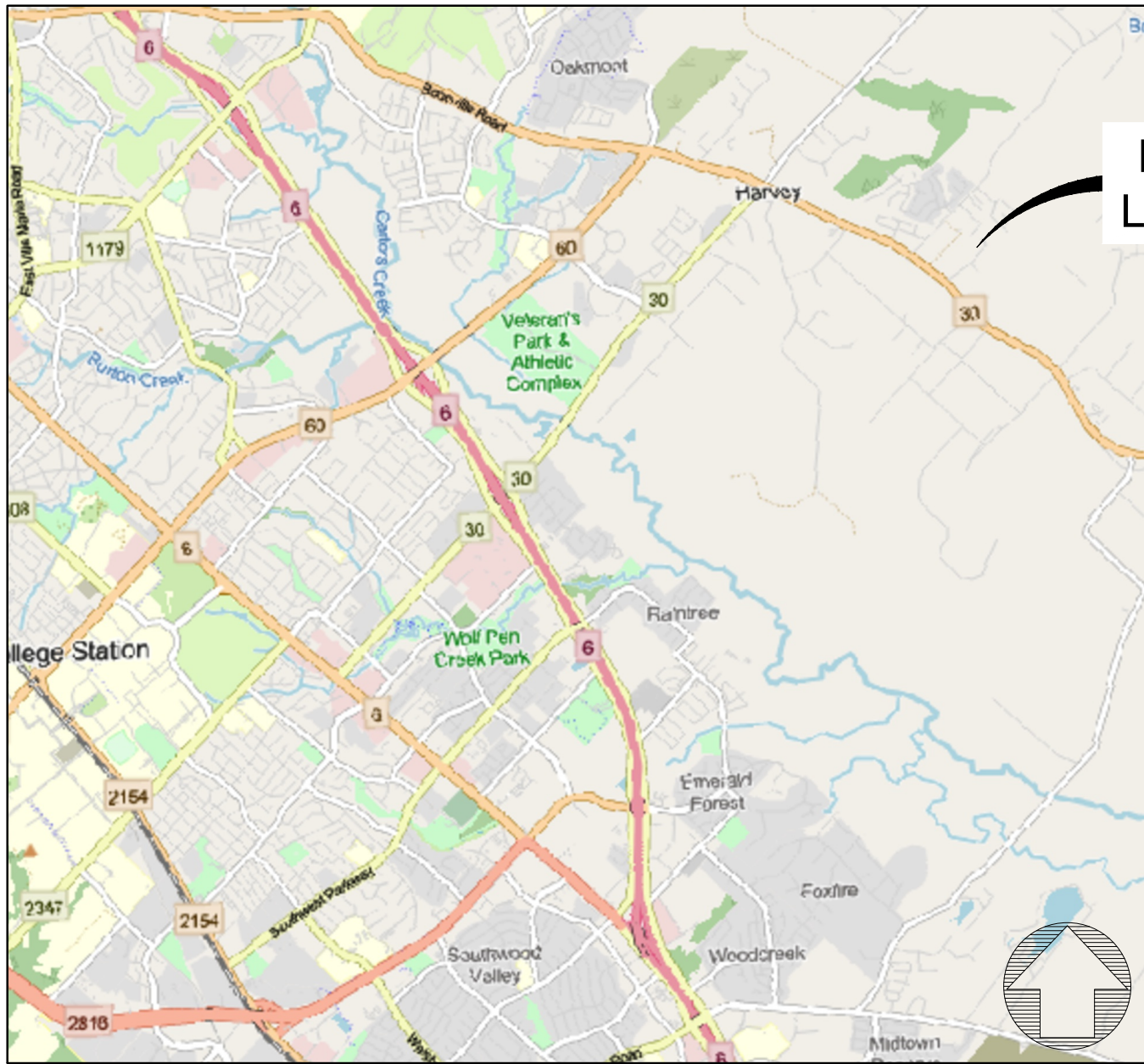


# SITE IMPROVEMENTS FOR

# REVEILLE PARK PHASE 1, LOT 9

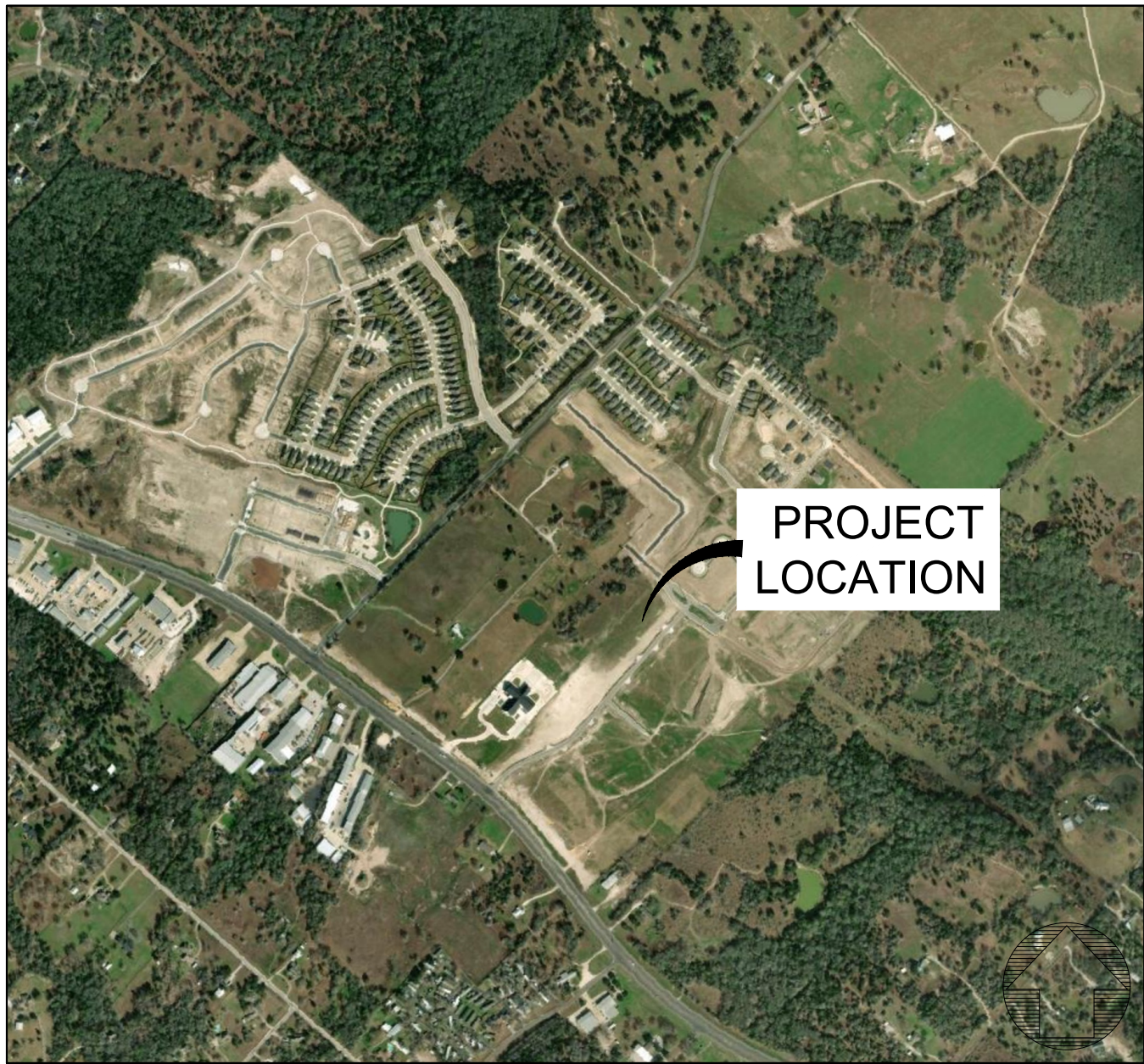
## 4319 G ROLLIE WHITE ROAD

## BRYAN, TX 77845



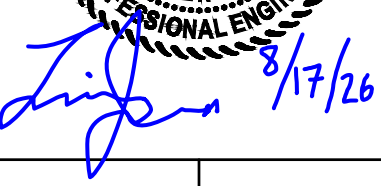
LOCATION MAP  
1" = 5000'

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| C0.02            | PAVING NOTES                                        |
| C0.03            | TOPOGRAPHIC SURVEY                                  |
| C1.00            | OVERALL SITE PLAN                                   |
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| C5.05            | CIVIL DETAILS - BCS STANDARD SWPP DETAILS           |
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VICINITY MAP  
1" = 1000'

**PREPARED BY: H2B, Inc.**  
**AUGUST 2026**

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  |            |
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| REV                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | DESCRIPTION      | DATE       |
| <div><div><div><div><div><span></span></div><div><b>H2B</b></div></div><div><div><b>H2B, INC.</b></div><div><small>Texas Firm Registration No. 8856<br/>1225 N Loop W., Suite 800<br/>HOUSTON, TX 77008<br/>713.864.2900</small></div></div></div><div><div><div><div><span></span></div><div>STATE OF TEXAS</div></div><div><div>TRAVIS E. JAMES</div><div>124735</div><div>LICENSED PROFESSIONAL ENGINEER</div></div></div><div> 8/17/26</div></div></div></div> |                  |            |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                  | C0.00      |



PLOTTED ON: 08/18/2026 9:20am FILE: L:\2026\26-026 - Revellle Park Lot 9\DWG\SHEETS\GENERAL NOTES.dwg

- GENERAL NOTES
1.

CONTRACTOR SHALL FIELD VERIFY ALL SIZES, LOCATIONS, AND ELEVATIONS NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS PRIOR TO SUBMITTING PROPOSAL. FAILURE TO DO SO SHALL NOT RELIEVE THIS CONTRACTOR FROM PERFORMING THE WORK REQUIRED UNDER THIS CONTRACT. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER / ENGINEER.
2.

SOME UTILITIES MAY NOT BE SHOWN ON THE PLANS. FIELD VERIFY AND IDENTIFY LOCATIONS OF PIPING AND ALL UTILITIES NOT NOTED ON THE PLANS. NOTIFY THE OWNER / ENGINEER OF ANY POTENTIAL CONFLICTS PRIOR TO STARTING CONSTRUCTION.
3.

ALL GENERAL AND SUB-CONTRACTORS ARE ENCOURAGED TO VISIT AND INSPECT THE SITE PRIOR TO SUBMITTING A PROPOSAL TO COMPLETE.
4.

UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE STATE ONE CALL AT 811 AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY WORK ON SITE.
5.

CONSTRUCT WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE AND STREET PAVING IN ACCORDANCE WITH THE LATEST EDITION OF THE PUBLICATIONS STANDARD CONSTRUCTION SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING PUBLISHED BY THE LOCAL GOVERNING ENTITY.
6.

CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING WATER, WASTEWATER, STORM WATER LINES, TRAFFIC CONTROL DEVICES AND PAVING. DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH THE LOCAL GOVERNING ENTITY'S ENGINEERING STANDARD CONSTRUCTION SPECIFICATIONS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING AND STANDARD CONSTRUCTION DETAILS FOR WASTEWATER COLLECTION SYSTEMS, WATER LINES, STORM DRAINAGE, AND STREET PAVING, REFERENCED ABOVE, AT NO ADDITIONAL COST.
7.

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.
8.

CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ROOT SYSTEMS OF SHRUBS, PLANTS AND TREES ALONG THE AREA OF EXCAVATION.
9.

CONTRACTOR SHALL COMPLY WITH THE LATEST EDITION OF OSHA REGULATIONS, LOCAL AUTHORITY HAVING JURISDICTION, AND APPLICABLE STATE LAWS CONCERNING EXCAVATIONS.
10.

CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION. THESE REDLINE MARKED DRAWINGS WILL BE SUBMITTED TO THE DESIGN CONSULTANT WHO WILL MAKE THE CHANGES ON THE ORIGINAL DRAWINGS, LABELING EACH SHEET IN THE SET AS "RECORD DRAWINGS".
11.

ALL ACCESSIBLE ROUTES, SIDEWALKS, RAMPS, ETC SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST STATE OR FEDERAL ACCESSIBILITY STANDARDS.
12.

WHEN A PROJECT GEOTECHNICAL REPORT IS PROVIDED, THE CONTRACTOR IS TO PRIORITIZE THE RECOMMENDATIONS IN THE PROJECT GEOTECHNICAL REPORT. PROJECT GEOTECHNICAL REPORTS CONTAIN SPECIFIC INSIGHTS AND RECOMMENDATIONS THAT ARE TAILORED TO THE UNIQUE CONDITIONS OF THE PROJECT SITE. NOTES THIS SHEET ARE GENERAL NOTES AND ARE INTENDED TO BE ENFORCED IN THE ABSENCE OF A PROJECT GEOTECHNICAL REPORT, OR ADDRESS SITE WORK THAT IS NOT COVERED BY THE PROJECT GEOTECHNICAL REPORT.
13.

ZONING DISTRICT OF SITE: COMMERCIAL DISTRICT C-3.
14.

ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

- SITEWORK GENERAL NOTES
1.

CLEAR AND GRUB WITHIN THE GRADING LIMITS SHOWN IN THE CIVIL DRAWINGS. REMOVE STUMPS AND ROOTS 3 INCHES IN DIAMETER AND LARGER AND NON-PERISHABLE SOLID OBJECTS A MINIMUM 3 FEET BELOW SUBGRADE OR FINISHED EMBANKMENT.
2.

STRIP AND STOCKPILE TOPSOIL TO A MINIMUM DEPTH OF 6" WITHIN THE LIMITS OF EARTHWORK OPERATIONS.
3.

STRUCTURAL EXCAVATION: EXCAVATE TO INDICATED ELEVATIONS WITHIN A TOLERANCE OF 1 INCH. EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORM WORK AND FOR INSPECTIONS.
4.

SIDEWALK AND PAVEMENT EXCAVATION: EXCAVATE SURFACES UNDER WALKS AND PAVEMENTS TO THE INDICATED LINES, CROSS SECTIONS, ELEVATIONS AND SUBGRADES.
5.

PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH A PNEUMATIC-TIRED FULLY LOADED DUMP TRUCK TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES.
6.

ACCORDING TO ASTM D2487, FILL MATERIAL APPROVED FROM ON-SITE AND OFF-SITE SOURCES SHALL BE GW, GP, GM SE, SP, AND SM, OR A COMBINATION OF THESE GROUPS. FILL MATERIAL SHALL BE FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES IN ANY DIMENSIONS, DEBRIS, WASTE FROZEN MATERIALS, VEGETATION AND OTHER DELETERIOUS MATTER. FILL MATERIAL SHALL HAVE A MAXIMUM PLASTICITY INDEX OF 6, AND A MAXIMUM LIQUID LIMIT OF 30 OR AS APPROVED BY THE ENGINEER.
7.

PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH. PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACT SOIL MATERIALS TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY UNIT WEIGHT ACCORDING TO ASTM D698:

A.

UNDER STRUCTURES: SCARIFY AND RE COMPACT TOP 12 INCHES OF EXISTING SUBGRADE AND EACH LAYER OF BACKFILL MATERIAL TO 95% SPD.

B.

UNDER WALKWAYS: SCARIFY AND RE-COMPACT TOP 6 INCHES BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL MATERIAL TO 95% SPD.

C.

UNDER TURF OR UNPAVED AREAS: SCARIFY AND RE COMPACT TOP 6" BELOW SUBGRADE AND COMPACT EACH LAYER OF BACKFILL MATERIAL TO 90% SPD.

D.

UTILITY TRENCHES: BACKFILL SHALL BE IN 8" LIFTS, WITH TESTS TAKEN AT 100 FOOT INTERVALS ON EACH LIFT, AND MECHANICALLY COMPACTED TO A DENSITY OF NOT LESS THAN 95% SPD IN PAVED AREAS AND 90% SPD IN UNPAVED AREAS OR AS INDICATED IN THE DRAWINGS.
8.

UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE, FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES AND ELEVATIONS INDICATED. FINISH SUBGRADES TO ELEVATIONS REQUIRED TO ACHIEVE INDICATED FINISH ELEVATIONS, WITHIN THE FOLLOWING SUBGRADE TOLERANCES:

A.

TURF OR UNPAVED AREAS: ±1 INCH.

B.

WALKS: ±1/2 INCH.

C.

PAVEMENTS: ±1/2 INCH.
9.

PLACE SUBGRADE COURSE UNDER PAVEMENTS AND WALKS AS INDICATED IN THE DRAWINGS.

- STORM SEWER CONSTRUCTION NOTES
1.

STORM SEWERS LOCATED ON PRIVATE PROPERTY SHALL BE AS CALLED OUT IN THE DRAWINGS AND SHALL BE INSTALLED, BEDDED, AND BACKFILLED IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.
2.

STORM SEWERS LOCATED WITHIN PUBLIC R.O.W. OR SIDE LOT EASEMENTS SHALL BE REINFORCED CONCRETE PIPE (24-INCH AND LARGER) (C-76, CLASS III) AND SHALL BE INSTALLED, BEDDED, AND BACKFILLED IN ACCORDANCE WITH THE GOVERNING ENTITY'S STANDARD DETAILS AND SPECIFICATIONS UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
3.

ALL SEWER UNDER PROPOSED OR FUTURE PAVEMENT AND TO A POINT ONE FOOT BACK OF ALL PROPOSED OR FUTURE CURBS SHALL BE BACKFILLED WITH 1-1/2 SACK CEMENT/C.Y. STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE. THE REMAINING DEPTH OF TRENCH SHALL BE BACKFILLED WITH SUITABLE EARTH MATERIAL.
4.

CIRCULAR AND ELLIPTICAL REINFORCED CONCRETE PIPE SHALL BE INSTALLED USING RUBBER GASKET JOINTS CONFORMING TO ASTM C443 AND ASTM C877 RESPECTIVELY.
5.

ALL PROPOSED PIPE STUB-OUTS FROM MANHOLES AND INLETS ARE TO BE PLUGGED WITH 8-INCH BRICK WALLS UNLESS OTHERWISE NOTED.
6.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL MAINTAIN A MINIMUM 18-INCH VERTICAL CLEARANCE AT STORM SEWER AND WATER LINE CROSSINGS.
7.

ADJUST MANHOLE COVERS TO GRADE CONFORMING TO REQUIREMENTS OF LOCAL GOVERNING ENTITY STANDARDS AND SPECIFICATIONS FOR ADJUSTING MANHOLES, INLETS AND VALVE BOXES TO GRADE.
8.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, MAINTAINING, AND RESTORING ANY BACK SLOPE DRAINAGE SYSTEM DISTURBED AS A RESULT OF HIS WORK.
9.

ALL DITCHES SHALL BE REGRADED TO PROPOSED ELEVATIONS TO INSURE PROPER DRAINAGE. ALL OUTFALLS SHALL BE PROPERLY BACKFILLED AND COMPACTED. ALL DISTURBED AREAS SHALL BE REGRADED, SEEDED, AND FERTILIZED.

- SANITARY SEWER NOTES
1.

ALL SEWERS SHALL BE TESTED FOR EXCESS DEFLECTION IN PIPE CROSS SECTION, FOR LATERAL AND VERTICAL PIPE OBSTRUCTION, AND FOR JOINT OFFSETS, BY PULLING A MANDREL THROUGH THE PIPE BY HAND. THE MANDREL SHALL HAVE A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. THE TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILLING HAS BEEN IN PLACE AT LEAST 30 DAYS NO PIPE SHALL EXCEED A DEFLECTION OF 5%. OBSTRUCTIONS ENCOUNTERED SHALL BE REPAIRED AT NO ADDITIONAL COST TO OWNER. MANDREL AND TEST EQUIPMENT SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONDUCTING THE TEST.
2.

USE BEDDING AND BACKFILL PER DETAILS PROVIDED IN THE CONTRACT DRAWINGS UNLESS FIELD CONDITIONS DICTATE OTHERWISE. CONTRACTOR TO NOTIFY ENGINEER OF WET TRENCH CONDITIONS PRIOR TO LAYING PIPE. USE CEMENT STABILIZED SAND AND BACKFILL TO WITHIN 1 FOOT OF PROPOSED OR EXISTING PAVEMENT. SUBGRADE, BEDDING, CEMENT STABILIZED SAND AND/OR BACKFILL SHALL BE CONSIDERED SUBSIDIARY TO THE PAY ITEM FOR PIPE AND SHALL NOT BE PAID FOR DIRECTLY.
3.

UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL MAINTAIN A MINIMUM 24-INCH VERTICAL CLEARANCE AND 9- FEET HORIZONTAL CLEARANCE BETWEEN SANITARY SEWER AND WATER LINES. WHERE A NEW POTABLE WATER LINE CROSSES A SANITARY SEWER MAIN OR LATERAL, THE POTABLE WATERLINE SHALL BE AT LEAST 2 FEET ABOVE (MEASURED OD TO OD) THE SANITARY SEWER MAIN OR LATERAL. ONE SEGMENT OF WATERLINE PIPE SHALL BE CENTERED ABOVE AND MUST BE PERPENDICULAR TO THE SANITARY SEWER MAIN OR LATERAL SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST 9 FEET HORIZONTALLY FROM THE CENTERLINE OF THE WASTE WATER MAIN OR LATERAL. WHEN CROSSING AN EXISTING SANITARY MAIN OR LATERAL AND IT IS DISTURBED OR SHOWS SIGNS OF LEAKING, THE SANITARY MAIN OR LATERAL SHALL BE REPLACED FOR AT LEAST 9 FEET IN BOTH DIRECTIONS (18 FEET TOTAL) WITH AT LEAST 150 PSI PRESSURE RATED PIPE EMBEDDED IN CEMENT STABILIZED SAND FOR THE TOTAL LENGTH OF ONE PIPE SEGMENT PLUS 12 INCHES BEYOND THE JOINT ON EACH END.
4.

UNLESS OTHERWISE NOTED, PROPOSED WATERLINE SHALL CROSS ABOVE EXISTING / PROPOSED SANITARY SEWER MAIN OR LATERAL AT CROSSINGS. WHEN PROPOSED POTABLE WATER LINE IS CALLED OUT TO CROSS BELOW EXISTING / PROPOSED SANITARY SEWER MAIN OR LATERAL, ALL SECTIONS OF THE WATERLINE WITHIN 9' SHALL BE CONSTRUCTED OF DUCTILE IRON OR STEEL PIPE WITH MECHANICAL OR WELDED JOINTS AS APPROPRIATE, OR ENCASED AS FOLLOWS: FLEXIBLE ENCASING PIPE SHALL HAVE A MINIMUM PIPE STIFFNESS OF 115 PSI AT 5.0% DEFLECTION. THE ENCASING PIPE SHALL BE CENTERED ON THE WATERLINE AND SHALL BE AT LEAST TWO NOMINAL PIPE DIAMETERS LARGER THAN THE WASTEWATER MAIN OR LATERAL. THE SPACE AROUND THE CARRIER PIPE SHALL BE SUPPORTED AT 5-FOOT (OR LESS) INTERVALS WITH SPACERS OR BE FILLED TO THE SPRINGLINE WITH WASHED SAND. EACH END OF THE CASING SHALL BE SEALED WITH WATERTIGHT NON-SHRINK CEMENT GROUT OR A MANUFACTURED WATERTIGHT SEAL.
5.

THE CONTRACTOR SHALL MAINTAIN A MINIMUM 18-INCH VERTICAL AND 4- FEET HORIZONTAL CLEARANCE BETWEEN SANITARY SEWER AND STORM SEWER LINES.
6.

SANITARY SEWER MANHOLE RIMS OUTSIDE OF PROPOSED PAVING WILL BE SET 3 INCHES TO 6 INCHES ABOVE THE SURROUNDING LEVEL FINISHED GRADE WITH SLOPED BACKFILL ADDED FOR STORM WATER DRAINAGE AWAY FROM THE MANHOLE RIM PER ASTM F477.
7.

UNLESS OTHERWISE NOTED, PROPOSED SANITARY SEWER SHALL BE PVC SCH 40 (ASTM D1765) FOR PIPE SIZES UP TO 6 INCHES, AND SDR-26 OR SDR-35 (ASTM D3034) FOR PIPE SIZES 8 INCHES AND LARGER.
8.

UNLESS OTHERWISE NOTED, ALL SANITARY SEWER MANHOLES SHALL BE PRECAST CONCRETE MANHOLES.
9.

NO CONNECTIONS SHALL BE MADE TO EXISTING SANITARY SEWER LINES UNTIL ALL PROPOSED SEWER LINES HAVE BEEN THOROUGHLY CLEANED, TESTED AND APPROVED BY THE LOCAL GOVERNING ENTITY.
10.

WHENEVER SANITARY SEWER MANHOLE COVERS ARE LOCATED BELOW THE REGULATORY BASE FLOOD ELEVATION, THEY SHALL BE GASKETED AND BOLTED AS REQUIRED BY LOCAL OR STATE FLOODPLAIN REGULATIONS.
11.

LOW-PRESSURE AIR TEST. THIS TEST SHALL CONFORM TO THE PROCEDURE DESCRIBED IN ASTM C-828, ASTM C-924 OR OTHER APPROPRIATE PROCEDURES. FOR SAFETY REASONS, AIR TESTING OF SECTIONS OF PIPE SHALL BE LIMITED TO LINES LESS THAN 36-INCH AVERAGE INSIDE DIAMETER. LINES 36-INCH AVERAGE INSIDE DIAMETER AND LARGER MAY BE AIR TESTED AT EACH JOINT. THE MINIMUM TIME ALLOWABLE FOR THE PRESSURE TO DROP FROM 3.5 POUNDS PER SQUARE INCH GAUGE TO 2.5 POUNDS PER SQUARE INCH GAUGE DURING A JOINT TEST, REGARDLESS OF PIPE SIZE, SHALL BE 20 SECONDS. FOR SECTION OF PIPE LESS THAN 36-INCH AVERAGE INSIDE DIAMETER, THE MINIMUM TIME ALLOWABLE FOR THE PRESSURE TO DROP FROM 3.5 POUNDS PER SQUARE INCH GAUGE TO 2.5 POUNDS PER SQUARE INCH GAUGE SHALL BE COMPUTED BY THE FOLLOWING EQUATIONS:

$$T = 0.0850(D)(K)/(O)$$
$$K = 0.000419(D)(L)$$
$$D = \text{AVERAGE INSIDE DIAMETER IN INCHES}$$
$$L = \text{LENGTH OF LINE OF SAME PIPE SIZE IN FEET}$$
$$Q = \text{RATE OF LOSS, ASSUME } 0.0015 \text{ CU FT/MIN/SQ FT INTERNAL SURFACE}$$

T = TIME FOR PRESSURE TO DROP 1.0 POUNDS PER SQUARE INCH GAUGE IN SECONDS
12.

