

LOT2 1-5, BLOCK 4, CHATAM NORTHVIEW ADDITION
CITY OF BRYAN
BRAZOS COUNTY, TEXAS

OWNER / DEVELOPER

CIVIL ENGINEER

SURVEYOR

ELECTRIC COMPANY

TELEPHONE COMPANY

GAS COMPANY

FIRE MARSHALL

REFERENCE MARKERS

PROJECT LOCATION

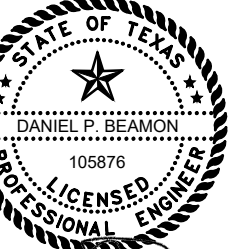
VICINITY MAP

SCALE: 1" = 800'

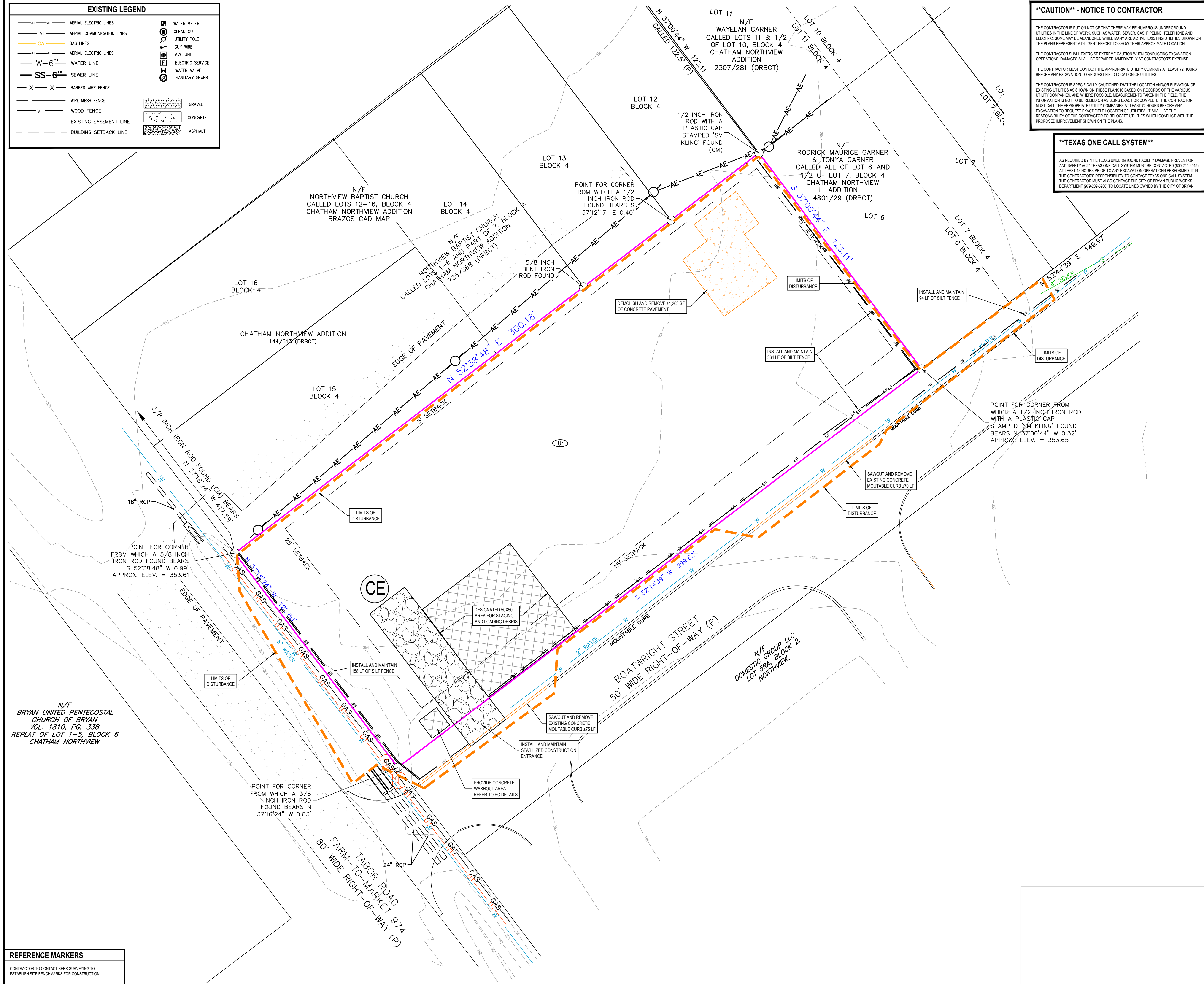
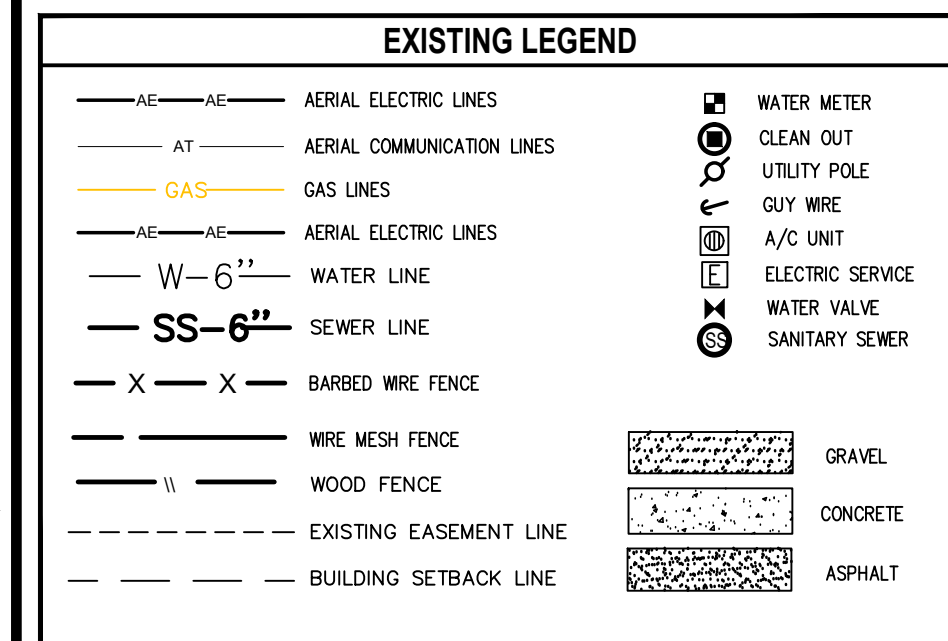
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BEAMON
ENGINEERING
TBPE FIRM NO. F-21588-16172
BENCH LANE, BRYAN, TEXAS 77807
PH. (979) 571-2407



