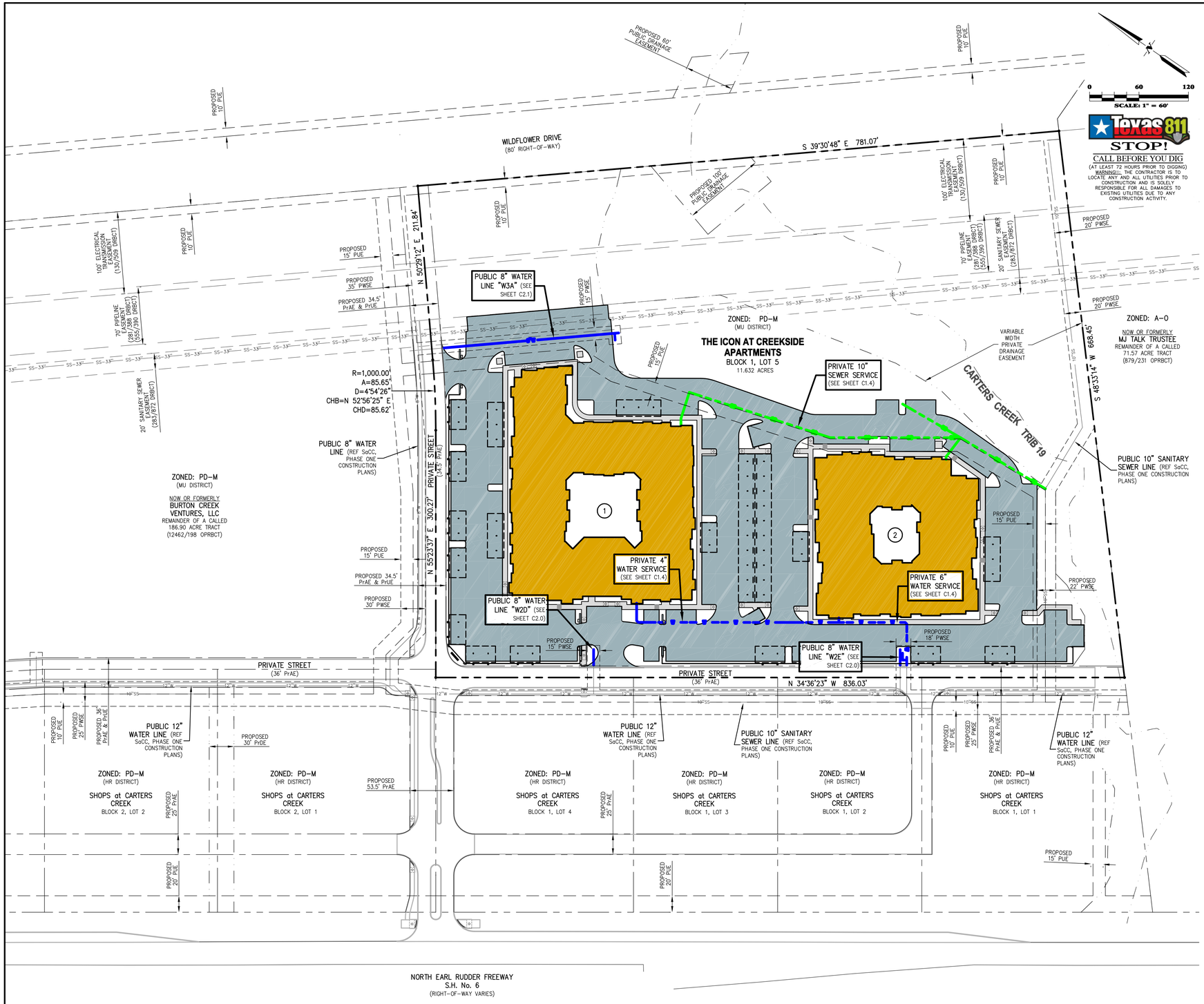
PRELIMINARY

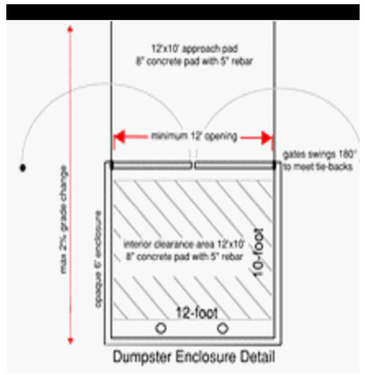
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RABON A. METCALF, P.E. NO. 88583, JUNE 29, 2026 IT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES.

GENERAL NOTES
EXXON MOBIL CROSSING
FOR THE
SITE IMPROVEMENTS
FOR
THE ICON AT CREEKSIDE APARTMENTS
3194 WILDFLOWER DIRVE
SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
BRYAN, BRAZOS COUNTY, TEXAS

FILENAME: 0843CV5A | SCALE: N/A
SUBMITTED DATE: 3/12/26, 6/29/26
KERR JOB No. 24-1514
DRAWN BY: RAM | CHECKED BY: BCV
RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
372 – 0843

C0.3
SHEET 4 OF 36





Dumpster Enclosure Detail

SEE SHEETS C1.1A, C1.1B & C3.2 FOR ADDITIONAL INFORMATION

ENCLAVE
ICON CREEKSIDE, LLC
c/o ATILLA TUNA
7619 BRANFORD PLACE, SUITE 180
SUGAR LAND, TX 77479
PH: (713) 787-5373
EMAIL: atilla.tuna@enclaveproperty.com

RME Consulting Engineers
P.O. BOX 9253
COLLEGE STATION, TX 77842
CELL: (979) 219-4174
EMAIL: Civil@rmengineer.com
TEXAS FIRM REGISTRATION No. F-4695

MARK	DATE	DESCRIPTION

PERMIT REVIEW ONLY NOT FOR CONSTRUCTION 6/29/26

PRELIMINARY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RABON A. METCALF, P.E. NO. 88583, JUNE 29, 2026 IT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES.

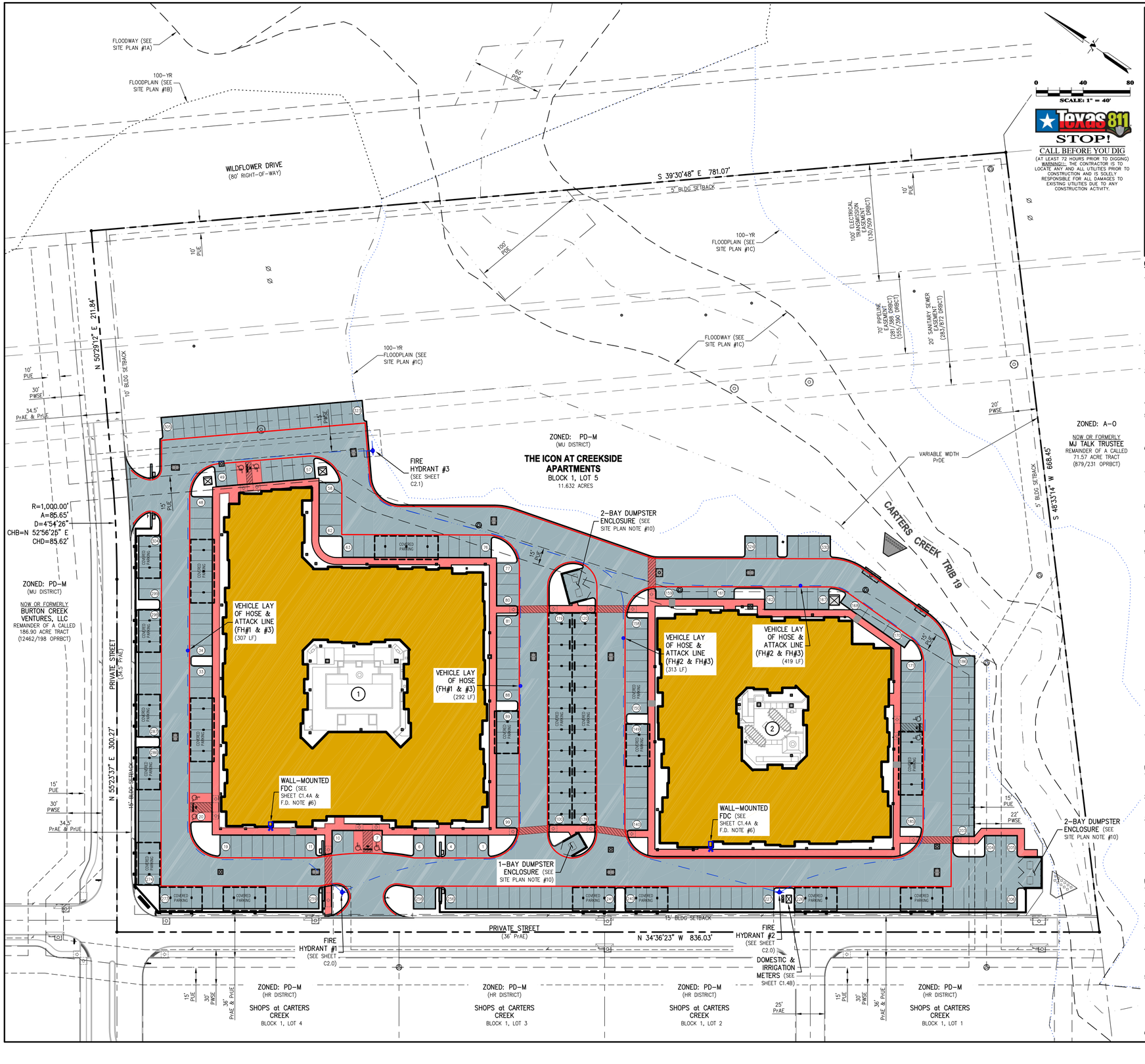
PROJECT LAYOUT PLAN

FOR THE
SITE IMPROVEMENTS
FOR
THE ICON AT CREEKSIDE APARTMENTS
3194 WILDFLOWER DIRVE
SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
BRYAN, BRAZOS COUNTY, TEXAS

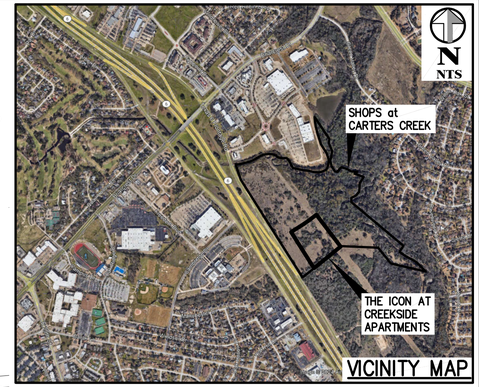
FILENAME: 0843SP5A	SCALE: 1"=40'
SUBMITTED DATE: 3/12/26, 6/29/26	
KERR JOB No. 24-1514	
DRAWN BY: RAM	CHECKED BY: BCV

RME CONSULTING ENGINEERS
CLIENT NO. 372 — PROJECT NO. 0843

C0.4
SHEET 5 OF 36



Texas 811 STOP!
CALL BEFORE YOU DIG
(AT LEAST 72 HOURS PRIOR TO DIGGING)
WARNING!!: THE CONTRACTOR IS TO LOCATE ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION AND IS SOLELY RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES DUE TO ANY CONSTRUCTION ACTIVITY.



CIVIL SITE NOTES:

1. THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED, "X" SHADED, AND "AE/FLOODWAY" AND DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOODPLAIN) ACCORDING TO BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL No. 48041C 0215F, REVISED DATE APRIL 2, 2014. 100-YEAR FLOODPLAIN LIMITS ARE ILLUSTRATED AS FOLLOWS:
   A) GRAPHICAL LIMITS PER FIRM.
   B) DETERMINED BY UTILIZING BASE FLOOD ELEVATIONS (BFEs) AND WHERE THE FLOOD BOUNDARY PLOTS PER THE ON-THE-GROUND TOPOGRAPHY.
   C) UTILIZES LIMITED FLOOD STUDY FOR CARTERS CREEK TRIBUTARY 19 (PREPARED BY RME CONSULTING ENGINEERS) AND WHERE THE FLOOD BOUNDARY PLOTS PER BFEs AND THE ON-THE-GROUND TOPOGRAPHY.
2. DESIGNATED HANDICAP PARKING SPACES, WALKS & RAMPS SHALL MEET ALL TEXAS ACCESSIBILITY STANDARDS (TAS) AND COMPLIANT WITH RULE 68.104 (TCA) HOUSE BILL 3163.
3. ALL ROOF & GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150 FEET OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE THE GRADE. THIS SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
4. WHEN BUILDING SETBACKS AND EASEMENT LINES OVERLAP ONLY THE EASEMENT LINE IS SHOWN.
5. THE CURRENT ZONING IS PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-M) ORDINANCE No. 2662. SETBACKS SHALL BE IN ACCORDANCE WITH ALL CITY OF BRYAN ORDINANCES, REGULATIONS, AND PD-M ZONING. IN ACCORDANCE WITH THIS ORDINANCE, PARKING IS LOCATED BEHIND A STRUCTURE, BEING AN ARCHITECTURAL BUILDING FACADE WALL AT LEAST 3 FEET IN HEIGHT AS DEPICTED ON LANDSCAPE PLAN (SEE SHEET L1.14).
6. 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (LOOSE ROCK NOT PERMITTED), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWELLS AND DRAINAGE AREAS, THE PARKING LOT SET BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
7. THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 51% IMPERVIOUS COVER ON THE SUBJECT PROPERTY. PER THE BRYAN/COLLEGE STATION UNIFIED STORMWATER DESIGN GUIDELINES THE PROJECT AREA IS LOCATED IN AN AREA CLASSIFIED AS "EVALUATE DETENTION." ACCORDING TO THE DETENTION EVALUATION DRAINAGE STUDY CONDUCTED BY THIS OFFICE, DETENTION WILL NOT BE REQUIRED FOR THIS DEVELOPMENT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
9. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTER SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
9. ALL CURBING ILLUSTRATED ON THIS SITE PLAN SHALL BE 6" RAISED CONCRETE CURBS (SEE DETAIL C3 SHEET SERIES). ALL PAVEMENT ON THIS PROJECT WILL BE CONCRETE AND 6" THICK IN DRIVELANES & 5" IN PARKING BAYS (UNLESS OTHERWISE SPECIFIED ON C1.1 SHEET SERIES).
10. CONTACT SOLID WASTE SUPERVISOR, (979) 209-5931, FOR VERIFICATION OF LOCATION AND ANGLE OF DUMPSTER PAD PRIOR TO PLACEMENT OF CONCRETE AND/OR ANY MODIFICATIONS.
    A) THE DUMPSTER PAD SHALL BE A MINIMUM OF 12'x12' WITH 10' OF APRON EXTENDING IN FRONT OF THE PAD. CONCRETE SHALL BE A MINIMUM OF 8" THICK AND REINFORCED WITH #5 BARS @ 12" O.C.E.W. SEE C3 SHEET SERIES FOR ADDITIONAL INFORMATION AND DETAILS.
    B) ALL DUMPSTERS SHALL BE SCREENED. SCREENING SHALL BE AT LEAST AS TALL AS THE DUMPSTER(S) AND MAY BE ACHIEVED THROUGH THE USE OF BUILDINGS, FENCES, OR WALLS. PLANT MATERIALS MAY BE USED TO SUPPLEMENT REQUIRED SCREENING. DUMPSTER SCREENS SHOULD BE LOCATED OUTSIDE OF UTILITY EASEMENTS. PROPERTY OWNERS WITH DUMPSTER SCREENS LOCATED WITHIN UTILITY EASEMENTS ARE HEREBY WARNED THAT THEY WILL BE RESPONSIBLE FOR THE REPLACEMENT OF THE SCREENS IF IT BECOMES NECESSARY TO REMOVE THEM FOR UTILITY CONSTRUCTION AND/OR MAINTENANCE.
    C) DUMPSTER GATES SHALL HAVE A MINIMUM WIDTH OF TWELVE (12) FEET WHEN OPEN, SHALL SWING ONE HUNDRED EIGHTY (180) DEGREES FROM THE CLOSED POSITION, AND SHALL UTILIZE A POSITIVE-LOCKING MECHANISM WHILE IN THE OPEN POSITION.
    D) ALL-WEATHER ACCESS ROUTE, TO THE DUMPSTER ENCLOSURE(S) MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.
11. ALL SIGNS ARE PERMITTED SEPARATELY. SITE LIGHTING, DIRECTIONAL SIGNS, GATE DETECTORS & OTHER SITE APPURTENANCES ARE SHOWN FOR REFERENCE AND ILLUSTRATION ONLY. THE CONTRACTOR SHALL COORDINATE THESE ITEM'S INSTALLATIONS WITH THE PROPER DESIGN CONSULTANT.
12. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
13. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

IRRIGATION NOTES:

1. AN AUTOMATIC TYPE IRRIGATION SYSTEM SHALL BE INSTALLED FOR ALL NEW PLANTED AND LANDSCAPED AREAS. THIS IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO ISSUANCE OF COB-CERTIFICATION OF COMPLETION.
2. THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE CHECK BACK FLOW DEVICE, AND INSTALLED AND TESTED UPON INSTALLATION.
3. THE CONTRACTOR'S IRRIGATOR SHALL SUBMIT AN IRRIGATION PLAN TO THE OWNER FOR REVIEW AND APPROVAL. THE IRRIGATION PLAN SHALL DEMONSTRATE THAT THE IRRIGATION SYSTEM WILL SUFFICIENTLY SUPPLY ALL WATER NEEDS TO THE NEWLY PLANTED LANDSCAPING AND GROUND COVER AND MEET ALL INITIAL WATERING NEEDS FOR VIABLE ESTABLISHMENT AND GROWTH OF PLANTINGS.
4. THE LANDSCAPE CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM SUFFICIENT TO MEET LOCAL JURISDICTIONAL REQUIREMENTS OR SHALL BE SUFFICIENT TO PROPERLY IRRIGATE THE LANDSCAPING AND GRASS AREAS LOCATED IN THE FRONT YARD AND SIDE YARDS ADJACENT TO THE PARKING LOT.

FIRE DEPARTMENT NOTES:

1. FIRE LANE WORDING AND SPACING SHALL CONFORM TO CITY OF BRYAN ORDINANCE, SECTION 42-6(3)A AND 42-6(3)A(2).
2. NO COMBUSTIBLES WILL BE ALLOWED ON SITE UNTIL ALL-WEATHER ROADS AND FIRE HYDRANTS HAVE BEEN ACCEPTED BY THE CITY.
3. THE BUILDINGS SHALL BE EQUIPPED WITH A "KNOX BOX" SECURITY KEY SYSTEM, LOCATED IN THE FIRE RISER CLOSET, AND A ELECTRICAL SHUTOFF SHALL BE BY MEANS OF A "KNOX SWITCH" OR A MANUAL DISCONNECT.
4. THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALVE. THE LOCKABLE LID SHALL BE OF TYPE AMP OR USA, LL562 LOCKING LID. FDC CAPS SHALL BE EQUIPPED WITH KNOX LOCKING DEVICES. FIRE RISER, LOCATED IN THE FIRE ROOM, WILL HAVE A DOUBLE CHECK VALVE ASSEMBLY.
5. THE VEHICULAR GATES SHALL BE EQUIPPED WITH A KNOX SWITCH AT THE GATE ITSELF. THIS SWITCH SHALL BE WIRED SO THAT ALL GATES WILL OPEN DURING A FIRE, POWER LOSS, OR OPERATION OF ANY ONE GATE. EACH PEDESTRIAN GATE(S) WILL BE EQUIPPED WITH A KNOX SWITCH. THE MINIMUM CLEAR SPACE, WHEN FULLY OPEN, SHALL BE TWENTY FEET (20') FOR ALL VEHICULAR SECURITY GATES. GATES WILL EITHER ROLL AND "COLLAPSE" INTO THE FENCE OR SWING INTO THE YARD. THE MAXIMUM VERTICAL CLEARANCE, BETWEEN THE BOTTOM OF THE GATE AND THE PAVEMENT/GRADE, THAT SHALL EXISTING WHEN THE GATE IS FULLY CLOSED SHALL BE LIMITED TO SIX (6) INCHES. GATE EQUIPMENT OR FENCE COLUMNS CAN NOT BE INSTALLED WITHIN THE PUBLIC UTILITY EASEMENTS.
6. FIRE LINES SHALL BE PROTECTED BY AN RPZ WITHIN EACH RISER ROOM.

ENCLAVE PROPERTY MANAGEMENT
ICON CREEKSIDE, LLC
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COLLEGE STATION, TX 77842
CELL: (979) 219-4174
EMAIL: Civil@rmengineer.com
TEXAS FIRM REGISTRATION No. F-4695

MARK	DATE	DESCRIPTION

PERMIT REVIEW ONLY NOT FOR CONSTRUCTION 6/29/26

PRELIMINARY

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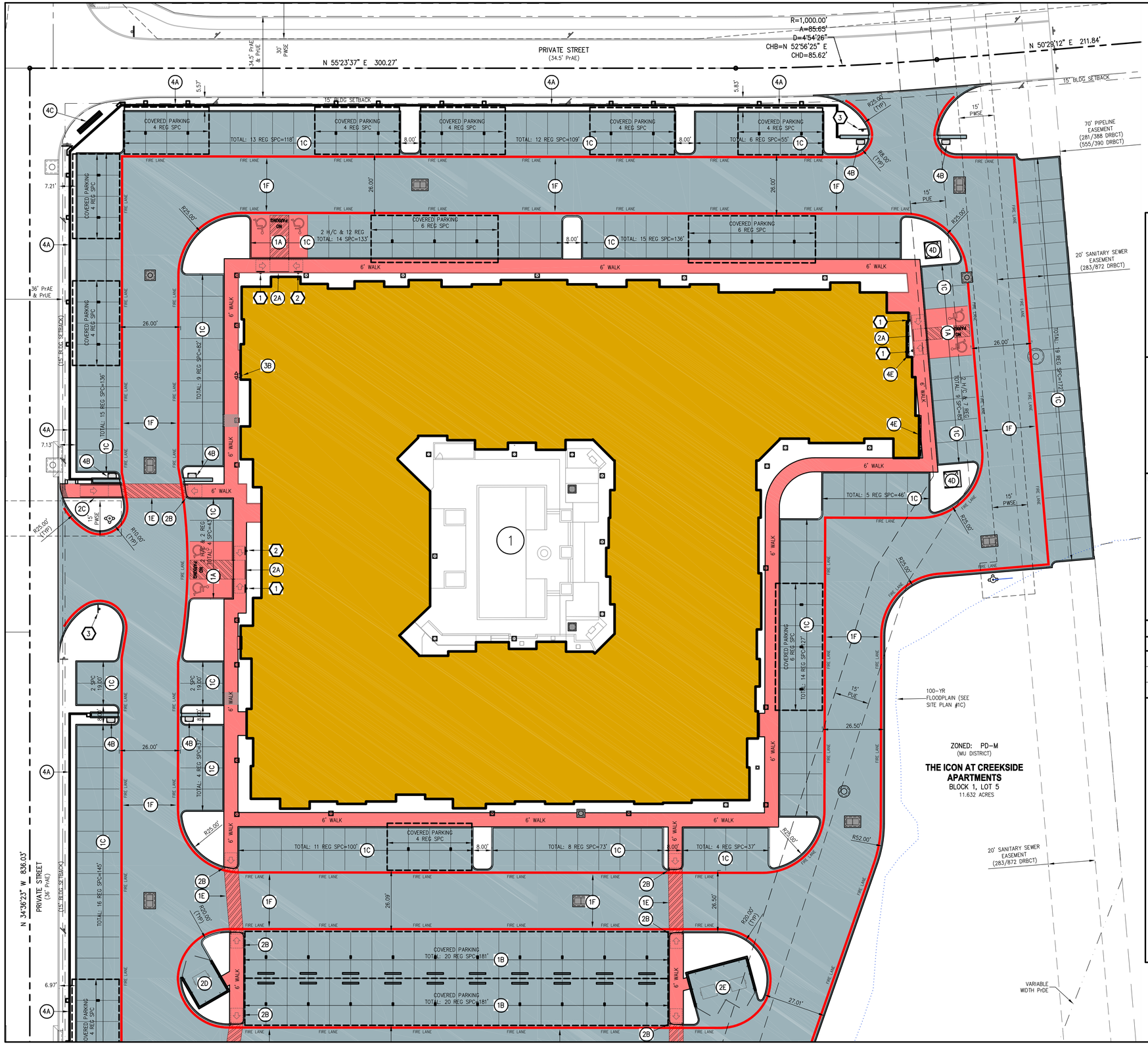
CIVIL SITE PLAN
OVERALL VIEW
FOR THE
SITE IMPROVEMENTS
FOR
THE ICON AT CREEKSIDE APARTMENTS
3194 WILDFLOWER DIRVE
SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
BRYAN, BRAZOS COUNTY, TEXAS

FILENAME: 0843SP5A	SCALE: 1"=40'
SUBMITTED DATE: 3/12/26, 6/29/26	
KERR JOB No. 24-1514	
DRAWN BY: RAM	CHECKED BY: BCV

RME CONSULTING ENGINEERS
CLIENT NO. 372 – PROJECT NO. 0843

C1.0
SHEET 6 OF 36



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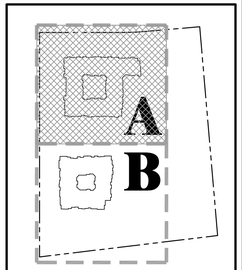

SHEET VIEW

PLAN NOTES:

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2. SEE SHEET C1.0 FOR ADDITIONAL SITE PLAN INFORMATION.
3. SEE C3 SHEET SERIES FOR SITE, PARKING & MISCELLANEOUS DETAILS.
4. ALL BACK-OF-CURB (BOC) ARE 2' RADIUS UNLESS OTHERWISE SPECIFIED.
5. ILLUSTRATES ADA ACCESSIBLE PATH.
6. REF ARCHITECT DRAWINGS FOR ALL COURTYARD & AMENITY AREA DETAILS (I.E. FENCING, PAVILIONS, FLATWORK, POOL, DRAINAGE, ETC...)

OPEN AREA REQUIREMENTS:

TOTAL LOT AREA =	506,700 SF
MAXIMUM LOT COVERAGE = (506,700 SF x 75%) =	75% 380,025 SF
PROVIDED LOT COVERAGE: (225,461 SF / 506,700 SF) =	44.5%
MINIMUM OPEN SPACE = (506,700 SF x 15%) =	15% 76,005 SF
PROVIDED OPEN SPACE: (281,239 SF / 506,700 SF) =	49%

UTILITY DEMAND SUMMARY:

	BUILDING 1		BUILDING 2		TOTAL	
USE	AVG	PEAK	AVG	PEAK	AVG	PEAK
SEWER (varies)	36,576	0.68	26,045	0.48	62,621	1.10
WATER (gpm)	102.8	300	72.0	258	174.8	558
IRRIGATION (gpm)					30	30

UTILITY DEMAND NOTES:

1. DOMESTIC WATER USEAGE WAS DETERMINED BY EQUIVALENT LIVING UNITS FOR THE SPECIFIC USES. PEAK WATER WAS DETERMINED BY THE BUILDING CODE - FIXTURE COUNT METHOD AND SUPPLIED BY THE MEP.
2. SANITARY SEWER DEMAND WAS DETERMINED BY DRAINAGE FIXTURE UNITS PROVIDED BY THE MEP. PEAK DEMAND WAS CONVERT TO (CFS). AVERAGE DAILY FLOW (GPD) UTILIZED A 8-HOUR USAGE PERIOD AND A PEAKING FACTOR OF 4.0.
3. IRRIGATION DEMAND IS THE PEAK DEMAND AT THE LARGEST ZONE. VERIFY WITH IRRIGATOR.

BUILDING SUMMARY:

DATA	BLDG 1	BLDG 2
BLDG HEIGHT (MAX)	32'-6"	32'-6"
# OF STORIES	3	3
GROSS AREA (SF)	44,323	32,367
1 BEDROOM / 1 BATH	96	60
2 BEDROOM / 2 BATH	41	24
3 BEDROOM / 2 BATH	0	12
CLUBHOUSE AREA	2,301	N/A
TOTAL DWELLING UNITS	137	96

PARKING SUMMARY:

ORDINANCE:	
APARTMENTS =	1 SPC/BEDROOM
GENERAL OFFICE =	1 SPC/300 SF
REQUIRED:	
1 BED / 1 BATH DUs =	156
2 BED / 2 BATH DUs =	65
3 BED / 2 BATH DUs =	12
TOTAL REQUIRED PARKING:	
APARTMENTS:	
(1 x 156) + (2 x 65) + (3 x 12) =	322 SPACES
CLUBHOUSE (2,301 / 300) =	7.7 SPACES
TOTAL REQUIRED PARKING =	330 SPC
PROVIDED:	
OPEN REGULAR =	206 SPC
COVERED REGULAR =	116 SPC
OPEN H/C =	7 SPC
COVERED H/C =	1 SPC
TOTAL PROVIDED PARKING =	330 SPC

FIRE CODE SUMMARY:

DATA	BLDG 1	BLDG 2
CONSTRUCTION TYPE	VA	VA
REQ'D FIRE FLOW (gpm)	1,875	1,625
# OF HYDRANTS	2	1
HYDRANT SPACING	450'	500'
SPRINKLER SUPPLY (gpm)	600	150

FIRE CODE NOTES:

THE BUILDING WILL BE PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE PROTECTION, PER BUILDING, IS AS NOTED ABOVE IN ACCORDANCE WITH THE 2021 IFC. FIRE FLOW FOR EACH BUILDING IS BASED ON SQUARE-FOOTAGES AND FIRE CONSTRUCTION TYPE & REDUCED BY 50%.

SIGN & SYMBOL LEGEND

SYMBOL	DESCRIPTION	NUMBER	SIZE
1	H/C RESERVED PARKING & PENALTY SIGN (TYPICAL)	5	27" x 12"
2	H/C RESERVED PARKING SIGN (VAN) & PENALTY SIGN	3	24" x 12"
3	FIRE LANE SIGN	2	18" x 12"

SITE # LEGEND

- 1A H/C PARKING ROW **(SEE SHEET C3.0 FOR DIMENSIONAL DATA)**
- 1B TYPICAL 4" WHITE PARKING STRIPE (9'x20' PARKING BAY)
- 1C TYPICAL 4" WHITE PARKING STRIPE (9'x18' PARKING BAY)
- 1D TYPICAL 4" WHITE PARKING STRIPE (9'x22' PARALLEL PARKING BAY)
- 1E PEDESTRIAN WALKWAY (6' WIDE)
- 1F TYPICAL FIRE LANE STRIPING
- 2A AMBULATORY RAMP (TYPE 1)
- 2B AMBULATORY RAMP (TYPE 2)
- 2C 12H:1V PEDESTRIAN RAMP w/HANDRAILS
- 2D 15' x 15' 1-BAY DUMPSTER PAD w/6' HIGH SCREENING WALL & GATES **(SEE CIVIL SITE NOTE #10 & REF ARCHITECT PLANS FOR GATE & WALL DETAILS)**
- 2E 27' x 15' 2-BAY DUMPSTER PAD w/6' HIGH SCREENING WALL & GATES **((SEE CIVIL SITE NOTE #10 & REF ARCHITECT PLANS FOR GATE & WALL DETAILS)**
- 3A DOMESTIC & IRRIGATION METER **(SEE SHEET SERIES C1.4 FOR DETAILS)**
- 3B WALL-MOUNTED FDC **(SEE SHEET SERIES C1.4 FOR DETAILS)**
- 4A ARCHITECTURAL BUILDING FACADE WALL **(REF LANDSCAPE ARCHITECT PLANS)**
- 4B VEHICULAR GATE & MECHANICAL EQUIPMENT **(SEE FIRE DEPARTMENT NOTE #5 & REF ARCHITECT PANS FOR DETAILS)**
- 4C LOW-PROFILE MONUMENT SIGN **(REF ARCHITECT PLANS)**
- 4D PAD MOUNTED ELECTRIC TRANSFORMER **(REF BTU ELECTRIC PLAN)**
- 4E ELECTRIC METER PACK LOCATION **(REF MEP PLANS FOR ADDITIONAL INFORMATION)**

ENCLAVE PROPERTY MANAGEMENT
ICON CREEKSIDE, LLC
c/o ATILLA TUNA
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SUGAR LAND, TX 77479
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RME Consulting Engineers
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COLLEGE STATION, TX 77842
CELL: (979) 219-4174
EMAIL: Civil@rmengineer.com
TEXAS FIRM REGISTRATION No. F-4695

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CIVIL SITE PLAN
VIEW "A"

FOR THE
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FOR
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3194 WILDFLOWER DRIVE
SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
BRYAN, BRAZOS COUNTY, TEXAS

FILENAME: 0843SP5A	SCALE: 1"=20'
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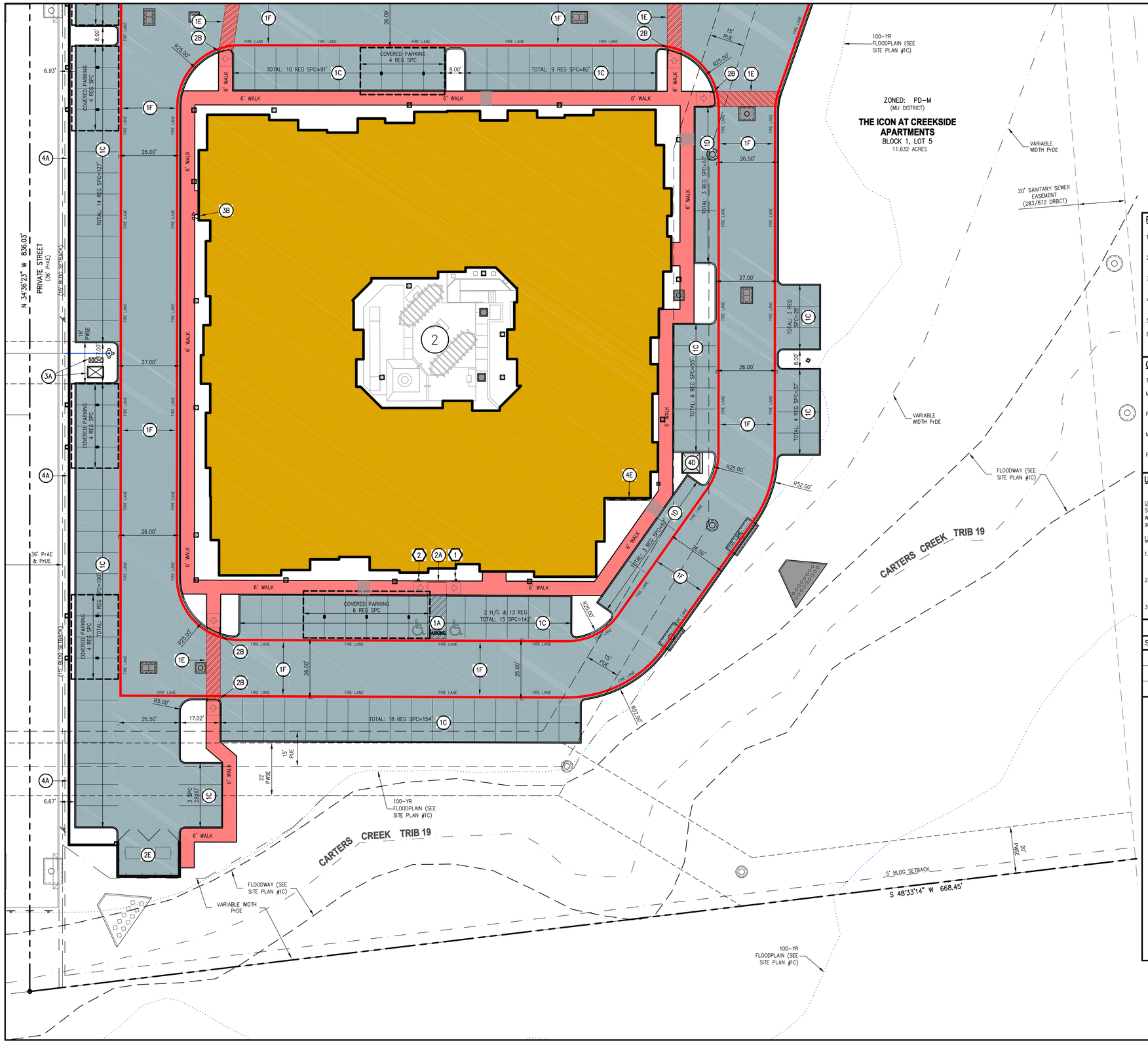
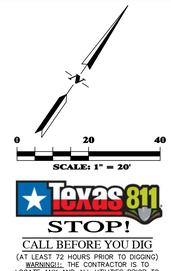
SHEET 7 OF 36





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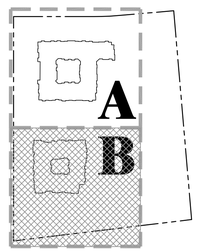

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- 1F TYPICAL FIRE LANE STRIPING
- 2A AMBULATORY RAMP (TYPE 1)
- 2B AMBULATORY RAMP (TYPE 2)
- 2C 12H:1V PEDESTRIAN RAMP w/HANDRAILS
- 2D 15' x 15' 1-BAY DUMPSTER PAD w/6' HIGH SCREENING WALL & GATES **(SEE CIVIL SITE NOTE #10 & REF ARCHITECT PLANS FOR GATE & WALL DETAILS)**
- 2E 27' x 15' 2-BAY DUMPSTER PAD w/6' HIGH SCREENING WALL & GATES **((SEE CIVIL SITE NOTE #10 & REF ARCHITECT PLANS FOR GATE & WALL DETAILS)**
- 3A DOMESTIC & IRRIGATION METER **(SEE SHEET SERIES C1.4 FOR DETAILS)**
- 3B WALL-MOUNTED FDC **(SEE SHEET SERIES C1.4 FOR DETAILS)**
- 4A ARCHITECTURAL BUILDING FACADE WALL **(REF LANDSCAPE ARCHITECT PLANS)**
- 4B VEHICULAR GATE & MECHANICAL EQUIPMENT **(SEE FIRE DEPARTMENT NOTE #5 & REF ARCHITECT PANS FOR DETAILS)**
- 4C LOW-PROFILE MONUMENT SIGN **(REF ARCHITECT PLANS)**
- 4D PAD MOUNTED ELECTRIC TRANSFORMER **(REF BTU ELECTRIC PLAN)**
- 4E ELECTRIC METER PACK LOCATION **(REF MEP PLANS FOR ADDITIONAL INFORMATION)**

ENCLAVE PROPERTY MANAGEMENT
ICON CREEKSIDE, LLC
c/o ATILLA TUNA
7619 BRANFORD PLACE, SUITE 180
SUGAR LAND, TX 77479
PH: (713) 787-5373
EMAIL: atilla.tuna@enclavepropertly.com

RME Consulting Engineers
P.O. BOX 9253
COLLEGE STATION, TX 77842
CELL: (979) 219-4174
EMAIL: Civil@rmengineer.com
TEXAS FIRM REGISTRATION No. F-4695

MARK	DATE	DESCRIPTION

PERMIT REVIEW ONLY NOT FOR CONSTRUCTION 6/29/26

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CIVIL SITE PLAN
VIEW "B"
FOR THE
SITE IMPROVEMENTS
FOR
THE ICON AT CREEKSIDE APARTMENTS
3194 WILDFLOWER DIRVE
SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
BRYAN, BRAZOS COUNTY, TEXAS

FILENAME: 0843SP5A	SCALE: 1"=20'
SUBMITTED DATE: 3/12/26, 6/29/26	
KERR JOB No. 24-1514	
DRAWN BY: RAM	CHECKED BY: BCV

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
372 – 0843

C1.0B

0 40 80
SCALE: 1" = 40'

Texas 811
STOP!
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PLAN NOTES:

1. SEE C0 SHEET SERIES FOR SITE, PARKING & MISCELLANEOUS CONSTRUCTION NOTES.
2. SEE C1.2 SHEET SERIES FOR ADDITIONAL PAVING INFORMATION.
3. SEE C3 SHEET SERIES FOR SITE, PARKING & MISCELLANEOUS DETAILS.

