

⬢ Electrical Manhole	✦ TBM
⬢ Fire Hydrant	⬢ Telephone Manhole
⊙ Gas Manhole	⬢ Telephone Pedestal
⊙ Gas Meter	⬢ Traverse Point
✓ Guy Anchor	■ Water Meter
● Iron Pipe Found	■ Water Valve
⊙ Iron Rod Found	◇ Blackjack Tree
⊙ Iron Rod Set	⌘ Cedar Tree
⌘ Light Pole	◇ Elm Tree
✦ Power Pole	⊙ Mesquite
✦ Sewer Clean-Out	✦ Pine Tree
⊙ Sewer Manhole	⊙ Post Oak
✦ Sprinkler Head	⌘ Water Oak Tree
⊙ Storm Drain Manhole	
▲ Street Sign	

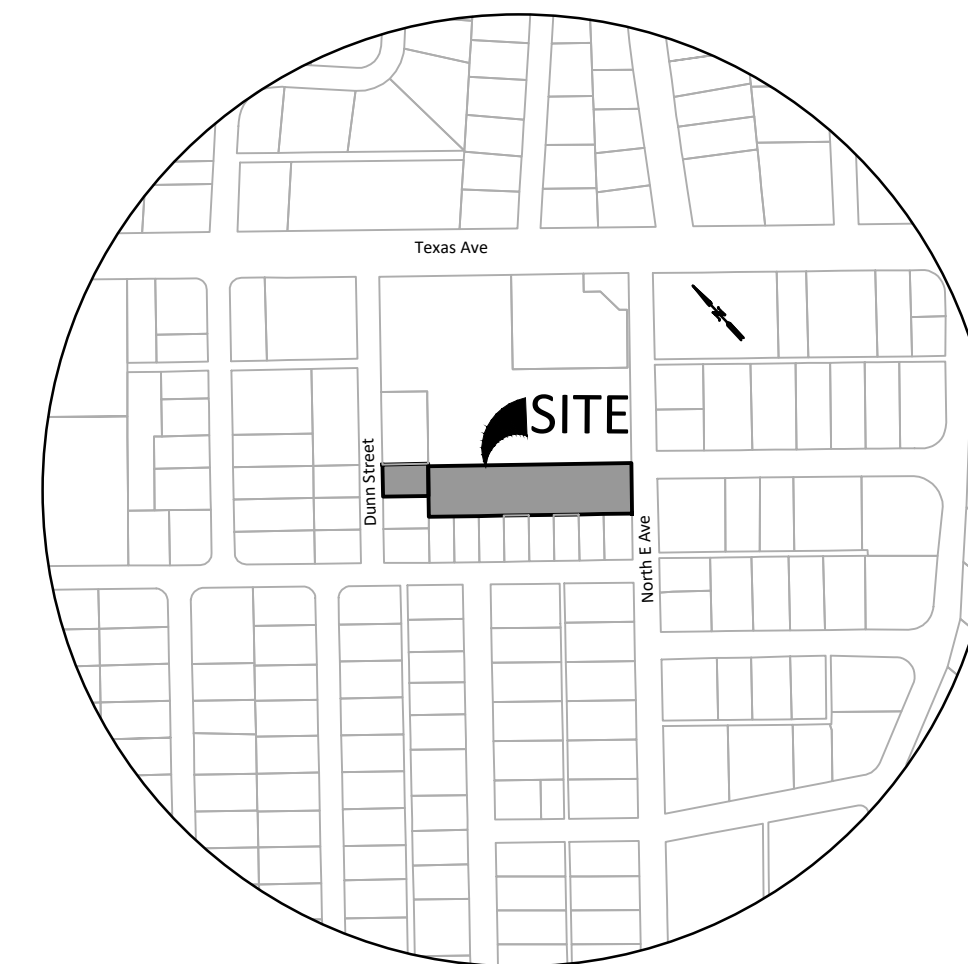
	- Station
	- Top of Curb Elevation

	Proposed Drainage Structure No.
	Indicates Proposed Water Structure Identifier
	Indicates Proposed Water Service Line Number
	Indicates Proposed Sewer Structure Identifier
	Indicates Proposed Sewer Service Line Number

◆	Ambulatory Ramp
♿	Prop. Handicapped Parking Sign
	Straw Bale Barrier
	Inlet Protection
	Prop. Drainage Structure w/ Culvert Inlet Protection
	Prop. Inlet / Storm Drain
	Drainage Flow
	Drainage Ditch
	Indicated Drainage Flow w/ Straw Bale Barrier
	Prop. Hose Bib
	Pipeline
	Gas Line
	Telephone Cable
	Fiber Optics Cable
	Overhead Electrical Line
	Underground Electric Line
	Underground Utilities
	Ex. Sewer Line w/ size
	Prop. Sewer Line w/ size
	Ex. Water Line w/ size
	Prop. Waterline & Fire Hydrant
	Prop. Silt Fence
	Ex. Ground Contour Line
	Prop. Finish Grade Contour
	Wire Fence
	Chain Link Fence
	Pipe Fence w/ Cable
	Subdivision Boundary
	Prop. R.O.W. Line
	Easement Lines

BC	BUILDING CORNER	±	PLUS OR MINUS
BM	BENCHMARK	PC	POINT OF CURVATURE
CFS	CUBIC FEET PER SECOND	PRC	POINT OF REVERSE CURVATURE
C	CENTERLINE	PCC	POINT OF COMPOUND CURVATURE
CMP	CORRUGATED METAL PIPE	R	PROPERTY LINE
CONC.	CONCRETE	PRO.	PROPOSED
COP	CENTERED ON PROPERTY LINE	PT	POINT OF TANGENCY
Δ	DELTA	P.E.	PUBLIC DRAINAGE EASEMENT
Ø	DIAMETER	P.U.E.	PUBLIC UTILITY EASEMENT
DIA	DIAMETER	PVC	POLYVINYL CHLORIDE
DIP	DUCTILE IRON PIPE	R	RADIUS
ELEV.	ELEVATION	R.O.W.	RIGHT OF WAY
E.O.P.	EDGE OF PAVEMENT	SQ	STORM DRAIN
EX	EXISTING	SF	SQUARE FEET
FX	FINISHED FLOOR	SS	SEWER SERVICE
FH	FIRE HYDRANT	SY	SQUARE YARD
ℓ	LOW LINE	STA	STATION
FT	FOOT (FEET)	STD.	STANDARD
GALV.	GALVANIZED	SW	SIDEWALK
H.P.	HIGH POINT	TBC	TOP OF BOX CORNER
HGL	HYDRAULIC GRADE LINE	TBM	TEMPORARY BENCHMARK
IN.	INCH	TC	TOP OF CURB
LF	LINEAR FEET	TG	TOP OF GRATE
LP	LOW POINT	TI	TOP OF INLET
MH	MANHOLE	TMH	TOP OF MANHOLE
MIN.	MINIMUM	TP	TOP OF PAVEMENT
MISC.	MISCELLANEOUS	TS	TOP OF SIDEWALK
NG	NATURAL GROUND	TEL	TELEPHONE
N.T.S.	NOT TO SCALE	VPC	VERTICAL POINT OF CURVATURE
OC	ON CENTER	VPI	VERTICAL POINT OF INTERSECTION
OCEW	ON CENTER EACH WAY	VPT	VERTICAL POINT OF TANGENCY
O.D.	OUTSIDE DIAMETER	WS	WATER SERVICE

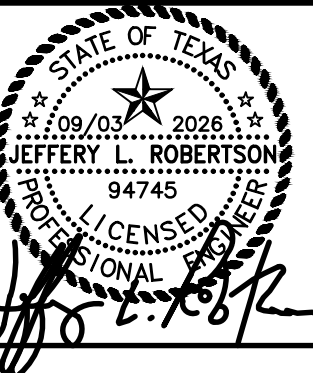
SEPTEMBER, 2026



VICINITY MAP

Developer:
VGC Ventures, LLC
636 Hunters Creek Way
Hockley, Tx 77447
(832) 776-3395

Prepared By:
McClure & Browne
Engineering/Surveying, Inc.
1008 Woodcreek Drive, Suite 103
College Station, Texas 77845
(979) 693-3838



DATE: 09/03/26 DRAWN BY: LLR
DESIGNED BY: LLR
CHECKED BY: JLR

REVISIONS



MCCLURE & BROWNE
ENGINEERING/SURVEYING, INC.
Engineer Reg. No. F-458 Survey Reg. No. 101033-00

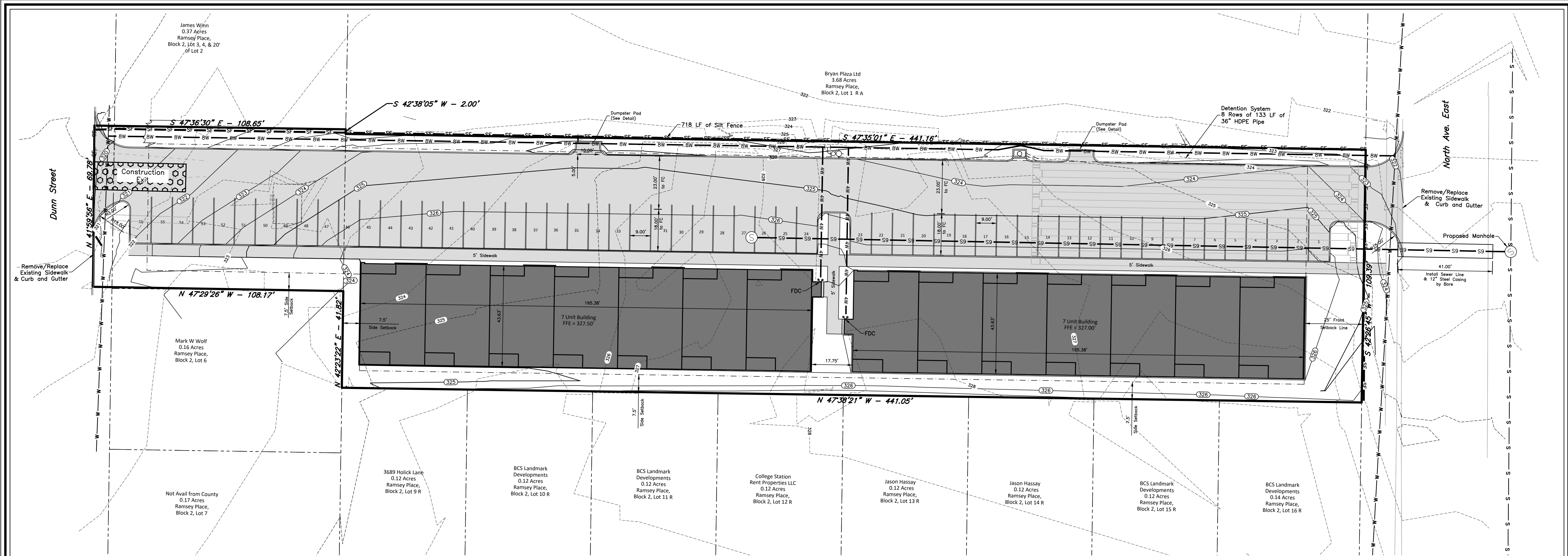
1008 Woodcreek Dr., Suite 103
College Station, Tx. 77845 (979) 693-3838

Cover and Legend

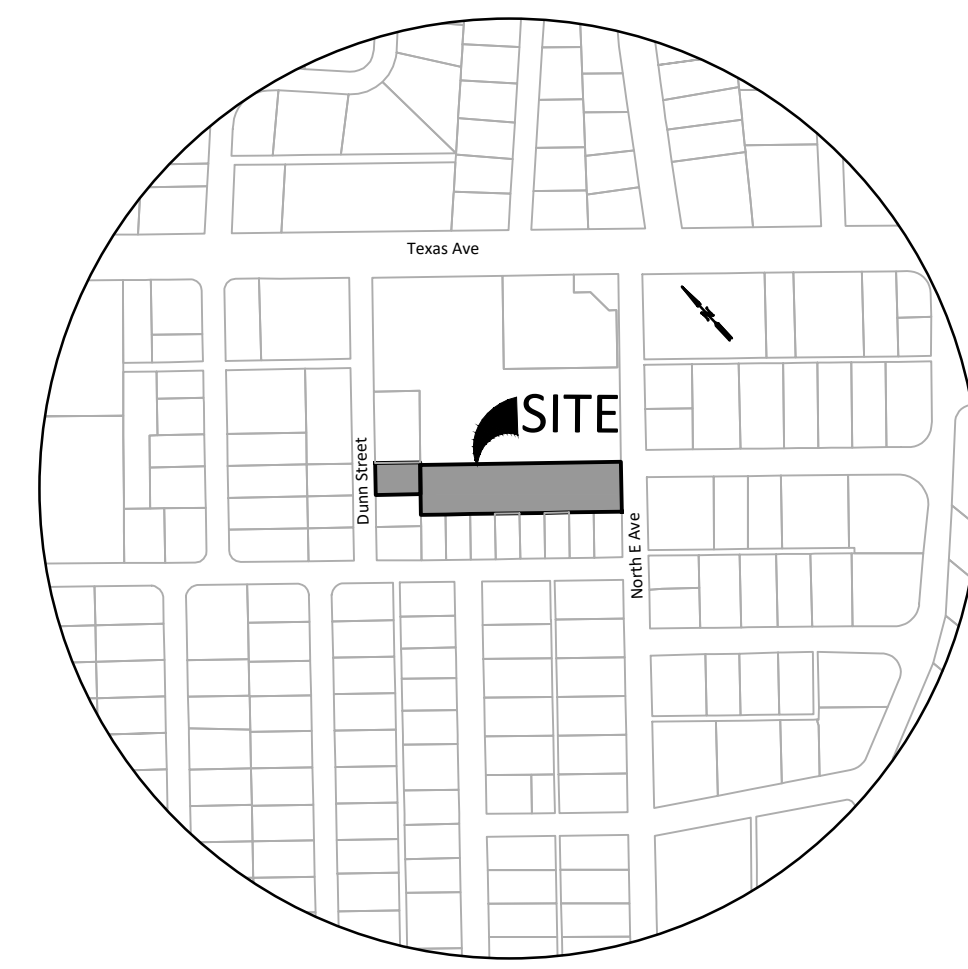
North and Dunn Apartments

SHEET NO.

