

GENERAL NOTES:

1. PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST PROVIDE SUBMITTALS OF PROPOSED CONSTRUCTION MATERIALS FOR REVIEW BY THE DESIGN ENGINEER A MINIMUM OF 14 DAYS PRIOR TO REQUIRED USE.
2. A PRE-CONSTRUCTION MEETING WILL BE HELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. TIME AND LOCATION TO BE DETERMINED BY OWNER, KELLEY ADAMSON.
3. ALL BOUNDARY, TOPOGRAPHIC INFORMATION, AND SURVEY CONTROL WAS COMPLETED IN MAY 2024 BY SURVEYOR GESSNER ENGINEERING. CHANGES IN SITE OR FIELD CONDITIONS MAY HAVE OCCURRED.
4. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
5. THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
6. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FACILITY/PROPERTY OWNERS. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING FACILITIES, PAVEMENT, ETC. AS A RESULT OF CONSTRUCTION ACTIVITIES.
7. ALL ITEMS SHOWN ON THESE PLANS ARE ASSUMED NEW/PROPOSED UNLESS DESIGNATED OR SHOWN AS EXISTING AND SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR INCLUSIVE OF ANY MATERIALS, LABOR, EQUIPMENT, AND OTHER REQUIREMENTS FOR A COMPLETE AND FUNCTIONING SITE ELEMENT. ALL ITEMS NECESSARY FOR PROPER COMPLETION OF THE WORK NOT SPECIFICALLY CALLED FOR OR SPECIFIED ON THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND CONSIDERED SUBSIDIARY TO THE WORK.
8. ALL UTILITIES AND SERVICE LINES SHOWN ARE TAKEN FROM RECORD INFORMATION SUPPLIED BY THE UTILITY OWNER OR HORIZONTALLY LOCATED BY INDEPENDENT LOCATORS. CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN PLAN AND ACTUAL CONDITIONS PRIOR TO CONSTRUCTION. OWNER, SURVEYOR, AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION OR DATA RELIED ON TO DEPICT UNDERGROUND FACILITIES. CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF ALL PIPELINES, COMMUNICATION LINES, ELECTRICAL LINES, EXISTING UTILITIES, AND SERVICE LINES WITHIN THE PROJECT AREA, WHETHER SHOWN ON THE PLANS OR NOT, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONTACT OWNERS OF ALL UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA AND NOTIFY OF INTENT AT LEAST 1 WEEK PRIOR TO CONSTRUCTION.
9. CONTRACTOR IS TO MAINTAIN STRUCTURAL INTEGRITY OF ALL PIPELINES, ELECTRIC TRANSMISSION POLES AND LINES, PERMANENT AND TEMPORARY UTILITIES, AND UTILITY SERVICES.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES DURING THE CONSTRUCTION PROCESS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITY OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION, OR BETTER. ALL MATERIAL AND LABOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
11. CONTRACTOR SHALL NOTIFY TEXAS811 AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION ACTIVITY AT 811 OR HTTP://WWW.TEXAS811.ORG. THE CONTRACTOR SHALL ALSO NOTIFY APPLICABLE UTILITY COMPANIES THAT HAVE UTILITY LINES ON OR IN THE GENERAL VICINITY OF THIS PROJECT SITE AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS, SPECIFICATIONS, AND REGULATIONS. WHERE CONSTRUCTION DOCUMENTS CONFLICT WITH THOSE GUIDELINES, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
12. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ONSITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES. CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS WITHIN PLANS OR SPECIFICATIONS AND AWAIT WRITTEN INSTRUCTION FROM ENGINEER OR ARCHITECT PRIOR TO STARTING CONSTRUCTION.
13. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION APPROVALS.
14. A COPY OF APPROVED CONSTRUCTION PLANS SHALL BE KEPT ON SITE AT ALL TIMES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS TO RECORD AS-BUILT CONDITIONS.
15. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN AN ORDERLY PROJECT SITE. THE CONTRACTOR SHALL CLEAN, REMOVE, AND PROPERLY DISPOSE OF ANY SURPLUS OR DISCARDED MATERIALS, TEMPORARY STRUCTURES, AND DEBRIS FROM THE PROJECT SITE.
16. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND SAFE-GUARDING OF ALL MATERIALS AND EQUIPMENT AT THE PROJECT SITE TO MAINTAIN A SAFE AND SECURE PROJECT.
17. THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE PROPERTY OWNER. (SEPARATELY AND IN WRITING IF UTILIZING OFF-SITE PROPERTY.)
18. 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. THE SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTER SHALL BE SUPPLIED BY THE CONTRACTOR.
19. CONTRACTOR IS TO CONFINE ALL WORK TO OWNER'S PROPERTY. NO CONSTRUCTION ACTIVITY IS ALLOWED ON OR THROUGH PRIVATE PROPERTY UNLESS COVERED BY A PUBLIC UTILITY EASEMENT OR OTHER DOCUMENTED AGREEMENT. ANY ADJACENT RIGHT-OF-WAY (R.O.W.) OR PROPERTY AFFECTED DURING CONSTRUCTION SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
20. ALL EXISTING UTILITY APPURTENANCES (VALVE BOXES, FIRE HYDRANTS, MANHOLE RING AND COVER, JUNCTION BOX RING AND COVER, ETC) SHALL BE ADJUSTED TO FINAL GRADES.
21. ALL CONSTRUCTION OPERATIONS FOR THIS PROJECT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE UNITED STATES OCCUPATIONAL AND HEALTH ADMINISTRATION (OSHA).
22. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
23. THESE PLANS, PREPARED BY GESSNER ENGINEERING, DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR HIS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THE WORK.
24. CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ALL JOB SITE SAFETY, FOR MANAGEMENT OF JOB SITE PERSONNEL, FOR SUPERVISION OF THE USE OF JOB SITE EQUIPMENT AND FOR DIRECTION OF ALL CONSTRUCTION PROCEDURES, METHODS, AND ELEMENTS REQUIRED TO COMPLETE THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.

DEMOLITION NOTES:

1. AREAS BENEATH REMOVED PAVEMENT SHALL BE CLEARED OF ALL LOOSE OR DISTURBED MATERIAL AND WATER. THE AREA SHALL BE PROOF-ROLLED AND MANUALLY COMPACTED OR REPLACED WITH SIMILAR MATERIALS PRIOR TO NEW PAVEMENT PLACEMENT PER SPECIFICATIONS.
2. UNDER ALL IMPROVEMENTS, ALL ITEMS ARE TO BE REMOVED UNLESS OTHERWISE INDICATED. REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS BUT ALL UNDERGROUND ELEMENTS FOR UTILITIES UNLESS OTHERWISE INDICATED. DURING CLEARING AND GRUBBING ACTIVITIES WHERE TREES AND BRUSH ARE TO BE REMOVED, REMOVE THE TOTAL EXTENT OF THEIR ROOT SYSTEMS.
3. UNLESS OTHERWISE DIRECTED BY THE OWNER, ALL MATERIALS AND DEBRIS DEMOLISHED AND/OR REMOVED SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A MANNER SATISFACTORY TO THE OWNER, ARCHITECT, & ENGINEER. ON-SITE BURNING WILL NOT BE PERMITTED.
4. ALL EXCESS TOPSOIL AND CUT MATERIAL IS TO BE HAULED OFF AND DISPOSED OF OFF-SITE.
5. CONTRACTOR SHALL PREVENT TRANSPORT OF SEDIMENT TO ADJACENT PROPERTIES AND PUBLIC OR PRIVATE RIGHT OF WAYS AND IS RESPONSIBLE FOR CLEANUP IF SUCH OCCURS. CONTRACTOR IS TO ENSURE NO CONSTRUCTION DEBRIS OR MUD IS TRACKED OR DISCARDED ON TO ANY PUBLIC OR PRIVATE STREETS OR LAND AND IS RESPONSIBLE FOR SITE CLEANUP AFTER EACH DAYS WORK. CONTRACTOR IS TO MAKE USE OF BEST MANAGEMENT PRACTICES TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING EXISTING STORM SEWER OR DOWNSTREAM CHANNEL AREAS. CONTRACTOR SHALL MAINTAIN EROSION CONTROL THROUGHOUT CONSTRUCTION PERIOD AND UNTIL GRASS IS ESTABLISHED.
6. CONTRACTOR IS TO PROTECT ALL EXISTING TREES INDICATED TO REMAIN DURING DEMOLITION AND CONSTRUCTION ACTIVITIES UNLESS OTHERWISE NOTED IN THE PLANS.

DIMENSION CONTROL NOTES:

1. THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF PROJECT PLANS FOR CONSTRUCTION PURPOSES, WITH THE PERMISSION OF THE OWNER. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY GESSNER ENGINEERING, FOR THIS PROJECT IS CONSIDERED BY GESSNER ENGINEERING, TO BE CONFIDENTIAL. WHEN ISSUED, ITS USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. THE MATERIAL IS INTENDED FOR USE BY THE RECIPIENT NAMED, ONLY, AND PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THIS DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO ITS PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT GESSNER ENGINEERING, UPON RELEASE OF SUCH DATA, IS NOT LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
2. ALL DIMENSIONS SHOWN ARE TO BE USED IN CONJUNCTION WITH THE PLANS FOR LOCATING ALL IMPROVEMENTS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR FOR WORKABILITY PRIOR TO CONSTRUCTION OF THE IMPROVEMENTS.
3. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING DIMENSIONS.

GRADING NOTES:

1. ALL UNPAVED AREAS SHALL BE ADEQUATELY GRADED TO DRAIN AT A MINIMUM OF 2.0% SLOPE, UNLESS OTHERWISE NOTED, SO THAT NO PONDINGS OCCUR.
2. WHEN TOP OF CURB ELEVATIONS ARE SHOWN, THE CURB IS A STANDARD 6" CURB, UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL FOLLOW THE GENERAL INTENT OF THE GRADING PLANS, MINOR ADJUSTMENTS TO THE ACTUAL ELEVATIONS SHOWN ON THE GRADING PLAN MAY BE REQUIRED TO MATCH EXISTING GROUND ELEVATIONS AND STRUCTURES. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO ANY MODIFICATIONS.
4. 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.
5. THE APPROVAL OF THE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM AFFECTED PROPERTY OWNERS). ANY ADJACENT PROPERTY OR RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO EXISTING CONDITIONS OR BETTER.
6. REFERENCE GEOTECHNICAL REPORT, "GEOTECHNICAL ENGINEERING STUDY" BY GESSNER ENGINEERING, DATED SEPTEMBER 2024.
7. FILL MATERIAL FOR NON-STRUCTURAL AREAS (5 FOOT OUTSIDE OF EDGE OF PAVEMENT, BACK OF CURB, OR IMPROVED AREAS) SHALL BE PLACED IN 8" MAXIMUM LOOSE LIFTS WITH COMPACTED THICKNESS NOT TO EXCEED 6". FILL SHOULD BE COMPACTED TO AT LEAST 92% OF THE STANDARD PROCTOR (ASTM D 698) DENSITY WITH A MOISTURE CONTENT OF +/- 2% OF OPTIMUM.
8. COMPACTION AND MOISTURE CONTROL SHALL BE VERIFIED BY IN-PLACE DENSITY TEST FOR EACH LIFT, 1 TEST PER 4,000 SF OF FILL PLACED, WITH A MINIMUM OF 1 TEST PER LIFT.
9. PRIOR TO REVEGETATION OPERATIONS, CONTRACTOR TO SPREAD/REPLACE AND CONSOLIDATE TOPSOIL TO A DEPTH OF 6" MINIMUM.
10. CONTRACTOR IS RESPONSIBLE FOR WATERING (INCLUDING TEMPORARY IRRIGATION IN AREAS NOT RECEIVING PERMANENT IRRIGATION), MAINTENANCE, AND ESTABLISHMENT OF VEGETATION FOR A PERIOD OF 90 DAYS. CONTRACTOR TO GUARANTEE ALL PLANTED MATERIAL GROWTH AND COVERAGE FOR A PERIOD OF 6 MONTHS. GROWTH AND COVERAGE SHALL BE DEFINED AS 95% OF THE PLANTED AREA WITH UNIFORM COVERAGE OF GRASS GREATER THAN 1" IN HEIGHT WITH NO BARE SPOTS GREATER THAN 2 SQUARE FEET. SECOND APPLICATION OF SEED OR HYDROMULCH IS REQUIRED FOR BARE SPOTS NOT MEETING COVERAGE REQUIREMENT WITHIN 30 DAYS OF INITIAL APPLICATION.
11. ALL DISTURBED AREAS NOT TO BE PAVED OR NOT INCLUDED IN THE LANDSCAPE SCOPE ARE TO BE PREPARED AND HYDROMULCH OR SEEDED FOR PERMANENT ESTABLISHMENT OF VEGETATION. PRIOR TO OPERATIONS, CONTRACTOR IS TO REPLACE AND CONSOLIDATE TOPSOIL TO A DEPTH OF 6" MINIMUM. TOPSOIL TO BE HARLEYRAKE/TILLED TO A DEPTH OF 4" PRIOR TO SEEDING OR INSTALLATION OF SOD. FINAL GRADES WITH ESTABLISHED VEGETATION SHALL PROVIDE POSITIVE DRAINAGE.
12. CONTRACTOR SHALL MAINTAIN EROSION CONTROL UNTIL ALL LANDSCAPE AREAS ARE ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR CLEANUP FROM LANDSCAPING MATERIALS. MULCH OR LANDSCAPE SEDIMENT TRANSPORT THAT MAY OCCUR AFTER LANDSCAPE INSTALLATION INCLUDING MAINTENANCE OF GRATES AND TRENCH DRAINS.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. WITHIN THE AREA OF CONSTRUCTION. THEY MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PAVEMENT AND GRADING.
14. SIDEWALKS SHALL HAVE A SLOPE NO GREATER THAN 5% AND A CROSS SLOPE NOT GREATER THAN 2%, UNLESS OTHERWISE NOTED.
15. HANDICAP ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS PER TAS REQUIREMENTS.
16. CONTRACTOR SHALL CONTACT GESSNER ENGINEERING IF DISCREPANCIES EXIST AT EXISTING GRADE TIE-INS.
17. CONTRACTOR TO VERIFY WITH ADJACENT PROPERTY OWNER WHEN GRADING ON ADJACENT PROPERTY.

PAVEMENT NOTES:

1. SUBGRADE:
 - 1.A. EXISTING VEGETATION, TREES, STUMPS, AND ROOTS SHALL BE GRUBBED AND REMOVED. THE TOP 6" OF TOPSOIL AND SUBGRADE STRIPPED FROM THE AREAS TO BE COVERED BY PAVEMENT.
 - 1.B. PAVING AREAS SHALL BE PROOF-ROLLED WITH A 20 TON COMPACTOR AND, IF REQUIRED AT THE TIME OF CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE WEAK AREAS BY OVER EXCAVATING AND BACKFILLING WITH SPECIFIED MATERIALS.
 - 1.C. FILL MATERIAL FOR AREAS UNDER PAVEMENT AND EXTENDING 5 FOOT BEYOND EDGE OF PAVEMENT OR BACK OF CURB, SHALL MEET THE MATERIALS AS OUTLINED IN THE GEOTECHNICAL REPORT, "GEOTECHNICAL ENGINEERING STUDY" BY GESSNER ENGINEERING, DATED SEPTEMBER 2024.
2. CONCRETE PAVEMENT:
 - 2.A. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
 - 2.B. ALL CONCRETE SHALL BE VIBRATED WHEN PLACED.
 - 2.C. PAVEMENT CONTRACTION JOINTS SHALL BE INSTALLED PER PLAN AND DETAIL SHEET, WITH A MAXIMUM SPACING OF 24 TIMES THE THICKNESS OF THE PAVEMENT (12' FOR 6" PAVEMENT). CONTRACTION JOINTS SHALL BE INSTALLED AS SOON AS CONCRETE CURING ALLOWES AND SHALL BE CUT 1/4 OF THE THICKNESS OF THE PAVEMENT. AN EARLY ENTRY SAW IS PREFERRED. TOOLED OR FORMED JOINTS ARE NOT ALLOWED.
 - 2.D. PAVEMENT EXPANSION JOINTS SHALL BE SPACED AS SHOWN ON THE PLANS AND INSTALLED PER DETAIL SHEET. CONSTRUCTION SHALL BE STOPPED AT EXPANSION JOINTS. IF CONDITIONS REQUIRE, CONSTRUCTION TO BE STOPPED AT OTHER LOCATIONS. A COLD JOINT SHALL BE CONSTRUCTED.
 - 2.E. ISOLATION JOINTS SHALL BE PLACED AT ALL IN-PAVEMENT OBJECTS INCLUDING INLETS, LIGHT POLE FOOTINGS, CLEANOUTS, ETC.
 - 2.F. ALL JOINTS SHALL BE SEALED. PROVIDE EXPANSION JOINT WATER STOP CAPS AT NEW CONCRETE. PROVIDE EXPANSION JOINT SEALANT AT NEW TO EXISTING PAVEMENT.
 - 2.G. REFERENCE DETAIL SHEET FOR PAVEMENT AND SIDEWALK CONSTRUCTION DETAILS.
 - 2.H. TRANSPORTATION AND PLACEMENT OF THE CONCRETE SHALL BE IN ACCORDANCE WITH ACI 301. A TEST SET CONSISTING OF 4 CYLINDERS SHALL BE TAKEN FOR EVERY 75 CUBIC YARDS OF CONCRETE.
3. REINFORCING STEEL:
 - 3.A. ALL REINFORCEMENT SHALL BE ASTM A-615, GRADE 60. THE PAVEMENT REINFORCEMENT SHALL BE PER DETAILS.
 - 3.B. LAPS AND SPLICES IN REINFORCING BARS SHALL BE A MINIMUM OF 30 BAR DIAMETERS IN LENGTH. BARS SHALL BE SECURED AT EVERY OTHER INTERSECTION.
4. CURB AND GUTTER SECTION:
 - 4.A. EXPANSION JOINTS SHALL BE SPACED AT A MAXIMUM DISTANCE OF 40' AND AT ALL RADIUS POINTS, PT'S AND PC'S AND SHALL BE SEALED.
 - 4.B. CONTRACTION JOINTS SHALL BE SPACED AT A MAXIMUM OF 10' AND SHALL BE SEALED. TOOLED OR FORMED JOINTS ARE NOT ALLOWED.
5. PAINTING AND STRIPING:
 - 5.A. CONTRACTOR SHALL PAINT STRIPING FOR THE PARKING AREA AS INDICATED ON THE PLAN. THE SOLID LINE REPRESENTS A 4" WIDE SOLID WHITE LINE TO BE PAINTED. CONTRACTOR IS RESPONSIBLE TO PAINT HANDICAP MARKINGS AND LOADING ZONES IN CONFORMANCE WITH CURRENT ADA/TAS STANDARDS AND ALL FIRE LANE MARKINGS IN ACCORDANCE WITH AUTHORITY HAVING JURISDICTION REQUIREMENTS.
 - 5.B. MATERIAL AND METHODS FOR PAVEMENT MARKINGS SHALL CONFORM TO ITEM 666 AND DMS-8200 OF THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES.

GENERAL UTILITY NOTES:

1. THE CONTRACTOR SHALL NOTIFY TEXAS 811 AND THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
2. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
3. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL FRANCHISE & PRIVATE UTILITIES WITH EARTHWORK & PAVEMENT CONSTRUCTION.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING & INSTALLING ANY NECESSARY UTILITY CONDUIT PRIOR TO SUBGRADE PREPARATION & PAVING OPERATION.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OF UTILITY INSTALLATION ORDER.
6. ALL PIPES AND APPURTENANCES SHALL BE KEPT FREE OF DIRT AND OTHER DEBRIS. STORE ALL MATERIALS PER MANUFACTURERS RECOMMENDATIONS. ANY DAMAGED MATERIALS SHALL BE REMOVED FROM THE SITE AND REPLACED.
7. TRENCH BACKFILL FOR ALL UTILITIES SHALL MEET THE DETAILS, SPECIFIED MATERIALS, AND BE FREE OF DEBRIS, TRASH, VEGETATION, AND ROCKS LARGER THAN 2" IN DIAMETER OR MATERIAL AS OUTLINED IN THE GEOTECHNICAL REPORT. UNDER AREAS TO BE PAVED & WITHIN 5' OF EDGE OF PAVING, THE BACKFILL SHALL BE PLACED IN 8" MAXIMUM LOOSE LIFTS AND COMPACTED TO A UNIFORM DENSITY OF AT LEAST 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR(D698) OR BE CEMENT STABILIZED SAND COMPACTED TO A UNIFORM DENSITY OF AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D558 WITH A MOISTURE CONTENT OF +/- 2% OF OPTIMUM. ALL OTHER AREAS SHALL BE COMPACTED TO A UNIFORM DENSITY OF AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR(D698).
8. COMPACTION AND MOISTURE CONTROL SHALL BE VERIFIED BY IN-PLACE DENSITY TEST FOR EACH LIFT FOR EVERY 100 LINEAR FEET OF TRENCH PLACED, WITH A MINIMUM OF ONE TEST PER LIFT.

9. ALL CONDUIT TO BE INSTALLED WITH PULL STRING AND END CAPS, WITH ENDS EXTENDING 2' BEYOND PAVEMENT EDGE. CONTRACTOR TO MAKE ENDS OF CONDUIT WITH PVC EXTENDING 3' ABOVE GROUND AS FOLLOWS: ELECTRIC- 4" PAINTED RED; COMMUNICATIONS- 3" PAINTED ORANGE; IRRIGATION- 3" PAINTED BROWN; WATER- 4" PAINTED BLUE. (AS NEEDED)

STORM NOTES:

1. ALL STORM SEWER IS PROPOSED, UNLESS OTHERWISE NOTED.
2. TRENCH BACKFILL SHALL BE PER DETAILS.
3. STORM SEWER MATERIAL SHALL BE AS FOLLOWS FOR THE FOLLOWING INSTALLATIONS:
 - 3.A. HIGH DENSITY POLYETHYLENE CORRUGATED PIPE (HDPE), AASHTO M252 (4"-10"), AASHTO M294 (12"-60"), AND ASTN F2306 (12"-60"), TYPE S, WITH A WATER TIGHT REINFORCED INTEGRAL BELL AND SPIGOT FOR RUBBER GASKETED JOINTS MEETING ASTM D3212 (ADS N-12, WT WATER TIGHT)
 - 3.B. REINFORCED CONCRETE BOX CULVERT (RCBC) PRECAST, ASTM C1397
 - 3.C. REINFORCED CONCRETE BOX CULVERT (RCBC) CAST-IN-PLACE, MEETING TXDOT DETAIL, 4,000 PSI CONCRETE
4. CONCRETE FOR STRUCTURES (INLETS, CATCH BASINS, JUNCTIONS, ETC.)
 - 4.A. MIN 4000 PSI-28 DAY STRENGTH FOR ITEMS UP TO 10' DIMENSION
 - 4.B. MIN 5000 PSI-28 DAY STRENGTH FOR ITEMS WITH GREATER THAN 10' DIMENSION
5. CONTRACTOR IS TO USE SILT FENCING AROUND INLET AND JUNCTION BOXES AND GRAVEL FILLED PERMEABLE BAGS AROUND INLET BOXES (AS NECESSARY) TO PREVENT SEDIMENT FROM ENTERING STORM SEWER SYSTEM. PRIOR TO ACCEPTANCE OF PROJECT FOR SUBSTANTIAL COMPLETION, CONTRACTOR IS TO CLEAN ALL STORM SEWER FACILITIES OF SEDIMENT.
6. CONTRACTOR SHALL PROVIDE A MINIMUM OF 12 INCH CLEARANCE AT STORM SEWER AND WATER LINE CROSSINGS AND A MINIMUM OF 6 INCH CLEARANCE AT STORM AND SANITARY SEWER CROSSINGS.
7. ALL PERMANENT ROCK RIP-RAP TO BE LIMESTONE USING GENERALLY 200LB - 250LB PIECES WITH SMALLER ROCK FILLING VOIDS. ROCK TO BE INSTALLED TO 1.5 TIMES AVERAGE ROCK DIAMETER MIN. THICKNESS. INSTALL SOIL RETENTION FILTER FABRIC BENEATH ROCK PER TXDOT MATERIAL SPEC. DMS-6200, TYPE 2 (SUCH AS 205NW NON-WOVEN FILTER FABRIC AS MFD. BY US FABRICS). RIP-RAP TO BE HAND PLACED PROVIDING A NEAT, UNIFORM, TIGHT SURFACE IN ACCORDANCE WITH TXDOT SPECIFICATIONS ITEM #432, STONE RIP-RAP (TYPE R). BROKEN CONCRETE MAY NOT BE USED FOR PERMANENT INSTALLATIONS. NO SOIL SHOULD BE VISIBLE THROUGH RIP-RAP.

SANITARY SEWER NOTES:

1. ALL SANITARY SEWER LINES TO BE POLYVINYL CHLORIDE (PVC), ASTM D3034, SDR 26, TYPE PSM SEWER PIPE WITH BELL AND SPIGOT END FOR RUBBER GASKETED JOINTS MEETING ASTM F477 SDR-26 PVC UNLESS OTHERWISE NOTED ON THE PLANS.
2. SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT TCEQ REGULATIONS, CHAPTER 217, LOCAL JURISDICTIONAL REGULATIONS, AND IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING CODE.
3. ALL SECTIONS OF THE SANITARY COLLECTION SYSTEM SHALL BE INSTALLED NO CLOSER THAN NINE FEET IN ALL DIRECTIONS TO THE POTABLE WATER DISTRIBUTION FACILITIES. ALL SEPARATION DISTANCES SHALL BE MEASURED FROM THE OUTSIDE SURFACE OF EACH OF THE RESPECTIVE PIECES. IF NINE FEET SEPARATION CANNOT BE MET, FOLLOW CURRENT TCEQ CHAPTER 217.53 (D) AND 290.44(E) REGULATIONS. IF CONFLICTS OCCUR, CONTACT ENGINEER.
4. ALL SANITARY SEWER LINES SHALL BE THOROUGHLY CLEANED, TESTED, AND APPROVED PRIOR TO ANY CONNECTIONS BEING MADE TO THE EXISTING SANITARY SEWER SYSTEM.
5. ALL SANITARY SEWER LINE AND MANHOLE TESTING SHALL BE IN ACCORDANCE WITH CURRENT TCEQ REGULATIONS AND SPECIFICATIONS. A LOW PRESSURE AIR TEST OR AN INFILTRATION/EXFILTRATION TEST SHALL BE COMPLETED IN ACCORDANCE WITH 217.57 (A). DEFLECTION TESTING BY MANDREL SHALL BE COMPLETED ON ALL FLEXIBLE PIPES. MANDREL SIZING AND TESTING PROCEDURES SHALL BE IN ACCORDANCE WITH 217.57 (B). A VACUUM TEST SHALL BE PERFORMED ON ALL MANHOLES IN ACCORDANCE WITH 217.58 (B)(2).
6. ALL ASPECTS OF THE SEWER LINE INCLUDING PIPE JOINTS AND MANHOLES, SHALL HAVE A DESIGN LIFE CYCLE OF NO LESS THAN FIFTY YEARS. IF A PIPE OR AN INTEGRAL STRUCTURAL COMPONENT OF A PIPE WILL DETERIORATE WHEN SUBJECTED TO CORROSIVE INTERNAL CONDITIONS OR IF A PIPE OR COMPONENT DOES NOT HAVE A CORROSIVE RESISTANT LINER INSTALLED BY THE MANUFACTURER, THE CONTRACTOR MUST DEMONSTRATE THE STRUCTURAL INTEGRITY OF THE PIPE DURING THE MINIMUM 50-YEAR DESIGN LIFE CYCLE.
7. CLEAN-OUT INSTALLATIONS MUST PASS ALL APPLICABLE TESTING REQUIREMENTS OUTLINED FOR GRAVITY COLLECTION PIPES IN 217.57 (RELATING TO TESTING REQUIREMENTS FOR INSTALLATION OF GRAVITY COLLECTION SYSTEM PIPES).
8. A MANHOLE MUST BE MADE OF MONOLITHIC, CAST IN-PLACE CONCRETE, FIBERGLASS, PRE-CAST CONCRETE MEETING ASTM C478, HIGH-DENSITY POLYETHYLENE, OR EQUIVALENT MATERIAL THAT PROVIDES ADEQUATE STRUCTURAL INTEGRITY. THE USE OF BRICKS TO ADJUST A MANHOLE COVER TO GRADE OR CONSTRUCT A MANHOLE IS PROHIBITED.
9. THE INSIDE DIAMETER OF A MANHOLE MUST BE NO LESS THAN 48 INCHES.
10. THE BOTTOM OF A MANHOLE MUST CONTAIN A U-SHAPED CHANNEL THAT IS A SMOOTH CONTINUATION OF THE INLET AND OUTLET PIPES.
11. A MANHOLE CONNECTION MUST USE WATERTIGHT, SIZE-ON-SIZE RESILIENT CONNECTORS THAT ALLOW FOR DIFFERENTIAL SETTLEMENT AND MUST CONFORM TO ASTM C923.