SDR-26 PVC PIPE TO USE "FULL BODIED" SDR-26 FITTINGS.
13.

ALL PVC PIPE TO HAVE CELL CLASS 12454 A OR B AS PER ASTM D1784.
14.

NO MORE THAN 2 HOURS SHALL ELAPSE BETWEEN MIXING AND PLACEMENT OF CEMENT STABILIZED SAND.
15.

ALL BACKFILL SHALL BE COMPACTED TO A MINIMUM 95% SPD, ±2% OF OPTIMUM MOISTURE CONTENT, IN MAXIMUM 8-INCH LIFTS.

- SWPPP CONSTRUCTION NOTES
1.

CONTRACTOR SHALL IMPLEMENT INLET PROTECTION DEVICES AND REINFORCED FILTER FABRIC BARRIER ALONG THE ROAD AND SIDE DITCHES AT LOCATIONS SHOWN ON THE STORM WATER POLLUTION PREVENTION (SWPPP) PLANS TO KEEP SILT AND/OR EXCAVATIONS FROM ENTERING THE STORM WATER INLETS AND DITCHES, EVENTUALLY POLLUTING THE RECEIVING STORM SEWER.
2.

DURING THE EXCAVATION PHASE OF THE PROJECT CONTRACTOR SHALL SCHEDULE THE WORK IN SHORT SEGMENTS SO THAT EXCAVATED MATERIAL CAN BE QUICKLY HAULED AWAY FROM THE SITE AND TO PREVENT IT FROM STAYING UNCOLLECTED ON THE EXISTING PAVEMENT, ANY LOOSE EXCAVATED MATERIAL WHICH FALLS ON PAVEMENTS OR DRIVEWAYS SHALL BE SWEEP BACK INTO THE EXCAVATED AREA.
3.

CONTRACTOR SHALL CLEAN UP THE EXISTING STREET INTERSECTIONS AND DRIVEWAYS DAILY, AS NECESSARY TO REMOVE ANY EXCESS MUD, SILT OR ROCK, TRACKED FROM THE EXCAVATED AREA.
4.

CONTRACTOR SHALL FOLLOW GOOD HOUSE KEEPING PRACTICES DURING THE CONSTRUCTION PHASE OF THE PROJECT ALWAYS CLEANING UP DIRT AND LOOSE MATERIAL AS CONSTRUCTION PROGRESSES.
5.

CONTRACTOR IS TO INSPECT AND MAINTAIN THE AREAS LISTED BELOW AT LEAST ONCE EVERY 14 FOURTEEN CALENDAR DAYS AND WITHIN 24 HOURS OF A STORM EVENT OF 0.5-INCHES OR GREATER.

-DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED.

-AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION.

-STRUCTURAL CONTROL MEASURES.

-LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE.
6.

CONTRACTOR TO BE RESPONSIBLE TO MAINTAIN EXISTING DITCHES AND/OR CULVERTS FOR UNOBSTRUCTED DRAINAGE AT ALL TIMES WHERE SODDING IS DISTURBED BY EXCAVATION OR BACKFILL OPERATIONS. SUCH AREAS SHALL BE REPLACED BY SEEDING OR SODDING. SLOPES 4:1 OR STEEPER SHALL BE REPLACED BY BLOCK SODDING.

-CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN EXISTING DITCHES AND/OR CULVERTS FOR UNOBSTRUCTED DRAINAGE AT ALL TIMES WHERE SODDING IS DISTURBED BY EXCAVATION OR BACKFILL OPERATIONS. SUCH AREAS SHALL BE REPLACED BY SEEDING OR SODDING. SLOPES 4:1 OR STEEPER SHALL BE REPLACED BY BLOCK SODDING.
- \* THESE PLANS SHALL BE DRAWN TO SCALE AND SEALED BY A LICENSED ENGINEER. PLANS WILL BECOME PART OF THE CONTRACT DRAWINGS.

- GAS & ELECTRIC UTILITY NOTES
- WARNING: UNDERGROUND GAS FACILITIES

LOCATIONS OF PUBLIC OR PRIVATE GAS LINES ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. SERVICE LINES ARE USUALLY NOT SHOWN. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT 1-800-545-6005 OR 811 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED.

THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND FACILITIES.

WARNING: OVERHEAD ELECTRICAL LINES

OVERHEAD LINES MAY EXIST ON THE PROPERTY. THE LOCATION OF THE OVERHEAD LINES HAS NOT BEEN SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHOULD LOCATE OVERHEAD LINES PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE FORBIDS ACTIVITIES THAT OCCUR IN CLOSE PROXIMITY TO HIGH VOLTAGE LINES, SPECIFICALLY:

\* ANY ACTIVITY WHERE PERSON OR THINGS MAY COME WITHIN SIX(6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES; AND

\* OPERATING A CRANE, DERRICK, POWER SHOVEL, DRILLING RIG, PILE DRIVER, HOISTING EQUIPMENT, OR SIMILAR APPARATUS WITHIN 10 FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES.

PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THE LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY.

CONTRACTOR SHALL COORDINATE WITH LOCAL POWER COMPANY IF ANY LINES NEED TO BE TURNED OFF OR REMOVED FOR CONSTRUCTION.

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| 0                                                                                                                                                                                       | ISSUE FOR PERMIT | 08/17/2026 |
| REV                                                                                                                                                                                     | DESCRIPTION      | DATE       |
| <div><div><div>H2B</div><div>H2B, INC.<div>Texas Firm Registration No. 8856<br/>1225 N Loop W, Suite 800<br/>HOUSTON, TX 77008<br/>713.864.2900</div></div></div></div>                 |                  |            |
| REVEILLE PARK PH 1, BLOCK 1, LOT 9<br>OWNER: COONS DEVELOPMENT LLC - 713.824.1296<br>4319 G ROLLIE WHITE ROAD<br>BRYAN, TX 77845                                                        |                  |            |
| GENERAL NOTES                                                                                                                                                                           |                  |            |
| <div><div><div><div>STATE OF TEXAS</div><div>TRAVIS E. JAMES</div><div>124735</div><div>LICENSED PROFESSIONAL ENGINEER</div></div><div><i>Travis E. James</i> 8/17/26</div></div></div> |                  |            |
| DESIGNED BY : TEJ<br>DRAWN BY : CDIB<br>SCALE: 1/20<br>SHEET No. 2 OF 26 SHEETS                                                                                                         |                  | C0.01      |



PLOTTED ON: 08/18/2026 9:30am FILE: L:\2026\26-026 - Revellle Park Lot 9\DWG\SHEET\SPAVING NOTES.dwg

- CONCRETE FOR EXTERIOR IMPROVEMENTS
1. SECTION INCLUDES SUBBASE FOR CONCRETE PAVEMENTS, CURBS, GUTTERS, COMBINATION CURBS AND GUTTERS, WHEEL STOPS, DRIVEWAYS, PARKING LOTS, LOADING DOCKS, PEDESTRIAN PAVEMENT WALKS, MOW STRIPS, AND WHEELCHAIR CURB RAMPS.

2. CONTRACTOR SHALL SUBMIT DATA AND TEST REPORTS AS INDICATED:

A. TEST REPORTS: CERTIFY PRODUCTS COMPLY WITH SPECIFICATIONS.

1) CONCRETE MATERIALS.

2) SELECT SUBBASE MATERIALS.

3) FIELD TEST REPORTS.

B. CERTIFICATES: CERTIFY PRODUCTS COMPLY WITH SPECIFICATIONS.

1) EXPANSION JOINT FILLER.

2) REINFORCEMENT.

3) CURING MATERIALS.

4) CONCRETE PROTECTIVE COATING.

C. CONCRETE MIX DESIGN.

D. PROPOSED HOT AND COLD WEATHER CONCRETING METHODS.

3. CONTRACTOR SHALL COMPLY WITH HOT WEATHER CONCRETING PROCEDURES IN ACI 305R AND COLD WEATHER CONCRETING PROCEDURES IN ACI 306R.

4. REINFORCING STEEL SHALL CONFORM TO ASTM A615/A615M GRADE 60 DEFORMED.

5. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A1064/A1064M, PLAIN OR DEFORMED PER THE DRAWINGS; GRADE 65 SIZED AS INDICATED. PROVIDE IN FLAT SHEETS ONLY.

6. EXPANSION JOINT FILLER SHALL CONFORM TO ASTM D1751.

7. SUBGRADE, BASE AND CONCRETE PAVING SHALL CONFORM TO THE REQUIREMENTS AND THICKNESS SHOWN IN THE DRAWINGS AND GEOTECHNICAL REPORT. IN THE EVENT OF CONFLICTING REQUIREMENTS, THE MORE STRINGENT REQUIREMENT SHALL BE MET.

8. FORMS SHALL BE WOOD, PLYWOOD, METAL, OR OTHER MATERIALS, APPROVED BY ENGINEER, OF GRADE OR TYPE SUITABLE TO OBTAIN TYPE OF FINISH SPECIFIED. PROVIDE FORMS SUITABLE IN CROSS-SECTION, DEPTH, AND STRENGTH TO RESIST SPRINGING DURING DEPOSITING AND CONSOLIDATING CONCRETE. DO NOT USE FORMS VARYING FROM STRAIGHT LINE MORE THAN 1/8 INCH IN 10 FEET, HORIZONTALLY AND VERTICALLY.

9. PROVIDE FLEXIBLE OR CURVED FORMS FOR FORMING RADII.

10. CONCRETE CURING MATERIALS SHALL BE BURLAP (MINIMUM 7 OUNCES/SQ. YD. DRY), SHEET MATERIALS FOR CURING CONCRETE (ASTM C171) OR CURING COMPOUND (ASTM C309, TYPE 1 CLEAR; LIQUID MEMBRANE FORMING TYPE, WITHOUT PARAFFIN OR PETROLEUM).

11. DESIGN CONCRETE MIXES ACCORDING TO ASTM C94/C94M, OPTION C.

12. CONCRETE TYPE: EXTERIOR CONCRETE EXPOSED TO WEATHER SHALL BE AIR-ENTRAINED WITH A TARGET AIR CONTENT OF 5% ±1% FOR NORMAL-WEIGHT CONCRETE, UNLESS OTHERWISE REQUIRED BY PROJECT SPECIFICATIONS. AIR CONTENT SHALL COMPLY WITH ACI 301 AND ACI 318 EXPOSURE REQUIREMENTS.

13. MAXIMUM SLUMP: ASTM C143/C143M.

TABLE II — MAXIMUM SLUMP

| APPLICATION         |                                                     |
|---------------------|-----------------------------------------------------|
|                     | 3 INCHES                                            |
| PEDESTRIAN PAVEMENT | 3 INCHES                                            |
| VEHICULAR PAVEMENT  | 2 INCHES MACHINE FINISHED<br>4 INCHES HAND FINISHED |

14. CONCRETE PAVING EXPANSION JOINTS SEALANT SHALL CONFORM TO ASTM D5893/D5893M, TYPE SL, SINGLE COMPONENT, SELF-LEVELING, SILICONE JOINT SEALANT OR ASTM D6690, TYPE IV, HOT-APPLIED, SINGLE COMPONENT JOINT SEALANT.

15. MAINTAIN SUBGRADE IN SMOOTH, COMPACTED CONDITION, IN CONFORMANCE WITH THE REQUIRED SECTION AND ESTABLISHED GRADE UNTIL THE SUCCEEDING OPERATION HAS BEEN ACCOMPLISHED.

16. SELECT SUBBASE:

A. PLACING:

1) PLACE SUBBASE MATERIAL ON PREPARED SUBGRADE IN UNIFORM LAYER TO REQUIRED CONTOUR AND GRADES, AND TO MAXIMUM 8 INCHES LOOSE DEPTH.

2) WHEN REQUIRED COMPACTED THICKNESS EXCEEDS 6 INCHES, PLACE SUBBASE MATERIAL IN EQUAL THICKNESS LAYERS.

3) WHEN SUBBASE ELEVATION IS 1/2 INCH OR MORE BELOW REQUIRED GRADE, EXCAVATE SUBBASE MINIMUM 3 INCHES DEEP. PLACE AND COMPACT SUBBASE TO REQUIRED GRADE.

B. COMPACTION:

1) PERFORM COMPACTION WITH APPROVED HAND OR MECHANICAL EQUIPMENT WELL SUITED TO THE MATERIAL BEING COMPACTED.

2) MAINTAIN SUBBASE AT OPTIMUM MOISTURE CONTENT FOR COMPACTION.

3) COMPACT EACH SUBBASE LAYER TO MINIMUM 95 PERCENT OF MAXIMUM DENSITY OR AS SPECIFIED.

C. SUBBASE TOLERANCES:

1) VARIATION FROM INDICATED GRADE: MAXIMUM 3/8 INCH.

2) VARIATION FROM INDICATED THICKNESS: MAXIMUM 1/2 INCH.

17. FORM SETTING:

A. SET FORMS TO INDICATED LINE AND GRADE WITH TIGHT JOINTS. RIGIDLY BRACE FORMS PREVENTING MOVEMENT.

B. REMOVE FORMS WHEN REMOVAL WILL NOT DAMAGE CONCRETE AND WHEN REQUIRED FOR FINISHING.

C. CLEAN AND OIL FORMS BEFORE EACH USE.

D. CORRECT FORMS, WHEN REQUIRED, IMMEDIATELY BEFORE PLACING CONCRETE.

E. FORM TOLERANCES:

1) VARIATION FROM INDICATED LINE: MAXIMUM 1/4 INCH.

2) VARIATION FROM INDICATED GRADE: MAXIMUM 1/8 INCH IN 10 FEET.

18. LOCATE LONGITUDINAL AND TRANSVERSE CONSTRUCTION JOINTS BETWEEN SLABS OF VEHICULAR PAVEMENT AS SHOWN ON DRAWINGS AND WHENEVER CONCRETE PLACEMENT IS SUSPENDED FOR MORE THAN 30 MINUTES.

19. TOOL OR CUT CONTRACTION JOINTS TO WIDTH, DEPTH, AND RADIUS EDGE SHOWN ON DRAWINGS USING GROOVING TOOL, JOINTER, OR SAW. CONSTRUCT JOINTS IN CURBS AND GUTTERS BY INSERTING 1/8 INCH STEEL PLATES CONFORMING TO CURB AND GUTTER CROSS SECTIONS. KEEP PLATES IN PLACE UNTIL CONCRETE CAN HOLD ITS SHAPE. FINISH JOINT EDGES WITH EDGING TOOL.

20. SCORE PEDESTRIAN PAVEMENT WITH GROOVING TOOL OR JOINTER.

21. FORM EXPANSION JOINTS WITH EXPANSION JOINT FILLER OF THICKNESS SHOWN ON DRAWINGS. LOCATE JOINTS AROUND PERIMETER OF STRUCTURES AND FEATURES ADJUTING SITE WORK CONCRETE. CREATE COMPLETE, UNIFORM SEPARATION BETWEEN STRUCTURE AND SITE WORK CONCRETE. EXTEND EXPANSION JOINT MATERIAL FULL DEPTH OF CONCRETE WITH TOP EDGE OF JOINT FILLER BELOW FINISHED CONCRETE SURFACE WHERE SEALANT IS INDICATED ON DRAWINGS. ROUND JOINT EDGES WITH EDGING TOOL.

22. PRIOR TO PLACING CONCRETE, REMOVE DEBRIS AND OTHER FOREIGN MATERIAL AND UNIFORMLY MOISTEN SUBSTRATE, WITHOUT STANDING WATER.

23. DURING PLACEMENT, CONSOLIDATE CONCRETE BY SPADING OR VIBRATING TO MINIMIZE VOIDS, HONEYCOMB, AND ROCK POCKETS. VIBRATE CONCRETE AGAINST FORMS AND ALONG JOINTS. AVOID EXCESS VIBRATION AND HANDLING CAUSING SEGREGATION.

24. PLACE CONCRETE IN ONE LAYER CONFORMING TO CROSS SECTION SHOWN ON DRAWINGS AFTER CONSOLIDATING AND FINISHING. DEPOSIT CONCRETE NEAR JOINTS WITHOUT DISTURBING JOINTS. DO NOT PLACE CONCRETE DIRECTLY ONTO JOINT ASSEMBLIES.

25. DEPOSIT CONCRETE AS CLOSE AS POSSIBLE TO ITS FINAL POSITION. PLACE CONCRETE CONTINUOUSLY BETWEEN CONSTRUCTION JOINTS WITHOUT COLD JOINTS. FINISH CONCRETE SURFACE TO ELEVATION AND SLOPE SHOWN ON DRAWINGS.

26. KEEP FORMS IN PLACE MINIMUM 12 HOURS AFTER CONCRETE PLACEMENT. REMOVE FORMS WITHOUT DAMAGING CONCRETE. DO NOT USE BARS OR HEAVY TOOLS AGAINST CONCRETE TO REMOVE FORMS. REPAIR DAMAGED CONCRETE FOUND AFTER FORM REMOVAL.

27. FOLLOW OPERATION SEQUENCE: CONSOLIDATING, FLOATING, STRIKING, TROWELING, TEXTURING, AND JOINT EDGING. USE EDGING TOOL WITH 1/4 INCH RADIUS, UNLESS OTHERWISE SHOWN ON DRAWINGS.

28. FOR PEDESTRIAN PAVEMENT WALKS, FINISH CONCRETE SURFACES WITH METAL FLOAT, TROWELED SMOOTH, AND FINISHED WITH A BROOM MOISTENED WITH CLEAR WATER. FINISH SLAB EDGES AND FORMED TRANSVERSE JOINTS WITH EDGER. BROOM SURFACES TRANSVERSE TO TRAFFIC DIRECTION. USE BROOMING TO ELIMINATE FLAT SURFACE PRODUCED BY EDGER. PRODUCE UNIFORM CORRUGATIONS, MAXIMUM 1/16 INCH DEEP PROFILE.

29. PEDESTRIAN PAVING TOLERANCES:

A. VARIATION FROM INDICATED PLANE: MAXIMUM 3/16 INCH IN 10 FEET.

B. VARIATION FROM INDICATED THICKNESS: MAXIMUM 1/4 INCH.

30. FOR VEHICLE PAVEMENT, PRODUCE UNIFORM CORRUGATIONS, MAXIMUM 1/8 INCH DEEP PROFILE.

31. VEHICLE PAVEMENT TOLERANCES:

A. VARIATION FROM INDICATED PLANE: MAXIMUM 1/4 INCH IN 10 FEET TESTED PARALLEL AND PERPENDICULAR TO TRAFFIC DIRECTION AT MAXIMUM 5 FEET INTERVALS.

B. VARIATION FROM INDICATED THICKNESS: MAXIMUM 1/4 INCH.

32. FINISH CURB AND GUTTER SURFACES, WHILE STILL PLASTIC, LONGITUDINALLY WITH BRISTLE BRUSH.

33. CURB AND GUTTER TOLERANCES: EXCEPT AT GRADE CHANGES OR CURVES.

A. VARIATION FROM INDICATED PLANE AND GRADE:

1) GUTTER: MAXIMUM 1/8 INCH IN 10 FEET.

2) CURB TOP AND FACE: MAXIMUM 1/4 INCH IN 10 FEET.

B. CORRECT DEPRESSIONS CAUSING STANDING WATER.

34. PROTECT UNHARDENED CONCRETE FROM RAIN AND FLOWING WATER.

35. CURE CONCRETE FOR MINIMUM 7 DAYS BY ONE OF THE FOLLOWING METHODS APPROPRIATE TO WEATHER CONDITIONS PREVENTING MOISTURE LOSS AND RAPID TEMPERATURE CHANGE:

A. BURLAP MAT: PROVIDE MINIMUM TWO LAYERS KEPT SATURATED WITH WATER DURING CURING PERIOD. OVERLAP MATS AT LEAST 6 INCHES.

B. SHEET MATERIALS:

1) WET EXPOSED CONCRETE SURFACE WITH FINE WATER SPRAY AND COVER WITH SHEET MATERIALS.

2) OVERLAP SHEETS MINIMUM 12 INCHES.

3) SECURELY ANCHOR SHEET MATERIALS PREVENTING DISPLACEMENT.

C. CURING COMPOUND:

1) PROTECT JOINTS INDICATED TO RECEIVE SEALANTS PREVENTING CONTAMINATION FROM CURING COMPOUND.

2) INSERT MOISTENED PAPER OR FIBER ROPE INTO JOINT OR COVER JOINT WITH WATERPROOF PAPER.

3) APPLY CURING COMPOUND BEFORE CONCRETE DRIES.

4) APPLY CURING COMPOUND IN TWO COATS AT RIGHT ANGLES TO EACH OTHER.

5) APPLICATION RATE: MAXIMUM 200 SQ. FT./GALLON, BOTH COATS.

6) IMMEDIATELY REAPPLY CURING COMPOUND TO SURFACES DAMAGED DURING CURING PERIOD.

36. PROTECT EXTERIOR IMPROVEMENTS FROM TRAFFIC AND CONSTRUCTION OPERATIONS. PROHIBIT TRAFFIC ON PAVING FOR MINIMUM SEVEN DAYS AFTER PLACEMENT.

- ASPHALT PAVING
1. THIS WORK SHALL COVER THE COMPOSITION, MIXING, CONSTRUCTION UPON THE PREPARED SUBGRADE, AND THE PROTECTION OF HOT ASPHALT CONCRETE PAVEMENT. THE HOT ASPHALT CONCRETE PAVEMENT SHALL CONSIST OF AN AGGREGATE OR ASPHALT BASE COURSE AND ASPHALT SURFACE COURSE CONSTRUCTED IN CONFORMITY WITH THE LINES, GRADES, THICKNESS, AND CROSS SECTIONS AS SHOWN. EACH COURSE SHALL BE CONSTRUCTED TO THE DEPTH, SECTION, OR ELEVATION REQUIRED BY THE DRAWINGS AND SHALL BE ROLLED, FINISHED, AND APPROVED BEFORE THE PLACEMENT OF THE NEXT COURSE.

2. THE CONTRACTOR'S REGISTERED PROFESSIONAL LAND SURVEYOR SHALL ESTABLISH AND CONTROL THE PAVEMENT (AGGREGATE OR ASPHALT BASE COURSE AND ASPHALT SURFACE COURSE) ALIGNMENTS, GRADES, ELEVATIONS, AND CROSS SECTIONS AS SHOWN ON THE DRAWINGS.

3. CONTRACTOR SHALL SUBMIT DATA AND TEST REPORTS AS INDICATED:

A. AGGREGATE BASE COURSE: SOURCES, GRADATION, LIQUID LIMIT, PLASTICITY INDEX, PERCENTAGE OF WEAR, AND OTHER TESTS REQUIRED BY STATE HIGHWAY DEPARTMENT.

B. ASPHALT BASE/SURFACE COURSE: AGGREGATE SOURCE, GRADATION, SOUNDNESS LOSS, PERCENTAGE OF WEAR, AND OTHER TESTS REQUIRED BY STATE HIGHWAY DEPARTMENT.

C. JOB MIX FORMULA.

4. AGGREGATE BASE, ASPHALTIC BASE, AND ASPHALT CONCRETE MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE STATE HIGHWAY MATERIAL SPECIFICATIONS, INCLUDING AMENDMENTS, ADDENDA AND ERRATA.

5. COMPLY WITH PROVISIONS OF ASPHALT INSTITUTE SPECIFICATION SS2:

A. ASPHALT CEMENT: PENETRATION GRADE 50/60

B. PRIME COAT: CUT-BACK TYPE, GRADE MC-250

C. TACK COAT: UNIFORMLY EMULSIFIED, GRADE SS-1H

6. PROVIDE A SEALER CONSISTING OF SUITABLE FIBRATED CHEMICAL TYPE ASPHALT BASE BINDERS AND FILLERS HAVING A CONTAINER CONSISTENCY SUITABLE FOR TROWELING AFTER THOROUGH STIRRING, AND CONTAINING NO CLAY OR OTHER DELETERIOUS SUBSTANCE.

7. THE ASPHALT CONCRETE PAVING EQUIPMENT, WEATHER LIMITATIONS, JOB MIX FORMULA, MIXING, CONSTRUCTION METHODS, COMPACTION, FINISHING, TOLERANCE, AND PROTECTION SHALL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE SECTIONS OF THE STATE HIGHWAY SPECIFICATIONS FOR THE TYPE OF MATERIAL SPECIFIED.

8. PROVIDE HOT PLANT-MIXED ASPHALTIC CONCRETE PAVING MATERIALS. TEMPERATURE LEAVING THE PLANT SHALL BE 290 DEGREES F MINIMUM, 320 DEGREES F MAXIMUM. TEMPERATURE AT TIME OF PLACING SHALL BE 280 DEGREES F MINIMUM.

9. SUBGRADE, BASE COURSE, BASE AND ASPHALT PAVING SHALL CONFORM TO THE REQUIREMENTS AND THICKNESS SHOWN IN THE DRAWINGS AND GEOTECHNICAL REPORT. IN THE EVENT OF CONFLICTING REQUIREMENTS, THE MORE STRINGENT REQUIREMENT SHALL BE MET.

10. SUBGRADE:

A. SHAPE TO LINE AND GRADE AND COMPACT WITH SELF-PROPELLED ROLLERS.

B. ALL DEPRESSIONS THAT DEVELOP UNDER ROLLING SHALL BE FILLED WITH ACCEPTABLE MATERIAL AND THE AREA RE-ROLLED.

C. SOFT AREAS SHALL BE REMOVED AND FILLED WITH ACCEPTABLE MATERIALS AND THE AREA RE-ROLLED.

D. SHOULD THE SUBGRADE BECOME RUTTED OR DISPLACED PRIOR TO THE PLACING OF THE SUBBASE, IT SHALL BE REWORKED TO BRING TO LINE AND GRADE.

E. PROOF-ROLL THE SUBGRADE WITH MAXIMUM 50 TON GROSS WEIGHT DUMP TRUCK. IF PUMPING, PUSHING, OR OTHER MOVEMENT IS OBSERVED, REWORK THE AREA TO PROVIDE A STABLE AND COMPACTED SUBGRADE.

11. BASE COURSES:

A. SUBBASE (WHEN REQUIRED)

1) SPREAD AND COMPACT TO THE THICKNESS SHOWN ON THE DRAWINGS.

2) ROLLING SHALL BEGIN AT THE SIDES AND CONTINUE TOWARD THE CENTER AND SHALL CONTINUE UNTIL THERE IS NO MOVEMENT AHEAD OF THE ROLLER.

3) AFTER COMPLETION OF THE SUBBASE ROLLING THERE SHALL BE NO HAULING OVER THE SUBBASE OTHER THAN THE DELIVERY OF MATERIAL FOR THE TOP COURSE.

B. BASE

1) SPREAD AND COMPACT TO THE THICKNESS SHOWN ON THE DRAWINGS.