CO.0

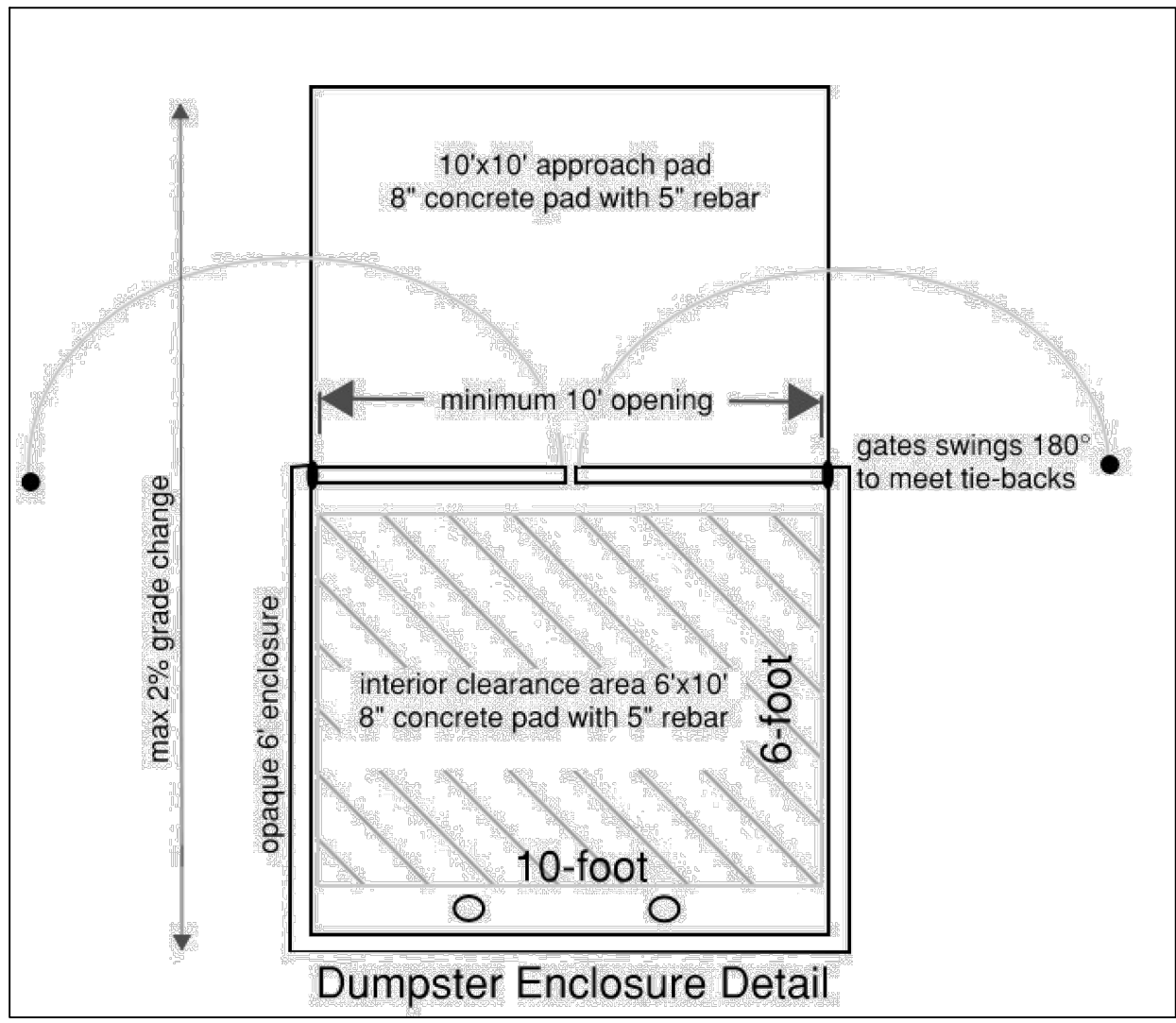


SITE PLAN
SCALE: Hor: 1" = 20'

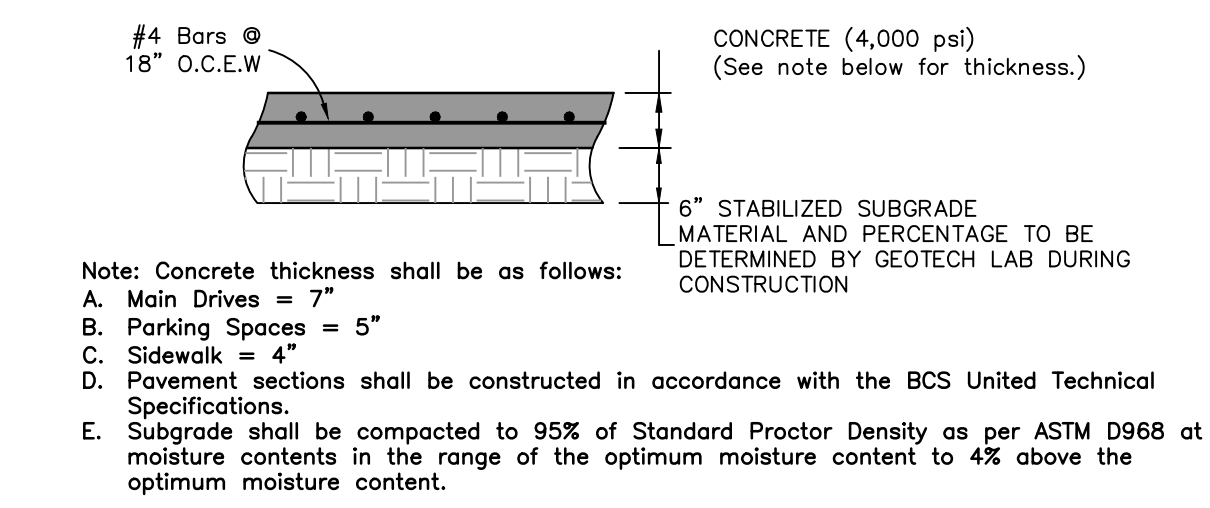


VICINITY MAP

- SITE PLAN NOTES:**
- This property is zoned for Multifamily and RD-5 Development.
 - Owner & Applicant: x
 - Proposed Use: Multifamily
 - The total site area as recorded in deed records is 1.15 acres.
 - BUILDING USAGE DETAILS:**
8,100 sf
 - PARKING ANALYSIS:**
Total Required Parking Spaces: 56 spaces
Parking Spaces Provided: 56 spaces
Handicap Spaces Required: 0 spaces
Total Handicap Spaces Provided: 0 spaces
 - WATER AND SANITARY SEWER DEMANDS:**
Average Daily Use = 4 GPM
Peak Hourly Flow = 12 GPM
Wastewater Flow (Rate of Return = 75%): Pk = 9 GPM Avg. = 2.25 GPM (3,240 GPD)
 - FIRE FLOW REQUIREMENTS**
Required Fire Flow = 1,500 GPM for 3 HRS
 - BASIS OF BEARINGS:** The bearing system and actual measure distance to the monuments are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS Observation.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0215F, Map Revised April 2, 2014, no portion of this property is located in a Special Flood Hazard Area.
 - See Site Civil drawings for additional grading, layout information, Utility layout and Stormwater Pollution Prevention Plan.
 - Building Setbacks shall comply with the City of Bryan Standards
Front Setback = 25'
Side Setback = 7.5'
Rear Setback = 15'
 - Backflow preventers shall be installed on all firelines and located in the water closets of each building.
 - Irrigation system to be installed by others. Irrigation system must be protected by either a Pressure Vacuum Breaker, a Reduced Pressure Principle Back Flow Device, or a Double-Check Back Flow Device.
 - All Backflow devices must be installed and tested upon installation.
 - The City shall not be responsible for repairs to parking lot lights or retaining walls that are located in existing utility easements should maintenance/replacement of their associated utilities be deemed necessary.
 - Contractor shall provide one (1) week advance notice to City prior to connecting to existing waterlines and shall coordinate the water line connections with the Utility Dept. and City Inspector.
 - Signage will be permitted separately.
 - NOTE: Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City or City permitted contractor(s) only.
 - The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to prevent the occurrence of windblown litter from the project site.
 - Residential style container to be utilized for solid waste.
 - All utilities shown on the site plan are to be privately owned and maintained.
 - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE to access electric facilities.
 - A portion of Burton Creek Tributary 4 is located within this site. This creek is listed on the National Wetlands Inventory as a Riverine Intermittent Streamed Seasonally Flooded. All work shall be located outside of the high water mark and efforts taken to restrict any silt from entering the stream. The streambed has been identified with a blue line on the site plan.
 - Solid Waste Notes:**
25.1. Before enclosure construction/modification begins contact Solid Waste at 979-209-5900 for an on-site review.
25.2. If any changes are made to the enclosure plan during the construction phase, please contact Solid Waste to review modifications.
25.3. All weather access route must be maintained and repaired at the business owner's expense.



- GENERAL CONSTRUCTION NOTES:**
- It shall be the responsibility of the Contractor to verify the exact location of all existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
A. Contact Texas811 @ 811
B. Contact City of Bryan Water Services @ 979-209-5900 to locate public water and sewer lines.
C. Contact TxDOT @ 979-778-2165
 - Construction within Public Right-of-Ways and easements must equal or exceed the BCS Unified Technical Specification and Standard Construction Details. All inspections shall be coordinated with the staff of the City Engineer of Bryan.
 - In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer for any substitution.
 - Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P.
 - TRENCHING AND BACKFILLING:** The backfilling of all trenches within structural areas shall be accomplished with cement stabilized sand placed to within 6" of paving sub-grade. The backfilling of all trenches outside of structural areas shall be placed so as to achieve 85 percent Modified Proctor Density. All backfilling shall be between optimum and 4 percent (4%) above optimum moisture content. Testing shall be provided by a certified laboratory at the Owner's expense to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and paved areas. For streets, alleys and parking areas, the limits of the structural areas shall extend 5' beyond the curb lines or other paved areas.
 - It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with the Bryan Texas Utilities (BTU).
 - Where a contradiction between plans and specifications occur, the plans shall be ruled as superior.
 - Trenches may be left open overnight if properly barricaded to prevent pedestrian access.
 - It shall be the responsibility of the Contractor to prepare and maintain a SWPPP and submit a Small Construction Site Notice and coordinate with City staff. Disturbed Area ~0.4 acres.
 - Contractor shall adjust all existing manholes and valve boxes to final grades. There will be no separate pay item for this work.
 - Refer to Architectural Plans for top of finished light pole foundation elevations.
 - Construction of the fire line will need to comply with current NFPA 24 standards.



PAVEMENT SECTION

- Legend**
- - 1/2" Iron Rod Set
 - ⊙ - 1/2" Iron Rod Found
 - ⊙ - 5/8" Iron Rod Found
 - SW — Existing Sewer Line w/ size
 - WS — Existing Water Line w/ size
 - SS — Proposed Sewer Line w/ size
 - BW — Proposed Water Line w/ size
 - G — Existing Gas Line w/ size
 - OE — Existing Overhead Electric Line
 - Guy Anchor
- Abbreviations**
- D.E. Drainage Easement
 - D.O.F.E. Drainage Detention Facility Easement
 - D.R. Brazos County Deed Records
 - E.A.E. Emergency Access Easement
 - F.H. Fire Hydrant
 - O.R. Brazos County Official Records
 - P.A.E. Public Access Easement
 - P.R. Brazos County Plat Records
 - P.U.E. Public Utility Easement
 - R.O.W. Right-of-Way
 - U.E. Utility Easement
 - Pr.A.E. Private Access Easement
 - S.D. Storm Drain
 - Pr.L.E. Private Landscape Easement
 - F.D.C. Fire Department Connection

SITE PLAN

North & Dunn Apartments

1.11 Acres
Ramsay Place,
Block 2 Lot 8 R
Phase III
John Austin Survey A-2

0.16 Acres
Ramsay Place,
Block 2 Lot 5
Phase III
John Austin Survey A-2

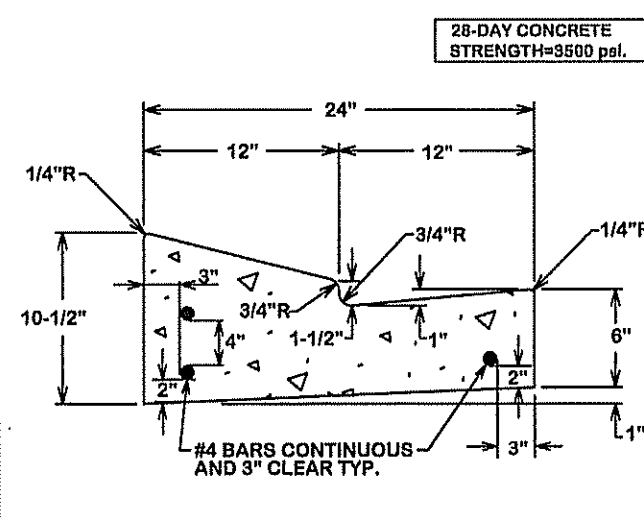
BRYAN, BRAZOS COUNTY, TEXAS
SUBMITTED: September 2026