**TITAN TABOR COMMERCIAL
LOTS 1-5, BLOCK 4
CHATHAM NORTHVIEW ADDITION
1801 TABOR ROAD, BRYAN, TEXAS**

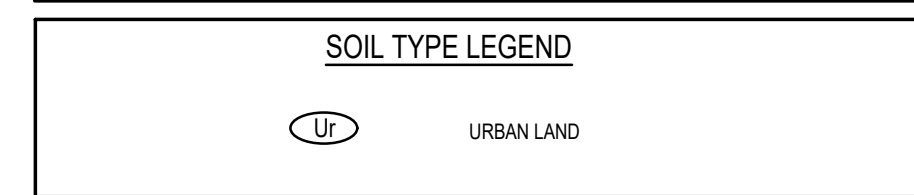
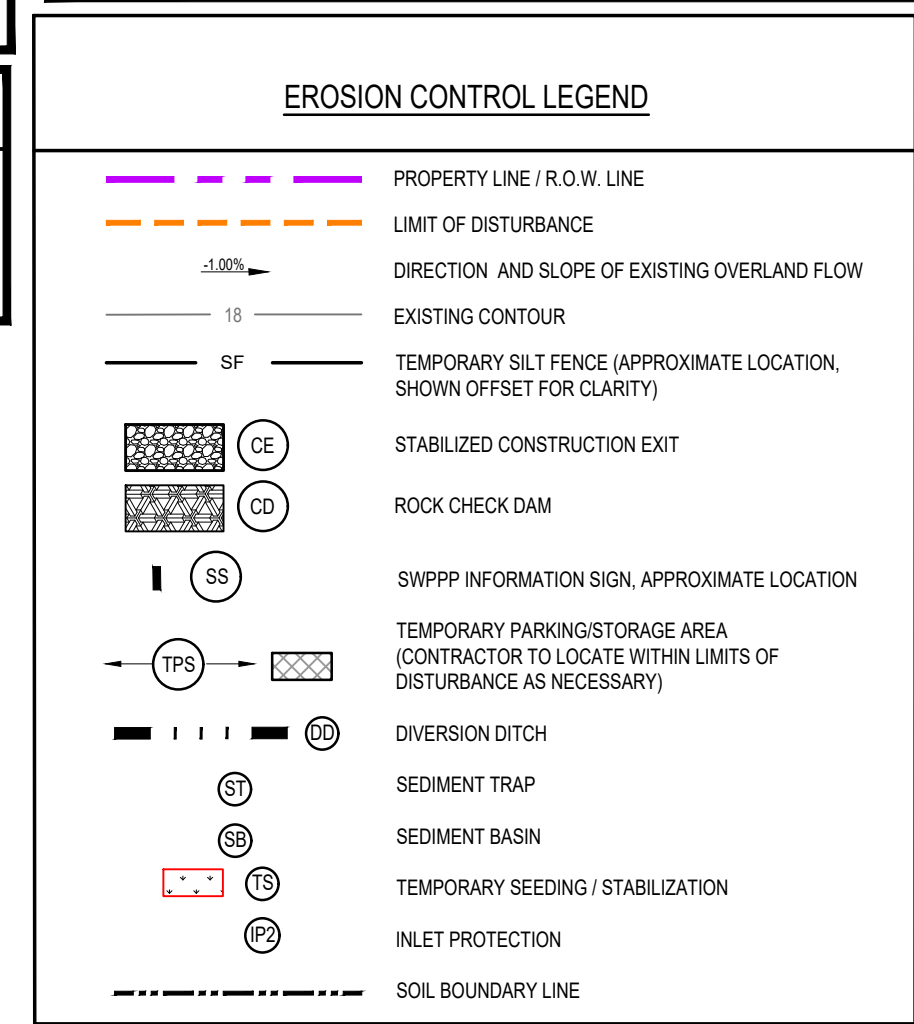
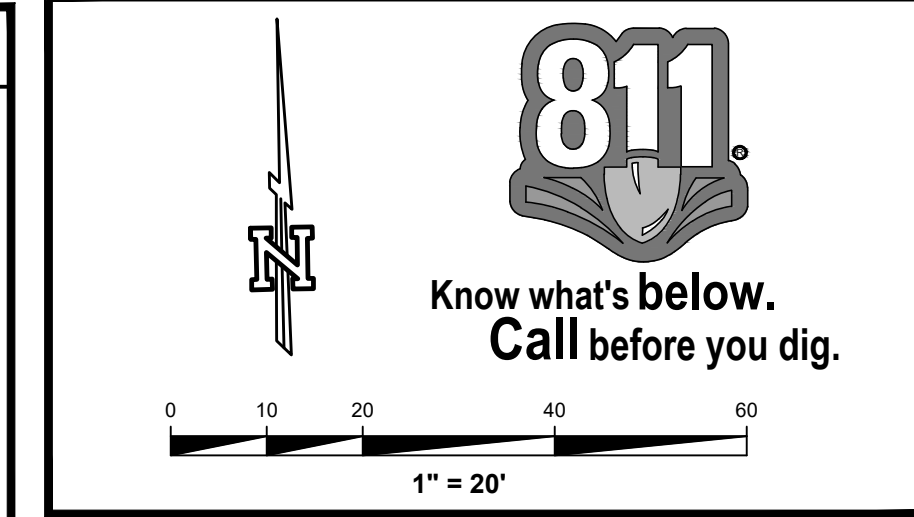


CAUTION - NOTICE TO CONTRACTOR

THE CONTRACTOR IS PUT ON NOTICE THAT THERE ARE NUMEROUS UNDERGROUND UTILITIES IN THE LINE OF WORK SUCH AS WATER, SEWER, GAS, PIPELINE, TELEPHONE AND ELECTRIC. SOME MAY BE ABANDONED WHILE MANY ARE ACTIVE. EXISTING UTILITIES SHOWN ON THE PLANS REPRESENT A DILIGENT EFFORT TO SHOW THEIR APPROXIMATE LOCATION. THE CONTRACTOR SHALL EXERCISE EXTREME CARE WHEN CONDUCTING EXCAVATION OPERATIONS. DAMAGES SHALL BE REPAIRED IMMEDIATELY AT CONTRACTORS EXPENSE.

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

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES AGENCIES AND THE RECORDS OF THE CONTRACTOR. THE CONTRACTOR AGREES THAT THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND/OR ELEVATION OF ANY EXCAVATION TO REQUEST EXACT LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENT SHOWN ON THE PLANS.