PAVEMENT LEGEND

- CONTROL JOINT
- C — CONSTRUCTION JOINT
- E — EXPANSION JOINT
- 8" CONCRETE PAVING w/CHEMICALLY STABILIZED SUBGRADE
- 6" CONCRETE PAVING w/CHEMICALLY STABILIZED SUBGRADE
- 5" CONCRETE PAVING w/CHEMICALLY STABILIZED SUBGRADE
- FLATWORK (THICKNESS VARIES)
- CAUTION!! SHALLOW PIPE – IN OR NEAR CHEMICAL STABILIZATION AREA
- PERMANENT ROCK RIP-RAP (SEE SHEET C1.5)

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PAVING PLAN OVERALL VIEW

FOR THE
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FOR
THE ICON AT CREEKSIDE APARTMENTS
3194 WILDFLOWER DIRVE
SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
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RME CONSULTING ENGINEERS
CLIENT NO. 372 – PROJECT NO. 0843

C1.1
SHEET 9 OF 36

PRIVATE STREET
(34.5' PrAE)

N 55°23'37" E 300.27'

R=1,000.00'
A=85.65'
D=4°54'26"
CHB=N 52°56'25" E
CHD=85.62'

N 50°29'12" E 211.84'

PRIVATE STREET
(36' PrAE)

N 34°36'23" W 836.03'

ALL ENTRANCES ARE TYPE 1 – UNLESS OTHERWISE SPECIFIED

REF LANDSCAPE ARCHITECT DRAWINGS FOR ADDITION ENTRY PAVER REQUIREMENTS & LIMITS

ENTRY (TYPE 2)

THE ICON AT CREEKSIDE APARTMENTS
BLOCK 1, LOT 5
11.632 ACRES

SCALE: 1" = 20'

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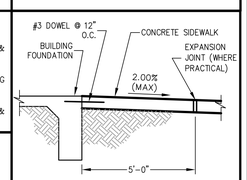
SHEET VIEW

PLAN NOTES:

1. SEE C0 SHEET SERIES FOR SITE, PARKING & MISCELLANEOUS CONSTRUCTION NOTES.
2. SEE C1.2 SHEET SERIES FOR ADDITIONAL PAVING INFORMATION.
3. SEE C3 SHEET SERIES FOR SITE, PARKING & MISCELLANEOUS DETAILS.

PAVEMENT LEGEND

- CONTROL JOINT
- CONSTRUCTION JOINT
- EXPANSION JOINT
- 8" CONCRETE PAVING w/CHEMICALLY STABILIZED SUBGRADE
- 6" CONCRETE PAVING w/CHEMICALLY STABILIZED SUBGRADE
- 5" CONCRETE PAVING w/CHEMICALLY STABILIZED SUBGRADE
- FLATWORK (THICKNESS VARIES)
- **CAUTION!!** SHALLOW PIPE IN OR NEAR CHEMICAL STABILIZATION ZONE
- PERMANENT ROCK RIP-RAP **(SEE SHEET C1.5)**



1B ENTRY – TYPE 1
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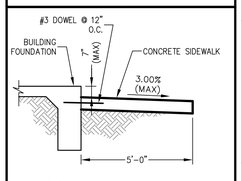

1C ENTRY – TYPE 2
N.T.S.

PAVING # LEGEND

- 1A MATCH EXISTING PAVEMENT w/THICKENED EDGE
- 1B ENTRY – TYPE 1
- 1C ENTRY – TYPE 2
- 2A AMBULATORY RAMP (TYPE 1)
- 2B AMBULATORY RAMP (TYPE 2)
- 2C SIDEWALK RAMP (12H:1V) w/PEDESTRIAN HANDRAILS
- 2D 5' WIDE SIDEWALK LEAVE-OUT
- 2E SITE CONCRETE SIDEWALK (6' WIDE UNLESS OTHERWISE SPECIFIED)
- 3A TYPICAL MONOLITHIC CURB
- 3B TYPICAL MONOLITHIC CURB w/TURN-DOWN BEAM
- 3C CONCRETE PAD FOR ROLLER GATE
- 3D CONCRETE TRENCH FOR ROLLER GATE
- 4A 15' x 15' 1-BAY DUMPSTER PAD w/6' HIGH SCREENING WALL & GATES **(SEE CIVIL SITE NOTE #10 & REF ARCHITECT PLANS FOR GATE & WALL DETAILS)**
- 4B 27' x 15' 2-BAY DUMPSTER PAD w/6' HIGH SCREENING WALL & GATES **((SEE CIVIL SITE NOTE #10 & REF ARCHITECT PLANS FOR GATE & WALL DETAILS)**
- 4C CONCRETE WHEEL STOP
- 4D ISOLATION JOINT AT AREA INLET
- 4E EXPANSION JOINT PLACED AT GRADE BREAK **(SEE C1.2 SHEET SERIES FOR LOCATION)**
- 5A ARCHITECTURAL BUILDING FACADE WALL **(REF LANDSCAPE ARCHITECT PLANS)**
- 5B PARKING LOT AREA LIGHT **(LOCATION ONLY – REF MEP PANS)**
- 5C PAD MOUNTED ELECTRIC TRANSFORMER **(REF BTU ELECTRIC PLAN)**

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PAVING PLAN
VIEW "A"
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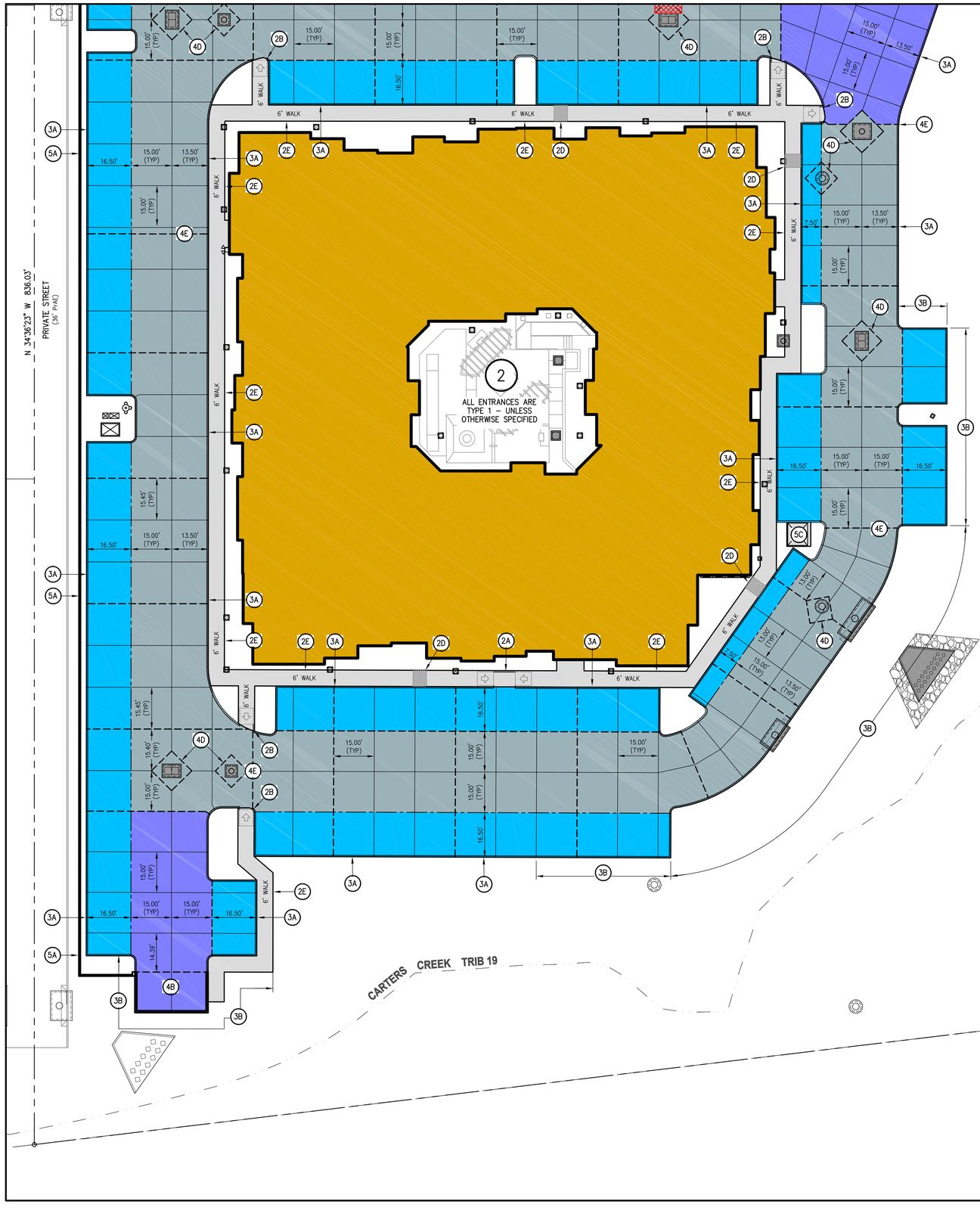
FOR
THE ICON AT CREEKSIDE APARTMENTS
3194 WILDFLOWER DIRVE
SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
BRYAN, BRAZOS COUNTY, TEXAS

FILENAME: 0843PV5A | SCALE: 1"=20'
SUBMITTED DATE: 3/12/26, 6/29/26
KERR JOB No. 24-1514
DRAWN BY: RAM | CHECKED BY: BCV
RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
372 – 0843

C1.1A
SHEET 10 OF 36



THE ICON AT CREEKSIDE APARTMENTS
BLOCK 1, LOT 5
11.632 ACRES

0 20 40
SCALE: 1" = 20'

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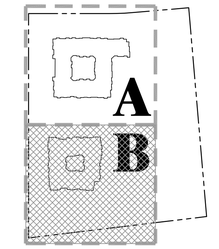


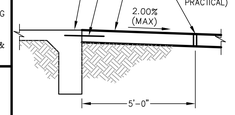
SHEET VIEW

PLAN NOTES:

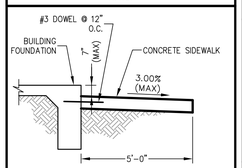
1. SEE C0 SHEET SERIES FOR SITE, PARKING & MISCELLANEOUS CONSTRUCTION NOTES.
2. SEE C1.2 SHEET SERIES FOR ADDITIONAL PAVING INFORMATION.
3. SEE C3 SHEET SERIES FOR SITE, PARKING & MISCELLANEOUS DETAILS.

PAVEMENT LEGEND

- CONTROL JOINT
- CONSTRUCTION JOINT
- EXPANSION JOINT
- 8" CONCRETE PAVING w/CHEMICALLY STABILIZED SUBGRADE
- 6" CONCRETE PAVING w/CHEMICALLY STABILIZED SUBGRADE
- 5" CONCRETE PAVING w/CHEMICALLY STABILIZED SUBGRADE
- FLATWORK (THICKNESS VARIES)
- **CAUTION!!** SHALLOW PIPE IN OR NEAR CHEMICAL STABILIZATION ZONE
- PERMANENT ROCK RIP-RAP **(SEE SHEET C1.5)**



1B ENTRY – TYPE 1
N.T.S.



1C ENTRY – TYPE 2
N.T.S.

PAVING # LEGEND

- 1A MATCH EXISTING PAVEMENT w/THICKENED EDGE
- 1B ENTRY – TYPE 1
- 1C ENTRY – TYPE 2
- 2A AMBULATORY RAMP (TYPE 1)
- 2B AMBULATORY RAMP (TYPE 2)
- 2C SIDEWALK RAMP (12H:1V) w/PEDESTRIAN HANDRAILS
- 2D 5' WIDE SIDEWALK LEAVE-OUT
- 2E SITE CONCRETE SIDEWALK (6' WIDE UNLESS OTHERWISE SPECIFIED)
- 3A TYPICAL MONOLITHIC CURB
- 3B TYPICAL MONOLITHIC CURB w/TURN-DOWN BEAM
- 3C CONCRETE PAD FOR ROLLER GATE
- 3D CONCRETE TRENCH FOR ROLLER GATE
- 4A 15' x 15' 1-BAY DUMPSTER PAD w/6' HIGH SCREENING WALL & GATES **(SEE CIVIL SITE NOTE #10 & REF ARCHITECT PLANS FOR GATE & WALL DETAILS)**
- 4B 27' x 15' 2-BAY DUMPSTER PAD w/6' HIGH SCREENING WALL & GATES **(SEE CIVIL SITE NOTE #10 & REF ARCHITECT PLANS FOR GATE & WALL DETAILS)**
- 4C CONCRETE WHEEL STOP
- 4D ISOLATION JOINT AT AREA INLET
- 4E EXPANSION JOINT PLACED AT GRADE BREAK **(SEE C1.2 SHEET SERIES FOR LOCATION)**
- 5A ARCHITECTURAL BUILDING FACADE WALL **(REF LANDSCAPE ARCHITECT PLANS)**
- 5B PARKING LOT AREA LIGHT **(LOCATION ONLY – REF MEP PANS)**
- 5C PAD MOUNTED ELECTRIC TRANSFORMER **(REF BTU ELECTRIC PLAN)**

ENCLAVE PROPERTY MANAGEMENT
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PAVING PLAN
VIEW "B"

FOR THE
SITE IMPROVEMENTS
FOR
THE ICON AT CREEKSIDE APARTMENTS
3194 WILDFLOWER DIRVE
SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
BRYAN, BRAZOS COUNTY, TEXAS

FILENAME: 0843PVSA | SCALE: 1"=20'
SUBMITTED DATE: 3/12/26, 6/29/26
KERR JOB No. 24-1514
DRAWN BY: RAM | CHECKED BY: BCV
RME CONSULTING ENGINEERS
CLIENT NO. 372 – PROJECT NO. 0843

C1.1B
SHEET 11 OF 36

0 40 80
SCALE: 1" = 40'

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PLAN NOTES:

1. SEE C0 SHEET SERIES FOR GRADING, DRAINAGE, AND MISCELLANEOUS CONSTRUCTION NOTES.
2. SEE SHEET C1.0 FOR ALL ACCESSIBLE PATHS & OTHER SITE AREAS THAT MUST COMPLY WITH ADA SLOPE REQUIREMENTS.
3. SEE C3 SHEET SERIES FOR GRADING AND DRAINAGE CONSTRUCTION DESIGN & DETAILS.
4. FINAL GRADING SHALL PROVIDE FOR A MINIMUM OF SIX INCHES (6") OF EXPOSED GRADE BEAM (EXCLUDING FOUNDATION ADJACENT TO SIDEWALKS).
5. ALL SIDEWALKS APPROACHING THE BUILDING, EXCLUDING THOSE w/STEPS, SHALL BE ADA ACCESSIBLE WITH CROSS-SLOPES LESS THAN 2.00% AND LONGITUDINAL SLOPES LESS THAN 5.00%.
6. IF APPLICABLE: THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AN AS-BUILT TOPOGRAPHIC SURVEY OF THE DETENTION POND AND OUTFALL STRUCTURE AT COMPLETION OF CONSTRUCTION.

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GRADING PLAN OVERALL VIEW

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FOR
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SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
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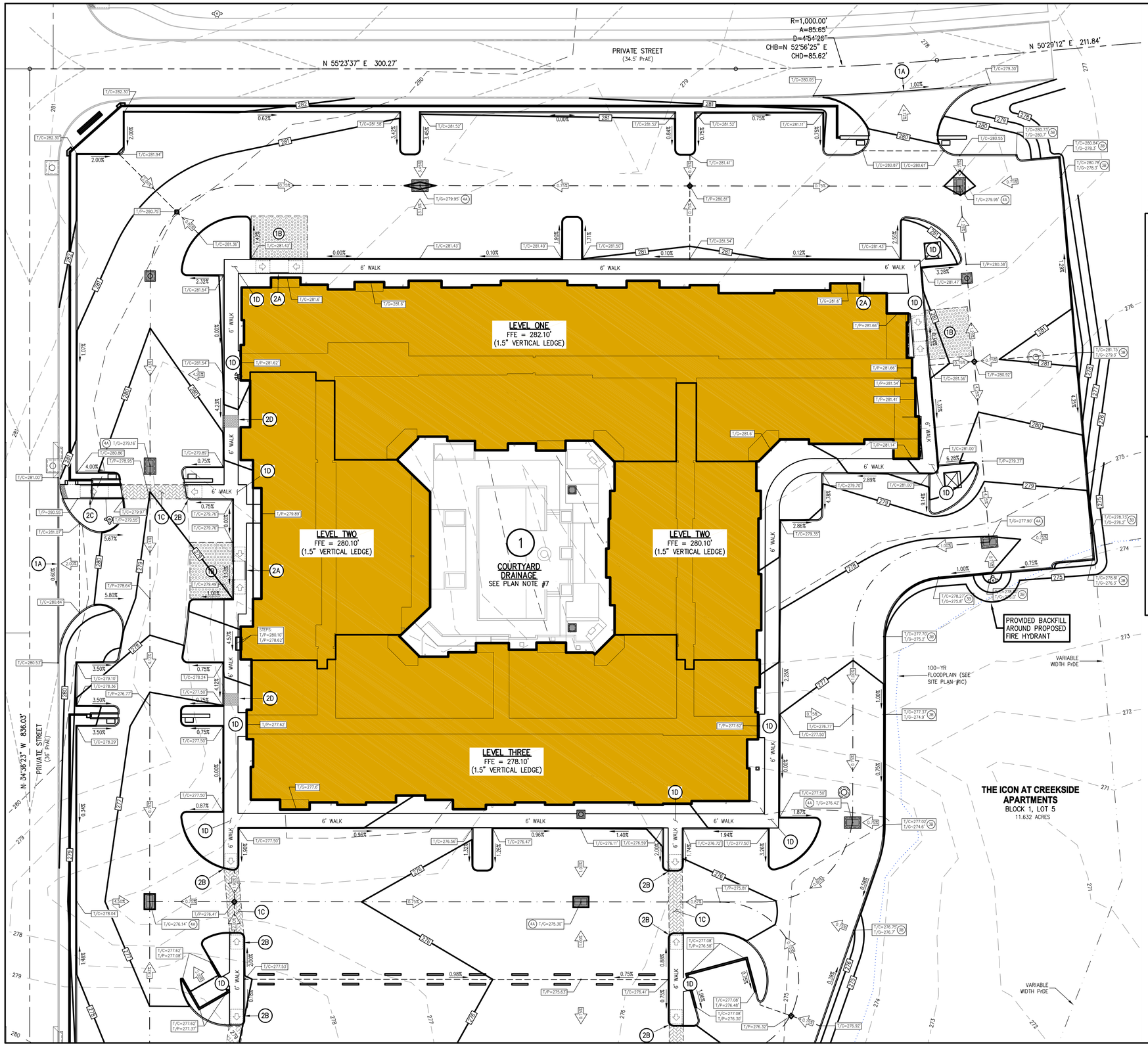
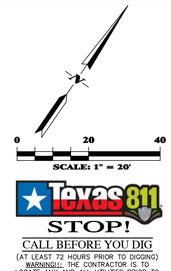
RME CONSULTING ENGINEERS
CLIENT NO. 372 – PROJECT NO. 0843

C1.2
SHEET 12 OF 36





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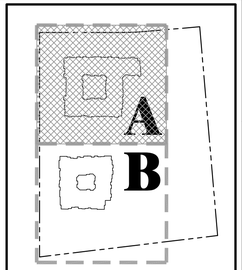


SHEET VIEW

GRADING LEGEND

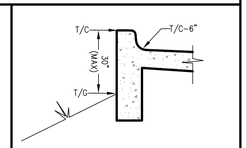
- DRAINAGE DIRECTIONAL ARROW w/SPECIFIED SLOPE
- DRAINAGE DIVIDE
- VALLEY DRAIN
- 1B / 1C — H/C PAVING AREA w/<2.0% SLOPE (ANY DIRECTION); PEDESTRIAN CROSS-WALK w/<2.0% CROSS-SLOPE & <5.0% LONGITUDINAL SLOPE
- T/P=100.00' — TOP OF PAVEMENT
- T/C=100.00' — TOP OF CURB
- T/W=100.00' — TOP OF WALL
- T/G=100.00' — TOP OF GROUND or GRATE
- F/L=100.00' — FLOWLINE

PLAN NOTES:

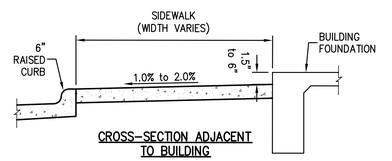
1. SEE C0 SHEET SERIES FOR GRADING, DRAINAGE, AND MISCELLANEOUS CONSTRUCTION NOTES.
2. SEE SHEET C1.0 FOR ALL ACCESSIBLE PATHS & OTHER SITE AREAS THAT MUST COMPLY WITH ADA SLOPE REQUIREMENTS.
3. SEE C3 SHEET SERIES FOR GRADING AND DRAINAGE CONSTRUCTION DESIGN & DETAILS.
4. FINAL GRADING SHALL PROVIDE FOR A MINIMUM OF SIX INCHES (6") OF EXPOSED GRADE BEAM (EXCLUDING FOUNDATION ADJACENT TO SIDEWALKS).
5. ALL SIDEWALKS APPROACHING THE BUILDING, EXCLUDING THOSE w/STEPS, SHALL BE ADA ACCESSIBLE WITH CROSS-SLOPES LESS THAN 2.00% AND LONGITUDINAL SLOPES LESS THAN 5.00%.
6. IF APPLICABLE: THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AN AS-BUILT TOPOGRAPHIC SURVEY OF THE DETENTION POND AND OUTFALL STRUCTURE AT COMPLETION OF CONSTRUCTION.
7. REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR COURTYARD GRADING & DRAINAGE IMPROVEMENTS.

GRADING & DRAINAGE # LEGEND

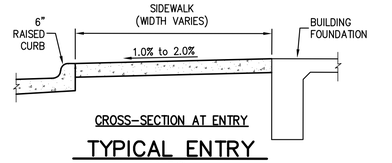
- 1A — MATCH EXISTING PAVEMENT ELEVATION & GRADE FLUSH
- 1B — MAINTAIN 2.0% (MAX.) CROSS-SLOPE (IN ALL DIRECTIONS) IN H/C PARKING SPACE & AISLE
- 1C — MAINTAIN 2.0% (MAX) CROSS-SLOPE & 5.0% (MAX) LONGITUDINAL SLOPE IN FULL LIMITS OF CROSS-WALK
- 1D — AT SIDEWALK INTERSECTION – ADJUST LONGITUDINAL SLOPE (5.0% MAX) SO INTERCEPTING SIDEWALK'S CROSS-SLOPE DOES NOT EXCEED 2.0%
- 2A — AMBULATORY RAMP (TYPE 1)
- 2B — AMBULATORY RAMP (TYPE 2)
- 2C — SIDEWALK RAMP (12H:1V) w/PEDESTRIAN HANDRAILS
- 2D — 5' WIDE SIDEWALK LEAVE-OUT
- 3A — TAPER CURB (0" to 6") (TAPER LENGTH VARIES)
- 3B — TYPICAL MONOLITHIC CURB w/TURN-DOWN BEAM
- 4A — AREA GRATE INLET (SIZE VARIES)
- 4B — MODIFIED STRAIGHT CURB INLET (OPENING WIDTH VARIES)
- 4C — CONCRETE HEADWALL & END WALL WITH WINGS (REF B/CS DETAIL D3-00)



3B MONOLITHIC CURB w/TURN-DOWN BEAM TYPICAL DIAGRAM
N.T.S.



CROSS-SECTION ADJACENT TO BUILDING



CROSS-SECTION AT ENTRY

TYPICAL ENTRY
N.T.S.

ENCLAVE PROPERTY MANAGEMENT
ICON CREEKSIDE, LLC
c/o ATILLA TUNA
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COLLEGE STATION, TX 77842
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EMAIL: Civil@rmengineer.com
TEXAS FIRM REGISTRATION No. F-4695

MARK	DATE	DESCRIPTION

PERMIT REVIEW ONLY NOT FOR CONSTRUCTION 6/29/26

PRELIMINARY

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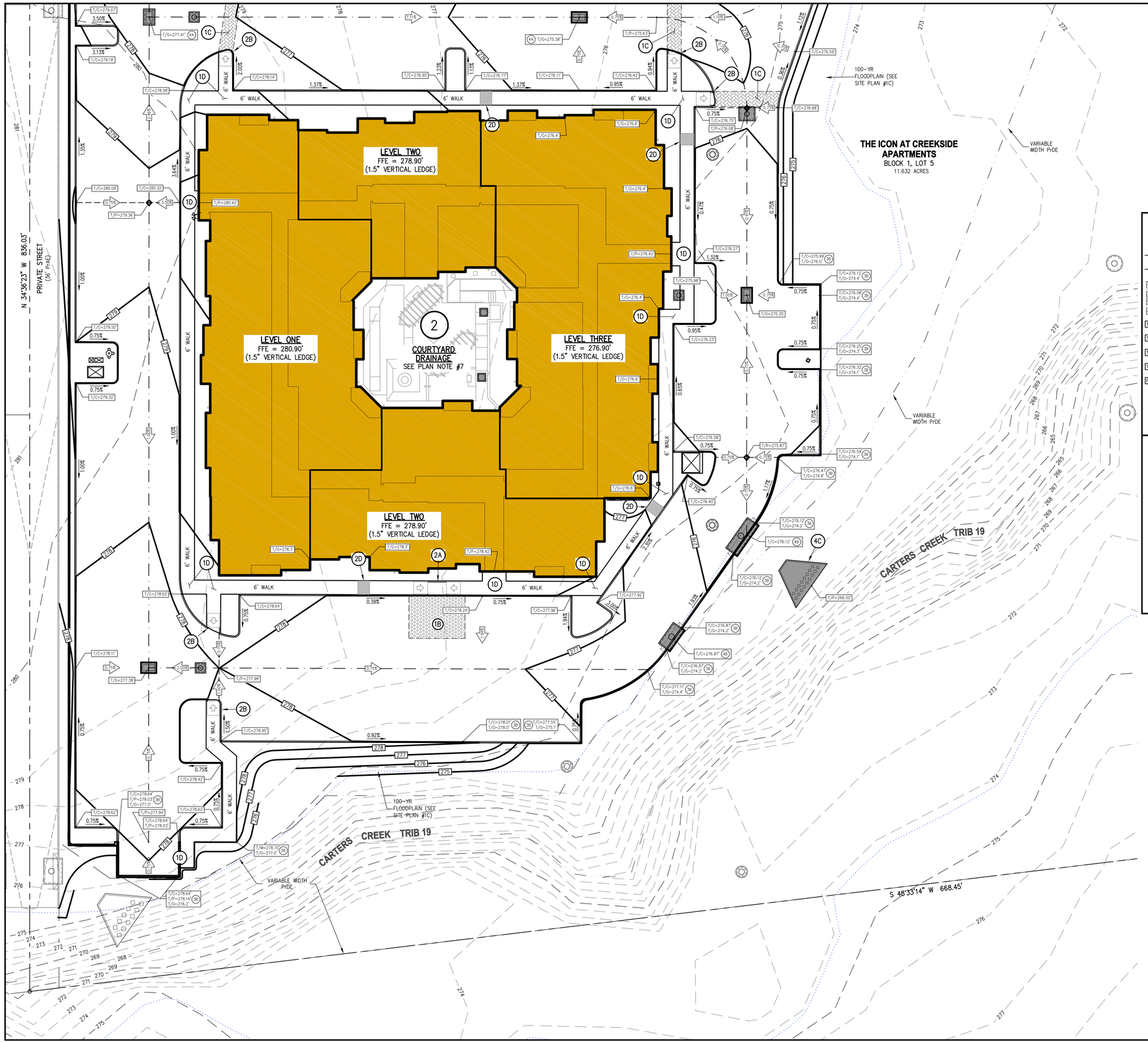
GRADING PLAN
VIEW "A"
FOR THE
SITE IMPROVEMENTS
FOR
THE ICON AT CREEKSIDE APARTMENTS
3194 WILDFLOWER DIRVE
SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
BRYAN, BRAZOS COUNTY, TEXAS

FILENAME: 0843GP5A | SCALE: 1"=20'
SUBMITTED DATE: 3/12/26, 6/29/26
KERR JOB No. 24-1514
DRAWN BY: RAM | CHECKED BY: BCV
RME CONSULTING ENGINEERS
CLIENT NO. 372 – PROJECT NO. 0843

C1.2A
SHEET 13 OF 36



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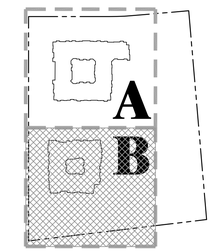


SHEET VIEW

GRADING LEGEND

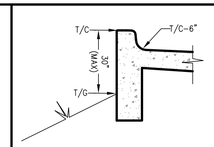
- DRAINAGE DIRECTIONAL ARROW w/SPECIFIED SLOPE
- DRAINAGE DIVIDE
- VALLEY DRAIN
- (1B) H/C PAVING AREA w/<2.0% SLOPE (ANY DIRECTION)
- (1C) PEDESTRIAN CROSS-WALK w/<2.0% CROSS-SLOPE & <5.0% LONGITUDINAL SLOPE
- T/P=100.00' TOP OF PAVEMENT
- T/C=100.00' TOP OF CURB
- T/W=100.00' TOP OF WALL
- T/G=100.00' TOP OF GROUND or GRATE
- F/L=100.00' FLOWLINE

PLAN NOTES:

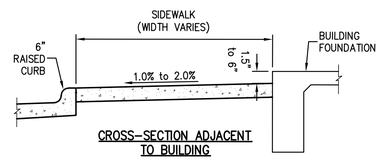
1. SEE C0 SHEET SERIES FOR GRADING, DRAINAGE, AND MISCELLANEOUS CONSTRUCTION NOTES.
2. SEE SHEET C1.0 FOR ALL ACCESSIBLE PATHS & OTHER SITE AREAS THAT MUST COMPLY WITH ADA SLOPE REQUIREMENTS.
3. SEE C3 SHEET SERIES FOR GRADING AND DRAINAGE CONSTRUCTION DESIGN & DETAILS.
4. FINAL GRADING SHALL PROVIDE FOR A MINIMUM OF SIX INCHES (6") OF EXPOSED GRADE BEAM (EXCLUDING FOUNDATION ADJACENT TO SIDEWALKS).
5. ALL SIDEWALKS APPROACHING THE BUILDING, EXCLUDING THOSE w/STEPS, SHALL BE ADA ACCESSIBLE WITH CROSS-SLOPES LESS THAN 2.00% AND LONGITUDINAL SLOPES LESS THAN 5.00%.
6. IF APPLICABLE: THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH AN AS-BUILT TOPOGRAPHIC SURVEY OF THE DETENTION POND AND OUTFALL STRUCTURE AT COMPLETION OF CONSTRUCTION.
7. REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR COURTYARD GRADING & DRAINAGE IMPROVEMENTS.

GRADING & DRAINAGE # LEGEND

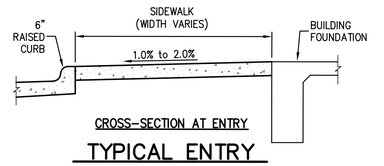
- (1A) MATCH EXISTING PAVEMENT ELEVATION & GRADE FLUSH
- (1B) MAINTAIN 2.0% (MAX.) CROSS-SLOPE (IN ALL DIRECTIONS) IN H/C PARKING SPACE & AISLE
- (1C) MAINTAIN 2.0% (MAX) CROSS-SLOPE & 5.0% (MAX) LONGITUDINAL SLOPE IN FULL LIMITS OF CROSS-WALK
- (1D) AT SIDEWALK INTERSECTION - ADJUST LONGITUDINAL SLOPE (5.0% MAX) SO INTERCEPTING SIDEWALK'S CROSS-SLOPE DOES NOT EXCEED 2.0%
- (2A) AMBULATORY RAMP (TYPE 1)
- (2B) AMBULATORY RAMP (TYPE 2)
- (2C) SIDEWALK RAMP (12H:1V) w/PEDESTRIAN HANDRAILS
- (2D) 5' WIDE SIDEWALK LEAVE-OUT
- (3A) TAPER CURB (0" to 6") (TAPER LENGTH VARIES)
- (3B) TYPICAL MONOLITHIC CURB w/TURN-DOWN BEAM
- (4A) AREA GRATE INLET (SIZE VARIES)
- (4B) MODIFIED STRAIGHT CURB INLET (OPENING WIDTH VARIES)
- (4C) CONCRETE HEADWALL & END WALL WITH WINGS (REF B/CS DETAIL D3-00)



(3B) MONOLITHIC CURB w/TURN-DOWN BEAM TYPICAL DIAGRAM
N.T.S.