Owner:
VGC Ventures, LLC
636 Hunter Creek Way
Hockley, TX 77447
(832) 776-3395

Prepared By:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

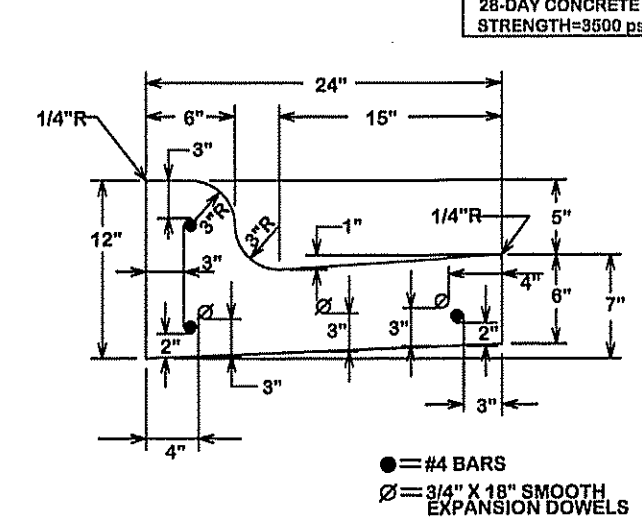
MB

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

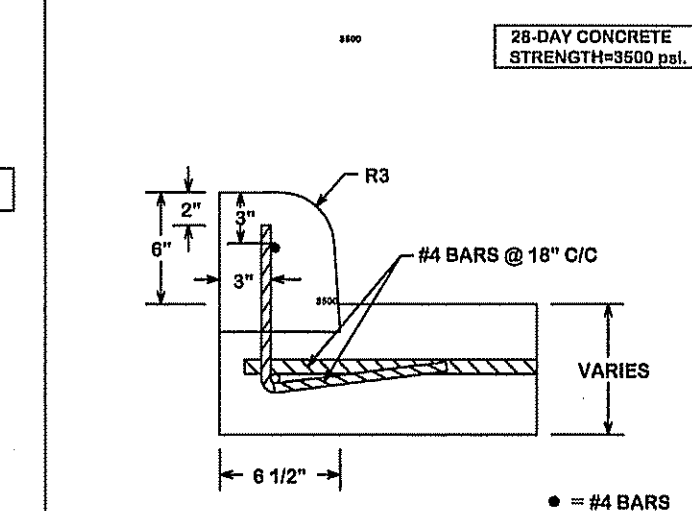


ST1-00

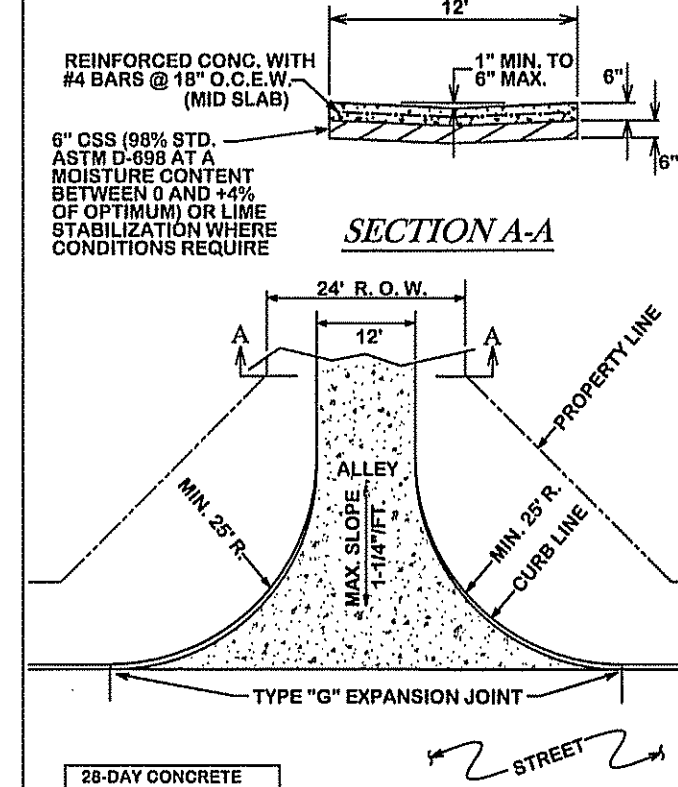
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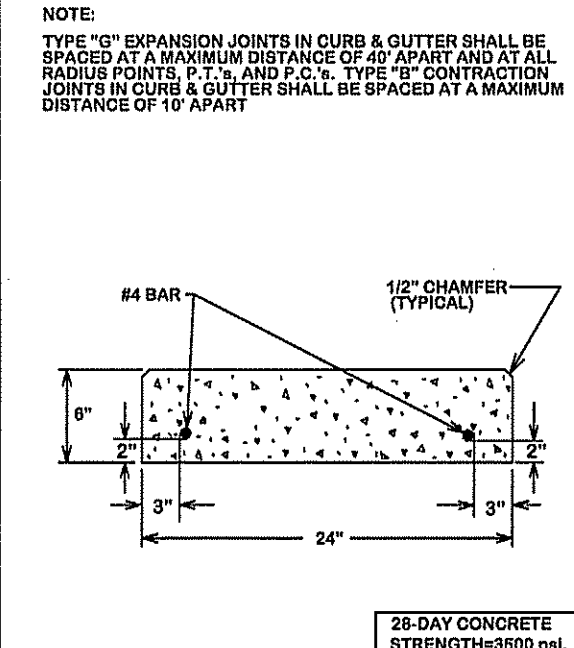
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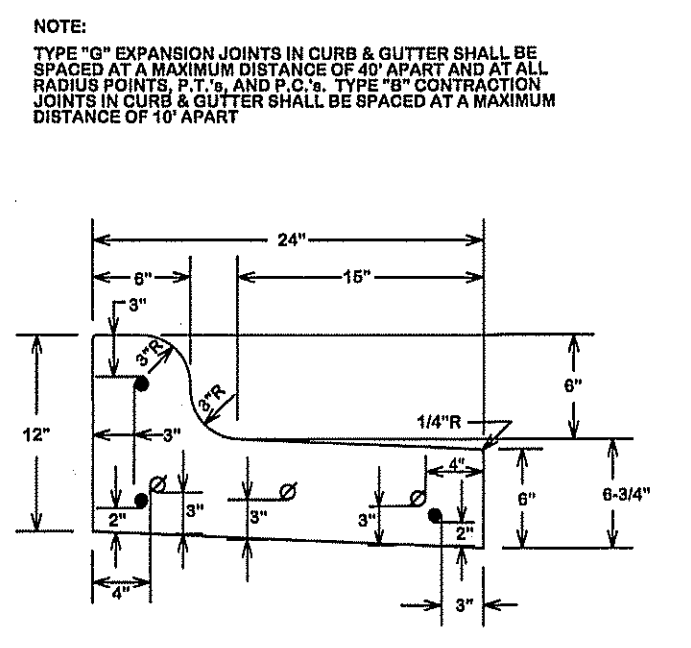
ST1-02



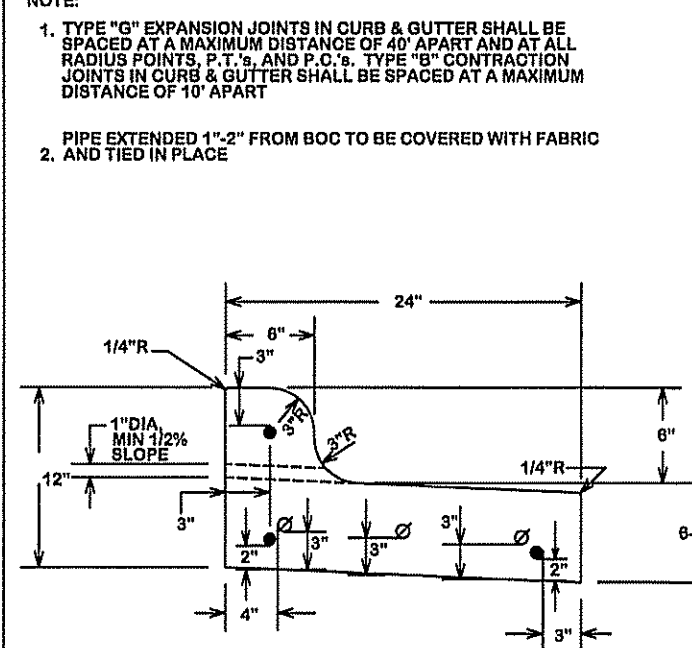
ST1-06



ST1-03



ST1-04



ST1-05

GENERAL NOTES:

ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN REMOVED BY CONSTRUCTION SHALL BE RESEEDED WITH SEED OF THE SAME SPECIES AND VARIETY AS THE EXISTING COVER. SEEDING SHALL BE DONE IMMEDIATELY AFTER CONSTRUCTION AND SHALL BE MAINTAINED UNTIL ACCEPTABLE VEGETATION COVER IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

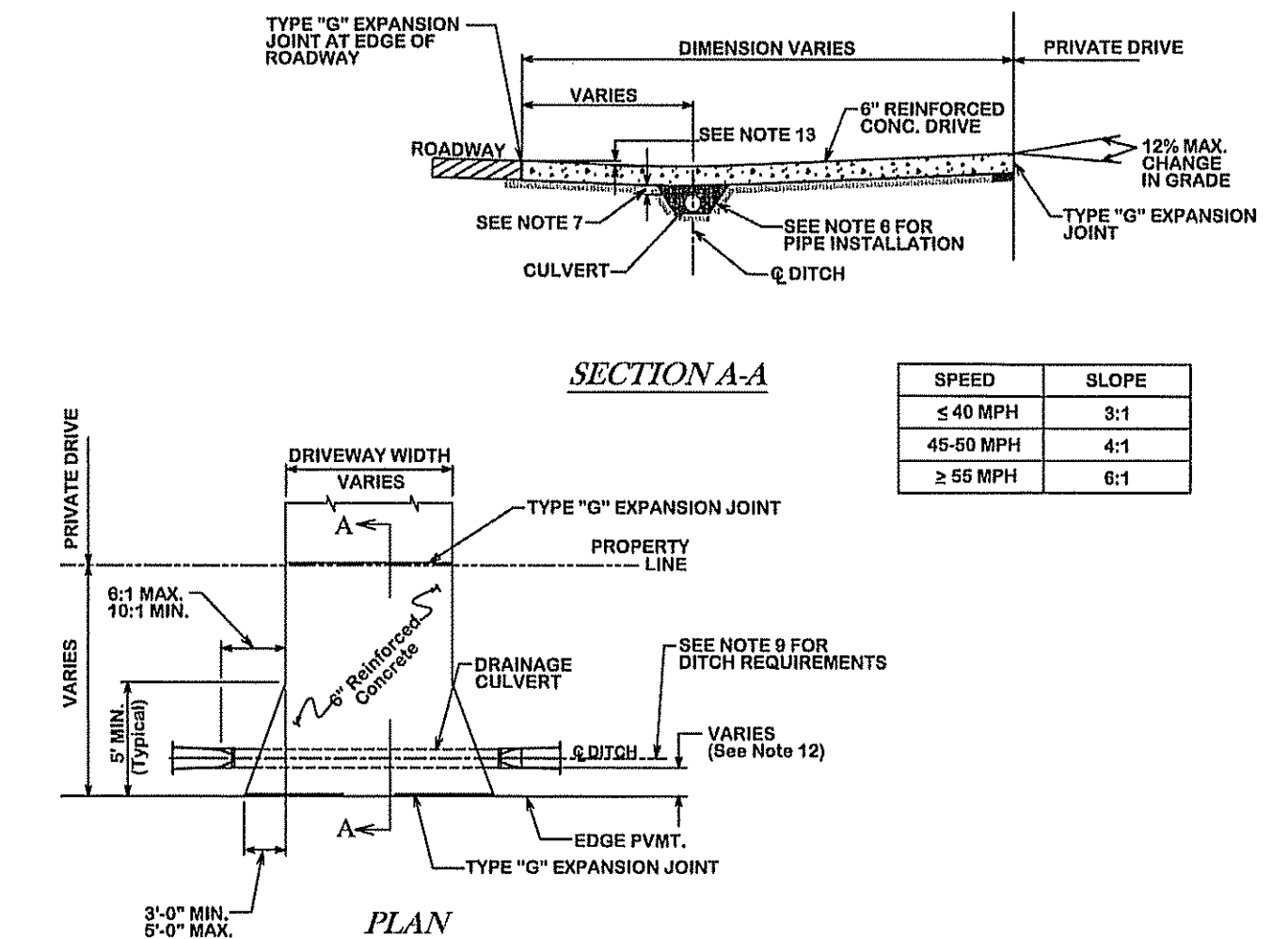
APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE CONSTRUCTION PERIOD AND MAINTAINED UNTIL ACCEPTABLE VEGETATION COVER IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