WATER NOTES:

1. ALL WATER LINES TO BE POLYVINYL CHLORIDE (PVC), AWWA C-900, DR 14.
2. POTABLE WATER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT TCEQ REGULATIONS, CHAPTER 290, LOCAL JURISDICTIONAL REGULATIONS, AND IN ACCORDANCE WITH THE 2012 INTERNATIONAL PLUMBING CODE.
3. SEPARATION OF PUBLIC WATER AND WASTEWATER MAINS SHALL BE CONSISTENT WITH THE CURRENT RULES & REGULATIONS FOR PUBLIC WATER SYSTEMS OF THE TCEQ.
4. WATER SERVICE LINES SHALL MAINTAIN A MINIMUM COVER OF FOUR (4) FEET AND A MAXIMUM COVER OF FIVE (5) FEET UNLESS OTHERWISE SPECIFIED ON PLANS AND/ OR REQUIRED FOR UTILITY CROSSINGS.
5. ALL NEWLY INSTALLED PIPES AND RELATED PRODUCTS MUST CONFORM TO AMERICAN NATIONAL STANDARDS INSTITUTE/NATIONAL SANITATION FOUNDATION (ANSI/NSF) STANDARD 61 AND MUST BE CERTIFIED BY AN ORGANIZATION ACCREDITED BY ANSI.
6. ALL PLASTIC PIPE FOR USE IN PUBLIC WATER SYSTEMS MUST ALSO BEAR THE NATIONAL SANITATION FOUNDATION SEAL OF APPROVAL (NSF-PW) AND HAVE AN ASTM DESIGN PRESSURE RATING OF AT LEAST 150 PSI OR A STANDARD DIMENSION RATION OF 26 OR LESS.
7. NO PIPE WHICH HAS BEEN USED FOR ANY PURPOSE OTHER THAN THE CONVEYANCE OF DRINKING WATER SHALL BE ACCEPTED OR RELOCATED FOR USE IN ANY PUBLIC DRINKING WATER SUPPLY.
8. LEAD BAN SHALL BE FOLLOWED PER CURRENT TCEQ 290.44 (B) REGULATIONS.
9. POTABLE WATER DISTRIBUTION LINES AND WASTEWATER MAINS OR LATERALS THAT FORM PARALLEL UTILITY LINES SHALL BE INSTALLED IN SEPARATE TRENCHES.
10. NO PHYSICAL CONNECTION SHALL BE MADE BETWEEN A DRINKING WATER SUPPLY AND A SEWER LINE. ANY APPURTENANCES SHALL BE DESIGNED AND CONSTRUCTED SO AS TO PREVENT ANY POSSIBILITY OF SEWAGE ENTERING THE DRINKING WATER SYSTEM.
11. ALL SECTIONS OF THE POTABLE WATER DISTRIBUTION SYSTEM SHALL BE INSTALLED NO CLOSER THAN NINE FEET ON ALL DIRECTIONS TO THE SANITARY SEWER COLLECTION FACILITIES. ALL SEPARATION DISTANCES SHALL BE MEASURED FROM THE OUTSIDE SURFACE OF EACH OF THE RESPECTIVE PIECES. IF THE NINE FOOT SEPARATION CAN NOT BE MET, FOLLOW CURRENT TCEQ CHAPTER 217.53 (D) AND 290.44 (E) REGULATIONS. IF CONFLICTS OCCUR, CONTACT ENGINEER.
12. WATERLINES SHALL NOT BE INSTALLED CLOSER THAN TEN FEET TO A SEPTIC TANK OR DRAIN FIELD.
13. FIRE HYDRANTS SHALL NOT BE INSTALLED WITHIN NINE FEET VERTICALLY OR HORIZONTALLY OF ANY WASTEWATER MAIN, LATERAL, OR SERVICE.
14. SANITARY PRECAUTIONS, FLUSHING, DISINFECTION PROCEDURES, AND MICROBIAL SAMPLING SHALL BE AS PRESCRIBED IN AWWA STANDARDS OR LOCAL JURISDICTIONAL REQUIREMENTS. ALL TEST AND FLUSHING WATER SHALL BE POTABLE AND OF A KNOWN SOURCE.
15. AFTER THE PIPE HAS BEEN LAID AND BACKFILLED, BUT PRIOR TO THE REPLACEMENT OF PAVEMENT, EACH VALVED SECTION OF NEWLY LAID PIPE SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE TEST. TESTING PROCEDURES SHALL BE PER SPECIFICATION OR LOCAL JURISDICTION WITH A MINIMUM PRESSURE OF 150 PSI, WHICHEVER IS MORE STRINGENT. ADJUSTMENT SHALL BE MADE FOR DIFFERENTIAL IN ELEVATION BETWEEN THE LOW POINT OF THE SECTION BEING TESTED AND THE CENTERLINE OF THE PRESSURE TEST GAUGE.
16. EACH VALVED SECTION OF PIPE SHALL BE SLOWLY FILLED WITH WATER TO THE SPECIFIED TEST PRESSURE, MEASURED TO THE POINT FLOWEST ELEVATION. WATER SHALL BE SUPPLIED BY MEANS OF A PUMP CONNECTED TO THE PIPE. A SAFETY VALVE AND SANITARY MANIFOLD SHALL BE HELD FOR A MINIMUM OF 2 HOURS WITHOUT PRESSURE LOSS OR PER LOCAL JURISDICTION. THE PUMP, PIPE CONNECTION, AND ALL NECESSARY APPARATUS, INCLUDING GAUGES AND METERS SHALL BE FURNISHED BY THE CONTRACTOR.
17. NO PIPE INSTALLATION WILL BE ACCEPTED UNTIL THE LEAKAGE OR PRESSURE LOSS IS LESS THAN REQUIRED.
18. THE WATER LINES SHALL BE FLUSHED AND THOROUGHLY STERILIZED. STERILIZATION SHALL FOLLOW THE PROCEDURES AS OUTLINED IN CURRENT AWWA C651, OR PER LOCAL JURISDICTION, WHICHEVER IS MORE STRINGENT. A MINIMUM OF ONE SAMPLE FOR MICROBIAL TESTING SHALL BE COMPLETED PER 1,000 FEET OF COMPLETE WATERLINE.

DRAINAGE AREA MAP NOTES:

1. THIS SHEET IS FOR SITE PLANNING PURPOSES ONLY. IT IS NOT TO BE USED AS A DOCUMENT FOR CONSTRUCTION.
2. DRAINAGE CALCULATIONS WERE PERFORMED UTILIZING RATIONAL METHODOLOGIES.



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PRELIMINARY
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ADAMSON ENGINEERING OFFICE.
4025 CROSS PARK DRIVE, BRYAN, TX 77802

CIVIL NOTES

ISSUE DATE: 07-22-2026

DRAWN BY: GL

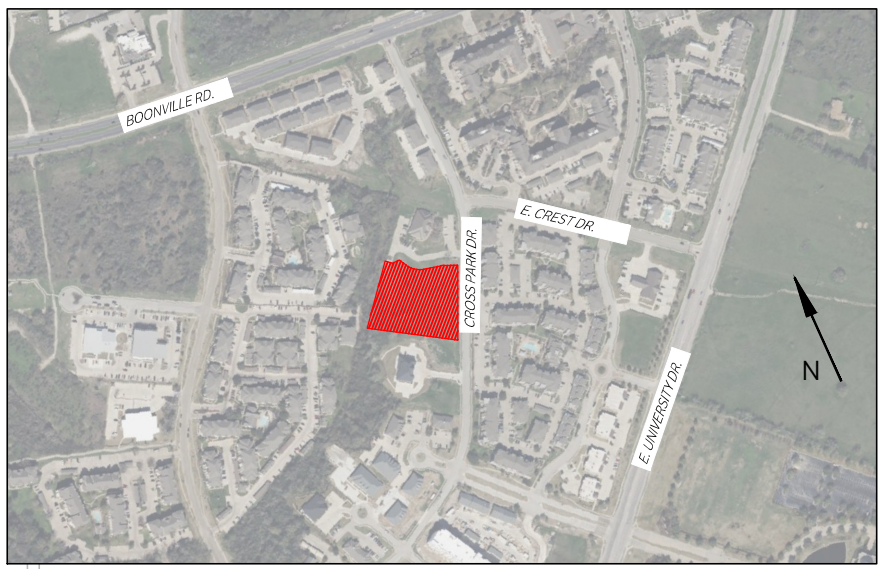
CHECKED BY: CS

PROJECT #: 24-0360

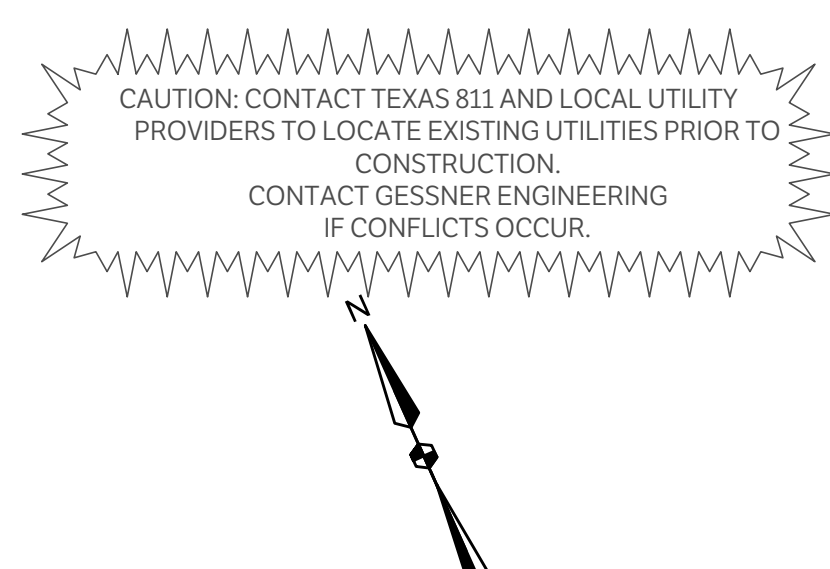
REVISIONS

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REV.	DATE	DESCRIPTION

C000



VICINITY MAP
SCALE 1" = 800'



PROJECT BENCHMARK: 9 BM
OWNER: ADAMSON INVESTMENTS, LLC

ADDRESS: 4025 CROSS PARK DRIVE
BRYAN, TEXAS 77802

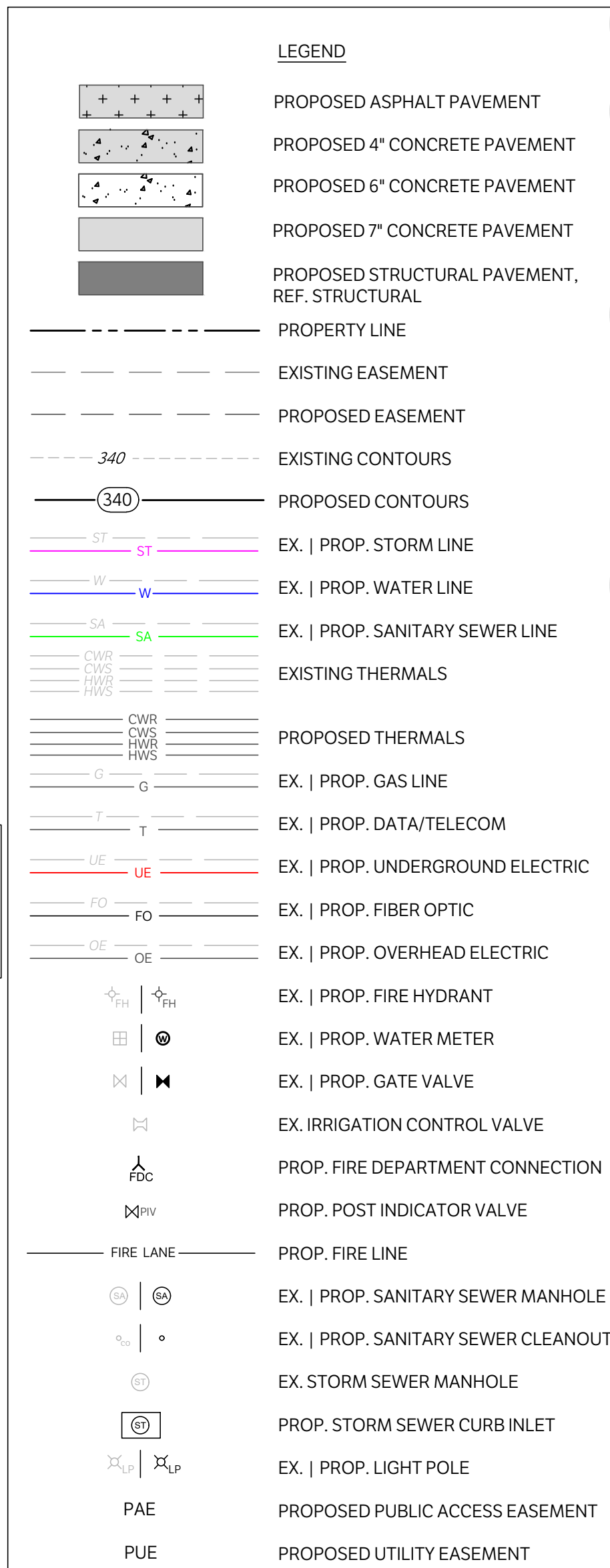
ZONING: PLANNED DEVELOPMENT - MIXED USE DISTRICT
(PD-M), ESTABLISHED THROUGH ORD. #1690
PLANNED USE: OFFICE BUILDING

LEGAL DESCRIPTION:
LOT 2R-A IN BLOCK 1 OF THE PARK HUDSON
SUBDIVISION - PHASE 11, RECORDED IN VOLUME
12810, PAGE 213, PLAT RECORDS OF BRAZOS

TOTAL SITE ACREAGE:
2.260 ACRES
PROPOSED BUILDING HEIGHT:
27' - 8"

DUMPSTER ENCLOSURE B/CS CITY NOTES

- Before enclosure construction/modification begins contact Solid Waste, at (979)209-5900 for an on-site review.
- If any changes are made to the enclosure plan during the construction phase please contact Solid Waste to review modifications.
- Dumpster containment areas shall use 8" concrete, reinforced with #5 bars at 12" OCEW and the pad shall extend an additional 10' in front of the containment area.
- The dumpster containment area shall be surrounded on three sides with a screen extending to a height of six feet.
- All weather access route (i.e. parking lots, loading docks, private roads, alleys, etc.) capable of supporting the container and the collection truck must be constructed and will be maintained and repaired at the business owner's expense.
- The pad, screening and doors will be constructed and maintained at the property owner's expense



REQUIRED PARKING:
1 SPACE / 300 SQ. FT OFFICE SPACE

OFFICE SPACE = 8,253 SQ. FT
REQUIRED SPACES = 27.5 ~ 28 SPACES
PROVIDED SPACES = 30 SPACES

NOTES

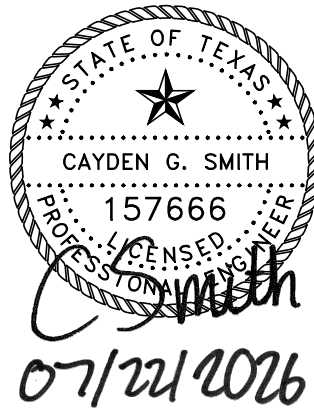
1. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
2. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE, AND REPLACE SAID FACILITIES 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
3. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION
4. PER FEMA FIRM NUMBER 48041C0220F DATED APRIL 2, 2014, THE SUBJECT SITE IS CLASSIFIED AS ZONE X AND IS LOCATED OUTSIDE THE 100-YR AND 500-YR FLOODPLAIN.
5. ALL SIGNAGE IS TO BE PERMITTED SEPARATELY.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	99.0'	82.53'	80.16'	S 53°28'59" E	47°45'43"
(C1)	(99.0')	(82.53')	(80.2')	(S 53°30'24" E)	(47°47'13")
C2	75.0'	13.08'	13.06'	S 72°16'47" E	9°59'34"
(C2)	(75.0')	(13.09')	(13.07')	(S 72°24'01" E)	(10°00'00")



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NOT FOR CONSTRUCTION

ADAMSON ENGINEERING OFFICE.
4025 CROSS PARK DRIVE, BRYAN, TX 77802

CIVIL SITE PLAN

ISSUE DATE: 07-22-2026

DRAWN BY: GL

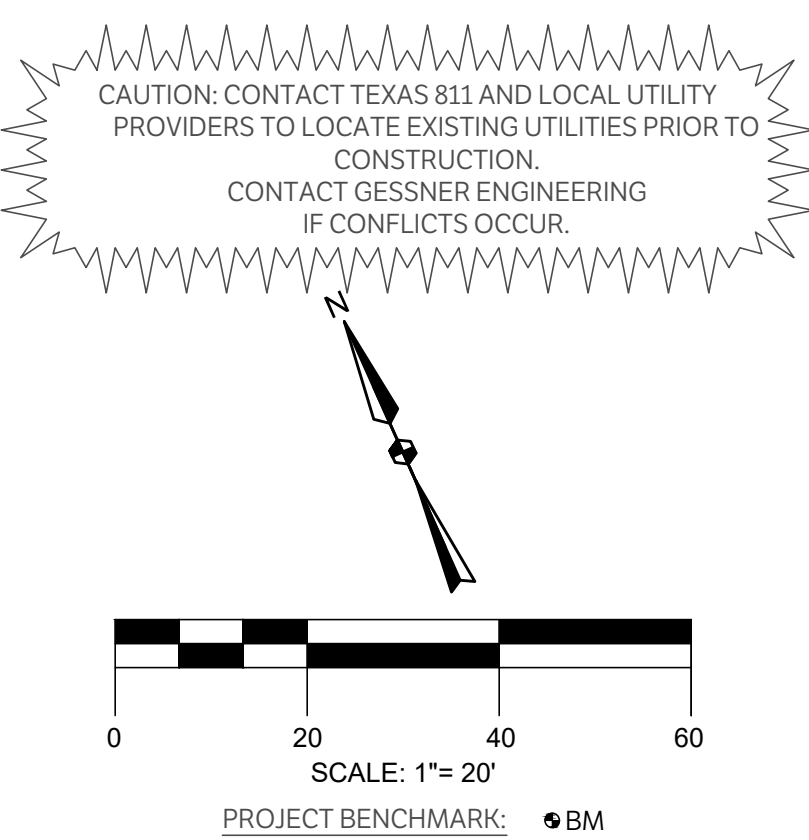
CHECKED BY: CS

PROJECT #: 24-0360

REVISIONS

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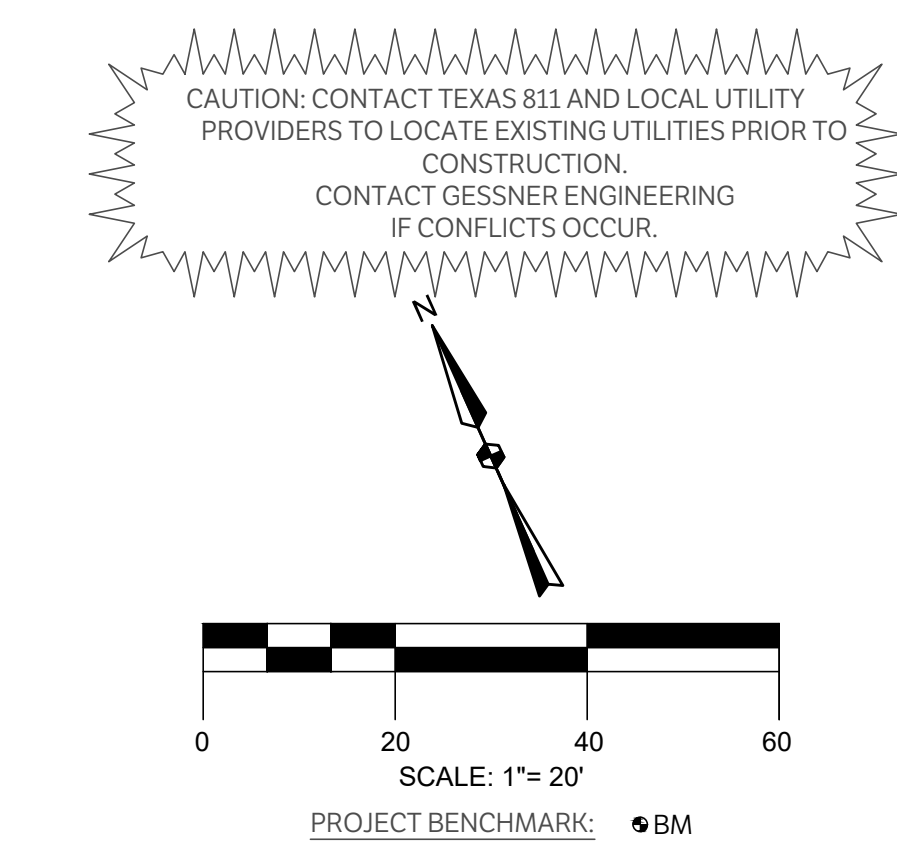
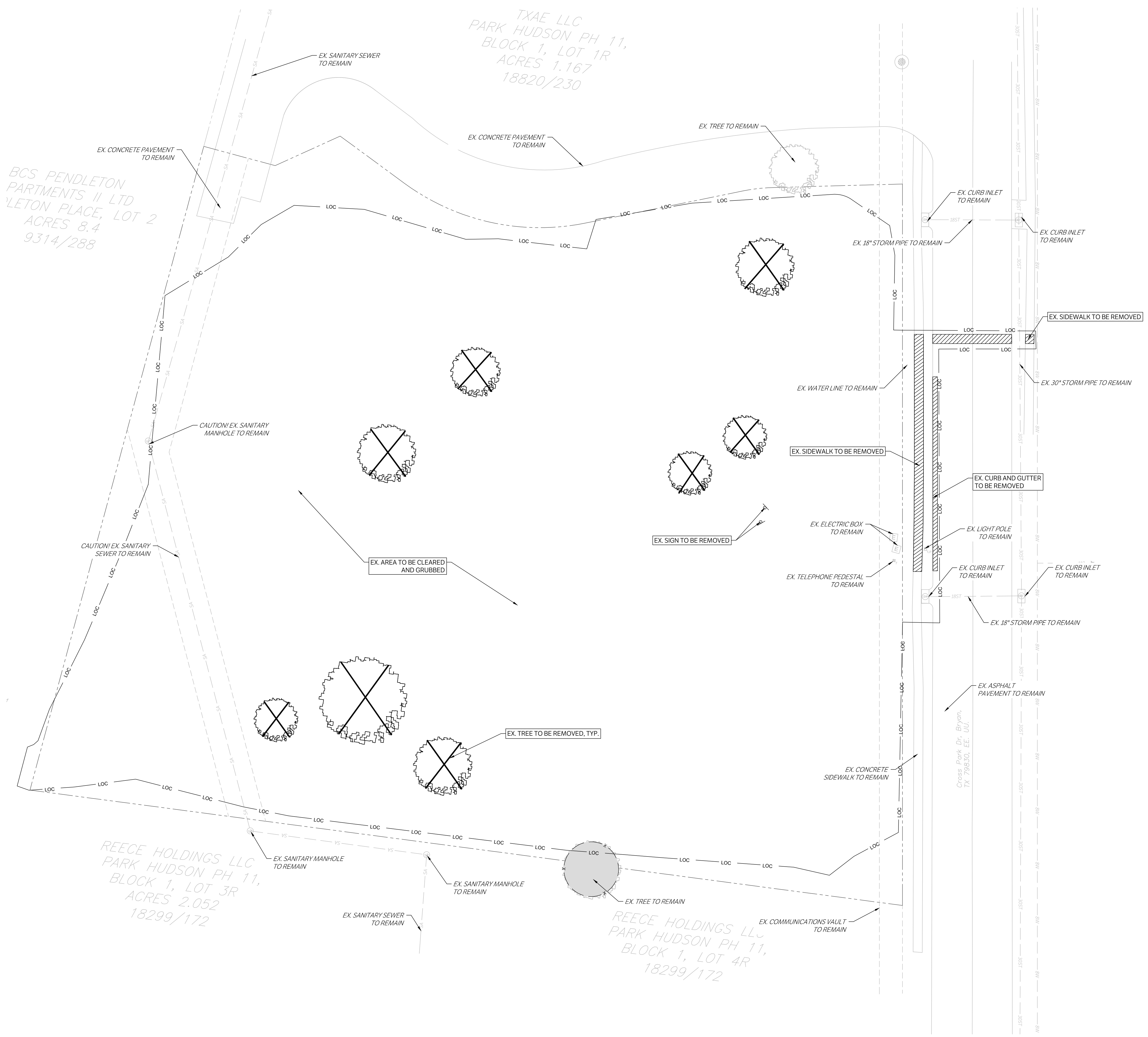
ADAMSON ENGINEERING OFFICE.
4025 CROSS PARK DRIVE, BRYAN, TX 77802

FIRE SITE PLAN

ISSUE DATE: 07-22-2026
DRAWN BY: GL
CHECKED BY: CS
PROJECT #: 24-0360

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4025 CROSS PARK DRIVE, BRYAN, TX 77802