CROSS-SECTION ADJACENT TO BUILDING



CROSS-SECTION AT ENTRY

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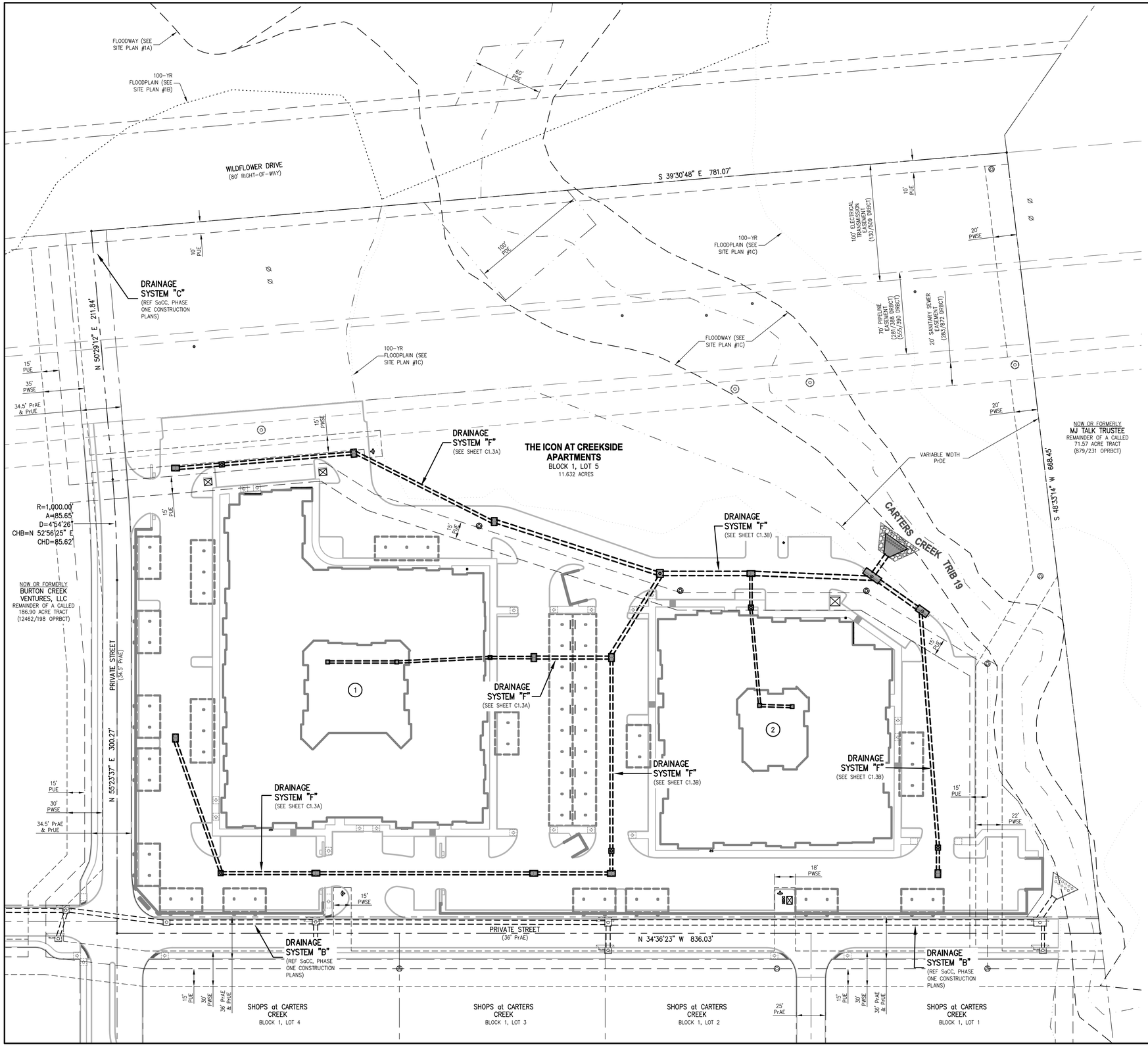
GRADING PLAN
VIEW "B"
FOR THE
SITE IMPROVEMENTS
FOR
THE ICON AT CREEKSIDE APARTMENTS
3194 WILDFLOWER DIRVE
SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
BRYAN, BRAZOS COUNTY, TEXAS

FILENAME: 0843GP5A	SCALE: 1"=20'
SUBMITTED DATE: 3/12/26, 6/29/26	
KERR JOB No. 24-1514	
DRAWN BY: RAM	CHECKED BY: BCV

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
372 - 0843

C1.2B
SHEET 14 OF 36



0 40 80
SCALE: 1" = 40'

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PLAN NOTES:

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2. SEE C1.2 SHEET SERIES FOR ADDITIONAL GRADING & DRAINAGE DATA.
3. SEE C3 SHEET SERIES FOR DRAINAGE & MISCELLANEOUS CONSTRUCTION DESIGN & DETAILS.
4. ALL UTILITIES, YARD PIPING & ABANDONED UTILITIES & STRUCTURES ARE SHOWN IN AN APPROXIMATE WAY ONLY! THE CONTRACTOR SHALL VERIFY THE LOCATIONS, PIPE SIZE AND TYPE, & LIMITS ILLUSTRATED FOR REMOVAL, REPLACEMENT & TIE-INS.
5. REGARDLESS OF GRATE OR RIM ELEVATION IDENTIFIED IT SHALL BE INSTALLED FLUSH IN ALL PAVEMENT AREAS.
6. UNLESS OTHERWISE SPECIFIED ALL STORM DRAINAGE PIPE SHALL BE ADS (N-12) WITH BEDDING & INITIAL BACKFILL PER THE PIPE BEDDING DETAIL FOR HDPE STORM SEWER PIPE.
7. UNLESS SPECIFIED TO TIE-INTO THE UNDERGROUND ROOF DRAINAGE SYSTEM, THE DOWNSPOUT SHALL DISCHARGE ONTO A CONCRETE SPLASH BLOCK.
8. MINIMUM SIZE OF ROOF DRAINAGE PIPE SHALL BE 6" AND THE MINIMUM SLOPE SHALL BE 1.00%. ALL OTHER PIPE SIZES ARE SHOWN ON THIS PLAN.
9. ALL UPSTREAM TERMINUS POINTS OF ROOF DRAINAGE PIPES SHALL END WITH A 2'x2' JUNCTION BOX. ADDITIONAL JUNCTION BOXES SHALL BE INSTALLED AS REQUIRED AT BENDS, TEES, AND CONNECTION POINTS WITH DOWNSPOUTS.
10. THE PROPOSED GAS, TELECOMMUNICATION AND UNDERGROUND ELECTRIC ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHOULD REFERENCE DRAWINGS BY THE MEP FOR ADDITIONAL INFORMATION.
11. PROVIDE MINIMUM OF 12" OF CLEARANCE BETWEEN UTILITY CROSSING UNDER STORM SEWER & PROVIDE MINIMUM OF 6" OF CLEARANCE BETWEEN UTILITY CROSSING OVER STORM SEWER.
12. REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR PLACEMENT OF COURTYARD AREA INLETS & DRAINAGE SYSTEMS. THE LOCATIONS SHOWN ARE GENERAL AND SHALL BE ADJUSTED AS REQUIRED FOR VARIOUS COURTYARD AMENITIES.

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DRAINAGE PLAN OVERALL VIEW

FOR THE

SITE IMPROVEMENTS

FOR

THE ICON AT CREEKSIDE APARTMENTS
3194 WILDFLOWER DIRVE

SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
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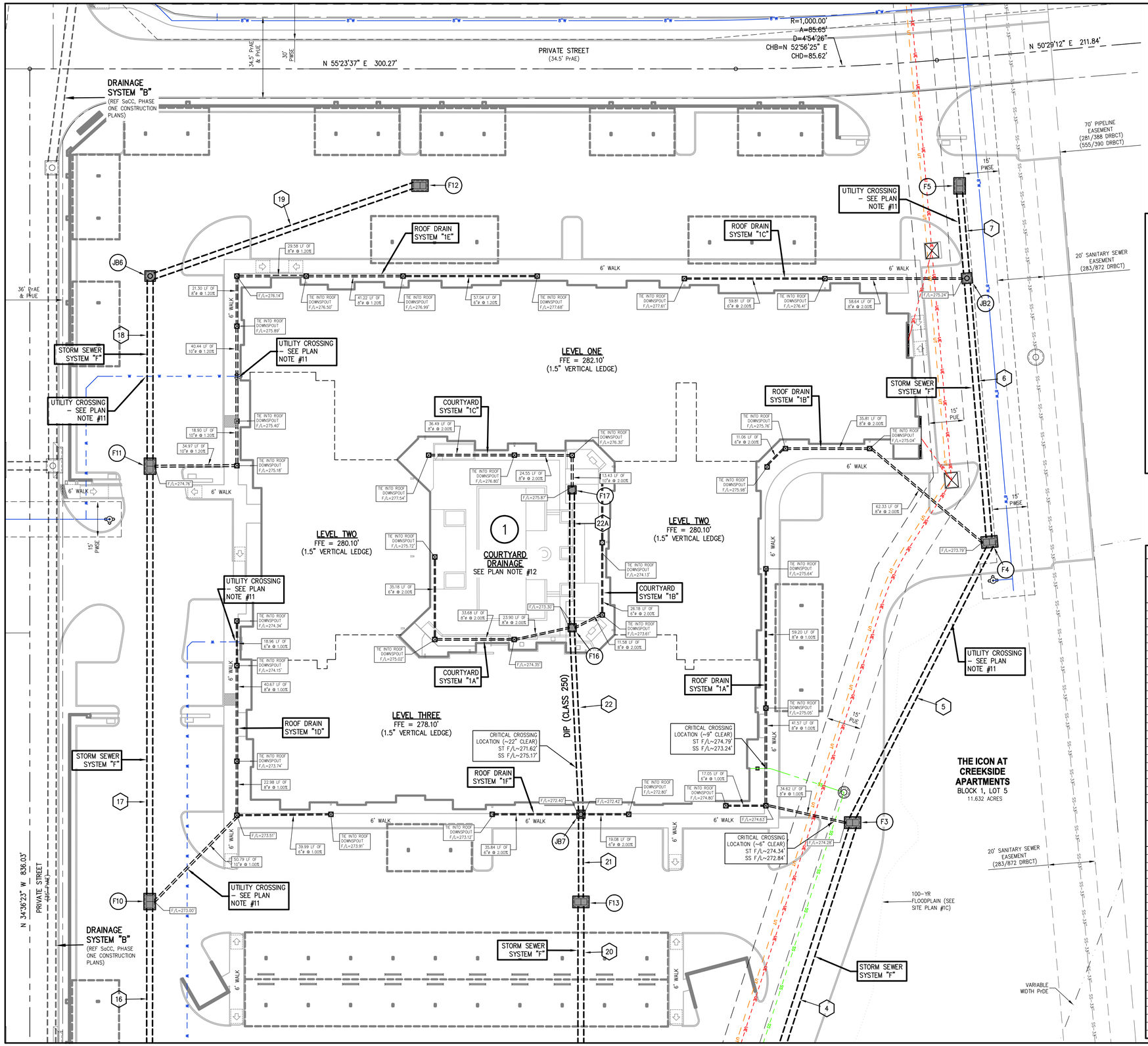
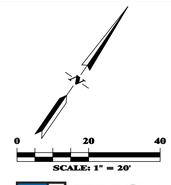
C1.3
SHEET 15 OF 36





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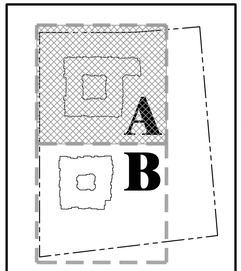

SHEET VIEW

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STORM SYSTEM "F"

(F#) JUNCTION LEGEND

NODE I.D.	NODE TYPE	RIM or GRATE ELEVATION (FT)	OPENING SIZE	TRAFFIC RATED	OUTSIDE DIMENSION (FT)
OF	CONCRETE HEADWALL & END WALL w/WINGS	N/A	36"ø	N/A	N/A
F1	MODIFIED STRAIGHT CURB INLET	276.12	15'	YES	16 x 6
F2	AREA GRATE INLET	275.35	2–30"x 30"	YES	7 x 5
F3	AREA GRATE INLET	276.42	2–30"x 30"	YES	5 x 7
F4	AREA GRATE INLET	277.90	2–30"x 30"	YES	5 x 7
F5	AREA GRATE INLET	279.95	2–30"x 30"	YES	7 x 5
F6	MODIFIED STRAIGHT CURB INLET	276.87	10'	YES	11 x 6
F7	AREA GRATE INLET	277.45	2–30"x 30"	YES	7 x 5
F8	AREA GRATE INLET	275.38	2–30"x 30"	YES	7 x 5
F9	AREA GRATE INLET	277.41	2–30"x 30"	YES	5 x 7
F10	AREA GRATE INLET	276.14	2–30"x 30"	YES	7 x 5
F11	AREA GRATE INLET	279.16	2–30"x 30"	YES	7 x 5
F12	AREA GRATE INLET	279.95	2–30"x 30"	YES	7 x 5
F13	AREA GRATE INLET	275.30	2–30"x 30"	YES	5 x 7
F14	AREA GRATE INLET	PLAN NOTE #12	30"x 30"	NO	3.5 x 3.5
F15	AREA GRATE INLET	PLAN NOTE #12	30"x 30"	NO	3.5 x 3.5
F16	AREA GRATE INLET	PLAN NOTE #12	30"x 30"	NO	3.5 x 3.5
F17	AREA GRATE INLET	PLAN NOTE #12	30"x 30"	NO	3.5 x 3.5
JB1	JUNCTION BOX	276.06	N/A	YES	6 x 7
JB2	JUNCTION BOX	280.46	N/A	YES	4.5 x 4.5
JB3	JUNCTION BOX	277.89	N/A	YES	4.5 x 4.5
JB4	JUNCTION BOX	276.15	N/A	NO	4.5 x 4.5
JB5	JUNCTION BOX	277.20	N/A	YES	4.5 x 4.5
JB6	JUNCTION BOX	280.32	N/A	YES	4.5 x 4.5
JB7	JUNCTION BOX	276.20	N/A	YES	3.5 x 3.5

(#) PIPE LEGEND

PIPE I.D.	NODE I.D. FROM	NODE I.D. TO	DIA. OR RISE (IN)	DISTANCE (FT)	SLOPE (%)	FLOWLINE DS (FT)	FLOWLINE US (FT)
1	OF	F1	36	17.50	0.86	266.60	266.75
2	F1	F2	36	102.64	0.75	266.85	267.62
3	F2	JB1	36	77.43	0.75	267.72	268.30
4	JB1	F3	30	147.60	1.00	268.80	270.28
5	F3	F4	24	132.83	1.20	270.78	272.37
6	F4	JB2	24	112.62	1.20	272.47	273.82
7	JB2	F5	24	39.41	1.19	273.92	274.39
8	F1	F6	30	52.26	2.01	268.52	269.57
9	F6	JB3	24	201.38	1.00	270.11	272.12
10	JB3	F7	24	22.10	1.00	272.22	272.44
11	F2	JB4	18	28.97	1.00	269.22	269.51
12	JB4	F14	18	83.56	1.25	269.61	270.65
12A	F14	F15	18	35.10	1.25	270.75	271.10
13	JB1	F8	30	82.51	0.75	268.80	269.42
14	F8	JB5	24	164.27	0.75	269.92	271.15
15	JB5	F9	24	19.19	0.75	271.25	271.39
16	F9	F10	24	66.00	0.76	271.49	271.99
17	F10	F11	24	185.22	0.75	272.09	273.48
18	F11	JB6	24	80.11	0.75	273.58	274.18
19	JB6	F12	24	121.06	0.75	274.28	275.19
20	F8	F13	24	65.98	0.75	269.92	270.41
21	F13	JB7	18	37.26	0.99	270.91	271.28
22	JB7	F16	18	79.43	1.25	271.38	272.37
22A	F16	F17	18	58.67	1.25	272.47	273.20

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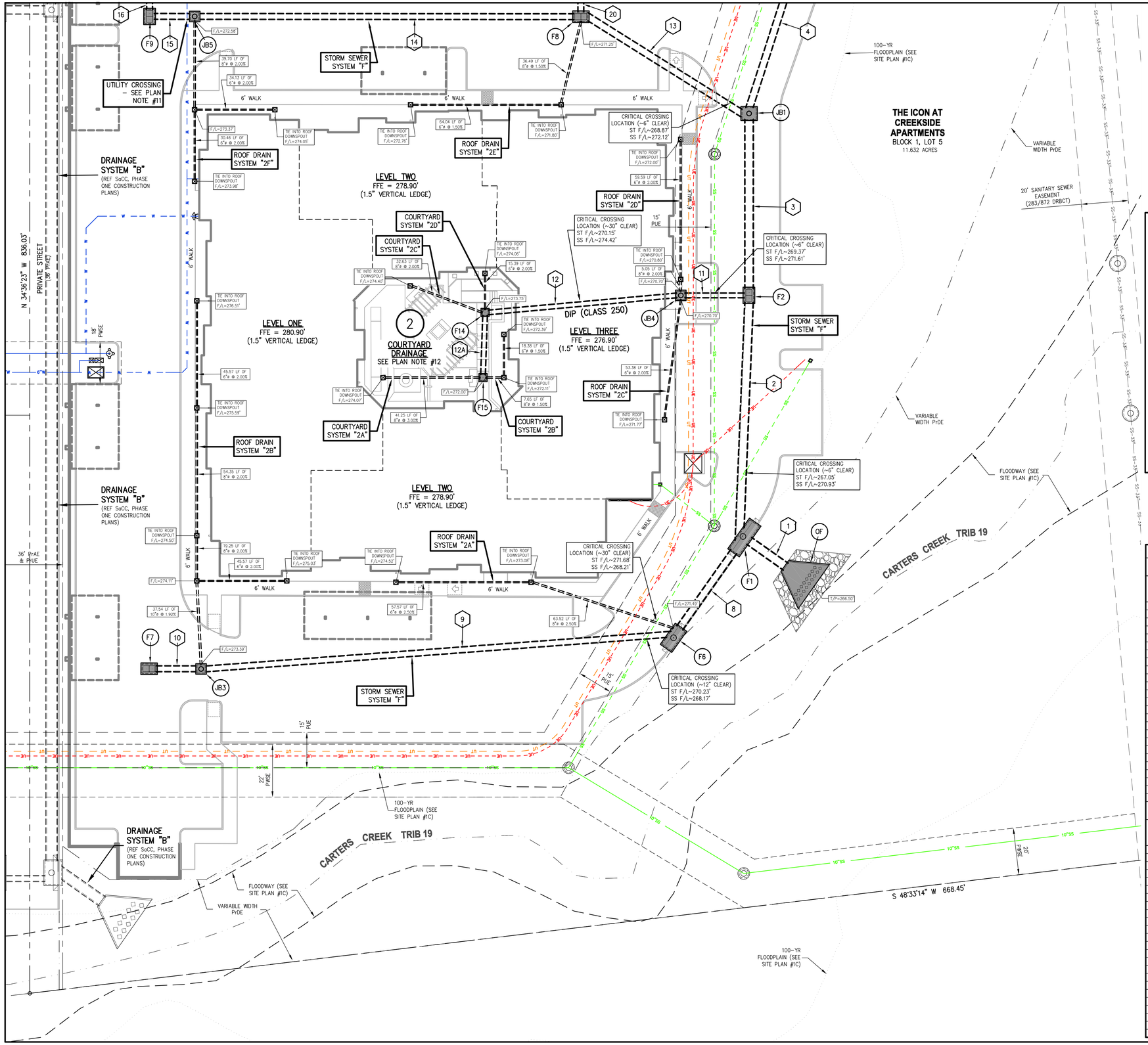
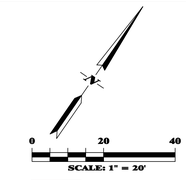
SHEET 16 OF 36





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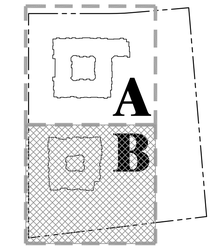

SHEET VIEW

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10. THE PROPOSED GAS, TELECOMMUNICATION AND UNDERGROUND ELECTRIC ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHOULD REFERENCE DRAWINGS BY THE MEP FOR ADDITIONAL INFORMATION.
11. PROVIDE MINIMUM OF 12" OF CLEARANCE BETWEEN UTILITY CROSSING UNDER STORM SEWER & PROVIDE MINIMUM OF 6" OF CLEARANCE BETWEEN UTILITY CROSSING OVER STORM SEWER.
12. REFER TO LANDSCAPE ARCHITECT DRAWINGS FOR PLACEMENT OF COURTYARD AREA INLETS & DRAINAGE SYSTEMS. THE LOCATIONS SHOWN ARE GENERAL AND SHALL BE ADJUSTED AS REQUIRED FOR VARIOUS COURTYARD AMENITIES.

STORM SYSTEM "F"

(F#) JUNCTION LEGEND

NODE I.D.	NODE TYPE	RIM or GRATE ELEVATION (FT)	OPENING SIZE	TRAFFIC RATED	OUTSIDE DIMENSION (FT)
OF	CONCRETE HEADWALL & END WALL w/WINGS	N/A	36"ø	N/A	N/A
F1	MODIFIED STRAIGHT CURB INLET	276.12	15'	YES	16 x 6
F2	AREA GRATE INLET	275.35	2-30"x 30"	YES	7 x 5
F3	AREA GRATE INLET	276.42	2-30"x 30"	YES	5 x 7
F4	AREA GRATE INLET	277.90	2-30"x 30"	YES	5 x 7
F5	AREA GRATE INLET	279.95	2-30"x 30"	YES	7 x 5
F6	MODIFIED STRAIGHT CURB INLET	276.87	10'	YES	11 x 6
F7	AREA GRATE INLET	277.45	2-30"x 30"	YES	7 x 5
F8	AREA GRATE INLET	275.38	2-30"x 30"	YES	7 x 5
F9	AREA GRATE INLET	277.41	2-30"x 30"	YES	5 x 7
F10	AREA GRATE INLET	276.14	2-30"x 30"	YES	7 x 5
F11	AREA GRATE INLET	279.16	2-30"x 30"	YES	7 x 5
F12	AREA GRATE INLET	279.95	2-30"x 30"	YES	7 x 5
F13	AREA GRATE INLET	275.30	2-30"x 30"	YES	5 x 7
F14	AREA GRATE INLET	PLAN NOTE #12	30"x 30"	NO	3.5 x 3.5
F15	AREA GRATE INLET	PLAN NOTE #12	30"x 30"	NO	3.5 x 3.5
F16	AREA GRATE INLET	PLAN NOTE #12	30"x 30"	NO	3.5 x 3.5
F17	AREA GRATE INLET	PLAN NOTE #12	30"x 30"	NO	3.5 x 3.5
JB1	JUNCTION BOX	276.06	N/A	YES	6 x 7
JB2	JUNCTION BOX	280.46	N/A	YES	4.5 x 4.5
JB3	JUNCTION BOX	277.89	N/A	YES	4.5 x 4.5
JB4	JUNCTION BOX	276.15	N/A	NO	4.5 x 4.5
JB5	JUNCTION BOX	277.20	N/A	YES	4.5 x 4.5
JB6	JUNCTION BOX	280.32	N/A	YES	4.5 x 4.5
JB7	JUNCTION BOX	276.20	N/A	YES	3.5 x 3.5

(#) PIPE LEGEND

PIPE I.D.	NODE I.D. FROM	NODE I.D. TO	DIA. OR RISE (IN)	DISTANCE (FT)	SLOPE (%)	FLOWLINE DS (FT)	FLOWLINE US (FT)
1	OF	F1	36	17.50	0.86	266.60	266.75
2	F1	F2	36	102.64	0.75	266.85	267.62
3	F2	JB1	36	77.43	0.75	267.72	268.30
4	JB1	F3	30	147.60	1.00	268.80	270.28
5	F3	F4	24	132.83	1.20	270.78	272.37
6	F4	JB2	24	112.62	1.20	272.47	273.82
7	JB2	F5	24	39.41	1.19	273.92	274.39
8	F1	F6	30	52.26	2.01	268.52	269.57
9	F6	JB3	24	201.38	1.00	270.11	272.12
10	JB3	F7	24	22.10	1.00	272.22	272.44
11	F2	JB4	18	28.97	1.00	269.22	269.51
12	JB4	F14	18	83.56	1.25	269.61	270.65
12A	F14	F15	18	35.10	1.25	270.75	271.10
13	JB1	F8	30	82.51	0.75	268.80	269.42
14	F8	JB5	24	164.27	0.75	269.92	271.15
15	JB5	F9	24	19.19	0.75	271.25	271.39
16	F9	F10	24	66.00	0.76	271.49	271.99
17	F10	F11	24	185.22	0.75	272.09	273.48
18	F11	JB6	24	80.11	0.75	273.58	274.18
19	JB6	F12	24	121.06	0.75	274.28	275.19
20	F8	F13	24	65.98	0.75	269.92	270.41
21	F13	JB7	18	37.26	0.99	270.91	271.28
22	JB7	F16	18	79.43	1.25	271.38	272.37
22A	F16	F17	18	58.67	1.25	272.47	273.20

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TEXAS FIRM REGISTRATION No. F-4695

MARK	DATE	DESCRIPTION

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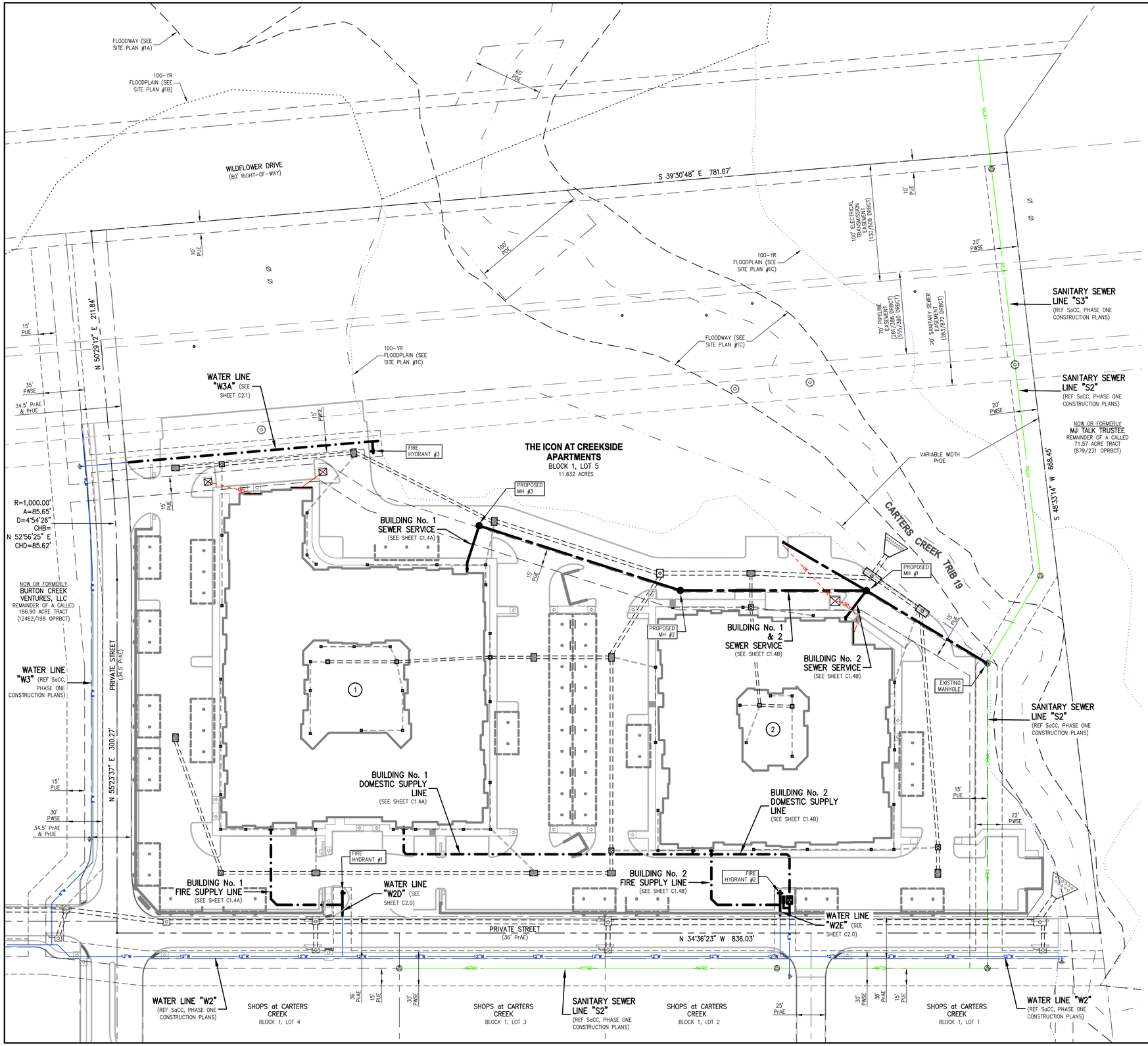
DRAINAGE PLAN VIEW "B"

FOR THE SITE IMPROVEMENTS FOR THE ICON AT CREEKSIDE APARTMENTS
3194 WILDFLOWER DIRVE
SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
BRYAN, BRAZOS COUNTY, TEXAS

FILENAME: 0843DP5A | SCALE: 1"=20'
SUBMITTED DATE: 3/12/26, 6/29/26
KERR JOB No. 24-1514
DRAWN BY: RAM | CHECKED BY: BCV
RME CONSULTING ENGINEERS
CLIENT NO. 372 – PROJECT NO. 0843

C1.3B
SHEET 17 OF 36



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SCALE: 1" = 40'

Texas 811 STOP!
CALL BEFORE YOU DIG
(AT LEAST 72 HOURS PRIOR TO DIGGING)
WARNING!!: THE CONTRACTOR IS TO LOCATE ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION AND IS SOLELY RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES DUE TO ANY CONSTRUCTION ACTIVITY.

PLAN NOTES:

1. SEE C0 SHEET SERIES FOR UTILITY AND MISCELLANEOUS CONSTRUCTION NOTES.
2. SEE C1.2 SHEET SERIES FOR ADDITIONAL GRADING & DRAINAGE DATA.
3. SEE C3 SHEET SERIES FOR DRAINAGE & MISCELLANEOUS CONSTRUCTION DESIGN & DETAILS.
4. ALL UTILITIES, YARD PIPING & ABANDONED UTILITIES & STRUCTURES ARE SHOWN IN AN APPROXIMATE WAY ONLY! THE CONTRACTOR SHALL VERIFY THE LOCATIONS, PIPE SIZE AND TYPE, & LIMITS ILLUSTRATED FOR REMOVAL, REPLACEMENT & TIE-INS.
5. REGARDLESS OF GRATE OR RIM ELEVATION IDENTIFIED IT SHALL BE INSTALLED FLUSH IN ALL PAVEMENT AREAS.
6. UNLESS OTHERWISE SPECIFIED ALL STORM DRAINAGE PIPE SHALL BE ADS (N-12) WITH BEDDING & INITIAL BACKFILL PER THE PIPE BEDDING DETAIL FOR HDPE STORM SEWER PIPE.
7. UNLESS SPECIFIED TO TIE-INTO THE UNDERGROUND ROOF DRAINAGE SYSTEM, THE DOWNSPOUT SHALL DISCHARGE ONTO A CONCRETE SPLASH BLOCK.
8. MINIMUM SIZE OF ROOF DRAINAGE PIPE SHALL BE 6" AND THE MINIMUM SLOPE SHALL BE 1.00% ALL OTHER PIPE SIZES ARE SHOWN ON THIS PLAN.
9. ALL UPSTREAM TERMINUS POINTS OF ROOF DRAINAGE PIPES SHALL END WITH A 2'x2' JUNCTION BOX. ADDITIONAL JUNCTION BOXES SHALL BE INSTALLED AS REQUIRED AT BENDS, TEES, AND CONNECTION POINTS WITH DOWNSPOUTS.
10. THE PROPOSED GAS, TELECOMMUNICATION AND UNDERGROUND ELECTRIC ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHOULD REFERENCE DRAWINGS BY THE MEP FOR ADDITIONAL INFORMATION.

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CIVIL SITE UTILITY PLAN OVERALL VIEW

FOR THE SITE IMPROVEMENTS FOR

THE ICON AT CREEKSIDE APARTMENTS
3194 WILDFLOWER DIRVE
SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
BRYAN, BRAZOS COUNTY, TEXAS

FILENAME: 0843UP5A	SCALE: 1"=40'
SUBMITTED DATE: 3/12/26, 6/29/26	
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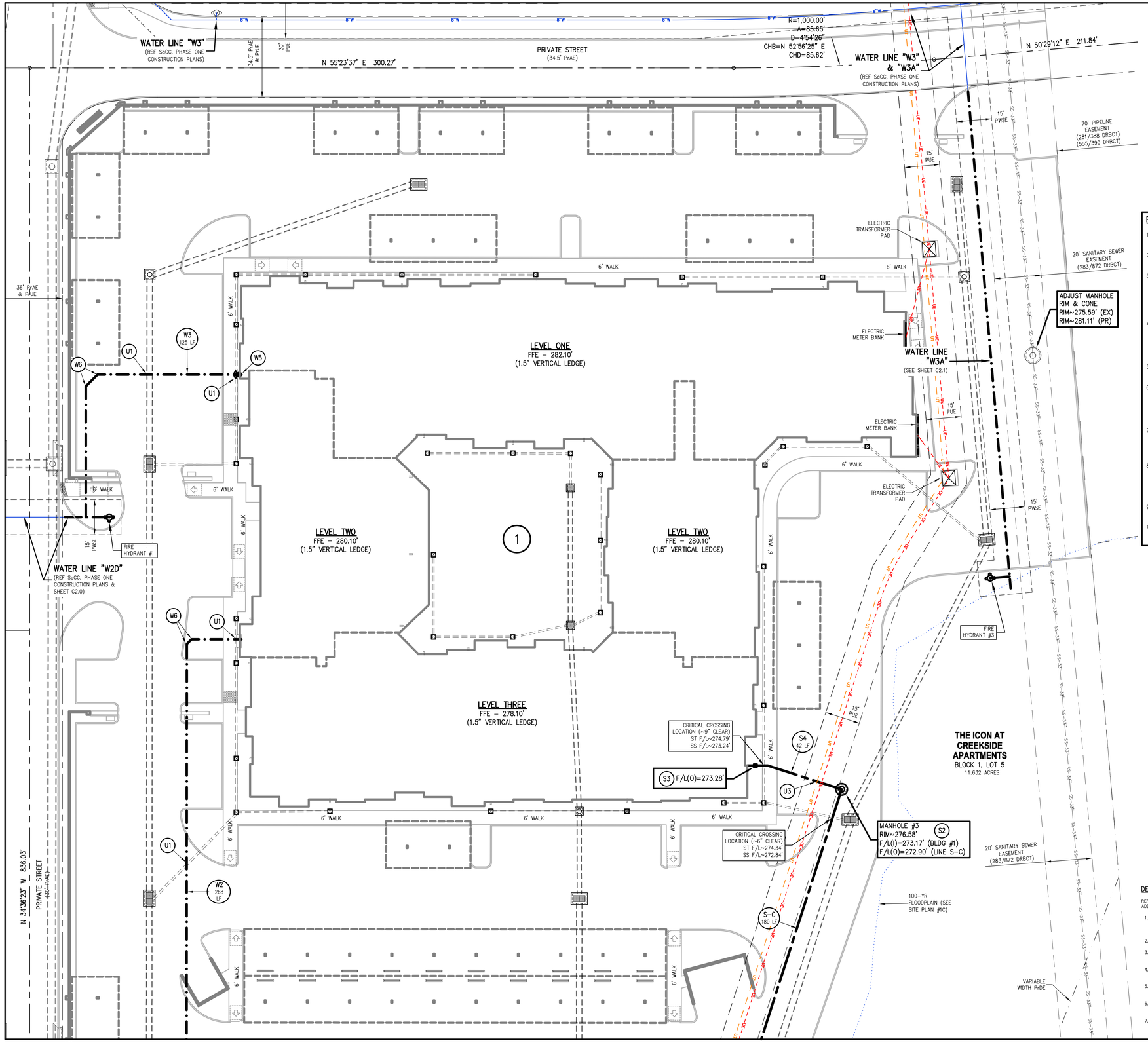
CLIENT NO. PROJECT NO.
372 – 0843

C1.4
SHEET 18 OF 36



0 20 40
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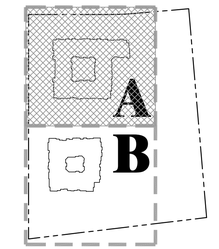

SHEET VIEW

PLAN NOTES:

1. SEE C0 SHEET SERIES FOR UTILITY AND MISCELLANEOUS CONSTRUCTION NOTES.
2. SEE C3 SHEET SERIES FOR UTILITY & MISCELLANEOUS CONSTRUCTION DESIGN & DETAILS.
3. ALL UTILITIES, YARD PIPING & ABANDONED UTILITIES & STRUCTURES ARE SHOWN IN AN APPROXIMATE WAY ONLY! THE CONTRACTOR SHALL VERIFY THE LOCATIONS, PIPE SIZE AND TYPE, & LIMITS ILLUSTRATED FOR REMOVAL, REPLACEMENT & TIE-INS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL EXISTING & PROPOSED IMPROVEMENTS (MANHOLE LIDS, VAULTS, TRAFFIC BOXES, ETC...) ARE ADJUSTED SO THAT THEY ARE FLUSH WITH THE NEW SIDEWALKS AND PAVEMENT.
5. PVC SLEEVING SHALL BE COORDINATED ON-SITE WITH THE GENERAL CONTRACTOR.
6. UNLESS OTHERWISE SPECIFIED, ALL SANITARY SEWER PIPE WILL BE 4" or 6" PVC (SCH 40 – ASTM D1765). SANITARY SEWER LINES 8" AND LARGER SHALL BE PVC (SDR 26, D3034). FITTINGS SHALL BE COMPLIANT TO THE PIPE MATERIAL.
7. UNLESS SPECIFICALLY IDENTIFIED ALL TWO-WAY CLEANOUTS, AT BUILDING ENTRY POINTS, SHALL BE A MINIMUM OF 36" BELOW THE FINISH FLOOR ELEVATION.
8. THE PROPOSED GAS, TELECOMMUNICATION AND UNDERGROUND ELECTRIC ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHOULD REFERENCE DRAWINGS BY THE MEP FOR ADDITIONAL INFORMATION.
9. FIRE LINES SHALL BE PROTECTED BY AN RPZ WITHIN EACH RISER ROOM.
10. THE DOMESTIC SERVICE SHALL BE PROTECTED BY AN RPZ EITHER WITHIN THE EACH FIRE RISER ROOM OR IMMEDIATELY UPSTREAM OF THE DOMESTIC METER.