2) ROLLING SHALL BEGIN AT THE SIDES AND CONTINUE TOWARD THE CENTER AND SHALL CONTINUE UNTIL THERE IS NO MOVEMENT AHEAD OF THE ROLLER.

3) AFTER COMPLETION OF THE BASE ROLLING THERE SHALL BE NO HAULING OVER THE BASE OTHER THAN THE DELIVERY OF MATERIAL FOR THE TOP COURSE.

C. THICKNESS TOLERANCE: PROVIDE THE COMPACTED THICKNESSES SHOWN ON THE DRAWINGS WITHIN A TOLERANCE OF MINUS 0.0 INCHES TO PLUS 0.5 INCHES.

D. SMOOTHNESS TOLERANCE: PROVIDE THE LINES AND GRADES SHOWN ON THE DRAWINGS WITHIN A TOLERANCE OF 3/16 INCH IN TEN FEET.

12. PLACEMENT OF ASPHALTIC CONCRETE PAVING:

A. REMOVE ALL LOOSE MATERIALS FROM THE COMPACTED BASE.

B. APPLY THE SPECIFIED PRIME COAT, AND TACK COAT WHERE REQUIRED, AND ALLOW TO DRY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

C. RECEIPT OF ASPHALTIC CONCRETE MATERIALS:

1) DO NOT ACCEPT MATERIAL UNLESS IT IS COVERED WITH A TARPAULIN UNTIL UNLOADED, AND UNLESS THE MATERIAL HAS A TEMPERATURE OF NOT LESS THAN 280 DEGREES F.

2) DO NOT COMMENCE PLACEMENT OF ASPHALTIC CONCRETE MATERIALS WHEN THE ATMOSPHERIC TEMPERATURE IS BELOW 50 DEGREES F, AND NOT DURING FOG, RAIN, OR OTHER UNSUITABLE CONDITIONS.

D. SPREADING:

1) SPREAD MATERIAL IN A MANNER THAT REQUIRES THE LEAST HANDLING.

2) WHERE THICKNESS OF FINISHED PAVING WILL BE 3 INCHES OR LESS, SPREAD IN ONE LAYER.

E. ROLLING:

1) AFTER THE MATERIAL HAS BEEN SPREAD TO THE PROPER DEPTH, ROLL UNTIL THE SURFACE IS HARD, SMOOTH, UNYIELDING, AND TRUE TO THE THICKNESS AND ELEVATIONS SHOWN ON THE DRAWINGS.

2) ROLL IN AT LEAST TWO DIRECTIONS UNTIL NO ROLLER MARKS ARE VISIBLE.

3) THICKNESS TOLERANCE: PROVIDE THE COMPACTED THICKNESSES SHOWN ON THE DRAWINGS WITHIN A TOLERANCE OF MINUS 0.0 INCHES TO PLUS 0.25 INCHES.

4) FINISHED PAVING SMOOTHNESS TOLERANCE:

a) NO DEPRESSIONS WHICH WILL RETAIN STANDING WATER.

b) NO DEVIATION GREATER THAN 1/8" IN SIX FEET.

13. APPLICATION OF SEAL COAT:

A. PREPARE THE SURFACES, MIX THE SEAL COAT MATERIAL, AND APPLY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

B. ACHIEVE A FINISHED SURFACE SEAL WHICH, WHEN DRY AND THOROUGHLY SET, IS SMOOTH, TOUGH, RESILIENT, OF UNIFORM BLACK COLOR, AND FREE FROM COARSE TEXTURED AREAS, LAP MARKS, RIDGES, AND OTHER SURFACE IRREGULARITIES.

C. WHEN SEALING NEW ASPHALT PAVING WAIT AN ENTIRE YEAR TO ALLOW FOR THE EXPANSION AND CONTRACTION OF A YEAR'S CYCLE OF BOTH WARM AND COOL TEMPERATURES. THIS ALLOWS FOR THE ASPHALT'S OILS TO PROPERLY CURE AND BEGIN OXIDATION BEFORE APPLYING A SEAL COAT.

D. WHEN SEAL COATING IN LESS THAN A YEAR APPLY TWO COATS, SPRAY APPLIED. THIS APPLICATION METHOD IS PREFERRED FOR LESS THAN A YEAR APPLICATION WHEN THERE IS STILL PLENTY OF ASPHALT CEMENT PRESENT FOR THE SEAL COAT TO BOND TO.

E. WHEN SEAL COATING EXISTING PAVING THAT HAS NEW ASPHALT PATCHES, APPLY TWO COATS SPRAYED TO THE EXISTING ASPHALT AND A SINGLE LIGHTER COAT ON NEW PATCH WORK, JUST ENOUGH TO MAKE THE COLOR OF THE NEW PATCHES MATCH THE REST OF THE RESEAL COATED PAVING.

F. WHEN RESEALING EXISTING PAVING 5, 10, 15 YEARS AND OLDER, THAT IS OXIDIZED AND IS VERY LIGHT IN COLOR, SQUEEGEE APPLY THE FIRST COAT OF SEAL COAT AND SPRAY ON A SECOND COAT. TWO COATS ARE REQUIRED IN OLDER PAVING WHEN THE ASPHALT CEMENT HAS OXIDIZED LEAVING THE SEAL COAT WITH NOTHING TO BOND TO OTHER THAN THE AGGREGATE THAT IN MANY CASES HAS POLISHED OVER TIME LEAVING LESS THAN A DESIRABLE SURFACE TO BOND TO.

14. PROTECT THE ASPHALTIC CONCRETE PAVED AREAS FROM TRAFFIC UNTIL THE SEALER IS SET AND CURED AND DOES NOT PICK UP UNDER FOOT OR WHEELED TRAFFIC.

PAVEMENT MARKINGS

1. SECTION INCLUDES PAINT ON PAVEMENT SURFACES, IN FORM OF TRAFFIC LANES, PARKING BAYS, AREAS RESTRICTED TO HANDICAPPED PERSONS, CROSSWALKS, AND OTHER DETAIL PAVEMENT MARKINGS.

2. PAINT SHALL COMPLY WITH MASTER PAINTERS INSTITUTE (MPI) NO. 97 – TRAFFIC MARKING PAINT, LATEX.

3. SUBMIT MANUFACTURER'S LITERATURE AND DATA WITH DESCRIPTION OF EACH PRODUCT AND APPLICATION INSTRUCTIONS.

4. INSTALLER QUALIFICATIONS INCLUDES REGULARLY INSTALLS SPECIFIED PRODUCTS AND HAS INSTALLED SPECIFIED PRODUCTS WITH SATISFACTORY SERVICE ON FIVE SIMILAR INSTALLATIONS FOR MINIMUM FIVE YEARS.

5. PRODUCT TEMPERATURE SHALL BE A MINIMUM 55 DEGREES F FOR MINIMUM 48 HOURS BEFORE INSTALLATION. SURFACE TO BE PAINTED AND AMBIENT TEMPERATURE SHALL BE A MINIMUM 50 DEGREES F AND MAXIMUM 95 DEGREES F.

6. ALLOW NEW PAVEMENT SURFACES TO CURE FOR PERIOD OF MINIMUM 14 DAYS BEFORE APPLICATION OF MARKING MATERIALS.

7. CLEAN SUBSTRATES. REMOVE CONTAMINANTS CAPABLE OF AFFECTING SUBSEQUENTLY INSTALLED PRODUCT'S PERFORMANCE. REMOVE DUST, DIRT, AND OTHER GRANULAR SURFACE DEPOSITS BY SWEEPING, BLOWING WITH COMPRESSED AIR, RINSING WITH WATER, OR COMBINATION OF THESE METHODS. COMPLETELY REMOVE RUBBER DEPOSITS, EXISTING PAINT MARKINGS, AND OTHER COATINGS ADHERING TO PAVEMENT WITH SCRAPERS, WIRE BRUSHINGS, SANDBLASTING, OR MECHANICAL ABRASION.

8. INSTALL PRODUCTS ACCORDING TO MANUFACTURER'S INSTRUCTIONS. APPLY UNIFORMLY PAINTED PAVEMENT MARKING OF REQUIRED COLORS, LENGTH, AND WIDTH WITH TRUE, SHARP EDGES AND ENDS ON PROPERLY CURED, PREPARED, AND DRIED SURFACES. COMPLY WITH DETAILS AS INDICATED ON DRAWINGS AND ESTABLISHED CONTROL POINTS.

9. APPLY PAINT AT WET FILM THICKNESS OF 0.4 MM (0.015 INCH). APPLY PAINT IN ONE COAT. COMPLY WITH PAINT MANUFACTURER'S MAXIMUM DRYING TIME REQUIREMENTS TO PREVENT UNDUE SOFTENING OF ASPHALT, AND PICK-UP, DISPLACEMENT, OR DISCOLORATION BY TIRES OF TRAFFIC.

10. APPLY INTERNATIONAL HANDICAPPED SYMBOL AT INDICATED PARKING SPACES. COLOR AS SHOWN ON DRAWINGS. APPLY PAINT FOR SYMBOL USING SUITABLE TEMPLATE THAT WILL PROVIDE PAVEMENT MARKING WITH TRUE, SHARP EDGES AND ENDS.

11. INSTALL DETAIL PAVEMENT MARKINGS OF COLORS, WIDTHS AND LENGTHS, AND DESIGN PATTERN AT LOCATIONS INDICATED ON DRAWINGS.

12. LENGTH AND WIDTH OF LINES SHALL BE PLUS OR MINUS 3 INCHES AND PLUS OR MINUS 1/8 INCH), RESPECTIVELY, IN CASE OF SKIP MARKINGS.

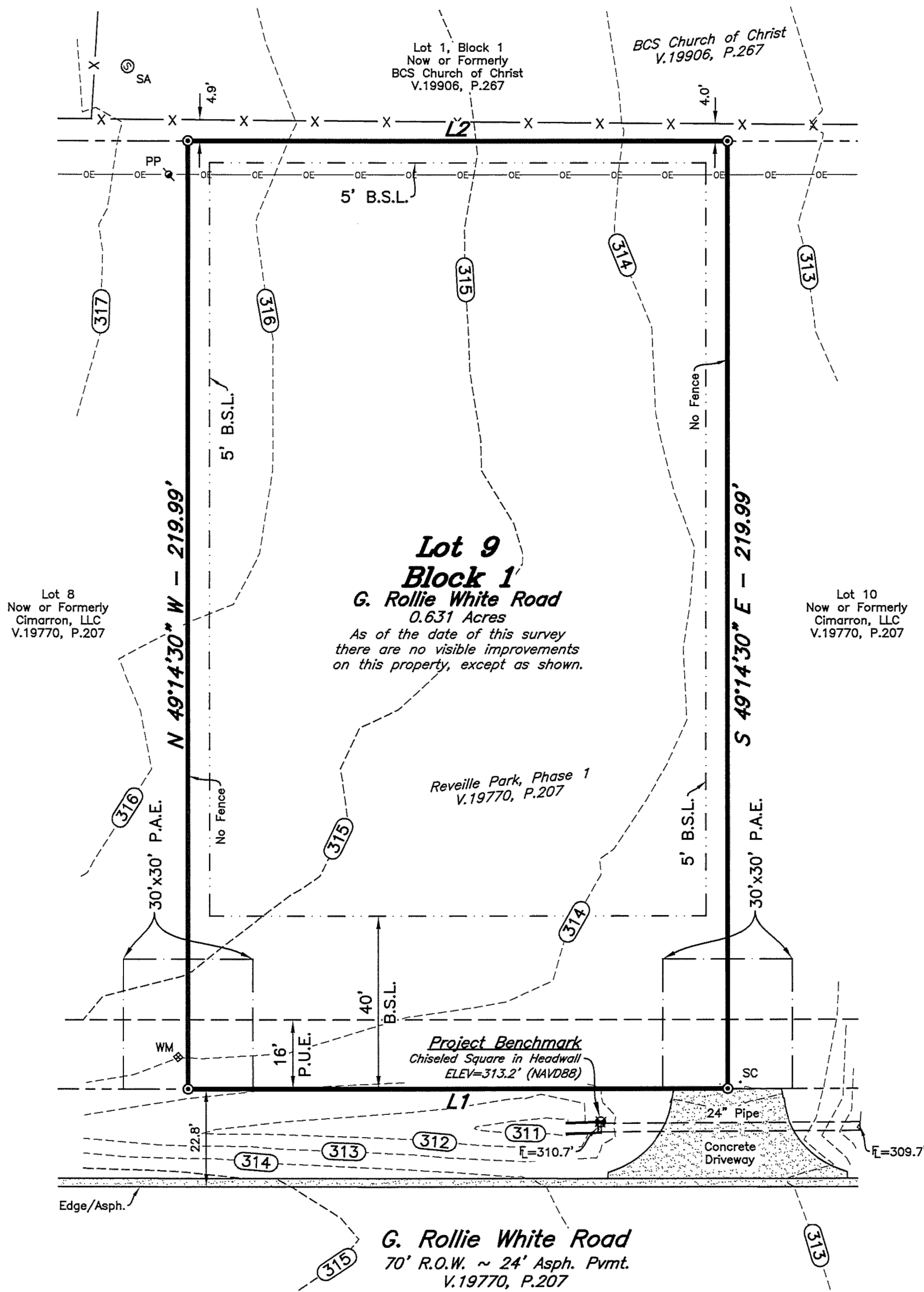
13. PROTECT PAVEMENT MARKINGS FROM TRAFFIC AND CONSTRUCTION OPERATIONS. PROTECT NEWLY PAINTED MARKINGS FROM VEHICULAR TRAFFIC UNTIL PAINT IS DRY AND TRACK FREE.

|                                                                                                                                                                                                                                                                                                                      |                  |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------|
|                                                                                                                                                                                                                                                                                                                      |                  |            |
| 0                                                                                                                                                                                                                                                                                                                    | ISSUE FOR PERMIT | 08/17/2026 |
| REV                                                                                                                                                                                                                                                                                                                  | DESCRIPTION      | DATE       |
| <div><div><div>H2B</div><div>H2B, INC.<div>Texas Firm Registration No. 8856<br/>1225 N Loop W, Suite 800<br/>HOUSTON, TX 77008<br/>713.864.2900</div></div></div><div>REVEILLE PARK PH 1, BLOCK 1, LOT 9<br/>OWNER: COONS DEVELOPMENT LLC. 713.824.1296<br/>4319 G ROLLIE WHITE ROAD<br/>BRYAN, TX 77845</div></div> |                  |            |
| PAVING NOTES                                                                                                                                                                                                                                                                                                         |                  |            |
| <div><div><div><div>STATE OF TEXAS</div><div>TRAVIS E. JAMES</div><div>124735</div><div>LICENSED PROFESSIONAL ENGINEER</div></div><div><div>8/17/26</div></div></div></div>                                                                                                                                          |                  |            |
| DESIGNED BY: TEJ<br>DRAWN BY: CDIB<br>SCALE: 1:20<br>SHEET No. 3 OF 26 SHEETS                                                                                                                                                                                                                                        |                  | C0.02      |



PLOTTED ON: 08/18/2026 9:22am FILE: L:\2026\26-026 - Reveille Park Lot 9\DWG\SHEET\TOPOGRAPHIC SURVEY.dwg

McCLURE & BROWNE ENGINEERING/SURVEYING, INC • 1008 Woodcreek Drive, Suite 103 • College Station, Texas 77845 • (979) 693-3838  
Lot 09 Blk 01  
Note: Building Setback Lines  
per Restrictions. (19870/1)  
Texas Firm Registration No. 10103300



| LINE TABLE |              |          |
|------------|--------------|----------|
| LINE       | BEARING      | DISTANCE |
| L1         | S 40°45'30\" | 125.00'  |
| L2         | N 40°45'30\" | 125.00'  |

| LEGEND |                          |
|--------|--------------------------|
| ⊙      | 1/2\"                    |
| B.S.L. | Building Setback Line    |
| P.A.E. | Public Access Easement   |
| P.U.E. | Public Utility Easement  |
| CM     | Controlling Monument     |
| PP     | Power Pole               |
| SA     | Sanitary Sewer Manhole   |
| SC     | Sewer Cleanout           |
| WM     | Water Meter              |
| -X-    | Wire Fence               |
| -OE-   | Overhead Electrical Line |

## Topographic Survey

### GENERAL SURVEYOR NOTES:

- ORIGIN OF BEARING SYSTEM: The bearing system and actual measured distance to the monuments are consistent with the plat recorded in Volume 19770, Page 207, Official Public Records of Brazos County, Texas.
- ORIGIN OF ELEVATIONS/PROJECT BENCHMARK: Elevations shown hereon are NAVD88 per GPS observations.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, Map Revised April 2, 2014, this property is not located in a Special Flood Hazard Area.
- This survey is valid only if the print has original seal and signature of Surveyor.
- Subsurface and environmental conditions were not examined or considered as a part of this survey.
- The locations of underground utilities as shown hereon are based on above-ground structures and utility markers. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to located buried utilities/structures.
- Property Owner: COONS DEVELOPMENT, LLC
- This survey does not constitute a title search by Surveyor.

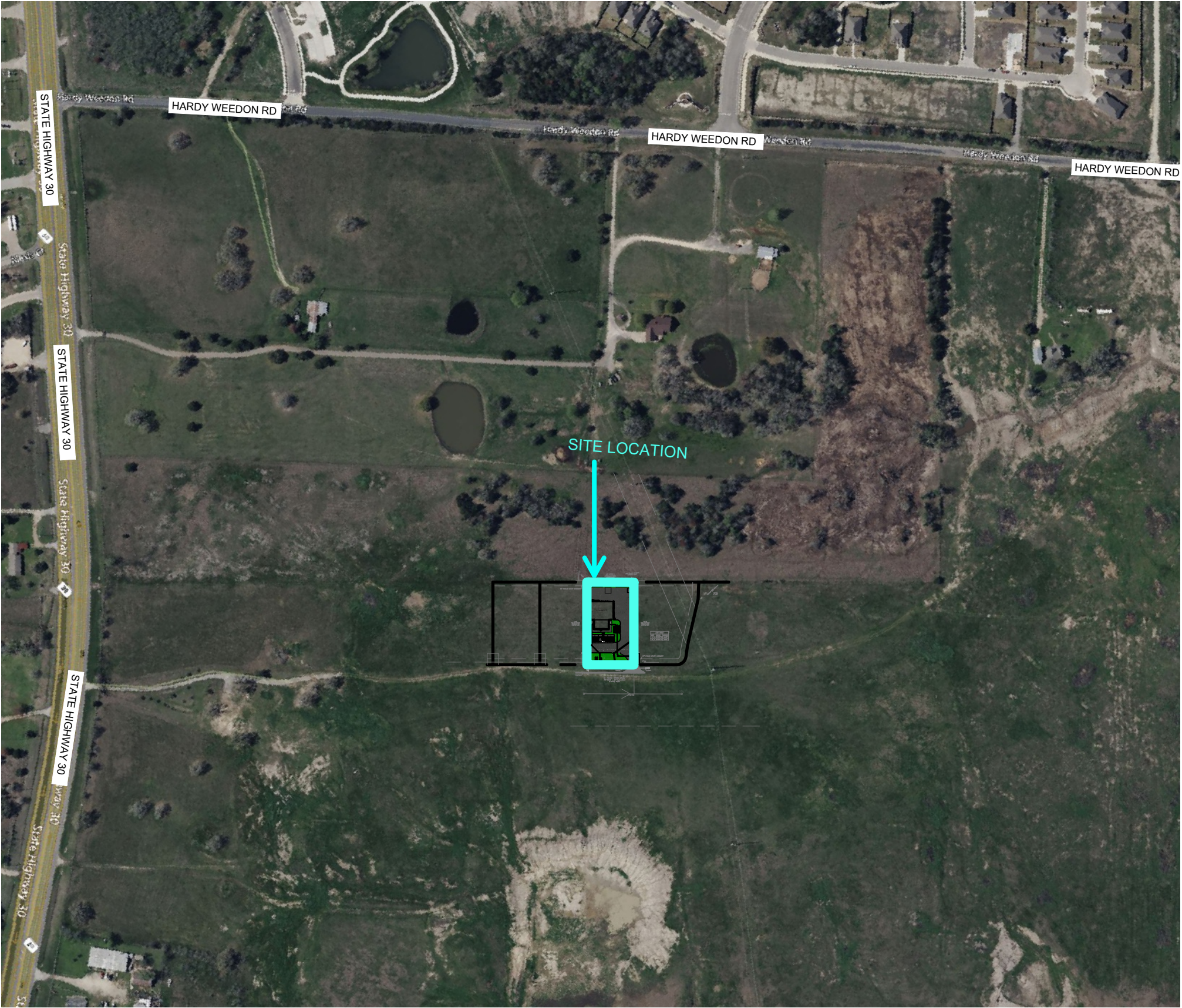
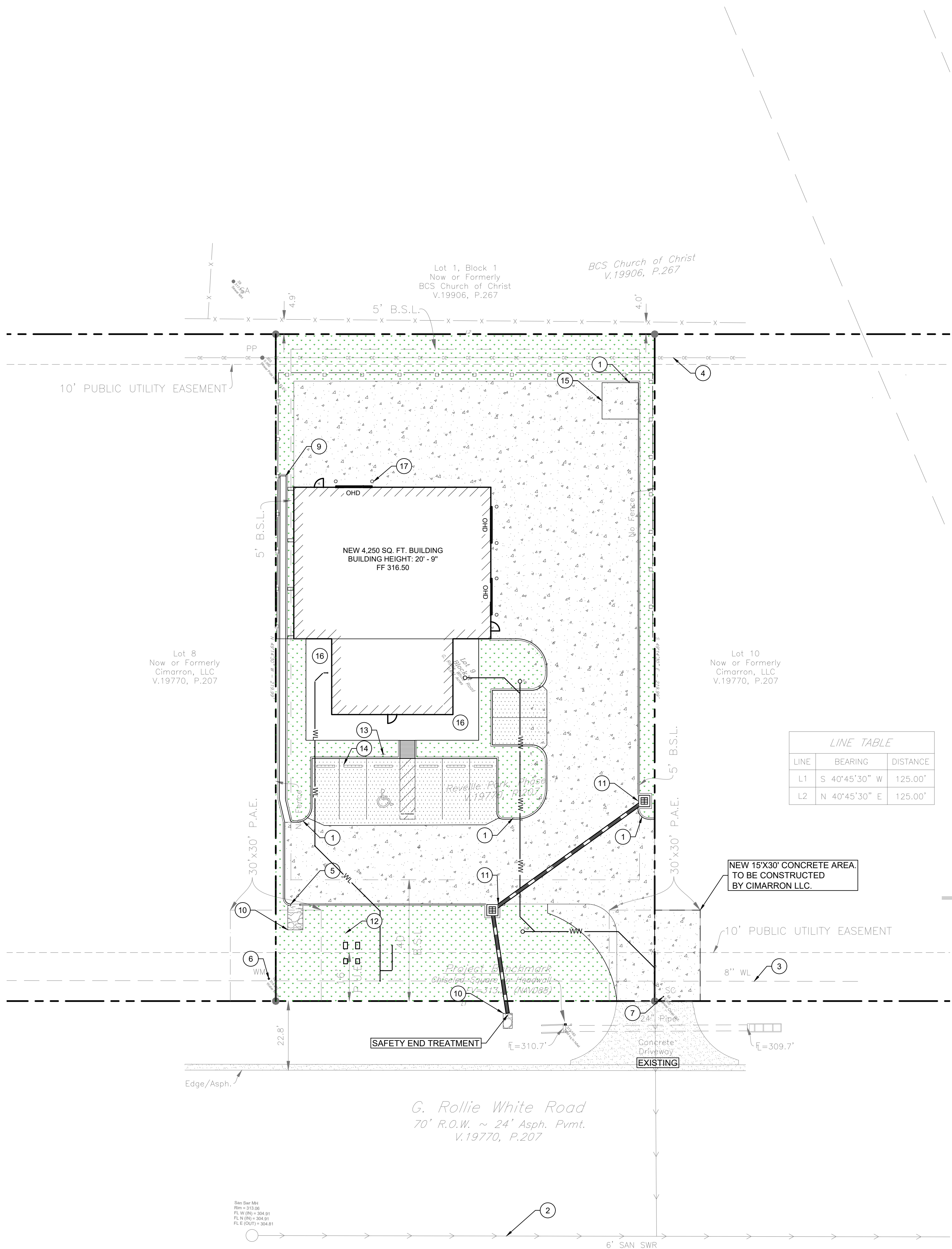
I, Cody Karisch, Registered Professional Land Surveyor No. 7004, State of Texas, hereby certify that this survey was made on the ground, and that this survey correctly represents the facts found at the time of survey and that this professional service conforms to the current Texas Society of Professional Surveyors Standards and Specifications for a Category 6, Condition 1 Survey.