CIVIL DEMOLITION
PLAN

ISSUE DATE: 07-22-2026
DRAWN BY: GL
CHECKED BY: CS
PROJECT #: 24-0360

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REV.	DATE	DESCRIPTION

C200

LEGEND	
	PROP. TREE PROTECTION FENCE
	EX. TREE TO BE REMOVED
	EX. TREE TO REMAIN
	DEMOLITION AREA

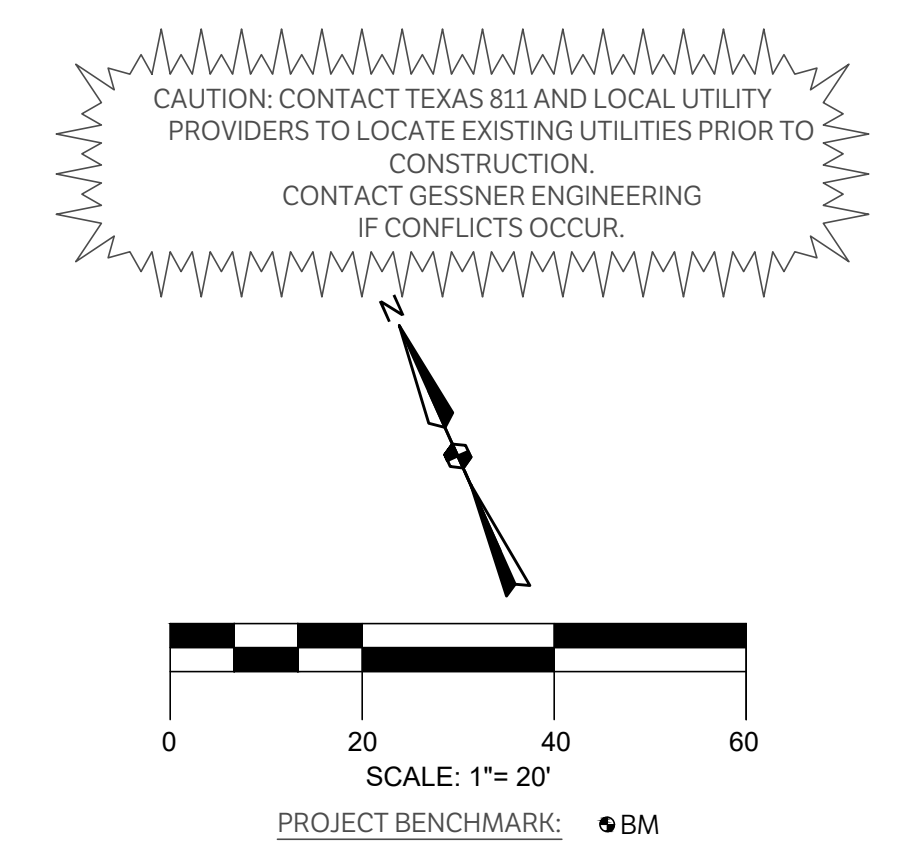
PRELIMINARY NOT FOR CONSTRUCTION

BCS PENDLETON PARTMENTS II LTD
PENDLETON PLACE, LOT 2
ACRES 8.4
9314/288

TXAE LLC
PARK HUDSON PH 11,
BLOCK 1, LOT 1R
ACRES 1.167
18820/230

REECE HOLDINGS LLC
PARK HUDSON PH 11,
BLOCK 1, LOT 3R
ACRES 2.052
18299/172

REECE HOLDINGS LLC
PARK HUDSON PH 11,
BLOCK 1, LOT 4R
ACRES 2.052
18299/172



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4025 CROSS PARK DRIVE, BRYAN, TX 77802

CIVIL DIMENSION
CONTROL PLAN
ISSUE DATE: 07-22-2026

DRAWN BY: GL
CHECKED BY: CS
PROJECT #: 24-0360

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REV.	DATE DESCRIPTION

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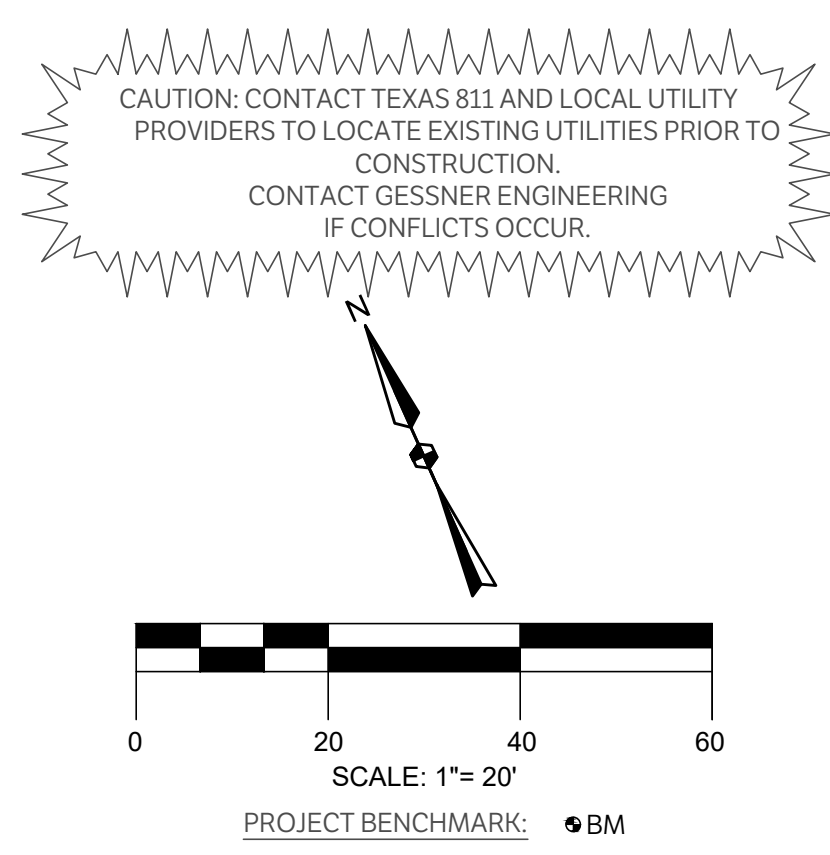
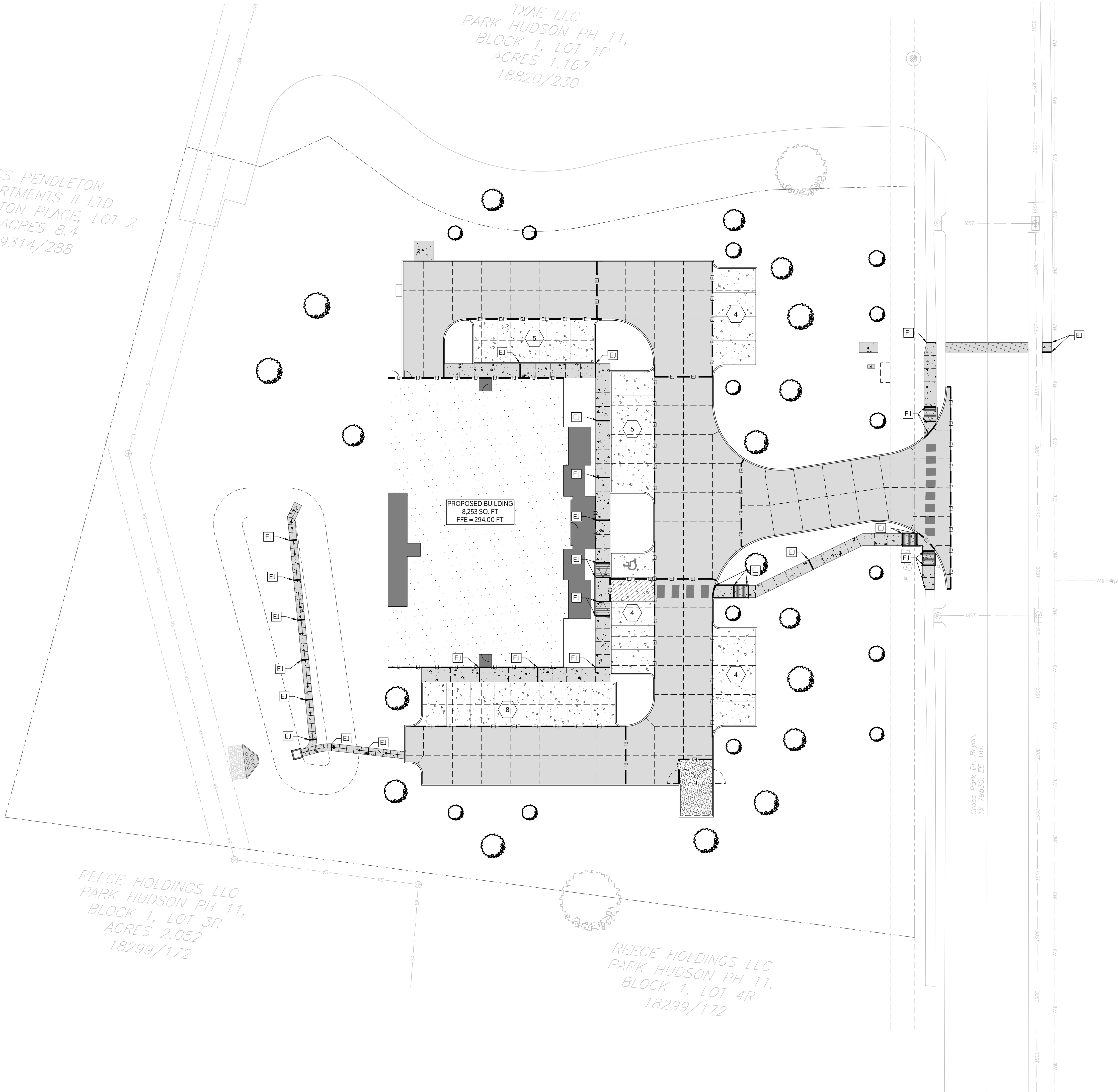
LEGEND	
	PROPOSED ASPHALT PAVEMENT
	PROPOSED 4" CONCRETE PAVEMENT
	PROPOSED 6" CONCRETE PAVEMENT
	PROPOSED 7" CONCRETE PAVEMENT
	PROPOSED STRUCTURAL PAVEMENT, REF. STRUCTURAL
	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EX. PROP. STORM LINE
	EX. PROP. WATER LINE
	EX. PROP. SANITARY SEWER LINE
	EXISTING THERMALS
	PROPOSED THERMALS
	EX. PROP. GAS LINE
	EX. PROP. DATA/TELECOM
	EX. PROP. UNDERGROUND ELECTRIC
	EX. PROP. FIBER OPTIC
	EX. PROP. OVERHEAD ELECTRIC
	EX. PROP. FIRE HYDRANT
	EX. PROP. WATER METER
	EX. PROP. GATE VALVE
	EX. IRRIGATION CONTROL VALVE
	PROP. FIRE DEPARTMENT CONNECTION
	PROP. POST INDICATOR VALVE
	PROP. FIRE LANE
	EX. PROP. SANITARY SEWER MANHOLE
	EX. PROP. SANITARY SEWER CLEANOUT
	EX. STORM SEWER MANHOLE
	PROP. STORM SEWER CURB INLET
	EX. PROP. LIGHT POLE
	PROPOSED PUBLIC ACCESS EASEMENT
	PROPOSED UTILITY EASEMENT

BCS PENDLETON PARTMENTS II LTD
PENDLETON PLACE, LOT 2
ACRES 8.4
9314/288

TXAE LLC
PARK HUDSON PH 11,
BLOCK 1, LOT 1R
ACRES 1.167
18820/230

REECE HOLDINGS LLC
PARK HUDSON PH 11,
BLOCK 1, LOT 3R
ACRES 2.052
18299/172

REECE HOLDINGS LLC
PARK HUDSON PH 11,
BLOCK 1, LOT 4R
18299/172



LEGEND	
	EXISTING PAVEMENT EDGE
	CONTROL JOINT
	EXPANSION JOINT
	FIRE LANE WITH RED STRIPES CONTAINING THE WORDING "FIRE LANE - NO PARKING -TOW AWAY", PAINTED IN 4" WHITE LETTERS
	PROPOSED 4" CONCRETE SIDEWALK
	PROPOSED 6" CONCRETE PAVEMENT
	PROPOSED 7" CONCRETE PAVEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED STRUCTURAL PAVEMENT, REF. STRUCTURAL



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CIVIL PAVING &
JOINT PLAN

ISSUE DATE: 07-22-2026

DRAWN BY: GL

CHECKED BY: CS

PROJECT #: 24-0360

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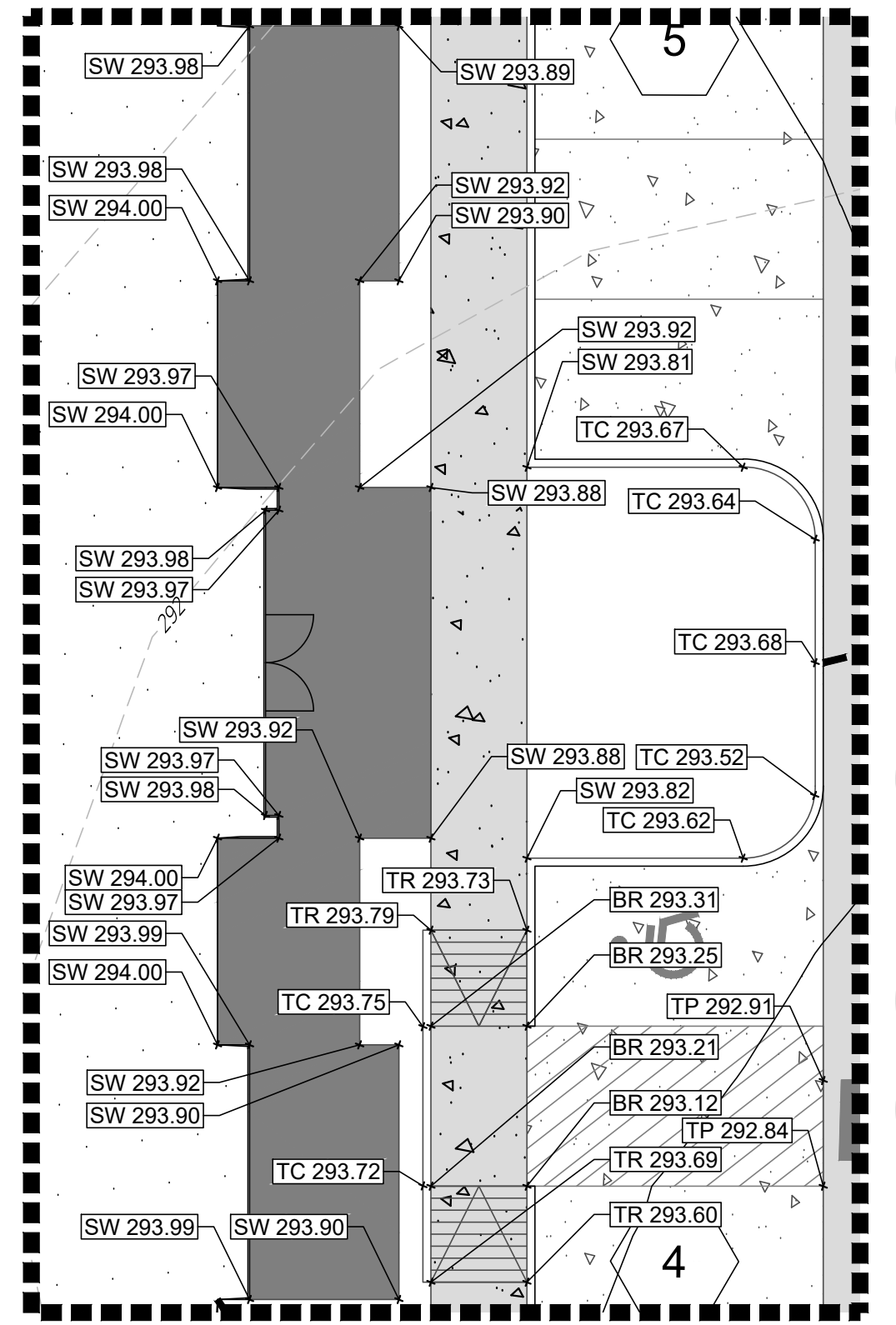
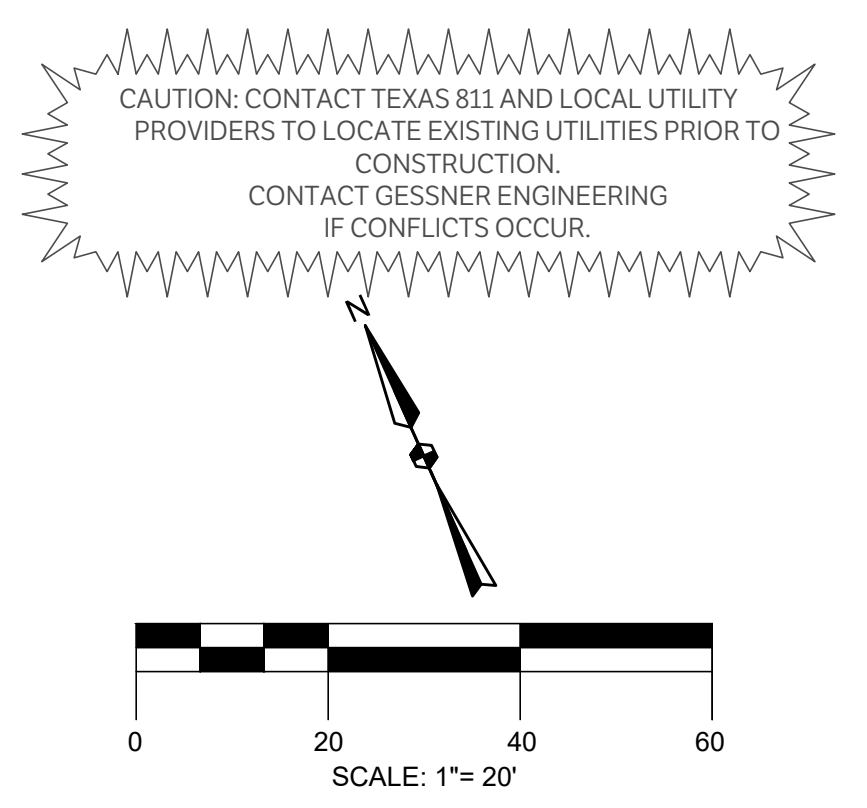
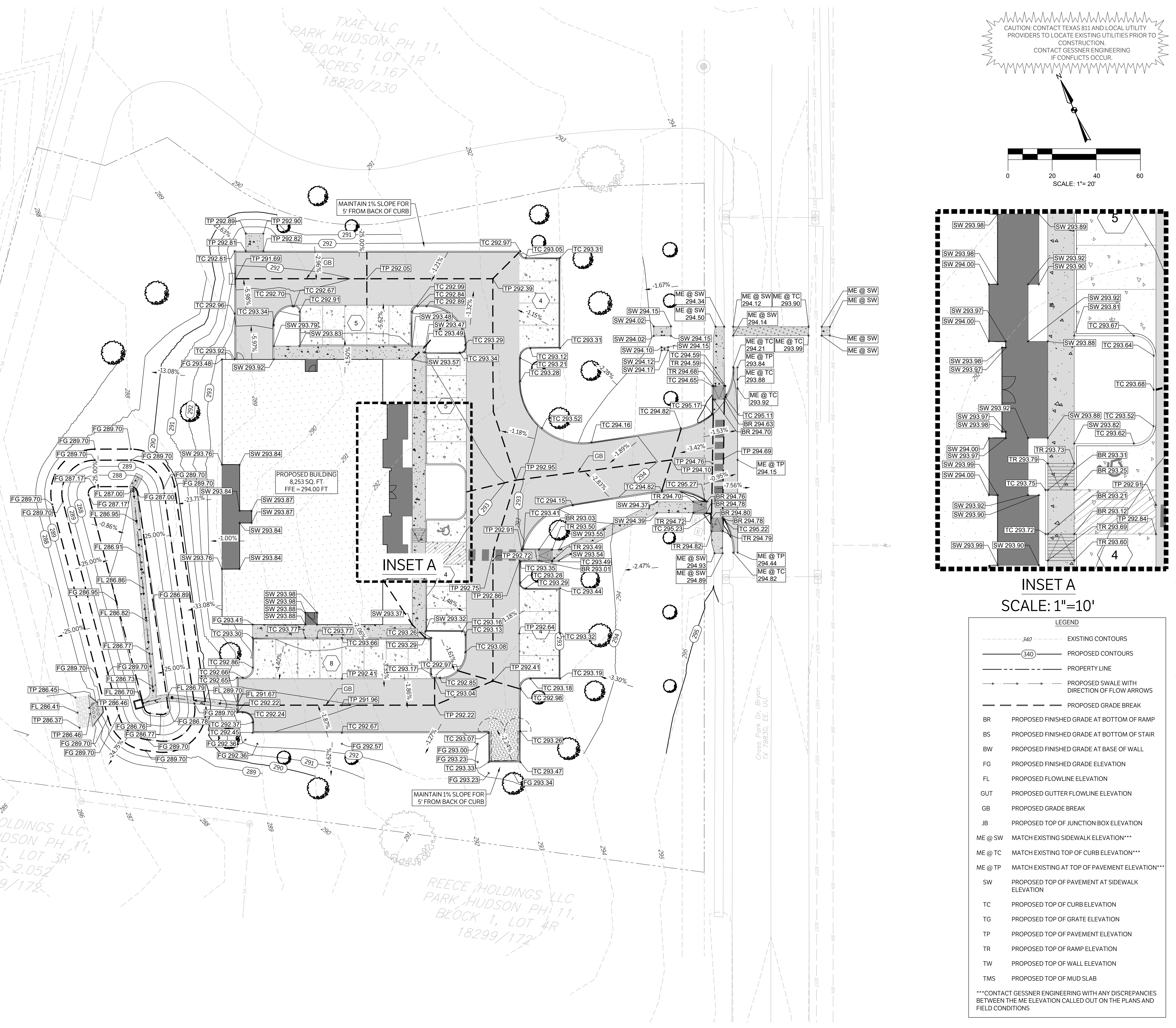
C400

BCS PENDLETON
APARTMENTS III LTD
PENDLETON PLACE, LOT 2
ACRES 8.4
9314/288

TXAE LLC
PARK HUDSON PH 11,
BLOCK 1, LOT 1R
ACRES 1.167
18820/230

REECE HOLDINGS LLC
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BLOCK 1, LOT 3R
ACRES 2.052
18299/172

REECE HOLDINGS LLC
PARK HUDSON PH 11,
BLOCK 1, LOT 4R
ACRES 2.052
18299/172



INSET A
SCALE: 1"=10'

LEGEND	
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPERTY LINE
	PROPOSED SWALE WITH DIRECTION OF FLOW ARROWS
	PROPOSED GRADE BREAK
BR	PROPOSED FINISHED GRADE AT BOTTOM OF RAMP
BS	PROPOSED FINISHED GRADE AT BOTTOM OF STAIR
BW	PROPOSED FINISHED GRADE AT BASE OF WALL
FG	PROPOSED FINISHED GRADE ELEVATION
FL	PROPOSED FLOWLINE ELEVATION
GUT	PROPOSED GUTTER FLOWLINE ELEVATION
GB	PROPOSED GRADE BREAK
JB	PROPOSED TOP OF JUNCTION BOX ELEVATION
ME @ SW	MATCH EXISTING SIDEWALK ELEVATION***
ME @ TC	MATCH EXISTING TOP OF CURB ELEVATION***
ME @ TP	MATCH EXISTING AT TOP OF PAVEMENT ELEVATION***
SW	PROPOSED TOP OF PAVEMENT AT SIDEWALK ELEVATION
TC	PROPOSED TOP OF CURB ELEVATION
TG	PROPOSED TOP OF GRATE ELEVATION
TP	PROPOSED TOP OF PAVEMENT ELEVATION
TR	PROPOSED TOP OF RAMP ELEVATION
TW	PROPOSED TOP OF WALL ELEVATION
TMS	PROPOSED TOP OF MUD SLAB

***CONTACT GESSNER ENGINEERING WITH ANY DISCREPANCIES BETWEEN THE ME ELEVATION CALLED OUT ON THE PLANS AND FIELD CONDITIONS



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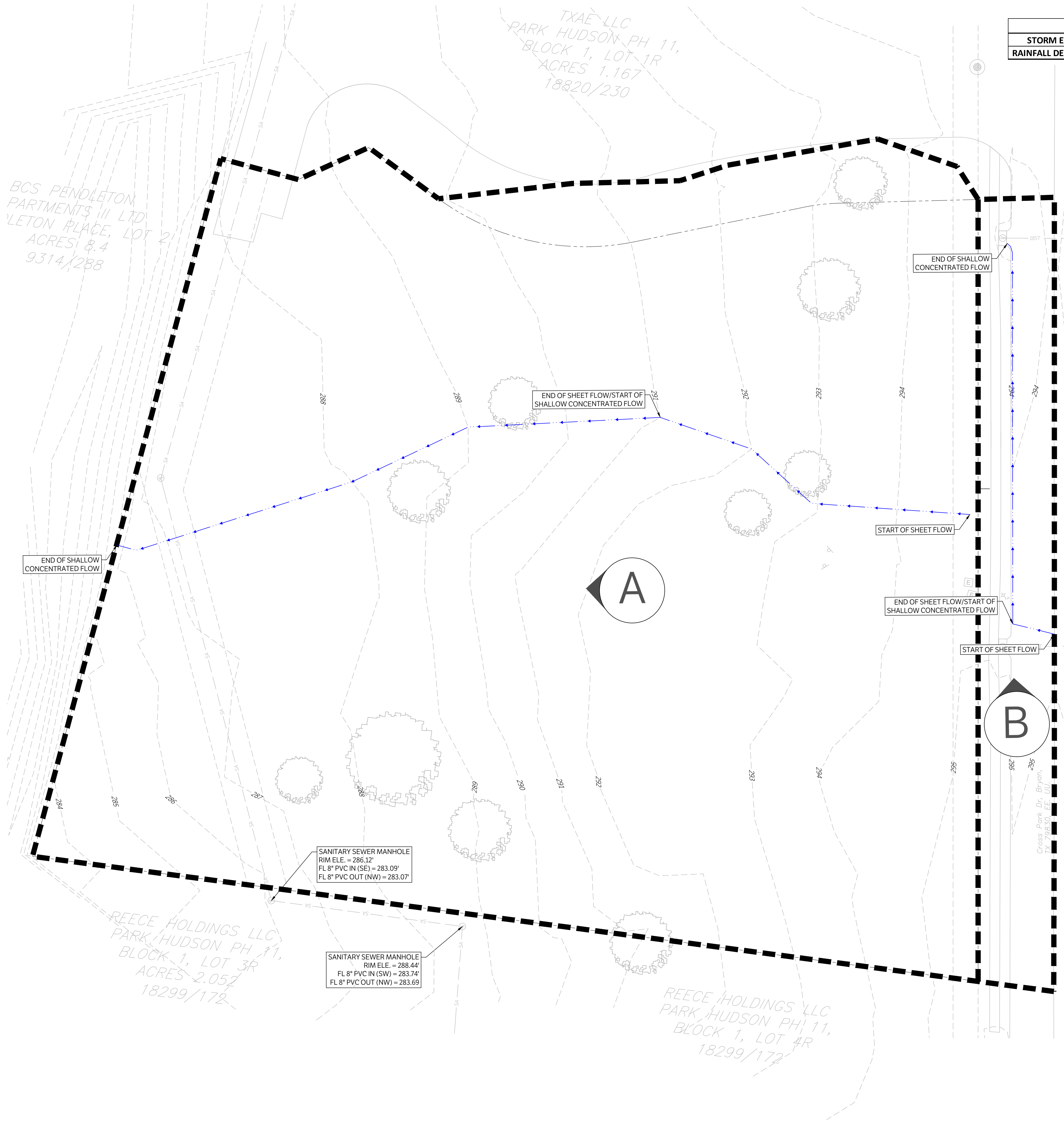
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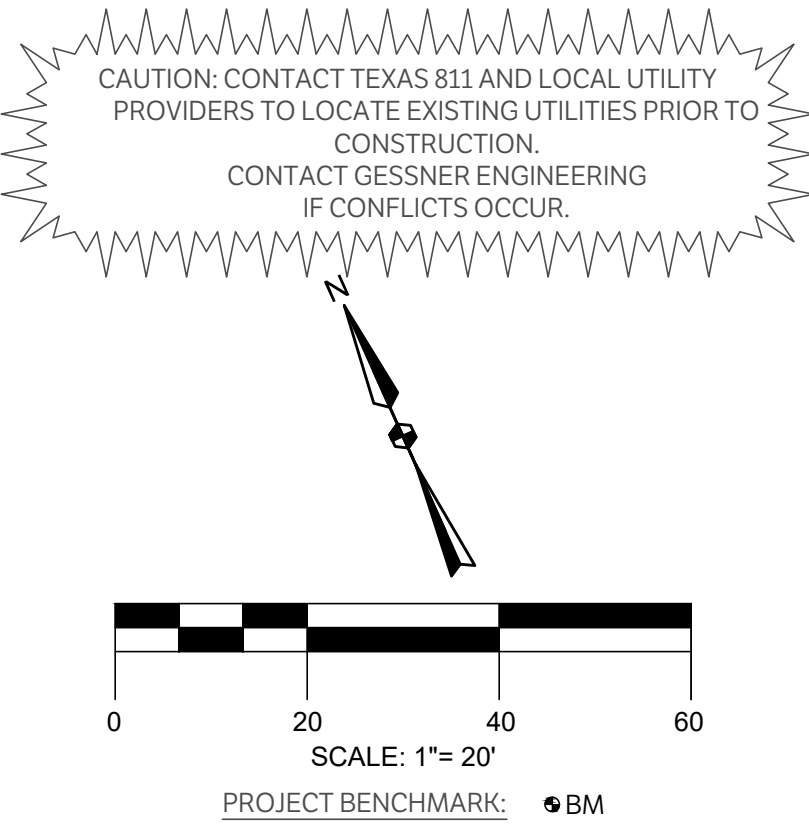
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ADAMSON ENGINEERING OFFICE.
4025 CROSS PARK DRIVE, BRYAN, TX 77802