UTILITY # LEGEND

- W1 — 6" PVC (C900, CL200) DOMESTIC SUPPLY LINE (48" MIN COVER)
- W2 — 4" PVC (C900, CL200) DOMESTIC SUPPLY LINE (48" MIN COVER)
- W3 — 6" PVC (C900, CL200) FIRE SUPPLY LINE (48" MIN COVER)
- W4 — 4" PVC (C900, CL200) FIRE SUPPLY LINE (48" MIN COVER)
- W5 — WALL MOUNTED FDC **(REF TO MEP DRAWINGS FOR BFP RISER)**
- W6 — MJ FITTING w/THRUST BLOCKING (TYPE & SIZE VARIES)
- S1 — TIE TO MANHOLE w/RUBBER "SEAL BOOT" (SIZE VARIES)
- S2 — STANDARD MANHOLE
- S3 — TWO-WAY CLEANOUT at BUILDING ENTRY POINT **(REF MEP DRAWINGS)**
- S4 — 8" PVC (SDR-26, D3034) SEWER SERVICE @ 0.50% SLOPE
- S-A — 10" PVC (SDR-26, D3034) SEWER SERVICE @ 0.50% SLOPE
- S-B — 10" PVC (SDR-26, D3034) SEWER SERVICE @ 0.50% SLOPE
- S-C — 10" PVC (SDR-26, D3034) SEWER SERVICE @ 0.50% SLOPE
- U1 — INSTALL UTILITY WITH EXTRA DEPTH TO CROSS UNDER STORM SEWER WITH A MINIMUM OF 12" CLEARANCE
- U2 — INSTALL UTILITY WITH EXTRA DEPTH TO CROSS UNDER WATER LINE WITH A MINIMUM OF 12" CLEARANCE
- U3 — INSTALL UTILITY WITH EXTRA DEPTH TO CROSS UNDER SEWER LINE WITH A MINIMUM OF 12" CLEARANCE
- U4 — 2-4" PVC SLEEVING (LENGTH VARIES)

DETAIL I.D.

REFER TO CITY DETAIL FOR ADDITIONAL INFORMATION.

1. 1.5" SERVICE SADDLE w/CORPORATION STOP **(REF B/CS DETAIL W6-02)**
2. 6"x 3" (MJ) REDUCER
3. 3" DIP WATER LINE (LENGTH VARIES)
4. 1.5" PVC (SCH 40) IRRIGATION MAIN
5. BRASS FITTING (SIZE & TYPE VARIES)
6. 3" COMPOUND WATER METER w/CONCRETE VAULT BOX
7. 1" IRRIGATION METER, BOX & BACKFLOW PREVENTOR ASSEMBLY

WATER & IRRIGATION SERVICE DETAIL
N.T.S.

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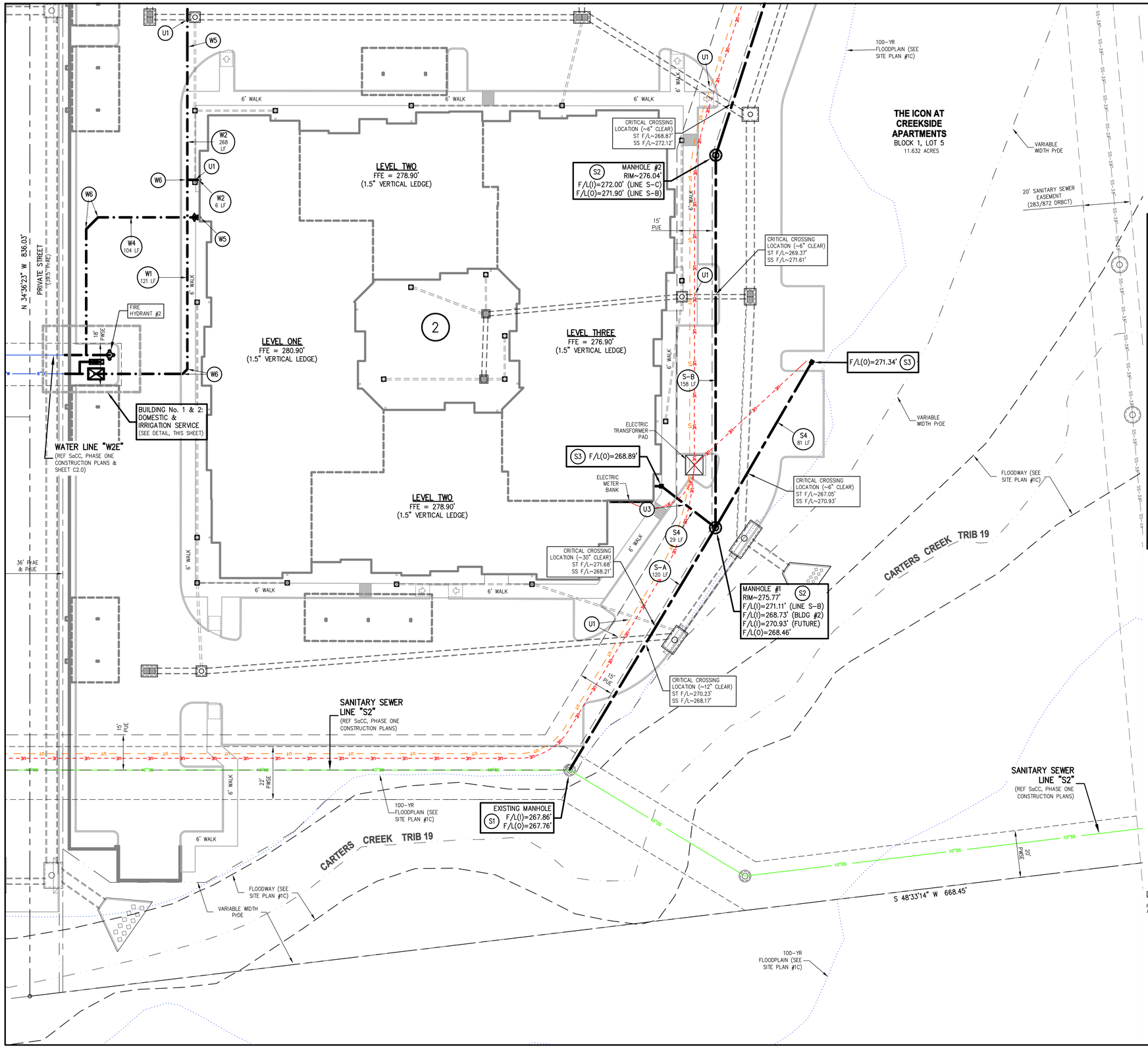
CIVIL SITE UTILITY PLAN VIEW "A"

FOR THE
SITE IMPROVEMENTS
FOR
THE ICON AT CREEKSIDE APARTMENTS
3194 WILDFLOWER DIRVE
SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
BRYAN, BRAZOS COUNTY, TEXAS

FILENAME: 0843UP5A	SCALE: 1"=20'
SUBMITTED DATE: 3/12/26, 6/29/26	
KERR JOB No. 24-1514	
DRAWN BY: RAM	CHECKED BY: BCV

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
372 – 0843

C1.4A
SHEET 19 OF 36



DETAIL I.D.

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1. 1.5" SERVICE SADDLE w/CORPORATION STOP **(REF B/CS DETAIL W6-02)**
2. 6"x 3" (MJ) REDUCER
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4. 1.5" PVC (SCH 40) IRRIGATION MAIN
5. BRASS FITTING (SIZE & TYPE VARIES)
6. 3" COMPOUND WATER METER w/CONCRETE VAULT BOX
7. 1" IRRIGATION METER, BOX & BACKFLOW PREVENTOR ASSEMBLY

WATER & IRRIGATION SERVICE DETAIL

N.T.S.

0 20 40
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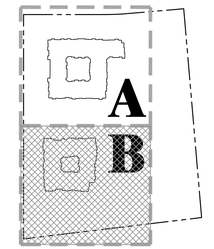

SHEET VIEW

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- S1 — TIE TO MANHOLE w/RUBBER "SEAL BOOT" (SIZE VARIES)
- S2 — STANDARD MANHOLE
- S3 — TWO-WAY CLEANOUT at BUILDING ENTRY POINT **(REF MEP DRAWINGS)**
- S4 — 8" PVC (SDR-26, D3034) SEWER SERVICE @ 0.50% SLOPE
- S-A — 10" PVC (SDR-26, D3034) SEWER SERVICE @ 0.50% SLOPE
- S-B — 10" PVC (SDR-26, D3034) SEWER SERVICE @ 0.50% SLOPE
- S-C — 10" PVC (SDR-26, D3034) SEWER SERVICE @ 0.50% SLOPE
- U1 — INSTALL UTILITY WITH EXTRA DEPTH TO CROSS UNDER STORM SEWER WITH A MINIMUM OF 12" CLEARANCE
- U2 — INSTALL UTILITY WITH EXTRA DEPTH TO CROSS UNDER WATER LINE WITH A MINIMUM OF 12" CLEARANCE
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CIVIL SITE UTILITY PLAN VIEW "B"

FOR THE

SITE IMPROVEMENTS

FOR

THE ICON AT CREEKSIDE APARTMENTS
3194 WILDFLOWER DIRVE

SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
BRYAN, BRAZOS COUNTY, TEXAS

FILENAME: 0843UP5A	SCALE: 1"=20'
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KERR JOB No. 24-1514	
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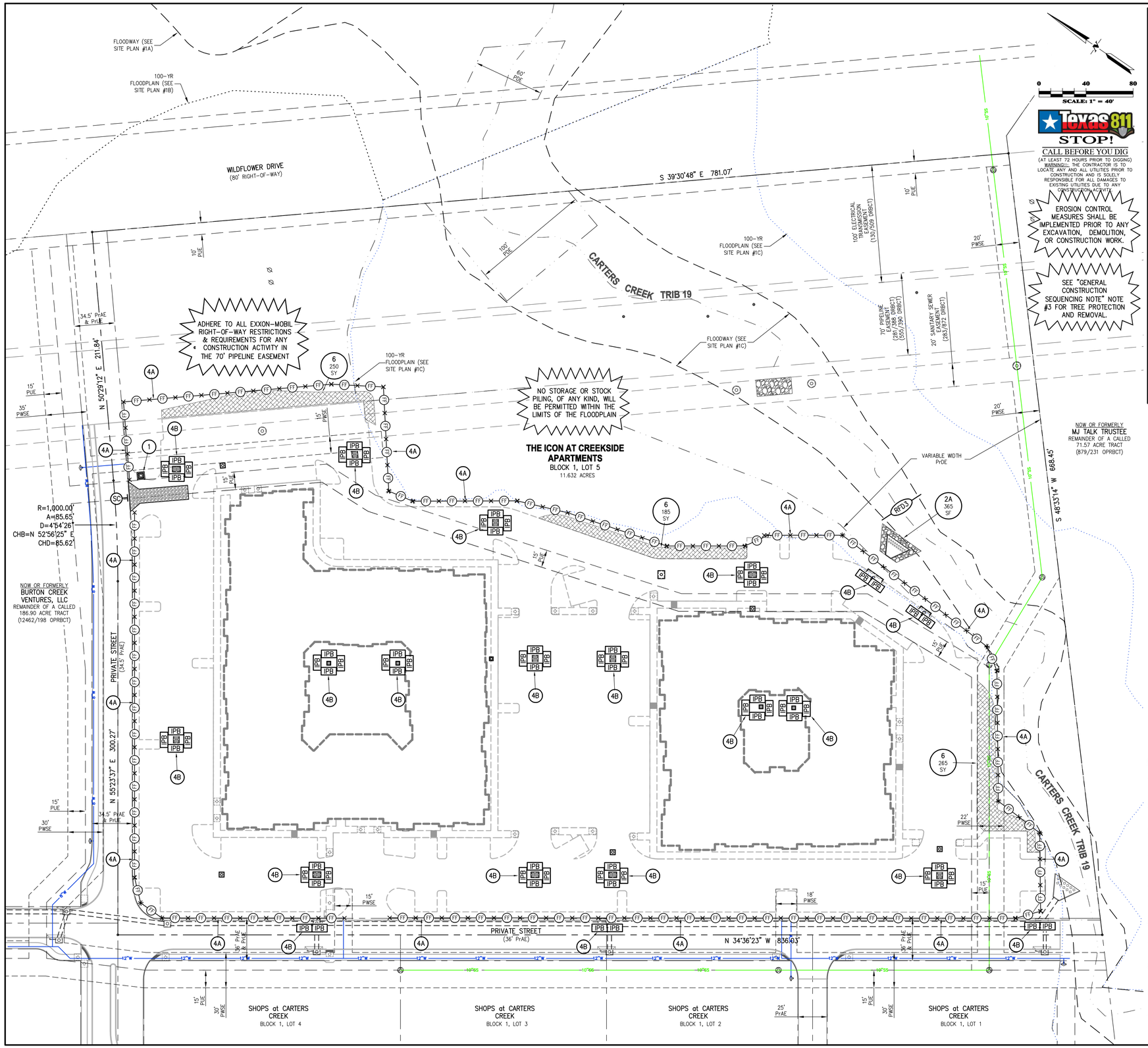
CLIENT NO. 372 – PROJECT NO. 0843

C1.4B

SHEET 20 OF 36



DEMO & EROSION CONTROL # LEGEND

1. CONCRETE WASH-OUT BASIN (PLACE AS REQUIRED FOR CONSTRUCTION)
2A. ROCK RIP-RAP (24" THICK): 12"ø-18"ø STONE, COMMON, INCLUDING CONCRETE RUBBLE (NO EXPOSED RE-BAR) & PLACED IN 9" THICK CONCRETE GROUT **(SEE C3 SHEET SERIES FOR ADDITIONAL INFORMATION)**
2B. ROCK RIP-RAP (12" THICK): 6"ø-12"ø STONE, COMMON, INCLUDING CONCRETE RUBBLE (NO EXPOSED RE-BAR) & PLACED IN 9" THICK CONCRETE GROUT **(SEE C3 SHEET SERIES FOR ADDITIONAL INFORMATION)**
3. PLACE CURLEX - FILTER ROLLS (AS REQUIRED) DURING CLOSURE OF STREET, DRIVEWAY or INTERSECTION/APRON
4A. INSTALL SILT FENCING INLET PROTECTION BARRIER AND MAINTAIN UNTIL ENTIRE PROJECT IS STABILIZED
4B. INSTALL SEDIMENT CONTROL LOG INLET PROTECTION BARRIER or SILT FENCING, ONCE INLET IS CONSTRUCTED, AND MAINTAIN UNTIL ENTIRE PROJECT IS STABILIZED
5. INSTALL TREE PROTECTION BARRIER, PRIOR TO ANY DEMOLITION AND/OR GRADING, AND MAINTAIN UNTIL ENTIRE PROJECT IS COMPLETE **(SEE PLAN NOTE #7)**
6. SIDESLOPE EROSION CONTROL BLANKET **(INSTALL ON ALL SIDESLOPES 4H:1V or STEEPER)**
X1. SAW-CUT & REMOVE EXISTING CONCRETE CURB & GUTTER, PAVEMENT OR SIDEWALK
X2. SAW-CUT & REMOVE EXISTING HMAC PAVEMENT
X3. SAW-CUT & REMOVE EXISTING GRAVEL PAVEMENT

EROSION CONTROL LEGEND

1. CONCRETE WASH-OUT BASIN
2. ROCK RIP-RAP - 12"ø to 18"ø (24" THICK) STONE, COMMON, INCLUDING CONCRETE RUBBLE (NO EXPOSED REBAR) & PLACED IN 9" THICK CONCRETE GROUT **(SEE C3 SHEET SERIES FOR ADDITIONAL INFORMATION)**
3. CURLEX - FILTER LOG
4A. FILTER FABRIC FENCE or REINFORCED FILTER FABRIC FENCE (LIMITS APPROX. ADJUST AS REQUIRED)
4B. SEDIMENT CONTROL LOG INLET PROTECTION BARRIER
5. TREE PROTECTION (PLACE OUTSIDE OF DRIP LINE - AS FAR AS PRACTICAL)
RFD# ROCK FILTER DAM (TY #) **(REF TxDOT STANDARD EC(2)-16)**
SC CONSTRUCTION ENTRANCE w/CULVERT (AS REQUIRED)
STOCKPILE AREA FOR SURPLUS MATERIAL - ADJUST SILT FENCING AS REQUIRED TO ENCOMPASS STOCKPILE
X1. SAW-CUT & REMOVE EXISTING CONCRETE PAVING (AS REQUIRED)
X2. SAW-CUT & REMOVE EXISTING HMAC PAVING (AS REQUIRED)
X3. REMOVE EXISTING GRAVEL PAVING (AS REQUIRED)
6. SIDESLOPE EROSION CONTROL FABRIC
TREE & SHRUBS TO BE REMOVED **(SEE NOTE #7)**

PLAN NOTES:

1. SEE C0 SHEET SERIES FOR DEMOLITION AND EROSION CONTROL NOTES.
2. SEE C1.2 SHEET SERIES FOR ADDITIONAL GRADING, DRAINAGE DESIGN.
3. SEE C3 SHEET SERIES FOR ADDITIONAL GRADING, DRAINAGE & EROSION CONTROL DETAILS.
4. ALL DISTURBED AREAS, UNLESS OTHERWISE SPECIFIED, SHALL HYDRO-MULCH SEEDED HYDRO-MULCHED AREAS SHALL BE SEEDED WITH EITHER BERMUDA (2 LBS/1,000 SQ.FT.) FROM MARCH 15 TO SEPTEMBER 15 OR BERMUDA/RYE GRASS MIX (2 LBS./5 LBS. PER 1,000 SQ.FT.) FROM SEPTEMBER 16 TO MARCH 14. REFERENCE LANDSCAPE DRAWINGS FOR TEMPORARY AND PERMANENT IRRIGATION REQUIREMENTS w/APPROPRIATE WATERING EFFORTS.
5. AS FAR AS PRACTICAL ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DEMOLITION WORK.
6. ALL UTILITIES, YARD PIPING & ABANDONED UTILITIES & STRUCTURES ARE SHOWN IN AN APPROXIMATE WAY ONLY! THE CONTRACTOR SHALL VERIFY THE LOCATIONS & LIMITS ILLUSTRATED FOR REMOVAL. THE SIZE & TYPE OF THESE UTILITIES VARY AND ARE UNKNOWN.
7. ALL TREES TO BE CLEARED & GRUBBED ARE NOT ILLUSTRATED. TREE PROTECTION SHALL BE IMPLEMENTED IF ANY CONSTRUCTION ACTIVITY OCCURS WITHIN 50' OF TREES TO BE PRESERVED.

GENERAL CONSTRUCTION SEQUENCING NOTES:

1. INSTALL ALL PHASE ONE EROSION CONTROL MEASURES (CONSTRUCTION ENTRANCE, SILT FENCING, ETC...).
2. INSTALL TEMPORARY CONSTRUCTION FENCING AND SECURE LIMITS OF CONSTRUCTION SITE. COORDINATE (REMOVE, REPLACE, RELOCATE) PHASING OF FENCING WITH OWNER.
3. INSTALL TREE PROTECTION AT THE DRIP LINE OF THE TREE WITH TEMPORARY CHAIN-LINK FENCING. **COORDINATE ALL TREE REMOVAL WITH THE OWNER.**
4. CLEAR & GRUB FULL LIMITS OF CONSTRUCTION ACTIVITIES SHOWN IN THESE PLANS. **NO CLEARING OR GRUBBING ACTIVITIES SHALL COMMENCE UNTIL ALL SILT FENCING AND TREE PROTECTION IS INSTALLED.**
5. PERFORM ROUGH SITE GRADING AND EXCAVATE DETENTION FACILITY AND INSTALL OUTFALL STRUCTURE (AS NECESSARY). INSTALL EROSION CONTROL MEASURES AT OUTFALL OF DETENTION FACILITY.
6. CONSTRUCT ALL UNDERGROUND UTILITIES (WATER, SANITARY SEWER, ELECTRIC, ETC...).
7. INSTALL ALL PHASE TWO EROSION CONTROL MEASURES (CONCRETE WASH-OUT, INLET PROTECTION, ROCK RIP-RAP, ETC...).
8. "CAPTURE" PROJECT SITE (ALL PROPOSED PARKING/DRIVES) AND UTILIZE OWNER DESIGNATED PARKING AREA FOR STORAGE & LAY-DOWN YARD.
9. COMMENCE VERTICAL CONSTRUCTION ONCE FIRE FLOW IS CONFIRMED. PROVIDE "CLEAR PATH" FOR FIRE PROTECTION (SEE DEMOLITION NOTE #16).
10. PROVIDE FINAL GRADING AND INSTALL PERMANENT EROSION CONTROL MEASURES, GROUND COVER & LANDSCAPING. THE SITE WILL NOT BE CONSIDERED STABILIZE UNTIL A MINIMUM OF 75% GROUND COVER HAS BEEN ACHIEVED.

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TEXAS FIRM REGISTRATION No. F-4695

MARK	DATE	DESCRIPTION

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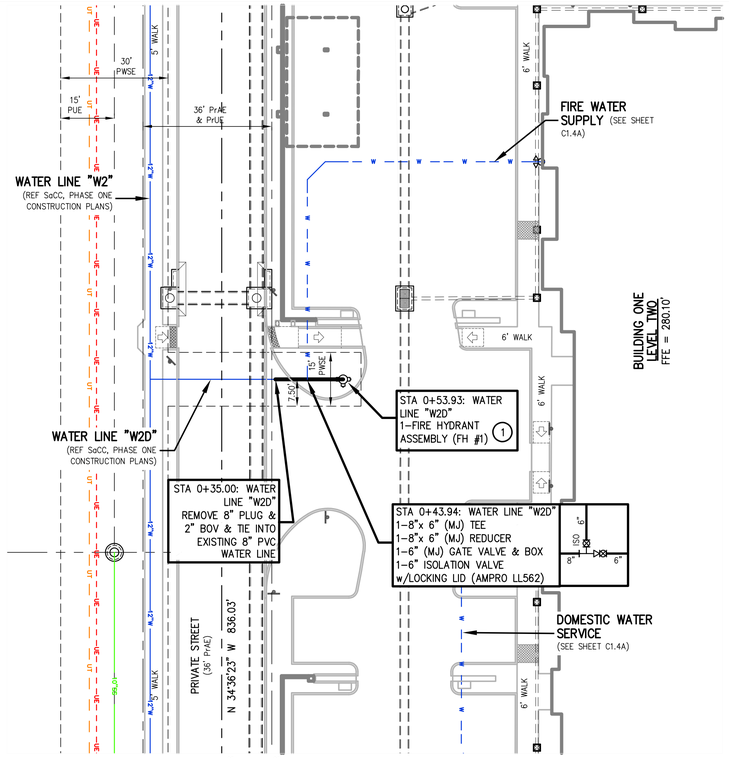
EROSION CONTROL PLAN OVERALL VIEW

FOR THE
SITE IMPROVEMENTS
FOR
THE ICON AT CREEKSIDE APARTMENTS
3194 WILDFLOWER DIRVE
SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
BRYAN, BRAZOS COUNTY, TEXAS

FILENAME: 0843EC5A	SCALE: 1"=40'
SUBMITTED DATE: 3/12/26, 6/29/26	
KERR JOB No. 24-1514	
DRAWN BY: RAM	CHECKED BY: BCV

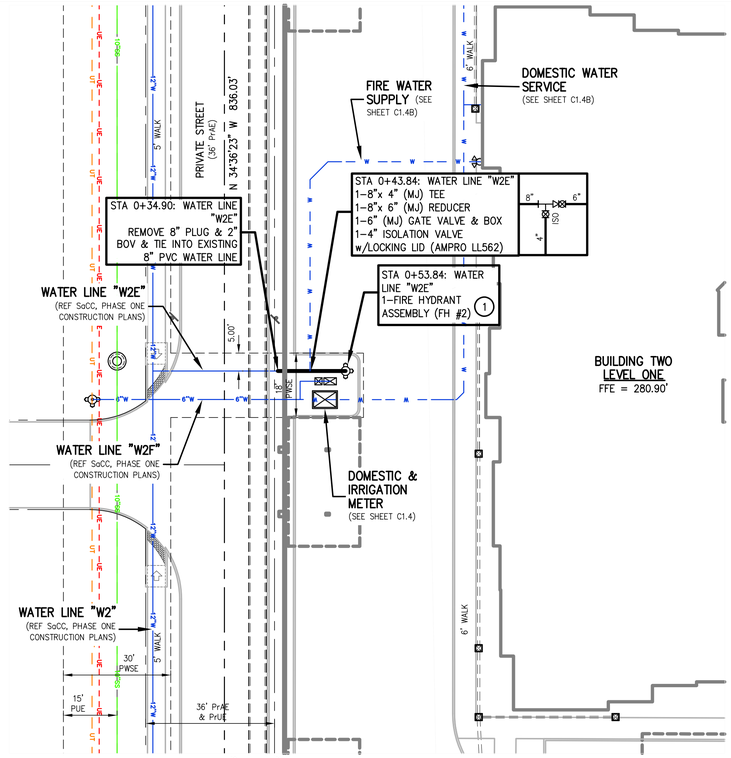
RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
372 - 0843

C1.5
SHEET 21 OF 36



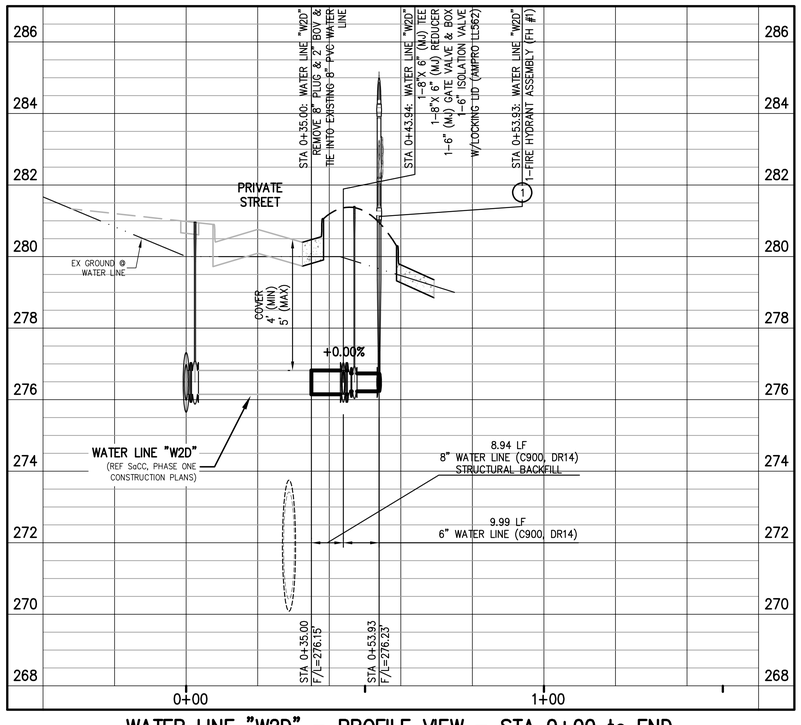
WATER LINE "W2D" – PLAN VIEW – STA 0+00 to END

SCALE: 1"=20'



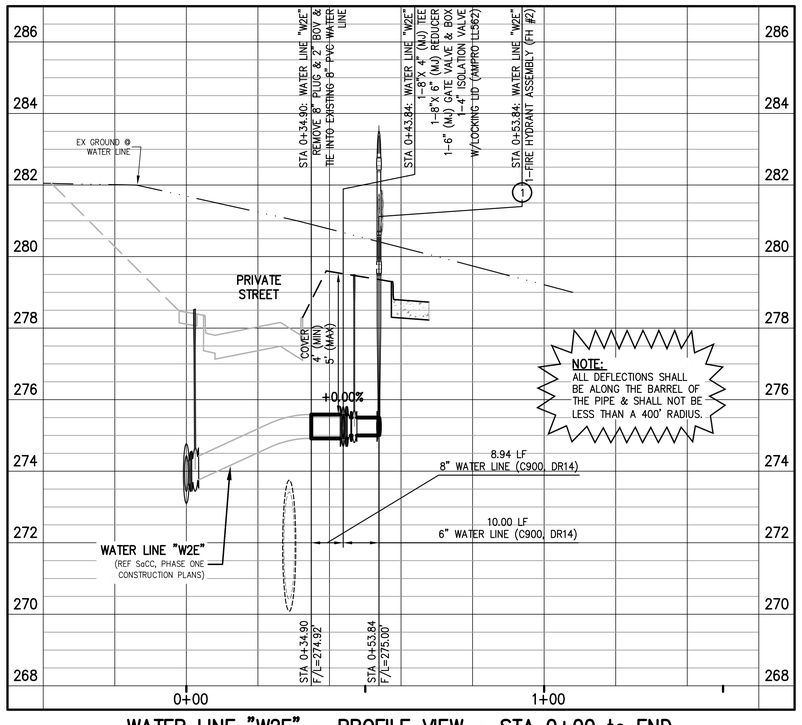
WATER LINE "W2E" – PLAN VIEW – STA 0+00 to END

SCALE: 1"=20'



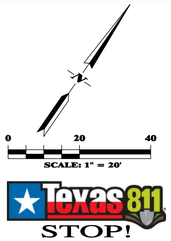
WATER LINE "W2D" – PROFILE VIEW – STA 0+00 to END

HORZ: 1"=20'
VERT: 1"=2'



WATER LINE "W2E" – PROFILE VIEW – STA 0+00 to END

HORZ: 1"=20'
VERT: 1"=2'



Texas 811 STOP!
CALL BEFORE YOU DIG
(AT LEAST 72 HOURS PRIOR TO DIGGING)
WARNING!!: THE CONTRACTOR IS TO LOCATE ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION AND IS SOLELY RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES DUE TO ANY CONSTRUCTION ACTIVITY.

LABEL # LEGEND

1. FIRE HYDRANTS ARE TO BE INSTALLED WITH THE CORRECT HEIGHT. NO EXTENSIONS WILL BE ALLOWED
2. CENTER JOINT OF WATER LINE PIPE @ SANITARY SEWER LINE CROSSING
3A. 1.5" SHORT SIDE SINGLE WATER SERVICE **(REF DETAIL B/CS DETAIL W6-02)**
STA 0+00 – SERVICE TYPE – SERVICE SADDLE LOCATION (SEE PLAN NOTE #7)

PLAN NOTES:

1. SEE C0 SHEET SERIES FOR WATER, SANITARY SEWER, UTILITY, AND MISCELLANEOUS CONSTRUCTION NOTES.
2. SEE C1.4 SHEET SERIES FOR ADDITIONAL WATER INFORMATION.
3. SEE C3 SHEET SERIES FOR ADDITIONAL WATER, SANITARY SEWER & MISCELLANEOUS PROJECT UTILITY DETAILS. REFERENCE B/CS STANDARD DETAIL SHEETS "W" & "S" FOR ADDITIONAL WATER & SEWER DETAILS.
4. ALL UTILITIES, YARD PIPING & ABANDONED UTILITIES & STRUCTURES ARE SHOWN IN AN APPROXIMATE WAY ONLY! THE CONTRACTOR SHALL VERIFY THE LOCATIONS, PIPE SIZE AND TYPE, & LIMITS ILLUSTRATED FOR REMOVAL, REPLACEMENT & TIE-INS.
5. END OF LINE BLOCKING SHALL BE INSTALLED AT THE END OF ALL WATER LINES.
6. INSTALL VALVES SO THAT PLACEMENT IS NOT IN S/W RAMP, FLARE OR 5' x 5' LANDING.
7. SERVICE STATIONING INDICATED IS FOR THE LOCATION OF THE SERVICE SADDLE ALONG THE WATER MAIN.
8. SHORT SIDE SERVICES ARE LESS THAN 15 LF. LONG SIDE SERVICES ARE GREATER THAN 15 LF.
9. THE PROPOSED GAS, TELECOMMUNICATION AND UNDERGROUND ELECTRIC ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHOULD REFERENCE DRAWINGS BY THE MEP FOR ADDITIONAL INFORMATION.