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

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

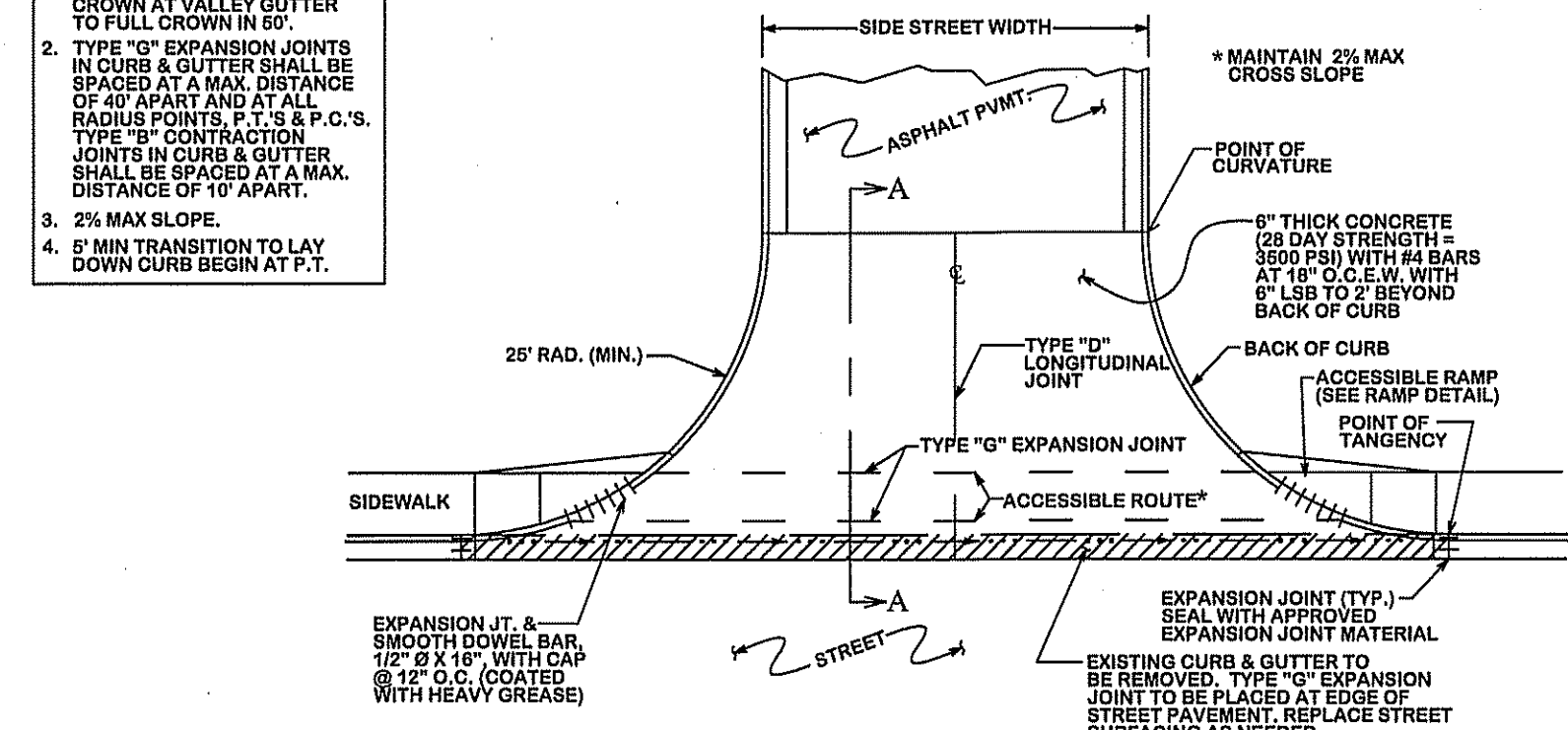
REFER TO SPEC 21.17.23.23 (PAVEMENT MARKINGS) FOR ADDITIONAL LOCAL REQUIREMENTS.

- NOTE:
- LENGTH OF DRAINAGE PIPE FOR RESIDENTIAL DRIVES IS MAX 20' MIN.
 - ALL DRIVEWAY PIPES WITHIN ROW MUST HAVE CONCRETE S.E.T. (SAFETY END TREATMENT) OR APPROVED EQUAL.
 - CULVERT DIAMETER TO BE APPROVED BY THE CITY ENGINEER. THE SIZE OF THE DRIVE CULVERT SHALL BE A MINIMUM OF 18" DIAMETER AND DESIGNED FOR AT LEAST A 10-YR STORM EVENT. THE SLOPE OF THE PIPE SHALL BE A MINIMUM OF 0.5%.
 - CULVERT SHALL BE ROP OR HOPE MEETING THE CITY'S SPECIFICATIONS FOR STORM PIPE. CMP IS NOT ALLOWED.
 - BELL AND SPIGOT GASKETED JOINTS OR MANUFACTURED COUPLED BANDS ARE REQUIRED WITH HOPE.
 - CEMENT STABILIZED SAND IS REQUIRED WITH HOPE.
 - THERE SHALL BE A MINIMUM OF 12" COVER FOR HOPE PIPE AND 6" COVER FOR ROP PIPE.
 - TOP OF CONCRETE DRIVE TO BE LEVEL WITH ROAD SURFACE.
 - DITCH NEEDS TO BE CLEANED BOTH UPSTREAM AND DOWNSTREAM CULVERT TO MATCH DITCH SOPE.
 - SLOPES TRANSVERSE TO THE PUBLIC STREET (A-1 DRIVEWAY SIDE SLOPES) SHOULD BE AS FLAT AS PRACTICAL. WHERE PRACTICAL, A SLOPE OF 1" VERTICAL TO 5 HORIZONTAL (1V:5H) OR FLATTER SHALL BE CONSIDERED. A MINIMUM SLOPE OF 2.5% BEING ALLOWED. IN NO INSTANCE SHALL THE SLOPE EXCEED 1V:4H WITHOUT SPECIFIC CITY APPROVAL.
 - DRIVEWAY CULVERTS:
 - SHALL BE PLACED AS FAR AWAY FROM THE PUBLIC ROADWAY AS PRACTICAL.
 - SHALL BE CUT TO MATCH THE DRIVEWAY SLOPE.
 - SHALL HAVE DELINEATORS PLACED AT EACH END FOR HAZARD IDENTIFICATION.
 - REFER TO THE CURRENT ADDITION OF THE AASHTO ROADSIDE DESIGN GUIDE FOR ADDITIONAL INFORMATION ON THE CONSTRUCTION OF THE DRIVEWAY AND THE PLACEMENT OF THE DRIVEWAY CULVERT TO ALLOW SUFFICIENT CLEAR ZONE AND FLARE RATES.
 - DRIVEWAY ELEVATION OVER THE CULVERT MUST BE A MINIMUM 4" BELOW ROAD SURFACE WHEN DIP AND MAXIMUM OF 12" ABOVE ROAD SURFACE IF A HUMP.



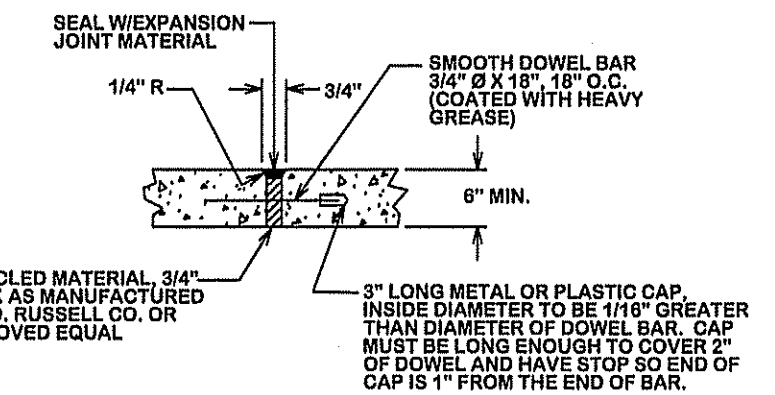
ST2-02

- NOTES:
- IF THERE IS A VALLEY CUTTER, THEN TRANSITION CROWN AT VALLEY CUTTER TO FULL CROWN IN 5'.
 - TYPE "G" EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAX DISTANCE OF 40' APART AND AT ALL RADIUS POINTS, P.T.'S AND P.C.'S. TYPE "B" CONTRACTION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAX DISTANCE OF 10' APART.
 - 2% MAX SLOPE.
 - 8' MIN TRANSITION TO LAY DOWN CURB BEGIN AT P.T.

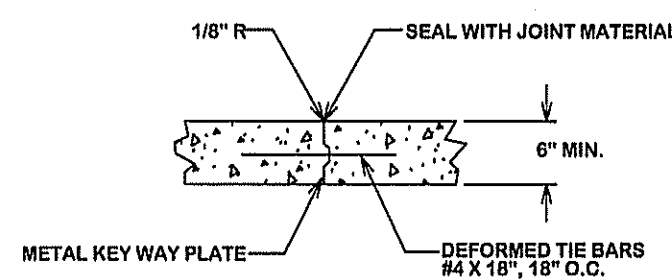


ST2-01

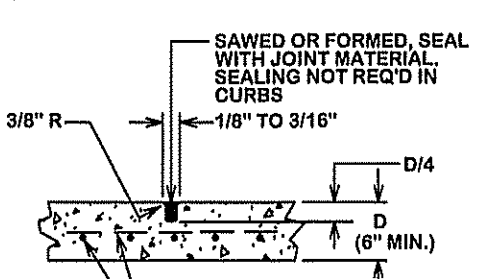
METAL KEY WAY PLATE



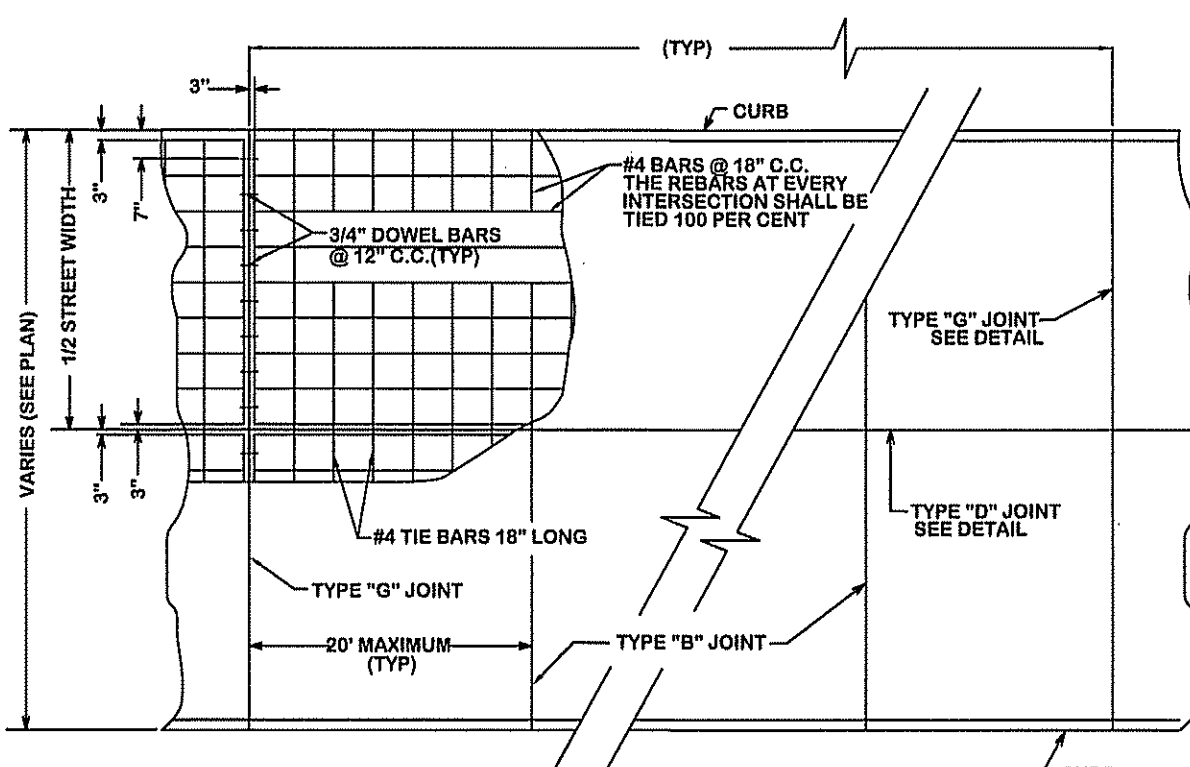
TYPE "G" EXPANSION & CONSTRUCTION JOINT



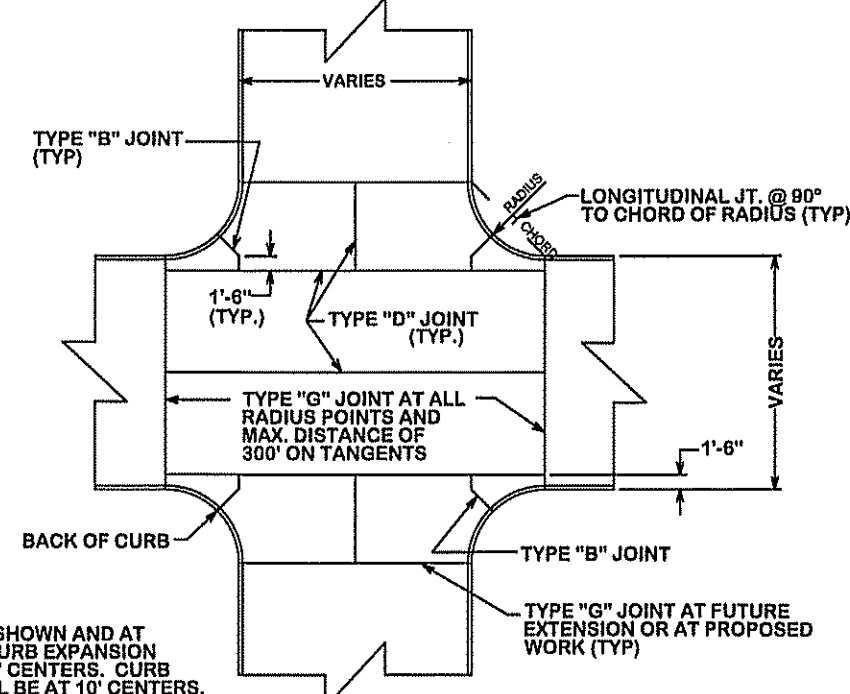
LONGITUDINAL JOINTS SHALL BE REQUIRED ONLY ON THE CENTERLINE OF THE PAVEMENT & AT INTERSECTIONS AS DETAILED



CONTRACTION JOINTS SHALL BE REQUIRED ONLY ON THE CENTERLINE OF THE PAVEMENT & AT INTERSECTIONS AS DETAILED



TYPICAL JOINT LAYOUT AT CONCRETE INTERSECTION



ST3-00

REVISIONS:

BRYAN - COLLEGE STATION
STANDARD STREET DETAILS



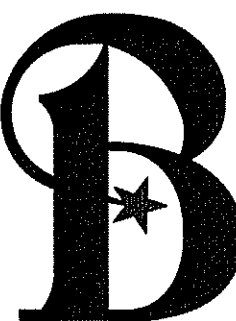
CITY OF BRYAN
The Good Life, Texas Style.