CIVIL GRADING PLAN	
ISSUE DATE: 07-22-2026	
DRAWN BY: GL	
CHECKED BY: CS	
PROJECT #: 24-0360	
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REV.	DATE DESCRIPTION
C500	



BCS UNITED 24-HR RAINFALL DEPTHS					
STORM EVENT	2-YR	10-YR	25-YR	50-YR	100-YR
RAINFALL DEPTH (IN.)	4.50	7.40	8.40	9.80	11.00



Pre						
AREA A						
COVER TYPE	HYDROLOGIC CONDITION	SOIL TYPE	CN	AREA (SF)	AREA (AC)	CN x AREA
Impervious Areas	Paved parking lots, roofs driveways etc.	D	98.00	623.52	0.01	1.40
Grass Cover	Grass Cover > 75%	D	80.00	102161.36	2.35	187.62
TOTAL				102784.88	2.36	189.03
					CN	80.11
AREA B						
COVER TYPE	HYDROLOGIC CONDITION	SOIL TYPE	CN	AREA (SF)	AREA (AC)	CN x AREA
Impervious Areas	Paved parking lots, roofs driveways etc.	D	98.00	6756.30	0.16	15.20
Grass Cover	Grass Cover > 75%	D	80.00	2798.70	0.06	5.14
TOTAL				9555.00	0.22	20.34
					CN	92.73

Pre			
Area A		Area B	
CN	80.11	CN	92.73
Area (ac)	2.36	Area (ac)	0.22
Flow Length (ft)	360.99	Flow Length (ft)	169.71
SCS Sheet Flow (ft)	134.00	SCS Sheet Flow (ft)	17.13
Slope (%)	2.7	Slope (%)	2.40
Manning's Roughness	0.240	Manning's Roughness	0.012
Flow Time (min)	13.49	Flow Time (min)	0.25
SCS Shallow Concentrated Flow (ft)	226.99	SCS Shallow Concentrated Flow (ft)	152.58
Unpaved		Paved	
Slope (%)	2.70	Slope (%)	0.85
Velocity (ft/s)	2.65	Velocity (ft/s)	1.87
Flow Time (min)	1.43	Flow Time (min)	1.36
Time of Concentration (min)	14.9	Time of Concentration (min)	1.6
min TOC of 10 min		*min TOC of 10 min*	

PRE DEVELOPMENT PEAK RUNOFF								
AREA	SIZE (AC)	CN	TC (min)	2 YR (CFS)	10 YR (CFS)	25 YR (CFS)	50 YR (CFS)	100 YR (CFS)
A	2.36	80.11	14.9	5.24	10.63	12.52	15.16	17.42
B	0.22	92.73	10.0	0.76	1.31	1.49	1.75	1.97

LEGEND	
	DRAINAGE AREA BOUNDARY
	DRAINAGE AREA LABEL AND FLOW DIRECTION
	PROPERTY LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	FLOW PATH



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4025 CROSS PARK DRIVE, BRYAN, TX 77802

CIVIL PRE DRAINAGE
AREA MAPS

ISSUE DATE: 07-22-2026
DRAWN BY: GL
CHECKED BY: CS
PROJECT #: 24-0360

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REV.	DATE	DESCRIPTION
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BCS PENDLETON PARTMENTS III LTD
LETON PLACE, LOT 2
ACRES 8.4
9314/288

TXAE LLC
PARK HUDSON PH 11,
BLOCK 1, LOT 1R
ACRES 1.167
18820/230

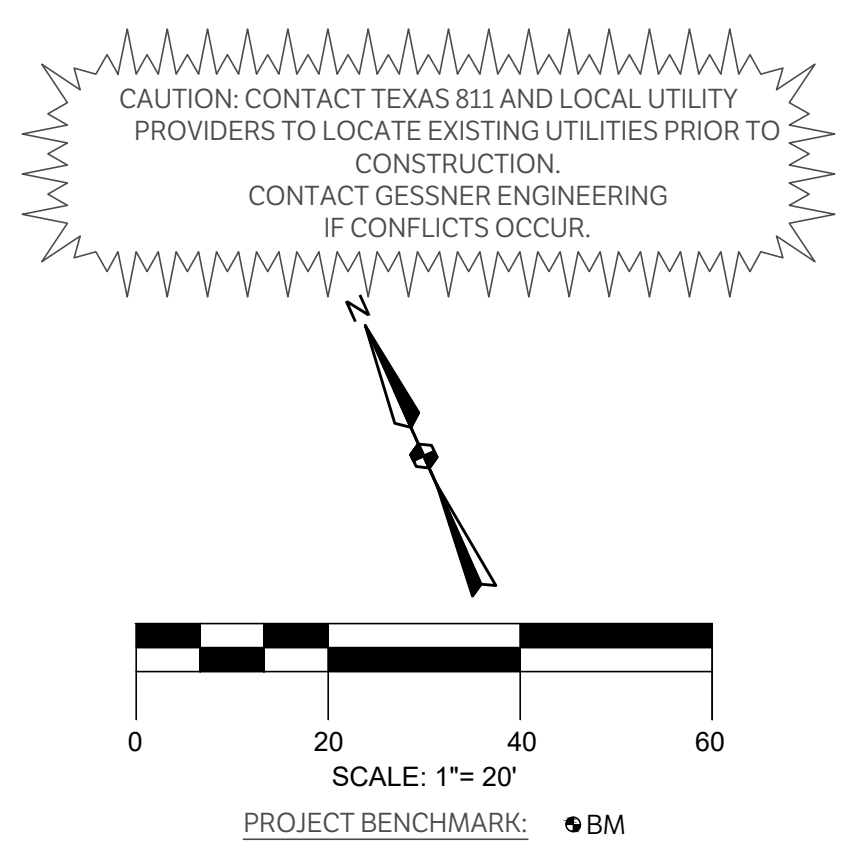
REECE HOLDINGS LLC
PARK HUDSON PH 11,
BLOCK 1, LOT 3R
ACRES 8.4
9314/288

REECE HOLDINGS LLC
PARK HUDSON PH 11,
BLOCK 1, LOT 4R
ACRES 8.4
9314/288

Stage Storage Volume for Detention Pond			
Contour Elevation	Contour Area (SF)	Cumulative Volume (CF)	Cumulative Volume (ACRE-FT)
286.70	0	0	0.00
287.00	1,373.62	206.04	0.00
287.50	2,421.89	1,154.92	0.03
288.00	3,031.86	2,518.36	0.06
288.50	3,586.10	4,172.85	0.10
289.00	4,165.84	6,110.83	0.14
289.50	4,770.58	8,344.94	0.19
289.70	5,019.28	9,323.92	0.21

STORM EVENT	2 YR	10 YR	25 YR	50 YR	100 YR	100 YR - CLOGGED
PEAK STORAGE VOLUME (CU. FT.)	2212.4	4405.7	4919.7	5542.6	6012.6	7068.0
WSEL (FT.)	287.9	288.6	288.7	288.9	289.0	289.2
FREEBOARD (FT.)	1.8	1.1	1.0	0.8	0.7	0.50

BCS UNITED 24-HR RAINFALL DEPTHS					
STORM EVENT	2-YR	10-YR	25-YR	50-YR	100-YR
RAINFALL DEPTH (IN.)	4.50	7.40	8.40	9.80	11.00



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ADAMSON ENGINEERING OFFICE.
4025 CROSS PARK DRIVE, BRYAN, TX 77802

CIVIL POST DRAINAGE
AREA MAPS

ISSUE DATE: 07-22-2026

DRAWN BY: GL

CHECKED BY: CS

PROJECT #: 24-0360

REVISIONS

REV.	DATE	DESCRIPTION

C601

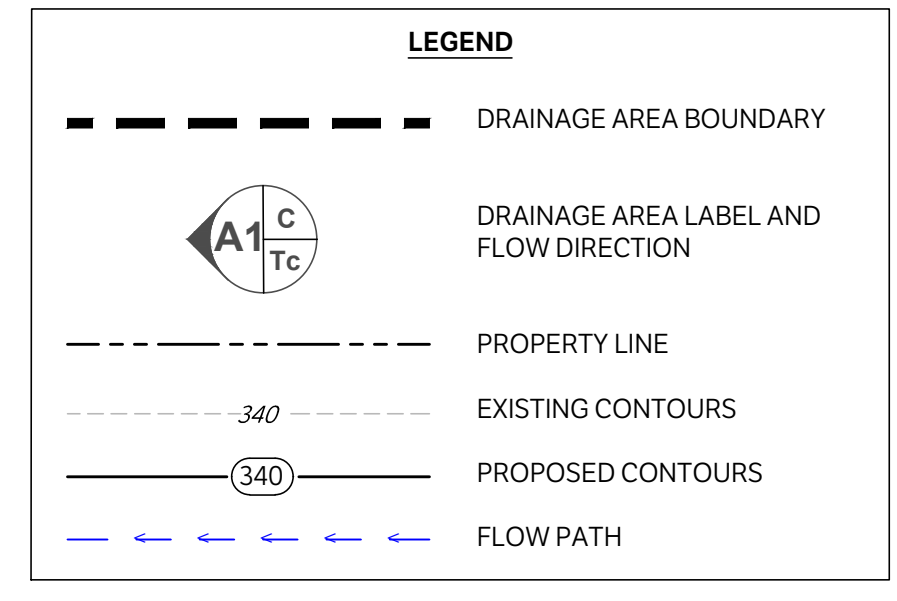
Post						
AREA A-1						
COVER TYPE	HYDROLOGIC CONDITION	SOIL TYPE	CN	AREA (SF)	AREA (AC)	CN x AREA
Impervious Areas	Paved parking lots, roofs driveways etc.	D	98.00	31627.44	0.73	71.15
Grass Cover	Grass Cover > 75%	D	80.00	26005.65	0.60	47.76
TOTAL				57633.09	1.32	118.92
				CN		89.88
AREA A-2						
COVER TYPE	HYDROLOGIC CONDITION	SOIL TYPE	CN	AREA (SF)	AREA (AC)	CN x AREA
Impervious Areas	Paved parking lots, roofs driveways etc.	D	98.00	1822.26	0.04	4.10
Grass Cover	Grass Cover > 75%	D	80.00	43791.75	1.01	80.43
TOTAL				45614.01	1.05	84.53
				CN		80.72
AREA B						
COVER TYPE	HYDROLOGIC CONDITION	SOIL TYPE	CN	AREA (SF)	AREA (AC)	CN x AREA
Impervious Areas	Paved parking lots, roofs driveways etc.	D	98.00	7045.36	0.16	15.85
Grass Cover	Grass Cover > 75%	D	80.00	2047.42	0.05	3.76
TOTAL				9092.78	0.21	19.61
				CN		93.95

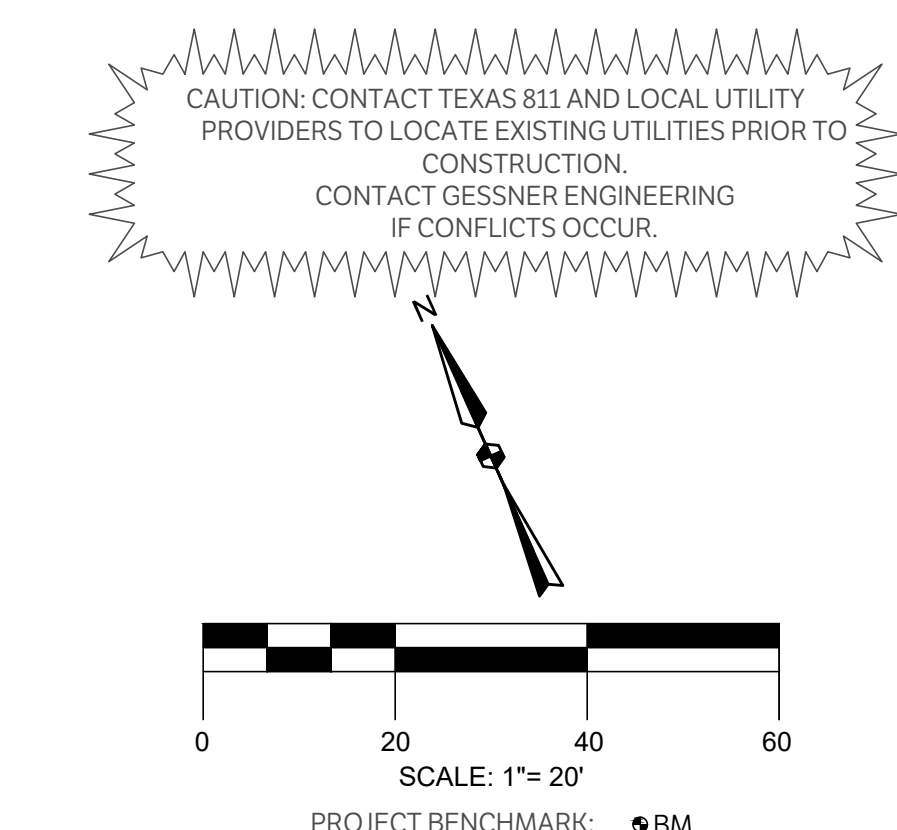
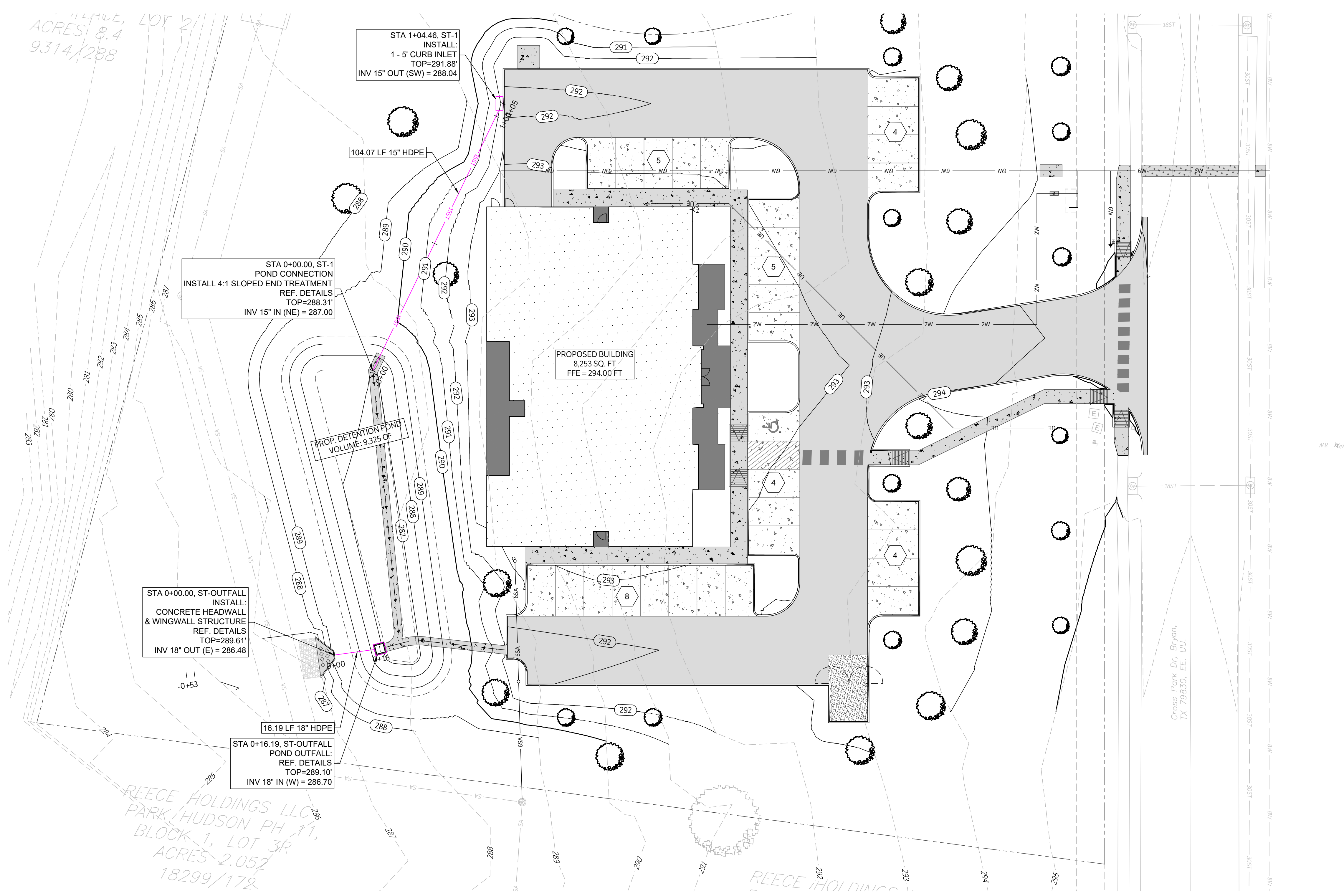
Area A-1			Area A-2			Area B		
CN	89.88		CN	80.72		CN	93.95	
Area (ac)	1.32		Area (ac)	1.05		Area (ac)	0.21	
Flow Length (ft)	252.39		Flow Length (ft)	312.61		Flow Length (ft)	169.71	
SCS Sheet Flow (ft)	65.37		SCS Sheet Flow (ft)	94.00		SCS Sheet Flow (ft)	17.13	
Slope (%)	1.90		Slope (%)	2.60		Slope (%)	2.40	
Manning's Roughness	0.240		Manning's Roughness	0.240		Manning's Roughness	0.012	
Flow Time (min)	8.74		Flow Time (min)	10.31		Flow Time (min)	0.25	
Shallow Concentrated Flow (ft)	187.02		Shallow Concentrated Flow (ft)	218.61		SCS Shallow Concentrated Flow (ft)	152.58	
Paved			Unpaved			Paved		
Slope (%)	1.60		Slope (%)	2.20		Slope (%)	0.85	
Velocity (ft/s)	2.57		Velocity (ft/s)	2.39		Velocity (ft/s)	1.87	
Flow Time (min)	1.21		Flow Time (min)	1.52		Flow Time (min)	1.36	
Time of Concentration (min)	10.0		Time of Concentration (min)	11.8		Time of Concentration (min)	1.6	
min TOC of 10 min			*min TOC of 10 min*			*min TOC of 10 min*		

POST DEVELOPMENT PEAK RUNOFF W/OUT DETENTION								
AREA	SIZE (AC)	CN	TC (min)	2 YR (CFS)	10 YR (CFS)	25 YR (CFS)	50 YR (CFS)	100 YR (CFS)
A-1	1.32	89.88	10.0	4.31	7.65	8.78	10.37	11.72
A-2	1.05	80.72	11.8	2.53	5.08	5.96	7.20	8.27
TOTAL A	2.37	-	-	6.84	12.72	14.75	17.57	19.99
B	0.21	93.95	10.0	0.74	1.25	1.43	1.68	1.89

POST DEVELOPMENT PEAK RUNOFF W/ DETENTION								
AREA	SIZE (AC)	CN	TC (min)	2 YR (CFS)	10 YR (CFS)	25 YR (CFS)	50 YR (CFS)	100 YR (CFS)
A-1	1.32	89.88	10.0	2.78	5.14	6.36	8.09	9.53
A-2	1.05	80.72	11.8	2.53	5.08	5.96	7.20	8.27
TOTAL A	2.37	-	-	5.12	9.42	11.55	14.63	17.17
B	0.21	93.95	10.0	0.74	1.25	1.43	1.68	1.89

PRE VS. POST RUNOFF SUMMARY - AREA A			
STORM YEAR	PRE (CFS)	POST (CFS)	DIFFERENCE (CFS)
2	5.24	5.12	-0.11
10	10.63	9.42	-1.21
25	12.52	11.55	-0.97
50	15.16	14.63	-0.53
100	17.42	17.17	-0.24
PRE VS. POST RUNOFF SUMMARY - AREA B			
STORM YEAR	PRE (CFS)	POST (CFS)	DIFFERENCE (CFS)
2	0.76	0.74	-0.02
10	1.31	1.25	-0.05
25	1.49	1.43	-0.06
50	1.75	1.68	-0.07
100	1.97	1.89	-0.09



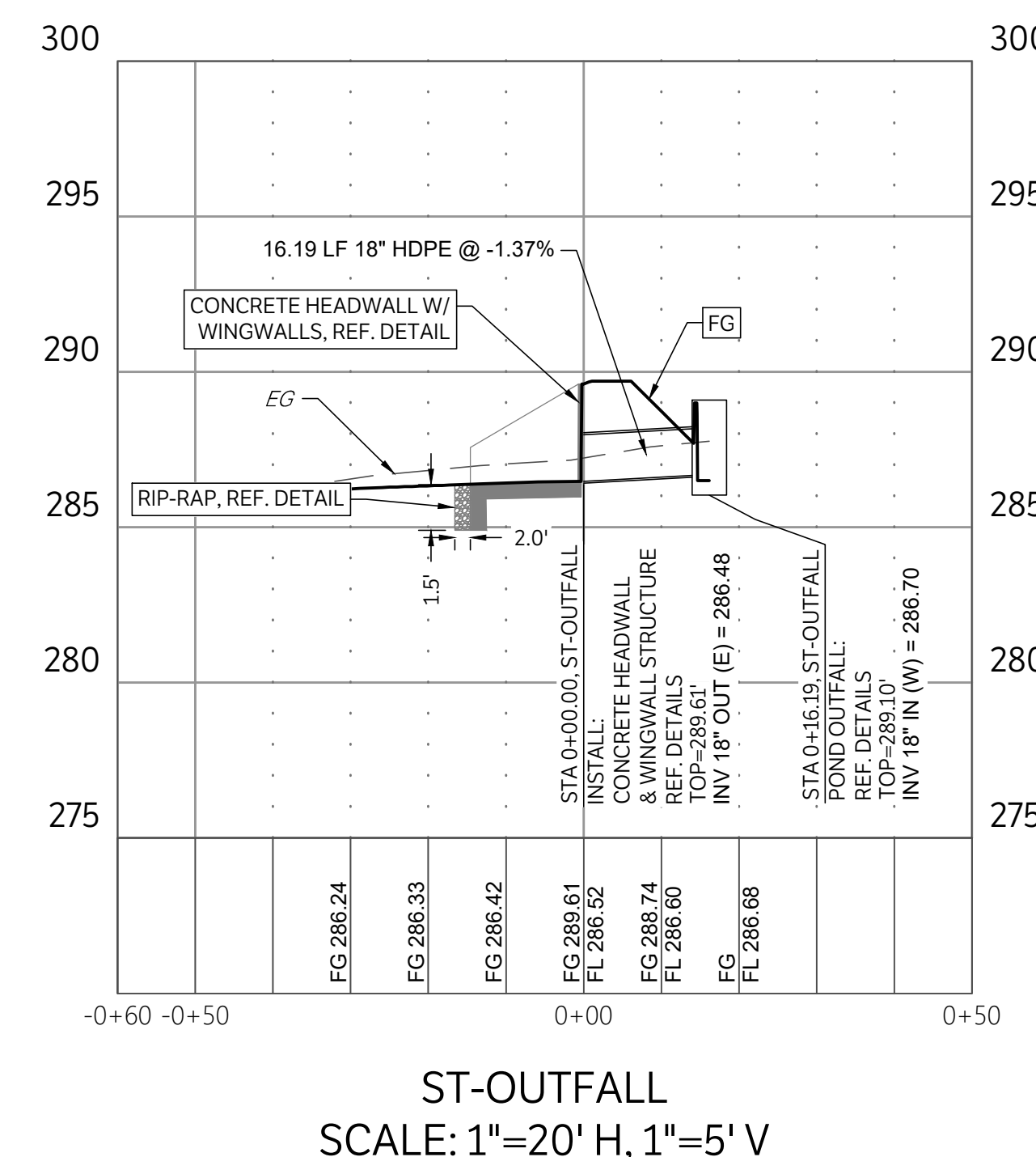
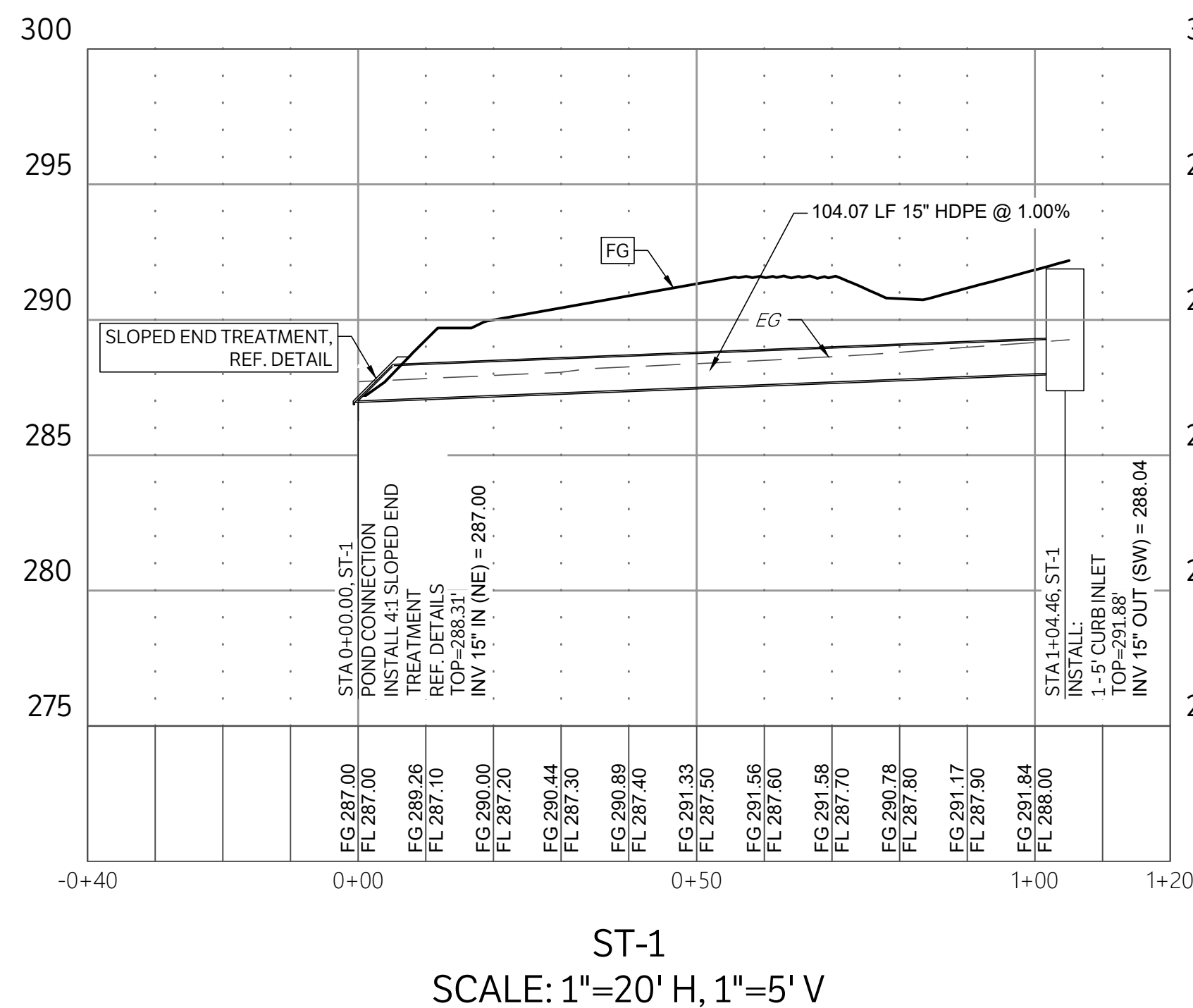