*Cody Karisch*  
Cody Karisch R.P.L.S. #7004



|                                                                                                                                                                                                                                                                                                                                     |                  |            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------|
|                                                                                                                                                                                                                                                                                                                                     |                  |            |
| 0                                                                                                                                                                                                                                                                                                                                   | ISSUE FOR PERMIT | 08/17/2026 |
| REV                                                                                                                                                                                                                                                                                                                                 | DESCRIPTION      | DATE       |
| <div><div>H2B</div><div>H2B, INC.<br/>Texas Firm Registration No. 8856<br/>1225 N Loop W, Suite 800<br/>HOUSTON, TX 77008<br/>713.864.2900</div></div> <div>REVEILLE PARK PH 1, BLOCK 1, LOT 9<br/>OWNER: COONS DEVELOPMENT LLC - 713.824.1296<br/>4319 G ROLLIE WHITE ROAD<br/>BRYAN, TX 77845</div> <div>TOPOGRAPHIC SURVEY</div> |                  |            |
| DESIGNED BY: TEJ                                                                                                                                                                                                                                                                                                                    | C0.03            |            |
| DRAWN BY: CDIB                                                                                                                                                                                                                                                                                                                      |                  |            |
| SCALE: 1:20<br>SHEET No. 4 OF 20 SHEETS                                                                                                                                                                                                                                                                                             |                  |            |





**PARKING CALCULATIONS:**

PER CITY OF BRYAN ORDINANCES, ARTICLE 6, DIVISION 2:

MINIMUM SPACES FOR OFFICE = 1/300 SF  
MINIMUM SPACES FOR WAREHOUSE = 1/900 SF  
ADA SPACES = 1/25 TOTAL PARKING SPACES PROVIDED

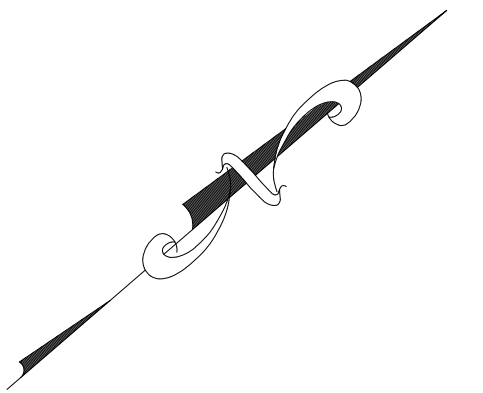
BUILDING AREA = 4250 SF (ONE STORY)

MIN SPACES REQUIRED OFFICE = 1000/300 = 3.33 = 4 SPACES  
MIN SPACES REQUIRED WAREHOUSE = 3250/900 = 3.61 = 4 SPACES  
MIN ADA SPACES REQUIRED = 1/25 = 1 OF THE 8 SPACES

PARKING PROVIDED = 8

**NOTES:**

- UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR SHALL VERIFY THE EXACT LOCATIONS IN THE FIELD PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR SHALL NOTIFY LOCAL UTILITY LOCATING SERVICES AT LEAST 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES RELATED TO EXISTING UTILITIES. IF EXISTING UTILITIES ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS, CONTRACTOR TO PROVIDE PRICING FOR UTILITY RELOCATION AND ALTERNATIVES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING WATER, WASTEWATER, STORMWATER LINES, TRAFFIC CONTROL DEVICES, OR ANY OTHER EXISTING UTILITIES OR IMPROVEMENTS. DAMAGES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- 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.
- CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ROOT SYSTEMS OF SHRUBS, PLANTS, AND TREES ALONG THE AREA OF EXCAVATION.
- CONTRACTOR SHALL COMPLY WITH THE LATEST EDITION OF OSHA REGULATIONS AND STATE LAWS CONCERNING EXCAVATION.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED
- PROPOSED FIRE LANE STRIPING TO BE ALONG FACE OF CURB WHERE ADJACENT TO CURB. PROPOSED FIRE LANE STRIPING TO BE LOCATED AT END OF PARKING STALL WHERE ADJACENT TO PARKING STALLS.
- "FIRE LANES" DESIGNATED AS SET OUT ABOVE SHALL ALSO BE CONSPICUOUSLY MARKED WITH A RED PAINTED LINE AT LEAST SIX (6) INCHES WIDE AROUND THE PERIMETER THEREOF. THE FIRE LANE STRIPING SHALL ALSO INCLUDE PAINTED WHITE LETTERS WITH THE WORDS "FIRE LANE NO PARKING" EVERY 25 FEET ALONG THE STRIPING. THE LETTERS SHALL BE AT LEAST FOUR (4) INCHES HIGH PAINTED ON THE SURFACE OF THE RED FIRE LANE STRIPING. IN THE EVENT AREAS ARE DESIGNATED AS "FIRE LANES" THE SURFACE OF WHICH IS NOT AMENABLE TO PAINT, THEN THE AREA WILL BE CONSPICUOUSLY DESIGNATED BY SIGNS NOT LESS THAN FOUR (4) FEET TALL AND SPACED NO MORE THAN 50 FEET APART.
- ALL SIGNAGE TO BE PERMITTED SEPERATELY IN ACCORDANCE WITH THE SIGN ORDINANCE
- SUBJECT PROPERTY ZONED COMMERCIAL DISTRICT (C-3).
- ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.



0 20' 40'  
SCALE: 1" = 20'

**BENCHMARK:**

CHISELED SQUARE IN HEADWALL; ELEV = 313.2' (NAVD88)

**LEGEND:**

|           |                           |
|-----------|---------------------------|
| ---       | PROPERTY LINE             |
| -o-o-o-   | NEW FENCE AND GATE        |
| ---WW---  | NEW SANITARY SEWER SYSTEM |
| ---WL---  | NEW WATER LINE            |
| [Pattern] | NEW 6" CONCRETE PAVEMENT  |
| [Pattern] | NEW 5" CONCRETE PAVEMENT  |
| [Pattern] | UNDISTURBED VEGETATION    |
| [Pattern] | RIPRAP                    |

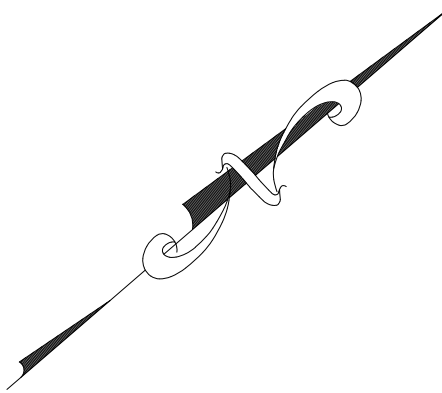
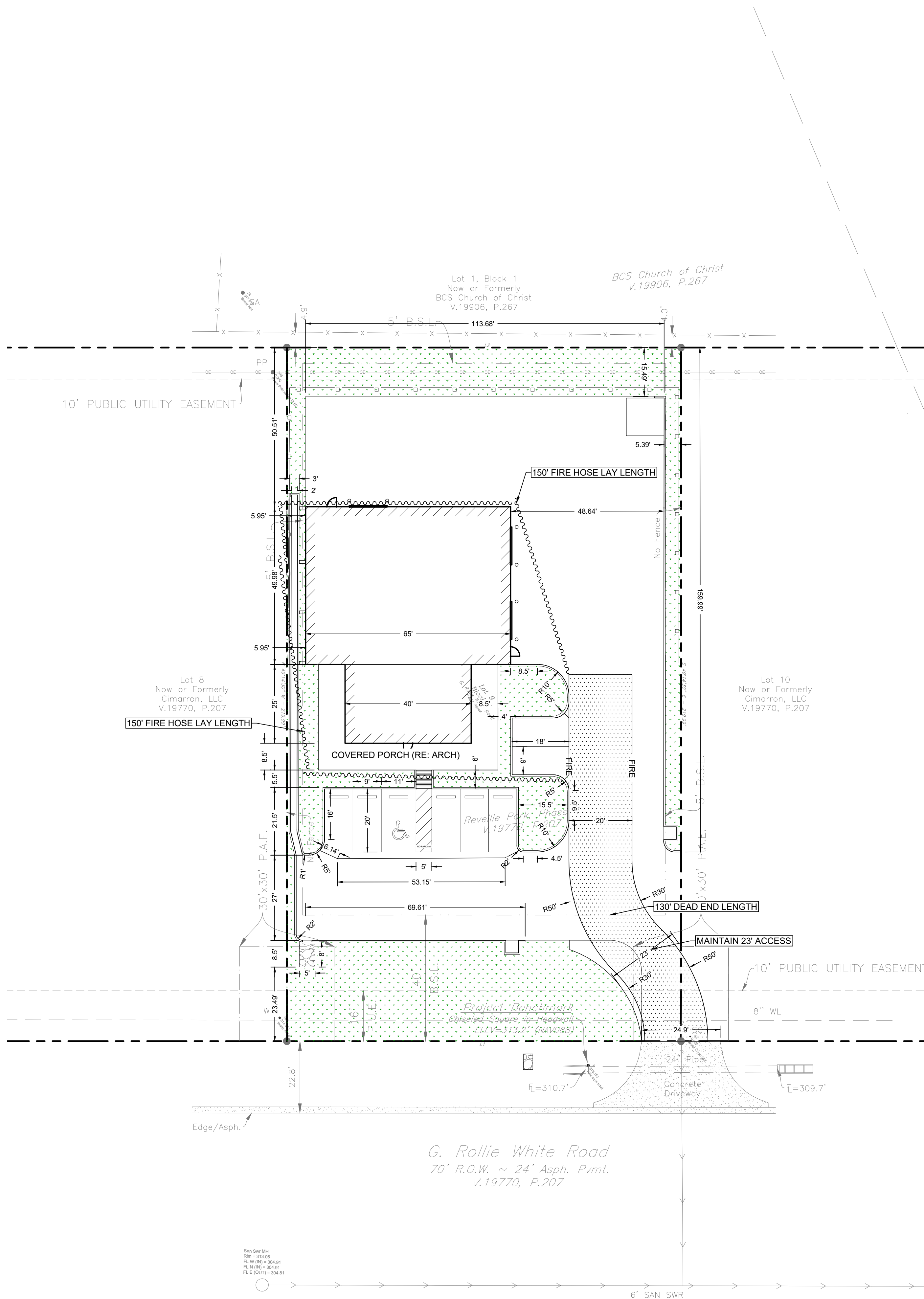
**KEYED NOTES:**

- |                                                                |                                 |
|----------------------------------------------------------------|---------------------------------|
| ① 6" CONC CURB                                                 | ⑪ STORM SEWER SYSTEM            |
| ② SAN SWR LINE                                                 | ⑫ WATER LINE                    |
| ③ WTR LINE SYSTEM                                              | ⑬ ADA SIGN                      |
| ④ EXISTING OH ELEC LINE                                        | ⑭ WHEELSTOP                     |
| ⑤ CURB CUT FOR DRAINAGE                                        | ⑮ DUMPSTER ENCLOSURE            |
| ⑥ EXISTING WATER METER                                         | ⑯ COVERED PORCH (RE: ARCH)      |
| ⑦ EXISTING SEWER CLEAN OUT                                     | ⑰ BOLLARD AT OVERHEAD DOOR, TYP |
| ⑧ VEHICLE GATE WITH KNOX BOX                                   |                                 |
| ⑨ 2' RECTANGULAR CONCRETE SWALE<br>SEE DETAIL No. 4, SHT C5.02 |                                 |
| ⑩ RIPRAP                                                       |                                 |

|                                                                                                                                 |                  |            |
|---------------------------------------------------------------------------------------------------------------------------------|------------------|------------|
| 0                                                                                                                               | ISSUE FOR PERMIT | 08/17/2026 |
| REV                                                                                                                             | DESCRIPTION      | DATE       |
| <b>H2B, INC.</b><br>Texas Firm Registration No. 8856<br>1225 N Loop W, Suite 800<br>HOUSTON, TX 77008<br>713.864.2900           |                  |            |
| REVELLE PARK PH 1, BLOCK 1, LOT 9<br>OWNER: COONS DEVELOPMENT LLC - 713.824.1296<br>4319 G ROLLIE WHITE ROAD<br>BRYAN, TX 77845 |                  |            |
| <b>OVERALL SITE PLAN</b>                                                                                                        |                  |            |
|                                                                                                                                 |                  |            |
| DESIGNED BY: TEJ                                                                                                                | C1.00            |            |
| DRAWN BY: CDIB                                                                                                                  |                  |            |
| SCALE: 1:20                                                                                                                     |                  |            |
| SHEET No. 5 OF 20 SHEETS                                                                                                        |                  |            |



PLOTTED ON: 08/18/2026 9:27am FILE: L:\2026\26-026 - Reville Park Lot 9\DWG\SHEET\SDetailed SITE PLAN.dwg



0 20' 40'  
SCALE: 1" = 20'

**BENCHMARK:**  
ELEVATIONS SHOWN HEREON ARE NAVD88 PER GPS OBSERVATIONS.

**LEGEND:**

- NEW 20' WIDE FIRE LANE
- PROPERTY LINE
- FIRE LANE STRIPING
- FIRE HOSE LAY LENGTH

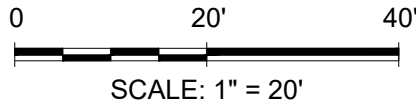
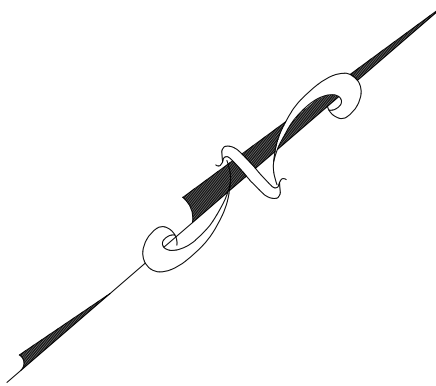
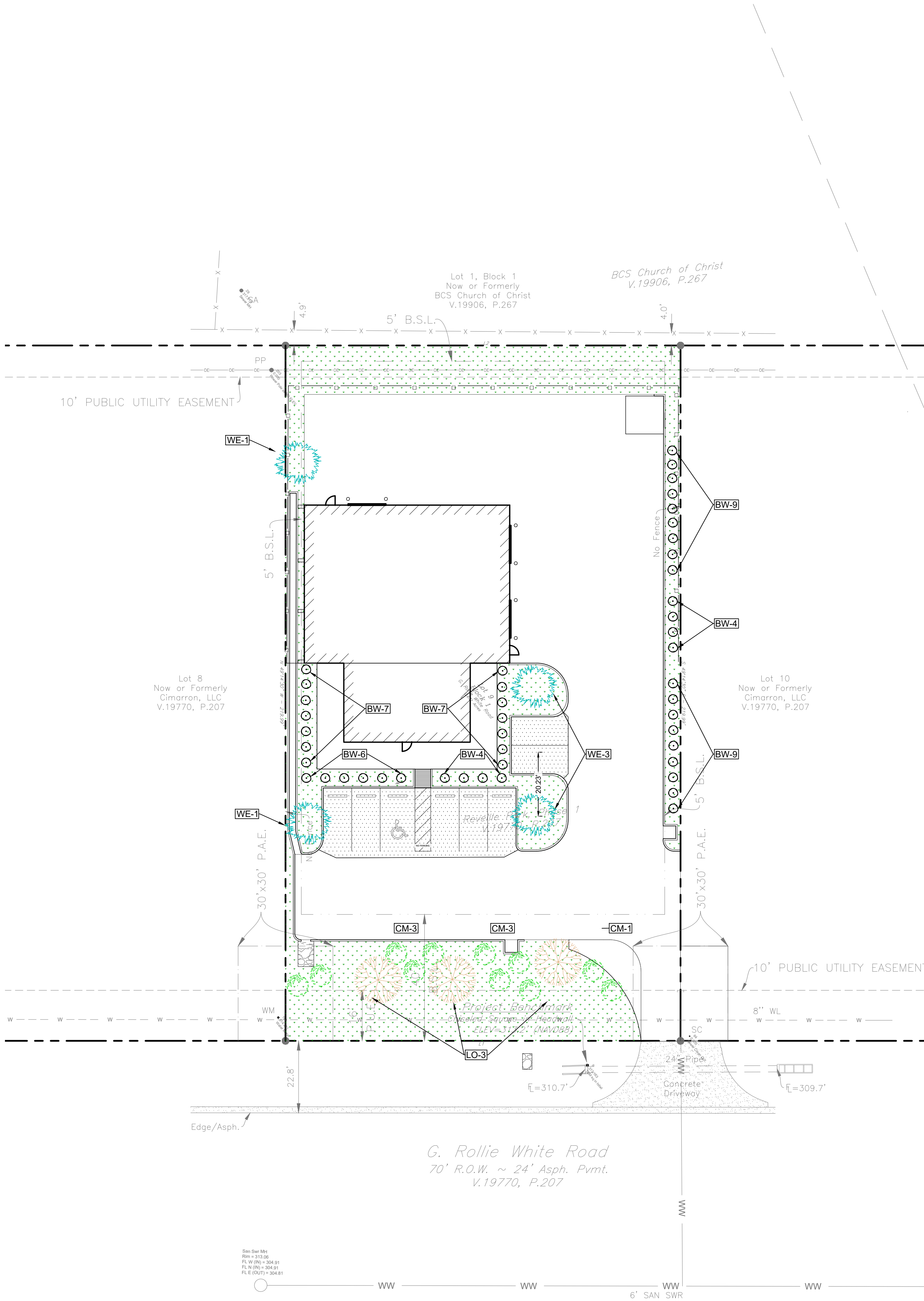
**NOTES:**

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- TYPICAL PARKING STALL SHALL BE 20 FEET LONG AND 9 FEET WIDE, UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
- MAX BUILDING HEIGHT IS 20' - 9". REF ARCH ELEVATIONS.

|                                                                                                                                 |  |       |
|---------------------------------------------------------------------------------------------------------------------------------|--|-------|
|                                                                                                                                 |  |       |
| H2B, INC.<br>Texas Firm Registration No. 8856<br>1225 N Loop W, Suite 800<br>HOUSTON, TX 77008<br>713.864.2900                  |  |       |
| REVILLE PARK PH 1, BLOCK 1, LOT 9<br>OWNER: COONS DEVELOPMENT LLC - 713.824.1296<br>4319 G ROLLIE WHITE ROAD<br>BRYAN, TX 77845 |  |       |
| <b>SITE DIMENSION &amp; FIRE LANE PLAN</b>                                                                                      |  |       |
|                                                                                                                                 |  |       |
| DESIGNED BY: TEJ<br>DRAWN BY: CDIB<br>SCALE: 1:20<br>SHEET No. 6 OF 20 SHEETS                                                   |  | C1.01 |



PLOTTED ON: 08/18/2026 9:22am FILE: L:\2026\26-026 - Reveille Park Lot 9\DWG\SHEET\LANDSCAPING PLAN.dwg



**BENCHMARK:**  
 ELEVATIONS SHOWN HEREON ARE NAVD88 PER GPS OBSERVATIONS.

| LEGEND: |                                                   |
|---------|---------------------------------------------------|
|         | PROPOSED WINGED ELM<br>1.5" MIN CALIPER           |
|         | PROPOSED LIVE OAK<br>1.5" MIN CALIPER             |
|         | PROPOSED CRAPE MYRTLE<br>1.5" MIN CALIPER         |
|         | PROPOSED BOXWOOD SHRUB<br>24" IN TALL AT PLANTING |

**NOTES:**  
 1. ALL REQUIRED LANDSCAPING SHALL BE IRRIGATED BY EITHER AN UNDERGROUND SPRINKLER SYSTEM, OR HOSE ATTACHMENT WITHIN 150 FEET OF ALL LANDSCAPING

| SYMBOL                        | SIZE                | OFFICIAL NAME                  | #  | SF VALUE | TOTAL |
|-------------------------------|---------------------|--------------------------------|----|----------|-------|
|                               | 1.5" - 3.0" CALIPER | WINGED ELM<br>ULMAS ALATA      | 4  | 200      | 800   |
|                               | 1.5" - 3.0" CALIPER | LIVE OAK<br>QUERCUS MACROCARPA | 3  | 200      | 600   |
|                               | 1.5" - 3.0" CALIPER | CRAPEMYRTLE<br>LAGERSTROEMIA   | 11 | 100      | 1100  |
|                               | 2 - 5 GALLON        | BOXWOOD SHRUB<br>BUXUS         | 46 | 10       | 460   |
| TOTAL AREA PROVIDED: 2,960 SF |                     |                                |    |          |       |

|                                                                |  |
|----------------------------------------------------------------|--|
| <b>LANDSCAPE CALCULATIONS:</b>                                 |  |
| 15% OF DEVELOPED AREA REQUIRED FOR LANDSCAPING                 |  |
| - 19,670 SQFT X 15% = 2,951 SQFT                               |  |
| 50% OF LANDSCAPING FOOTAGE REQUIRED FOR TREES                  |  |
| - 2,951 SQFT X 50% = 1,476 SQFT                                |  |
| 50% OF TREES MUST BE CANOPY TREES                              |  |
| - 1,476 SQFT X 50% = 738 SQFT                                  |  |
| <b>OVERALL LANDSCAPING SQUARE FOOTAGE REQUIRED: 2,951 SQFT</b> |  |
| <b>CANOPY TREES - 200 SQFT EACH</b>                            |  |
| 4 WINGED ELM TREES                                             |  |
| - 4 X 200 SQFT = <b>800 SQFT</b>                               |  |
| 3 LIVE OAK TREES                                               |  |
| - 3 X 200 SQFT = <b>600 SQFT</b>                               |  |
| <b>CANOPY TREES TOTAL: 1,400 &gt; 738 SQFT REQUIRED</b>        |  |
| <b>NON-CANOPY TREES - 100 SQFT EACH</b>                        |  |
| 11 CRAPEMYRTLE TREES                                           |  |
| - 11 X 100 SQFT = <b>1100 SQFT</b>                             |  |
| <b>TREES TOTAL: 2,500 &gt; 1,476 SQFT REQUIRED</b>             |  |
| <b>SHRUBS - 10 SQFT EACH</b>                                   |  |
| 46 BOXWOOD SHRUBS                                              |  |
| - 46 X 10 SQFT = <b>460 SQFT</b>                               |  |
| <b>TOTAL LANDSCAPING SQFT PROPOSED</b>                         |  |
| <b>800 + 600 + 1100 + 460 = 2,960 SQFT &gt; 2,951 REQUIRED</b> |  |

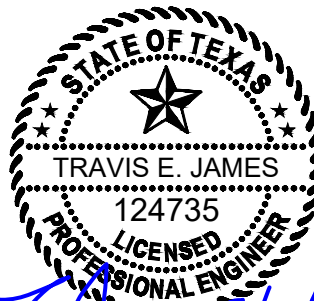
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| 0   | ISSUE FOR PERMIT | 08/17/2026 |
| REV | DESCRIPTION      | DATE       |



**H2B, INC.**  
 Texas Firm Registration No. 8856  
 1225 N Loop W, Suite 800  
 HOUSTON, TX 77008  
 713.864.2900

REVEILLE PARK PH 1, BLOCK 1, LOT 9  
 OWNER: COONS DEVELOPEMENT LLC - 713.824.1296  
 4319 G ROLLIE WHITE ROAD  
 BRYAN, TX 77845

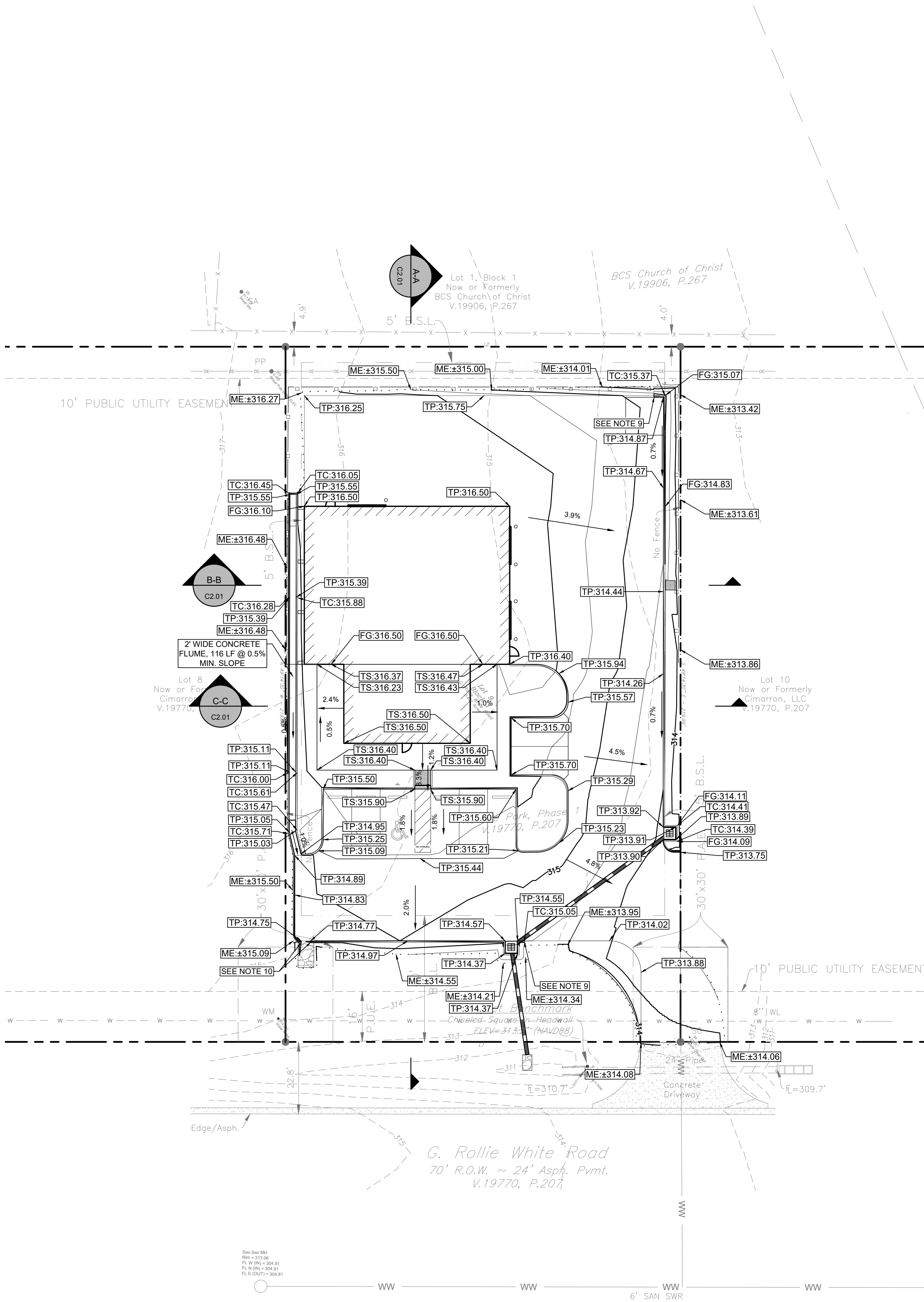
**LANDSCAPING PLAN**

  
*Travis E. James* 8/17/26

|                                                                               |              |
|-------------------------------------------------------------------------------|--------------|
| DESIGNED BY: TEJ<br>DRAWN BY: CDIB<br>SCALE: 1:20<br>SHEET No. 7 OF 20 SHEETS | <b>C1.02</b> |
|-------------------------------------------------------------------------------|--------------|



PLOTTED ON: 08/18/2026 9:27am FILE: L:\2026\26-026 - Reville Park Lot 9\DWG\SHEET\SGRADING PLAN.dwg



BENCHMARK:  
 ELEVATIONS SHOWN HEREON ARE NAVD88 PER GPS OBSERVATIONS.

| LEGEND: |                               |
|---------|-------------------------------|
|         | PROPERTY LINE                 |
|         | NEW STORM SEWER SYSTEM        |
|         | NEW SAN. SEWER SYSTEM         |
|         | NEW SWALE/DITCH               |
|         | NEW CONTOUR MAJOR (1.0')      |
|         | NEW CONTOUR MINOR (0.5')      |
|         | LIMITS OF EARTHWORK           |
|         | EXISTING CONTOUR MAJOR (1.0') |
| TP      | TOP OF PAVEMENT               |
| TS      | TOP OF SIDEWALK               |
| FG      | FINISHED GRADE                |
| ME±     | MATCH EXISTING (±)            |
| TC      | TOP OF CURB                   |
| TG      | TOP OF GRATE                  |
| FFE     | FINISHED FLOOR ELEVATION      |