MS4 NOTE

NOTIFY THE OPERATOR OF THE MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4) LISTED BELOW AT LEAST SEVEN (7) DAYS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

SEND TO:
PAUL KASPAR, P.E.
CITY ENGINEER
300 SOUTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE: 979-209-5030

DISTURBED AREA	
PROPERTY BOUNDARY ACREAGE =	0.85 ACRES
ONSITE DISTURBED AREA =	0.84 ACRES
OFFSITE DISTURBED AREA =	0.12 ACRES
TOTAL DISTURBED AREA =	0.96 ACRES

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

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

ADDING/RELOCATING BMP'S

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

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

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

BEAMON
ENGINEERING

105878
STATE OF TEXAS
REGISTERED PROFESSIONAL ENGINEER
EXPIRATION DATE 08/31/2026

TRISTE FARMING, 5508481172
BENCH LANE, BRYAN, TEXAS 77807
PH: (979) 571-2407

David J. Beamon
AUGUST 31, 2026

TITAN TABOR COMMERCIAL
LOTS 1-5, BLOCK 4
CHATHAM NORTHVIEW ADDITION
1801 TABOR ROAD, BRYAN, TEXAS

[illegible]

DEMOLITION AND EROSION CONTROL PLAN	
DATE: AUG. 31, 2026	SCALE: 1" = 40'
SHEET NO.: C-2.0	

REFERENCE MARKERS

CONTRACTOR TO CONTACT KERR SURVEYING TO
ESTABLISH SITE BENCHMARKS FOR CONSTRUCTION.

THE DRAWING AND ALL INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF BEAMON ENGINEERING, INC. NO PART OF THIS DRAWING OR INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BEAMON ENGINEERING, INC. ANY UNAUTHORIZED USE OF THIS DRAWING OR INFORMATION CONTAINED HEREIN IS STRICTLY PROHIBITED AND SHALL BE AT THE USER'S SOLE RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. BEAMON ENGINEERING, INC. ASSUMES NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS DRAWING OR INFORMATION CONTAINED HEREIN, WHETHER OR NOT SUCH DAMAGE, LOSS, OR INJURY IS CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE OF BEAMON ENGINEERING, INC. OR ANY OF ITS AGENTS, EMPLOYEES, OR SUBCONTRACTORS. BEAMON ENGINEERING, INC. IS NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. BEAMON ENGINEERING, INC. IS NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. BEAMON ENGINEERING, INC. IS NOT PROVIDING ANY WARRANTY, EXPRESS OR IMPLIED, FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

EXISTING LEGEND

— AE — AE — AERIAL ELECTRIC LINES

— AT — AERIAL COMMUNICATION LINES

— GAS — GAS LINES

— AE — AE — AERIAL ELECTRIC LINES

— W-6" — WATER LINE

— SS-6" — SEWER LINE

— X — X — BARBED WIRE FENCE

— W — W — WIRE MESH FENCE

— W — W — WOOD FENCE

— — — — — EXISTING EASEMENT LINE

— — — — — BUILDING SETBACK LINE

WATER METER

CLEAN OUT

UTILITY POLE

A/C UNIT

ELECTRIC SERVICE

WATER VALVE

SANITARY SEWER

GRAVEL

CONCRETE

ASPHALT

REFERENCE MARKERS

CONTRACTOR TO CONTACT KERR SURVEYING TO ESTABLISH SITE BENCHMARKS FOR CONSTRUCTION

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TEXAS ONE CALL SYSTEM

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811

Know what's below. Call before you dig.

1" = 20'

EROSION CONTROL LEGEND

— — — — — PROPERTY LINE / R.O.W. LINE

— — — — — LIMIT OF DISTURBANCE

— — — — — DIRECTION AND SLOPE OF EXISTING OVERLAND FLOW

— — — — — EXISTING CONTOUR

— — — — — TEMPORARY SILT FENCE (APPROXIMATE LOCATION, SHOWN OFFSET FOR CLARITY)

CE

STABILIZED CONSTRUCTION EXIT

CD

ROCK CHECK DAM

SS

SWPPP INFORMATION SIGN, APPROXIMATE LOCATION

TPS

TEMPORARY PARKING/STORAGE AREA (CONTRACTOR TO LOCATE WITHIN LIMITS OF DISTURBANCE AS NECESSARY)

SD

DIVERSION DITCH

ST

SEDIMENT TRAP

SB

SEDIMENT BASIN

TS

TEMPORARY SEEDING / STABILIZATION

IP

INLET PROTECTION TYPE

— — — — — SOIL BOUNDARY LINE

SOIL TYPE LEGEND

Ur

URBAN LAND

MS4 NOTE

NOTIFY THE OPERATOR OF THE MUNICIPAL SEWERAGE SYSTEM (MS4) LISTED BELOW AT LEAST SEVEN (7) DAYS PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES.

SEND TO:
PAUL KASPAR, P.E.
CITY ENGINEER
300 SOUTH TEXAS AVENUE
BRYAN, TEXAS 77803
PHONE: 979-209-5900

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TOTAL DISTURBED AREA = 0.96 ACRES

OWNER / DEVELOPER

KEVIN KULMS
TITAN PREMIER INVESTMENTS
KEVIN@TITAN-PREMIER.COM
PH. (979) 595-5081

PERMITS NOTE

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BEAMON ENGINEERING

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS

105876

Daniel P. Beamon

AUGUST 31, 2025

TITAN TABOR COMMERCIAL

LOTS 1-5, BLOCK 4

CHATHAM NORTHVIEW ADDITION

1801 TABOR ROAD, BRYAN, TEXAS

NO.	DATE	BY	DESCRIPTION

EROSION CONTROL PLAN

PHASE 2

DATE: AUG. 31, 2025 SCALE: 1" = 20'

SHEET NO: C-2.1

<

1. REFER TO ARCHITECTURAL/MEP BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE PRIMARY ELECTRIC LINES. THE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING THE PRIMARY CONDUIT WITH PULL STRINGS, SECONDARY CONDUIT AND WIRE, AND ELECTRICAL PADS. THE ELECTRICAL PROVIDER WILL PULL WIRE FOR PRIMARY ELECTRICAL SERVICE, SET THE TRANSFORMERS AND MAKE THE CONNECTION INSIDE THE TRANSFORMER.
3. ELECTRIC COMPANY WILL BE RESPONSIBLE FOR THE DESIGN OF PRIMARY WIRE AND CONDUIT SIZES INCLUDING PULL BOXES, AND THE SIZE AND NUMBER OF TRANSFORMERS.