DRAWN BY: B.I.
DATE: 12/20/20
SCALE: N.T.S.
APPROVED: W.P.K.

FIGURE:
ST1
SHEET 1 OF 2

REVISIONS:

BRYAN - COLLEGE STATION
STANDARD STORM WATER
POLLUTION PREVENTION DETAILS

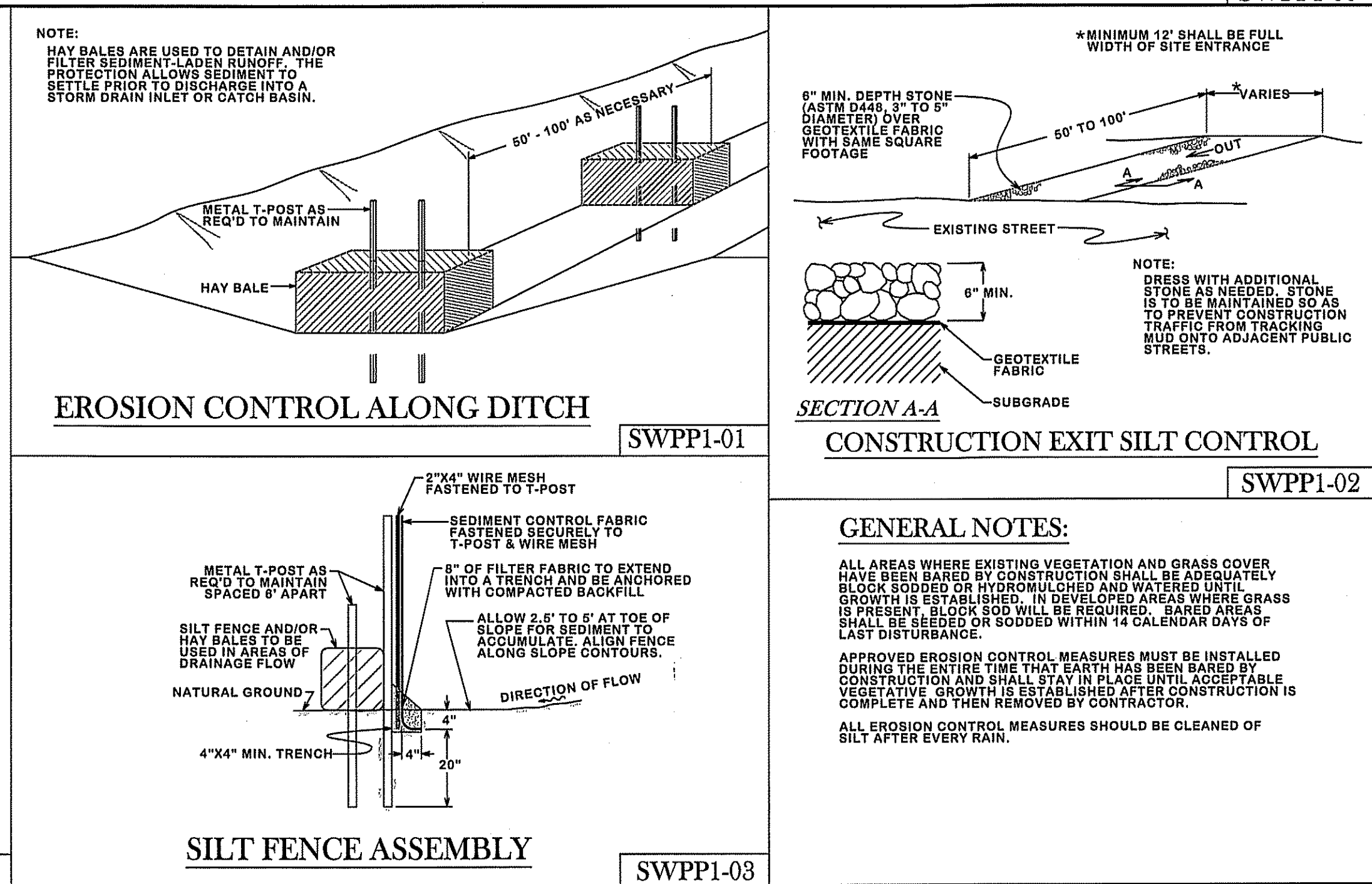
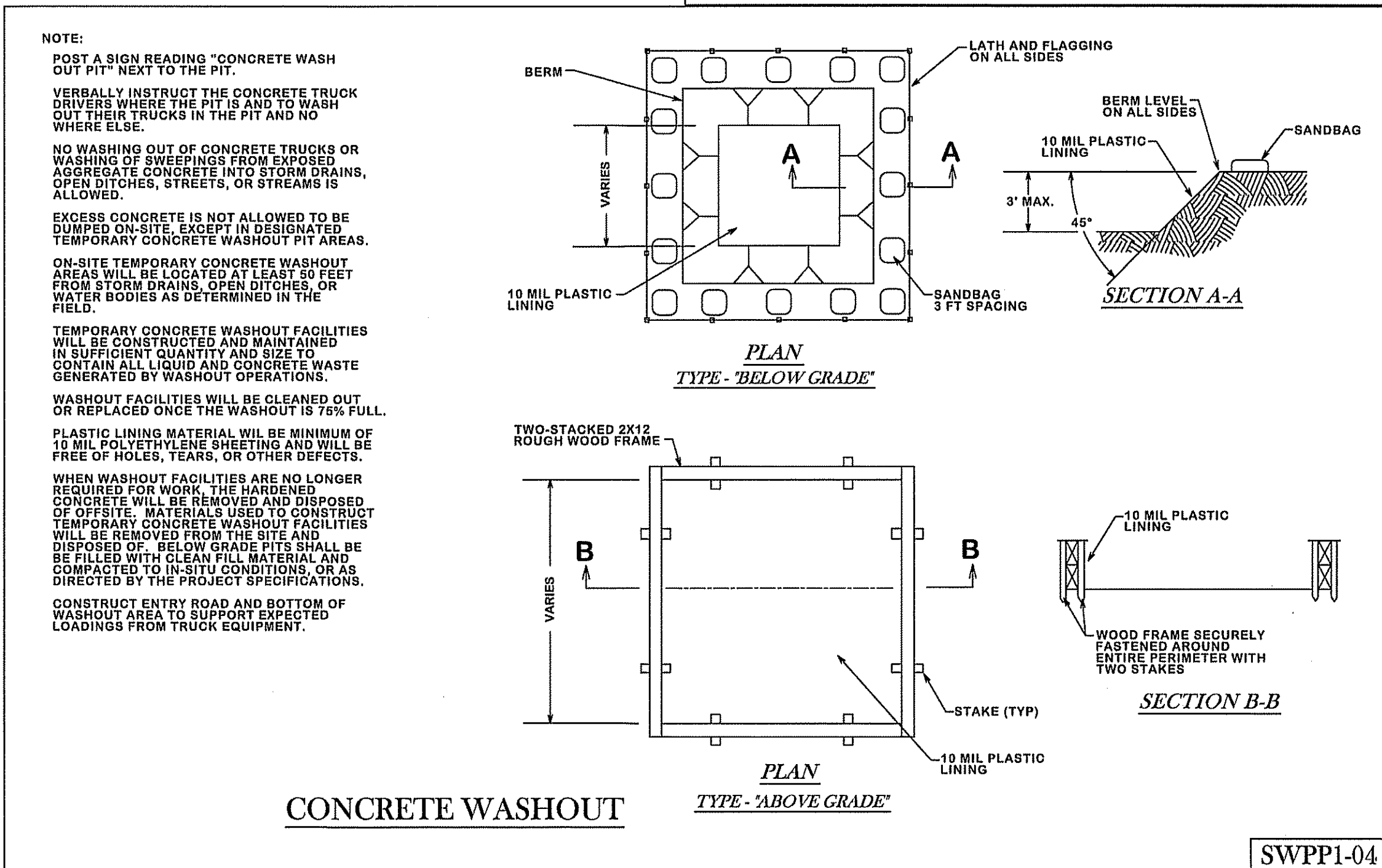
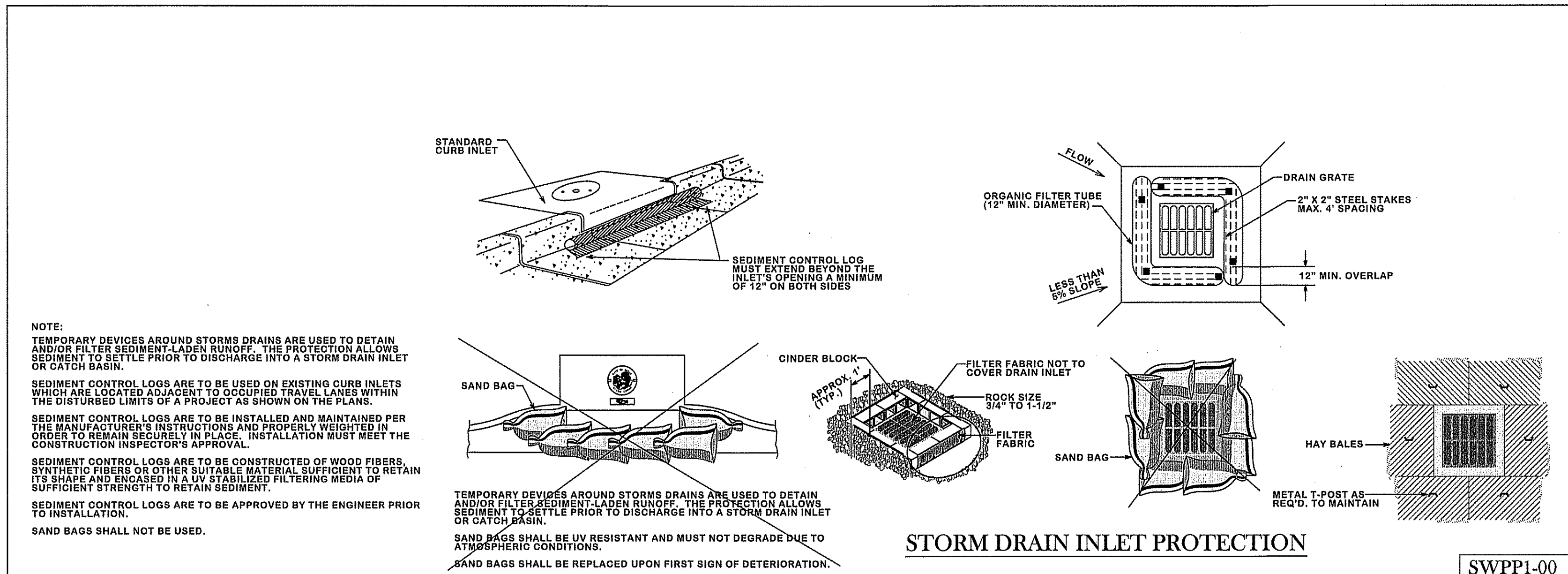


CITY OF BRYAN
The Good Life, Texas Style.

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

FIGURE:

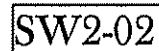
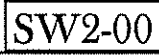
SWPP
SHEET 1 OF 1





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

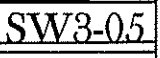
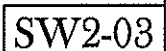
SW1-02



SW2-GN00

SW2-GN01

SW2-GN02



NOTES:

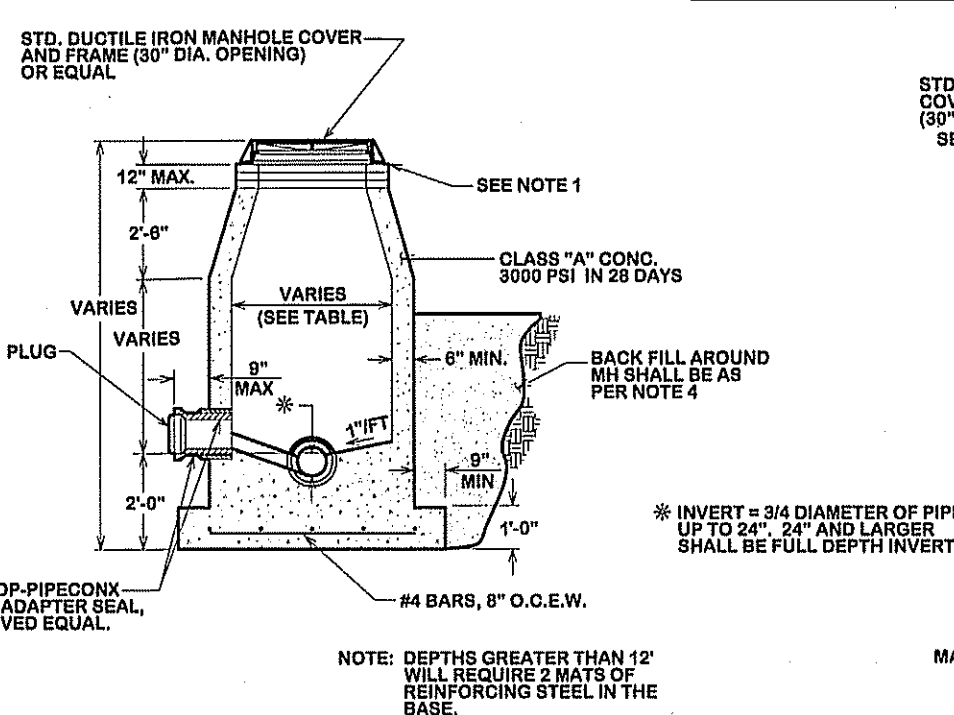
1. A MAX. OF 4 AND A MIN. OF 2 THROAT RINGS SHALL BE USED AT EACH MANHOLE IN NEW OR EXISTING RIGHT-OF-WAY.
2. USE NP 1 SEALANT OR APPROVED EQUAL BETWEEN RING/COVER, ADJUSTMENT AND CHIMNEY OR CORBEL/COLE SECTION.
3. MANHOLE BASE THICKNESS AND FOUNDATION FROM FLOWLINE TO RIM AS FOLLOWS:

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

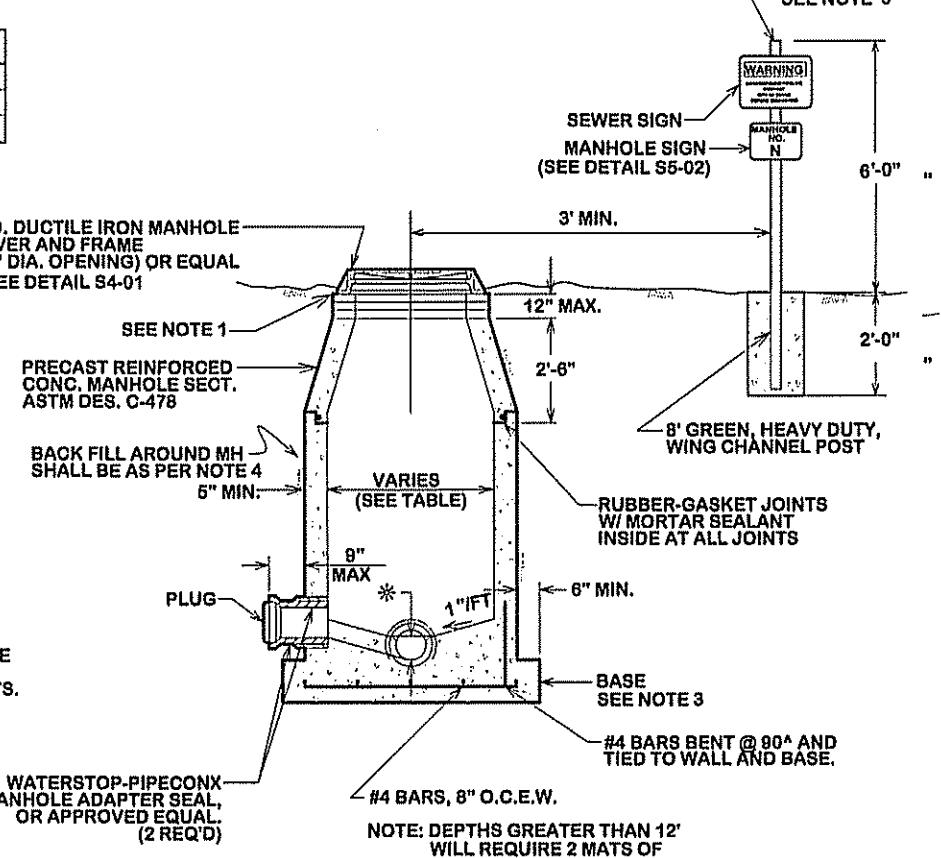
4. MANHOLE LOCATION AND COMPACTION AS FOLLOWS:
LOCATION: COMPACTION REQUIREMENT
PAVEMENT: 98 % STANDARD PROCTOR - ASTM D 698
LANDSCAPE AREA: 90 % STANDARD PROCTOR - ASTM D 698

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

MANHOLE DIA.	MAIN SIZE
4 FT	<18in.
5 FT	218in. <30in.
6 FT	236in.



CAST IN PLACE MANHOLE



PRE-CAST MANHOLE

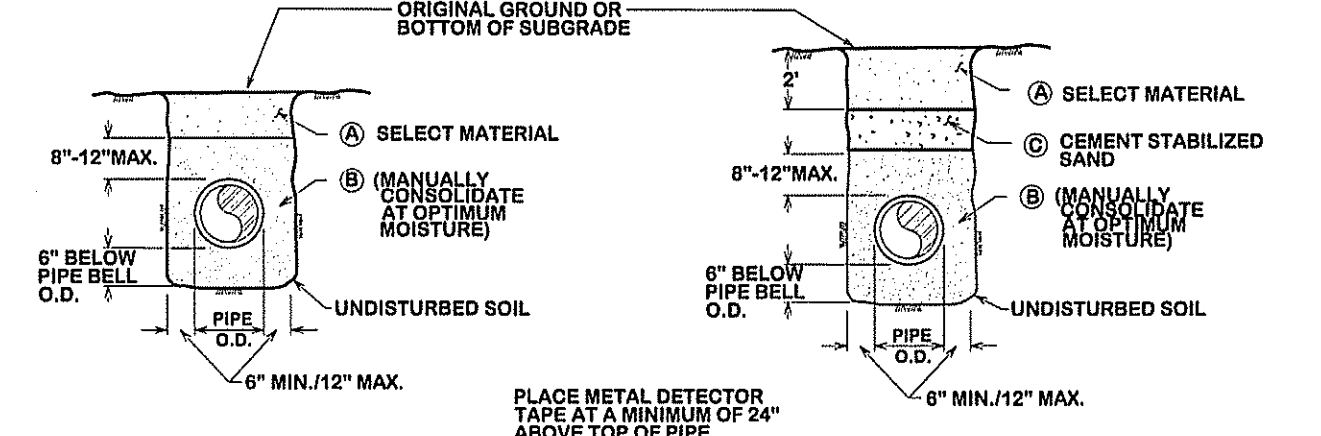
STANDARD MANHOLE

S1-00

NOTES:

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

- SELECT NATIVE MATERIAL MATERIAL EXCAVATED FROM THE DITCH, (WHICH IS FREE OF ROCKS, LIMBS, GLODS, OR DEBRIS LARGER THAN TWO (2) INCHES IN THE LARGEST DIMENSION), COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D998 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NON-STRUCTURAL AREAS (i.e., YARDS, PASTURES, EASEMENTS) (OPTION 1) AND TO A MINIMUM OF 88% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D998 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NEW STREET AREAS AND STREETS TO BE RECONSTRUCTED (OPTION 2)
- GRANULAR MATERIAL MATERIAL SHALL BE BANK RUN RIVER SAND WHICH IS FREE OF DETRIMENTAL QUANTITIES OF CLAY, DEBRIS, OR ORGANIC MATERIAL AND WHICH, WHEN TESTED BY STANDARD LABORATORY METHODS, MEET THE FOLLOWING REQUIREMENTS:
MAXIMUM LIQUID LIMIT: 45
MAXIMUM PLASTICITY INDEX: 15
MINIMUM PERCENT PASSING NO. 200 SIEVE: 35
MINIMUM PERCENT PASSING 3/4" SIEVE: 100
THE MATERIAL SHALL BE FREE FLOWING AND WHEN WET, SHALL NOT ADHERE TO OR FORM A GALL WHEN PRESSED IN HAND.
- CEMENT STABILIZED SAND 1-1/2" SACKS CEMENT/10Y MINIMUM. 2 SACKS CEMENT/10Y MINIMUM WHEN DISTANCE BETWEEN SANITARY LINES AND WATER LINES IS <8FT

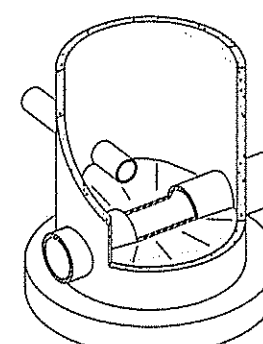


BEDDING AND TRENCH FOR DI PIPE & PVC PIPE

S1-01

NOTES:

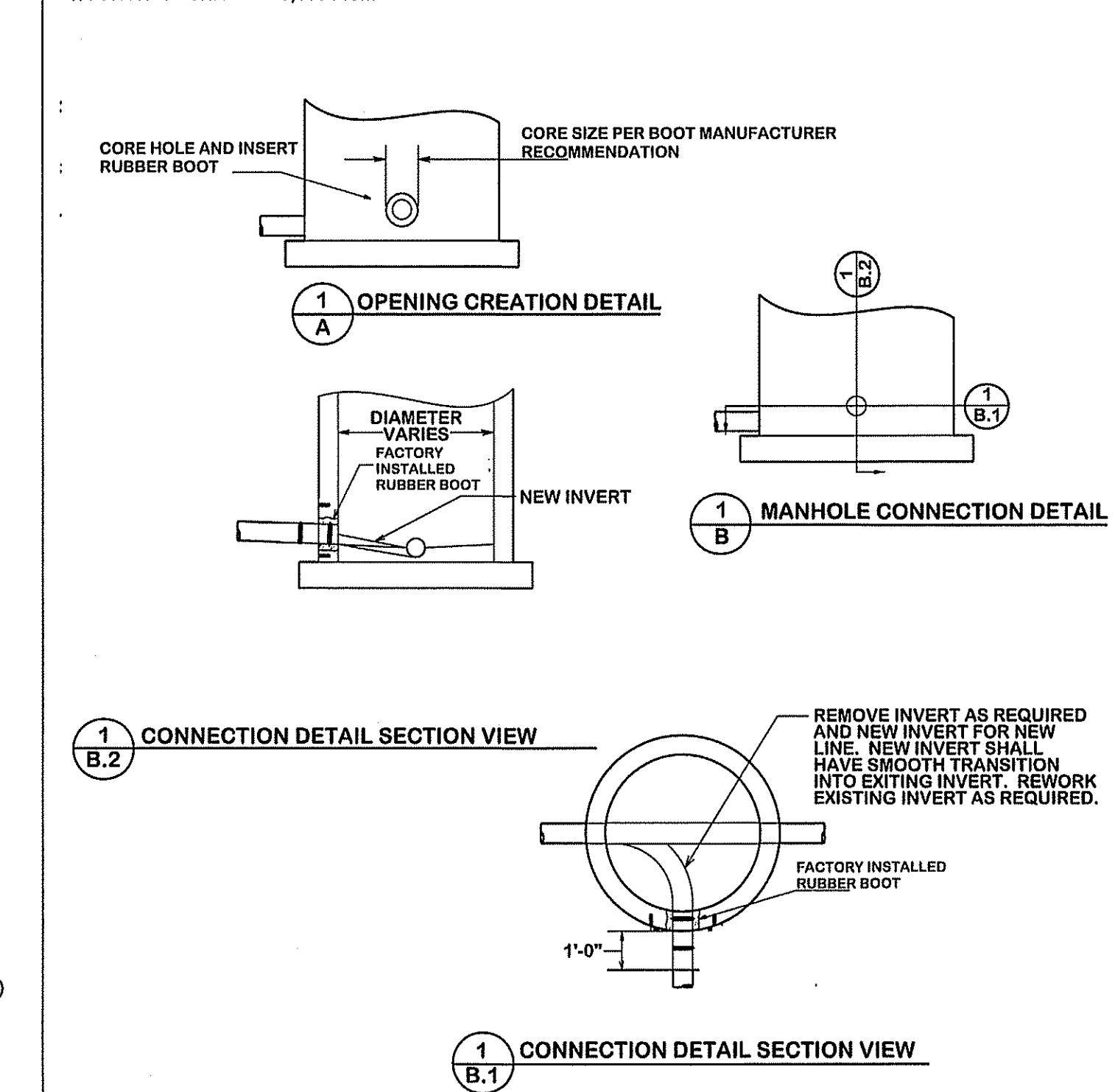
1. FLOW SHALL BE MAINTAINED DURING CONSTRUCTION.
2. THIS DETAIL TO BE USED WHEN A 6" OR LARGER LATERAL NECESSITATES CONSTRUCTION OF A NEW MANHOLE.
3. FOR ADDITIONAL STANDARDS NOT SHOWN, SEE "STANDARD MANHOLE" DETAIL S1-02.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPORT OF EXISTING SEWER DURING INSTALLATION OF MANHOLE.
5. DOGHOUSE OPENING MAY ONLY BE USED WHEN PLACING A NEW MANHOLE OVER AN EXISTING LINE; OTHERWISE, THE OPENING MUST BE CAST. SIZE, LOCATION, AND ANGLE OF ENTRY SHALL BE AS REQUIRED BY THE PLANS.
6. EXCAVATE TRENCH TO MIN. 13" BELOW BOTTOM OF EXISTING PIPE. COMPACT SUBGRADE. PLACE AND COMPACT 6" OF GRANULAR BEDDING. MONOLITHIC POUR OF MIN. 12" DEPTH 6 SACK TOPPING MIX TO BE PLACED INSIDE, UNDER, AND OUTSIDE MANHOLE BARREL. FROM SURFACE OF BEDDING, AROUND CONCRETE BLOCK RISERS, TO A POINT APPROXIMATELY AT THE SPRING LINE OF THE EXIST. PIPE.
7. DURING THE SAME POUR, THE FINISH MANHOLE SHELF SHALL BE FORMED AND FINISHED AROUND THE BARREL AND EXISTING PIPE AS SHOWN.
8. AFTER CONCRETE SHELF HAS CURED, AND THE MANHOLE HAS BEEN VACUUM TESTED, THE EXISTING PIPE SHALL BE SAW CUT. ONLY AFTER CITY APPROVED, PASSING MANHOLE LEAKAGE TESTING, THE EXISTING PIPE SHALL FORM THE TROUGH OF THE MANHOLE AS SHOWN. FILE CUT PIPE TO GIVE SMOOTH EDGES.