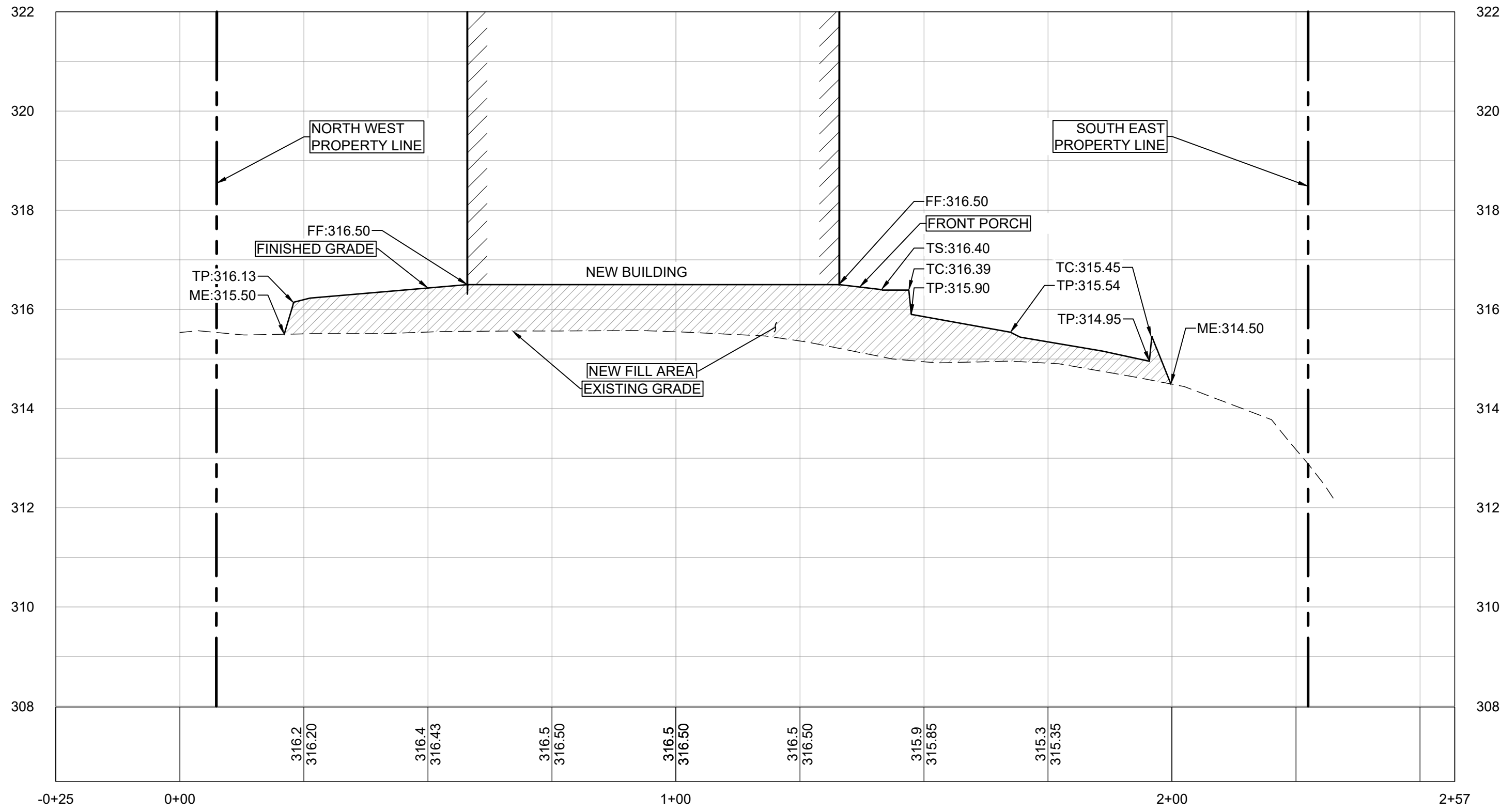
NOTES:

- IN AREAS WHERE THE PROJECT DESIGN INCORPORATE(S) FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (E.G. PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT THE ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE-DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES. WHERE APPLICABLE, THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTING SITE DRAINAGE OR TEMPORARY PIPING.
- ALL DISTURBED (NON-PAVED) AREAS SHALL BE REVEGETATED WITH SOD, HYDROMULCH, OR HYDROSEED.
- PROVIDE 2% MAX SLOPE AT EACH ADA ACCESSIBLE PARKING SPACE, AND ACCESS AISLE.
- PROVIDE 2% MAX SLOPE AT EACH PEDESTRIAN DOOR.
- ADA ACCESSIBLE RAMPS SHALL NOT EXCEED 8.33% GRADE AND SHALL HAVE 5' LEVEL LANDINGS AT TOP AND BOTTOM OF RAMP. RAMPS THAT HAVE CHANGE IN HEIGHT GREATER THAN 6" SHALL HAVE HANDRAILS IN ACCORDANCE WITH GOVERNING ACCESSIBILITY STANDARDS. SIDEWALK RUNNING SLOPES SHALL NOT EXCEED 5% AND CROSS-SLOPE SHALL NOT EXCEED 2%.
- CONCRETE SLOPE SHALL BE NO LESS THAN 0.50% EXCEPT CONCRETE GUTTERS AND VALLEYS SHALL BE NO LESS THAN 0.35%.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
- ALL NEW CURBS ARE 6 INCHES UNLESS OTHERWISE NOTED.
- END/BEGIN CURB, TAPER AT END PER DETAIL 6, SHEET C5.00.
- CURB CUT/OPENING, SEE DETAIL 6, SHEET C5.00.

| 0                                                                                                                                                                                                       | ISSUE FOR PERMIT | 08/17/2026 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------|
| REV                                                                                                                                                                                                     | DESCRIPTION      | DATE       |
| <div> <div> <b>H2B, INC.</b><br/>           Texas Firm Registration No. 8856<br/>           1225 N Loop W, Suite 800<br/>           HOUSTON, TX 77008<br/>           713.864.2900         </div> </div> |                  |            |
| REVELLE PARK PH 1, BLOCK 1, LOT 9<br>OWNER: COONS DEVELOPMENT LLC - 713.824.1296<br>4319 G ROLLIE WHITE ROAD<br>BRYAN, TX 77845                                                                         |                  |            |
| GRADING PLAN                                                                                                                                                                                            |                  |            |
| <div> </div>                                                                                                                                                                                            |                  |            |
| DESIGNED BY: TEJ                                                                                                                                                                                        | C2.00            |            |
| DRAWN BY: CDIB                                                                                                                                                                                          |                  |            |
| SCALE: 1:20                                                                                                                                                                                             |                  |            |
| SHEET No. 8 OF 20 SHEETS                                                                                                                                                                                |                  |            |



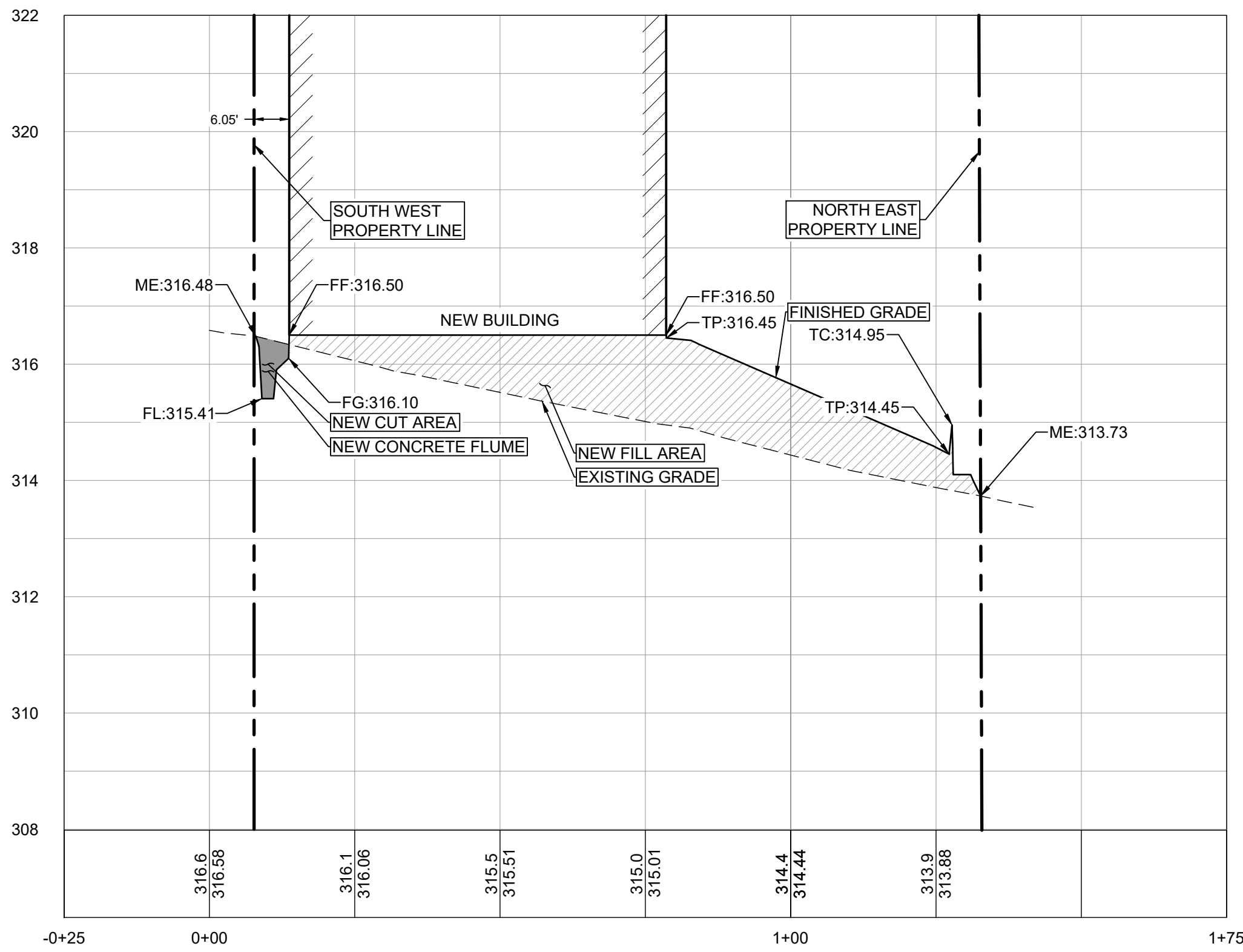
PLOTTED ON: 08/18/2026 9:28am FILE: L:\2026\26-026 - Reveille Park Lot 9\DWG\SHEET\SITE SECTIONS.dwg



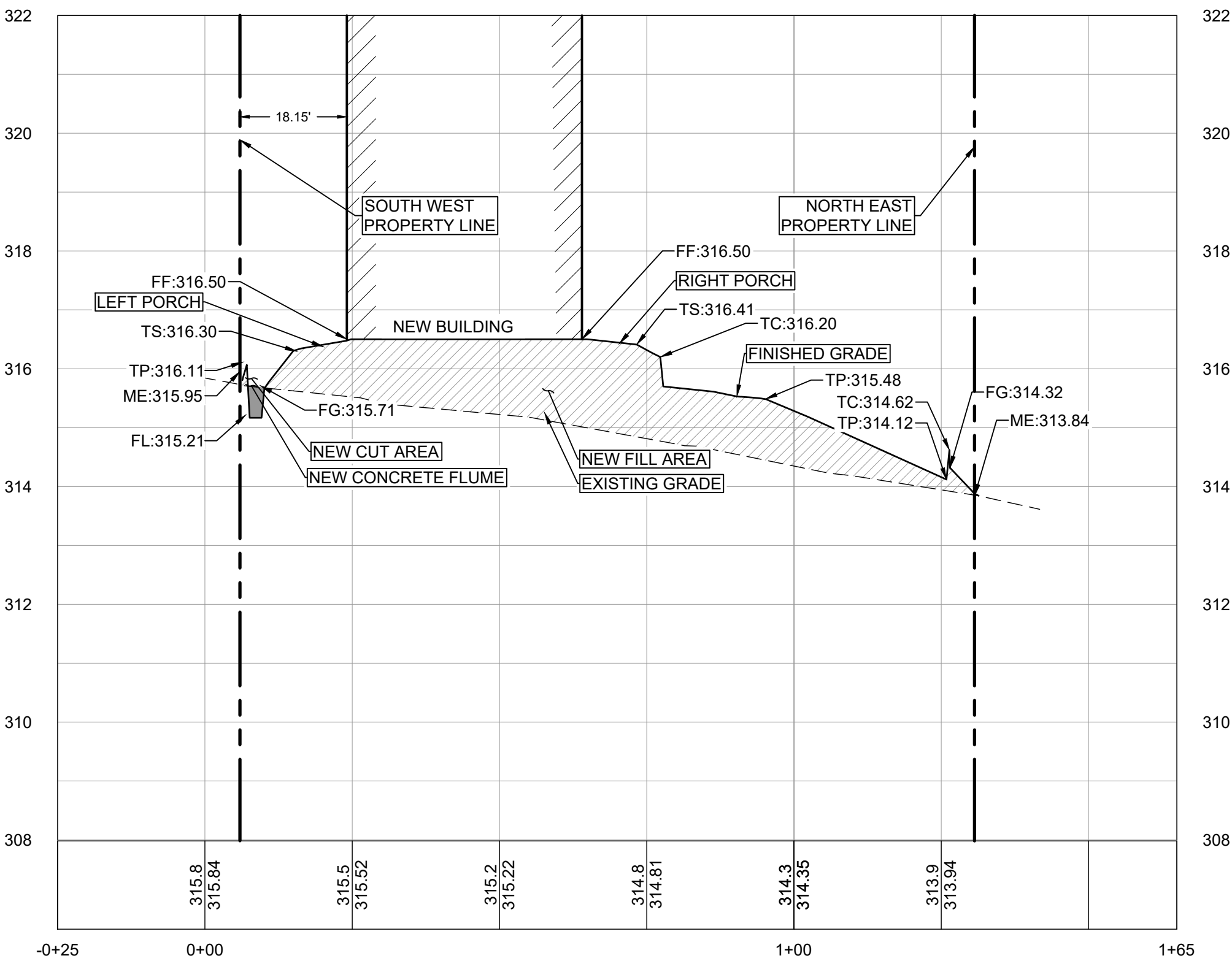
SECTION A-A  
H: 1"=20' V: 1"=10'

**BENCHMARK:**  
ELEVATIONS SHOWN HEREON ARE NAVD88 PER GPS OBSERVATIONS.

| LEGEND: |                          |
|---------|--------------------------|
|         | PROPERTY LINE            |
|         | EXISTING GRADE           |
|         | FINISHED GRADE           |
| TP      | TOP OF PAVEMENT          |
| TS      | TOP OF SIDEWALK          |
| FG      | FINISHED GRADE           |
| ME±     | MATCH EXISTING (±)       |
| TC      | TOP OF CURB              |
| FF      | FINISHED FLOOR ELEVATION |



SECTION B-B  
H: 1"=20' V: 1"=10'



SECTION C-C  
H: 1"=20' V: 1"=10'

|                                                                                                                                  |                  |              |
|----------------------------------------------------------------------------------------------------------------------------------|------------------|--------------|
|                                                                                                                                  |                  |              |
| 0                                                                                                                                | ISSUE FOR PERMIT | 08/17/2026   |
| REV                                                                                                                              | DESCRIPTION      | DATE         |
| <b>H2B, INC.</b><br>Texas Firm Registration No. 8856<br>1225 N Loop W, Suite 800<br>HOUSTON, TX 77008<br>713.864.2900            |                  |              |
| REVEILLE PARK PH 1, BLOCK 1, LOT 9<br>OWNER: COONS DEVELOPMENT LLC - 713.824.1296<br>4319 G ROLLIE WHITE ROAD<br>BRYAN, TX 77845 |                  |              |
| <b>SITE SECTIONS</b>                                                                                                             |                  |              |
| <br><i>Travis E. James</i> 8/17/26                                                                                               |                  |              |
| DESIGNED BY: TEJ<br>DRAWN BY: CDIB<br>SCALE: 1:20<br>SHEET No. 9 OF 20 SHEETS                                                    |                  | <b>C2.01</b> |



STORM SEWER CALCULATIONS

City/County: Bryan/College Station

Project: Reveille Park Lot 9

Job #: 26-009

By: Colin DeWitt

Checked By: Travis James

Date: 8/17/2026

Date: 8/17/2026

Design Storm= 100-YEAR

| FROM<br>M.H. | TO<br>M.H. | SUB<br>AREA<br>(AC) | SUB<br>RUNOFF<br>COEFF.<br>C | TOTAL<br>AREA<br>(AC) | SUM<br>OF<br>C A | T <sub>c</sub><br>(MIN) | INTENSITY<br>I<br>(IN/HR) | SUM OF<br>FLOW<br>(CFS) | REACH<br>(FT) | MANNING<br>n | LINE         |              | DESIGN     |            | FALL<br>(FT) | FLOWLINE      |                 | TOP OF GRATE  |                 | ACTUAL<br>V<br>(FPS) | SLOPE<br>OF<br>H.G.L.<br>(%) | H<br>(FT) | UPST<br>H.G.L.<br>(FT) | DNST<br>H.G.L.<br>(FT) |
|--------------|------------|---------------------|------------------------------|-----------------------|------------------|-------------------------|---------------------------|-------------------------|---------------|--------------|--------------|--------------|------------|------------|--------------|---------------|-----------------|---------------|-----------------|----------------------|------------------------------|-----------|------------------------|------------------------|
|              |            |                     |                              |                       |                  |                         |                           |                         |               |              | SIZE<br>(IN) | SLOPE<br>(%) | Q<br>(CFS) | V<br>(FPS) |              | UP-<br>STREAM | DOWN-<br>STREAM | UP-<br>STREAM | DOWN-<br>STREAM |                      |                              |           |                        |                        |
| A1           | OS2        | 0.48                | 0.8                          | 0.48                  | 0.38             | 10.00                   | 11.64                     | 4.47                    |               | 0.012        |              |              |            |            |              |               |                 | -             | -               |                      |                              |           |                        |                        |
| A2           | OS2        | 0.2                 | 0.8                          | 0.68                  | 0.54             | 10.00                   | 6.33                      |                         |               | 0.012        |              |              |            |            |              |               |                 | -             | -               |                      |                              |           |                        |                        |
| OS2          | DITCH      | 0.15                | 0.8                          | 0.83                  | 0.66             | 10.00                   | 11.64                     | 7.73                    |               | 0.012        |              |              |            |            |              |               |                 | -             | -               |                      |                              |           |                        |                        |
|              |            |                     |                              |                       |                  |                         |                           |                         |               |              |              |              |            |            |              |               |                 | -             | -               |                      |                              |           |                        |                        |
| B1           | B2         | 0.18                | 0.8                          | 0.18                  | 0.14             | 10.00                   | 11.64                     | 1.68                    | 78            | 0.012        | 12           | 0.50%        | 2.74       | 3.48       | 0.39         | 312.00        | 311.61          | 314.00        | 313.87          | 2.14                 | 0.19%                        | 0.39      | 313.00                 | 312.61                 |
| B2           | DITCH      | 0.04                | 0.8                          | 0.22                  | 0.18             | 10.00                   | 11.64                     | 2.05                    | 62            | 0.012        | 12           | 0.50%        | 2.74       | 3.48       | 0.31         | 311.61        | 311.29          | 313.87        | 314.47          | 2.61                 | 0.28%                        | 0.31      | 312.60                 | 312.29                 |
|              |            |                     |                              |                       |                  | 10.00                   | 11.64                     |                         | 34            | 0.012        | 12           | 0.50%        | 2.74       | 3.48       | 0.17         | 311.29        | 311.12          | 314.47        | -               |                      |                              | 0.17      | 312.85                 | 312.68                 |
|              |            |                     |                              |                       |                  |                         |                           |                         |               |              |              |              |            |            |              |               |                 | -             | -               |                      |                              |           |                        |                        |
| OS1          | OFF        | 0.29                | 0.8                          | 0.29                  | 0.23             | 10.00                   | 11.64                     | 2.70                    |               | 0.012        |              |              |            |            |              |               |                 | -             | -               |                      |                              |           |                        |                        |

NOTES:

1. NEW SITE DRAINAGE SYSTEM DESIGNED FOR THE 100-YEAR STORM EVENT, USING CITY OF BCS UDO DRAINAGE CRITERIA.
2. TIME OF CONCENTRATION TAKEN AS 10 MINUTES PER BCS MINIMUM CRITERIA.
3. C-VALUE OF 0.8 PER BCS UDO TABLE C-2 FOR COMMERCIAL LAND USES.
4. PER REVEILLE PARK SUBDIVISION DRAINAGE REPORT, DETENTION IS PROVIDED FOR LOTS UP TO 85% IMPERVIOUS AREA.
3. PROVIDE POSITIVE SLOPE AWAY FROM BUILDING.

BENCHMARK:

ELEVATIONS SHOWN HEREON ARE NAVD88 PER GPS OBSERVATIONS.

LEGEND:

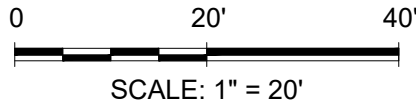
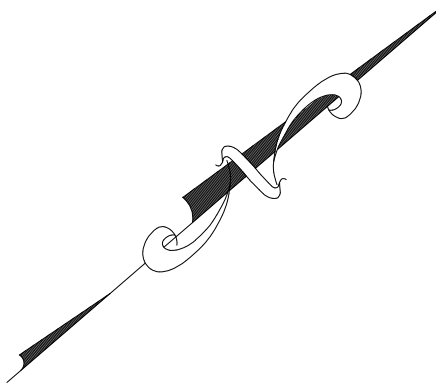
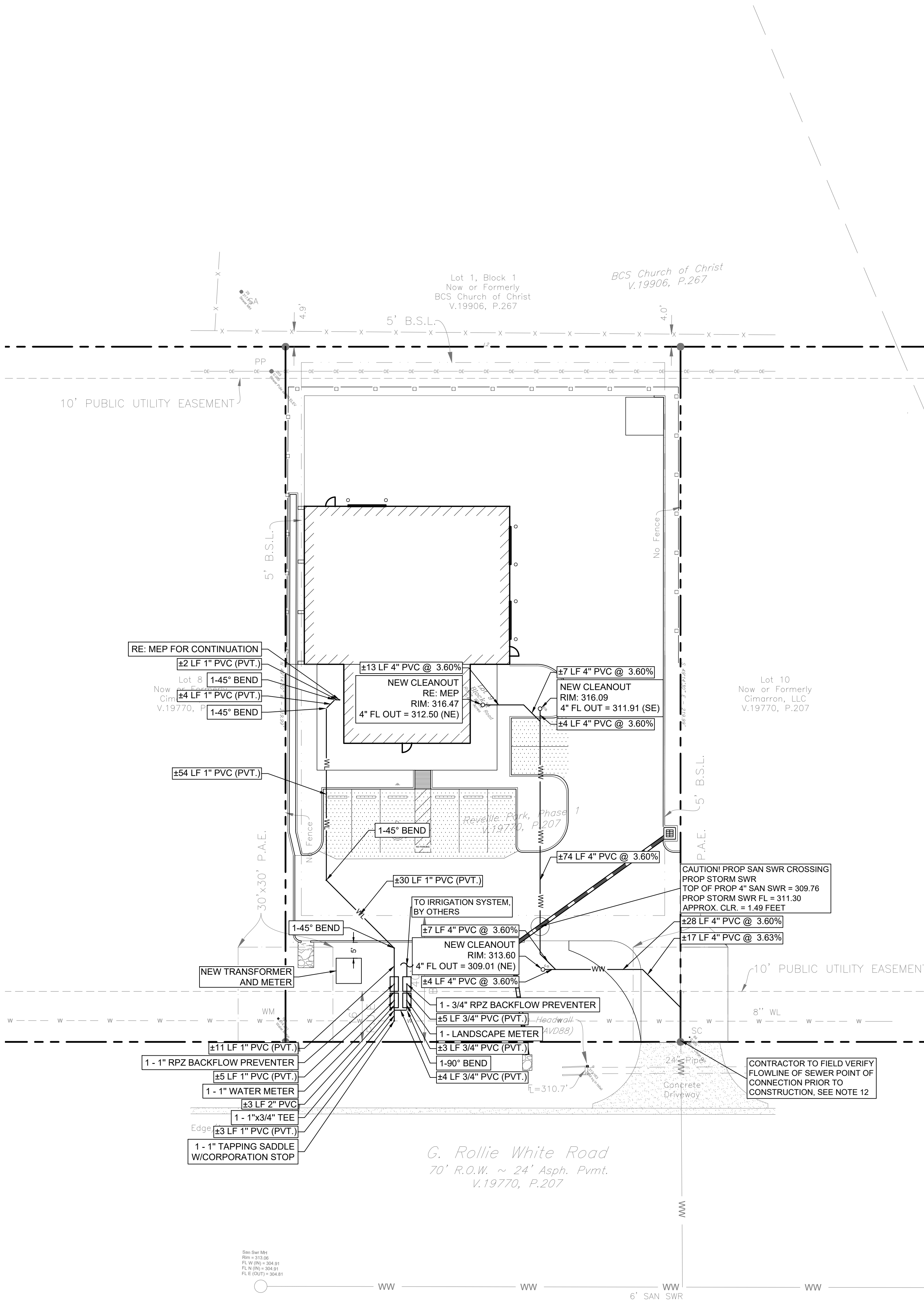
- PROPERTY LINE
- NEW DRAINAGE AREA BOUNDARY
- NEW STORM SEWER SYSTEM
- PROPOSED CONTOUR MAJOR (5.0')
- PROPOSED CONTOUR MINOR (1.0')
- EXISTING CONTOUR MAJOR (1.0')
- SHEET FLOW DIRECTION
- DRAINAGE AREA DESIGNATION
- DRAINAGE AREA (ACRES)
- NEW INLET DESIGNATION
- TOTAL ACCUMULATIVE ACRES
- TOTAL ACCUMULATIVE FLOW (CFS)

PLOTTED ON: 08/18/2026 9:30am FILE: L:\2026\26-026 - Reveille Park Lot 9\DWG\SHEET\SDRAINAGE PLAN.dwg

|                                                                                                                                                                                                                                                                                                                                                                      |                  |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------|
|                                                                                                                                                                                                                                                                                                                                                                      |                  |            |
| 0                                                                                                                                                                                                                                                                                                                                                                    | ISSUE FOR PERMIT | 08/17/2026 |
| REV                                                                                                                                                                                                                                                                                                                                                                  | DESCRIPTION      | DATE       |
| <div><div><div>H2B</div><div>H2B, INC.</div><div>Texas Firm Registration No. 8856</div><div>1225 N Loop W, Suite 800</div><div>HOUSTON, TX 77008</div><div>713.864.2900</div></div><div><div>REVEILLE PARK PH 1, BLOCK 1, LOT 9</div><div>OWNER: COONS DEVELOPMENT LLC - 713.824.1296</div><div>4319 G ROLLIE WHITE ROAD</div><div>BRYAN, TX 77845</div></div></div> |                  |            |
| DRAINAGE PLAN                                                                                                                                                                                                                                                                                                                                                        |                  |            |
| <div><div><div>STATE OF TEXAS</div><div>TRAVIS E. JAMES</div><div>124735</div><div>PROFESSIONAL ENGINEER</div></div><div><div>8/17/26</div></div></div>                                                                                                                                                                                                              |                  |            |
| DESIGNED BY: TEJ                                                                                                                                                                                                                                                                                                                                                     | C2.02            |            |
| DRAWN BY: CDIB                                                                                                                                                                                                                                                                                                                                                       |                  |            |
| SCALE: 1:20                                                                                                                                                                                                                                                                                                                                                          |                  |            |
| SHEET NO. 10 OF 20 SHEETS                                                                                                                                                                                                                                                                                                                                            |                  |            |