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

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

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

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

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

REFERENCE MARKERS

CONTRACTOR TO CONTACT KERR SURVEYING TO
ESTABLISH SITE BENCHMARKS FOR CONSTRUCTION

— AE — AE —	AERIAL ELECTRIC LINES		WATER METER
— AT —	AERIAL COMMUNICATION LINES		CLEAN OUT
— GAS —	GAS LINES		UTILITY POLE
— AC — AC —	AERIAL ELECTRIC LINES		GUY WIRE
— W — 6" —	WATER LINE		A/C UNIT
— SS — 6" —	SEWER LINE		ELECTRIC SERVICE
— X — X —	BARBED WIRE FENCE		WATER VALVE
— W — W —	WIRE MESH FENCE		SANITARY SEWER
— W — W —	WOOD FENCE		
— — — — —	EXISTING EASEMENT LINE		GRAVEL
— — — — —	BUILDING SETBACK LINE		CONCRETE
			ASPHALT

LOCATION OF FIRE LANE STRIPING SHALL BE APPROVED BY THE LOCAL FIRE MARSHAL PRIOR TO APPLICATION. UNLESS OTHERWISE DIRECTED BY THE FIRE MARSHAL, FIRE LANE STRIPING SHALL BE 6" RED PAINTED STRIPE ALONG TOP AND FACE OF CURB, FACE OF SIDEWALK, OR DIRECTLY ADJACENT TO PROPOSED PARKING LOT STRIPING, WITH 4" WHITE STENCILLED LETTERS "FIRE LANE - NO PARKING" PAINTED ON RED STRIPE AT 25' CENTER TO CENTER.

*NOTE: ALL CURB RETURN RADII ARE UNLESS OTHERWISE NOTED

USAGE	BLDG AREA	PARKING RATIO	REQUIRED
BUILDING 1 OFFICE SPACE	1,650	1.0 per 250 SF	7
BUILDING 1 WAREHOUSE	6,600	1.0 per 1,000 SF	7
BUILDING 1 OFFICE SPACE	1,100	1.0 per 250 SF	5
BUILDING 1 WAREHOUSE	4,400	1.0 per 1,000 SF	5
TOTAL PARKING REQUIRED			24

REQUIRED ACCESSIBLE PARKING:
 MIN 2% OF THE TOTAL SPACES MUST BE ACCESSIBLE = 2 REQUIRED ACCESSIBLE SPACES

1 OF EVERY 6 ACCESSIBLE SPACES, BUT NOT LESS THAN 1, SHOULD BE VAN ACCESSIBLE = 1 REQUIRED VAN ACCESSIBLE SPACES

*NOTE: ALL CURB RETURN RADII ARE
UNLESS OTHERWISE NOTED

1. ALL FILL MATERIAL IS TO BE IN PLACE AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
2. CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITIES' INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.
3. MAINTAIN A MINIMUM OF 4" VERTICAL CLEARANCE BETWEEN WATER LINES, SANITARY LINE, STORM LINES AND GAS LINES (EXISTING AND PROPOSED) UNLESS OTHERWISE SHOWN IN PROFILE.
4. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES ON SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED.
5. LINES NOT REPAIRED UNDERGROUND SHALL BE INSPECTED AND APPROVED BEFORE BACKFILLING.
6. STEEL SLEEVE/ENCASUREMENT PIPE SHALL HAVE A WALL THICKNESS OF 0.375 INCHES UNLESS NOTED OTHERWISE.
7. DIRECTION OF FLOW ARE TO CENTERLINE OF PIPE OR FITTING, TO CENTER LINE OF MANHOLE, FACE OF BUILDING, OR BACK OF CURB, UNLESS OTHERWISE NOTED.
8. IF THE CONTRACTOR FINDS ANY DISCREPANCIES BETWEEN WHAT IS SHOWN ON THESE PLANS AND WHAT IS FOUND IN THE FIELD THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

1. PRIVATE WATER LINES SHALL BE AWWA C600 DR14 PC AND PRIVATE WATER LINES SHALL BE SCH 40 UN40 OTHERWISE NOTED ON PLANS.
2. ALL WATER LINES 3" AND LARGER SHALL HAVE MECHANICAL JOINTS WITH THROTTLE BLOWING.
3. CONTRACTOR SHALL MAINTAIN A MINIMUM OF 6" OF COVER ON ALL WATER LINES. THE INSTALLATION OR REPAIR OF ANY UNDERGROUND FACILITIES OR PIPING WHICH CONNECTS TO OR FUNNELS WATER TO A FIRE PROTECTION SPRINKLER SYSTEM SHALL BE PERFORMED ONLY BY A LICENSED UTILITY CONTRACTOR, FIRE PROTECTION SPRINKLER CONTRACTOR, OR LICENSED PLUMBER. SEE C.O.G.A. TITLE 25-11-7(a). A COPY OF THE LICENSE OR CERTIFICATE OF COMPETENCY SHALL BE PROVIDED TO THE INSPECTOR AT THE FINAL INSPECTION.
4. WHERE SEWER LINES CROSS WATER LINES, THERE SHALL BE AT LEAST 6" OF SEPARATION WITH ONE COMPLETE PRESSURE RATE PIPE SECTION CENTERED ON THE CROSSING PER TCE REQUIREMENTS. WHENEVER POSSIBLE WATER LINES SHALL BE INSTALLED ABOVE SANITARY SEWER LINES.
5. FIRE HYDRANTS MUST BE LOCATED 3' FROM THE BACK OF CURB

1. PUBLIC SANITARY SEWER PIPE SHALL BE SDR-35 PVC AND PRIVATE SANITARY SEWER PIPE SHALL BE SDR-35 UNLESS OTHERWISE NOTED ON PLANS.
THE TOP ELEVATION OF MANHOLES AND CLEANOUTS CONSTRUCTED IN PAVED AREAS SHALL BE FINISHED GRADE PLUS 6 INCHES. THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN GRASSED AREAS SHALL BE 6 INCHES ABOVE FINISHED GRADE (UNLESS OTHERWISE NOTED ON PLANS).
2. CONTRACTOR SHALL GROUT AROUND ALL PIPE ENTRANCES TO SANITARY SEWER MANHOLES WITH NON-SHRINKING GROUT TO ASSURE CONTINUITY IN WATER TIGHT AN INFILTRATION AND EXFILTRATION TEST AT LOW-PRESSURE AIR TEST PER CTEQ §217.37 FOR NEW COLLECTION SYSTEM PIPING. ALL NEW MANHOLES MUST PASS A SEPTIC TANK LEAKAGE TEST PER CTEQ §217.37.
3. WHERE INSTALLATION OF SEWER REQUIRES CONCURRENT REMOVAL OF EXISTING SEWER, CONTRACTOR IS TO REQUEST AND PROVIDE BY-PASS PUMPING AS APPROVED/NECESSARY. MAKING TEMPORARY CONNECTION OF NEW AND EXISTING SEWER AT THE END OF EACH DAY IS REQUIRED.

THE CONTRACTOR IS PUT ON NOTICE THAT THERE MAY BE NUMEROUS UNDERGROUND UTILITIES IN THE LINE OF WORK, SUCH AS WATER, SEWER, GAS, PIPELINE, TELEPHONE AND CABLE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES SHOWN ON THE PLANS. REQUIREMENT A DILIGENT EFFORT TO SHOW THEIR APPROXIMATE LOCATION.