CITY OF COLLEGE STATION GRAVITY SEWER DOGHOUSE MANHOLE

NOTES:

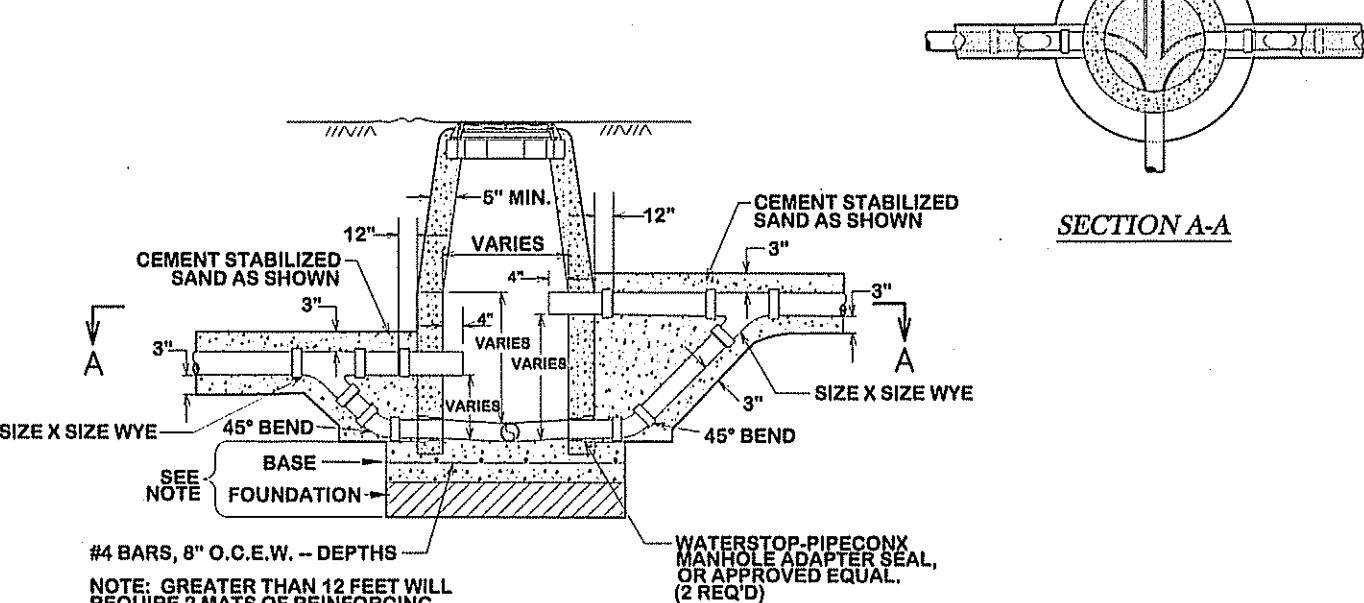
1. CONCRETE SHALL BE 3,000 P.S.I.



STANDARD MANHOLE TIE-IN

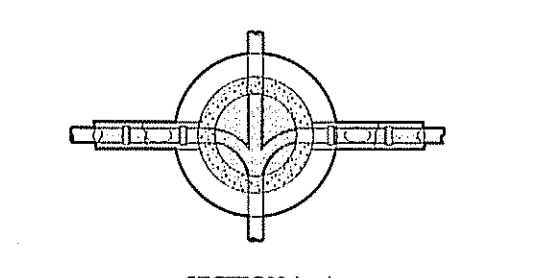
S3-01

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



CITY OF COLLEGE STATION OUTSIDE DROP MANHOLE ONLY ALLOWED FOR MAIN LINE CONNECTIONS (6" AND LARGER)

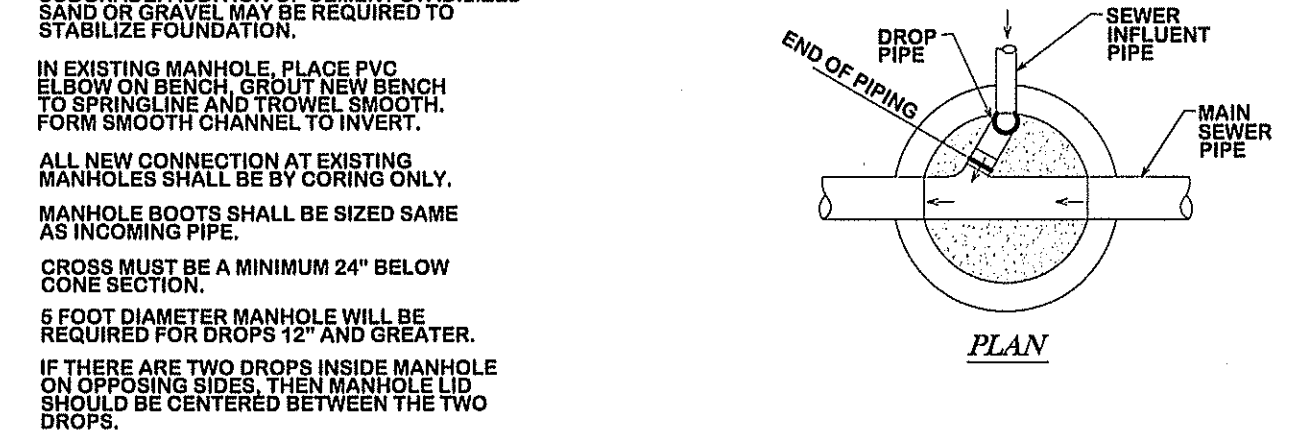
S2-00



CITY OF BRYAN OUTSIDE DROP MANHOLE ONLY WHEN APPROVED BY CITY ENGINEER

S2-01

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



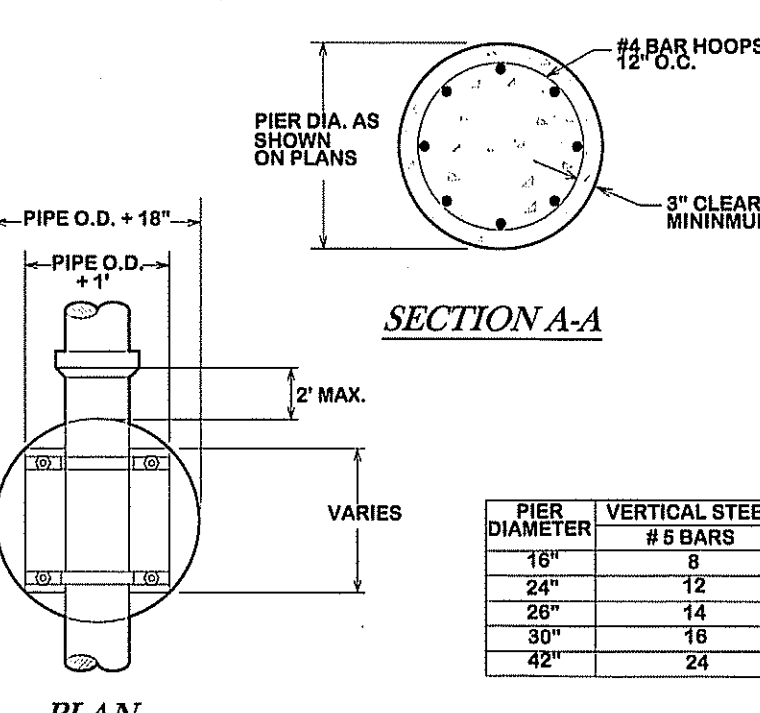
STANDARD DROP MANHOLE

CITY OF BRYAN - DROP MANHOLE TO BE USED ON LINES UP TO 12" IN SIZE
CITY OF COLLEGE STATION - DROP MANHOLE TO BE USED ON LINES UP TO 4" IN SIZE

S2-02

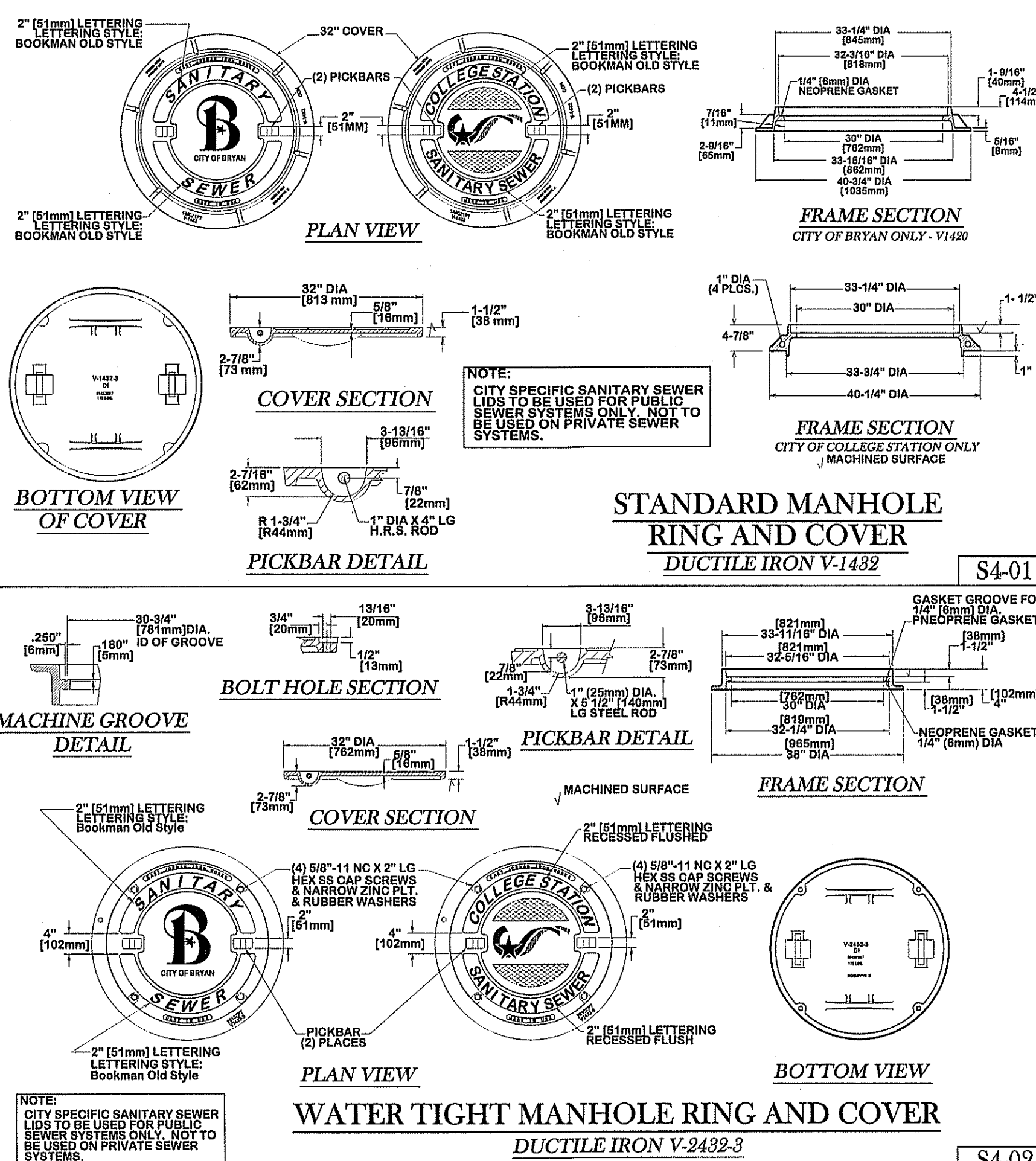
NOTES:

1. EACH PIER SHALL BE COMPLETED IN A SINGLE CONTINUOUS POUR.
2. CHAMFER EDGES 3/4".
3. CONTRACTOR SHALL CONSTRUCT CONCRETE PIER TO A MINIMUM DEPTH OF 9" OR TO A DEPTH WHERE A GOOD BEARING SOIL IS ENCOUNTERED.
4. ALL SHAFTS SHALL BE BORED VERTICALLY PLUMB WITHIN 2" TOLERANCE.
5. ALL INFORMATION SHOWN IS CITY MINIMUM. ALL PIERS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER.
6. NUMBER OF STRAPS DEPENDENT ON SIZE OF PIERS. MIN. 1 STRAP PER PIER.