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WATER LINE "W2D" & "W2E" STA 0+00 to END

FOR THE

SITE IMPROVEMENTS

FOR

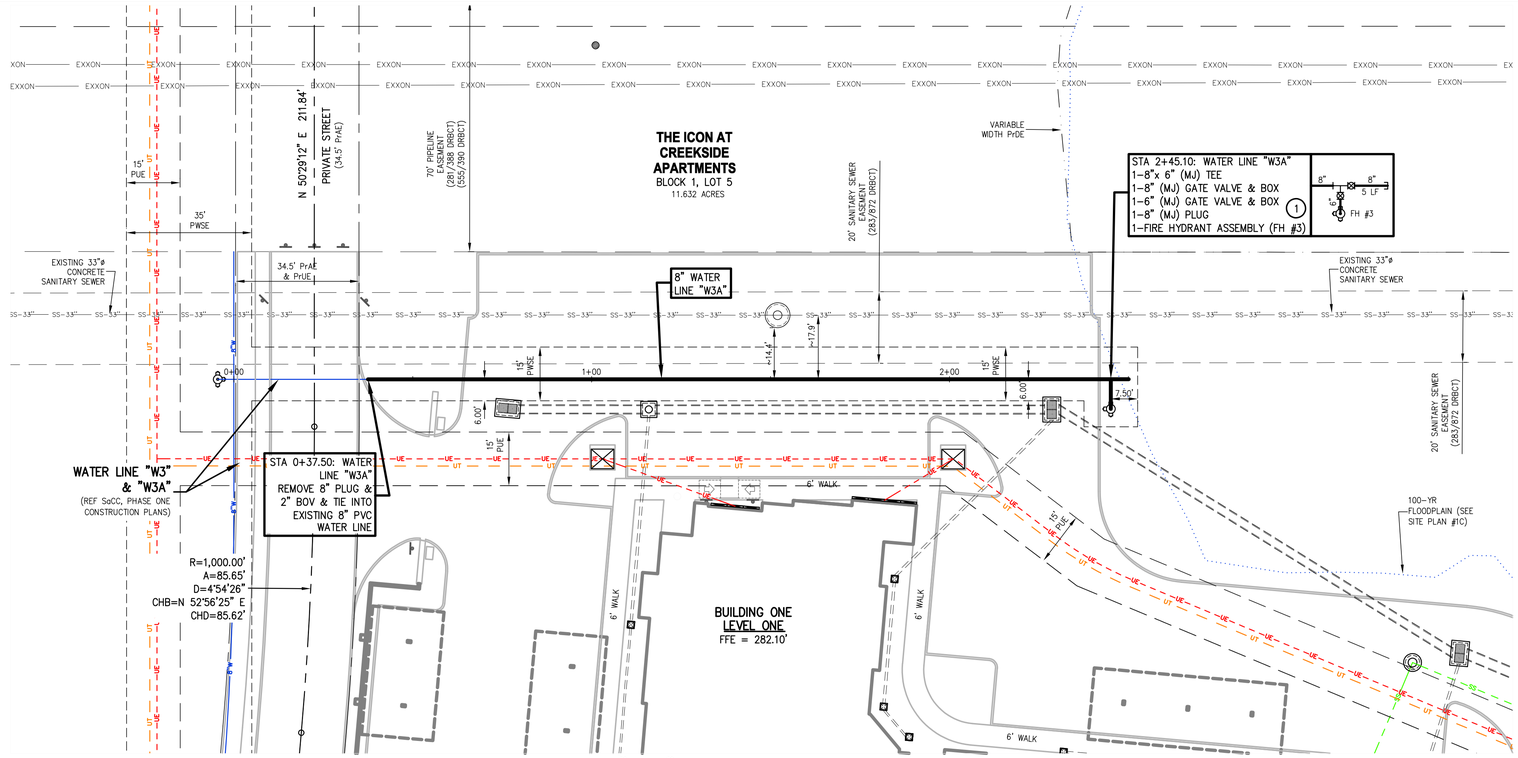
THE ICON AT CREEKSIDE APARTMENTS
3194 WILDFLOWER DIRVE

SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
BRYAN, BRAZOS COUNTY, TEXAS

FILENAME: 0843W5A	SCALE: AS NOTED
SUBMITTED DATE: 3/12/26, 6/29/26	
KERR JOB No. 24-1514	
DRAWN BY: RAM	CHECKED BY: BCV

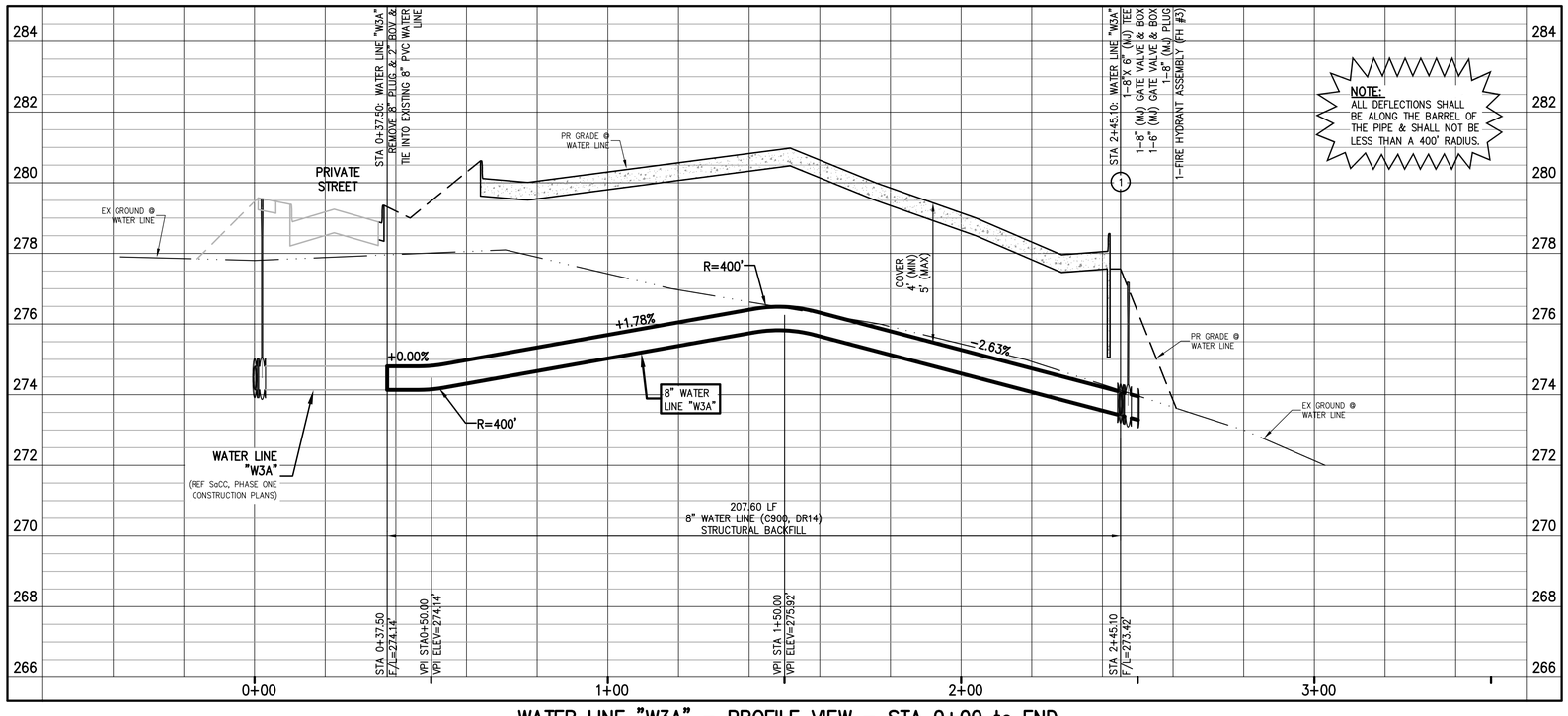
RME CONSULTING ENGINEERS
CLIENT NO. 372 – PROJECT NO. 0843

C2.0
SHEET 22 OF 36



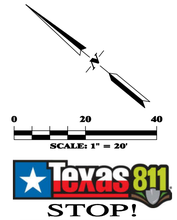
WATER LINE "W3A" – PLAN VIEW – STA 0+00 to END

SCALE: 1"=20'



WATER LINE "W3A" – PROFILE VIEW – STA 0+00 to END

HORZ: 1"=20'
VERT: 1"=2'



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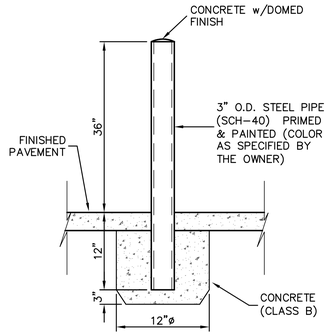
WATER LINE "W3A"
STA 0+00 to END
FOR THE
SITE IMPROVEMENTS
FOR
THE ICON AT CREEKSIDE APARTMENTS
3194 WILDFLOWER DIRVE
SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
BRYAN, BRAZOS COUNTY, TEXAS

FILENAME: 0843W5A	SCALE: AS NOTED
SUBMITTED DATE: 3/12/26, 6/29/26	
KERR JOB No. 24-1514	
DRAWN BY: RAM	CHECKED BY: BCV

RME CONSULTING ENGINEERS
CLIENT NO. 372 – PROJECT NO. 0843

C2.1
SHEET 23 OF 36



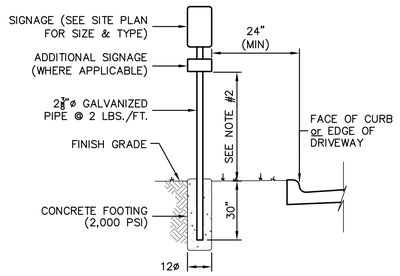
PIPE BOLLARD
N.T.S.

H/C PARKING SIGN NOTES:

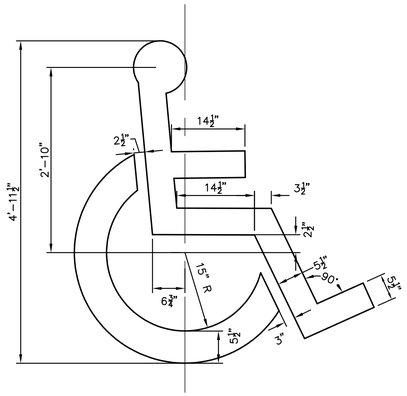
1. ALL SIGN HARDWARE SHALL BE GALVANIZED.

2. MOUNTING HEIGHT SHALL BE A MINIMUM OF 60" ABOVE THE GROUND, FLOOR, OR PAVING SURFACE AS MEASURED TO THE BOTTOM OF THE LOWEST SIGN.

3. ALL SIGN LOCATIONS SHALL BE MARKED BY THE CONTRACTOR FOR OWNER & OWNER'S REPRESENTATIVE APPROVAL PRIOR TO INSTALLATION.



TYPICAL SIGN MOUNTING
N.T.S.



HANDICAP PARKING SYMBOL
N.T.S.

RESERVED SIGN NOTES:

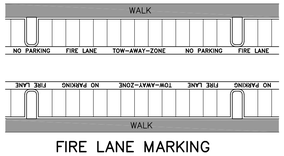
1. SIGN SHALL BE TYPE R7-8 AS IDENTIFIED IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

2. SIGN COLORS SHALL BE AS FOLLOWS:
TEXT – GREEN
LEGEND & BORDER – GREEN
BACKGROUND – WHITE
SYMBOL – WHITE ON BLUE BACKGROUND

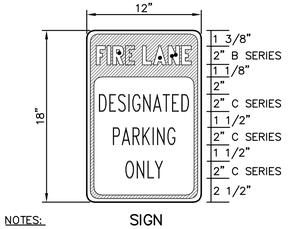
PENALTY SIGN NOTES:

3. SIGN SHALL BE TYPE R7-8A AS IDENTIFIED IN THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

4. SIGN COLORS SHALL BE AS FOLLOWS:
TEXT – GREEN
LEGEND & BORDER – GREEN
BACKGROUND – WHITE



FIRE LANE MARKING



SIGN

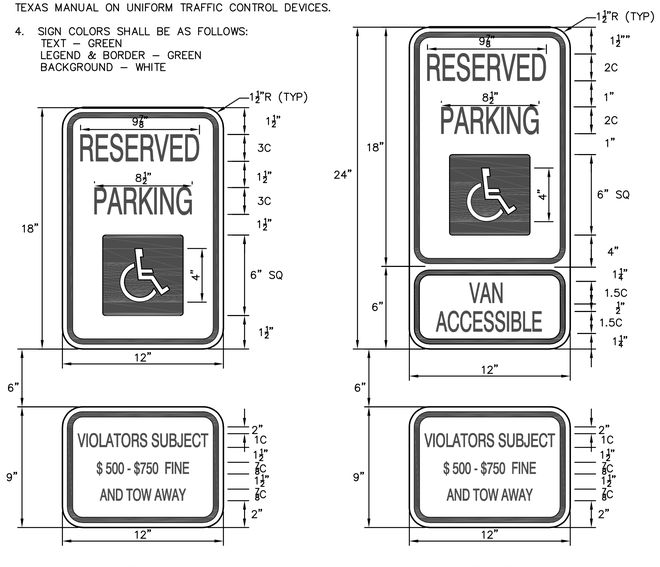
NOTES:

1. THE FIRE LANE SIGN MUST BE MOUNTED IN A CONSPICUOUS LOCATION AT EACH ENTRANCE OF THE PROPERTY.

2. FIRE LANE STRIPING WILL CONSIST OF AN 8" RED STRIPE PAINTED ON DRIVE, AND CURBS ADJACENT TO THE FIRE LANE, WITH 4" WHITE LETTERS STATING "NO PARKING...FIRE LANE...TOW-AWAY ZONE".

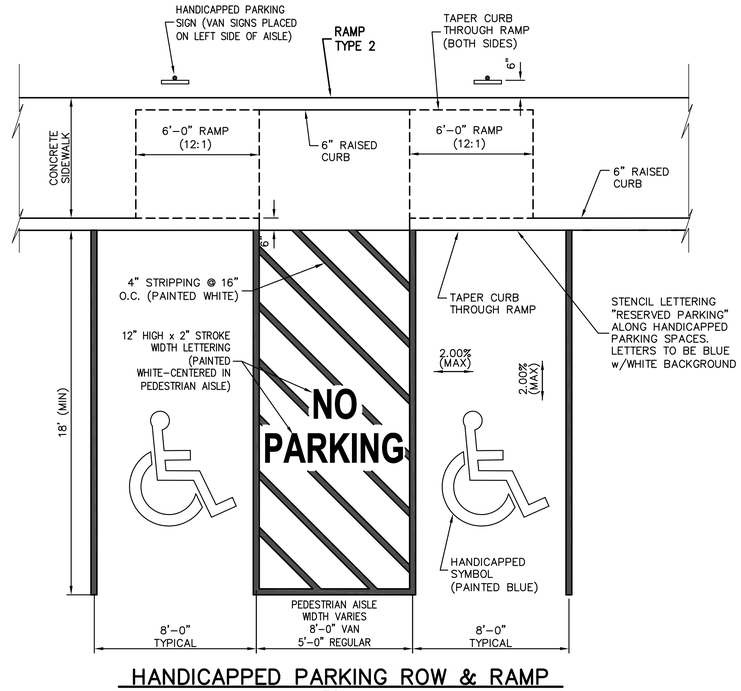
3. SPACING BETWEEN PHRASES SHALL NOT EXCEED FIFTEEN FEET (15').

FIRE LANE DETAILS
N.T.S.



REGULAR VAN ACCESSIBLE

TYPICAL RESERVED PARKING SIGN
N.T.S.



HANDICAPPED PARKING ROW & RAMP
N.T.S.

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SITE PARKING & SIGNAGE DETAILS

FOR THE
SITE IMPROVEMENTS
FOR
THE ICON AT CREEKSIDE APARTMENTS
3194 WILDFLOWER DIRVE
SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
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FILENAME: 0843D5A	SCALE: N/A
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RME CONSULTING ENGINEERS
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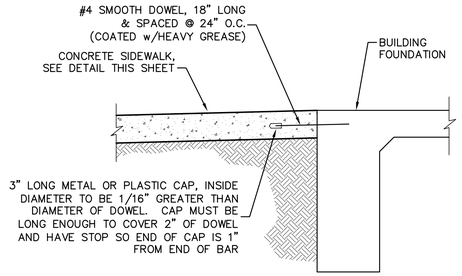
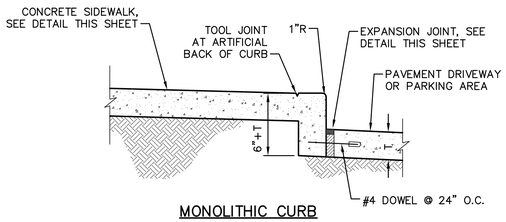
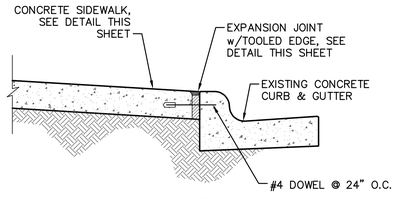
C3.0
SHEET 24 OF 36



BUILDING



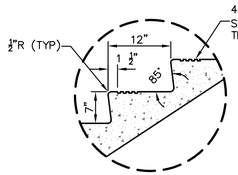
MONOLITHIC CURB



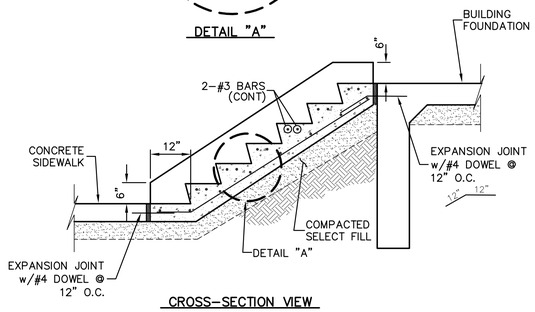
EXISTING CURB

CONCRETE SIDEWALK ADJACENT TO STRUCTURE

N.T.S.



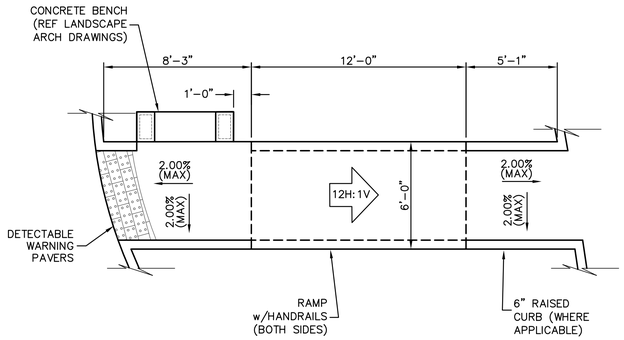
DETAIL "A"



CROSS-SECTION VIEW

CONCRETE STEPS

N.T.S.

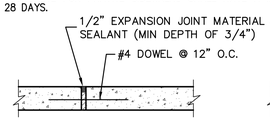


12H:1V PEDESTRIAN RAMP w/HANDRAILS

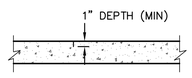
N.T.S.

SIDEWALK NOTES:

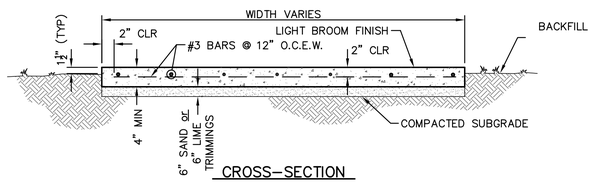
1. CROSS-SLOPE OF SIDEWALK SHALL NOT EXCEED 2.00%.
2. EXPANSION JOINTS SHALL BE PLACED AT A MAXIMUM OF 30' SPACING AND AT ALL OTHER LOCATIONS WHERE SIDEWALK ADJOINS TO OTHER CONCRETE STRUCTURES.
3. CONTRACTION JOINTS SHALL BE PLACED AT A 5' MAXIMUM SPACING. SPACING SHALL BE UNIFORM.
4. AS FAR AS PRACTICAL SIDEWALK JOINTS SHALL ALIGN WITH ADJACENT JOINTS IN CURBING.
5. CONCRETE FOR PRIVATE SIDEWALKS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS.



EXPANSION JOINT



CONTRACTION JOINT



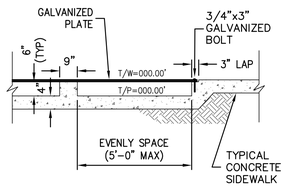
CROSS-SECTION

TYPICAL CONCRETE SIDEWALK

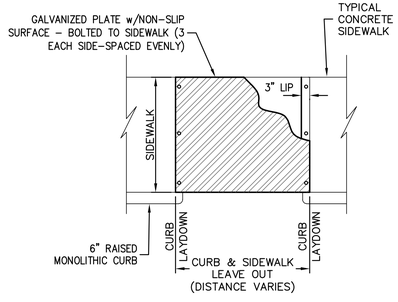
N.T.S.

SIDEWALK LEAVE-OUT NOTES:

LEAVE-OUTS 12" WIDE, OR LESS, SHALL HAVE 1/2" GALVANIZED PLATE. LEAVE-OUTS WITH WIDTHS GREATER THAN 12" SHALL HAVE 3/4" GALVANIZED PLATE.



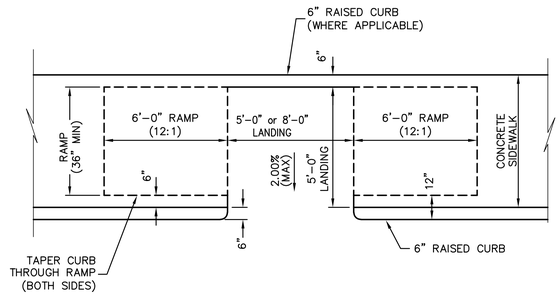
CROSS SECTION



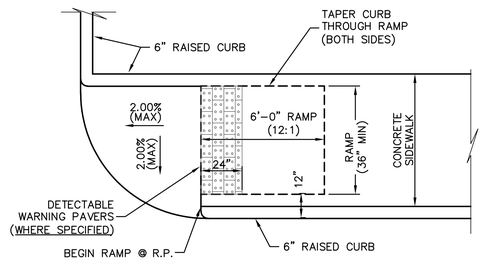
PLAN

SIDEWALK LEAVE-OUT DETAIL

N.T.S.



TYPE 2



TYPE 1

H/C RAMP NOTES (ALL TYPES):

1. MAXIMUM CROSS-SLOPE OF 2.00%.
2. DETECTABLE WARNING PAVERS SHALL BE PLACED AT THE LOWER END OF THE RAMP 24" DEEP x RAMP WIDTH.
3. APPLY LIGHT BROOM FINISH TO ALL NEW CONCRETE.
4. RAMPS SHALL BE ACCENTED WITH COLOR AS SPECIFIED BY THE OWNER.

AMBULATORY RAMP

N.T.S.

ENCLAVE
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EMAIL: Civil@rmengineer.com
TEXAS FIRM REGISTRATION No. F-4695

MARK	DATE	DESCRIPTION

PERMIT REVIEW ONLY NOT FOR CONSTRUCTION 6/29/26

PRELIMINARY

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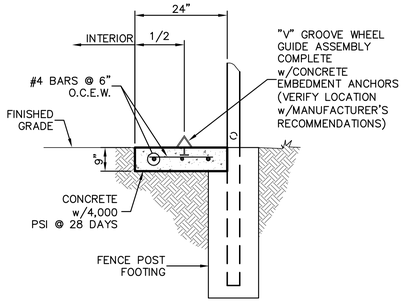
SITE SIDEWALK & RAMP DETAILS

FOR THE
SITE IMPROVEMENTS
FOR
THE ICON AT CREEKSIDE APARTMENTS
3194 WILDFLOWER DIRVE
SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
BRYAN, BRAZOS COUNTY, TEXAS

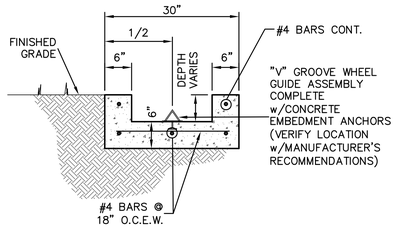
FILENAME: 084305A	SCALE: N/A
SUBMITTED DATE: 3/12/26, 6/29/26	
KERR JOB No. 24-1514	
DRAWN BY: RAM	CHECKED BY: BCV

RME CONSULTING ENGINEERS
CLIENT NO. 372 – PROJECT NO. 0843

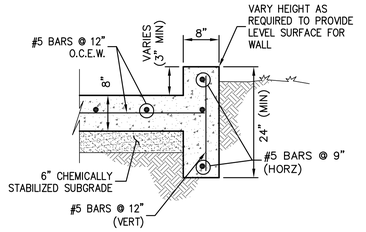
C3.1
SHEET 25 OF 36



ROLLER GATE CONCRETE PAD
N.T.S.



ROLLER GATE CONCRETE TRENCH
N.T.S.



SECTION A
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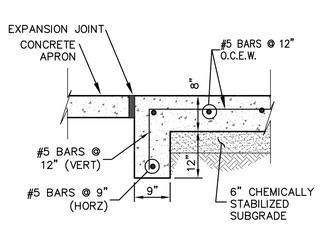

SECTION B
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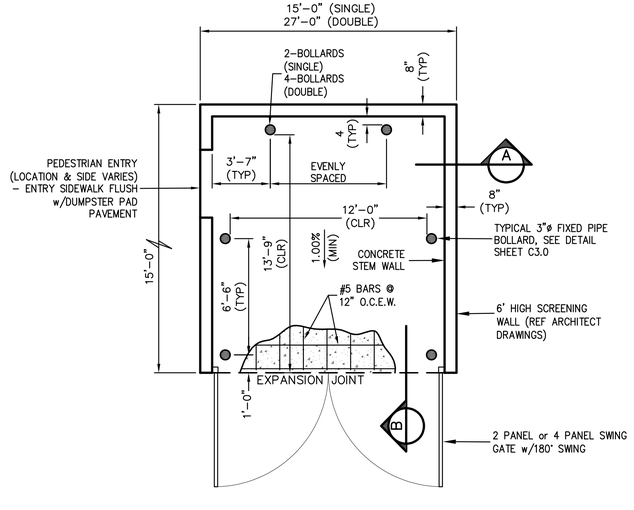
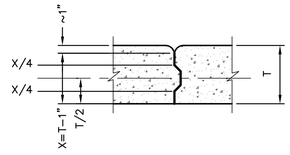
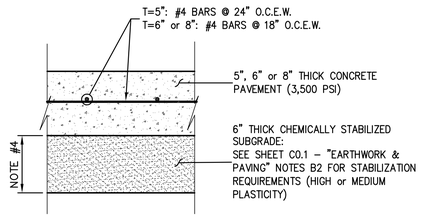


CONCRETE DUMPSTER PAD
N.T.S.



METAL KEYWAY PLATE
N.T.S.

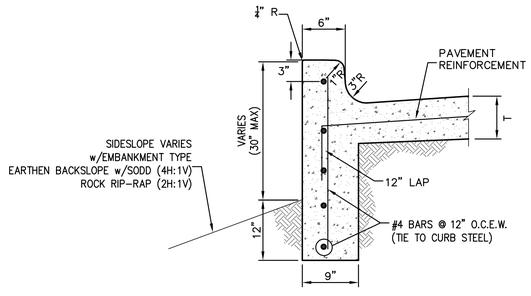
NOTES:
1) PAVING REINFORCEMENT AND ALL JOINTS SHALL CONFORM TO THE DETAILS & SPECIFICATIONS NOTE ON SHEET C0.1.
2) CONVENTIONAL CUTTING METHOD: PERFORMED 12 to 24 HOURS AFTER PLACEMENT OF CONCRETE. DEPTH OF 1.5" TO 2" AND 1/4" WIDE.
3) EARLY-ENTRY CUTTING METHOD: PERFORMED 2 to 6 HOURS AFTER PLACEMENT OF CONCRETE. DEPTH 1" TO 1.5" AND 1/4" WIDE.
4) EXTEND CHEMICALLY STABILIZED SUGRAGE 2' BEYOND BEYOND EDGE OF PAVEMENT OR BACK OF CURB (WHICHEVER IS APPLICABLE).



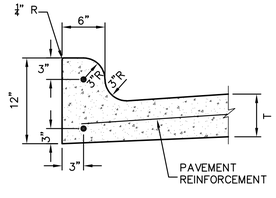
CONCRETE PARING & DRIVES

PAVEMENT SECTION
N.T.S.

CURB NOTE: EXPANSION JOINTS TO BE PLACED AT 60' INTERVALS AND AT ALL RADIUS POINTS, P.C.'s, P.T.'s. CONSTRUCTION JOINTS SHALL BE PLACED AT 15' INTERVALS.



TYPICAL MONOLITHIC CURB w/TURN-DOWN BEAM

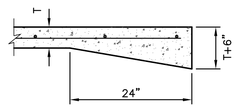


TYPICAL MONOLITHIC CURB

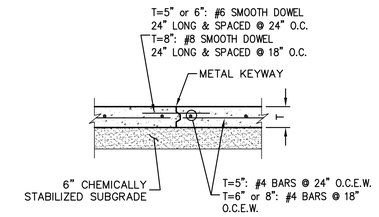
CONCRETE CURB & GUTTER
N.T.S.

NOTE:

PLACE THICKENED EDGE ALONG ALL EXTERIOR EDGES OF PAVEMENT THAT ARE NOT BOUNDARY BY A RAISED CURB.

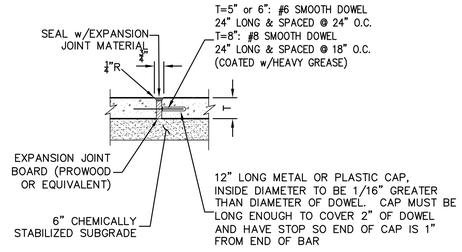


DRIVEWAY PAVEMENT THICKENED EDGE
N.T.S.



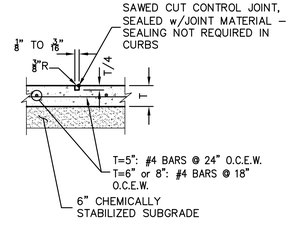
CONSTRUCTION JOINTS SHALL BE PLACED AT DESIGNATED LOCATIONS AND MAY REPLACE CONTROL JOINTS AS REQUIRED. CONSTRUCTION JOINTS SHALL NOT BE PLACED WITHIN THE VALLEY OF A LOW-POINT OR DRAINAGE SWALE.

CONSTRUCTION JOINT
N.T.S.



EXPANSION JOINT SHALL BE PLACED AT DESIGNATED LOCATIONS WITH A MAXIMUM SPACING OF 60'. EXPANSION JOINTS SHALL ALSO BE PLACED AS ISOLATION JOINTS BETWEEN PAVEMENT AND INLETS (CURB OR GRATES) AND BETWEEN PAVEMENT AND BUILDINGS. EXPANSION JOINTS SHALL NOT BE PLACED WITHIN THE VALLEY OF A LOW-POINT OR DRAINAGE SWALE.

EXPANSION JOINT
N.T.S.



CONTROL JOINTS SHALL BE PLACED AT MAXIMUM 15' CENTER TO CENTER. CONTROL JOINTS SHALL BE SOFT SAWED AFTER PLACEMENT OF CONCRETE AS SOON AS THE FRESH CONCRETE WILL SUPPORT THE WEIGHT OF THE SAW AND OPERATOR AND WILL NOT RAVEL.

CONTROL JOINT
N.T.S.

ENCLAVE
ICON CREEKSIDE, LLC
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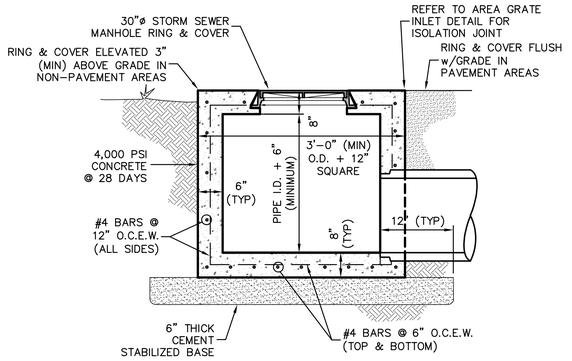
SITE PAVING DETAILS

FOR THE
SITE IMPROVEMENTS
FOR
THE ICON AT CREEKSIDE APARTMENTS
3194 WILDFLOWER DIRVE
SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
BRYAN, BRAZOS COUNTY, TEXAS

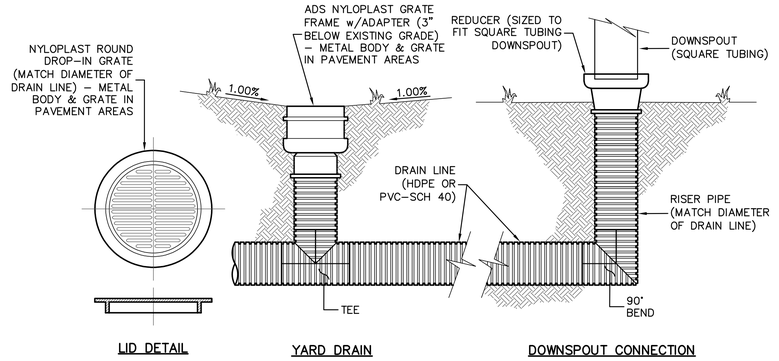
FILENAME: 0843D5A	SCALE: N/A
SUBMITTED DATE: 3/12/26, 6/29/26	
KERR JOB No. 24-1514	
DRAWN BY: RAM	CHECKED BY: BCV

RME CONSULTING ENGINEERS
CLIENT NO. – PROJECT NO.
372 – 0843

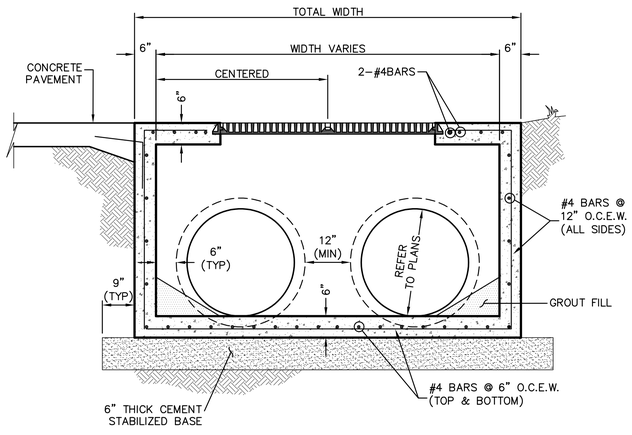
C3.2
SHEET 26 OF 36



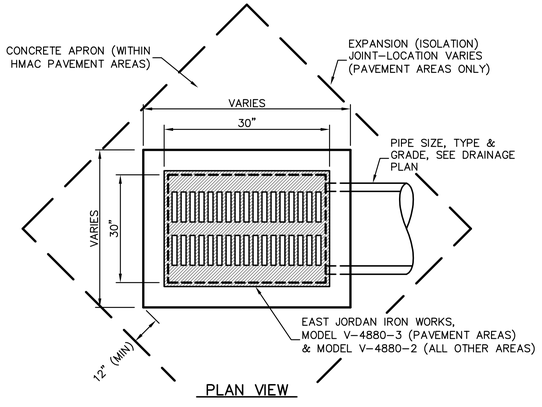
CONCRETE JUNCTION BOX
N.T.S.



YARD & ROOF DRAINAGE
N.T.S.

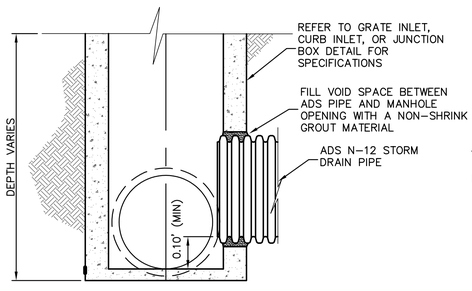


DOUBLE - ELEVATION VIEW

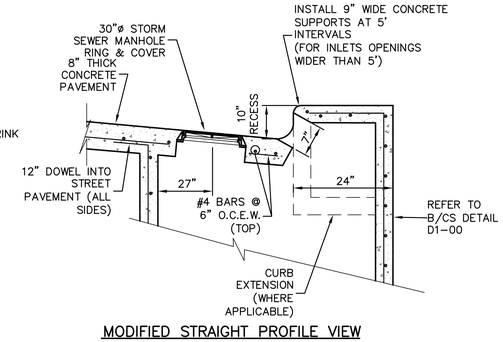


PLAN VIEW

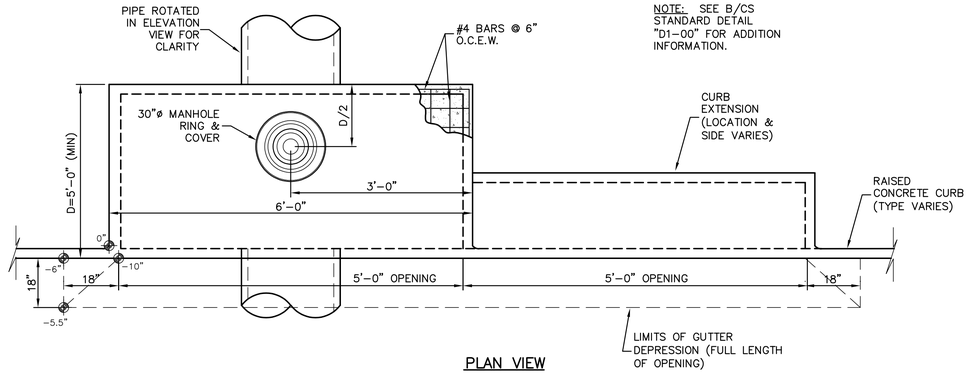
AREA GRATE INLET
N.T.S.



ADS PIPE TO CONCRETE BOX



MODIFIED STRAIGHT PROFILE VIEW



PLAN VIEW

STRAIGHT CURB INLET
N.T.S.

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SITE DRAINAGE DETAILS

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FOR
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BRYAN, BRAZOS COUNTY, TEXAS

FILENAME: 0843D5A	SCALE: N/A
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KERR JOB No. 24-1514	
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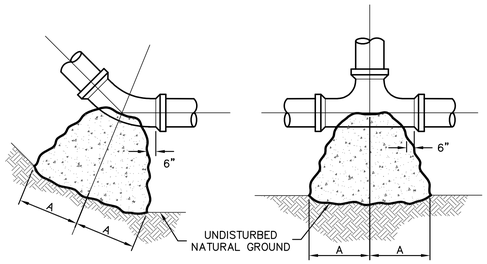
RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
372 - 0843

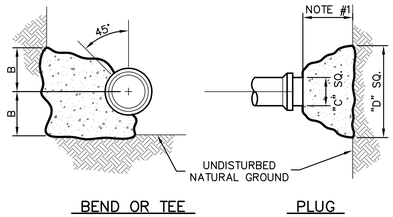
C3.3
SHEET 27 OF 36



BEND TEE

NOTE:

1. 24" (MIN) FOR 12" & LARGE PIPES & 18" (MIN) FOR SMALLER THAN 12".
2. THRUST BLOCKS AT TRENCH FACE MUST HAVE A MINIMUM BEARING SURFACE OF 10 SQ.FT. AND THE LEAST DIMENSION SHALL BE NO SMALLER THAN 15 x PIPE DIA.
3. ALL CONCRETE BLOCKING SHALL BE 3,000 PSI (28 DAY STRENGTH).
4. WATER MAINS WILL NOT BE FULLY PRESSURIZED UNTIL CONCRETE HAS REACHED 7 DAY STRENGTH.