PLOTTED ON: 08/18/2026 9:28am FILE: L:\2026\26-026 - Reveille Park Lot 9\DWG\SHEET\UTILITY PLAN.dwg



**BENCHMARK:**  
ELEVATIONS SHOWN HEREON ARE NAVD88 PER GPS OBSERVATIONS.

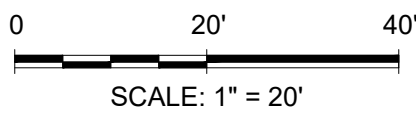
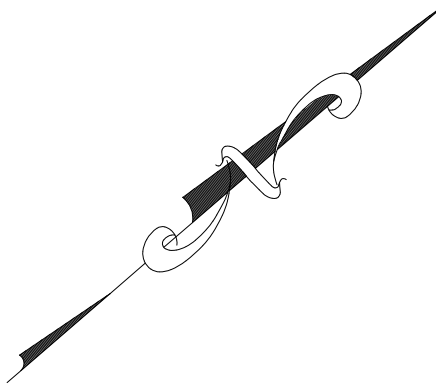
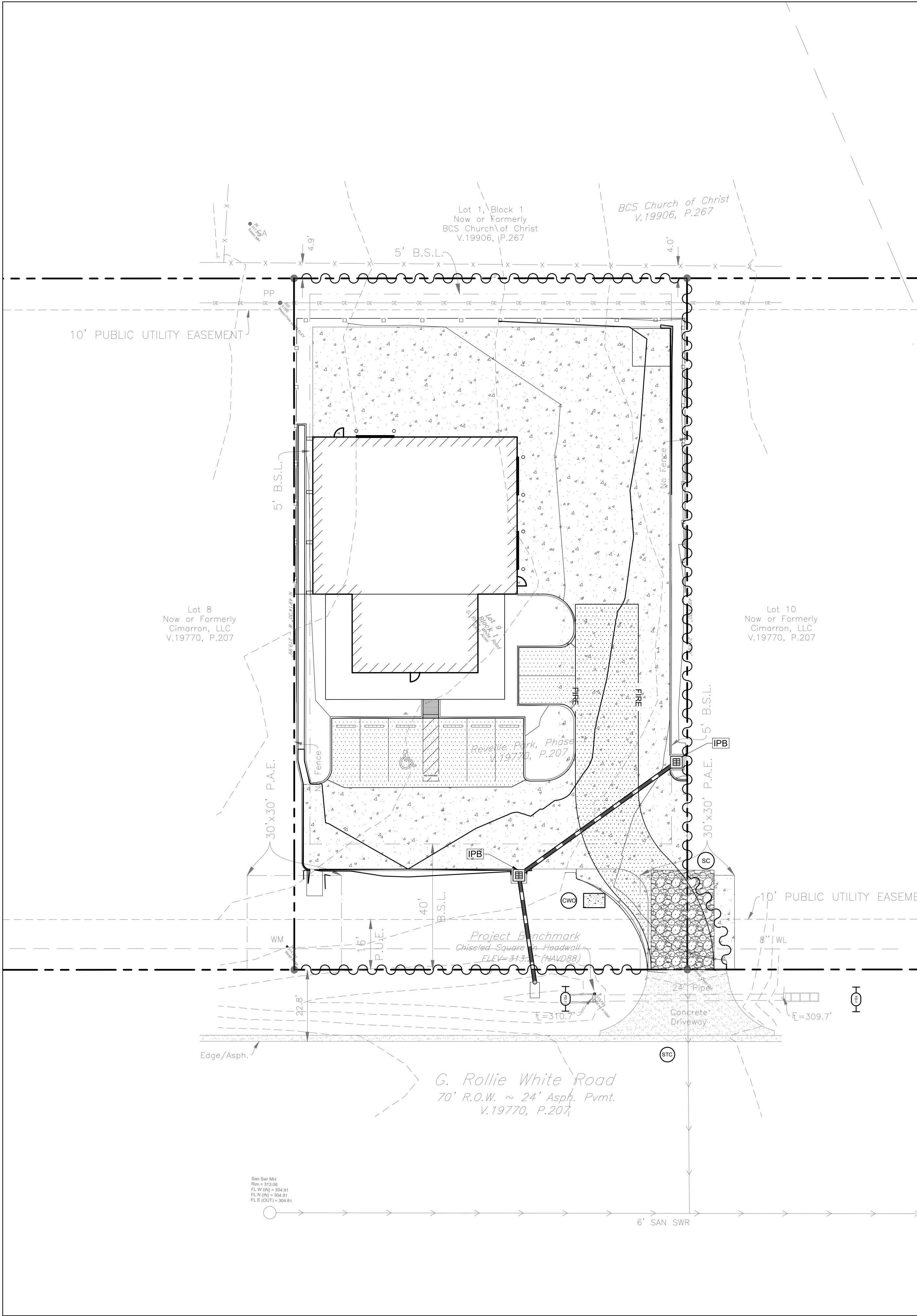
| LEGEND: |                       |
|---------|-----------------------|
| ---     | PROPERTY LINE         |
| SD      | NEW STORM MANHOLE     |
| WW      | NEW SANITARY MANHOLE  |
| Grid    | NEW STORM GRATE INLET |
| ---     | NEW STORM SEWER       |
| WW      | NEW SANITARY SEWER    |
| WL      | NEW WATER LINE        |
| ---     | NEW FENCE             |

- NOTES:**
- NEW DOMESTIC WATER LINE SHALL BE POLYVINYL CHLORIDE PIPE (PVC) SCH 40 WITHIN PRIVATE PROPERTY AND SHALL BE COPPER WITHIN CITY OF BRYAN RIGHT-OF-WAY, OR PUBLIC UTILITY EASEMENT.
  - NEW WATER LINE MINIMUM COVER 42-INCHES.
  - NEW SANITARY SEWER SHALL BE PVC SCH 40 (ASTM D1765) FOR PIPE SIZES UP TO 8-INCHES AND SDR-26 OR SDR-35 (ASTM D3034) FOR PIPE SIZES 8-INCHES AND LARGER.
  - MAINTAIN 1.5-FEET CLEAR BETWEEN SANITARY SEWER AND STORM SEWER AT CROSSINGS.
  - MAINTAIN 4-FEET HORIZONTAL CLEAR BETWEEN SANITARY SEWER AND STORM SEWER.
  - MAINTAIN 2-FEET VERTICAL AND 10-FEET HORIZONTAL BETWEEN WATER AND NON-PRESSURE RATED SANITARY SEWER. MAINTAIN MINIMUM 10-FEET HORIZONTAL BETWEEN WATER LINE AND OUTSIDE WALL OF SANITARY SEWER MANHOLE.
  - COORDINATE THIS PLAN WITH PLUMBING DRAWINGS.
  - COORDINATE THIS PLAN WITH LANDSCAPING IRRIGATION PLAN.
  - CONTRACTOR SHALL INSTALL CONTINUOUS UNDERGROUND WARNING TAPE 12" DIRECTLY OVER WATER LINE. WARNING TAPE SHALL BE STANDARD, 4 MIL POLYETHYLENE, 3-INCH WIDE TAPE, DETECTABLE TYPE, BLUE WITH BLACK LETTERS AND IMPRINTED WITH "CAUTION BURIED WATER LINE BELOW".
  - ALL UTILITIES AND THEIR APPURTENANCES LOCATED WITHIN THE AHJ RIGHT-OF-WAY OR EASEMENT SHALL BE CONSTRUCTED PER AHJ STANDARDS AND SPECIFICATIONS.
  - CONTRACTOR TO VERIFY FLOWLINE AT ALL EXISTING INLETS PRIOR TO BEGINNING CONSTRUCTION.
  - EXISTING SEWER STUB AND CLEANOUT SHOWN PER SURVEY. RECORD DRAWINGS INDICATE THERE SHOULD BE TWO CLEANOUTS NEAR THE SHARED LOT LINE, DEPTH IS UNKNOWN. CONTRACTOR SHALL PROVIDE DEPTH OF CONNECTION POINT TO ENGINEER TO VERIFY NEW SITE SANITARY DESIGN WORKS OR PROVIDE ADJUSTMENTS AS NEEDED TO TIE IN AT THE APPROPRIATE DEPTH.

|                                                                                                                                                                                               |                  |              |
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| 0                                                                                                                                                                                             | ISSUE FOR PERMIT | 08/17/2026   |
| REV                                                                                                                                                                                           | DESCRIPTION      | DATE         |
| <div><div></div><div><div><b>H2B, INC.</b></div><div>Texas Firm Registration No. 8856</div><div>1225 N Loop W, Suite 800</div><div>HOUSTON, TX 77008</div><div>713.864.2900</div></div></div> |                  |              |
| REVEILLE PARK PH 1, BLOCK 1, LOT 9<br>OWNER: COONS DEVELOPMENT LLC - 713.824.1296<br>4319 G ROLLIE WHITE ROAD<br>BRYAN, TX 77845                                                              |                  |              |
| <b>UTILITY PLAN</b>                                                                                                                                                                           |                  |              |
| <div><div></div><div><i>Travis E. James</i> 8/17/26</div></div>                                                                                                                               |                  |              |
| DESIGNED BY: TEJ<br>DRAWN BY: CDIB<br>SCALE: 1:20<br>SHEET No. 11 OF 20 SHEETS                                                                                                                |                  | <b>C3.00</b> |



PLOTTED ON: 08/18/2026 9:20am FILE: L:\2026\9-20\9-SHEETS\STORM WATER POLLUTION PREVENTION PLAN.dwg



**BENCHMARK:**  
ELEVATIONS SHOWN HEREON ARE NAVD88 PER GPS OBSERVATIONS.

| LEGEND: |                              |
|---------|------------------------------|
|         | PROPERTY LINE                |
|         | NEW STORM SEWER              |
|         | INLET PROTECTION BARRIER     |
|         | FILTER FABRIC FENCE          |
|         | REINFORCED FILTER DAM (TYPE) |
|         | STREET SWEEPING/CLEANING     |
|         | CONCRETE WASHOUT AREA        |
|         | STABILIZED CONSTRUCTION EXIT |

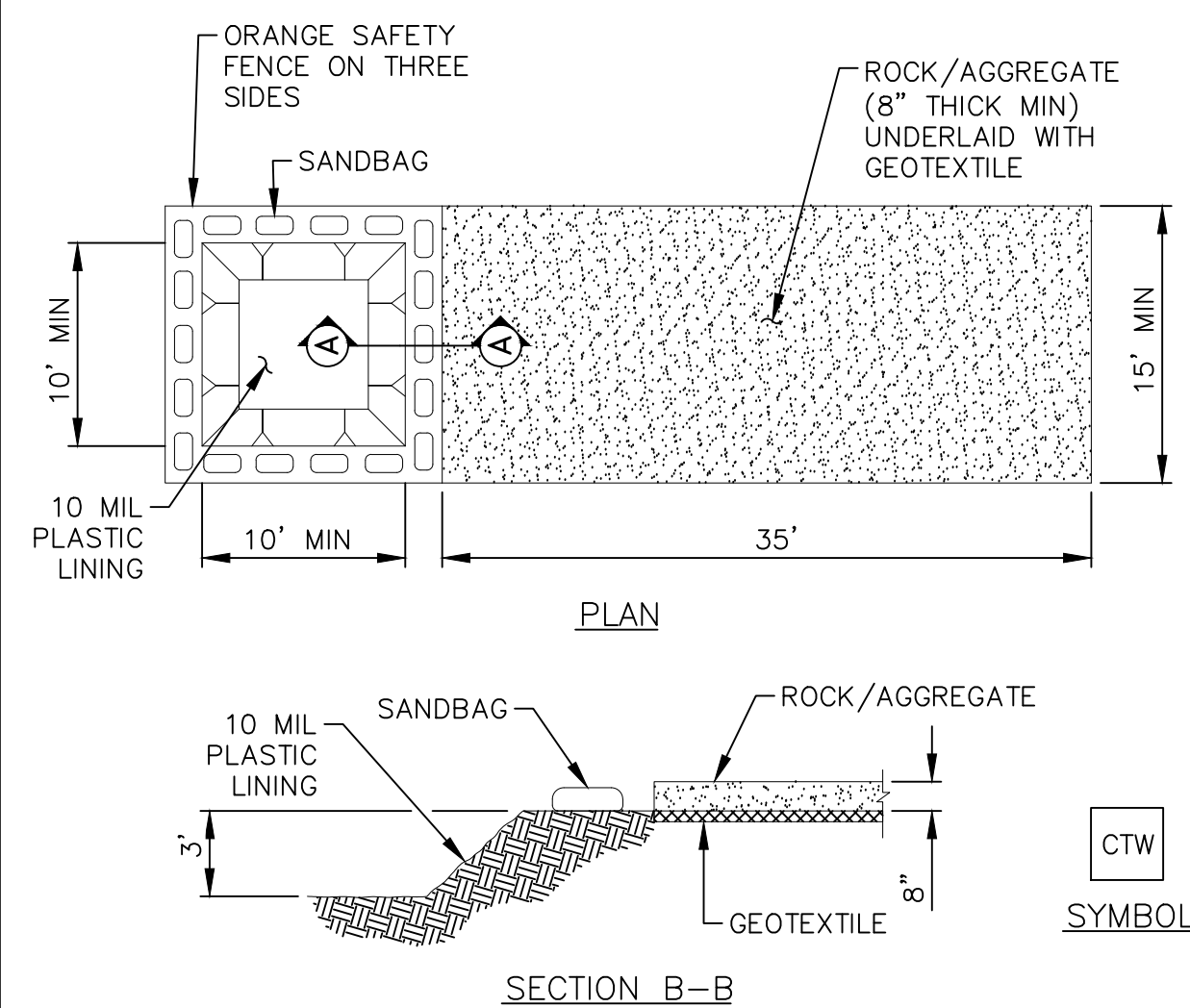
- NOTES:**
- IN AREAS WHERE THE PROJECT DESIGN INCORPORATE FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (E.G. PERIMETER DITCHES) DURING CONSTRUCTION TO ENSURE THAT THE ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE-DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES. WHERE APPLICABLE, THESE PRACTICES ARE IN ADDITION TO THE STANDARD STORM WATER POLLUTION PREVENTION DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTING SITE DRAINAGE OR TEMPORARY PIPING.
  - \*NO PERSON MAY DIVERT OR IMPOUND THE NATURAL FLOW OF SURFACE WATERS IN THIS STATE, OR PERMIT A DIVERSION OR IMPOUNDING BY HIM TO CONTINUE, IN A MANNER THAT DAMAGES THE PROPERTY OF ANOTHER BY THE OVERFLOW OF THE WATER DIVERTED OR IMPOUNDED\*.
  - ALL SUBCONTRACTORS WILL BE EDUCATED BY THE GENERAL CONTRACTOR TO FOLLOW AHJ STORM WATER POLLUTION PREVENTION REQUIREMENTS.
  - ANY LAND CLEARING, CONSTRUCTION, DEVELOPMENT, OR OTHER ACTIVITIES INVOLVING THE MOVEMENT OF EARTH SHALL BE IN ACCORDANCE WITH THE SWPPP.
  - A SITE OPERATOR SHALL BE ON SITE ON ALL DAYS WHERE CONSTRUCTION OR GRADING ACTIVITY TAKES PLACE.
  - STRUCTURAL BMP's WILL BE INSPECTED AND MAINTAINED AT LEAST EVERY 14 DAYS AND AFTER ANY PRECIPITATION OR RUNOFF EVENT THAT CAUSES SURFACE EROSION, SEDIMENT TRANSPORT OR VEHICULAR TRACKING.
  - SCRAPING AND SWEEPING OF STREETS, SIDEWALKS AND FLOWLINES MUST BE CONDUCTED AT THE END OF EACH WORK DAY WHEN DIRT AND OTHER CONSTRUCTION MATERIAL HAS BEEN TRACKED ONTO STREETS.
  - EARTH MATERIALS AND LANDSCAPE MATERIALS SUCH AS SOD, ROCK AND MULCH SHALL NOT BE STOCKPILED, PLACED OR STORED ON DRIVEWAYS, STREETS, SIDEWALKS OR IN STORM WATER FLOWLINES.
  - CONSTRUCTION SUPPLIES (e.g., TRUSSES AND LUMBER), ROLL OFF CONTAINERS, DUMPSTERS, PORTABLE TOILETS, TRAILERS, ETC., SHALL NOT BE STORED ON STREETS OR SIDEWALKS OR OTHER IMPERVIOUS SURFACES. THESE ITEMS SHALL BE STORED ON THE CONSTRUCTION SITE OR STAGING AREAS.
  - SANITARY FACILITIES SHALL BE LOCATED ON NATURAL GROUND AND AT LEAST 25 FEET FROM ANY STORM SEWER INLET OR WATER BODY AND SHALL BE SERVICED REGULARLY AS NEEDED.
  - ALL DISTURBED (NON-PAVED) AREAS SHALL BE REVEGETATED WITH SOD, HYDROMULCH, OR HYDROSEED.

|                                                                                                                                 |  |              |
|---------------------------------------------------------------------------------------------------------------------------------|--|--------------|
|                                                                                                                                 |  |              |
| <b>H2B, INC.</b><br>Texas Firm Registration No. 8856<br>1225 N Loop W, Suite 800<br>HOUSTON, TX 77008<br>713.864.2900           |  |              |
| REVELLE PARK PH 1, BLOCK 1, LOT 9<br>OWNER: COONS DEVELOPMENT LLC - 713.824.1296<br>4319 G ROLLIE WHITE ROAD<br>BRYAN, TX 77845 |  |              |
| <b>STORMWATER POLLUTION PREVENTION PLAN</b>                                                                                     |  |              |
|                                                                                                                                 |  |              |
| DESIGNED BY: TEJ<br>DRAWN BY: CDIB<br>SCALE: 1:20<br>SHEET No. 12 OF 20 SHEETS                                                  |  | <b>C4.00</b> |





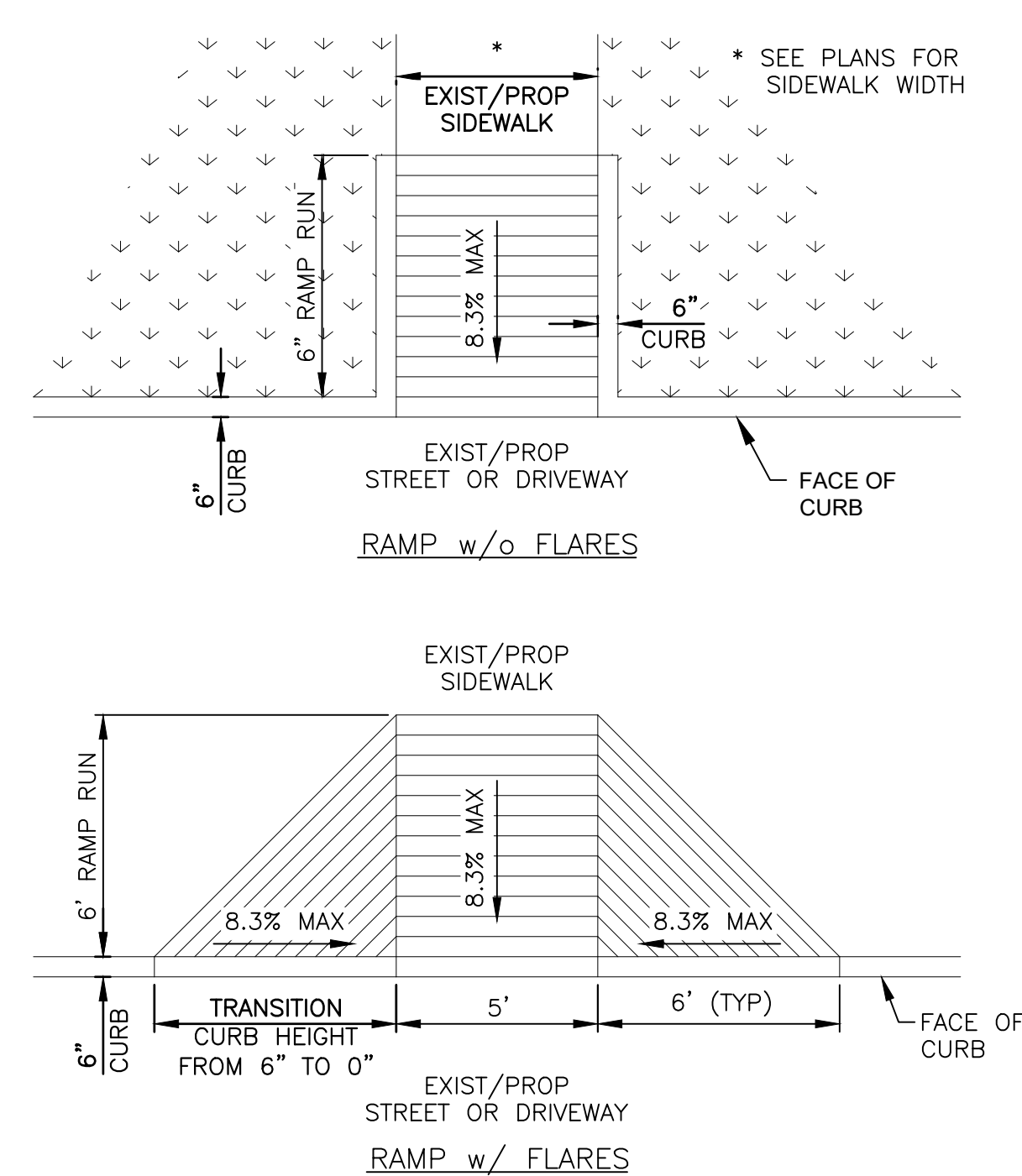




- NOTES:
1. POST A SIGN READING "CONCRETE WASHOUT PIT" NEXT TO THE PIT.
  2. VERBALLY INSTRUCT THE CONCRETE TRUCK DRIVERS WHERE THE PIT IS AND TO WASHOUT THEIR TRUCKS IN THE PIT AND NOWHERE ELSE.
  3. UPON THE CONCRETE SETTING UP (CURING, DRYING OUT), THE CONCRETE WASTE SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSED OF PROPERLY BY THE CONTRACTOR. AFTER REMOVAL OF THE CONCRETE WASTE, THE WASHOUT PIT SHALL BE FILLED WITH CLEAN FILL MATERIAL AND COMPACTED TO IN-SITU CONDITIONS, OR AS DIRECTED BY THE PROJECT SPECIFICATIONS.
  4. CONCRETE WASHOUT PITS SHALL NOT BE LOCATED DIRECTLY ADJACENT TO, NOR AT ANY TIME DRAIN INTO THE STORM SEWER SYSTEM OR ANY OTHER SWALE, DITCH, OR WATERWAY.
  5. CONSTRUCT ENTRY ROAD AND BOTTOM OF WASHOUT AREA TO SUPPORT EXPECTED LOADINGS FROM TRUCKS EQUIPMENT.

CONCRETE TRUCK WASHOUT AREA  
SCALE: NTS

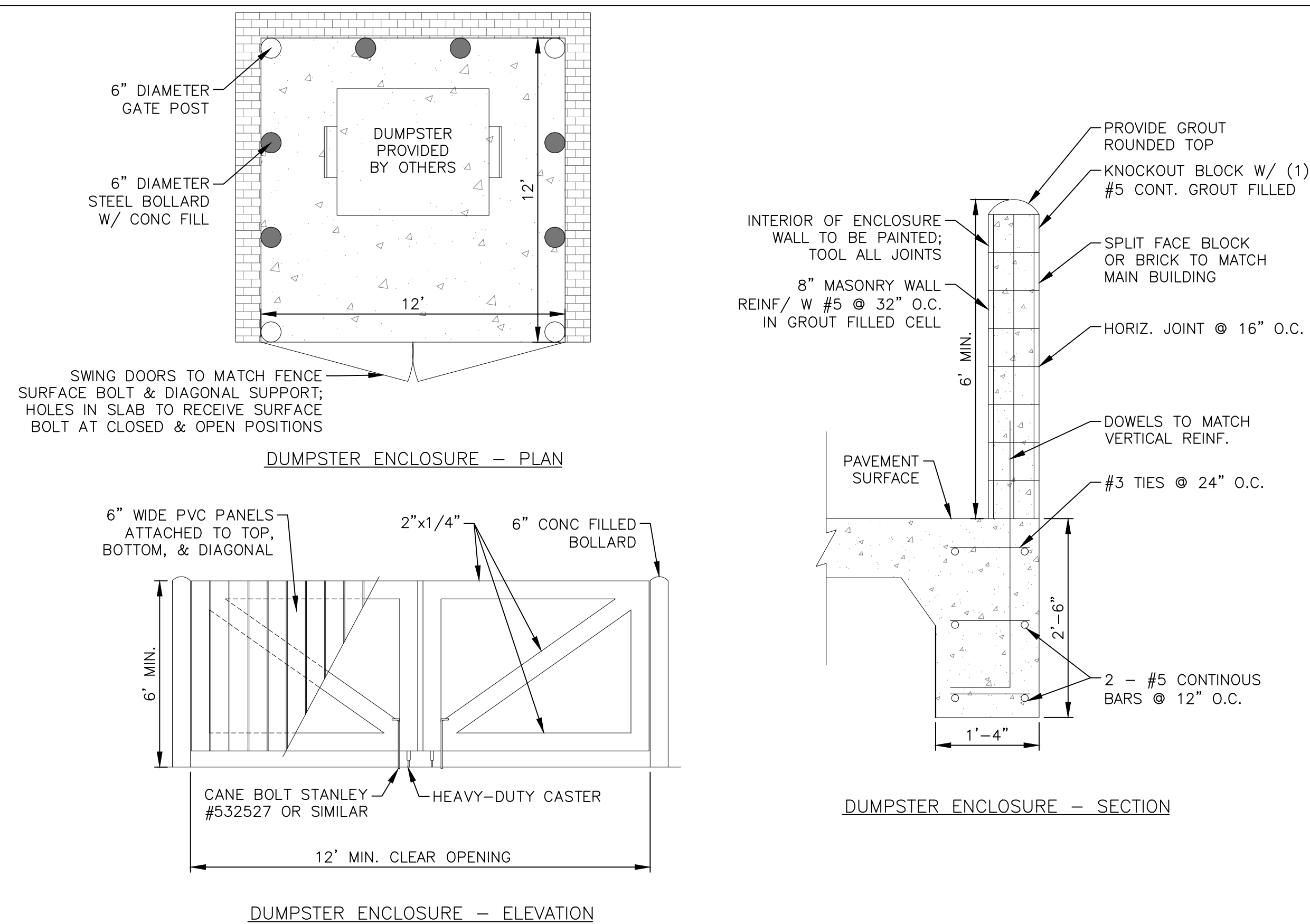
6



- NOTES:
1. DIMENSION AND SLOPE VALUES SHOWN ARE TYPICAL, UNLESS NOTED OTHERWISE ON THE PLANS.
  2. SLOPE VALUES SHOWN ARE MAXIMUM ALLOWABLE. FLATTER SLOPES ARE ENCOURAGED.
  3. CROSS SLOPE NOT TO EXCEED 2% ON ANY PORTION OF RAMP, LANDING, OR TRANSITION TO STREET OR DRIVEWAY.