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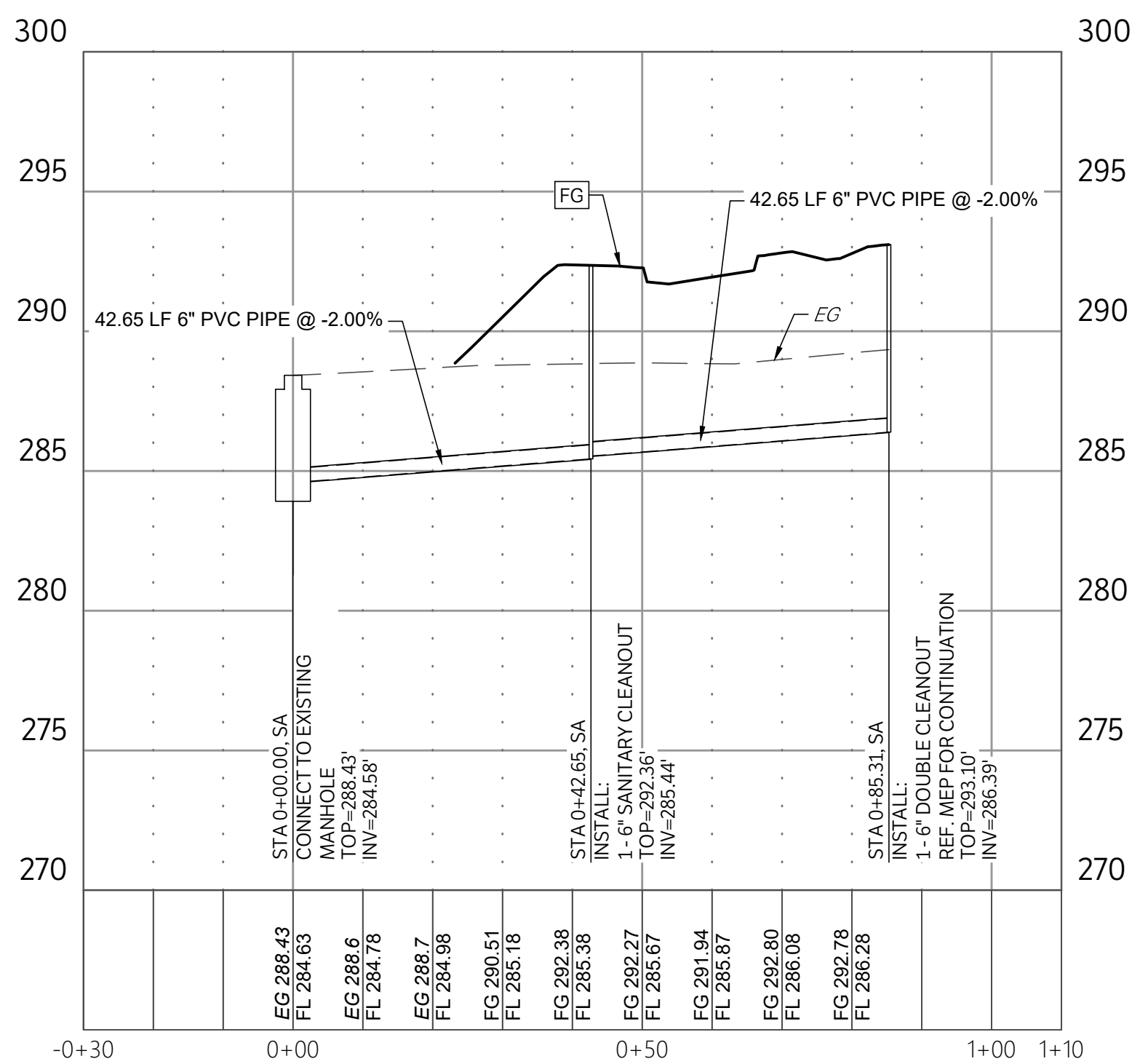
LEGEND	
	PROPOSED ASPHALT PAVEMENT
	PROPOSED 4" CONCRETE PAVEMENT
	PROPOSED 6" CONCRETE PAVEMENT
	PROPOSED 7" CONCRETE PAVEMENT
	PROPOSED STRUCTURAL PAVEMENT, REF. STRUCTURAL
	EXISTING PAVEMENT EDGE
	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EX. PROP. STORM LINE
	EX. PROP. WATER LINE
	EX. PROP. SANITARY SEWER LINE
	EXISTING THERMALS
	PROPOSED THERMALS
	EX. PROP. GAS LINE
	EX. PROP. DATA/TELECOM
	EX. PROP. UNDERGROUND ELECTRIC
	EX. PROP. FIBER OPTIC
	EX. PROP. OVERHEAD ELECTRIC
	EX. PROP. FIRE HYDRANT
	EX. PROP. WATER METER
	EX. PROP. GATE VALVE
	EX. IRRIGATION CONTROL VALVE
	PROP. FIRE DEPARTMENT CONNECTION
	PROP. POST INDICATOR VALVE
	PROP. HOSE LAY
	EX. PROP. SANITARY SEWER MANHOLE
	EX. PROP. SANITARY SEWER CLEANOUT
	EX. STORM SEWER MANHOLE
	PROP. STORM SEWER CURB INLET
	EX. PROP. LIGHT POLE
	PROPOSED PUBLIC ACCESS EASEMENT
	PROPOSED UTILITY EASEMENT



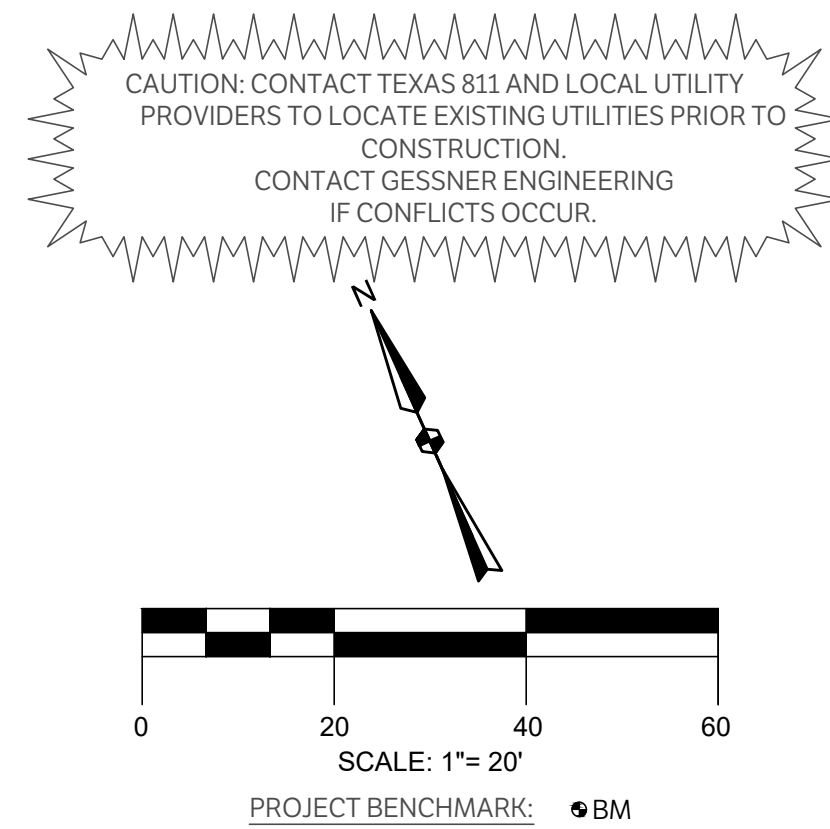
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4025 CROSS PARK DRIVE, BRYAN, TX 77802

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SCALE: 1"=20' H, 1"=5' V

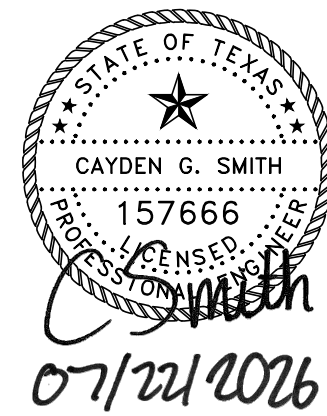


LEGEND	
	PROPOSED ASPHALT PAVEMENT
	PROPOSED 6" CONCRETE PAVEMENT
	PROPOSED 6" CONCRETE PAVEMENT
	PROPOSED 7" CONCRETE PAVEMENT
	PROPOSED STRUCTURAL PAVEMENT, REF. STRUCTURAL
	EXISTING PAVEMENT EDGE
	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EX. PROP. STORM LINE
	EX. PROP. WATER LINE
	EX. PROP. SANITARY SEWER LINE
	EXISTING THERMALS
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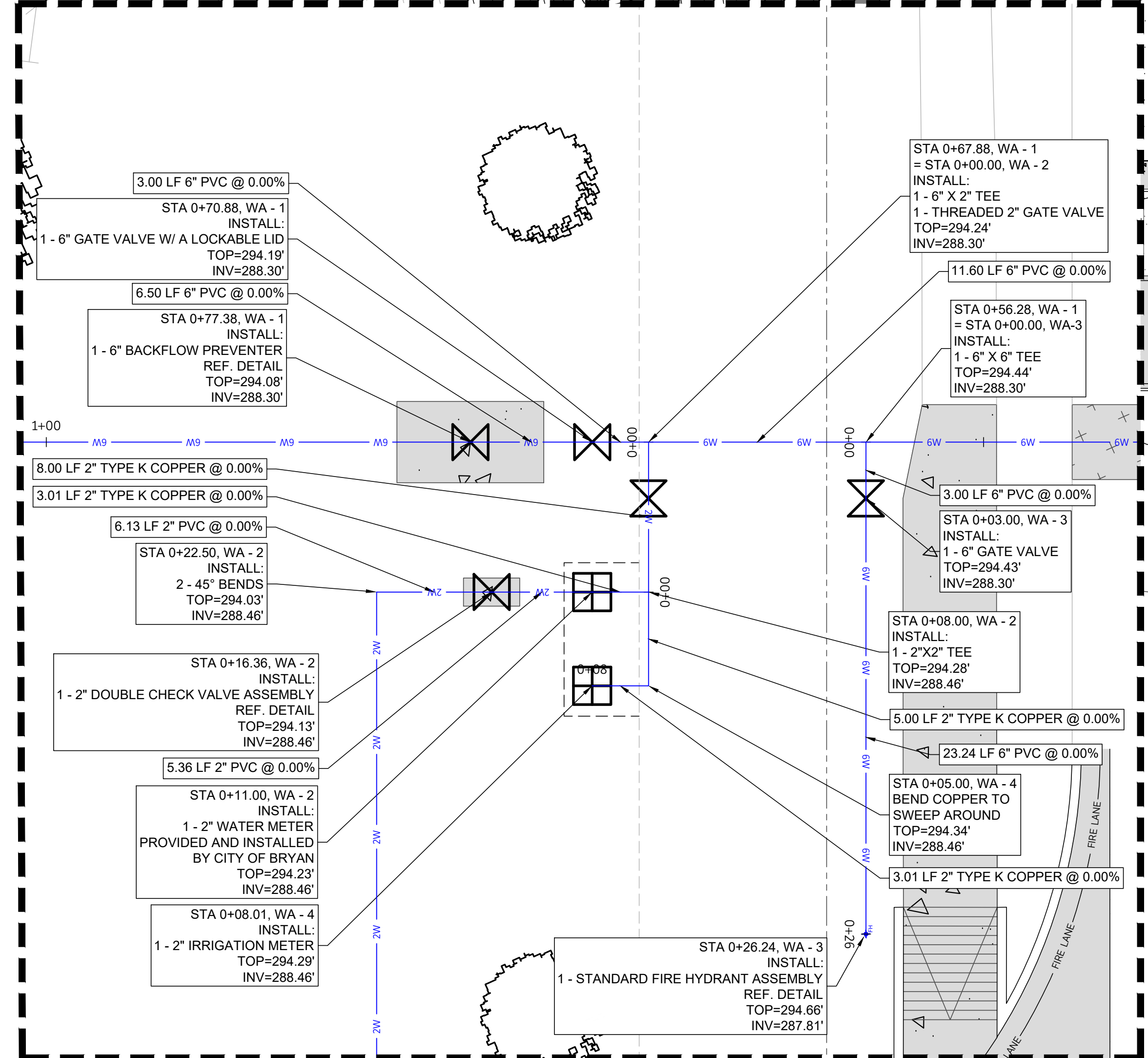
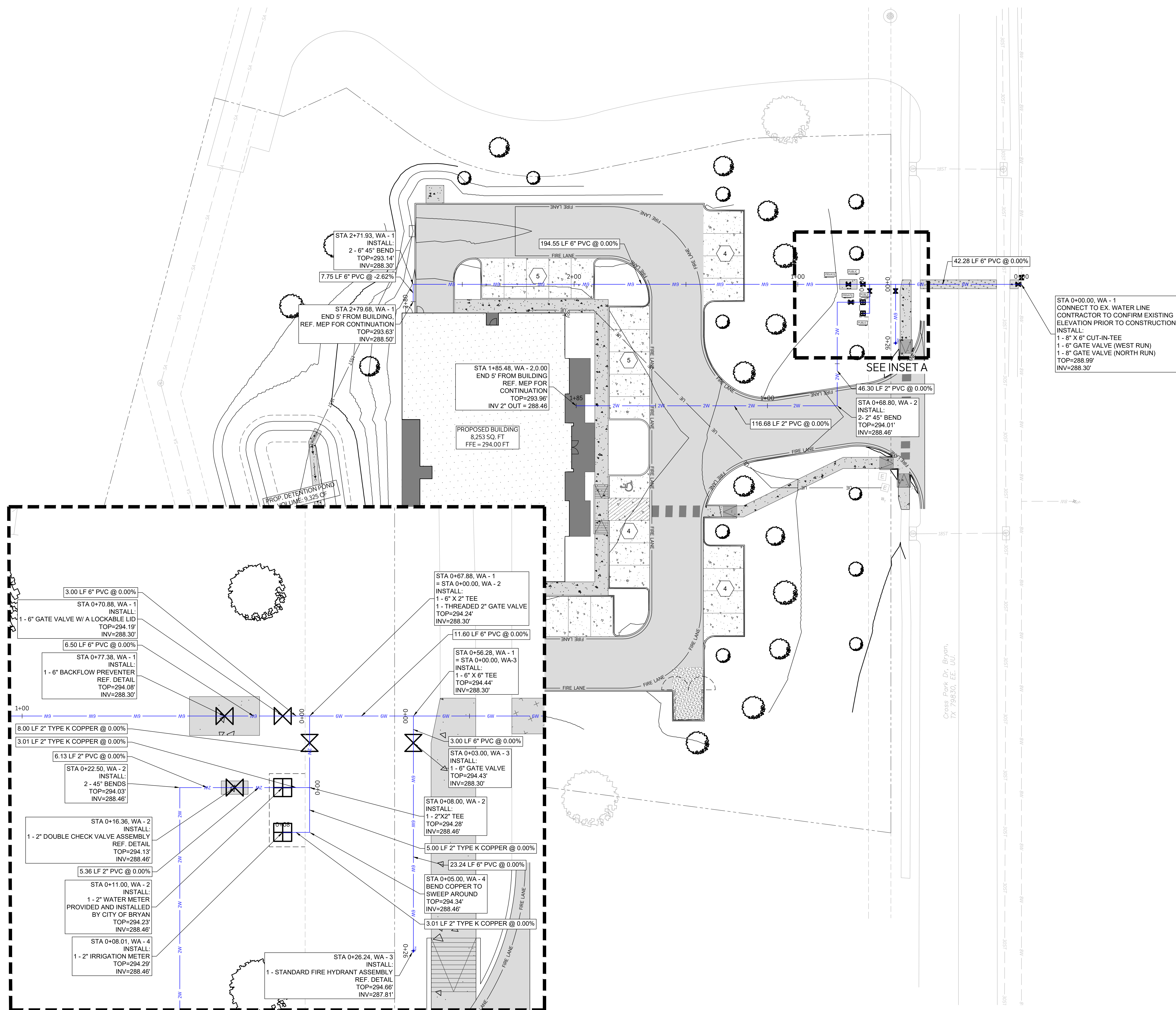
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SANITARY PLAN & PROFILE

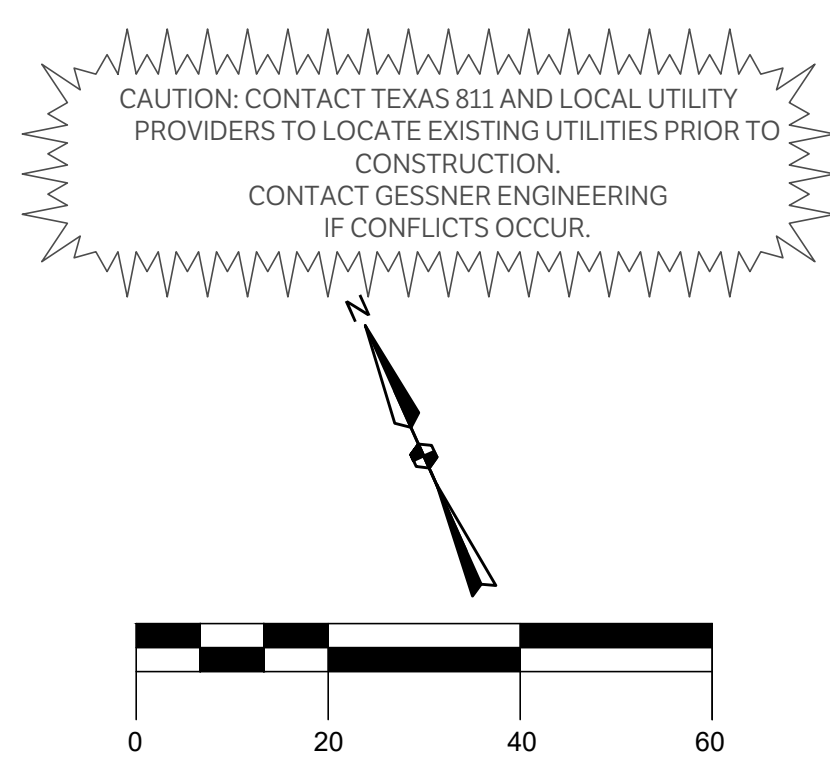
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PROJECT #: 24-0360

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REV.	DATE DESCRIPTION

C800



INSET A
SCALE 1" = 5'



NOTE:
UTILITY VAULTS TO BE ORDERED AND
PURCHASED THROUGH COB WATER SERVICES.

LEGEND	
	PROPOSED ASPHALT PAVEMENT
	PROPOSED 4" CONCRETE PAVEMENT
	PROPOSED 6" CONCRETE PAVEMENT
	PROPOSED 7" CONCRETE PAVEMENT
	PROPOSED STRUCTURAL PAVEMENT, REF. STRUCTURAL
	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EX. PROP. STORM LINE
	EX. PROP. WATER LINE
	EX. PROP. SANITARY SEWER LINE
	EXISTING THERMALS
	PROPOSED THERMALS
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	EX. PROP. OVERHEAD ELECTRIC
	EX. PROP. FIRE HYDRANT
	EX. PROP. WATER METER
	EX. PROP. GATE VALVE
	EX. IRRIGATION CONTROL VALVE
	PROP. FIRE DEPARTMENT CONNECTION
	PROP. POST INDICATOR VALVE
	PROP. FIRE LINE
	EX. PROP. SANITARY SEWER MANHOLE
	EX. PROP. SANITARY SEWER CLEANOUT
	EX. STORM SEWER MANHOLE
	PROP. STORM SEWER CURB INLET
	EX. PROP. LIGHT POLE
	PROPOSED PUBLIC ACCESS EASEMENT
	PROPOSED UTILITY EASEMENT



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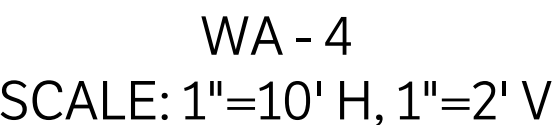
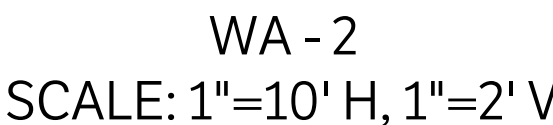
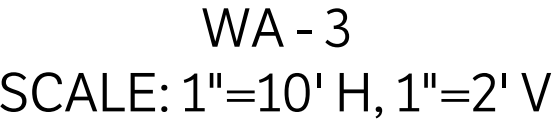
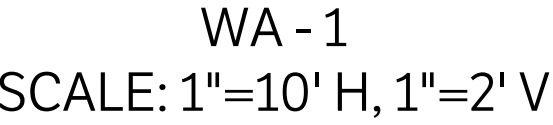


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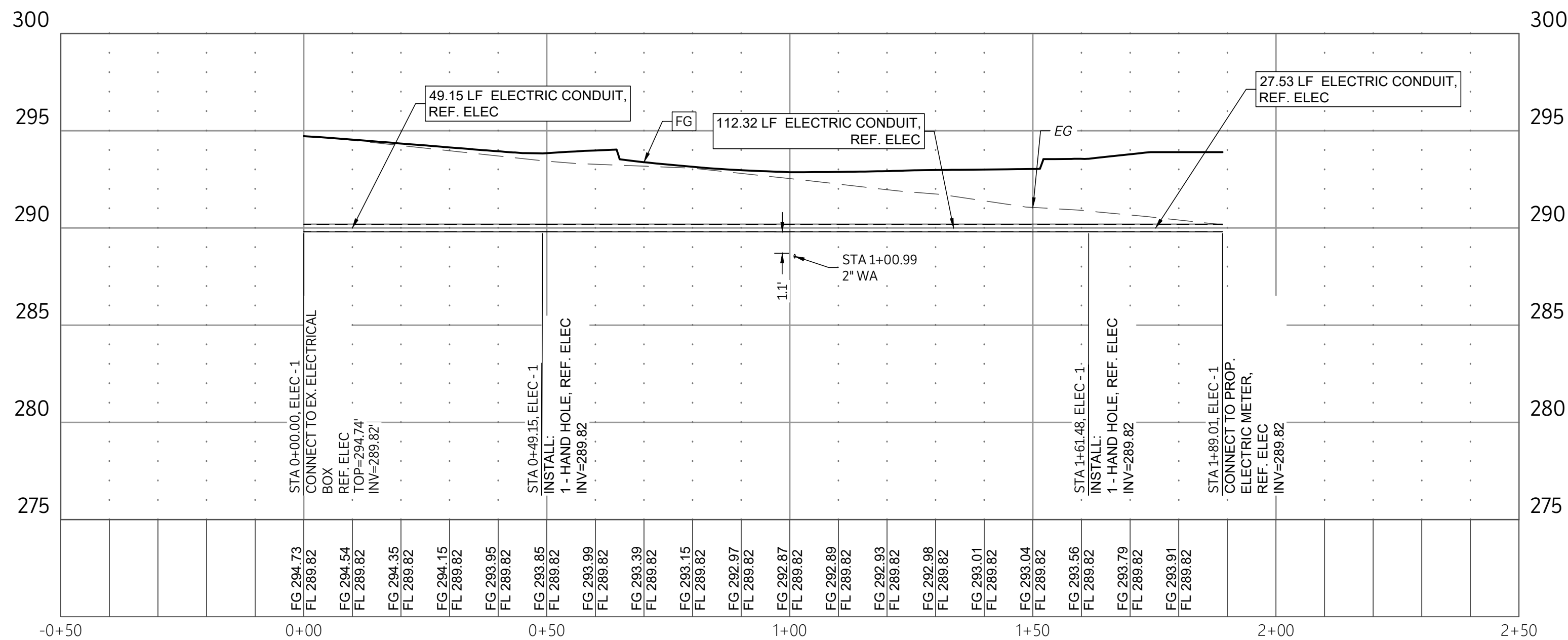
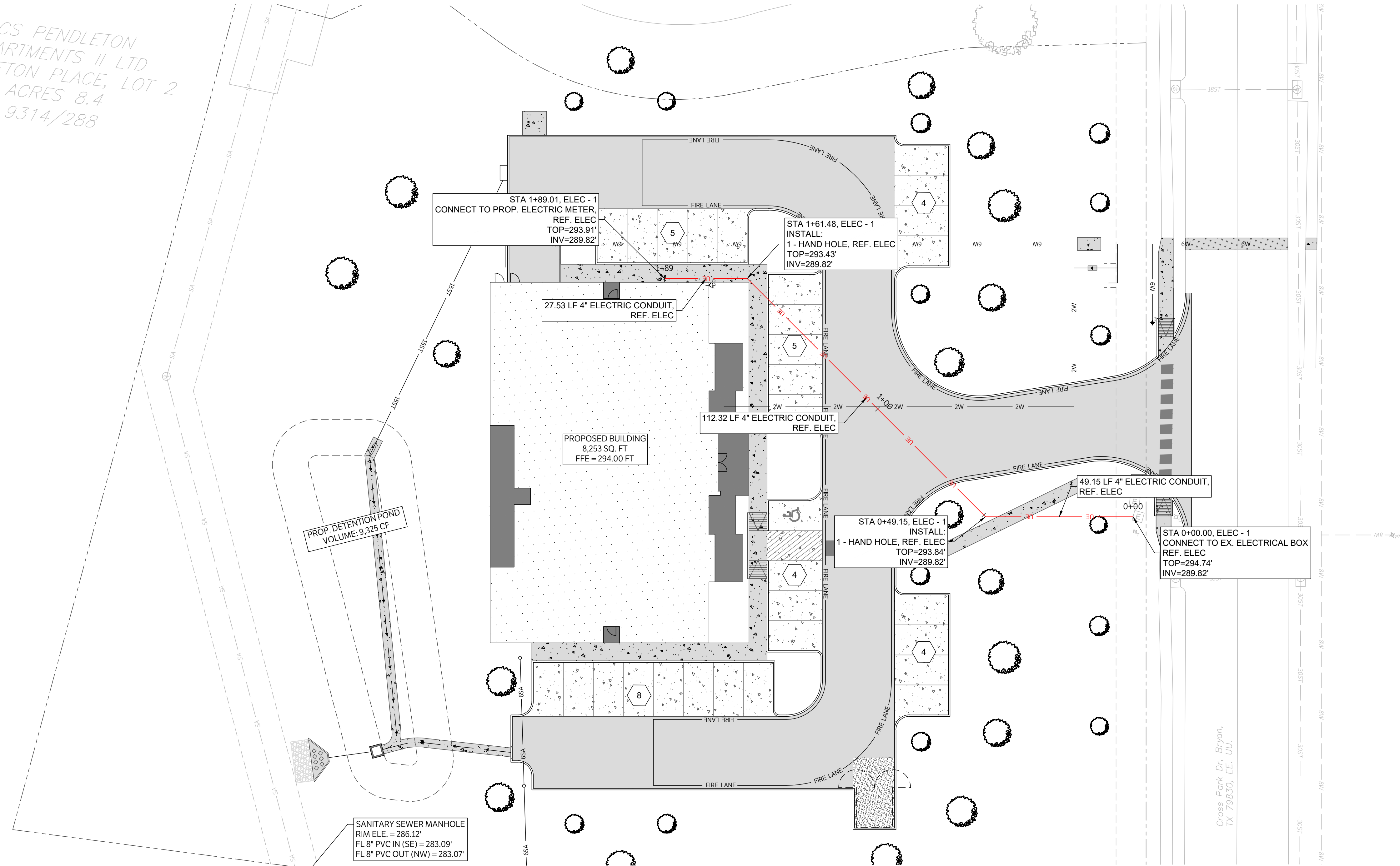
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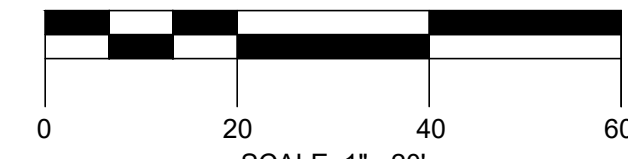
NOTE:
PROVIDE A MINIMUM BURY DEPTH OF 4.0 FEET AND A
MAXIMUM BURY DEPTH OF 5.0 FEET FROM FINISHED GRADE
TO TOP OF PIPE, UNLESS OTHERWISE APPROVED BY THE CITY

BCS PENDLETON
PARTMENTS II LTD
LETON PLACE, LOT 2
ACRES 8.4
9314/288



ELEC - 1
SCALE: 1"=20' H, 1"=5' V

CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION.
CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.