BEND OR TEE

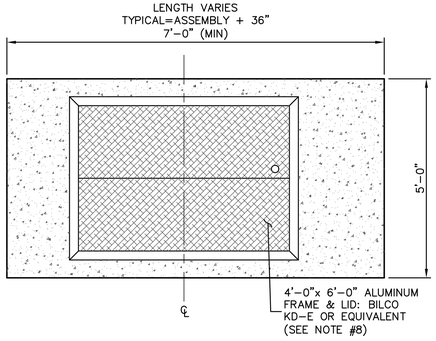
PLUG

THRUST BLOCK TABLE										
	90° BEND		45° BEND		22.5° BEND		TEES		PLUGS	
SIZE	A	B	A	B	A	B	A	B	A	B
2.5"	12"	7"	6"	7"	6"	6"	7"	8"	8"	14"
6"	16"	10"	9"	10"	6"	12"	10"	12"	10"	21"
8"	22"	13"	12"	13"	8"	10"	13"	16"	12"	29"
10"	26"	17"	14"	17"	10"	13"	16"	20"	14"	36"
12"	29"	21"	16"	21"	11"	16"	18"	24"	16"	41"
14"	35"	24"	19"	24"	12"	20"	22"	27"	18"	48"
16"	38"	27"	21"	27"	12"	24"	24"	30"	20"	54"

THRUST BLOCK DETAIL
N.T.S.

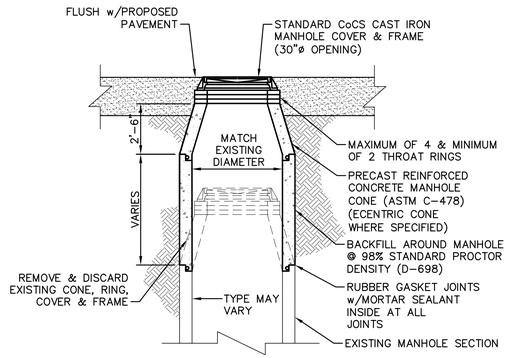
WATER VAULT GENERAL NOTES:

1. PROVIDE NON–CORROSIVE SCREEN AT ALL 2"ø PVC DRAINS.
2. ALL ABOVE GROUND PIPING SHALL BE DUCTILE IRON AND STAINLESS STEEL BOLTS.
3. ALL PIPE AND CONDUIT PENETRATIONS THROUGH THE METER VAULT WALLS AND/OR FLOORS SHALL BE WATER & GAS TIGHT. THESE GASKETS SHALL ALSO PROVIDE A BOND BREAKER.
4. PROVIDE A MINIMUM 24" CLEARANCE FROM BOTTOM OF BACKFLOW PREVENTOR TO THE CONCRETE SLAB AND PROVIDE A 6" MINIMUM CLEARANCE WITH ANY FLANGE BOLTS AND THE CONCRETE SLAB.
5. ANCHOR LUGS ON FRAME OF BILCO DOORS TO BE REMOVED, SINCE LUGS WILL NOT BE ENCASED IN CONCRETE WALLS AND TOP OF SLAB. SECURE FRAMES TO WALLS AND TOP OF SLAB BY INSTALLING BOLTS THROUGH HOLES IN FRAME WHERE LUGS ARE REMOVED, BOLT HOLES IN CONCRETE WALLS AND TOP SLAB MAY BE DRILLED AFTER CONCRETE HAS CURED.
6. ANTI–SEIZE COMPOUND MUST BE USED ON ALL STAINLESS STEEL BOLTS AND NUTS.
7. GATE VALVES SHALL HAVE NON–RISING STEMS.
8. ALUMINUM FRAME AND LID TO BE BILCO FLOOR DOORS "KD" DOUBLE LEAF ALUMINUM TYPE KD–3 AND ARE 4'–0" x 6'–0" AND WEIGHT OF 225 LB. OR EQUIVALENT.
9. BACKFLOW PREVENTOR MUST COMPLY WITH THE LATEST AWWA C506.
10. ALL CONCRETE SHALL HAVE A 28–DAY STRENGTH OF 4,000 PSI.



WATER VAULT ACCESS PANEL
N.T.S.

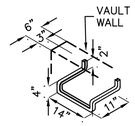
NOTE: USE ADEKA SEALANT, OR APPROVED EQUAL, BETWEEN RING/COVER, ADJUSTMENT RINGS & CHIMNEY OR CORBEL/CONE SECTION.



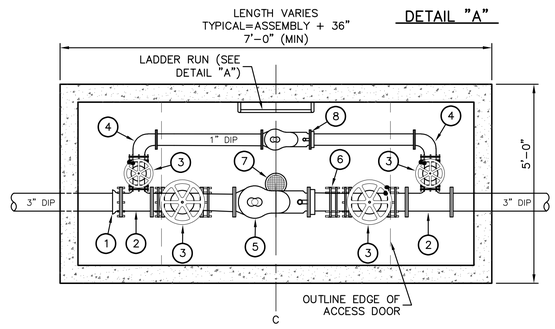
MANHOLE EXTENSION
N.T.S.

FITTING & EQUIPMENT LEGEND

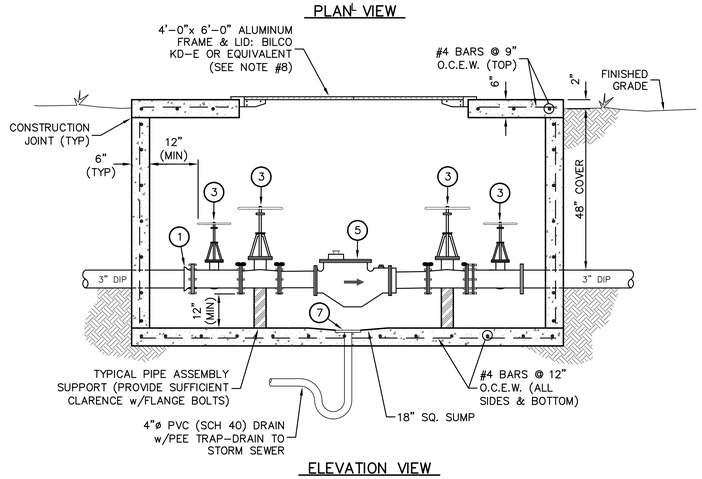
1. MJ x FLG ADAPTER
2. FLANGED TEE
3. GATE VALVE (NON–RISING STEM) w/HANDWHEEL
4. FLANGED ELL
5. 3" COMPOUND METER w/STRAINER
6. FLANGED COUPLING ADAPTER w/FLANGED SPOOL
7. CAST IRON GRATE (4"ø FLOOR DRAIN)
8. 1" COMPOUND METER



DETAIL "A"

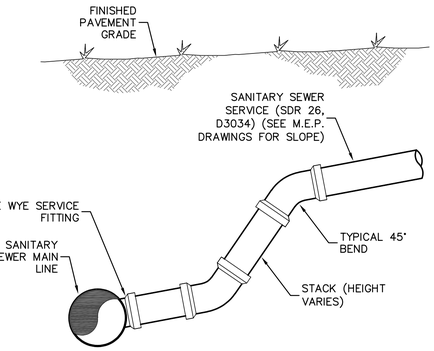


PLAN VIEW



ELEVATION VIEW

MASTER METER w/BY–PASS
N.T.S.



DEEP SERVICE CONNECTION
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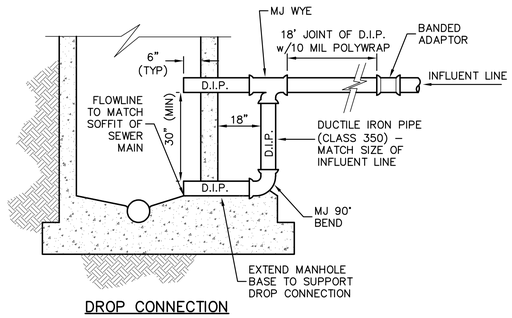
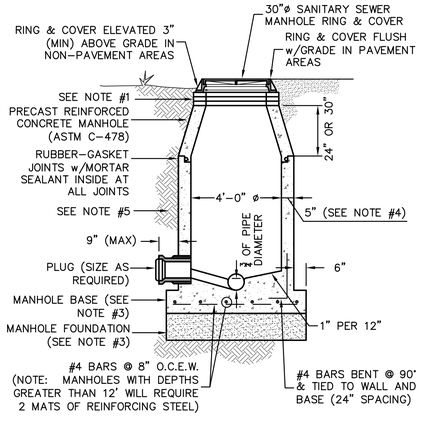


DROP CONNECTION



STANDARD MANHOLE NOTES:

1. A MAXIMUM OF 4 AND A MINIMUM OF 2 THROAT RINGS SHALL BE USED AT EACH MANHOLE IN NEW OR EXISTING STREETS.
2. USE ADEKA SEALANT OR APPROVED EQUAL BETWEEN RING/COVER, ADJUSTMENT RINGS AND CHIMNEY OR CORBEL/CONE SECTION.
3. MANHOLE BASE THICKNESS AND FOUNDATION AS FOLLOWS:

MANHOLE DEPTH (ft)	BASE THICKNESS (in)
0 – 6	6"
6 – 12	6" PLUS 1' OF CEMENT STABILIZED SAND
12 & OVER	12" PLUS 1' OF CEMENT STABILIZED SAND

4. CONCRETE SHALL HAVE A STRENGTH OF 4,000 PSI AT 28 DAYS.
5. MANHOLE LOCATION AND COMPACTION AS FOLLOWS:

LOCATION	COMPACTION REQUIREMENT
PAVEMENT	98% STANDARD PROCTOR ASTM D698
LANDSCAPED AREAS	90% STANDARD PROCTOR ASTM D698

STANDARD PRECAST MANHOLE
N.T.S.

ENCLAVE PROPERTY MANAGEMENT
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CELL: (979) 219-4174
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TEXAS FIRM REGISTRATION No. F-4695

MARK	DATE	DESCRIPTION

PERMIT REVIEW ONLY NOT FOR CONSTRUCTION 6/29/26

PRELIMINARY

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SITE UTILITY DETAILS

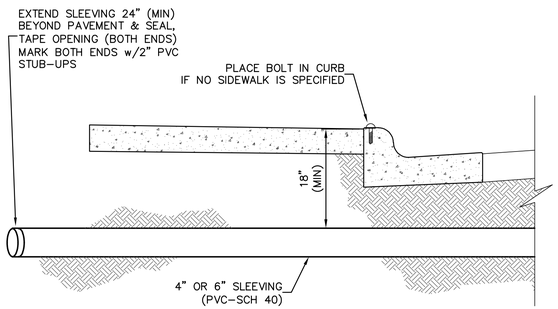
FOR THE
SITE IMPROVEMENTS
FOR
THE ICON AT CREEKSIDE APARTMENTS
3194 WILDFLOWER DIRVE
SHOPS AT CARTERS CREEK, PHASE ONE, BLOCK 1, LOT 5
BRYAN, BRAZOS COUNTY, TEXAS

FILENAME: 0864D5A	SCALE: N/A
SUBMITTED DATE: 3/12/26, 6/29/26	
KERR JOB No. 24–1514	
DRAWN BY: RAM	CHECKED BY: BCV

RME CONSULTING ENGINEERS
CLIENT NO. 372 – PROJECT NO. 0843

C3.4

SHEET 28 OF 36



PVC SLEEVING

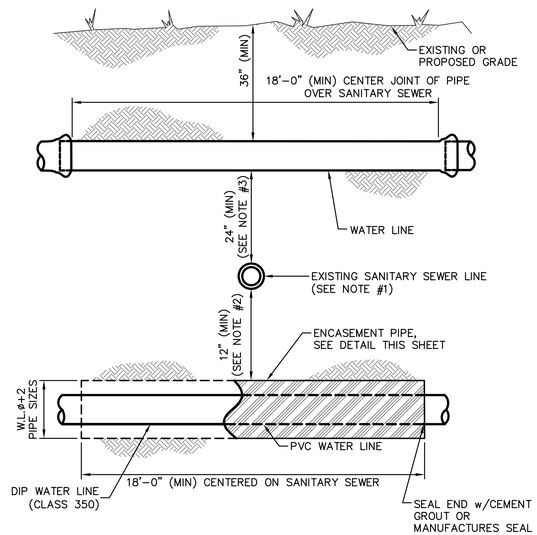
N.T.S.

WATER/SEWER CROSSING NOTES:

1. REPLACE SANITARY SEWER, A MINIMUM OF 18' CENTERED ON THE WATER LINE, WITH SDR-26, CLASS 160, IF SEWER IS DISTURBED OR SHOWS EVIDENCE OF LEAKING. THIS WORK SHALL NOT BE PAID FOR DIRECTLY BUT SHALL BE CONSIDERED SUBSIDIARY TO THE VARIOUS BID ITEMS.

2. BOTH THE WATER LINE AND EXISTING SANITARY SEWER SHALL PASS A PRESSURE TEST IN ACCORDANCE WITH THE SPECIFICATIONS.

3. THIS MINIMUM DISTANCE MAY BE REDUCED TO 6" IF THE SANITARY LINE IS REPLACED WITH A 18' JOINT OF SDR-26 CLASS 160 PIPE AND CENTERED ON THE WATER LINE. BACKFILL NEW SANITARY SEWER LINE w/CEMENT STABILIZED SAND BEDDING A MINIMUM OF 20' CENTERED ON THE WATER LINE.



WATER LINE-SANITARY SEWER CROSSING(S)

N.T.S.

BEDDING TABLE

	IDENTIFIER TYPE	BEDDING TYPE	INITIAL BACKFILL	INTERMEDIATE BACKFILL	FINAL BACKFILL
ALL UTILITIES (EXCEPT ADS, STORM SEWER)	NON-STRUCTURAL AREAS	CLASS III – COMPACT IN 6" (MAX) LIFTS TO 90% STANDARD PROCTOR DENSITY @ 0 TO +4% OF OPTIMUM MOISTURE CONTENT – LEVEL FINAL GRADE BY HAND	CLASS II – COMPACT IN 6" (MAX) LIFTS TO 90% STANDARD PROCTOR DENSITY @ 0 TO +4% OF OPTIMUM MOISTURE CONTENT – WORK IN AROUND PIPE BY HAND TO PROVIDE UNIFORM SUPPORT UP TO SPRING LINE	CLASS IV B – COMPACT IN 8" (MAX) LIFTS TO 90% STANDARD PROCTOR DENSITY @ 0 TO +4% OF OPTIMUM MOISTURE CONTENT	
ALL UTILITIES (EXCEPT ANY STORM SEWER)	STRUCTURAL AREAS	BANK RIVER SAND – GRANULAR MATERIAL FREE OF DETRIMENTAL QUANTITIES OF CLAY, DEBRIS, OR ORGANIC MATERIAL MEETING THE FOLLOWING REQUIREMENTS: MAX. LIQUID LIMIT.....45 MAX. PI.....15 MAX. PERCENT PASSING No. 200 SIEVE...35 MAX. PERCENT PASSING 3/4" SIEVE.....100		CEMENT STABILIZED SAND – 1.5 SACKS OF CEMENT PER CUBIC YARD (PUGMILL) SPADE BY LIFTS INTO PLACE TO FILL ALL VOIDS AROUND PIPE. MANUALLY CONSOLIDATE AT OPTIMUM MOISTURE.	CLASS IV B – COMPACT IN 8" (MAX) LIFTS TO 98% STANDARD PROCTOR DENSITY @ 0 TO +4% OF OPTIMUM MOISTURE CONTENT – COMPACTION ACCOMPLISHED BY MECHANICAL TAMPING
ADS, ADS STORM SEWER	NON-STRUCTURAL AREAS	CEMENT STABILIZED SAND – 1.5 SACKS OF CEMENT PER CUBIC YARD (PUGMILL) SPADE BY LIFTS INTO PLACE TO FILL ALL VOIDS AROUND PIPE. MANUALLY CONSOLIDATE AT OPTIMUM MOISTURE.		CLASS IV B – COMPACT IN 8" (MAX) LIFTS TO 90% STANDARD PROCTOR DENSITY @ 0 TO +4% OF OPTIMUM MOISTURE CONTENT	
ALL STORM SEWER	STRUCTURAL AREAS	CEMENT STABILIZED SAND – 1.5 SACKS OF CEMENT PER CUBIC YARD (PUGMILL) SPADE BY LIFTS INTO PLACE TO FILL ALL VOIDS AROUND PIPE. MANUALLY CONSOLIDATE AT OPTIMUM MOISTURE.		CLASS IV B – COMPACT IN 8" (MAX) LIFTS TO 98% STANDARD PROCTOR DENSITY @ 0 TO +4% OF OPTIMUM MOISTURE CONTENT – COMPACTION ACCOMPLISHED BY MECHANICAL TAMPING	

ASTM D2321-89
CLASSES OF EMBEDMENT & BACKFILL MATERIALS
GIVEN IN TABLE 1.1 OF ASTM D2323 & SUMMARIZED AS:

CLASS IA: ANGULAR, CRUSHED ROCK, NO FINES (3/8" SIZE)

CLASS IB: ANGULAR, CRUSHED ROCK AND SAND, WELL GRADED TO MINIMIZE MIGRATION OF ADJACENT SOILS. LITTLE OR NO FINES.

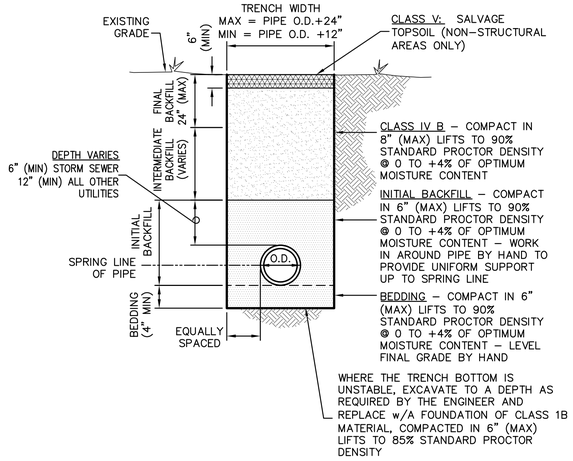
CLASS II: COARSE GRAINED SOILS, CLEAN. NATIVE SOILS FROM THE TRENCH GENERAL DO MEET THIS REQUIREMENT. THE CONTRACTOR MAY USE NATIVE MATERIALS FROM THE TRENCH ONLY AFTER PROVIDING SOILS LABORATORY TEST DEMONSTRATING COMPLIANCE.

CLASS III: COARSE GRAINED SOILS WITH FINES. NATIVE SOILS FROM THE TRENCH GENERALLY DO NOT MEET THIS REQUIREMENT. THE CONTRACTOR MAY USE NATIVE MATERIALS FROM THE TRENCH ONLY AFTER PROVIDING SOILS LABORATORY TEST DEMONSTRATING COMPLIANCE. BANK RUN SAND GENERALLY MEETS THIS REQUIREMENT.

CLASS IV A: SELECT MATERIAL FROM THE TRENCH CONSISTING OF FINE-GRAINED SOILS (INORGANIC). INORGANIC CLAYS OF LOW TO MEDIUM PLASTICITY, GRAVELY CLAYS, SANDY CLAYS, SILTY CLAYS, LEAN CLAYS. THIS MATERIAL MUST HAVE A LIQUID LIMIT <50 AND A PLASTICITY INDEX >7 AND >"A" LIME. SEE SPECIFICATION ASTM D2321-89 FOR DETAILS.

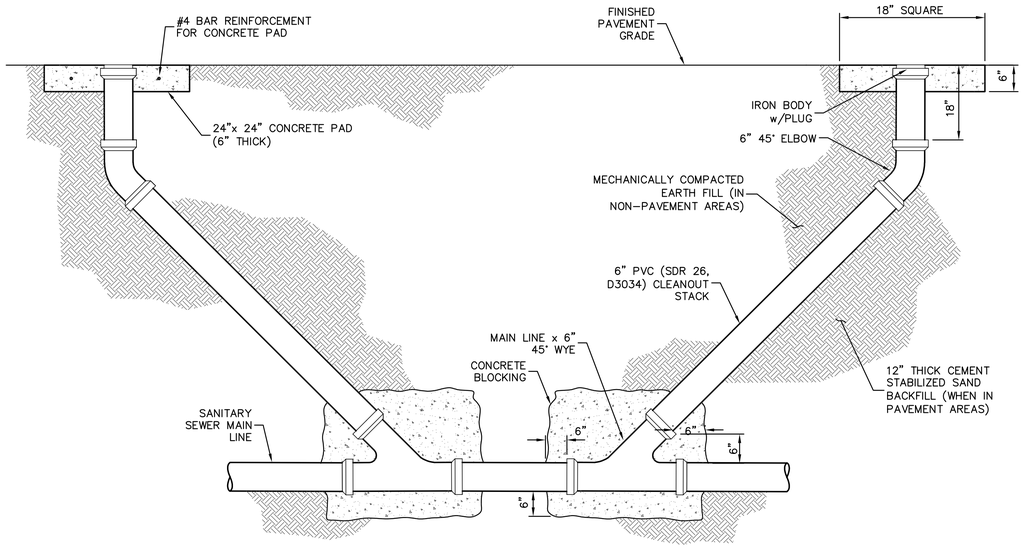
CLASS IV B: SELECT MATERIAL FROM TRENCH CONSISTING OF FINE-GRAINED SOILS (INORGANIC). INORGANIC CLAYS OF MEDIUM TO HIGH PLASTICITY, FAT CLAYS, INORGANIC SILTS, FINE SANDY OR SILTY SOILS, ELASTIC SILTS.

CLASS V: ORGANIC SOILS. MATERIAL FROM THE TRENCH WHICH DOES NOT MEET THE REQUIREMENTS OF THE ABOVE CLASSES. ALL ROCKS, LUMPS, AND CLODS MUST BE REMOVED FROM THIS MATERIAL PRIOR TO PLACEMENT IN THE TRENCH. THIS MATERIAL IS ONLY APPROPRIATE FOR TOPSOIL IN NON-STRUCTUAL AREAS.



TRENCH BEDDING (PRIVATE UTILITIES & RCP/ADS PIPE)

N.T.S.



TWO-WAY CLEANOUT

N.T.S.

ENCLAVE PROPERTY MANAGEMENT
ICON CREEKSIDE, LLC
c/o ATILLA TUNA
7619 BRANFORD PLACE, SUITE 180
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RME Consulting Engineers
P.O. BOX 9253
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TEXAS FIRM REGISTRATION No. F-4695

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BRYAN, BRAZOS COUNTY, TEXAS

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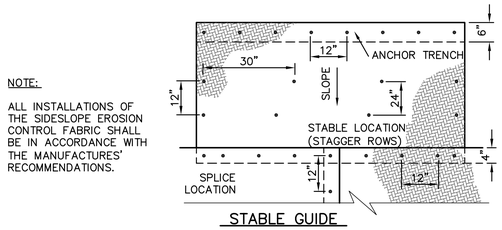
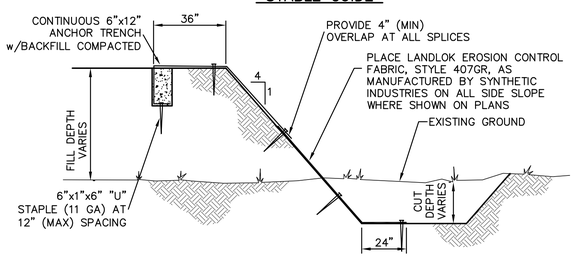
RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
372 – 0843

C3.5
SHEET 29 OF 36

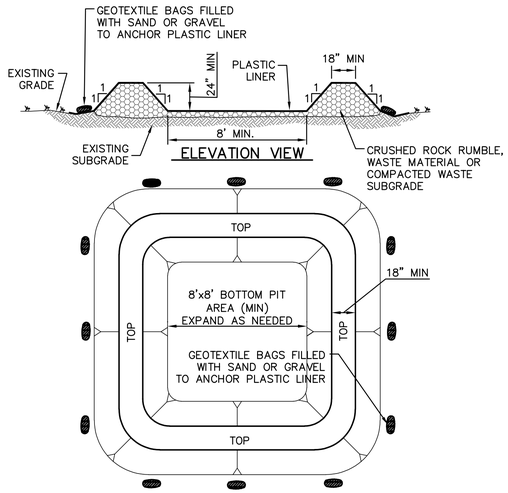


STABLE GUIDE



SIDESLOPE EROSION CONTROL

N.T.S.

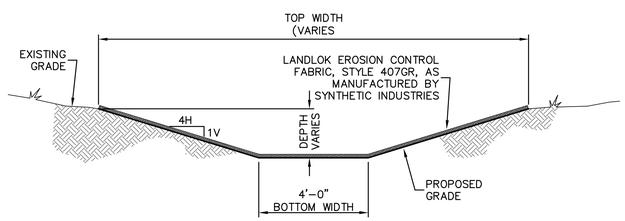


ELEVATION VIEW

PLAN VIEW

CONCRETE WASHOUT

N.T.S.



TRAPEZOIDAL CHANNEL

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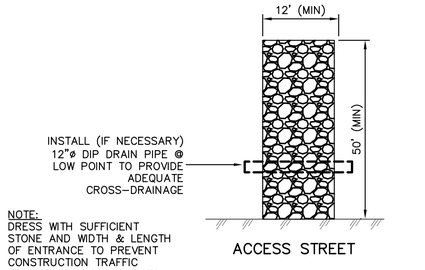

CONSTRUCTION ENTRANCE

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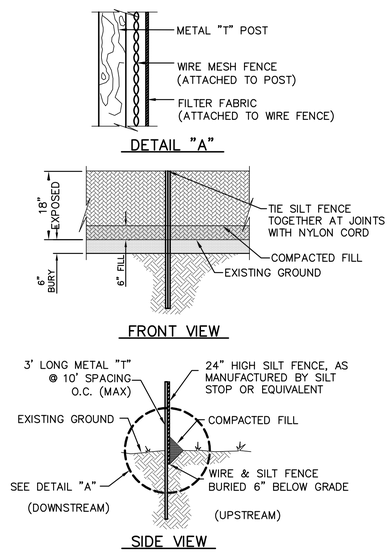

SILT FENCING

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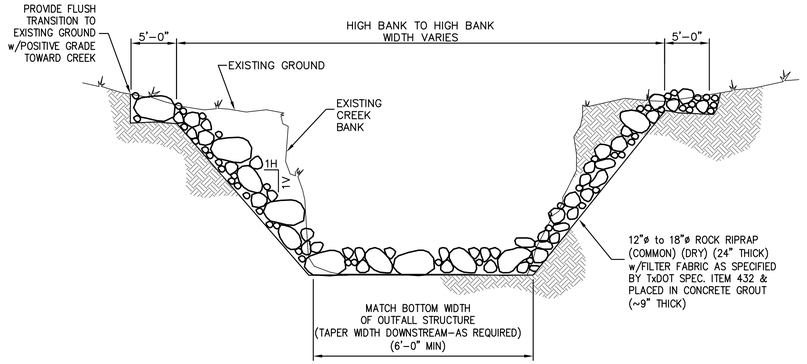

STABILIZED CREEK CHANNEL

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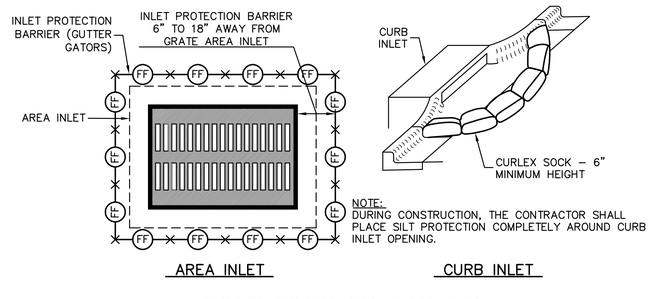
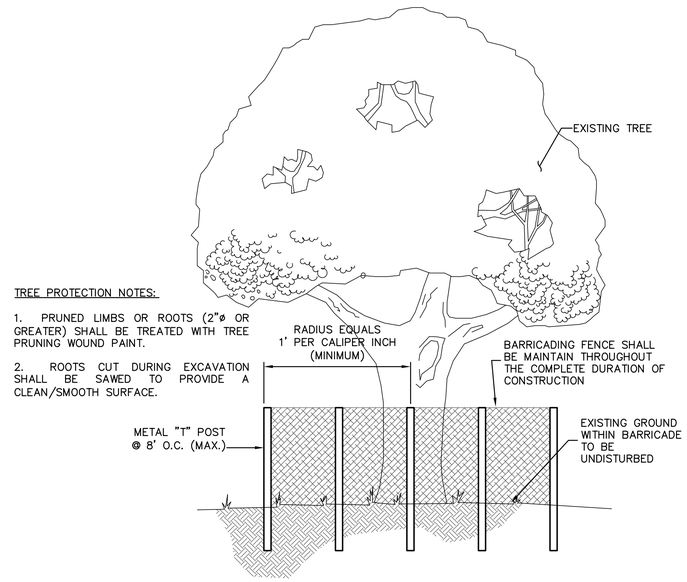


AREA INLET CURB INLET

INLET SILTATION CONTROL

N.T.S.



EXISTING TREE PROTECTION

N.T.S.

ENCLAVE
ICON CREEKSIDE, LLC
c/o ATILLA TUNA
7619 BRANFORD PLACE, SUITE 180
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KERR JOB No. 24-1514	
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RME CONSULTING ENGINEERS
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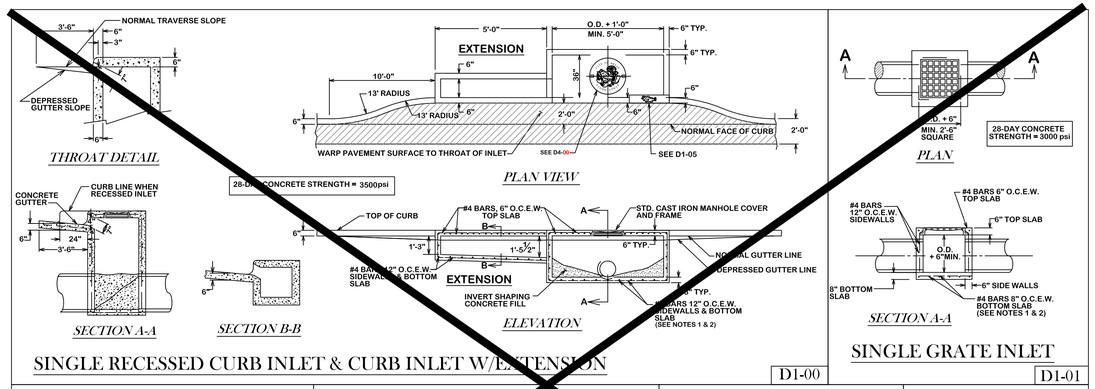
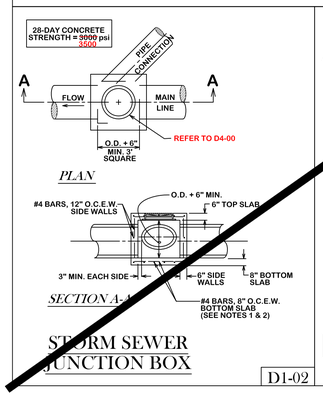
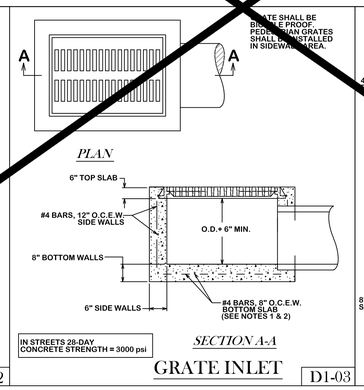
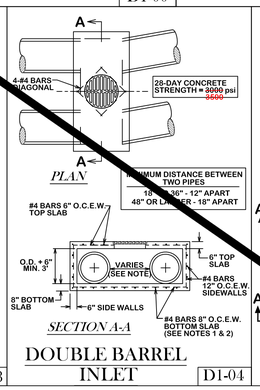
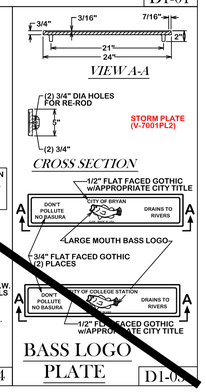
C3.6
SHEET 30 OF 36

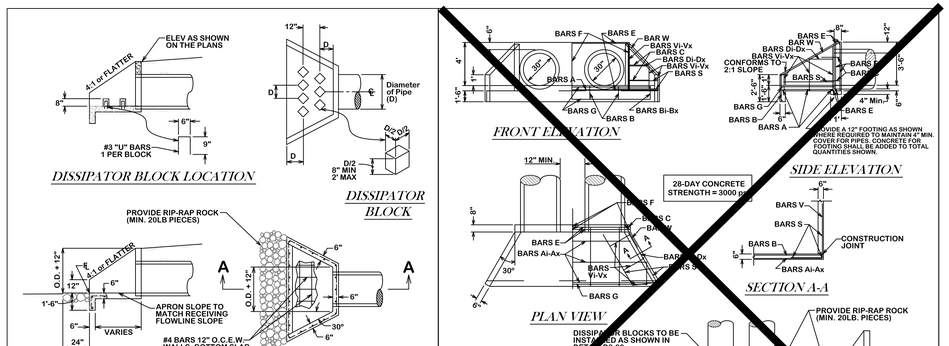


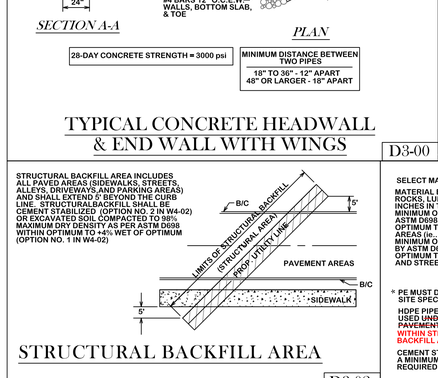


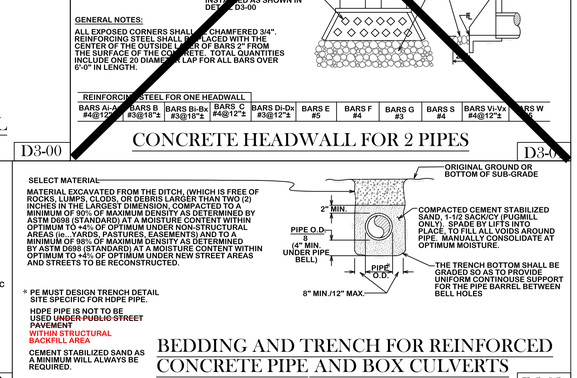


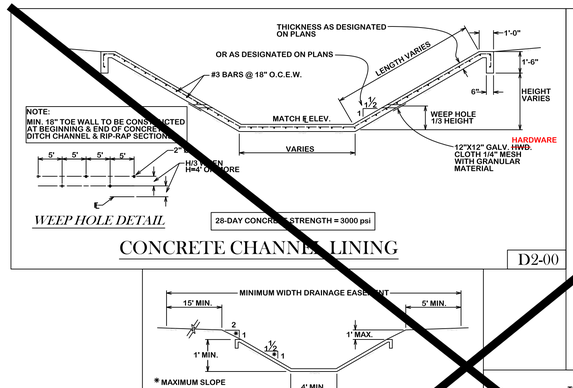


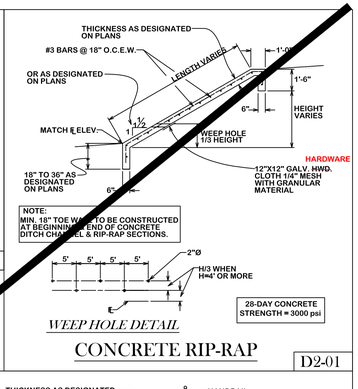


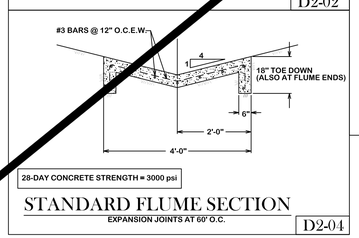


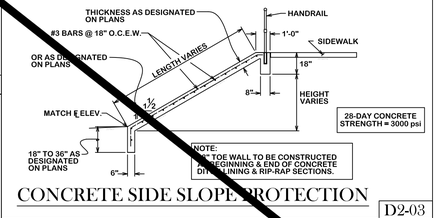


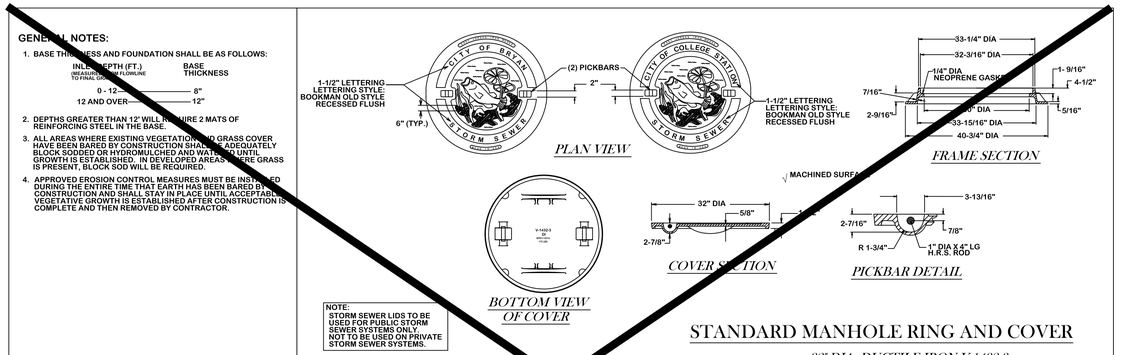


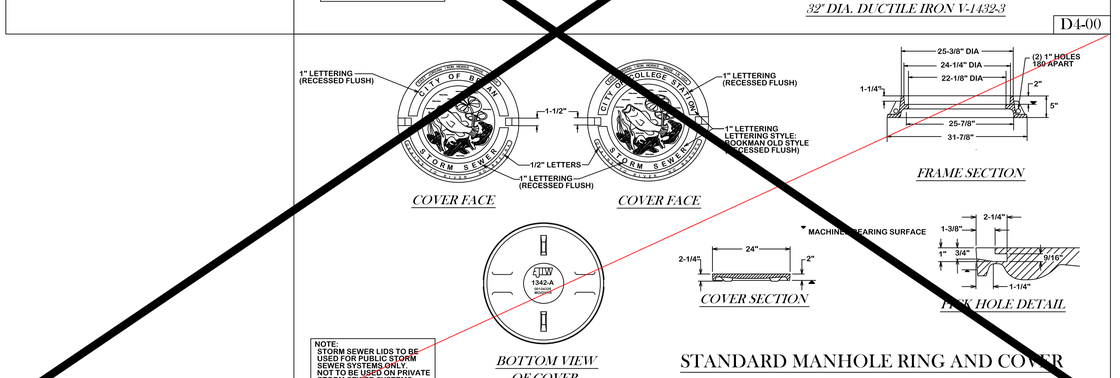












REVISIONS:

BRYAN - COLLEGE STATION STANDARD DRAINAGE DETAILS

CITY OF COLLEGE STATION

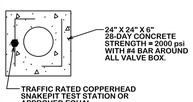
CITY OF BRYAN
The Good Life, Texas Style.