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

AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM. THE CONTRACTOR MUST ALSO CONTACT THE CITY OF BRYAN PUBLIC WORKS DEPARTMENT (979-209-5900) TO LOCATE LINES OWNED BY THE CITY OF BRYAN

DEVELOPER:	KEVIN KUKULIS TITAN PREMIER INVESTMENTS PH: 979-595-5081		
APPLICANT:	DANIEL BEAMON BEAMON ENGINEERING LLC 11198 ELKA LANE HEARNE, TEXAS 77559 PK: 979-571-5407		
LEGAL DESCRIPTION:	LOT 1-5, BLOCK 4 NORTHWEST BRAZOS COUNTY, TEXAS		
ZONED:	C-3		
ADDRESS:	1601 TADOR ROAD BRYAN, TEXAS		
LAND USE:	OFFICE/WAREHOUSE		
SETBACKS:	FRONT - 25' SIDE - 5' REAR - 5'		
LAND AREA:	0.8457 ACRES		
END ISLAND AREA REQUIRED	2 ISLANDS @ 180 SF	=	360 SF
INTERIOR ISLAND AREA REQUIRED	1 ISLAND @ 180 SF	=	180 SF
LAND AREA PROVIDED	300' x 180' = 280' x 180'	=	8640 SF
PERCENT COVER = 27.639 SF			
INTERIOR PERCENT COVER = 70.0%			

811

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

10 20 40 60
1" = 20'

ami Beam
AUGUST 31

**TITAN TABOR COMMERCIAL
LOTS 1-5, BLOCK 4
CHATHAM NORTHVIEW ADDITION
1801 TABOR ROAD, BRYAN, TEXAS**

[illegible]

C-3.0

CONTRACTOR TO CONTACT KERR SURVEYING TO
ESTABLISH SITE BENCHMARKS FOR CONSTRUCTION

C-3.1

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****CAUTION** - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS PUT ON NOTICE THAT THERE MAY BE NUMEROUS UNDERGROUND UTILITIES IN THE LINE OF WORK, SUCH AS WATER, SEWER, GAS, PIPELINE, TELEPHONE AND ELECTRIC. SOME MAY BE ABANDONED WHILE MANY MAY BE ACTIVE. EXISTING UTILITIES SHOWN ON THE PLANS REPRESENT A DILIGENT EFFORT TO SHOW THEIR APPROXIMATE LOCATION.

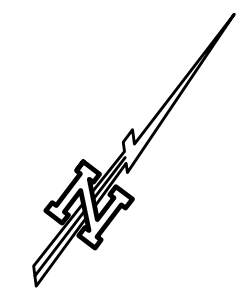
THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CONDUCTING EXCAVATION OPERATIONS. DAMAGES SHALL BE REPAIRED IMMEDIATELY AT CONTRACTOR'S EXPENSE.

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

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

ACCESSIBILITY NOTES

1. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS).
2. ACCESSIBLE ROUTES SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2.0% (1/48).
3. ACCESSIBLE RAMP SURFACE SHALL BE SLIP RESISTANT AND CONSTRUCTED IN A MANNER THAT WILL NOT RETAIN WATER AND BE A MINIMUM OF 3 FEET WIDE.
4. ACCESSIBLE ROUTES WITH A RUNNING SLOPE GREATER THAN 5.0% (1:20) IS A RAMP AND SHALL BE CONSTRUCTED WITH HANDRAILS AND 5 X 8 S LANDING. RAMP SLOPE SHALL NOT EXCEED 8.33% (1:12).
5. SURFACE OF CURB SHALL BE CONSTRUCTED WITH ADA COMPLIANT SURFACE TEXTURE AND CONTRASTING COLOR. RAMP SLOPE SHALL NOT EXCEED 8.33% (1:12). CURB RUMPS SHALL NOT EXCEED 6" IN LENGTH.
6. ACCESSIBLE PARKING SPACE SLOPES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS. ADA COMPLIANT SIGNAGE SHALL BE PROVIDED FOR EACH ACCESSIBLE SPACE.



Know what's below
Call before you dig

LEGEND

TP	TOP OF PAVEMENT
TG	TOP OF GRATE
FG	FINISHED GRADE
FL	FLOW LINE
TW	TOP OF WALL
BW	BOTTOM OF WALL
SW	TOP OF SIDEWALK
FF	FINISHED FLOOR ELEVATION INSIDE GARAGE
	PROPOSED SPOT ELEVATION
	PROPERTY LINE
	FLOW LINE
	PROPOSED MAJOR CONTOUR
	PROPOSED MINOR CONTOUR
	EXISTING CONTOUR
	PROPOSED STORM STRUCTURE
	PROPOSED BUILDING
	PROPOSED PAVEMENT

TOPOGRAPHIC SURVEY NOTE

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

INSPECTIONS/CERTIFICATIONS NOTE

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

PERMITS NOTE

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

TRAFFIC CONTROL NOTE

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

****TEXAS ONE CALL SYSTEM****

AS REQUIRED BY "THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT" TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM. THE CONTRACTOR MUST ALSO CONTACT THE CITY OF BRYAN PUBLIC WORKS DEPARTMENT (979-209-5900) TO LOCATE LINES OWNED BY THE CITY OF BRYAN

GENERAL GRADING NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTROL OF DUST AND DIRT RISING AND SCATTERING IN THE AIR DURING CONSTRUCTION AND SHALL PROVIDE WATER SPRINKLING OR OTHER SUITABLE METHODS OF CONTROL. THE CONTRACTOR SHALL COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
2. ALL CUT OR FILL SLOPES SHALL BE 4:1 MAXIMUM UNLESS OTHERWISE NOTED.
3. ALL EXPOSED AREAS SHALL BE PROTECTED BY A MINIMUM 18 INCHES SMOOTH AND 4 INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, AS NEEDED.
4. EROSION CONTROL. THEN THE CONTRACTOR SHALL PROVIDE EROSION CONTROL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS CONTRACTOR SHALL APPLY A STABILIZATION FABRIC TO ALL SLOPES 3:1 OR STEEPER, ANY AREAS DISTURBED FOR ANY REASON OR FOR ANY OTHER ADEQUATE PROTECTION SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
5. EXISTING GRADE CONTOUR INTERIOR ADJACENT AT 1 FOOT.
6. PROPOSED GRADE CURVE SHALL BE SMOOTH AND CONTINUOUS.
7. CONTRACTOR SHALL ADJUST GRADES SHOWN TO EXISTING PAYEMENT AS NECESSARY TO ASSURE A SMOOTH FIT AND CONTINUOUS GRADE.
8. CONTRACTOR SHALL REFER TO THE ATTACHED REPORT FOR COMPACTION REQUIREMENTS AND SUBGRADE PREPARATION.