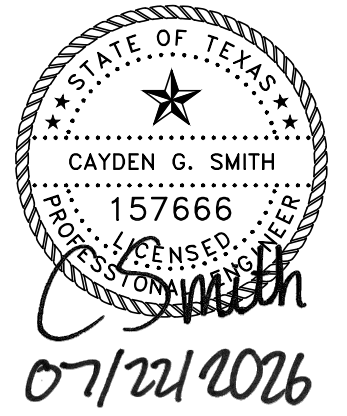
SCALE: 1"= 20'

PROJECT BENCHMARK: BM



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ELECTRIC PLAN

ISSUE DATE: 07-22-2026

DRAWN BY: GL

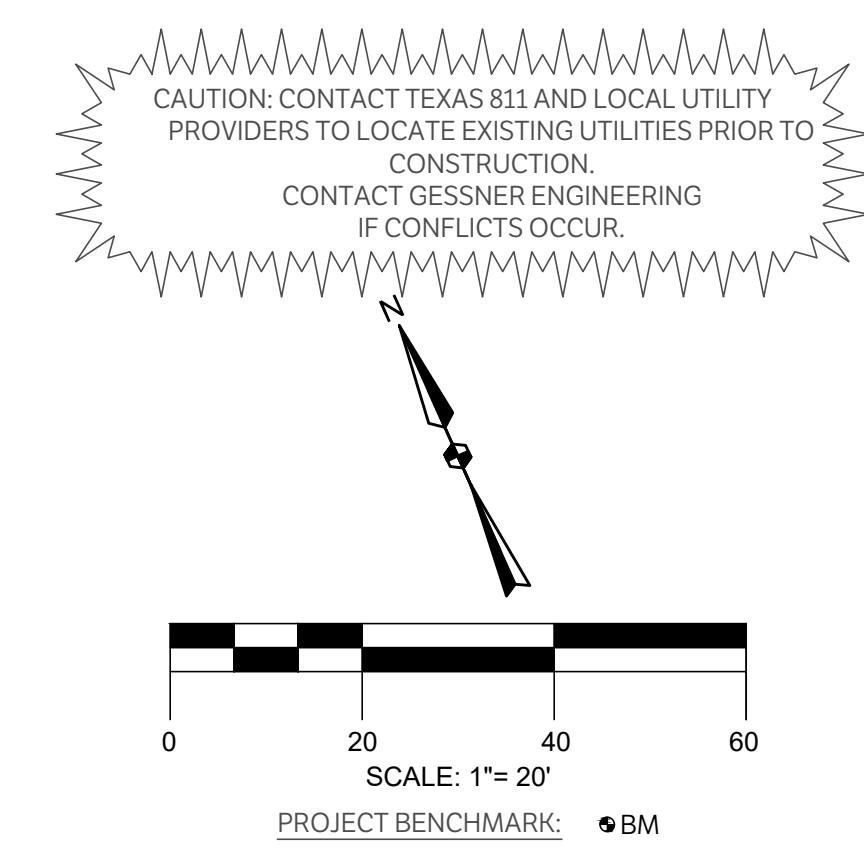
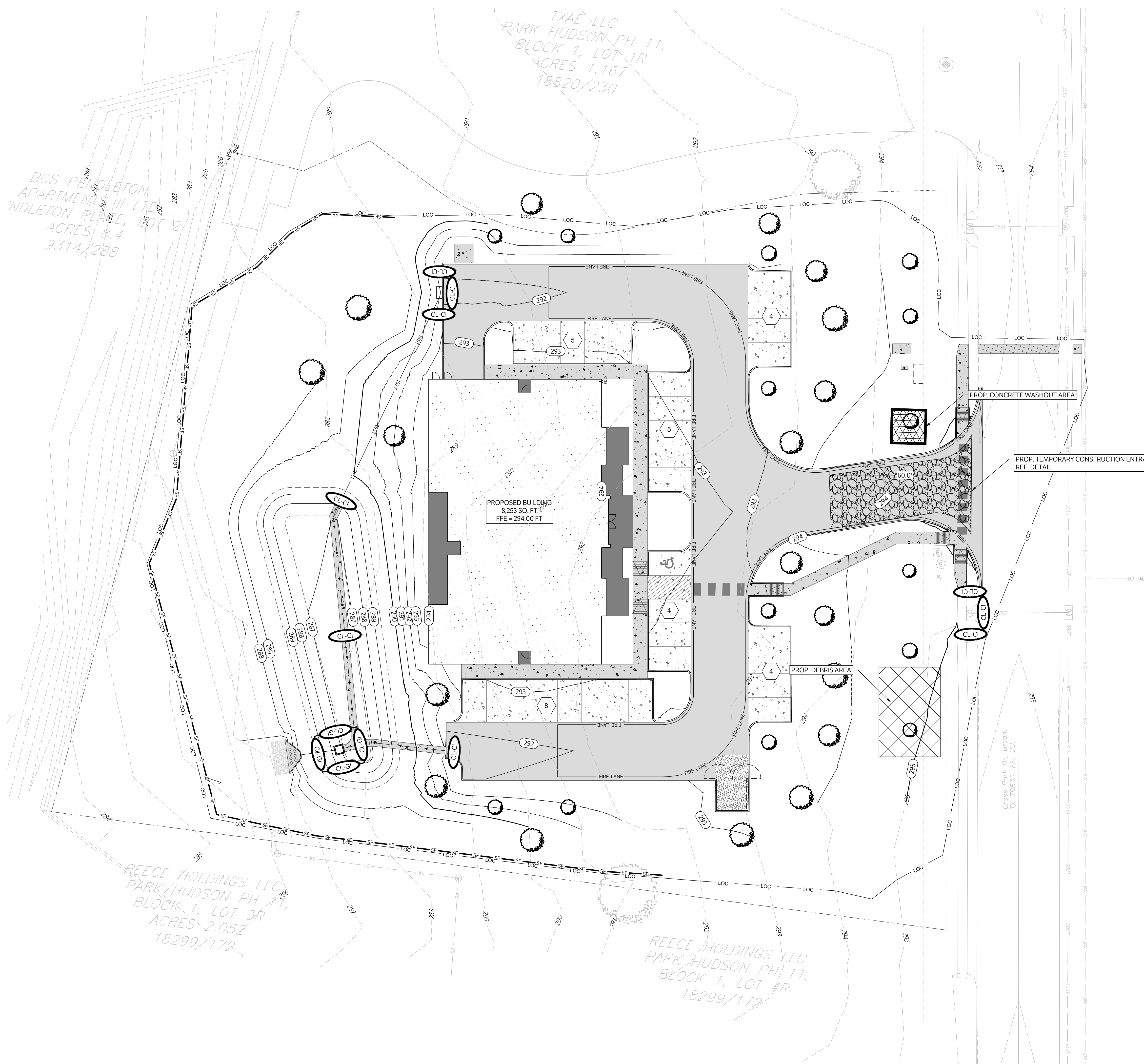
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PROJECT #: 24-0360

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ADAMSON ENGINEERING OFFICE.
4025 CROSS PARK DRIVE, BRYAN, TX 77802

EROSION
CONTROL PLAN
ISSUE DATE: 07-22-2026
DRAWN BY: GL
CHECKED BY: CS
PROJECT #: 24-0360

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REV. DATE DESCRIPTION

C1100

LEGEND	
	CONSTRUCTION ENTRANCE, INSTALLED PER DETAIL
	PROPERTY LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING FLOW PATH
	PROPOSED FLOW PATH
	SILT FENCE, INSTALLED PER DETAIL
	LIMITS OF CONSTRUCTION
	PROPOSED DAM EROSION CONTROL, LOG-18"
	PROPOSED GRATE INLET EROSION CONTROL, LOG-18"

PRELIMINARY NOT FOR CONSTRUCTION

EROSION CONTROL NOTES:
OWNER INFORMATION: KELLEY ADAMSON
ADAMSON INVESTMENTS, LLC
2427 EARL RUDDER FREEWAY SOUTH
COLLEGE STATION, TX 77845

PROJECT NAME: ADAMSON ENGINEERING
PROJECT LOCATION(S): CROSS PARK DRIVE
BRYAN, BRAZOS COUNTY, TEXAS

LATITUDE: 30D39'22.23" N
LONGITUDE: 96D17'36.59" W
TOTAL SITE AREA: 2.26 ACRES
TOTAL AREA OF SITE EXPECTED TO BE DISTURBED: APPROXIMATELY 2.11 ACRES

EXISTING SITE CONDITIONS
LAND USE: OPEN SPACE
LAND COVER: PASTURE
AVERAGE GROUND SLOPE: 2.9%
CURVE NUMBER, CN: 81.18
RECEIVING WATERS: CARTER'S CREEK
SEGMENT NO. OF CLASSIFIED WATER BODY: 1209C
BASIN NAME: NAVASOTA RIVER

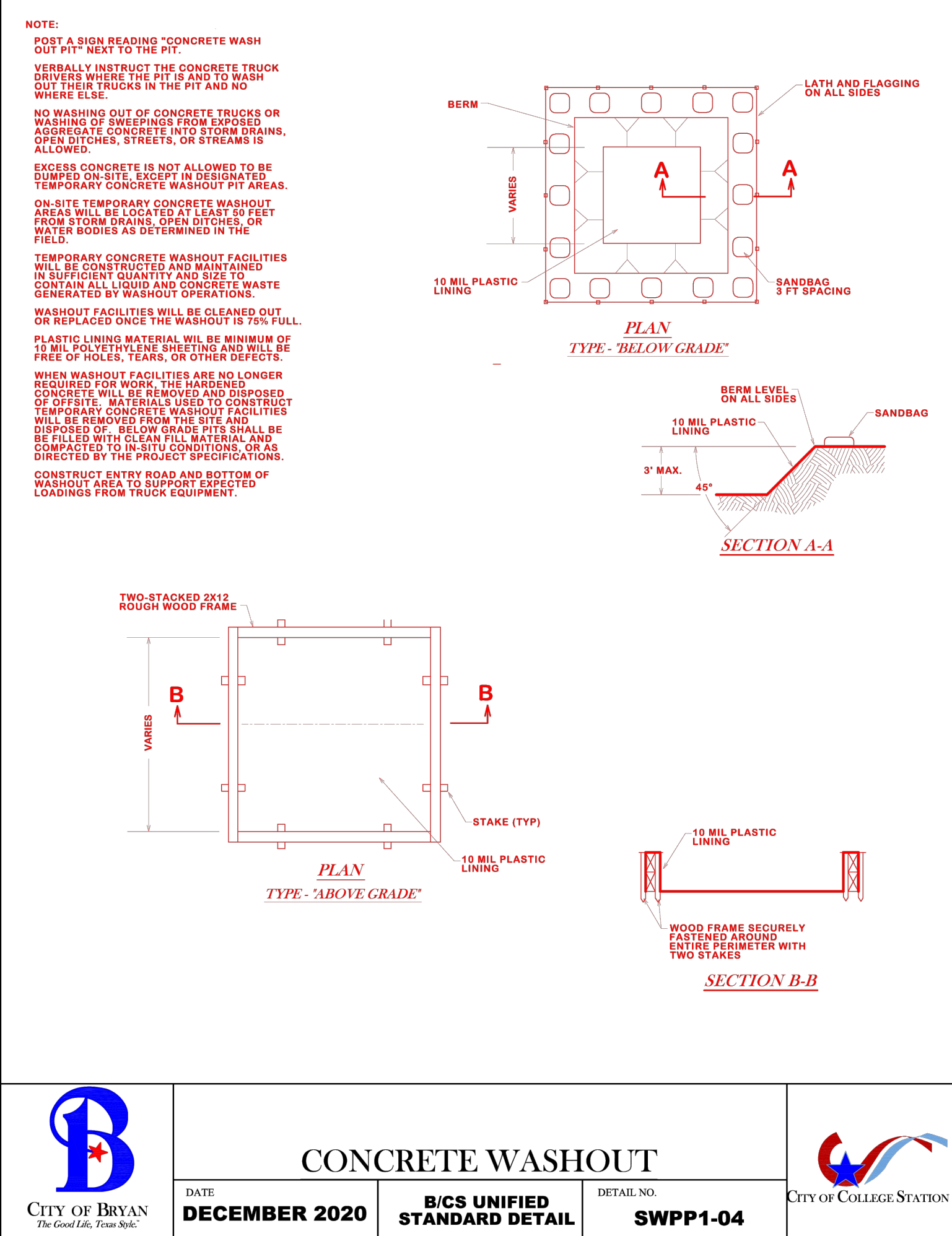
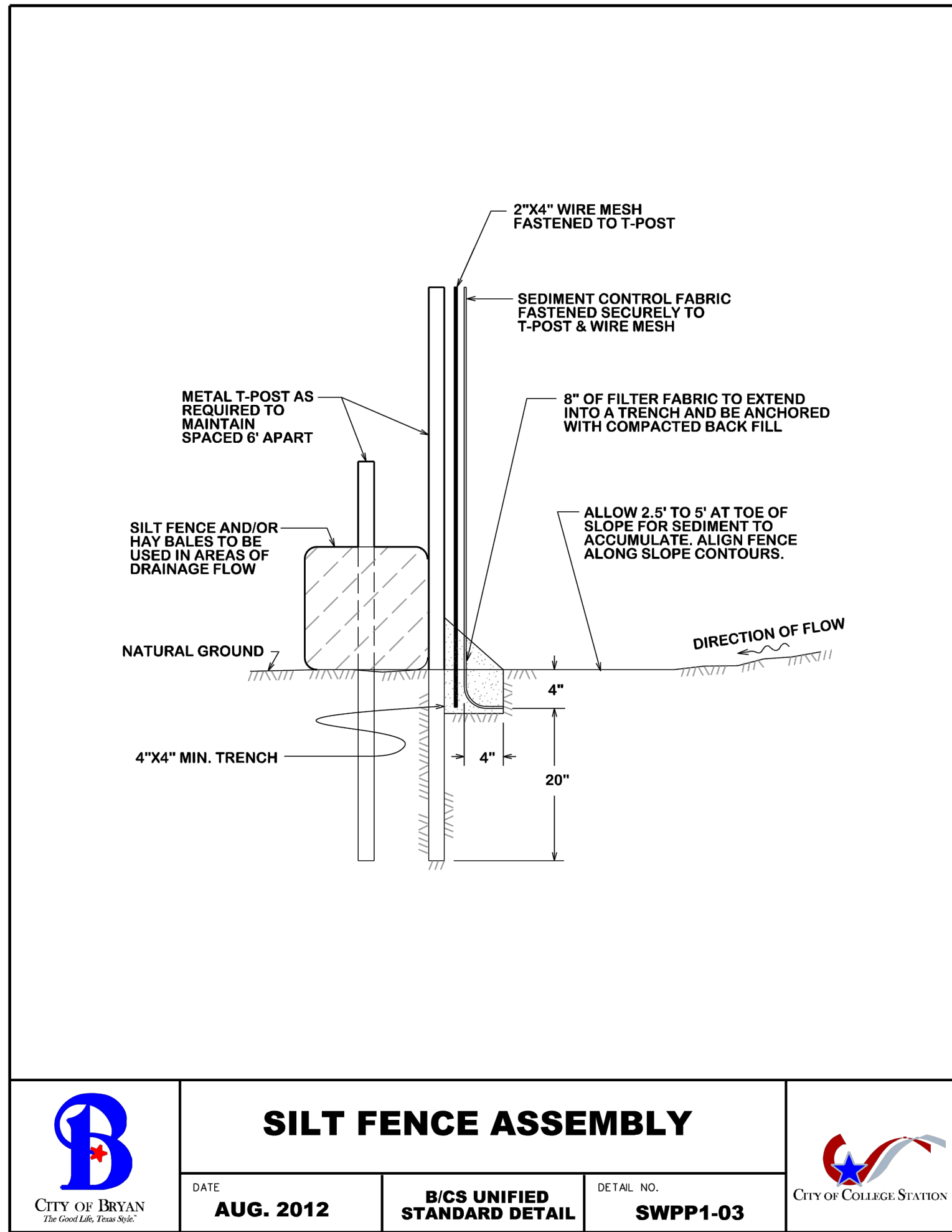
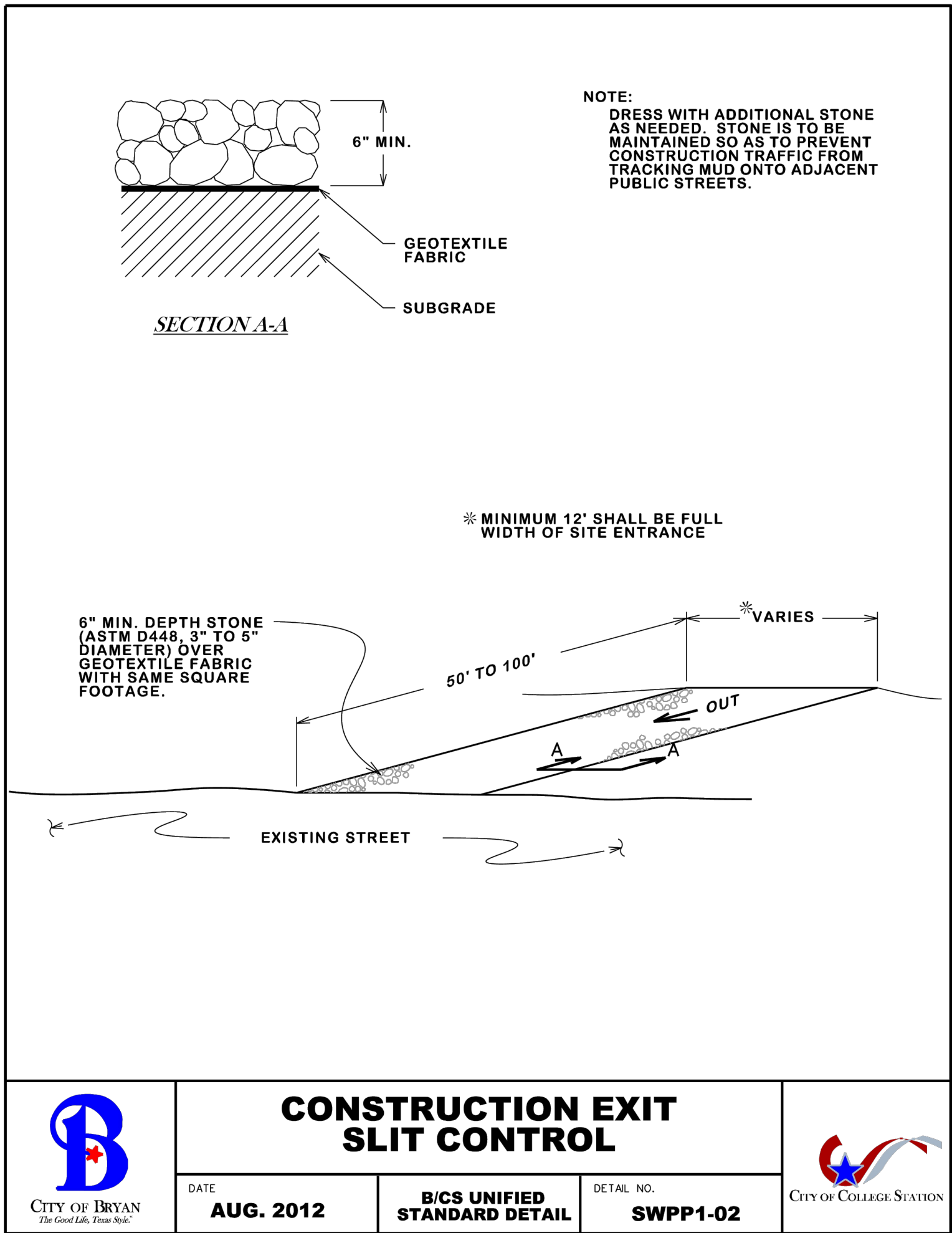
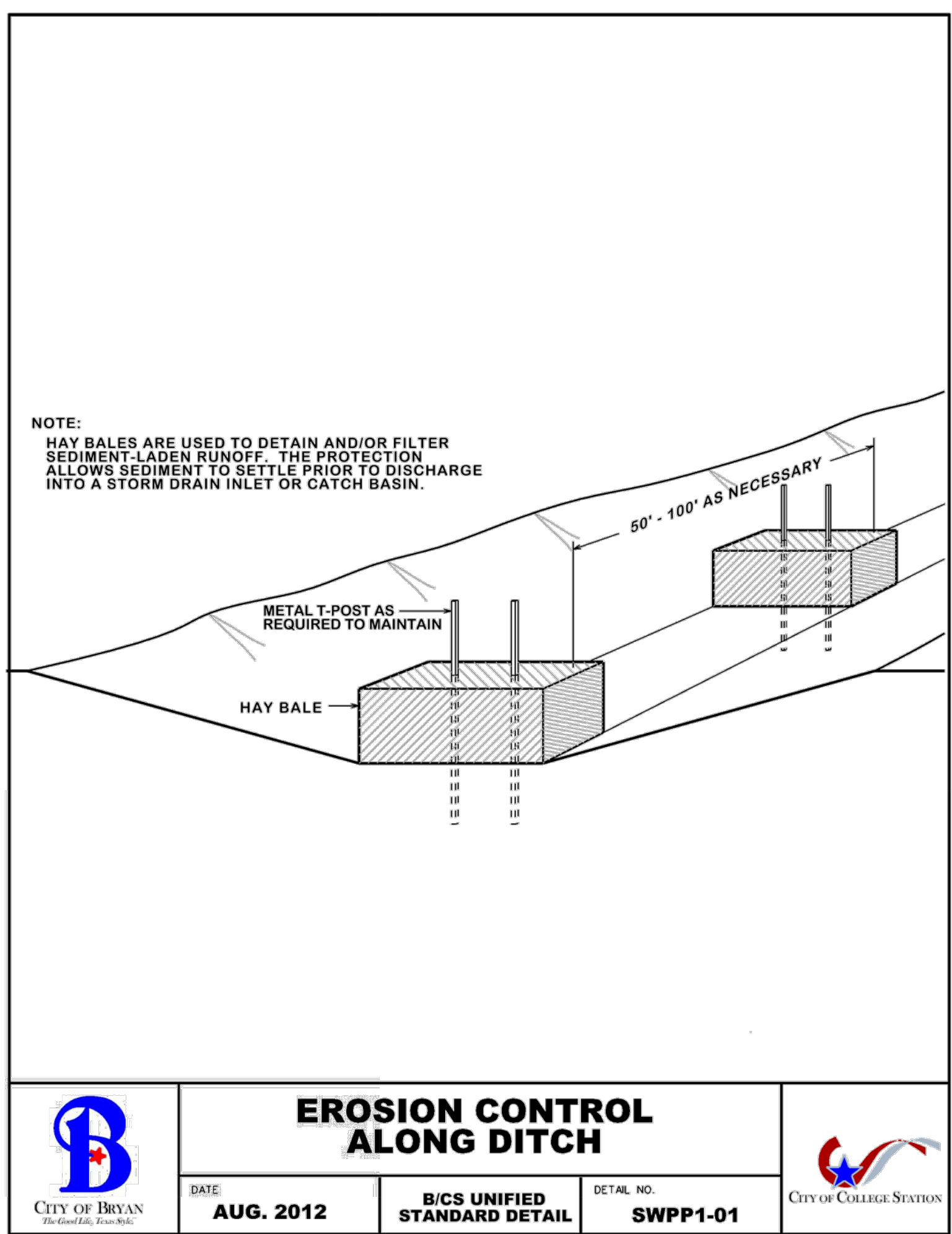
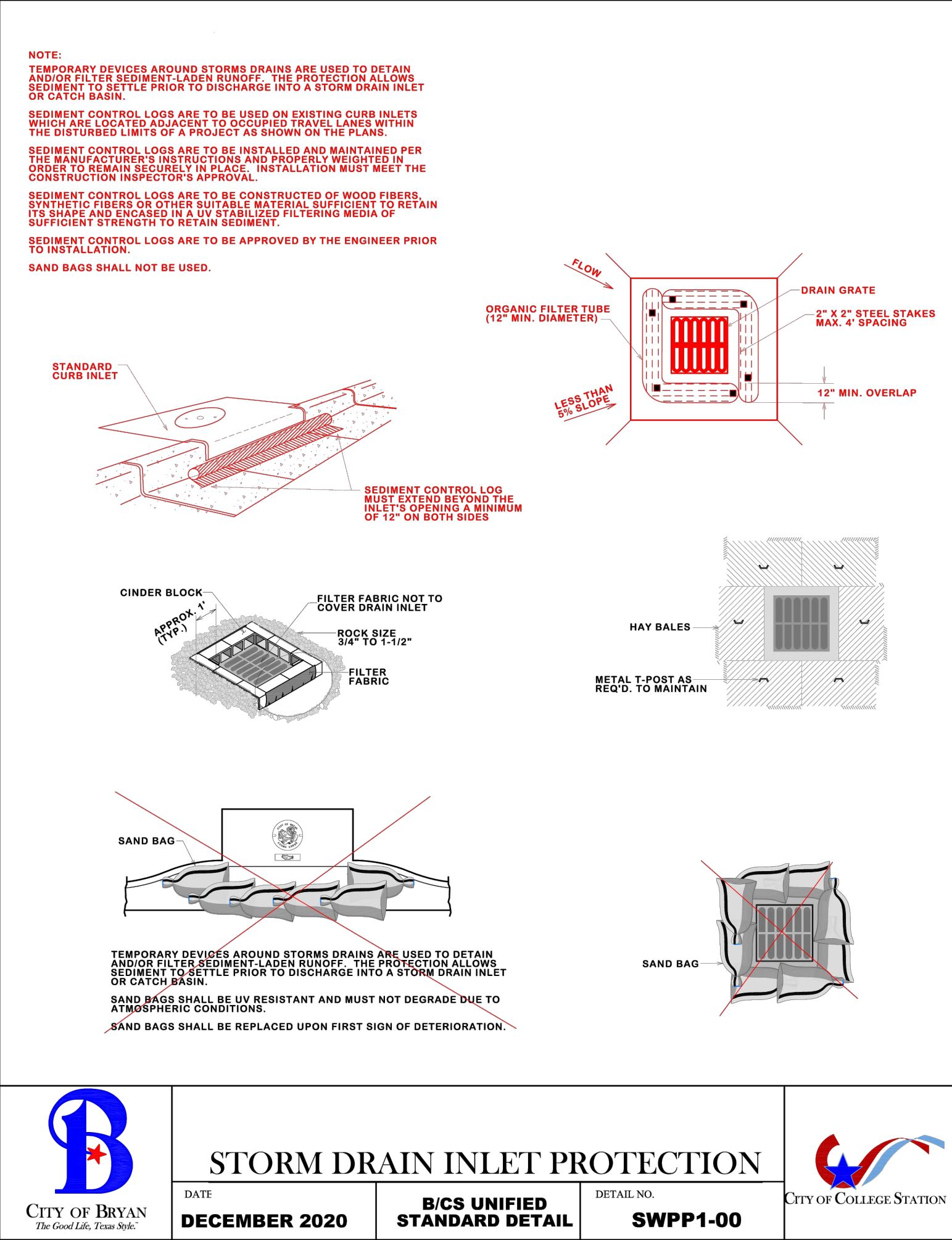
SOIL INFORMATION
1-5% PERCENT SLOPES
HYDROLOGIC SOIL GROUP: D

POST DEVELOPED SITE CONDITIONS
LAND USE: COMMERCIAL OFFICE BUILDING
PRIMARY STANDARD INDUSTRIAL CLASSIFICATION CODE (SIC): 8711
AVERAGE GROUND SLOPE: PARKING LOT: 4%
CURVE NUMBER, CN: 86.49

NATURE OF ACTIVITIES
CLEARING OF ANY EXISTING TREES & BRUSH; STRIPPING OF TOPSOIL; SITE CUT/FILL OPERATIONS, CONSTRUCTION OF A 8,253 SF OF OFFICE BUILDING, CONCRETE PARKING LOT, CONCRETE SIDEWALKS, AND UTILITIES, REPLACEMENT OF TOPSOIL & REVEGETATION.