DRAWN BY: B.L
DATE: 08/2024
SCALE: NTS
APPROVED: W. P. K.

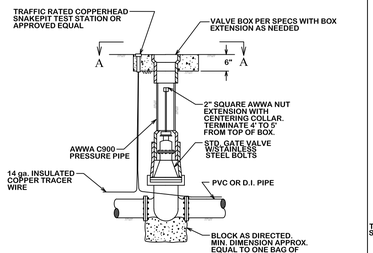
FIGURE:
D

NOTE:

1. VALVE EXTENSION TO BE USED ONLY WHEN TOP OF GATE VALVE IS DEEPER THAN 5 FEET FROM FINISHED GRADE.
2. ALL VALVE OPERATING NUT EXTENSIONS ARE TO BE MADE OF STEEL, SIZED AS NOTED, AND PAINTED WITH TWO (2) COATS OF METAL PAINT.
3. EXTENSIONS SHALL BE A MINIMUM OF ONE (1) FOOT LONG.
4. VALVE BOX LIDS LOCATED ON VALVES TO ISOLATE FIRE SUPPRESSION LINES FROM PUBLIC WATER LINES SHALL BE EJ 6800, PRODUCT 068000044 LOCKABLE LID.



VIEW A - A

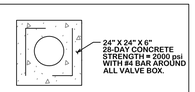


GATE VALVE & BOX

W1-00

GENERAL NOTES:

1. FINELY DIVIDED EARTH FREE OF ROCK, LUMPS AND CLODS EXCEEDING 6" SHALL BE PLACED BY HAND, AND COMPACTED AROUND THE CAST IRON PIPE TO A DEPTH OF 12" OVER THE TOP OF THE PIPE BEFORE BACKFILL IS BEGUN BY ANY MECHANICAL EQUIPMENT.
2. ALL CONCRETE BLOCKING SHALL BE - 28 DAY CONCRETE STRENGTH = 2000psi.
3. ALL THRUST BLOCKING SHALL PROVIDE A MINIMUM OF 2 SQUARE FEET OF BEARING AREA OF CONCRETE ON UNDISTURBED SOIL, OR AS DIRECTED BY THE ENGINEER.
4. WATER MAINS WILL NOT BE FULLY PRESSURIZED UNTIL CONCRETE HAS REACHED 7 DAY STRENGTH.
5. ALL PIPE WILL BE LAID SO AS THE ENTIRE BARRELL WILL HAVE FULL BEARING ON THE FINE GRADED TRENCH BOTTOM. BELL HOLES SHALL BE CUT FOR EACH BELL AND FIRE HYDRANT.
6. ALL FITTING SHALL BE MECHANICL JOINTS UNLESS OTHERWISE DIRECTED.
7. HYDRANTS SHALL BE LOCATED NO CLOSER THAN 3 FEET MEASURED FROM THE BACK OF CURB TO THE FACE OF THE STEAMER ON THE FIRE HYDRANT AND NO FURTHER THAN 15 FEET FROM BACK OF CURB
8. IF MAIN VALVE IS WITHIN 50 FEET OF FIRE HYDRANT THEN ASSEMBLY VALVE MAY BE OMITTED ON A DEAD END HYDRANT LEAD WITH NO ADDITIONAL CONNECTIONS.
9. HEIGHT OF FIRE HYDRANT MEASURED FROM THE STEAMER NOZZLE SHALL BE 18 TO 24 INCHES ABOVE NEAREST FINAL GRADE.
10. FIRE HYDRANTS SHALL COME EQUIPPED WITH STORZ QUARTER TURN PUMPER CONNECTIONS THAT ARE AN INTEGRAL PART OF THE FIRE HYDRANT, AND MUST BE FURNISHED BY THE MANUFACTURER, STORZ ADAPTERS WILL NOT BE ACCEPTED.



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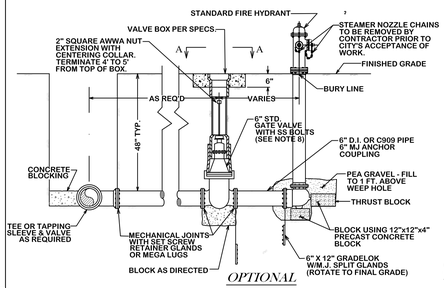

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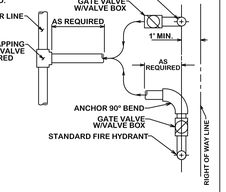
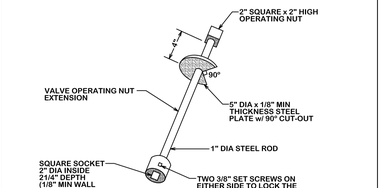


FIRE HYDRANT LOCATION REALIGN AS NEEDED

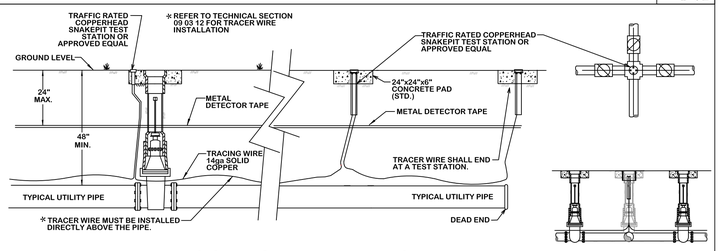
STANDARD FIRE HYDRANT ASSEMBLY

W1-02



GATE VALVE EXTENSION

W1-01



UTILITY PIPE LOCATION MATERIALS

W1-03

THRUST BLOCK NOTES:

1. ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 psi FOR 24" AND SMALLER INNER DIAMETER PIPE.
2. ALL BEARING SURFACES OF THRUST BLOCKS SHALL BE PLACED AGAINST UNDISTURBED EARTH OR ROCK.
3. CONCRETE FOR BLOCKING SHALL BE 2000 psi.
4. DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
5. WATER MAIN SHALL NOT BE PRESSURIZED UNTIL ALL CONCRETE BLOCKING HAS REACHED 1500 psi.

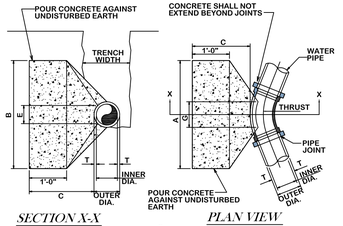
TEE SCHEDULE

ID (in)	THRUST (tons)	C (ft)	A (ft)	VOLUME (c.y.)
4,6,8	5.1	1.5	2.5	0.3
10,12	11.3	1.5	3.5	0.6

HORIZONTAL THRUST BLOCK SCHEDULE

BEND	SIZE	A (ft)	B (ft)	C (ft)	E (ft)	G (ft)	VOLUME (c.y.)
90°	6,8"	5.0	1.5	1.5	0.9	2.7	0.4
	10,12"	6.5	2.5	1.5	1.2	4.0	1.0
45°	6,8"	2.0	2.0	1.5	0.9	1.5	0.2
	10,12"	3.5	2.5	1.5	1.2	2.2	0.5
22.5°	6,8"	1.5	1.5	1.5	0.9	0.8	0.1
	10,12"	2.0	2.5	1.5	1.2	1.1	0.3
11.25°	6,8"	1.0	1.5	1.5	0.9	0.4	0.1
	10,12"	1.5	1.5	1.5	1.2	0.6	0.1

THRUST BLOCK DETAILS

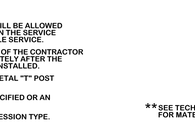


TYPICAL HORIZONTAL THRUST BLOCK

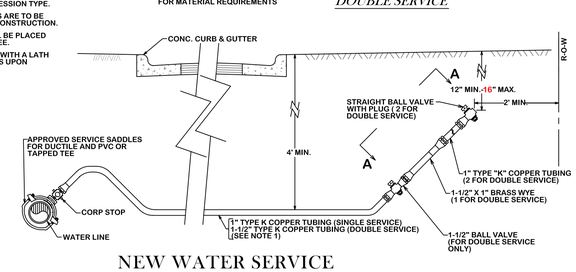
W2-00

NOTES:

1. NO SPLICES IN COPPER TUBING WILL BE ALLOWED FOR SINGLE SERVICE OR BETWEEN THE SERVICE SADDLE AND THE WYE FOR DOUBLE SERVICE.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PRESSURE TEST LINE IMMEDIATELY AFTER THE STREET CROSSINGS HAVE BEEN INSTALLED.
3. MARK EACH SERVICE END WITH METAL "T" POST PAINTED BLUE.
4. MATERIAL USED SHALL BE AS SPECIFIED OR AN APPROVED EQUAL.
5. ALL CONNECTIONS TO BE COMPRESSION TYPE.
6. ALL SERVICE WYES & EXTENSIONS ARE TO BE INSTALLED WITH THE MAIN LINE CONSTRUCTION.
7. METERS AND VALVE BOXES SHALL BE PLACED BY THE CITY UPON PAYMENT OF FEE.
8. LOT CORNERS SHALL BE MARKED WITH A LATH UNDER THE SUPERVISION F A RPLS UPON COMPLETION OF CONSTRUCTION.



** SEE TECHNICAL SECTION 33 12 13 FOR MATERIAL REQUIREMENTS

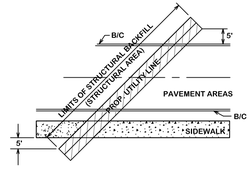


NEW WATER SERVICE

(SHORT AND LONG SIDE)

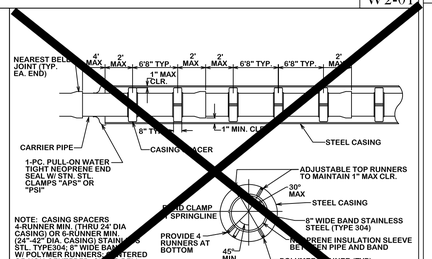
W2-01

STRUCTURAL BACKFILL AREA INCLUDES ALL PAVED AREAS (SIDEWALKS, STREETS, ALLEYS, DRIVEWAYS AND PARKING AREAS) AND SHALL EXTEND 5' BEYOND THE CURB LINE. STRUCTURAL BACKFILL SHALL BE CONSTRUCTED STD1 (SEE DETAIL W4-02 - ANTASTO BE PAVED) OR EXCAVATED MATERIAL PLACED IN 6" TO 8" MAXIMUM LIFTS AND COMPACTED AS PER ASTM D698 WITHIN OPTIMUM TO +4% WET OF OPTIMUM (SEE DETAIL W4-02 - NON-STRUCTURAL AREAS)



STRUCTURAL BACKFILL AREA

W2-02



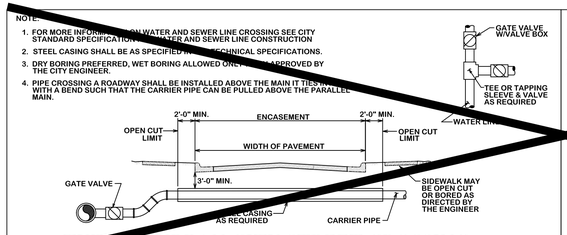
NOTE: CASING SPACERS 4-RUNNER MIN. (THRU 24" DIA CASING) OR 6-RUNNER MIN. (24"-42" DIA. CASING) STAINLESS STL. TYPE304; 8" WIDE BAND W/ POLYMER RUNNERS, CENTERED OR NON-CENTERED, OVER BELL, RESTRAINED FROM ROTATION; INSULATED; "APS" MOD SS18" OR "CASCADE"

CASING DETAIL

W2-03

NOTE:

1. FOR MORE INFORMATION ON WATER AND SEWER LINE CROSSING SEE CITY STANDARD SPECIFICATION FOR WATER AND SEWER LINE CONSTRUCTION
2. STEEL CASING SHALL BE AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS.
3. DRY BORING PREFERRED, WET BORING ALLOWED ONCE APPROVED BY THE CITY ENGINEER.
4. PIPE CROSSING A ROADWAY SHALL BE INSTALLED ABOVE THE MAIN IT TIES INTO WITH A BEND SUCH THAT THE CARRIER PIPE CAN BE PULLED ABOVE THE PARALLEL MAIN.

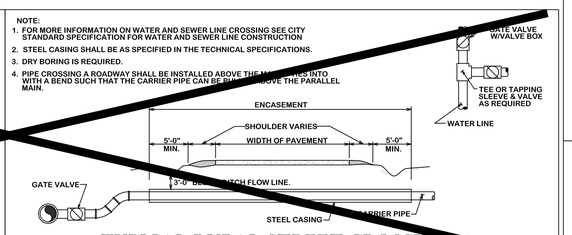


TYPICAL URBAN CITY STREET CROSSING

W4-00

NOTE:

1. FOR MORE INFORMATION ON WATER AND SEWER LINE CROSSING SEE CITY STANDARD SPECIFICATION FOR WATER AND SEWER LINE CONSTRUCTION
2. STEEL CASING SHALL BE AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS.
3. DRY BORING IS REQUIRED.
4. PIPE CROSSING A ROADWAY SHALL BE INSTALLED ABOVE THE MAIN IT TIES INTO WITH A BEND SUCH THAT THE CARRIER PIPE CAN BE PULLED ABOVE THE PARALLEL MAIN.



TYPICAL RURAL STREET CROSSING

W4-01

Ⓐ SELECT MATERIAL

MATERIAL EXCAVATED FROM THE DITCH, (WHICH IS FREE OF ROCKS, LUMPS, CLODS, OR DEBRIS LARGER THAN TWO (2) INCHES IN THE LARGEST DIMENSION), COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NON-STRUCTURAL AREAS (ie., YARDS, PASTURES, EASEMENTS) AND TO A MINIMUM OF 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NEW STREET AREAS AND STREETS TO BE RECONSTRUCTED.

Ⓑ GRANULAR MATERIAL

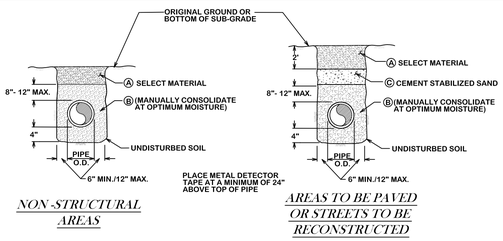
MATERIAL SHALL BE BANK RUN RIVER SAND WHICH IS FREE OF DETRIMENTAL QUANTITIES OF CLAY, DEBRIS, OR ORGANIC MATERIAL AND WHICH, WHEN TESTED BY STANDARD LABORATORY METHODS, MEET THE FOLLOWING REQUIREMENTS:

MAXIMUM LIQUID LIMIT	45
MAXIMUM PLASTICITY INDEX	15
MAXIMUM PERCENT PASSING NO. 200 SIEVE	35
MINIMUM PERCENT PASSING 3/4" SIEVE	100

THE MATERIAL SHALL BE FREE FLOWING AND WHEN WET, SHALL NOT ADHERE TO OR FORM A BALL WHEN PRESSED IN HAND.

Ⓒ CEMENT STABILIZED SAND

1-1/2" SACKS CEMENT/CY MINIMUM.
2 SACKS CEMENT/CY MINIMUM WHEN DISTANCE BETWEEN WATER LINES AND SANITARY LINES IS < 9FT



BEDDING AND TRENCH FOR DI PIPE & PVC PIPE

W4-02

NOTES:

1. *FOR BEDDING AND TRENCHING WITHIN ALL EXISTING PAVED AREAS, SEE DETAILS FOR OPEN CUT STREETS. (Details ST4-00, ST4-01, ST4-02). THIS NOTE DOES NOT APPLY TO STREETS BEING RECONSTRUCTED.*
2. *EVERY 100 FEET PROVIDE A WATER STOP BLOCK COMPOSED OF CEMENT SAND OR NATIVE MATERIAL DEPENDING ON EMEDMENT. BLOCK SHALL BE 6 FEET IN LENGTH. NO BEDDING SAND IN THIS AREA.*
3. ALL BEDDING & INSTALLATION OF PVC PIPE SHALL BE IN ACCORDANCE WITH ANSI/AWWA STANDARDS FOR PVC PIPE.
4. ALL BEDDING & INSTALLATION OF DUCTILE IRON PIPE SHALL BE IN ACCORDANCE WITH ANSI/AWWA C150/A21.50
5. COMPACTION SHALL BE ATTAINED BY MECHANICAL TAMPING.
6. RELATIVE COMPACTION SHALL BE TESTED IN THE PRESENCE OF THE CITY ENGINEER.
7. DUST RESULTING FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK, EITHER INSIDE OR OUTSIDE THE RIGHT-OF-WAY, SHALL BE CONTROLLED BY THE CONTRACTOR.
8. ALL TRENCHES SHALL BE BACK FILLED AND TEMPORARY PAVING OR PLATING PLACED AT THE END OF EACH WORKING DAY.

GENERAL NOTES:

ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

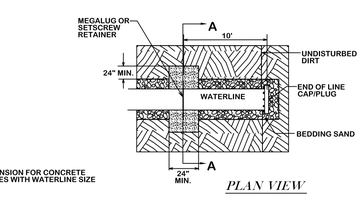
APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

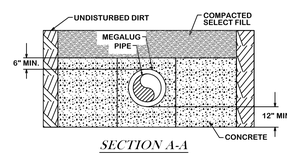
ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.

ESTABLISHMENT OF VEGETATION MAY BE A WARRANTY ITEM.

NOTE:

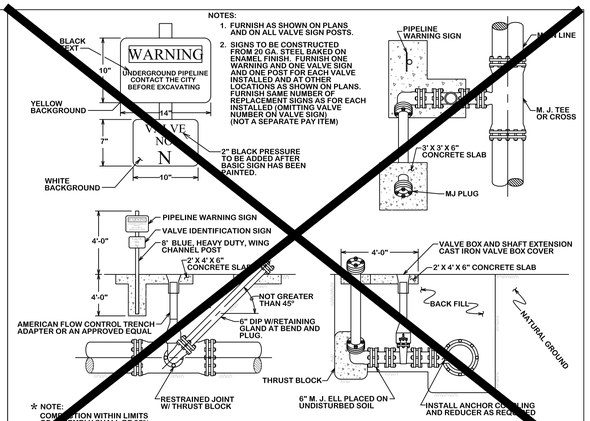
1. FURNISH AS SHOWN ON PLANS AND ON ALL VALVE SIGN POSTS.
2. SIGNS TO BE CONSTRUCTED FROM 20 GA. STEEL BAKED ON ENAMEL FINISH. FURNISH ONE WARNING AND ONE VALVE SIGN AND ONE POST FOR EACH VALVE INSTALLED AND AT OTHER LOCATIONS AS SHOWN ON PLANS. FURNISH SAME NUMBER OF REPLACEMENT SIGNS AS FOR EACH INSTALLED (OMITTING VALVE NUMBER ON VALVE SIGN). (NOT A SEPARATE PAY ITEM)





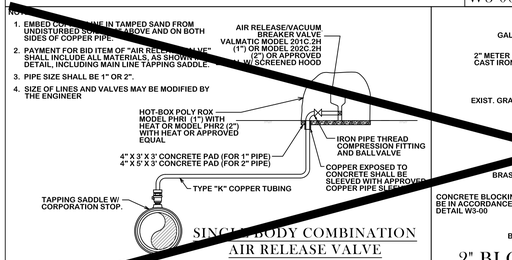
END OF LINE BLOCKING

W3-00



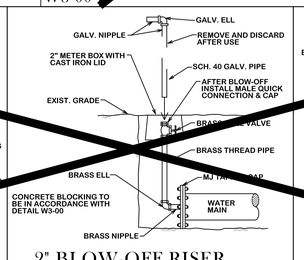
IN-LINE BLOW OFF ASSEMBLY

W3-01



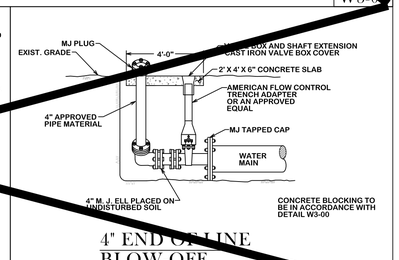
SINGLE BODY COMBINATION AIR RELEASE VALVE

W3-02



2" BLOW-OFF RISER

W3-03



4" END OF LINE BLOW-OFF

W3-04

REVISIONS:

BRYAN - COLLEGE STATION STANDARD WATER DETAILS

CITY OF COLLEGE STATION

CITY OF BRYAN
The Good Life, Texas Style.

DRAWN BY:

DATE:

SCALE: N T S

APPROVED:

W1

SHEET 32 OF 00

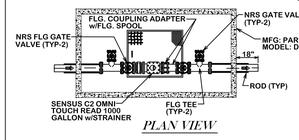
K.L.
APR 2024

W.P.K.

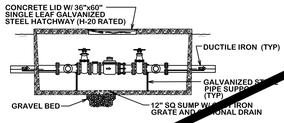
SPECIAL CONDITIONS

1. METER MUST BE NO DEEPER THAN 12 INCHES BELOW FINISHED GRADE.
2. FLOOR OF VAULT WILL BE A MINIMUM OF 6 INCHES FROM BOTTOM OF ANY PIPING APPARATUS OR METER WITHIN THE VAULT.
3. REINFORCED CONCRETE VAULT BASE (FLOOR) SHALL BE CONSTRUCTED USING A STANDARD FIVE SACK CONCRETE MIX AND REINFORCING COMPRISED OF #3 REBAR ON 12 INCH CENTERS WITH A MINIMUM BASE THICKNESS OF 6 INCHES.
4. SET SCREW RETAINER GLANDS SHALL BE INSTALLED AT EACH FITTING ON MECHANICAL JOINT PIPE.
5. VALVES SHALL MEET THE CITY SPECIFICATIONS FOR ALL VALVES.
6. THERE SHALL BE NO PIPING UNDER THE FLOOR OF THE VAULT.

MODEL	SIZE	L1	W1	H1	WEIGHT LBS
DMC-CS3	3"	8'-8"	5'-0"	4'-6"	12,000
DMC-CS4	4"	8'-8"	5'-0"	4'-6"	12,000
DMC-CS6	6"	11'-0"	6'-0"	4'-9"	12,000



PLAN VIEW



ELEVATION VIEW

APPROVED 3" OR LARGER COMPOUND METERS, VAULTS & MATERIALS

APPROVED METERS - SENSUS SRH (U. S. GALLONS)

APPROVED VAULTS - PARK DMC-BR PRE-CAST CONCRETE VAULT W/ ADEQUATE ACCESS AND VAULT DIMENSIONS FOR METER SELECTED

APPROVED MATERIALS - DUCTILE IRON PIPE WITH MECHANICAL JOINT. SET SCREW RETAINER GLANDS WILL BE BASED ON ALL M.J. FITTINGS.

ANY DEVIATIONS FROM THE ABOVE SPECIAL CONDITIONS OR APPROVED METERS, VAULTS OR MATERIALS MUST BE SUBMITTED TO THE DIVISION MANAGER, WATER SERVICES, 72 HOURS PRIOR TO ANTICIPATED DEVIATION.

CITY OF COLLEGE STATION
METER VAULT ASSEMBLY

W5-00

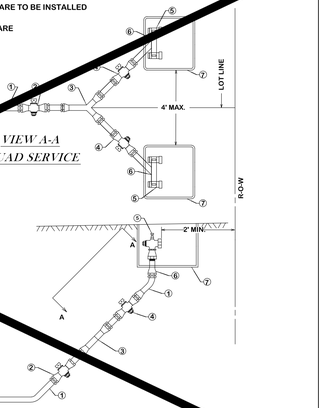
SPECIAL CONDITIONS

ALL CONNECTIONS SHALL BE PACK-JOINT COMPRESSION TYPE

ALL SERVICE EXTENSIONS/APPURTENANCES ARE TO BE INSTALLED WITH THE MAIN LINE CONSTRUCTION

A MAXIMUM OF FOUR – 0.75" WATER METERS ARE ALLOWED FOR THIS CONFIGURATION

MATERIAL USED SHALL BE AS SPECIFIED OR AN APPROVED EQUAL



VIEW A-A
QUAD SERVICE

① Service tubing: Type K copper - soft - 2"
② Ford Ball Valve - B44-777-NL- 2"
③ Ford 'Y' Branch - Y44-274-NL- 2" x 1" x 1"
④ Ford Ball Valve - B44-444-NL- 1"
⑤ Ford Angle Stop KV13-332W-NL - .75" x .75" - Nut Swivel
⑥ Ford 'U' Branch - U48-43-NL
⑦ Dual Concrete Meter Box - Provided by COCS

CITY OF COLLEGE STATION
QUAD SERVICE CONNECTION

W5-01

NOTES:

① Service saddle, SS straps, CC threads Installed per manufacturer's recommendations. All main types: Smith Blair 317
② Corporation Stop: Ford FB 1000-4-Q - 1"
③ Service tubing: Type K copper - soft - 1"
④ Ford male adapter - C84-44-Q - 1"
⑤ Meter box valve: 5 = Ford Angle Stop - BA-11-444W - 1" 5A = Ford Straight Stop - B11-444W - 1"
⑥ Brass bushing IPS - 1" x 3/4"
⑦ Meter nipple - C38-23-2.5 - 3/4"
⑧ Meter box and lid: Old Castle/Christy meter box and lid: - B09 Utility Box - N09R Concrete Lid Marked "Water" with Flex-Net Sensus Probe Hole

PREFERRED METHOD

UPON CITY ENGINEER'S APPROVAL

CITY OF BRYAN
STRAIGHT OR ANGLE TAP-3/4"

W6-00

NOTES:

① Service saddle, SS straps, CC threads Installed per manufacturer's recommendations. All main types: Smith Blair 317
② Corporation Stop: Ford FB 1000-4-Q - 1"
③ Service tubing: Type K copper - soft - 1"
④ Ford male adapter - C84-44-Q - 1"
⑤ Meter box valve: 5 = Ford Angle Stop - BA-11-444W - 1" 5A = Ford Straight Stop - B11-444W - 1"
⑥ Meter nipple - C38-44-2-625 - 1"
⑦ Meter box and lid: Old Castle/Christy meter box and lid: - B12 Utility Box - N09R Concrete Lid Marked "Water" with Flex-Net Sensus Probe Hole

PREFERRED METHOD

UPON CITY ENGINEER'S APPROVAL

CITY OF BRYAN
STRAIGHT OR ANGLE TAP - 1"

W6-01

PREFERRED METHOD

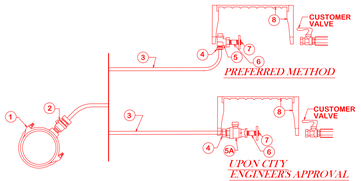
UPON CITY ENGINEER'S APPROVAL

CITY OF BRYAN
STRAIGHT OR ANGLE TAP-1-1/2"

W6-02

NOTES:

① Service saddle, SS straps, CC threads Installed per manufacturer's recommendations. All main types: Smith Blair 317
② Corporation Stop: Ford FB 1000-7-Q (cc thread) - 2"
③ Service tubing: Type K copper - soft - 2"
④ Ford male adapter - C84- 77 Q - 2"
⑤ Meter box valve: 5= Ford Angle Stop - BA -11-777W - 2" 5A = Ford Straight Stop - B11- 777W - 2"
⑥ Brass nipple I.P.S. - 2"x3"
⑦ Meter Flange - CF31 - 77 - 2"
⑧ Meter box and lid: Old Castle/Christy meter box and lid: - B60 Utility Box - N09R Concrete Lid Marked "Water" with Flex-Net Sensus Probe Hole



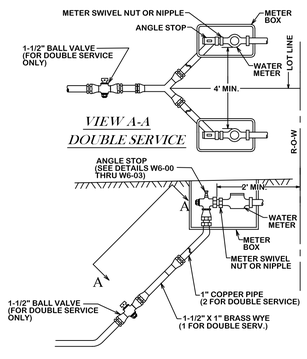
PREFERRED METHOD

UPON CITY ENGINEER'S APPROVAL

CITY OF BRYAN
STRAIGHT OR ANGLE TAP - 2"

W6-03

METER NUT SIZE	FORD PART NO.
3/4" x 2.5" Long	C38-23-2-5
3/4" x 3" Long	C38-23-3
3/4" x 12" Long	C38-23-12
1" x 2.625" Long	C38-44-2-625
1" x 8.5" Long	C38-44-8-5
1-1/2" Meter Nipple	C38-66-2-875
1-1/2" Meter Bushing	BBIM-66
2" Meter Nipple	C38-77
2" Meter Bushing	BBIM-77



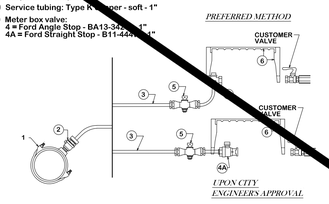
VIEW A-A
DOUBLE SERVICE

CITY OF BRYAN
WATER SERVICE RECONNECTION

W6-04

NOTES:

① Service saddle and CC threads installed per manufacturer's recommendations. All main types: Ford S70/S90
② Corporation Stop: Ford FB 1000-4- 1"
③ Service tubing: Type K copper - soft - 1"
④ Meter box valve: 4 = Ford Angle Stop - BA13-3[illegible] 4A = Ford Straight Stop - B11-444W - 1"
⑤ Ball valve
⑥ Meter box and lid: Old Castle meter box, CI lid with Reader #36



PREFERRED METHOD

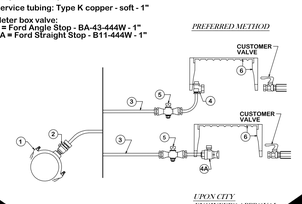
UPON CITY ENGINEERS APPROVAL

CITY OF COLLEGE STATION
STRAIGHT OR ANGLE TAP - 3/4"

W7-00

NOTES:

① Service saddle and CC threads installed per manufacturer's recommendations. All main types: Ford S70/S90
② Corporation Stop: Ford FB 1000-4- 1"
③ Service tubing: Type K copper - soft - 1"
④ Meter box valve: 4 = Ford Angle Stop - BA-43-444W - 1" 4A = Ford Straight Stop - B11-444W - 1"
⑤ Ball valve
⑥ Meter box and lid: Old Castle meter box, CI lid with Reader #36



PREFERRED METHOD

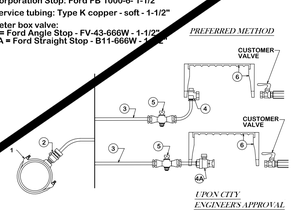
UPON CITY ENGINEERS APPROVAL

CITY OF COLLEGE STATION
STRAIGHT OR ANGLE TAP - 1"

W7-01

NOTES:

① Service saddle and CC threads installed per manufacturer's recommendations. All main types: Ford S70/S90
② Corporation Stop: Ford FB 1000-6- 1-1/2"
③ Service tubing: Type K copper - soft - 1-1/2"
④ Meter box valve: 4 = Ford Angle Stop - FV-43-666W - 1-1/2" 4A = Ford Straight Stop - B11-666W - 1-1/2"
⑤ Ball valve
⑥ Meter box and lid: Old Castle meter box, CI lid with Reader #65



PREFERRED METHOD

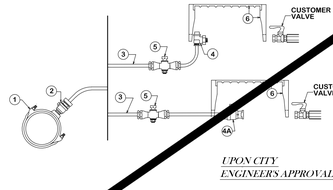
UPON CITY ENGINEERS APPROVAL

CITY OF COLLEGE STATION
STRAIGHT OR ANGLE TAP - 1-1/2"

W7-02

NOTES:

① Service saddle and CC threads installed per manufacturer's recommendations. All main types: Ford S70/S90
② Corporation Stop: Ford FB 1000-7- (cc thread) - 2"
③ Service tubing: Type K copper - soft - 2"
④ Meter box valve: 4 = Ford Angle Stop - FV-43-777W - 2" 4A = Ford Straight Stop - B11-777W - 2"
⑤ Ball valve
⑥ Meter box and lid: Old Castle meter box, CI lid with Reader #65



PREFERRED METHOD

UPON CITY ENGINEERS APPROVAL

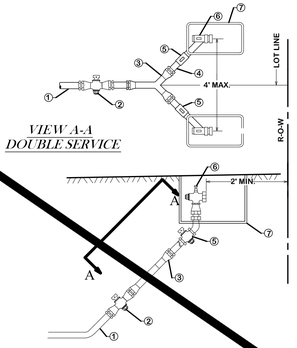
CITY OF COLLEGE STATION
STRAIGHT OR ANGLE TAP - 2"

W7-03

NOTES:

- ALL CONNECTIONS TO BE COMPRESSION TYPE.
- MATERIAL USED SHALL BE AS SPECIFIED OR AN APPROVED EQUAL.
- ALL SERVICE WYES & EXTENSIONS ARE TO BE INSTALLED WITH THE MAIN LINE CONSTRUCTION.

① Service Tubing: Type K Copper - cu - soft - 1.50"
② Ford Ball Valve - B44-666-NL- 1.50"
③ Ford 'Y' Branch - Y44-264-NL- 1.50" x 1" x 1"
④ Service Tubing: Type K Copper - soft - 1"
⑤ Ford Ball Valve - B44-444-NL - 1"
⑥ Ford Angle Stop KV43-332W-NL - 1" x 0.75 Meter Nut Swivel
⑦ Concrete Meter Box - Provided by COCS



VIEW A-A
DOUBLE SERVICE

CITY OF COLLEGE STATION
DOUBLE WATER SERVICE RECONNECTION

W7-04

REVISIONS:
7/1/2016 - Details W6-00 thru W6-04 Accepted for use by COB

BRYAN - COLLEGE STATION STANDARD WATER DETAILS

CITY OF COLLEGE STATION

CITY OF BRYAN
The Good Life, Texas Style.

DRAWN BY:
DATE:
SCALE:
APPROVED:

W2

SHEET 33 OF 00

K.L.
APR 2024
N T S
W.P.K.