TYPICAL CONCRETE DRILLED PIER FOR AERIAL SEWER

S4-00



STANDARD MANHOLE RING AND COVER DUCTILE IRON V-1432

S4-01

WATER TIGHT MANHOLE RING AND COVER DUCTILE IRON V-2432-3

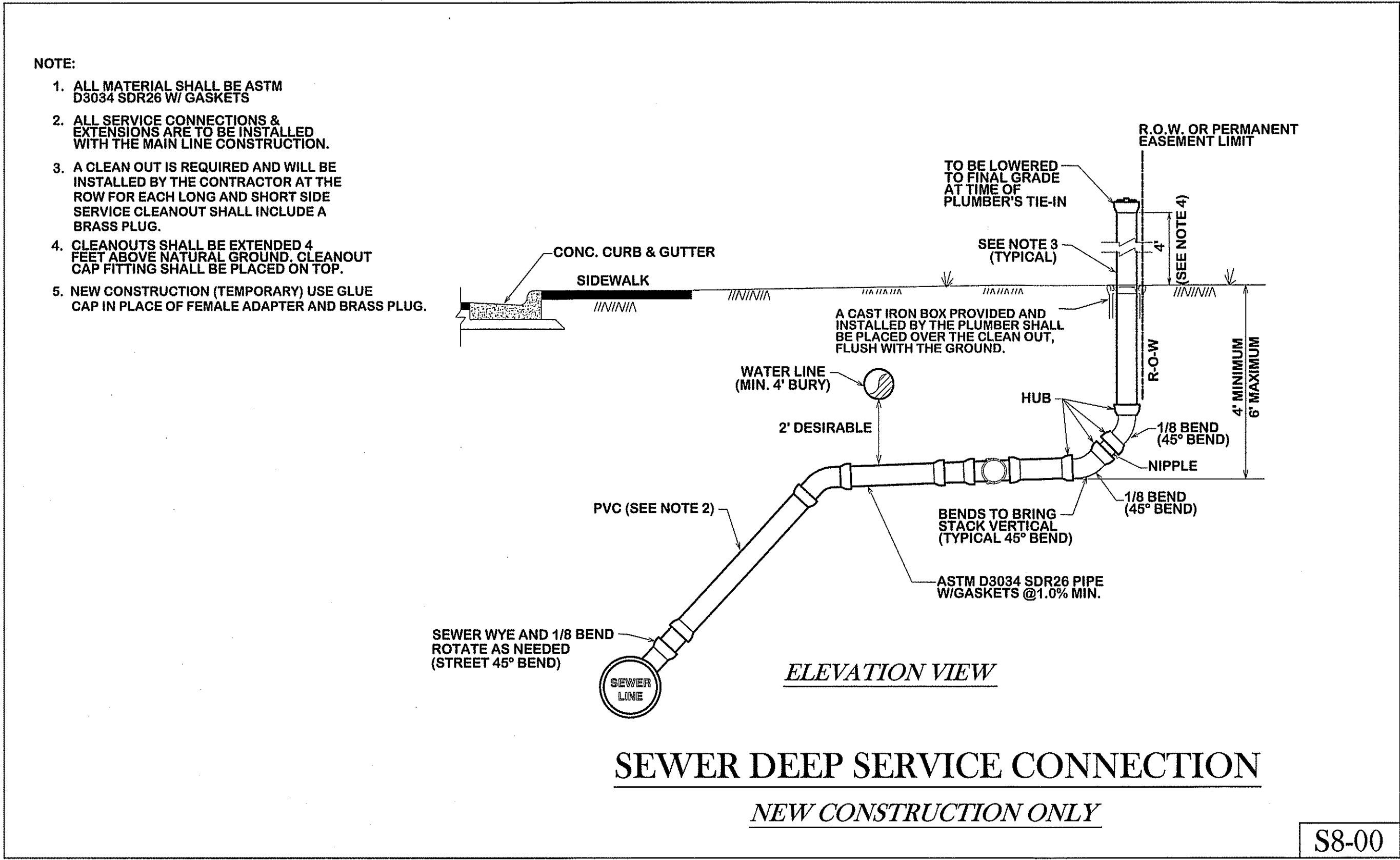
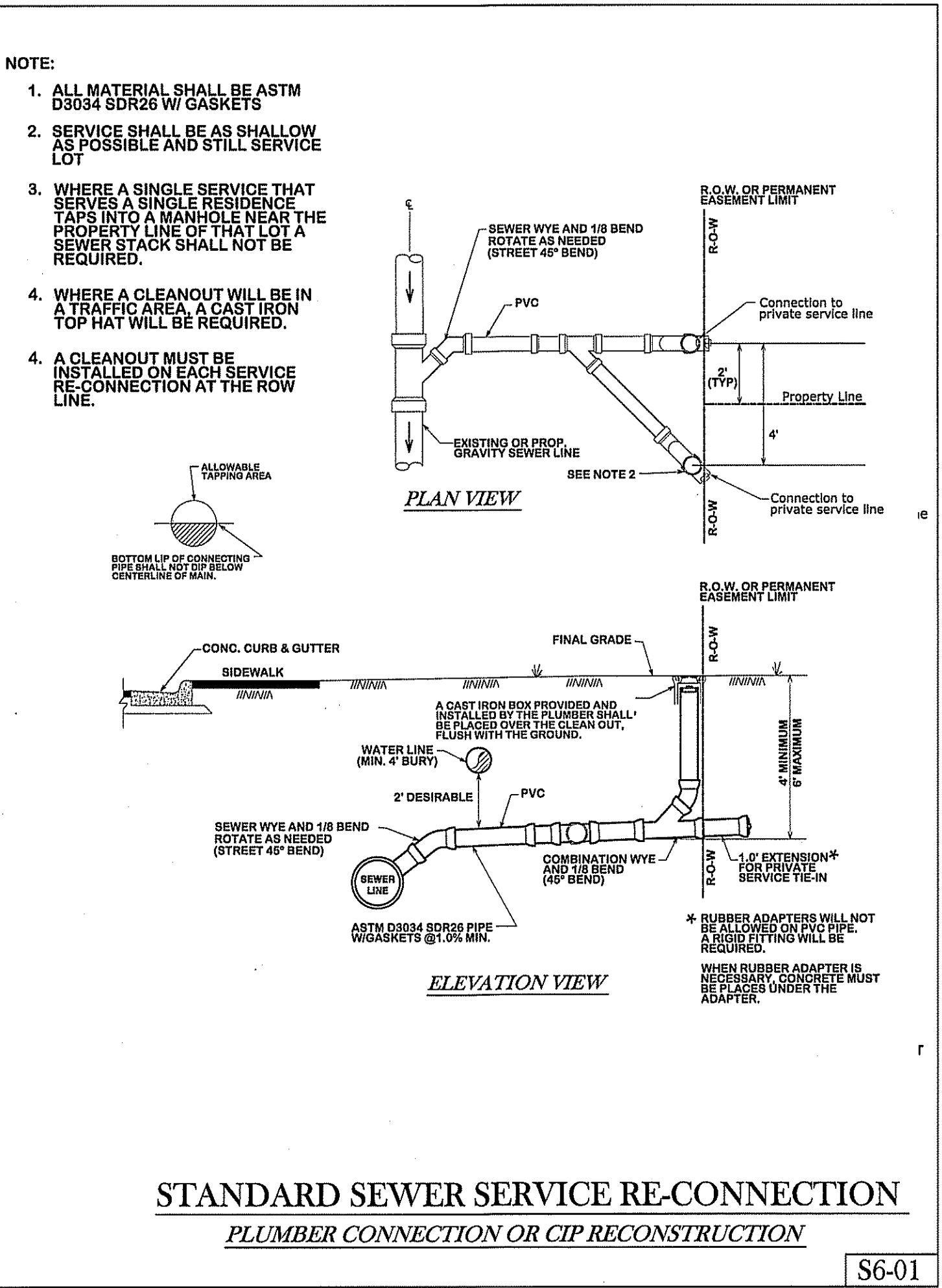
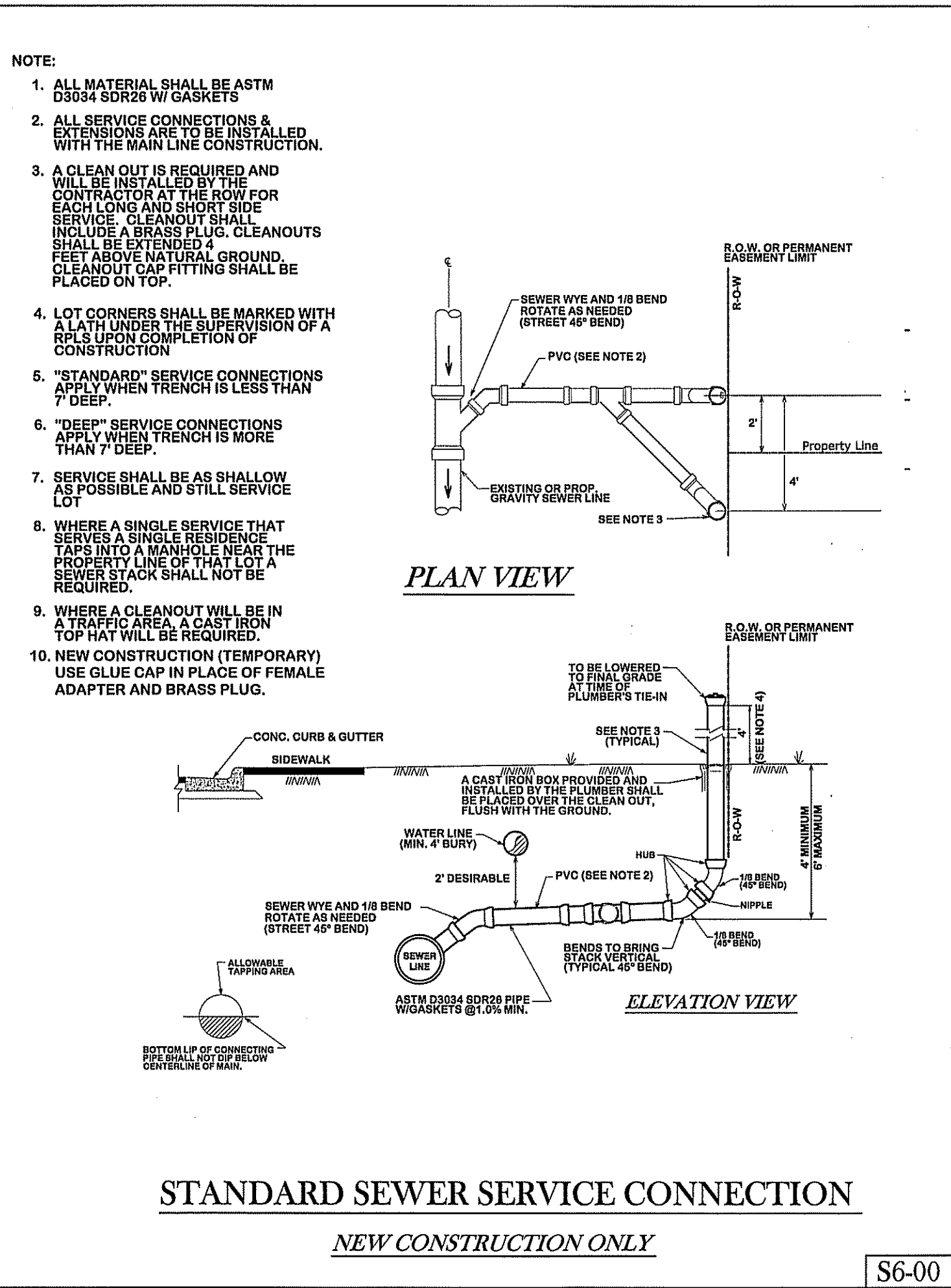
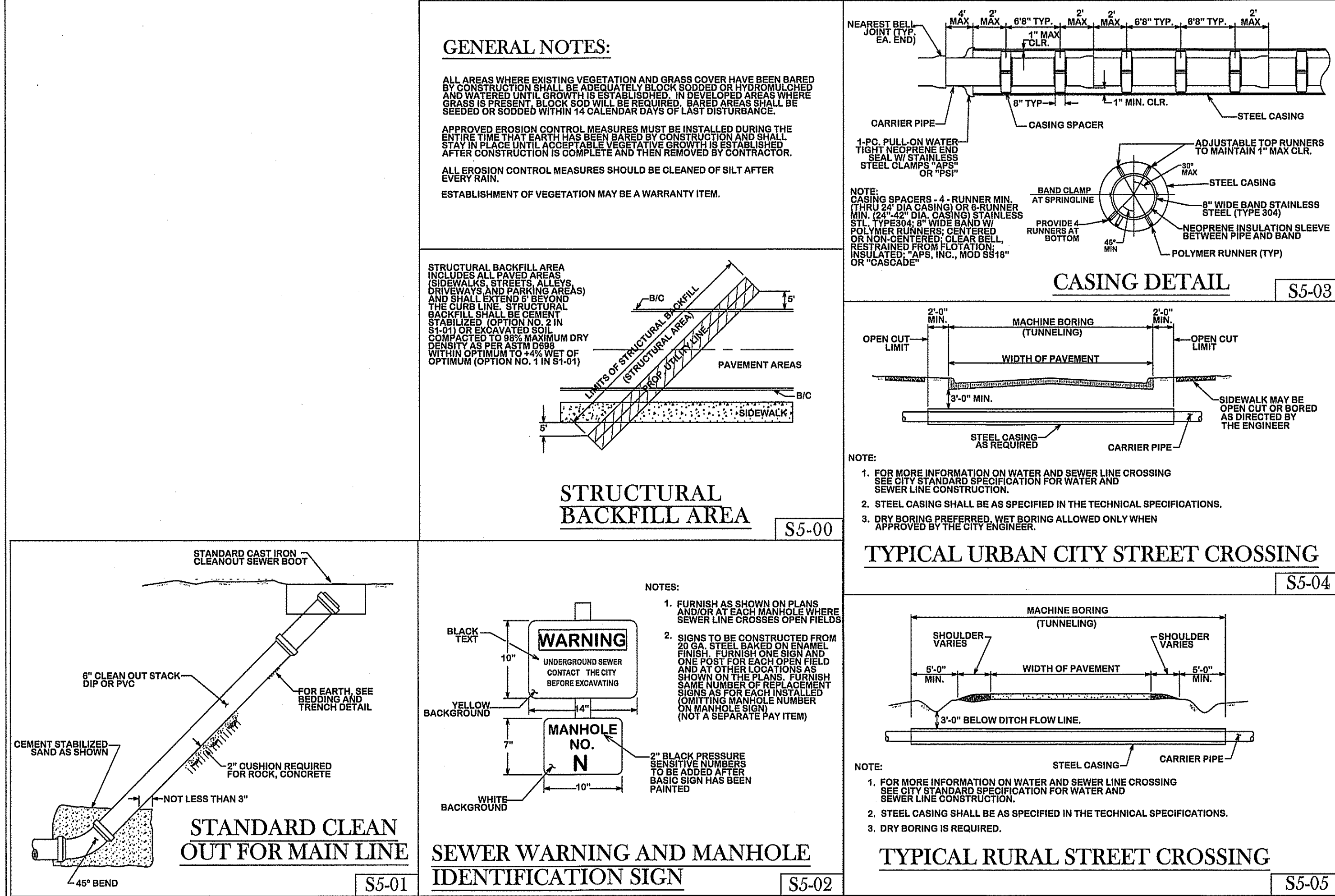
S4-02

BRYAN - COLLEGE STATION
STANDARD SEWER DETAILS



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

S1
SHEET 1 OF 2



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

BRYAN - COLLEGE STATION STANDARD WATER DETAILS



DRAWN BY:
DATE:
SCALE:
APPROVED:

W2