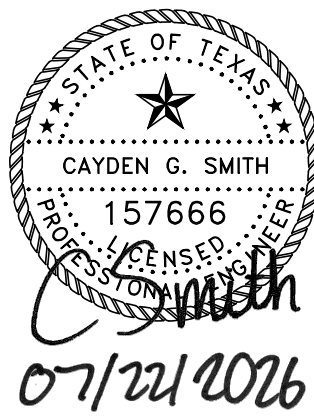
- SEQUENCE OF MAJOR ACTIVITIES
1. INSTALL SILT FENCE AT LIMITS OF CONSTRUCTION & STOCK PILE AREAS
 2. INSTALL ROCK CONSTRUCTION ENTRANCE
 3. INSTALL GRAVEL FILTER BAGS AROUND EXISTING INLETS
 4. CLEAR SITE
 5. INSTALL SITE IMPROVEMENTS
 6. AFTER ESTABLISHMENT OF GRASS, REMOVE ALL TEMPORARY EROSION CONTROL (SILT-FENCE);
 7. SEED ALL AREAS NOT HAVING PERMANENT GRASS COVERAGE AS DEFINED.

- GENERAL EROSION CONTROL NOTES
1. ALL UTILITIES AND SERVICE LINES SHOWN ARE TAKEN FROM RECORD INFORMATION SUPPLIED BY THE UTILITY OWNER OR HORIZONTALLY LOCATED BY INDEPENDENT LOCATORS. CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN PLAN AND ACTUAL CONDITIONS PRIOR TO CONSTRUCTION. OWNER AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION OR DATA RELIED ON TO DEPICT UNDERGROUND FACILITIES.
 2. CONTRACTOR IS TO CONTACT TEXAS 811 AND OWNERS OF ALL UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FACILITY OWNERS. CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF ALL PIPELINES, EXISTING UTILITIES, AND SERVICE LINES WITHIN THE PROJECT AREA WHETHER SHOWN ON THE PLANS OR NOT, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
 3. CONTRACTOR IS TO MAINTAIN STRUCTURAL INTEGRITY OF ALL PIPELINES, ELECTRIC TRANSMISSION POLES AND LINES, PERMANENT AND TEMPORARY UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITY FACILITIES, PAVEMENT, ETC. AS A RESULT OF CLEARING/DIRTWORK ACTIVITIES.
 4. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.
 5. ALL DISTURBED AREAS NOT TO BE PAVED ARE TO HAVE ESTABLISHMENT OF GRASS AS OUTLINED IN THE DESCRIPTION OF CONTROLS, STABILIZATION PRACTICES NOTES.
 6. ALL SWALE AREAS (BOTTOM WIDTHS & SIDE SLOPES) ARE TO BE PREPARED AND HYDROMULCHED FOR PERMANENT ESTABLISHMENT OF VEGETATION. PRIOR TO HYDROMULCHING OPERATIONS, CONTRACTOR TO REPLACE TOPSOIL TO A DEPTH OF 6". TOPSOIL IS TO BE DISKED TO A DEPTH OF AT LEAST 4" AND LIGHTLY COMPACTED. FINAL GRADES WITH ESTABLISHED VEGETATION SHALL BE AS CALLED OUT ON THE GRADING PLAN.
 7. CONTRACTOR IS TO MAINTAIN EROSION CONTROL AT ALL LOCATIONS OF CONSTRUCTION, THROUGHOUT DURATION OF THE PROJECT AND UNTIL VEGETATION IS ESTABLISHED. INSURE SEDIMENT IS NOT TRANSPORTED DOWNSTREAM FROM PROJECT VIA GRAVEL FILTER BAGS AND SILT FENCE INSTALLATIONS. IF EXCESSIVE EROSION IS OBSERVED IN THE FIELD, ADDITIONAL EROSION CONTROLS SHALL BE INSTALLED.
 8. CONTRACTOR SHALL NOT ALLOW SEDIMENT TO ENTER THE DOWNSTREAM CHANNEL. CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING OF THE DOWNSTREAM CHANNEL AREAS AND RESTORING TO ORIGINAL CONDITION, INCLUDING ESTABLISHMENT OF REVEGETATION SHOULD CONSTRUCTION SEDIMENT BE FOUND OUTSIDE THE LIMITS OF CONSTRUCTION.
 9. THE CONTRACTOR WILL REMOVE ALL EXCESS SOIL FROM CONSTRUCTION VEHICLES PRIOR TO EXITING THE SITE.
 10. THE CONTRACTOR SHALL UNDERTAKE PROPER METHODS TO REDUCE DUST GENERATION FROM THE SITE.
 11. THE CONTRACTOR MUST COMPLY WITH FEDERAL, STATE, AND LOCAL REGULATIONS REGARDING SEDIMENTS AND EROSION CONTROL.
 12. A COPY OF THIS PLAN MUST BE KEPT AT THE CONSTRUCTION FACILITY DURING THE ENTIRE CONSTRUCTION PERIOD.
 13. ALL FINISHED GRADES ARE TO BE HYDRO-MULCHED, SPOT SODDED OR SEEDED AND WATERED UNTIL GROWTH IS ESTABLISHED.



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EROSION CONTROL DETAILS

ISSUE DATE: 07-22-2026

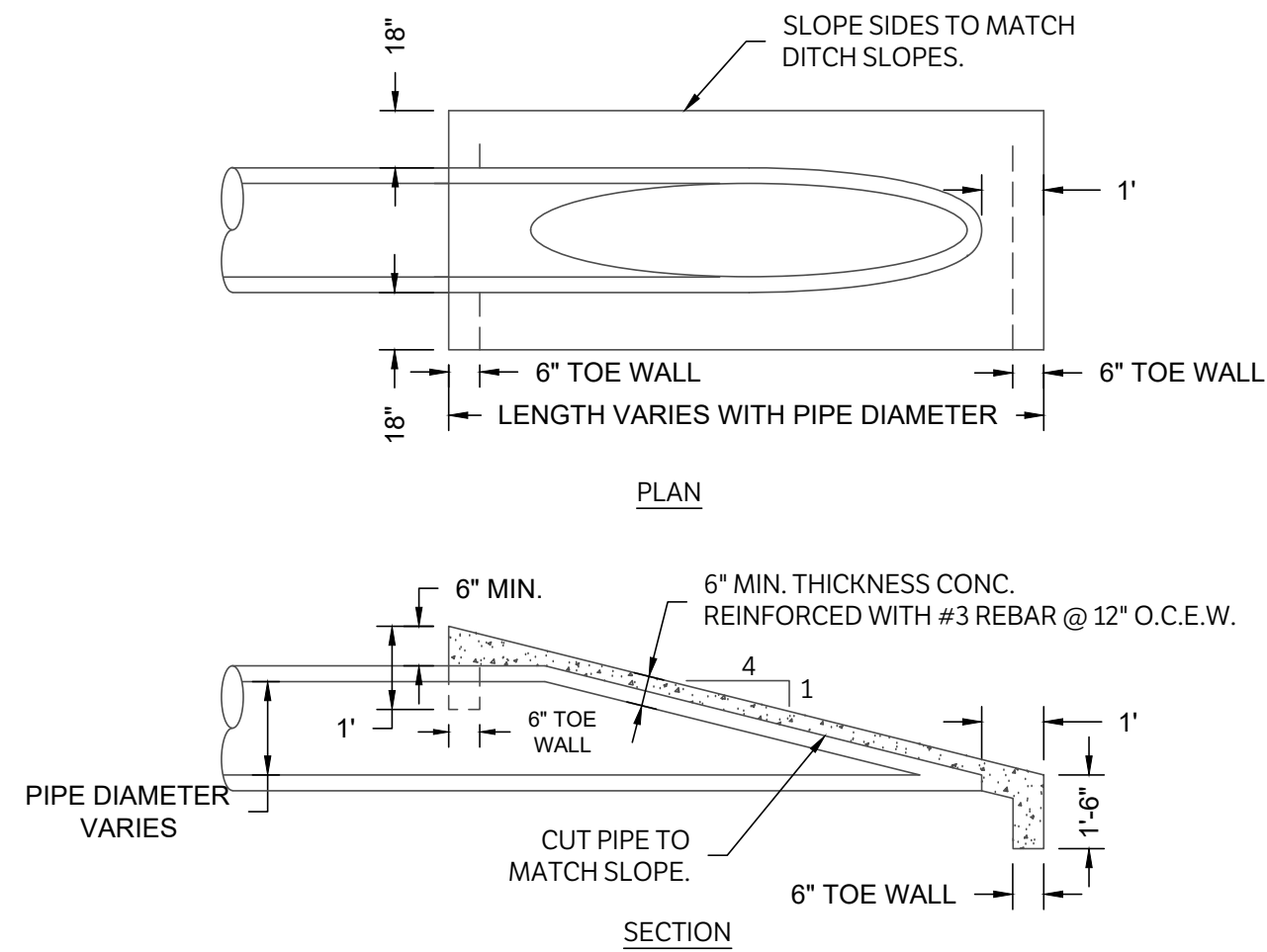
DRAWN BY: GL

CHECKED BY: CS

PROJECT #: 24-0360

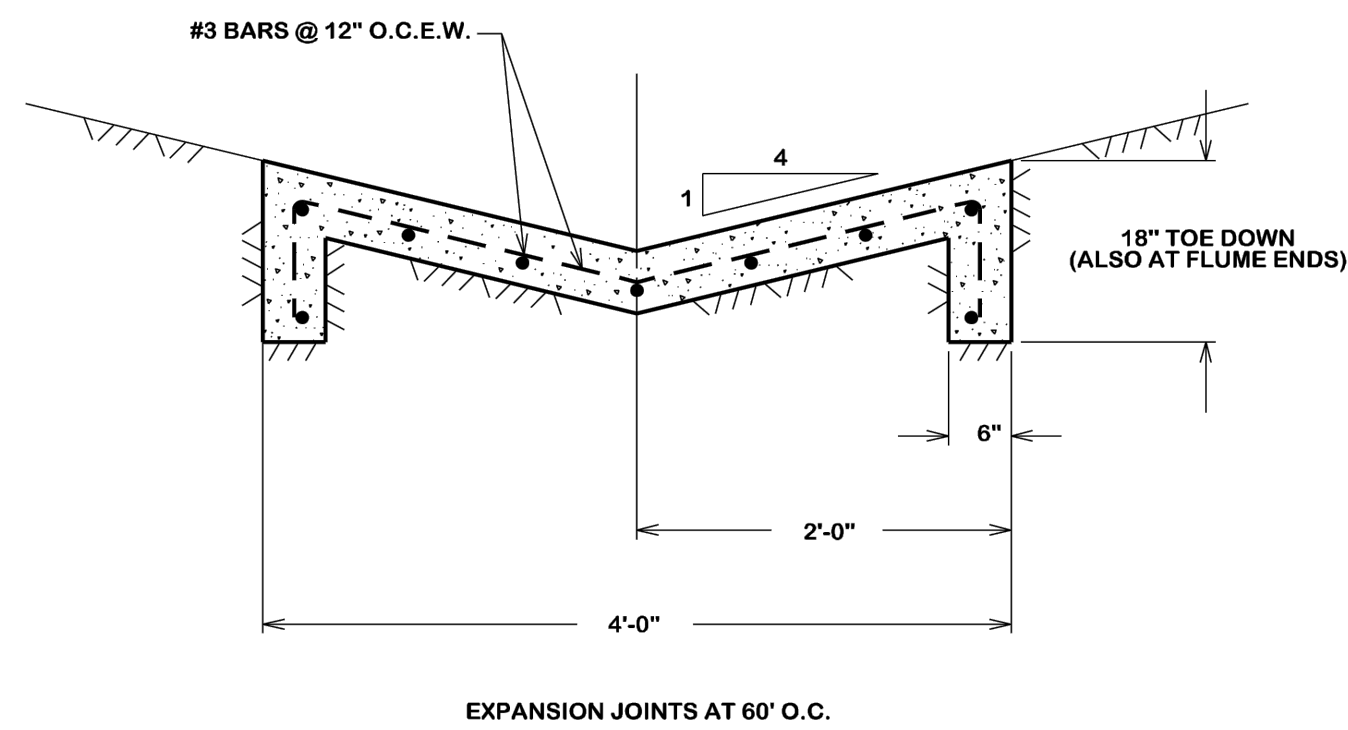
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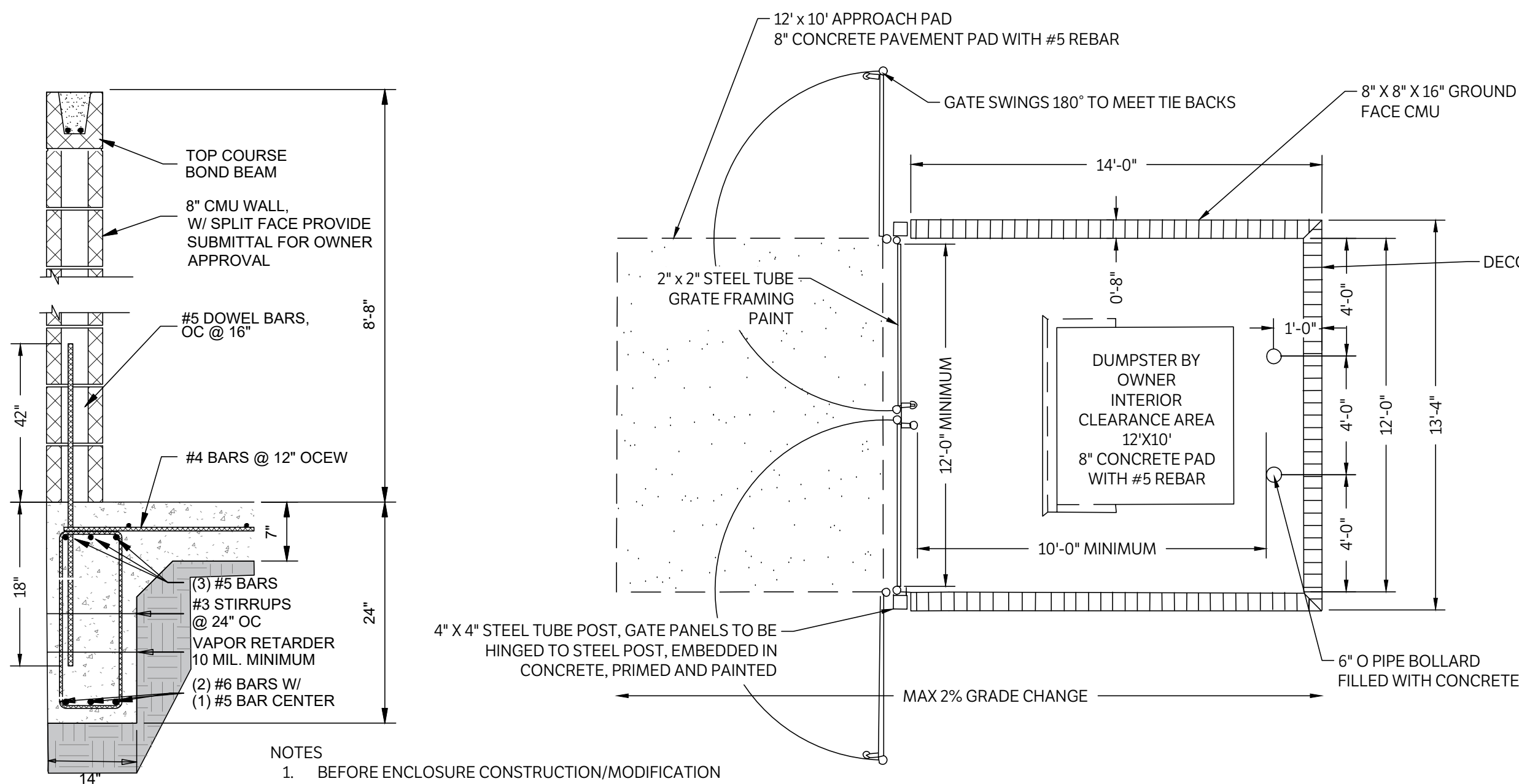
- NOTES:
1. PRE-CAST S.E.T. MAY ALSO BE USED.
 2. SUBMIT PRE-CAST S.E.T. DATA FOR REVIEW PER SPECIFICATIONS

SLOPED END TREATMENT FOR CULVERTS AND STORM SEWERS NTS



28-DAY CONCRETE STRENGTH = 3000 psi

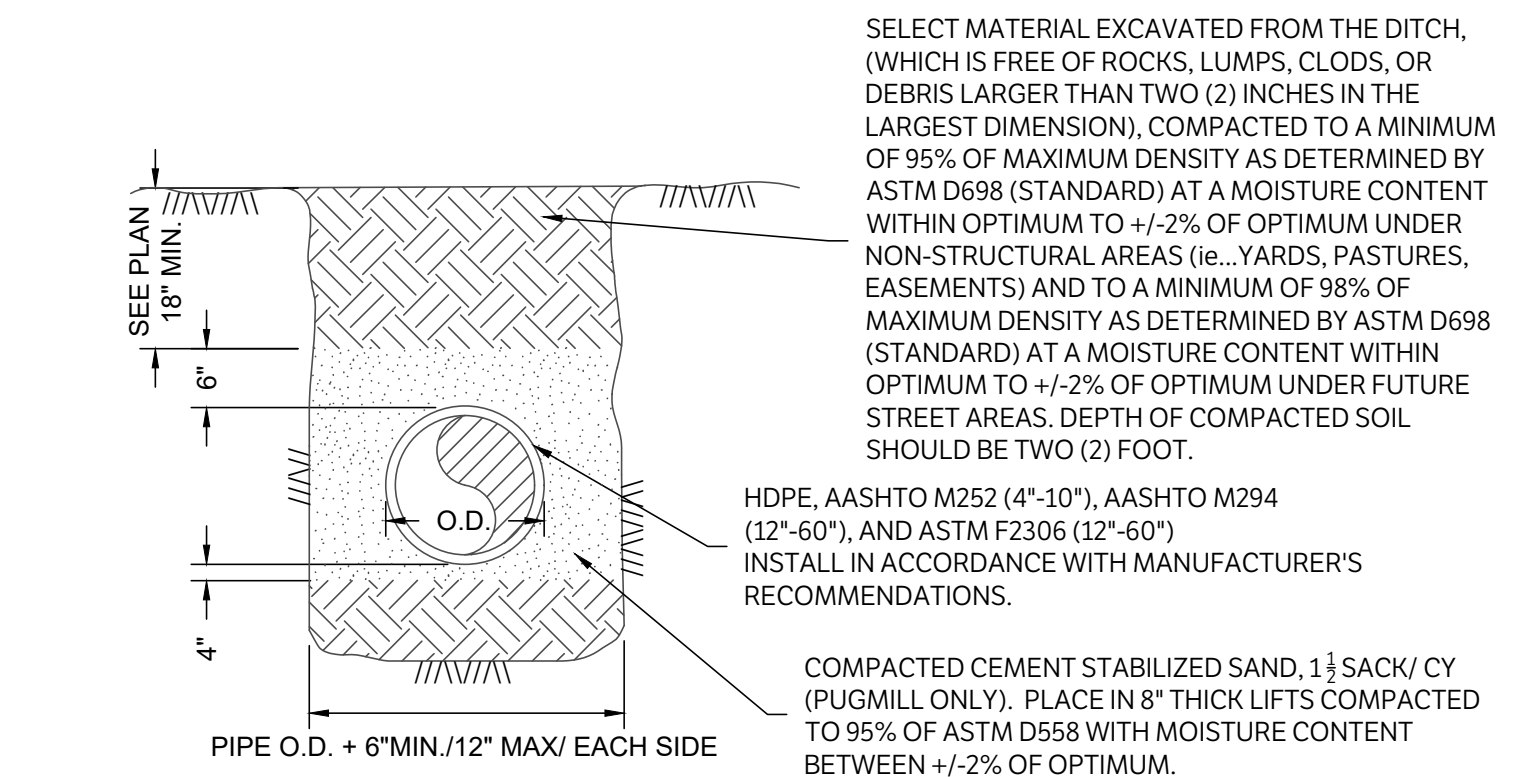
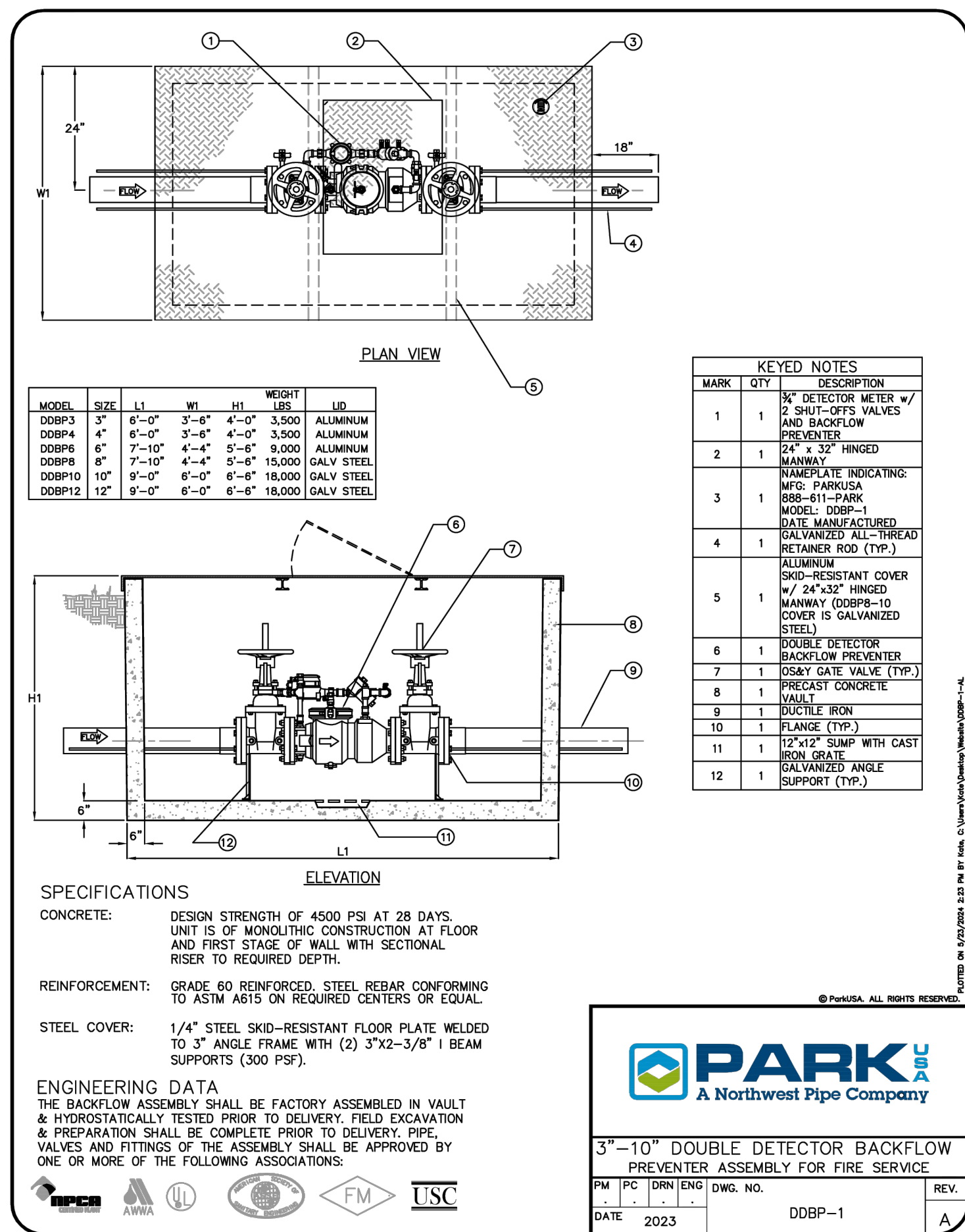
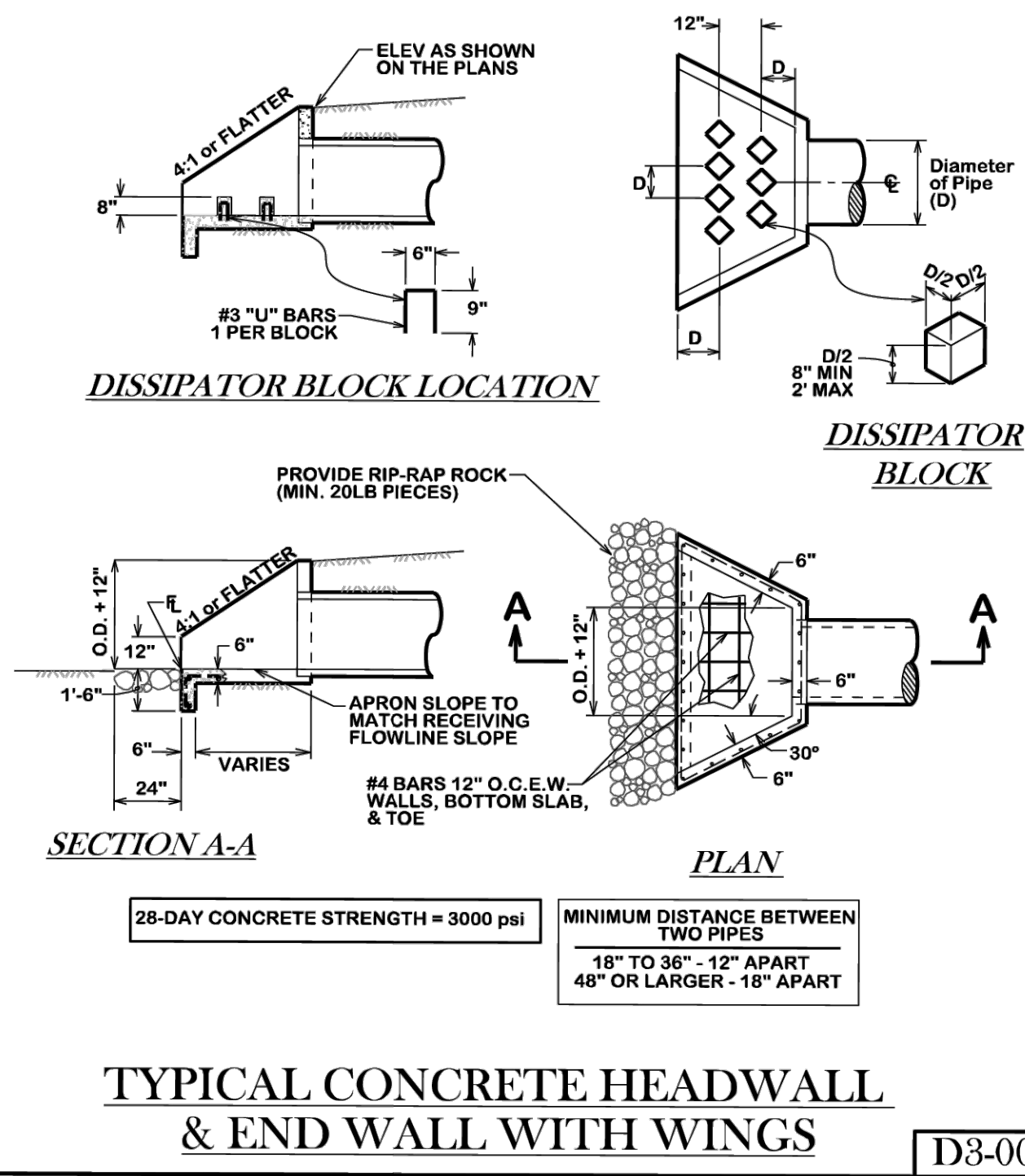
CONCRETE FLUME
NTS