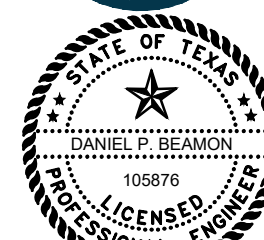
SEEDING AND MULCHING NOTE

CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS WITHIN THE SUBJECT BOUNDARY NOT PAVED OR OTHERWISE COVERED, PER THE SPECIFICATIONS. ALL AREAS DISTURBED OUTSIDE THE PROPERTY BOUNDARY SHALL ALSO BE SEED AND MULCHED AND COVER SHALL BE ESTABLISHED TO PREVENT EROSION. CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY WATERING UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.

NOTES:

- SLOPES OF SIDEWALKS WITHIN 5' FROM THE ENTRANCE OF BUILDINGS SHALL NOT EXCEED A SLOPE OF 1:48 (2.00%).
- ALL GRASS AND LANDSCAPING SHALL BE INSTALLED BELOW THE FINISHED FLOOR ELEVATION OF BUILDING IN ACCORDANCE WITH BUILDING CODE. IF POSITIVE DRAINAGE CANNOT BE ATTAINED WITH THE INSTALLATION OF LANDSCAPING, THE CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY.

**BEAMON
ENGINEERING**
TBPE FIRM NO. F-21588 16172
BENCH LANE, BRYAN, TEXAS 77807
PH. (979) 571-2407



Daniel Beamer
AUGUST 14, 2026

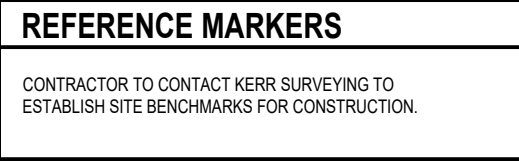
**TITAN TABOR COMMERCIAL
LOTS 1-5, BLOCK 4
CHATHAM NORTHVIEW ADDITION
1801 TABOR ROAD, BRYAN, TEXAS**

[illegible]

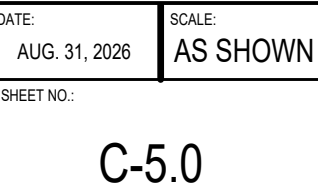
GRADING PLAN

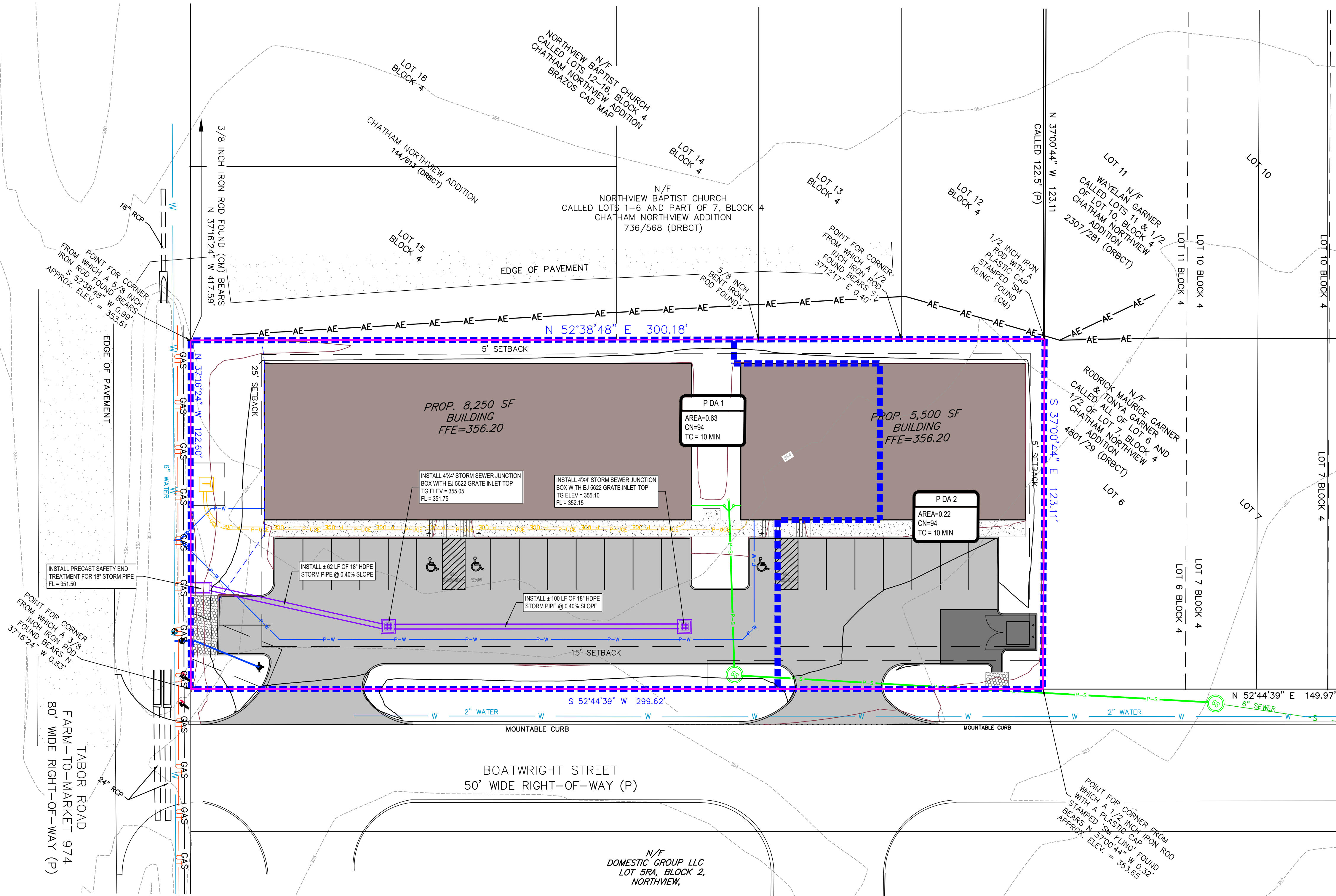
DATE: AUG. 14, 2026	SCALE: 1"=20'
SHEET NO.:	

C-4.0



EXISTING HYDROGRAPH SUMMARY							
				STORM FREQUENCY			
Description	Area (ac)	Tc (min.)	Weighted CN	2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)
EX DA 1	0.44	10	78	0.84	1.73	2.43	3.76
EX DA 2	0.41	10	79	0.82	1.65	2.3	3.54
EX TXDOT	7.20	16	85	16.10	29.89	40.29	59.94





PROPOSED HYDROGRAPH SUMMARY							
				STORM FREQUENCY			
Description	Area (ac)	Tc (min.)	Weighted CN	2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)
P-DA 1	0.63	10	94	2.07	3.44	4.46	6.40
P-DA 2	0.22	10	94	0.72	1.20	1.56	2.23