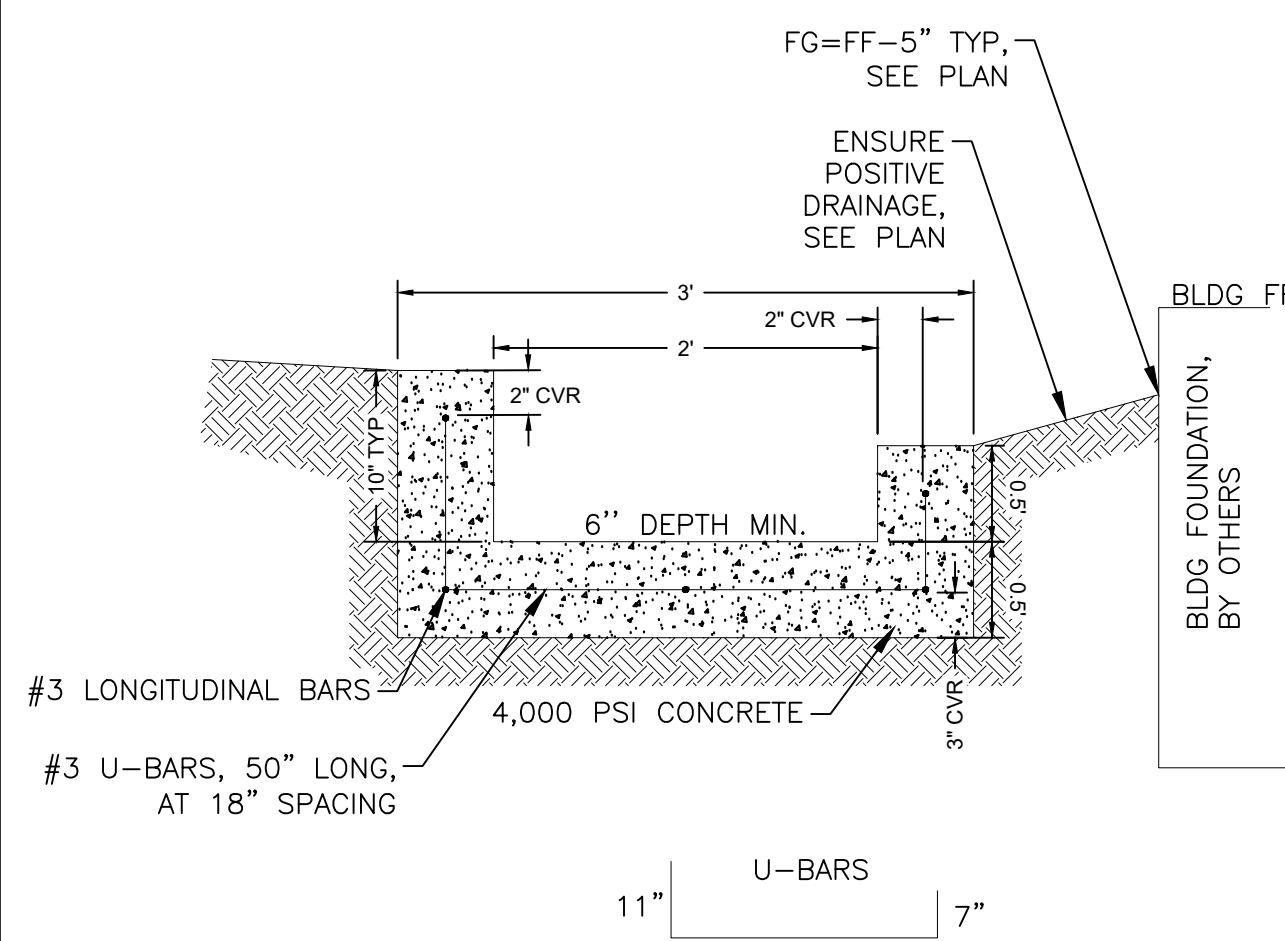
PERPENDICULAR CURB RAMP DETAIL  
SCALE: 1" = 4'

4



DUMPSTER ENCLOSURE DETAILS  
SCALE: NTS

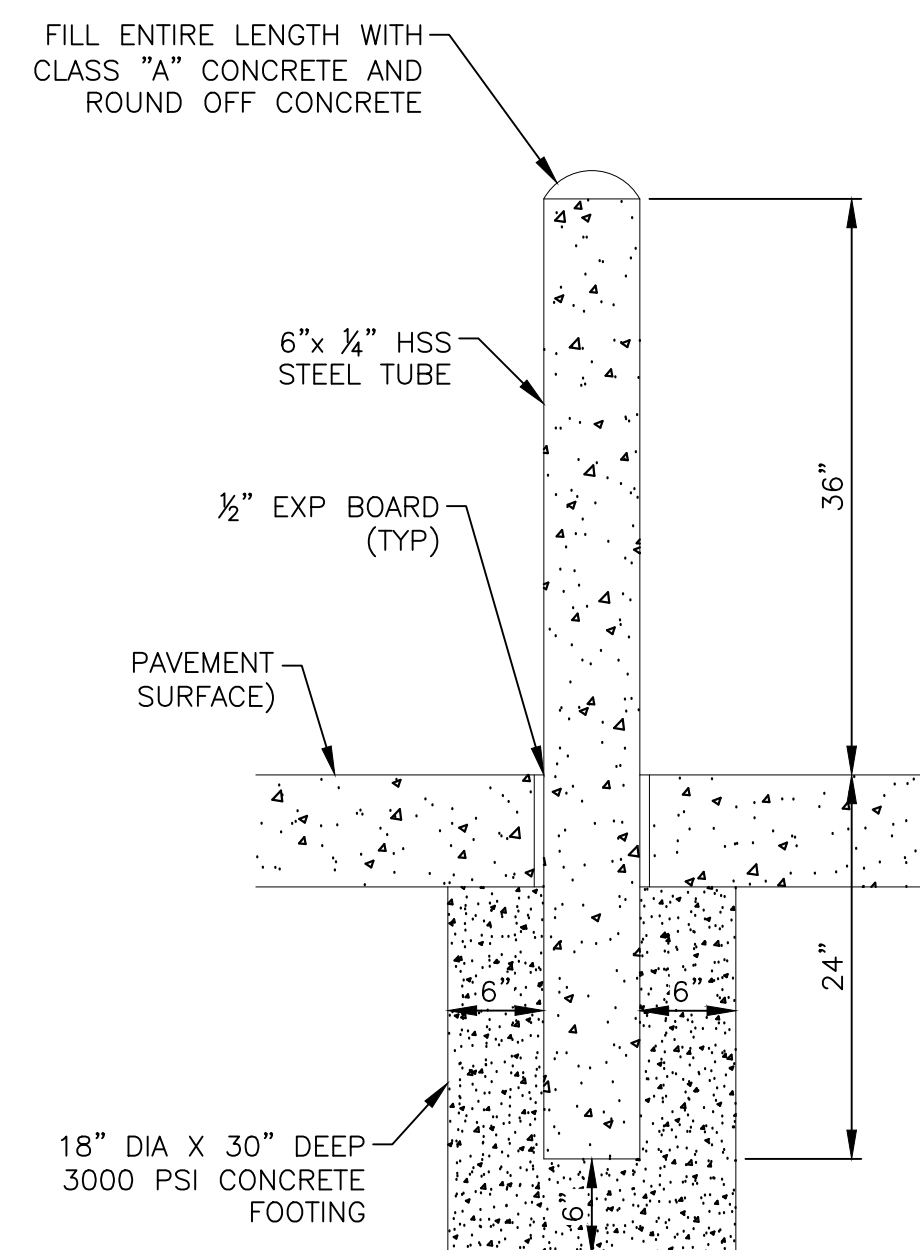
2



- ### NOTES
1. ALL REINFORCING STEEL SHALL BE GRADE 60. PROVIDE 2" CLEAR COVER ON REINFORCING STEEL TO FORMED FACES. PROVIDE 3" CLEAR COVER WHERE CAST AGAINST EARTH.
  2. CONSTRUCT PAVEMENT CONCRETE FLUME AT ELEVATIONS/SLOPES INDICATED ON PLANS. MINIMUM SLOPE SHALL BE 0.50%.
  3. PROVIDE CONTROL JOINTS AT 15FT SPACING AND EXPANSION JOINTS AT 60FT SPACING. SEE PAVING JOINT DETAIL, SHEET C5.00.
  4. SEE CONCRETE PAVEMENT DETAIL OR ASPHALT PAVEMENT DETAIL FOR ADDITIONAL INFORMATION.

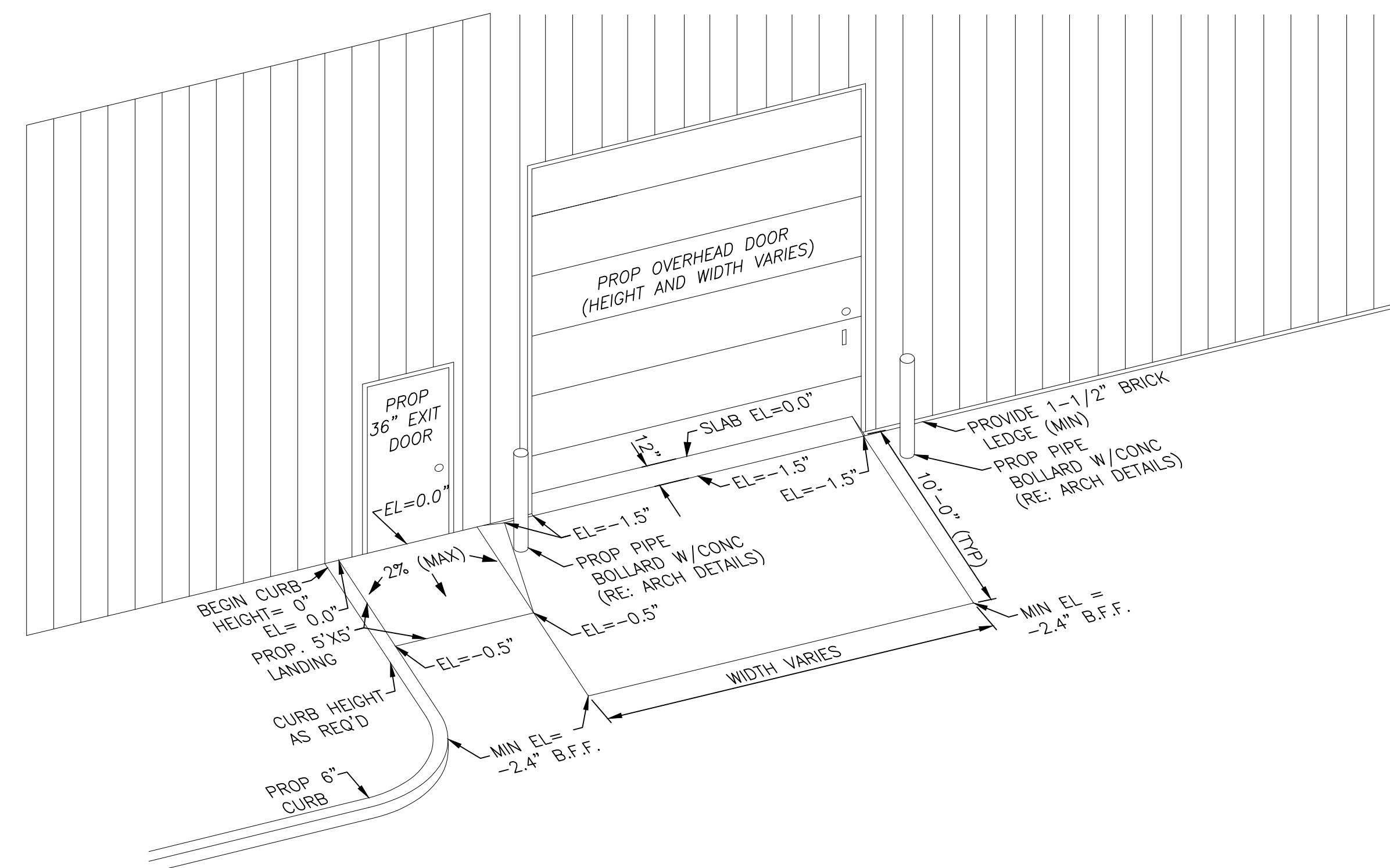
CONCRETE FLUME DETAIL

5



BOLLARD DETAIL

3



DOORWAY APPROACH DETAIL

SCALE: 1" = 1'

1

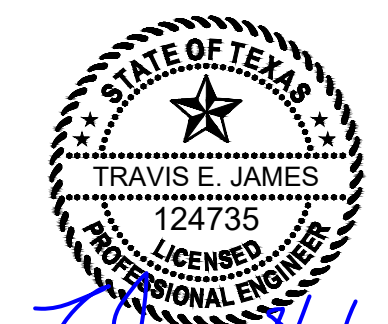
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| REV | DESCRIPTION      | DATE       |



**H2B, INC.**  
Texas Firm Registration No. 8856  
1225 N Loop W, Suite 800  
HOUSTON, TX 77008  
713.864.2900

REVEILLE PARK PH 1, BLOCK 1, LOT 9  
OWNER: COONS DEVELOPEMENT LLC - 713.824.1296  
4319 G ROLLIE WHITE ROAD  
BRYAN, TX 77845

CIVIL DETAILS (2 OF 2)

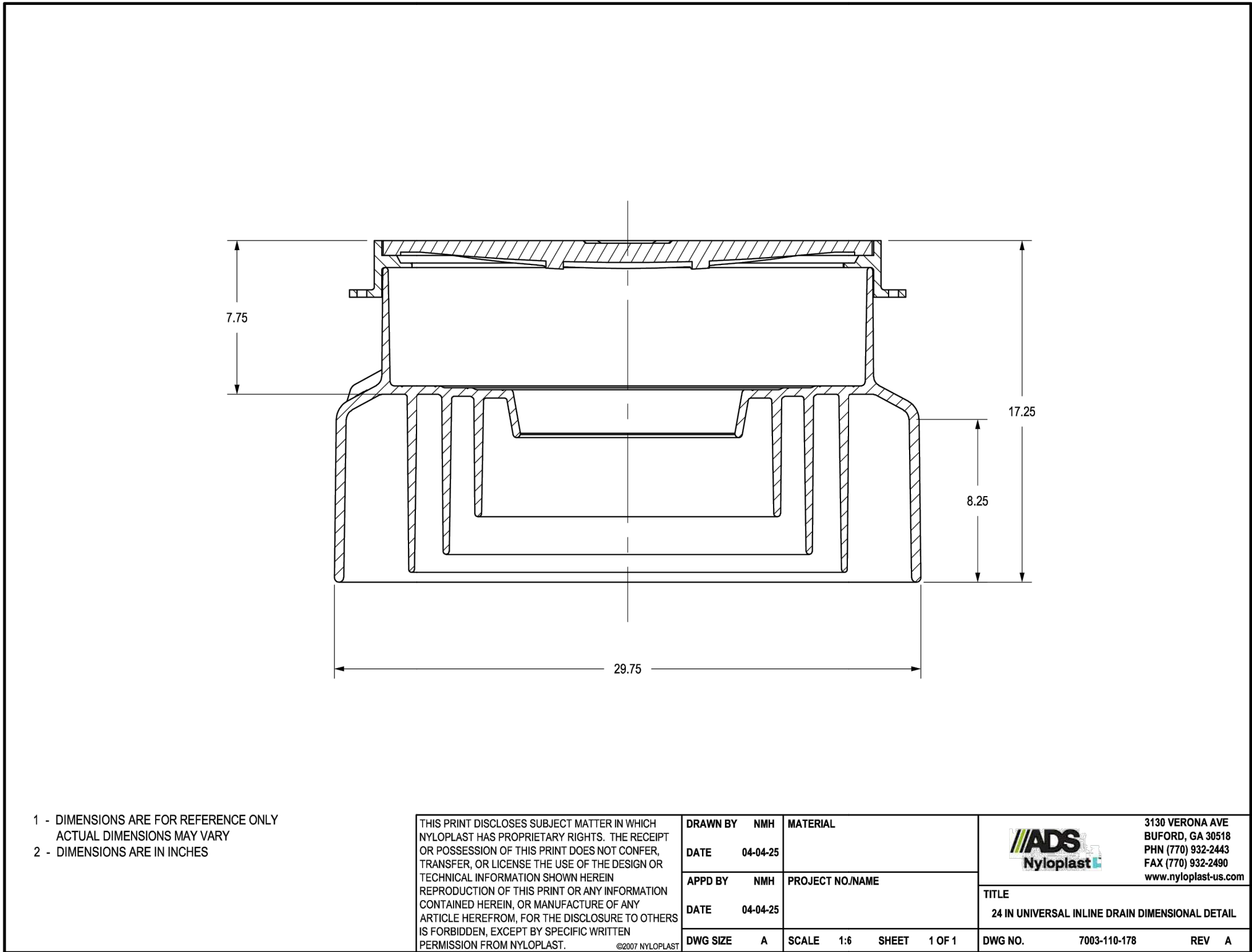


DESIGNED BY : TEJ  
DRAWN BY : CD/IB  
SCALE: 1:20  
SHEET No. 14 OF 20 SHEETS

C5.01

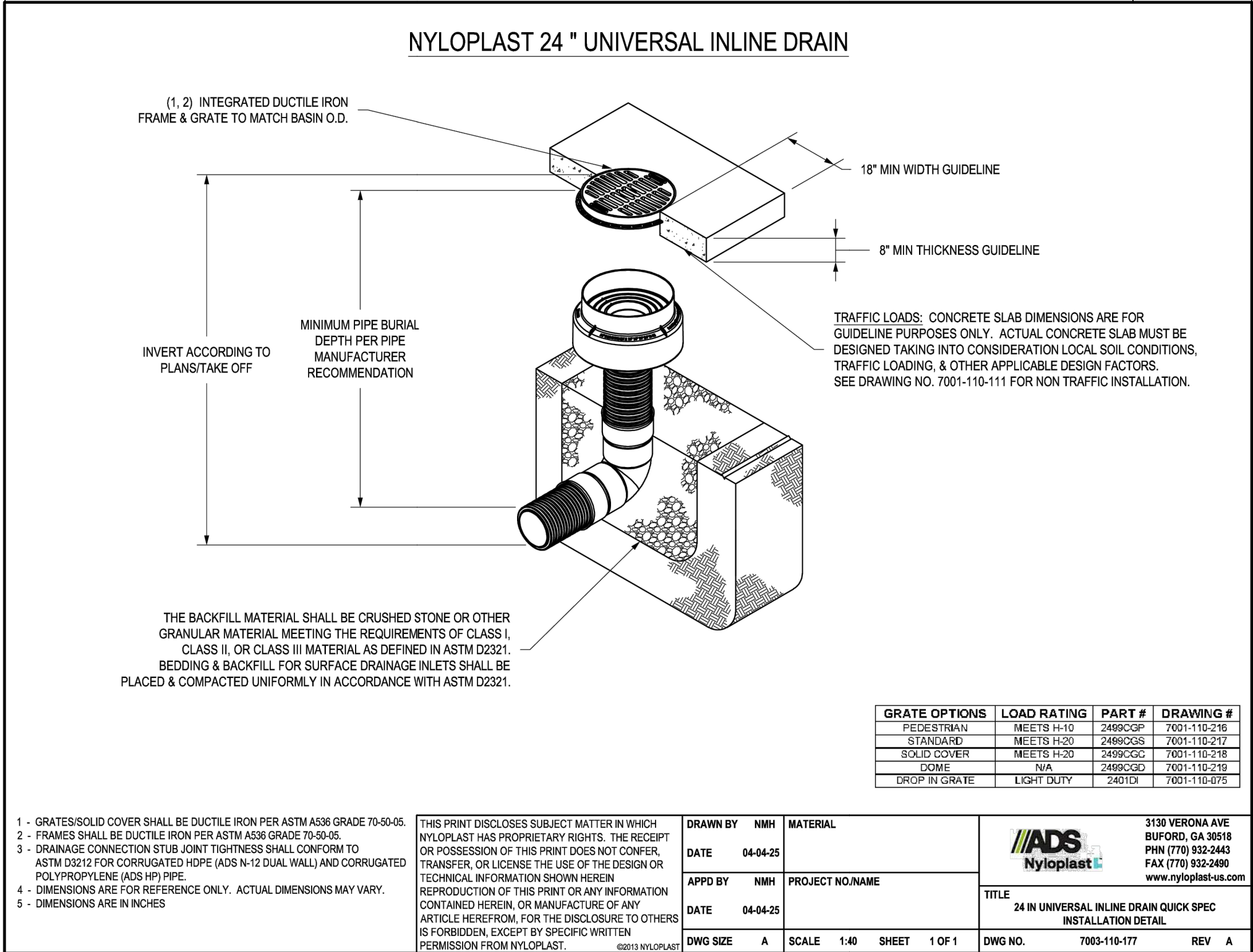


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NYLOPLAST 24" DRAIN

2

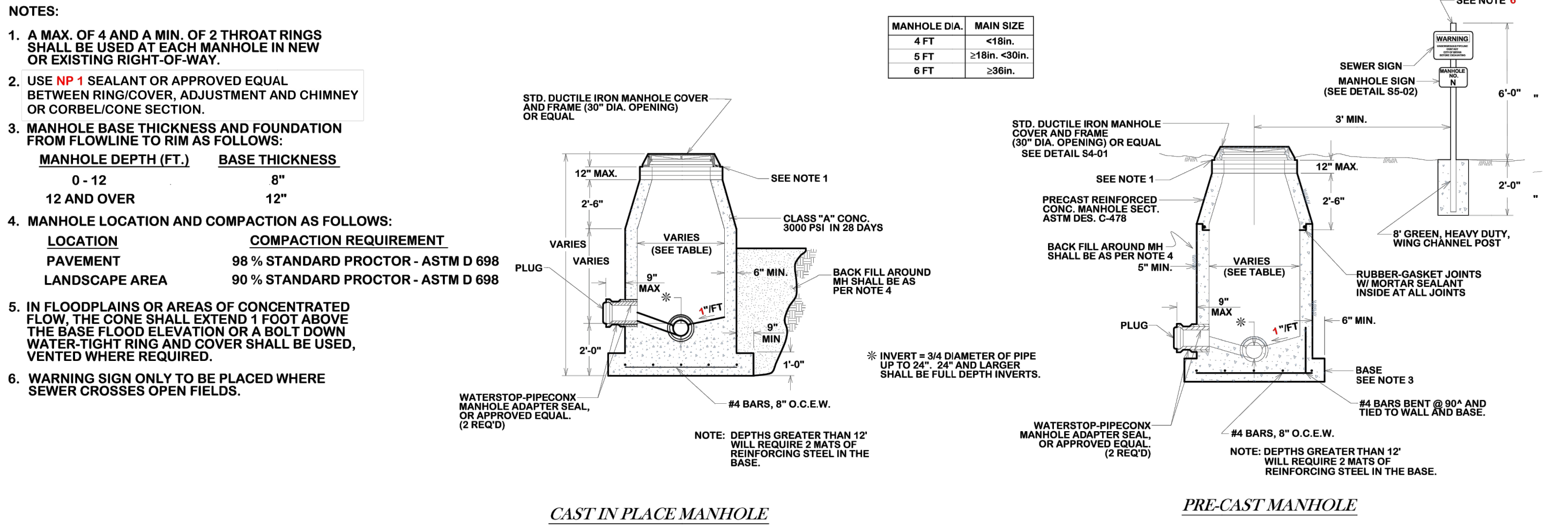


NYLOPLAST 24" DRAIN

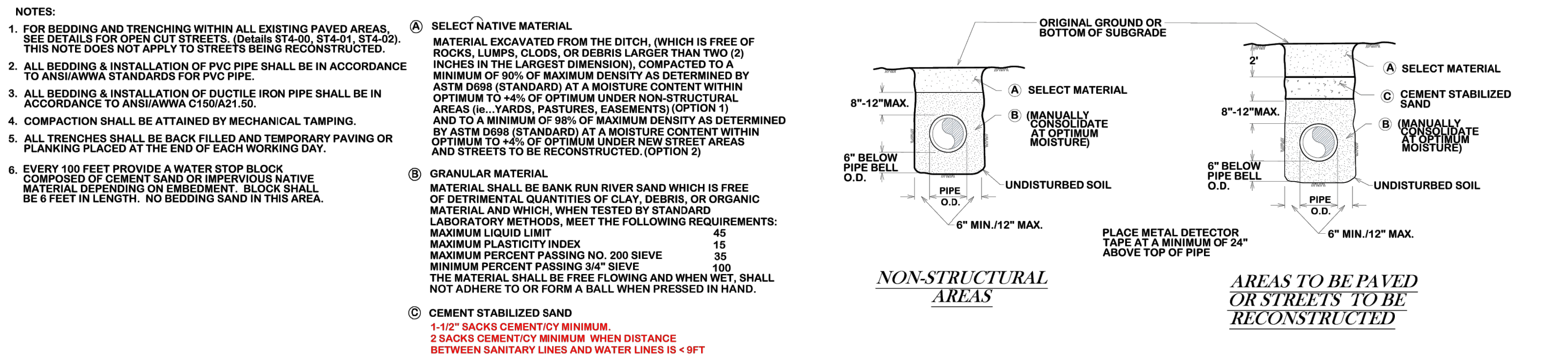
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| CIVIL DETAILS (1 OF 2)                                                                                                            |                  |            |
| <br><i>Travis E. James</i> 8/17/26                                                                                                |                  |            |
| DESIGNED BY : TEJ<br>DRAWN BY : CD/IB<br>SCALE: 1/20<br>SHEET No. 15 OF 20 SHEETS                                                 |                  | C5.02      |