NOTES:

1. A MAX. OF 4 AND A MIN. OF 2 THROAT RINGS SHALL BE USED AT EACH MANHOLE IN NEW OR EXISTING RIGHT-OF-WAY.
2. USE NP 1 SEALANT OR APPROVED EQUAL BETWEEN RING/COVER, ADJUSTMENT AND CHIMNEY OR CORBEL/CONE SECTION.
3. MANHOLE BASE THICKNESS AND FOUNDATION FROM FLOWLINE TO RIM AS FOLLOWS:

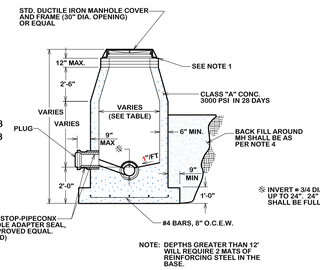
MANHOLE DEPTH (FT.)	BASE THICKNESS
0 - 12	8"
12 AND OVER	12"

4. MANHOLE LOCATION AND COMPACTION AS FOLLOWS:

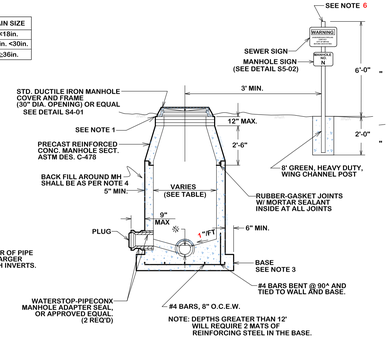
LOCATION	COMPACTION REQUIREMENT
PAVEMENT	98 % STANDARD PROCTOR - ASTM D 698
LANDSCAPE AREA	90 % STANDARD PROCTOR - ASTM D 698

5. IN FLOODPLAINS OR AREAS OF CONCENTRATED FLOW, THE CONE SHALL EXTEND 1 FOOT ABOVE THE BASE FLOOD ELEVATION OR A BOLT DOWN WATER-TIGHT RING AND COVER SHALL BE USED, VENTED WHERE REQUIRED.
6. WARNING SIGN ONLY TO BE PLACED WHERE SEWER CROSSES OPEN FIELDS.

MANHOLE DIA.	MAIN SIZE
4 FT	<18in.
5 FT	≥18in. <30in.
6 FT	≥36in.



CAST IN PLACE MANHOLE



PRE-CAST MANHOLE

INVERT = 3/4 DIAMETER OF PIPE UP TO 24". 24" AND LARGER SHALL BE FULL DEPTH INVERTS.

STANDARD MANHOLE

S1-00

NOTES:

1. FOR BEDDING AND TRENCHING WITHIN ALL EXISTING PAVED AREAS, SEE DETAILS FOR OPEN CUT STREETS. (Details ST4-00, ST4-01, ST4-02). THIS NOTE DOES NOT APPLY TO STREETS BEING RECONSTRUCTED.
2. ALL BEDDING & INSTALLATION OF PVC PIPE SHALL BE IN ACCORDANCE TO ANSI/AWWA STANDARDS FOR PVC PIPE.
3. ALL BEDDING & INSTALLATION OF DUCTILE IRON PIPE SHALL BE IN ACCORDANCE TO ANSI/AWWA C150/A21.50.
4. COMPACTION SHALL BE ATTAINED BY MECHANICAL TAMPING.
5. ALL TRENCHES SHALL BE BACK FILLED AND TEMPORARY PAVING OR PLANKING PLACED AT THE END OF EACH WORKING DAY.
6. EVERY 100 FEET PROVIDE A WATER STOP BLOCK COMPOSED OF CEMENT SAND OR IMPERVIOUS NATIVE MATERIAL DEPENDING ON EMBEDMENT. BLOCK SHALL BE 6 FEET IN LENGTH. NO BEDDING SAND IN THIS AREA.

Ⓐ SELECT NATIVE MATERIAL

MATERIAL EXCAVATED FROM THE DITCH, (WHICH IS FREE OF ROCKS, LUMPS, CLODS, OR DEBRIS LARGER THAN TWO (2) INCHES IN THE LARGEST DIMENSION), COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NON-STRUCTURAL AREAS (ie., YARDS, PASTURES, EASEMENTS)(OPTION 1) AND TO A MINIMUM OF 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NEW STREET AREAS AND STREETS TO BE RECONSTRUCTED. (OPTION 2)

Ⓑ GRANULAR MATERIAL

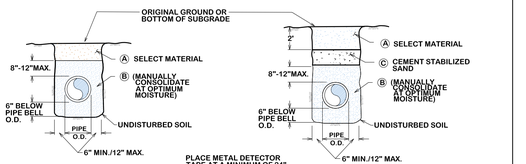
MATERIAL SHALL BE BANK RUN RIVER SAND WHICH IS FREE OF DETRIMENTAL QUANTITIES OF CLAY, DEBRIS, OR ORGANIC MATERIAL AND WHICH, WHEN TESTED BY STANDARD LABORATORY METHODS, MEET THE FOLLOWING REQUIREMENTS:

MAXIMUM LIQUID LIMIT	45
MAXIMUM PLASTICITY INDEX	15
MAXIMUM PERCENT PASSING NO. 200 SIEVE	35
MINIMUM PERCENT PASSING 3/4" SIEVE	100

THE MATERIAL SHALL BE FREE FLOWING AND WHEN WET, SHALL NOT ADHERE TO OR FORM A BALL WHEN PRESSED IN HAND.

Ⓒ CEMENT STABILIZED SAND

1-1/2" SACKS CEMENT/CY MINIMUM.
2 SACKS CEMENT/CY MINIMUM WHEN DISTANCE BETWEEN SANITARY LINES AND WATER LINES IS < 9FT



NON-STRUCTURAL AREAS

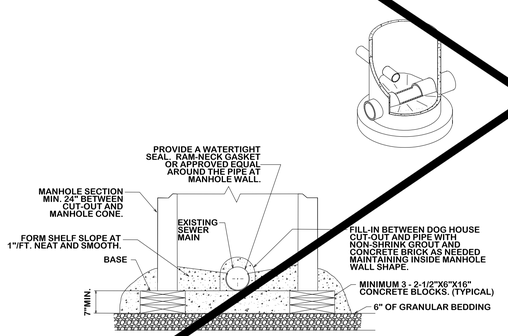
AREAS TO BE PAVED OR STREETS TO BE RECONSTRUCTED

BEDDING AND TRENCH FOR DI PIPE & PVC PIPE

S1-01

NOTES:

1. FLOW SHALL BE MAINTAINED DURING CONSTRUCTION.
2. THIS DETAIL IS TO BE USED WHEN A 6" OR LARGER LATERAL NECESSITATES CONSTRUCTION OF A NEW MANHOLE.
3. FOR ADDITIONAL STANDARDS NOT SHOWN, SEE "STANDARD MANHOLE" DETAIL S1-02.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORT OF EXISTING SEWER DURING INSTALLATION OF MANHOLE.
5. DOGHOUSE OPENING MAY ONLY BE USED WHEN PLACING A NEW MANHOLE OVER AN EXISTING LINE; OTHERWISE, THE OPENING MUST BE CUT. SIZE, LOCATION, AND ANGLE OF ENTRY SHALL BE AS REQUIRED BY THE PLANS.
6. EXCAVATE TRENCH TO MIN. 13" BELOW BOTTOM OF EXISTING PIPE. COMPACT SUBGRADE. PLACE AND COMPACT 6" OF GRANULAR BEDDING. MONOLITHIC POUR OF MIN. 7" DEPTH, 6 SACK TOPPING MIX TO BE PLACED INSIDE, UNDER, AND OUTSIDE MANHOLE BARREL FROM SURFACE OF BEDDING, AROUND CONCRETE BLOCK RISERS, TO A POINT APPROXIMATELY AT THE SPRING LINE OF THE EXIST. PIPE.
7. DURING THE SAME POUR, THE FINISH MANHOLE SHELF SHALL BE FORMED AND FINISHED AROUND THE BARREL AND EXISTING PIPE AS SHOWN.
8. AFTER CONCRETE SHELF HAS CURED, AND THE MANHOLE HAS BEEN VACUUM TESTED, THE EXISTING PIPE SHALL BE SAW CUT. ONLY AFTER CITY APPROVED, PASSING MANHOLE LEAKAGE TESTING. THE EXISTING PIPE SHALL FORM THE TROUGH OF THE MANHOLE AS SHOWN. FILE CUT PIPE TO GIVE SMOOTH EDGES.

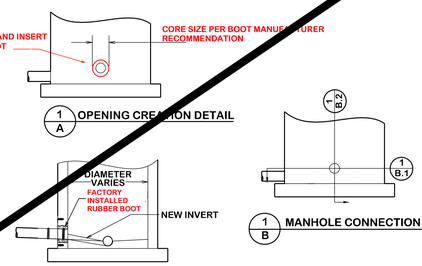


CITY OF COLLEGE STATION
GRAVITY SEWER DOGHOUSE MANHOLE

S3-00

NOTES:

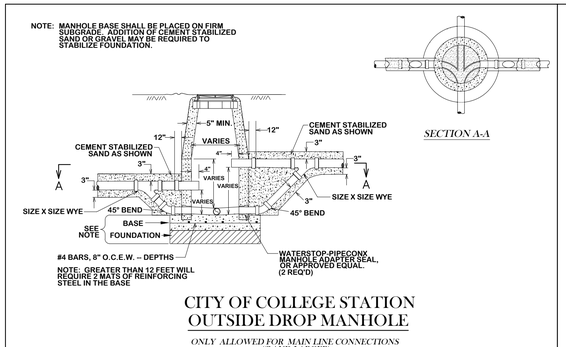
1. CONCRETE SHALL BE 3,000 P.S.I.



STANDARD MANHOLE TIE-IN

S3-01

NOTE: MANHOLE BASE SHALL BE PLACED ON FIRM SUBGRADE. ADDITION OF CEMENT STABILIZED SAND OR GRAVEL MAY BE REQUIRED TO STABILIZE FOUNDATION.

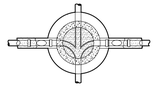


SECTION A-A

CITY OF COLLEGE STATION
OUTSIDE DROP MANHOLE

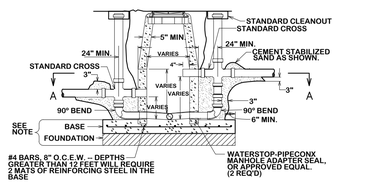
ONLY ALLOWED FOR MAIN LINE CONNECTIONS 60" AND LARGER

S2-00



SECTION A - A

NOTE: MANHOLE BASE SHALL BE PLACED ON FIRM SUBGRADE. ADDITION OF CEMENT STABILIZED SAND OR GRAVEL MAY BE REQUIRED TO STABILIZE FOUNDATION.



CITY OF BRYAN
OUTSIDE DROP MANHOLE

ONLY WHEN APPROVED BY CITY ENGINEER

S2-01

NOTE:

MANHOLE BASE SHALL BE PLACED ON FIRM SUBGRADE. ADDITION OF CEMENT STABILIZED SAND OR GRAVEL MAY BE REQUIRED TO STABILIZE FOUNDATION.

IN EXISTING MANHOLE, PLACE PVC ELBOW ON BENCH, GROUT NEW BENCH TO SPRINGLINE AND TROWEL SMOOTH. FORM SMOOTH CHANNEL TO INVERT.

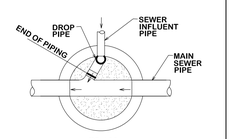
ALL NEW CONNECTION AT EXISTING MANHOLES SHALL BE BY CORING ONLY.

MANHOLE BOOTS SHALL BE SIZED SAME AS INCOMING PIPE.

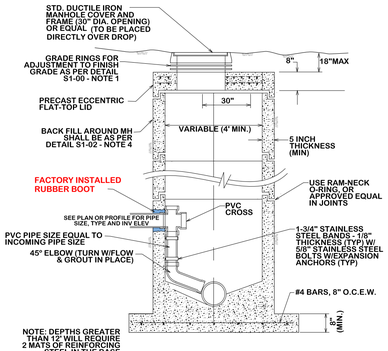
CROSS MUST BE A MINIMUM 24" BELOW CONE SECTION.

5 FOOT DIAMETER MANHOLE WILL BE REQUIRED FOR DROPS 12" AND GREATER.

IF THERE ARE TWO DROPS INSIDE MANHOLE ON OPPOSING SIDES, THEN MANHOLE LID SHOULD BE CENTERED BETWEEN THE TWO DROPS.



PLAN

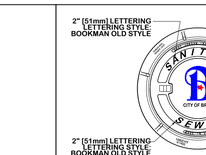


STANDARD DROP MANHOLE

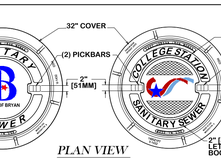
CITY OF BRYAN - DROP MANHOLE TO BE USED ON LINES UP TO 12" IN SIZE

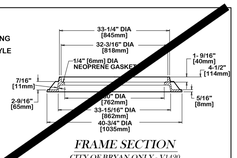
CITY OF COLLEGE STATION - DROP MANHOLE TO BE USED ON LINES UP TO 4' IN SIZE

S2-02

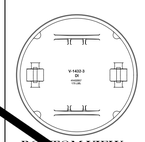


PLAN VIEW

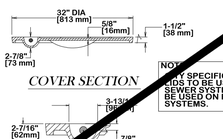




FRAME SECTION
CITY OF BRYAN ONLY - V-1420

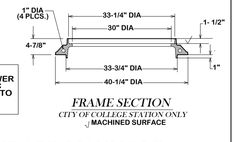


BOTTOM VIEW OF COVER

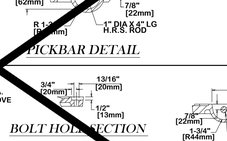


COVER SECTION

NOTE: CITY SPECIFIC SANITARY SEWER LIDS TO BE USED FOR PUBLIC SEWER SYSTEMS ONLY. NOT TO BE USED ON PRIVATE SEWER SYSTEMS.



FRAME SECTION
CITY OF COLLEGE STATION ONLY
MACHINED SURFACE

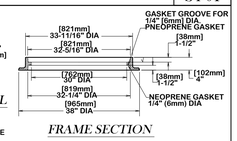


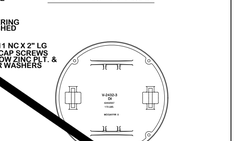
PICKBAR DETAIL

STANDARD MANHOLE RING AND COVER

DUCTILE IRON V-1432

S1-01





PLAN VIEW

BOTTOM VIEW

WATER TIGHT MANHOLE RING AND COVER

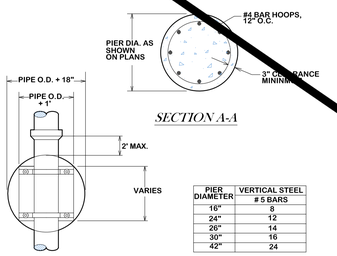
DUCTILE IRON V-2432-3

S4-01

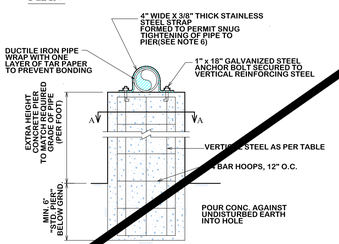
NOTE: CITY SPECIFIC SANITARY SEWER LIDS TO BE USED FOR PUBLIC SEWER SYSTEMS ONLY. NOT TO BE USED ON PRIVATE SEWER SYSTEMS.

NOTES:

1. EACH PIER SHALL BE COMPLETED IN A SINGLE CONTINUOUS POUR.
2. CHAMFER EDGES 3/4".
3. CONTRACTOR SHALL CONSTRUCT CONCRETE PIER TO A MINIMUM DEPTH OF 10' OR TO A DEPTH WHERE A GOOD BEARING SOIL IS ENCOUNTERED.
4. ALL SHAFTS SHALL BE BORED VERTICALLY PLUMB WITHIN 2" TOLERANCE.
5. ALL INFORMATION SHOWN IS CITY MINIMUM. ALL PIERS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.
6. NUMBER OF STRAPS DEPENDENT ON SIZE OF PIERS. MIN. 1 STRAP PER PIER.



PIER DIAMETER	VERTICAL STEEL # 5 BARS
16"	8
24"	12
26"	14
30"	16
42"	24



TYPICAL CONCRETE DRILLED PIER FOR AERIAL SEWER

S4-00

BRYAN - COLLEGE STATION STANDARD SEWER DETAILS

REVISIONS: 7/26/2022 – S4-01 FRAME

CITY OF COLLEGE STATION

CITY OF BRYAN
The Good Life, Texas Style.

DRAWN BY: K.L.
DATE: APR 2024
SCALE: N T S
APPROVED: W. P. K.

S1
SHEET 34 OF 00

GENERAL NOTES:

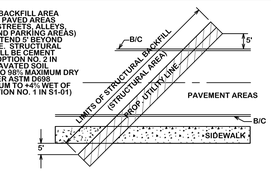
ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OF HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.

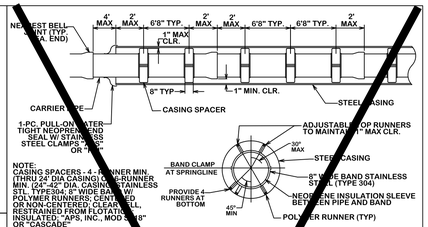
ESTABLISHMENT OF VEGETATION MAY BE A WARRANTY ITEM.

STRUCTURAL BACKFILL AREA INCLUDES ALL PAVED AREAS (SIDEWALKS, STREETS, ALLEYS, DRIVEWAYS AND PARKING AREAS) AND SHALL EXTEND 5' BEYOND THE CURB LINE. STRUCTURAL BACKFILL SHALL BE CEMENT STABILIZED. (CEMENT NO. 2 IN S1-01) OR EXCAVATED SOIL COMPACTED TO MINIMUM DRY DENSITY AS PER ASTM D698 WITHIN OPTIMUM TO +4% WET OF OPTIMUM (OPTION NO. 1 IN S1-01)



STRUCTURAL BACKFILL AREA

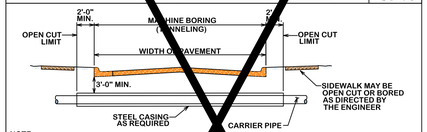
S5-00



NOTE:
CASING SPACERS - 4 RUNNER MIN. (THRU 24" DIA CASING) 6 RUNNER MIN. (24"-42" DIA. CASING) STAINLESS STL. TYPE304, 8" WIDE BAND W/ POLYMER RUNNERS; CENTERED, OR NON-CENTERED, CLEARANCE, RESTRAINED FROM FLOTATION, INSULATED, "APS, INC., MODEL 8" OR "CASCADE"

CASING DETAIL

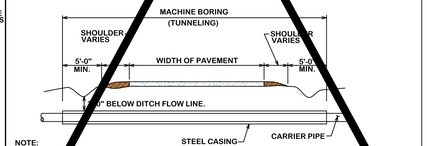
S5-03



NOTE:
1. FOR MORE INFORMATION ON WATER AND SEWER LINE CROSSING SEE CITY STANDARD SPECIFICATION FOR WATER AND SEWER LINE CONSTRUCTION.
2. STEEL CASING SHALL BE AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS.
3. DRY BORING PREFERRED. WET BORING ALLOWED ONLY WHEN APPROVED BY THE CITY ENGINEER.

TYPICAL URBAN CITY STREET CROSSING

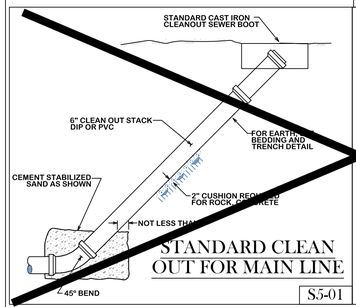
S5-04



NOTE:
1. FOR MORE INFORMATION ON WATER AND SEWER LINE CROSSING SEE CITY STANDARD SPECIFICATION FOR WATER AND SEWER LINE CONSTRUCTION.
2. STEEL CASING SHALL BE AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS.
3. DRY BORING IS REQUIRED.

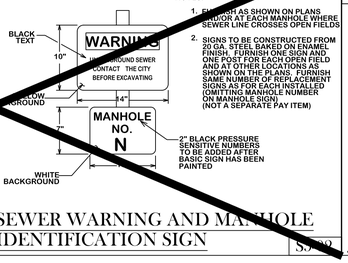
TYPICAL RURAL STREET CROSSING

S5-05



STANDARD CLEAN OUT FOR MAIN LINE

S5-01

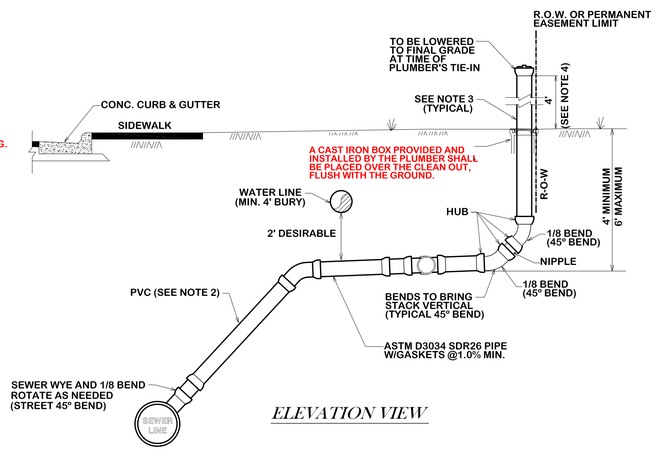


NOTES:
1. FURNISH AS SHOWN ON PLANS AND/OR AT EACH MANHOLE WHERE SEWER LINE CROSSES OPEN FIELDS.
2. SIGNS TO BE CONSTRUCTED FROM 20 GA. STEEL BAKED ON ENAMEL FINISH. FURNISH ONE SIGN AND ONE POST FOR EACH OPEN FIELD AND AT OTHER LOCATIONS AS SHOWN ON THE PLANS. FURNISH SAME NUMBER OF REPLACEMENT SIGNS AS FOR EACH INSTALLED (OMITTING MANHOLE NUMBER ON MANHOLE SIGN). (NOT A SEPARATE PAY ITEM)

SEWER WARNING AND MANHOLE IDENTIFICATION SIGN

S5-02

NOTE:
1. ALL MATERIAL SHALL BE ASTM D3034 SDR26 W/ GASKETS
2. ALL SERVICE CONNECTIONS & EXTENSIONS ARE TO BE INSTALLED WITH THE MAIN LINE CONSTRUCTION.
3. A CLEAN OUT IS REQUIRED AND WILL BE INSTALLED BY THE CONTRACTOR AT THE ROW FOR EACH LONG AND SHORT SIDE SERVICE. CLEANOUT SHALL INCLUDE A BRASS PLUG.
4. CLEANOUTS SHALL BE EXTENDED 4 FEET ABOVE NATURAL GROUND. CLEANOUT CAP FITTING SHALL BE PLACED ON TOP.
5. NEW CONSTRUCTION (TEMPORARY) USE GLUE CAP IN PLACE OF FEMALE ADAPTER AND BRASS PLUG.



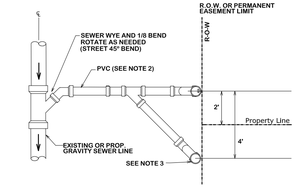
ELEVATION VIEW

SEWER DEEP SERVICE CONNECTION

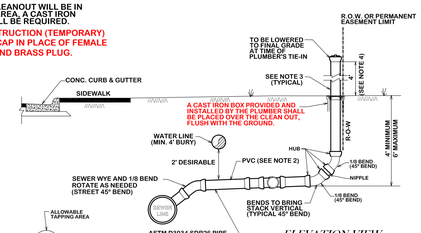
NEW CONSTRUCTION ONLY

S8-00

NOTE:
1. ALL MATERIAL SHALL BE ASTM D3034 SDR26 W/ GASKETS
2. ALL SERVICE CONNECTIONS & EXTENSIONS ARE TO BE INSTALLED WITH THE MAIN LINE CONSTRUCTION.
3. A CLEAN OUT IS REQUIRED AND WILL BE INSTALLED BY THE CONTRACTOR AT THE ROW FOR EACH LONG AND SHORT SIDE SERVICE. CLEANOUT SHALL INCLUDE A BRASS PLUG. CLEANOUTS SHALL BE EXTENDED 4 FEET ABOVE NATURAL GROUND. CLEANOUT CAP FITTING SHALL BE PLACED ON TOP.
4. LOT CORNERS SHALL BE MARKED WITH A LATH UNDER THE SUPERVISION OF A RPLS UPON COMPLETION OF CONSTRUCTION
5. "STANDARD" SERVICE CONNECTIONS APPLY WHEN TRENCH IS LESS THAN 7' DEEP.
6. "DEEP" SERVICE CONNECTIONS APPLY WHEN TRENCH IS MORE THAN 7' DEEP.
7. SERVICE SHALL BE AS SHALLOW AS POSSIBLE AND STILL SERVICE LOT
8. WHERE A SINGLE SERVICE THAT SERVES A SINGLE RESIDENCE TAPS INTO A MANHOLE NEAR THE PROPERTY LINE OF THAT LOT A SEWER STACK SHALL NOT BE REQUIRED.
9. WHERE A CLEANOUT WILL BE IN A TRAFFIC AREA, A CAST IRON TOP HAT WILL BE REQUIRED.
10. NEW CONSTRUCTION (TEMPORARY) USE GLUE CAP IN PLACE OF FEMALE ADAPTER AND BRASS PLUG.



PLAN VIEW



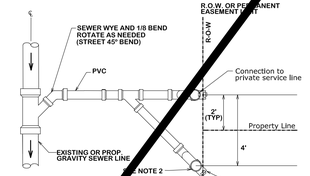
ELEVATION VIEW

STANDARD SEWER SERVICE CONNECTION

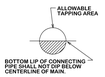
NEW CONSTRUCTION ONLY

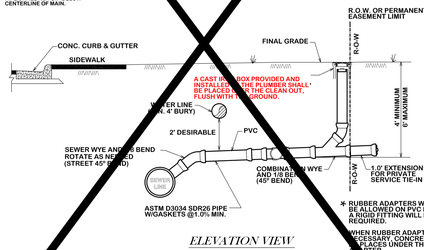
S6-00

NOTE:
1. ALL MATERIAL SHALL BE ASTM D3034 SDR26 W/ GASKETS
2. SERVICE SHALL BE AS SHALLOW AS POSSIBLE AND STILL SERVICE LOT.
3. WHERE A SINGLE SERVICE THAT SERVES A SINGLE RESIDENCE TAPS INTO A MANHOLE NEAR THE PROPERTY LINE OF THAT LOT A SEWER STACK SHALL NOT BE REQUIRED.
4. WHERE A CLEANOUT WILL BE IN A TRAFFIC AREA, A CAST IRON TOP HAT WILL BE REQUIRED.
4. A CLEANOUT MUST BE INSTALLED ON EACH SERVICE RE-CONNECTION AT THE ROW LINE.



PLAN VIEW





ELEVATION VIEW

* RUBBER ADAPTERS WILL NOT BE ALLOWED ON PVC PIPE. A RIGID FITTING WILL BE NECESSARY. CONCRETE MUST BE PLACED UNDER THE FITTING.

* WHEN RUBBER ADAPTER IS NECESSARY, CONCRETE MUST BE PLACED UNDER THE FITTING.

STANDARD SEWER SERVICE RE-CONNECTION

PLUMBER CONNECTION OR CIP RECONSTRUCTION

S6-00

REVISIONS:
S6-00 & S6-01 revised 10/26/2012.

BRYAN - COLLEGE STATION STANDARD SEWER DETAILS

CITY OF COLLEGE STATION

CITY OF BRYAN
The Good Life, Texas Style.

DRAWN BY: K.L.
DATE: APR 2024
SCALE: N T S
APPROVED: W. P. K.

S2
SHEET 35 OF 00

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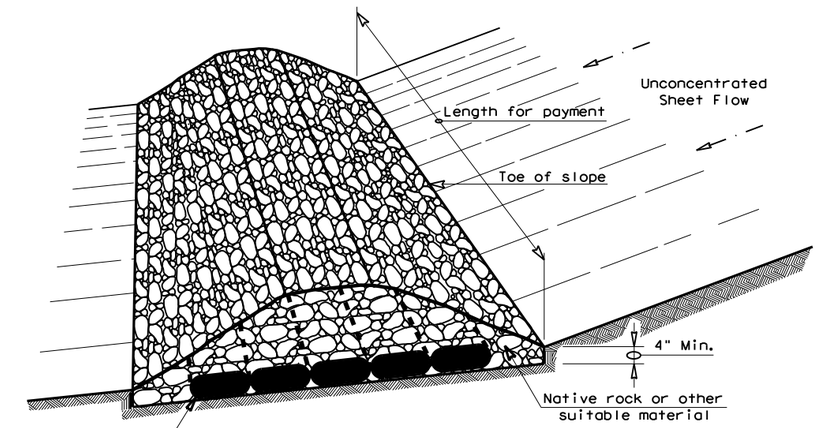
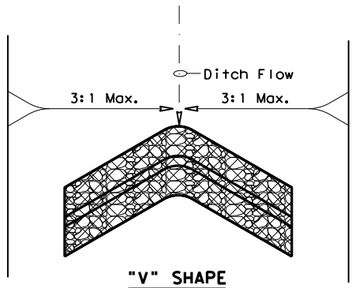
DATE:
FILE:

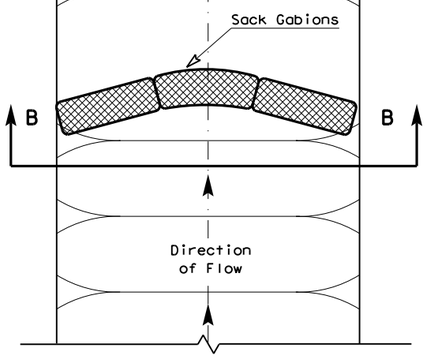


FILTER DAM AT TOE OF SLOPE

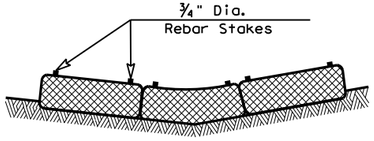
RFD1



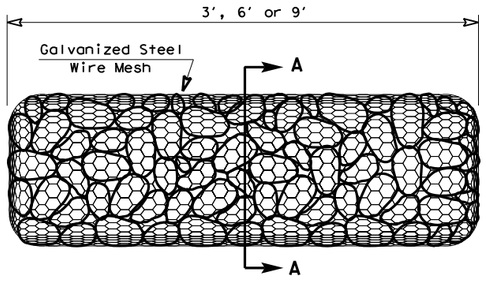
"V" SHAPE PLAN VIEW



PLAN VIEW

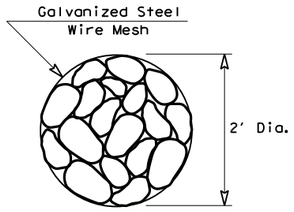


SECTION B-B

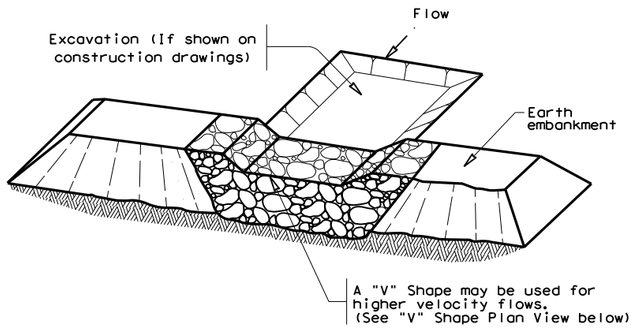


TYPE 4 (SACK GABIONS)

RFD4

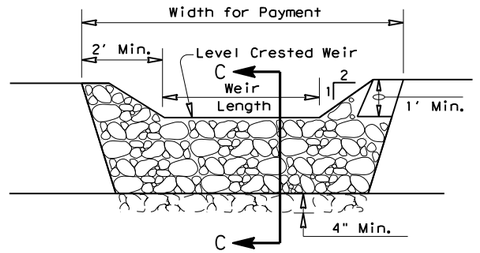


SECTION A-A

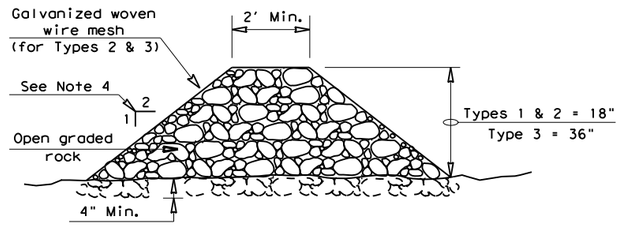


FILTER DAM AT SEDIMENT TRAP

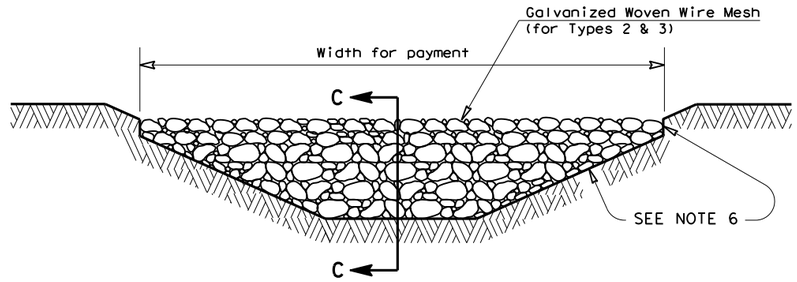
RFD1 — OR — RFD2



PROFILE



SECTION C-C



FILTER DAM AT CHANNEL SECTIONS

RFD1 — OR — RFD2 — OR — RFD3

ROCK FILTER DAM USAGE GUIDELINES

Rock Filter Dams should be constructed downstream from disturbed areas to intercept sediment from overland runoff and/or concentrated flow. The dams should be sized to filter a maximum flow through rate of 60 GPM/FT^2 of cross sectional area. A 2 year storm frequency may be used to calculate the flow rate.

Type 1 (18" high with no wire mesh) (3" to 6" aggregate): Type 1 may be used at the toe of slopes, around inlets, in small ditches, and at dike or swale outlets. This type of dam is recommended to control erosion from a drainage area of 5 acres or less. Type 1 may not be used in concentrated high velocity flows (approximently 8 Ft/Sec or more) in which aggregate wash out may occur. Sandbags may be used at the embedded foundation (4" deep min.) for better filtering efficiency of low flows if called for on the plans or directed by the Engineer.

Type 2 (18" high with wire mesh) (3" to 6" aggregate): Type 2 may be used in ditches and at dike or swale outlets.

Type 3 (36" high with wire mesh) (4" to 8" aggregate): Type 3 may be used in stream flow and should be secured to the stream bed.

Type 4 (Sack gabions) (3" to 6" aggregate): Type 4 May be used in ditches and smaller channels to form an erosion control dam.

Type 5: Provide rock filter dams as shown on plans.

GENERAL NOTES

1. If shown on the plans or directed by the Engineer, filter dams should be placed near the toe of slopes where erosion is anticipated, upstream and/or downstream at drainage structures, and in roadway ditches and channels to collect sediment.
2. Materials (aggregate, wire mesh, sandbags, etc.) shall be as indicated by the specification for "Rock Filter Dams for Erosion and Sedimentation Control".
3. The rock filter dam dimensions shall be as indicated on the SW3P plans.
4. Side slopes should be 2:1 or flatter. Dams within the safety zone shall have sideslopes of 6:1 or flatter.
5. Maintain a minimum of 1' between top of rock filter dam weir and top of embankment for filter dams at sediment traps.
6. Filter dams should be embedded a minimum of 4" into existing ground.
7. The sediment trap for ponding of sediment laden runoff shall be of the dimensions shown on the plans.
8. Rock filter dam types 2 & 3 shall be secured with 20 gauge galvanized woven wire mesh with 1" diameter hexagonal openings. The aggregate shall be placed on the mesh to the height & slopes specified. The mesh shall be folded at the upstream side over the aggregate and tightly secured to itself on the downstream side using wire ties or hog rings. For in stream use, the mesh should be secured or staked to the stream bed prior to aggregate placement.
9. Sack Gabions should be staked down with ¾" dia. rebar stakes, and have a double-twisted hexagonal weave with a nominal mesh opening of 2 ½" x 3 ¼"
10. Flow outlet should be onto a stabilized area (vegetation, rock, etc.).
11. The guidelines shown hereon are suggestions only and may be modified by the Engineer.

PLAN SHEET LEGEND

Type 1 Rock Filter Dam	RFD1
Type 2 Rock Filter Dam	RFD2
Type 3 Rock Filter Dam	RFD3
Type 4 Rock Filter Dam	RFD4

Texas Department of Transportation — Design Division Standard

TEMPORARY EROSION, SEDIMENT AND WATER POLLUTION CONTROL MEASURES

ROCK FILTER DAMS

EC(2)-16

FILE: ec216	DN: TxDOT	CK: KM	DW: VP	DN/CK: LS
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REVISIONS				