TXDOT Ditch Capacity			
Storm Frequency	Capacity Flow Rate with 1' freeboard (cfs)	Allowable Release Rate (6.1 %)(csf)	P DA 1 Runoff (cfs)
2-yr	114	6.95	2.07
10-yr	114	6.95	3.44
25-yr	114	6.95	4.46
100-yr	114	6.95	6.40

P DA 1 (0.44 acres) / TXDOT Subbasin (7.2 acres) = 6.1%

Storm Frequency	DA EX 2 Runoff (cfs)	P DA 2
2-yr	0.82	0.72
10-yr	1.65	1.20
25-yr	2.3	1.56
100-yr	3.54	2.23

GENERAL STORM SEWER NOTES

1. EXISTING STRUCTURES MAY BE USED AT CONTRACTOR'S OPTION.
2. PRELIMINARY DRAWINGS SUBJECT TO REVISION. ALL STRUCTURES SHALL BE INSPECTED AND RECORDED BEFORE BEING KEPT. EXISTING PIPES SHALL BE CLEARED TO REMOVE ALL SEDIMENT AND DEBRIS TO PROTECT FLOW CAPACITY.
3. ALL STORM PIPE ENTERING STRUCTURES SHALL BE GROUTED WITH NON-SHRINKING GROUT TO ASSURE CONNECTION AT STRUCTURE IS WATERTIGHT.
4. ALL STORM STRUCTURES HANDLED BY CONTRACTOR SHALL BE FLUSH WITH PAVEMENT, AND SHALL HAVE A TRAFFIC RATED RIB & COVER. MANHOLE COVERS IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE UNLESS OTHERWISE NOTED. COVERS SHALL BE CONTROLLED STORM SEWER.
5. ALL STORM STRUCTURES SHALL HAVE A SMOOTH UNPAVED Poured Mortar FROM INLET TO INVERT OUT.
6. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT SIZE, NUMBER AND LOCATION OF BUILDING ROOF DRAINS.
7. CONTRACTOR SHALL VERIFY EXISTING HORIZONTAL AND VERTICAL LOCATION OF EXISTING STORM SEWER STRUCTURES, PIPE, AND ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY EGRESS OF RECORD IF CONFLICT IS DISCOVERED.
8. CONTRACTOR SHALL UTILIZE THE EXISTING STORM SEWER RADIUS PIPE TO ACCOUNT FOR DEFLECTION IN STORM SEWER PIPE WHERE SHOWN ON BOX.
9. MINIMUM BOX DIMENSIONS ARE GIVEN IN SIDE WALL OF BOX.
10. CONTRACTOR SHALL ADVISE ARCHITECT OF ANY DISCREPANCIES REGARDING TRENCH SIZES. ANY COSTS ASSOCIATED WITH TRENCH SIZES ARE CONSIDERED SUBSIDIARY TO STORM SEWER PIPE INSTALLATION, AND EXTRA PAY FOR TRENCH SIZES.

GENERAL NOTES

- CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL UTILITIES WITHIN THE VICINITY OF THE PROPOSED CONSTRUCTION. CALLING CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY COMPANIES TO COMMENCING CONSTRUCTION CALL WITHIN THE CITY OF CHICAGO SYSTEM AT 21 DAYS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL CONTACT THE CITY UTILITIES DEPARTMENT FOR UTILITY LINE LOCATIONS AND DEPT. OF PUBLIC WORKS FOR ANY EXISTING OR PROPOSED STREETS AND ALLEYS.
- CONTRACTOR SHALL CONTACT THE CITY ENGINEERING DEPARTMENT TO OBTAINANCE FOR THE NUMBER OF EXISTING AND PROPOSED STREETS AND ALLEYS.
- CONTRACTOR SHALL PROVIDE CROSS-SECTION MEASURES DURING CONSTRUCTION IN ACCORDANCE WITH TCEQ AND ILL. DEPT. OF TRANSPORTATION.
- CONTRACTOR SHALL KEEP DRILL MUD AND DEBRIS OFF PUBLIC STREETS UNDER PROTECT. CONTRACTOR SHALL IMMEDIATELY CLEAN DRILL MUD AND DEBRIS FROM PUBLIC STREETS AS SOON AS POSSIBLE AFTER THE CONTRACTOR OR NOTED BY THE CITY.
- CONTRACTOR SHALL RESTORE DISTURBED AREAS TO EXISTING CONDITIONS UPON COMPLETION OF UTILITY CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE PERMANENT SITE STABILIZATION UPON COMPLETION OF CONSTRUCTION. PROVIDER SHALL MAINTAIN EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION. PROVIDE SEED AND FERTILIZER TO ALL AREAS DISTURBED AREAS SHALL BE REVEGETATED WITHIN 90 DAYS OF COMPLETION OF CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE SEED HAS ESTABLISHED.
- CONTRACTOR PROPOSED WATER AND SEWER SERVICES AT LOCATIONS SHOWN ON PLANS.
- THE CUMULATIVE FLOW FOR PROPOSED WATER AND SEWER LINES SHALL BE 4.0 GPM PER LINE.
- CONTRACTOR SHALL BE 4"AWA-C-90 PVC UNLESS OTHERWISE NOTED ON PLANS. ALL WATER LINE BEDS AND FITTINGS SHALL BE DUCTILE IRON AND SUPPORTED WITH 2" MIN. SAND. ALL SEWER LINES SHALL BE 8"OR-24" UNLESS OTHERWISE NOTED ON PLANS.
- ALL DIMENSIONS AND STATION OFFSETS ARE TO FACE OF CURB. EDGE OF ROAD, CENTER OF PAVEMENT OR CENTER OBJECT, UNLESS OTHERWISE NOTED.

ROOF DRAINAGE NOTE

CONTRACTOR TO REFERENCE PLUMBING PLANS FOR DOWNSPOUT LOCATIONS. ANY DISCREPANCIES OR CONFLICTS SHALL BE COMMUNICATED TO BOTH ENGINEER AND ARCHITECT WITH SUFFICIENT TIME TO RESOLVE. ANY DOWNSPOUT, ROOF DRAIN, FRENCH DRAIN, OR SLOT DRAIN SHOWN ON ONE PLAN BUT NOT THE OTHER SHALL BE ASSUMED TO EXIST WITH NO ADDITIONAL COST TO THE OWNER TO CONNECT. ALL ROOF DRAINS SHOULD BE ROUTED PER DRAINAGE PLAN.