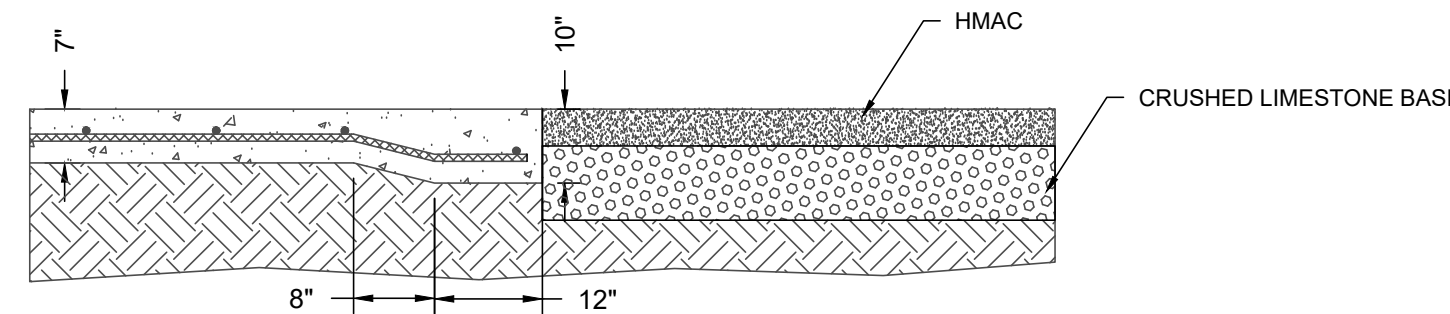
- NOTES:
1. BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS, CONTACT SOLID WASTE AT (979) 209-5900 FOR AN ON-SITE REVIEW.
 2. IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
 3. ALL-WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE THE PAD, SCREENING, AND DOORS WILL BE CONSTRUCTED AND MAINTAINED AT THE PROPERTY OWNER'S EXPENSE.
 4. IF RECYCLING CONTAINER(S) ARE PLANNED TO BE USED AND STORED IN THE DUMPSTER ENCLOSURE, ADDITIONAL SPACE MUST BE ADDED TO THE ALREADY REQUIRED ENCLOSURE AREA.

PLAN VIEW (SECTION)

DUMPSTER ENCLOSURE - SLAB-ON-GRADE EXTERIOR CMU WALL N.T.S.



BEDDING AND TRENCH FOR STORM SEWER HDPE NTS



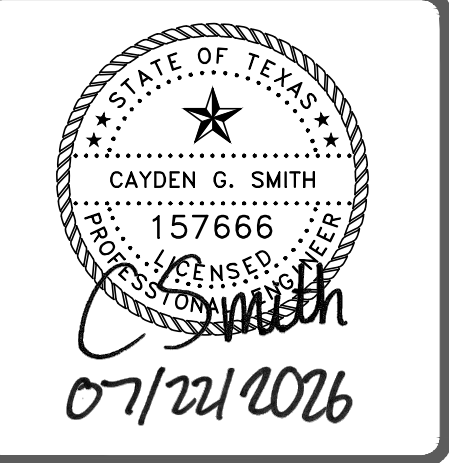
- NOTES:
1. STEEL REINFORCEMENT TO EXTEND 6\"/>

CONCRETE TO EXISTING ASPHALT THICKENED EDGE NTS



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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.

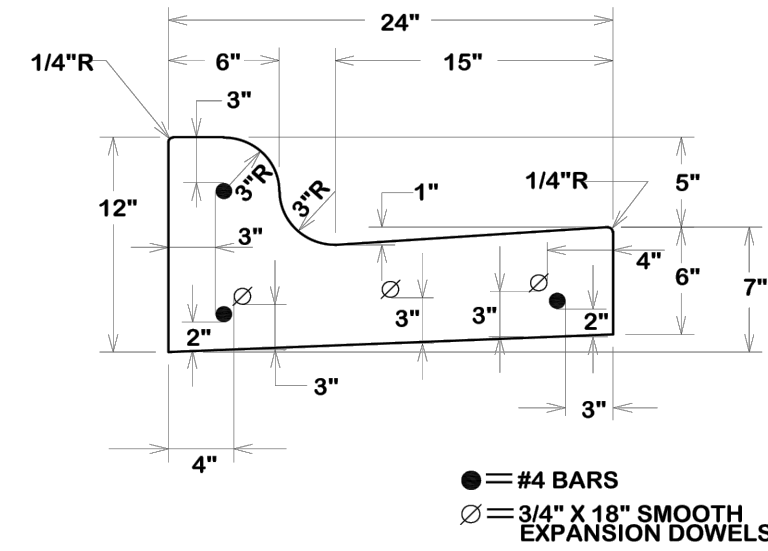
ALL TRAFFIC SIGNALS AND APPURTENANCES, AND ALL PAVEMENT MARKINGS AND MARKERS SHALL BE IN ACCORDANCE WITH TXDOT STANDARDS

REFER TO SPEC 31 17 23.23 (PAVEMENT MARKINGS) FOR ADDITIONAL LOCAL REQUIREMENTS.

NOTE:

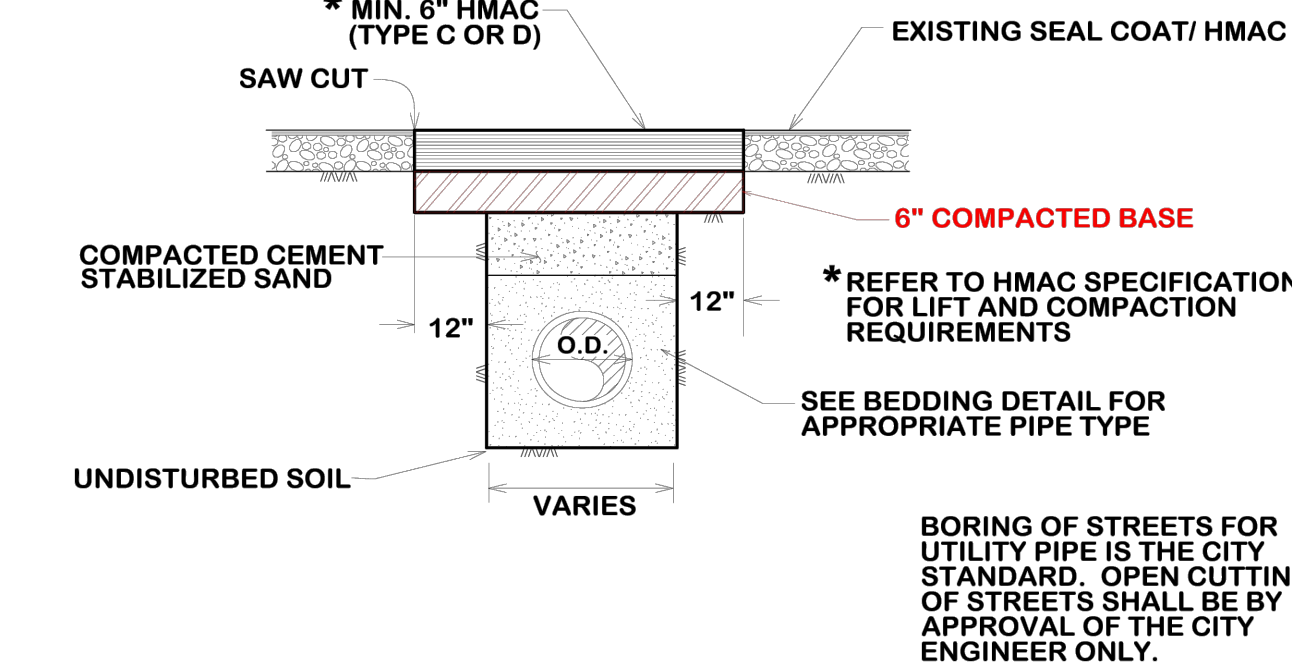
TYPE "C" EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 40' APART AND AT ALL RADIUS POINTS, P.T.'S AND P.C.'S. TYPE "B" CONTRACTION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 10' APART.

28-DAY CONCRETE STRENGTH=3500 psi.



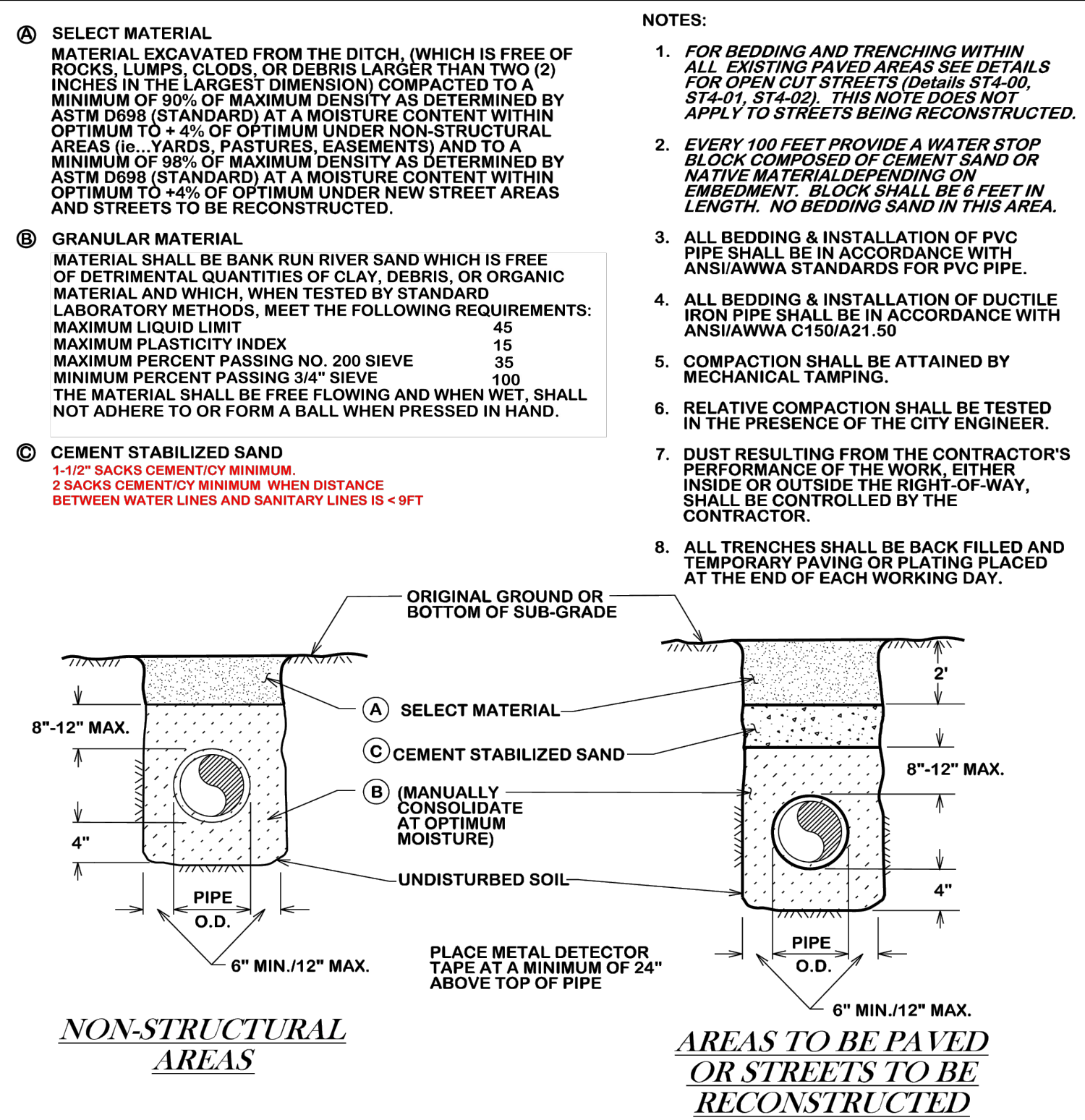
TYPICAL COMBINED CURBS & GUTTER SECTION

DATE: FEB. 2021 B/C'S UNIFIED STANDARD DETAIL DETAIL NO. ST1-01



OPEN CUT SEAL COAT/ OVERLAY STREET

DATE: FEB. 2021 B/C'S UNIFIED STANDARD DETAIL DETAIL NO. ST4-01



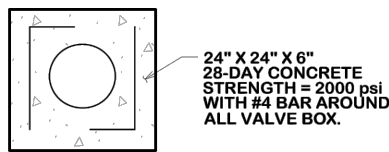
BEDDING AND TRENCH FOR DI PIPE & PVC PIPE WITHIN NON-STRUCTURAL OR NEW PAVED AREAS

DATE: APR 2024 B/C'S UNIFIED STANDARD DETAIL DETAIL NO. W4-02

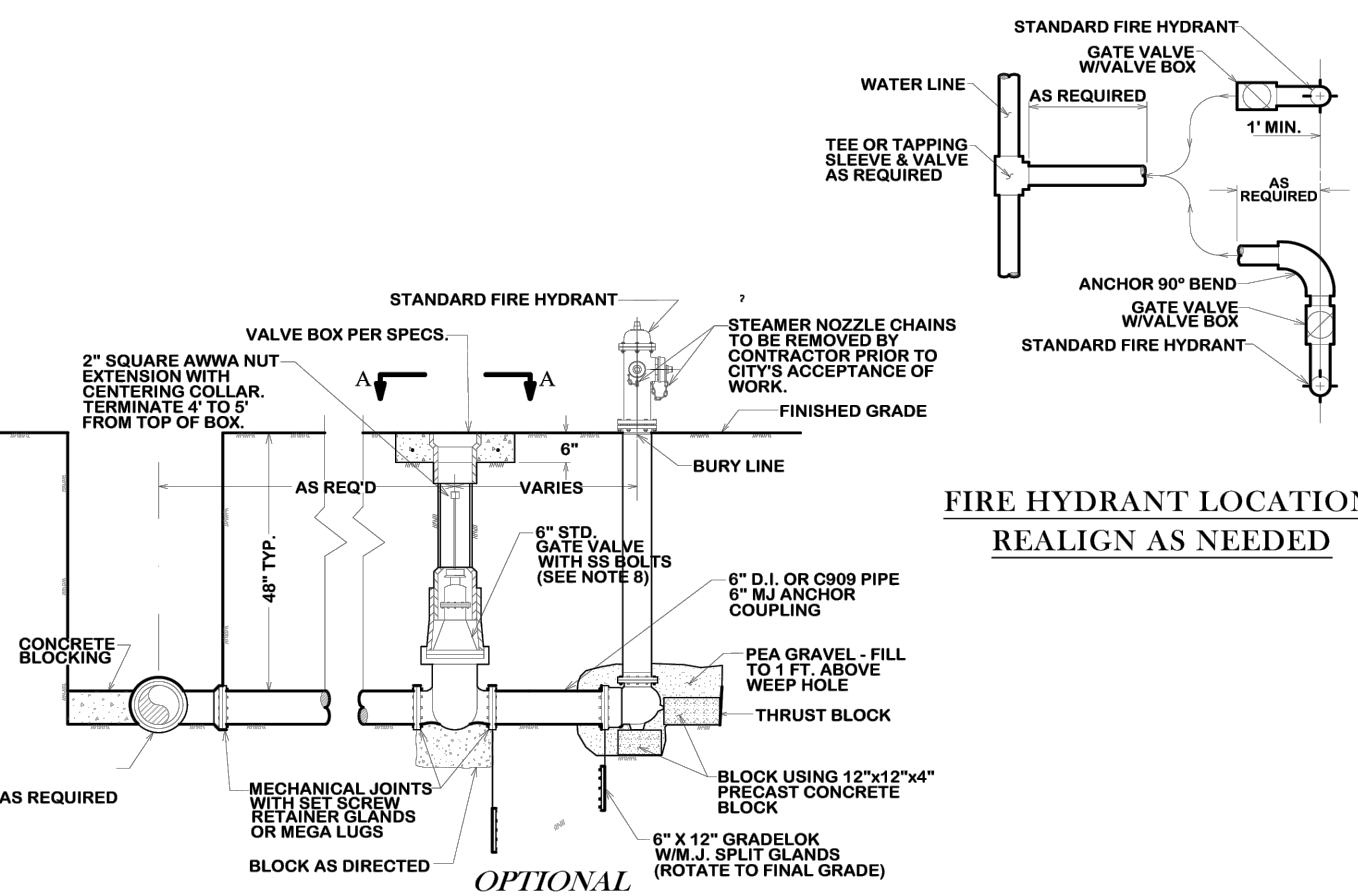


GENERAL NOTES:

- 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.
- ALL CONCRETE BLOCKING SHALL BE - 28 DAY CONCRETE STRENGTH = 2500psi.
- 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.
- WATER MAINS WILL NOT BE FULLY PRESSURIZED UNTIL CONCRETE HAS REACHED 7 DAY STRENGTH.
- 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.
- ALL FITTING SHALL BE MECHANICAL JOINTS UNLESS OTHERWISE DIRECTED.
- 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.
- 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.
- HEIGHT OF FIRE HYDRANT MEASURED FROM THE STEAMER NOZZLE SHALL BE 18 TO 24 INCHES ABOVE NEAREST FINAL GRADE.
- 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.



VIEW A - A



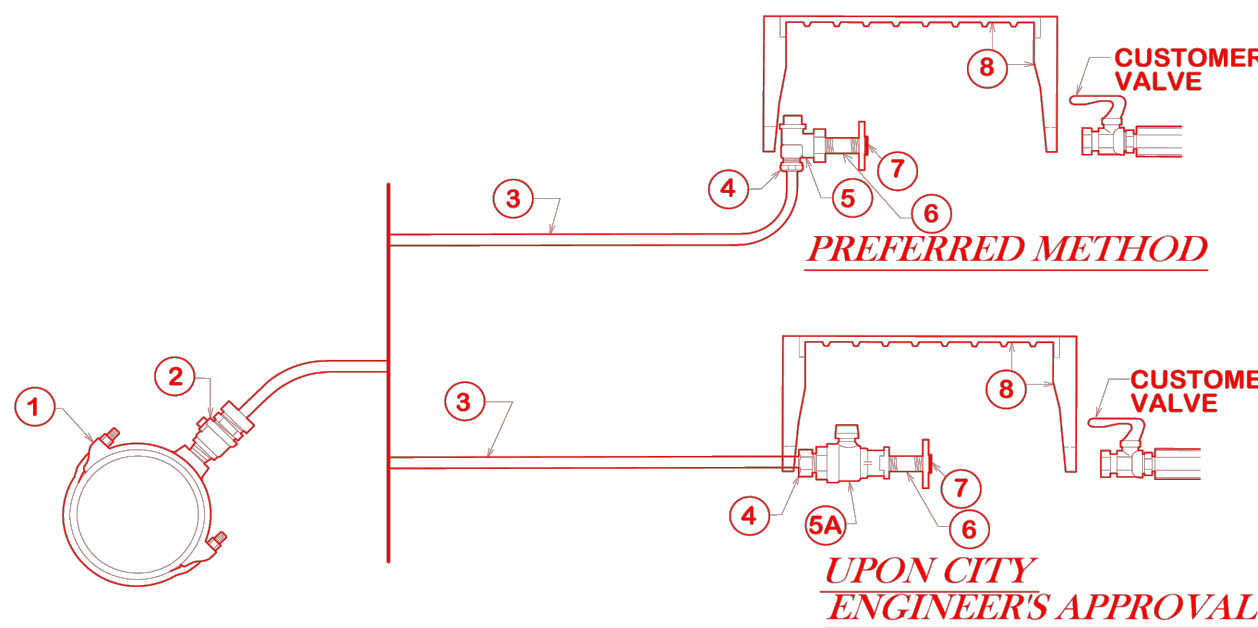
STANDARD FIRE HYDRANT ASSEMBLY

DATE: APR 2024 B/C'S UNIFIED STANDARD DETAIL DETAIL NO. W1-02



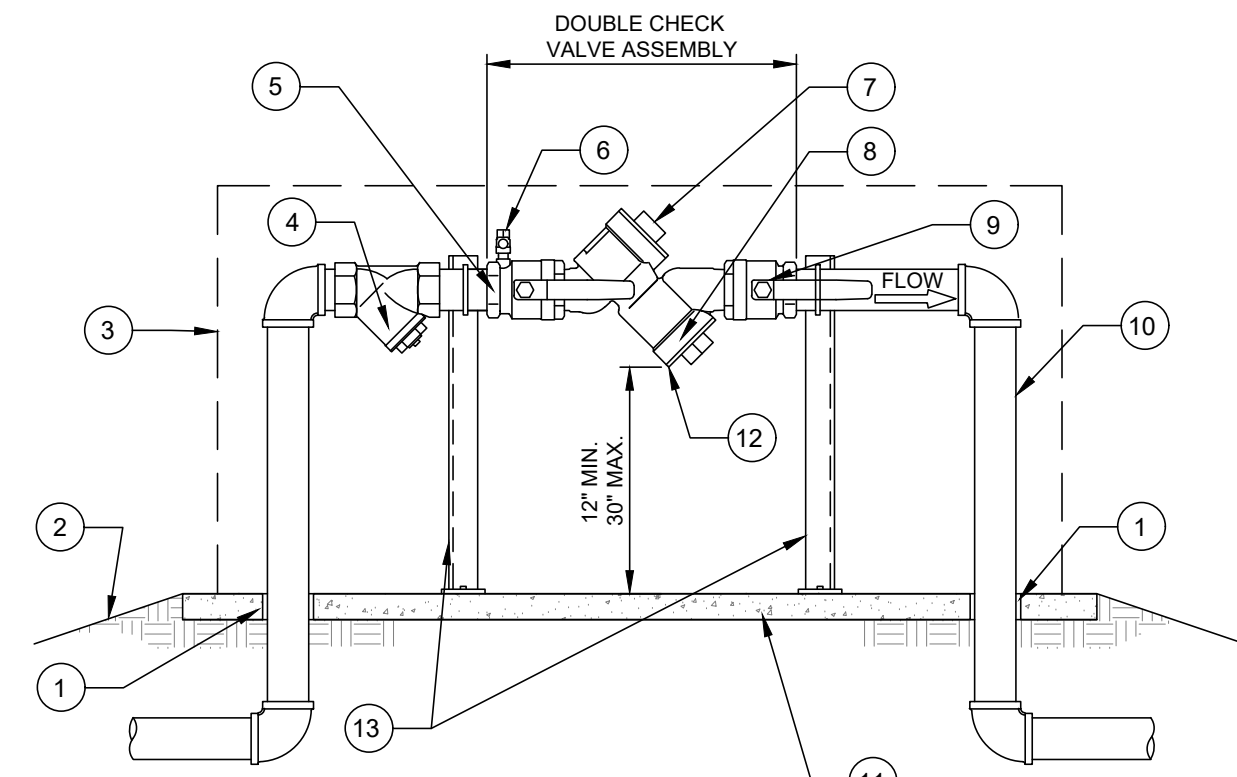
NOTES:

- Service saddle, SS straps, CC threads installed per manufacturer's recommendations. All main types: Smith Blair 317
- Corporation Stop: Ford FB 1000-7-Q (cc thread) - 2"
- Service tubing: Type K copper - soft - 2"
- Ford male adapter - C84- 77 Q - 2"
- Meter box valve:
5= Ford Angle Stop - BA-11-777W - 2"
5A = Ford Straight Stop - B11-777W - 2"
- Brass nipple I.P.S. - 2"x3"
- Meter Flange - CF31 - 77 - 2"
- Meter box and lid:
Old Castle/Christy meter box and lid:
- B65 Utility Box
- N09R Concrete Lid Marked "Water" with Flex-Net Sensus Probe Hole



CITY OF BRYAN STRAIGHT OR ANGLE TAP 2"

DATE: APR 2024 B/C'S UNIFIED STANDARD DETAIL DETAIL NO. W6-03



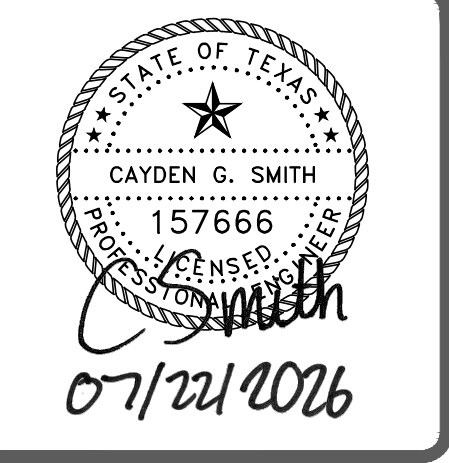
NOTE: PROVIDE INSULATED ENCLOSURE FOR 2" DOUBLE CHECK VALVE ASSEMBLY. ENCLOSURE SHALL BE A PRE-FABRICATED, WEATHER-RESISTANT, LOCKABLE BOX RATED FOR OUTDOOR INSTALLATION. ENCLOSURE SHALL PROVIDE FREEZE PROTECTION

DOUBLE CHECK VALVE ASSEMBLY WITH PAD AND COVER NTS



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