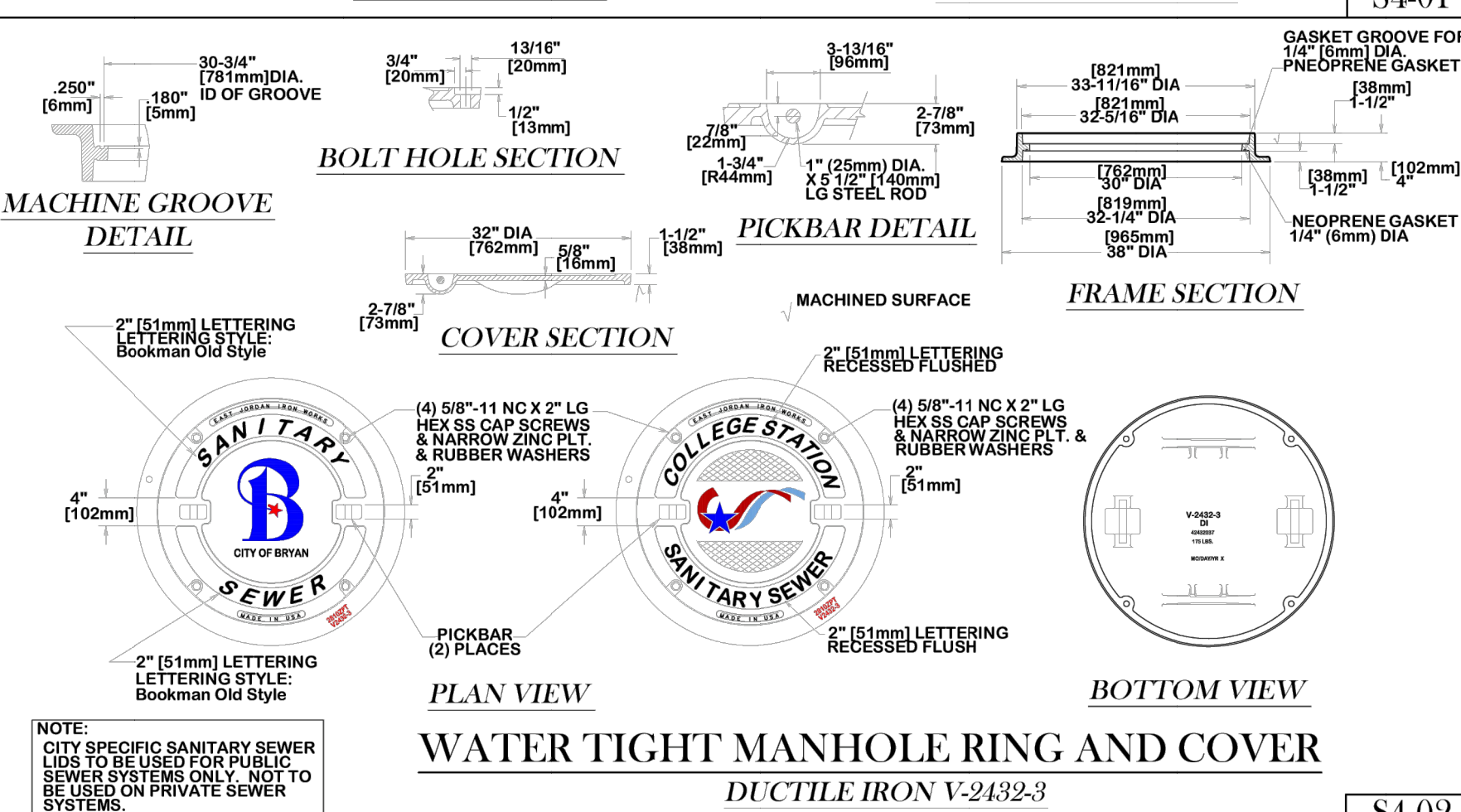
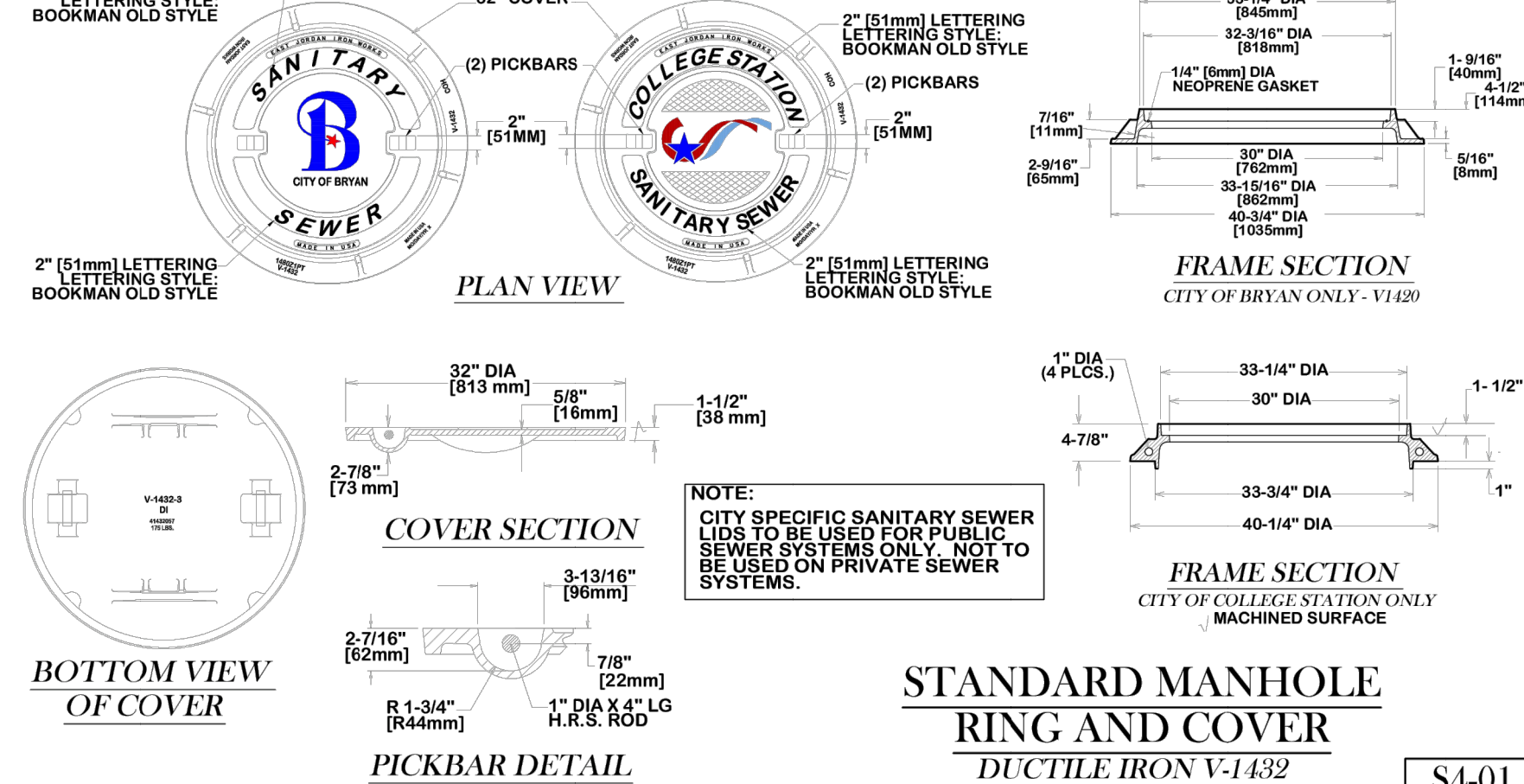
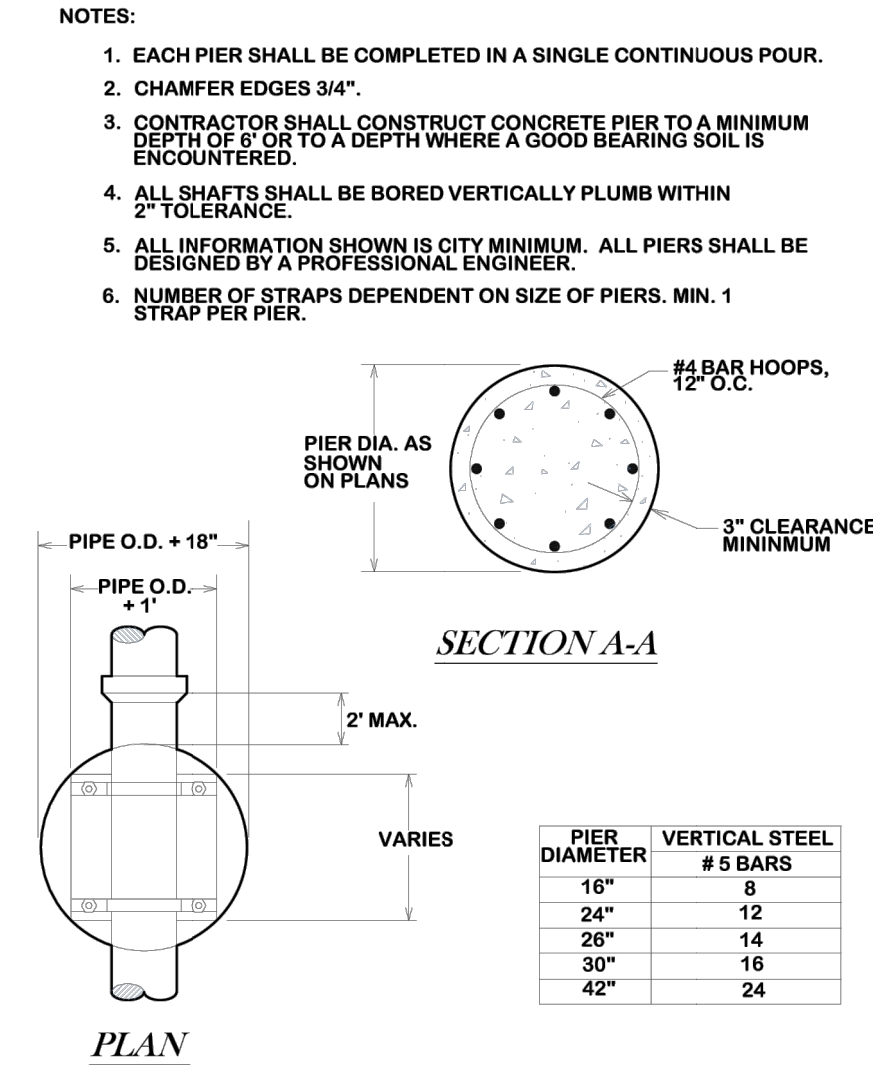
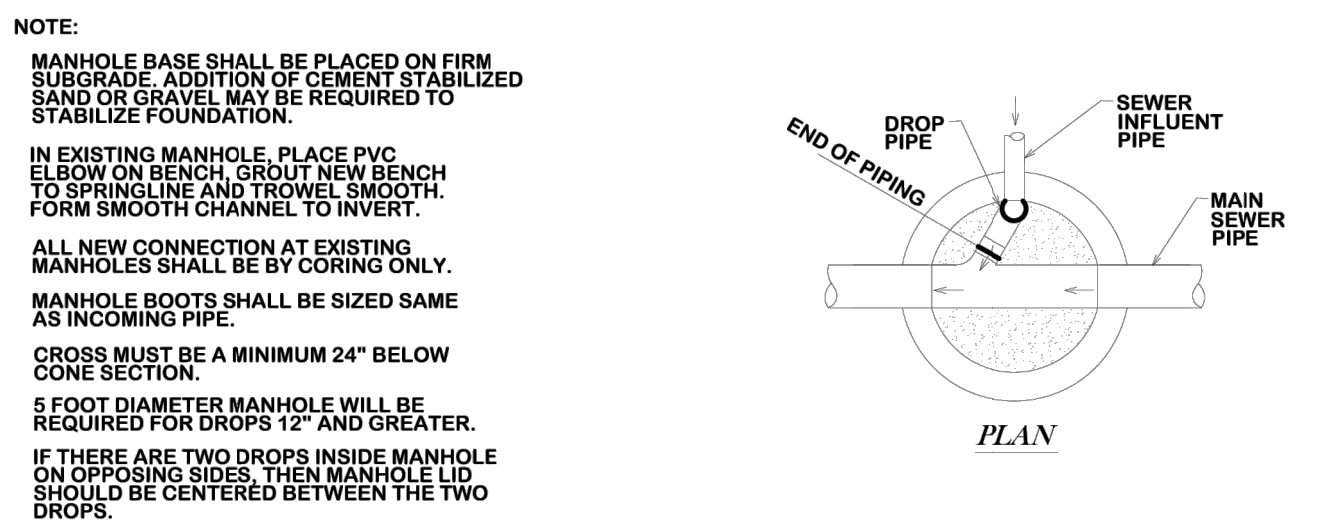
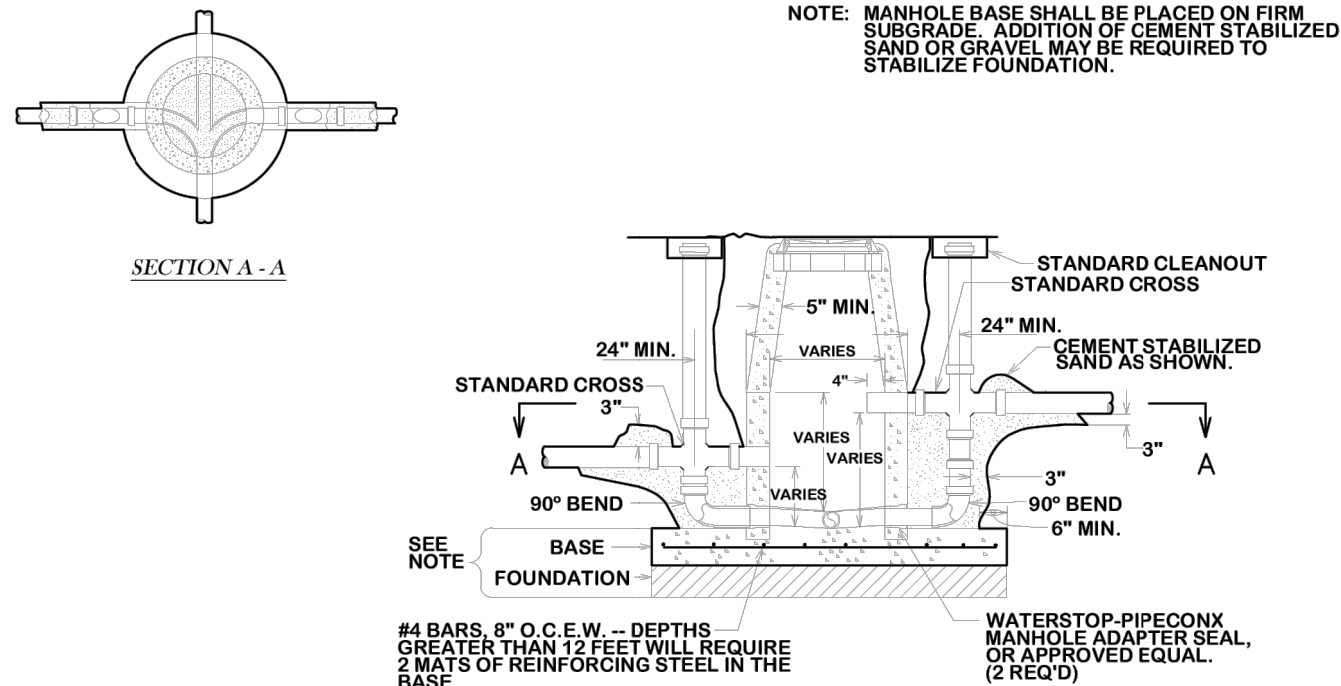
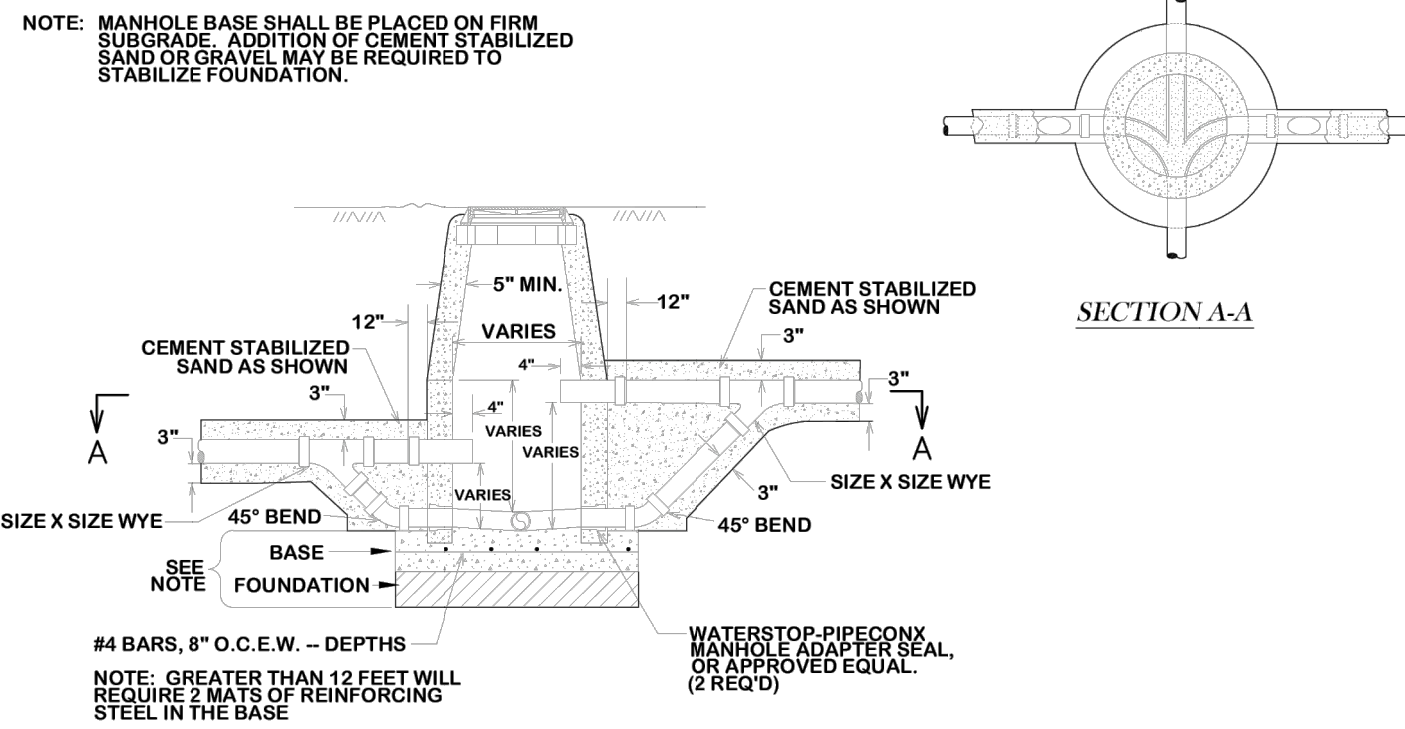
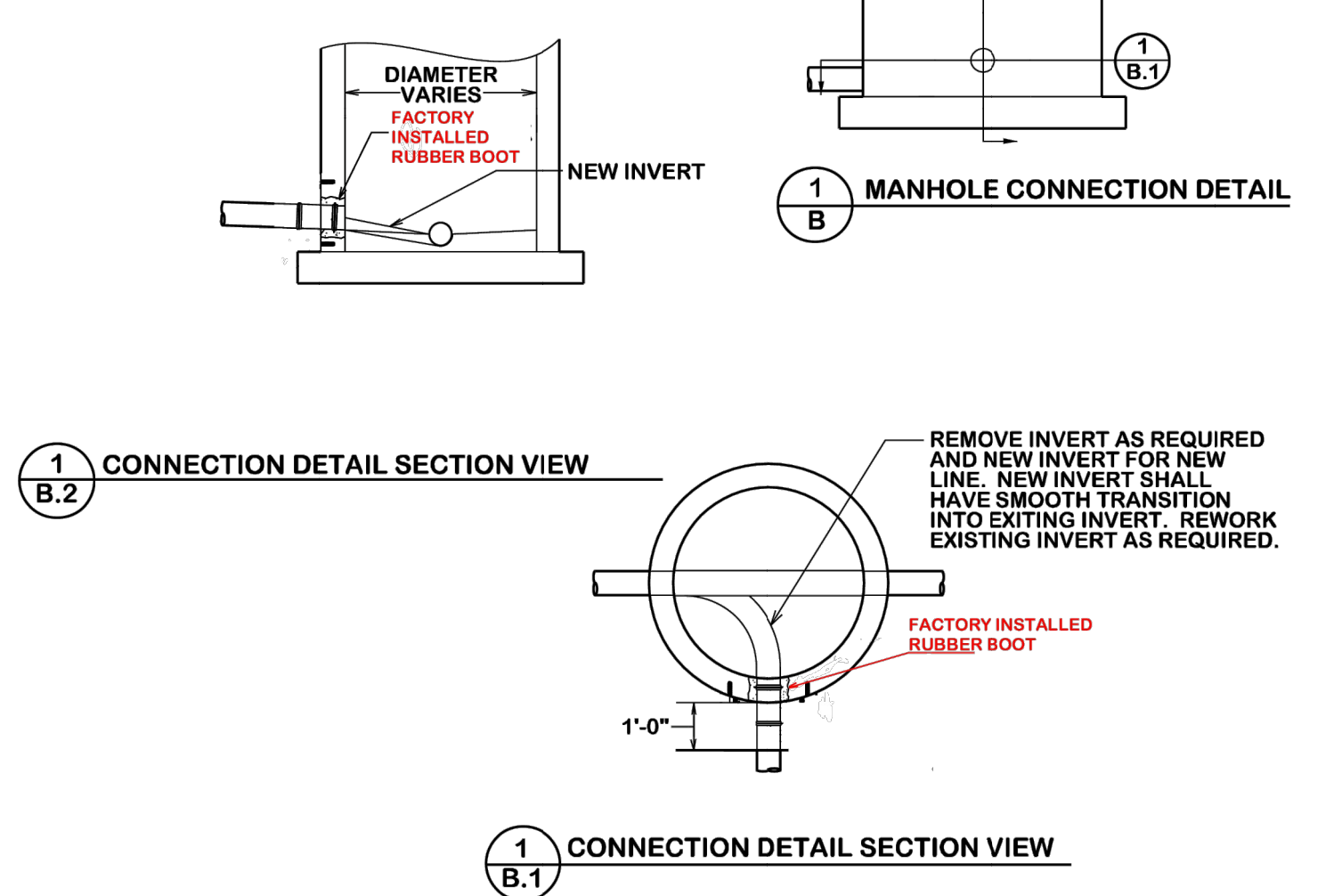
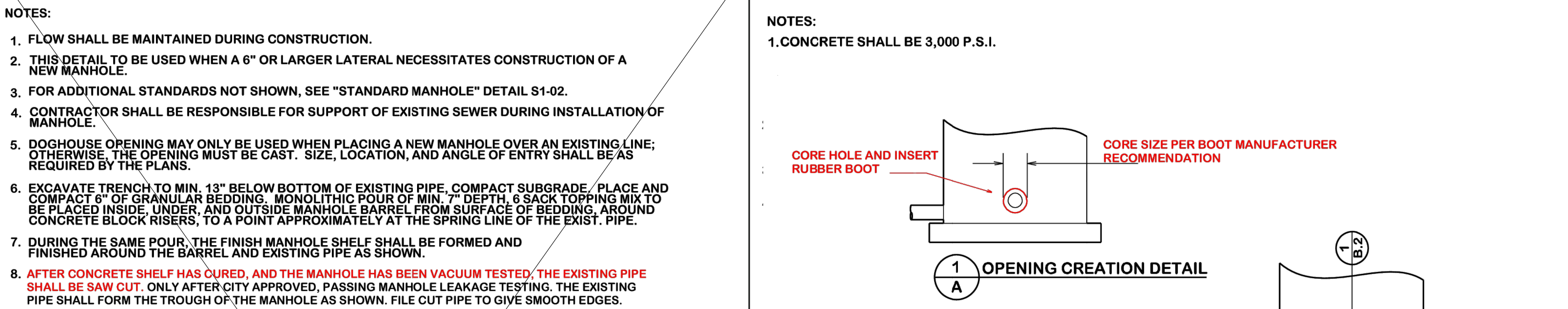




### STANDARD MANHOLE



### BEDDING AND TRENCH FOR DI PIPE & PVC PIPE





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 SEED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

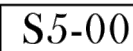
**APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.**

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

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

ESTABLISHMENT OF VEGETATION MAY BE A WARRANTY ITEM.

ESTABLISHMENT OF VEGETATION MAY BE A WARRANTY ITEM.

IDENTIFICATION SIGN \$5

1. FURNISH AS SHOWN ON PLANS AND/OR AT EACH MANHOLE WHERE SEWER LINE CROSSES OPEN FIELD
  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 GA. INSTALLED (OMITTING MANHOLE NUMBER ON MANHOLE SIGN) (NOT A SEPARATE PAY ITEM)
- 2" BLACK PRESSURE SENSITIVE NUMBERS TO BE ADDED AFTER BASIC SIGN HAS BEEN PAINTED



S5-03



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.

S5-04



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.

~~S5-05~~

**NOTE:**

1. ALL MATERIAL SHALL BE ASTM D3034 SDR26 W/ GASKETS
2. ALL SERVICE CONNECTIONS & EXISTING LATHS 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 OF EACH MAIN LINE CLEANOUT. INCLUDE A BRASS PLUG, CLEANOUTS TO BE EXTENDED 12 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 REGISTERED PROFESSIONAL ENGINEER AT 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 NEAR THE STREET IS A SINGLE RESIDENCE, TAPS INTO A MANHOLE NEAR THE STREET LINE OF THE LOT. THE 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. 12" MIN. DUCTILE IRON (TEMPORARY) USE GLUE CAP IN PLACE OF FEMALE ADAPTER AND BRASS PLUG.



## 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 TIES INTO A MANHOLE ON 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 RECONNECTION AT THE ROW LINE.



PLUMBER CONNECTION OR CIP RECONSTRUCTION

S6-01

- 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



**NEW CONSTRUCTION ONLY**

S8-00



REVISIONS:

BRYAN - COLLEGE STATION  
STANDARD STORM WATER  
POLLUTION PREVENTION DETAILS



DRAWN BY: B.L.  
DATE: 12/2020  
SCALE: NTS  
APPROVED: W. P. K.

FIGURE:  
**SWPP**  
SHEET 1 OF 1