****TEXAS ONE CALL SYSTEM****

AS REQUIRED BY THE TEXAS UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT TEXAS ONE CALL SYSTEM MUST BE CONTACTED (800-345-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM. THE CONTRACTOR MUST ALSO CONTACT THE CITY OF BRYAN PUBLIC WORKS DEPARTMENT (979-209-4900) TO LOCATE LINES OWNED BY THE CITY OF BRYAN

INSPECTIONS/CERTIFICATIONS NOTE

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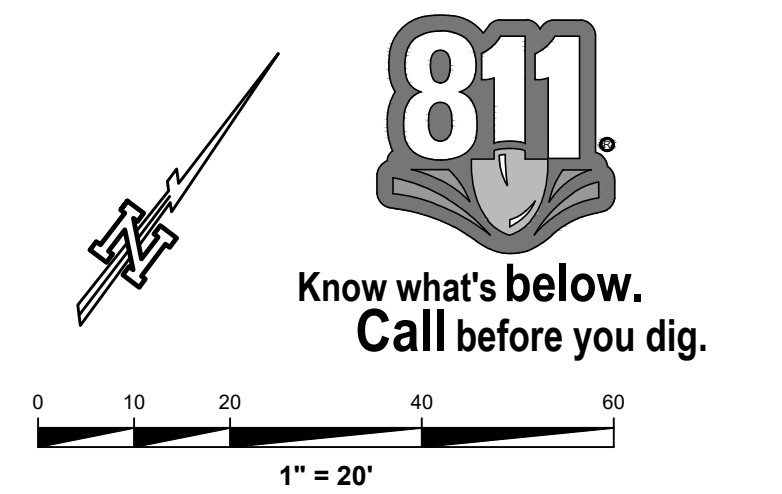
CAUTION - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS PUT ON NOTICE THAT THERE MAY BE NUMEROUS UNDERGROUND UTILITIES IN THE LINE OF WORK, SUCH AS WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND ELECTRIC, SOME MAY BE ABANDONED WHILE MANY ARE ACTIVE. EXISTING UTILITIES SHOWN ON THE PLANS REPRESENT A DILIGENT EFFORT TO SHOW THEIR APPROXIMATE LOCATION.

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EXAMINATIONS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED
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CONTRACTOR TO RELOCATE UTILITIES WHICH CONFLICT WITH THE PROPOSED
IMPROVEMENT SHOWN ON THE PLANS.



LEGEND

	EXIST CONTOUR
	PROPOSED CONTOUR (5 FOOT)
	PROPOSED CONTOUR (1 FOOT)
	PROPOSED DRAINAGE BOUNDARY
	PROPERTY BOUNDARY

P DA 1

AREA=1.72
 CN=92
 TC = 10 MIN

	BASIN NUMBER
	BASIN AREA (ACRES)
	CURVE NUMBER
	TIME OF CONCENTRATION

GENERAL UTILITY NOTES

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

NOTE:

ALL STORM SEWER PIPE SHALL HAVE WATER TIGHT JOINTS.

BEAMON
ENGINEERING
TYPE FIRM NO. F-21988 (1/12)
BENCH-LANE, BRYAN, TEXAS 77807
PH: (979) 571-2407

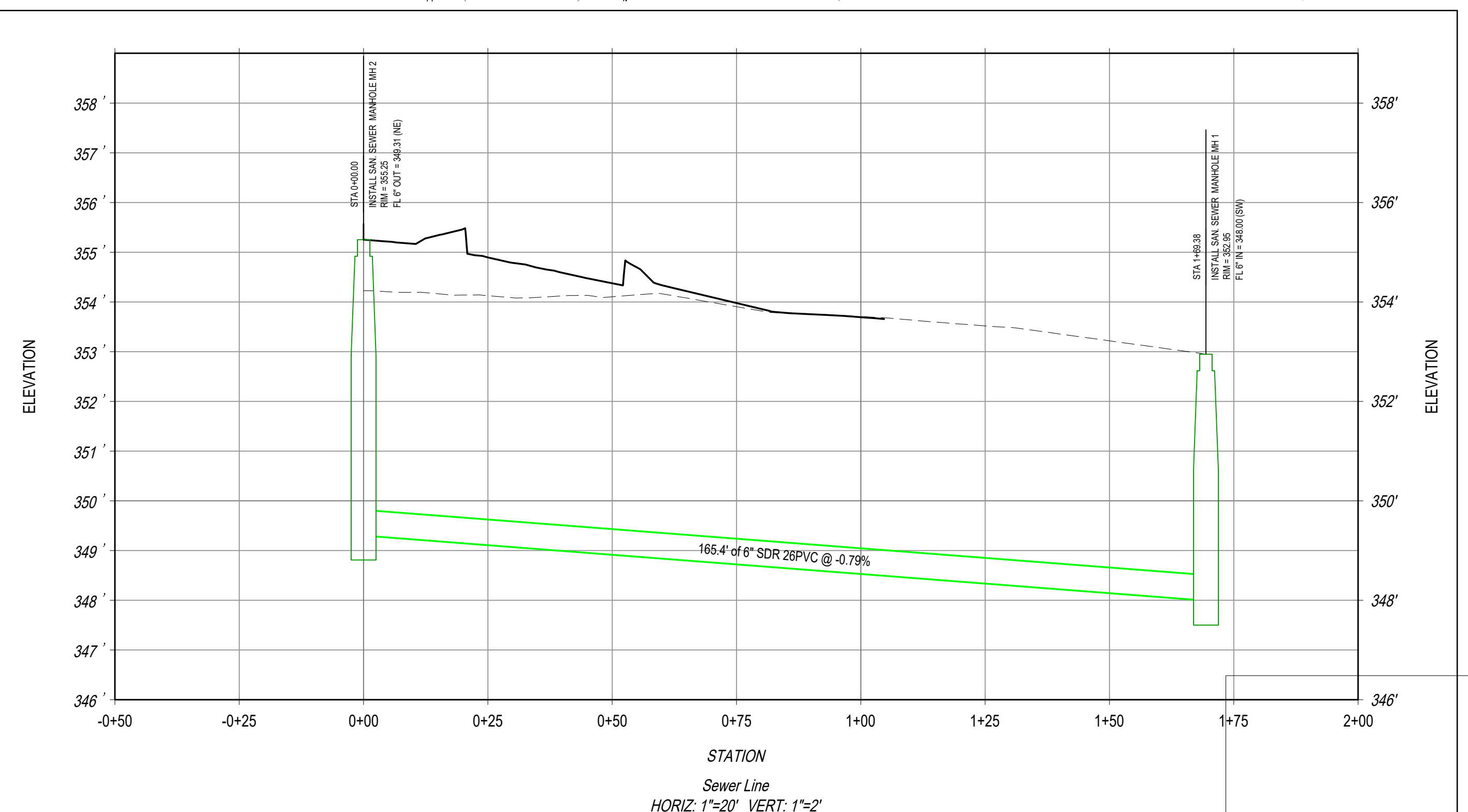
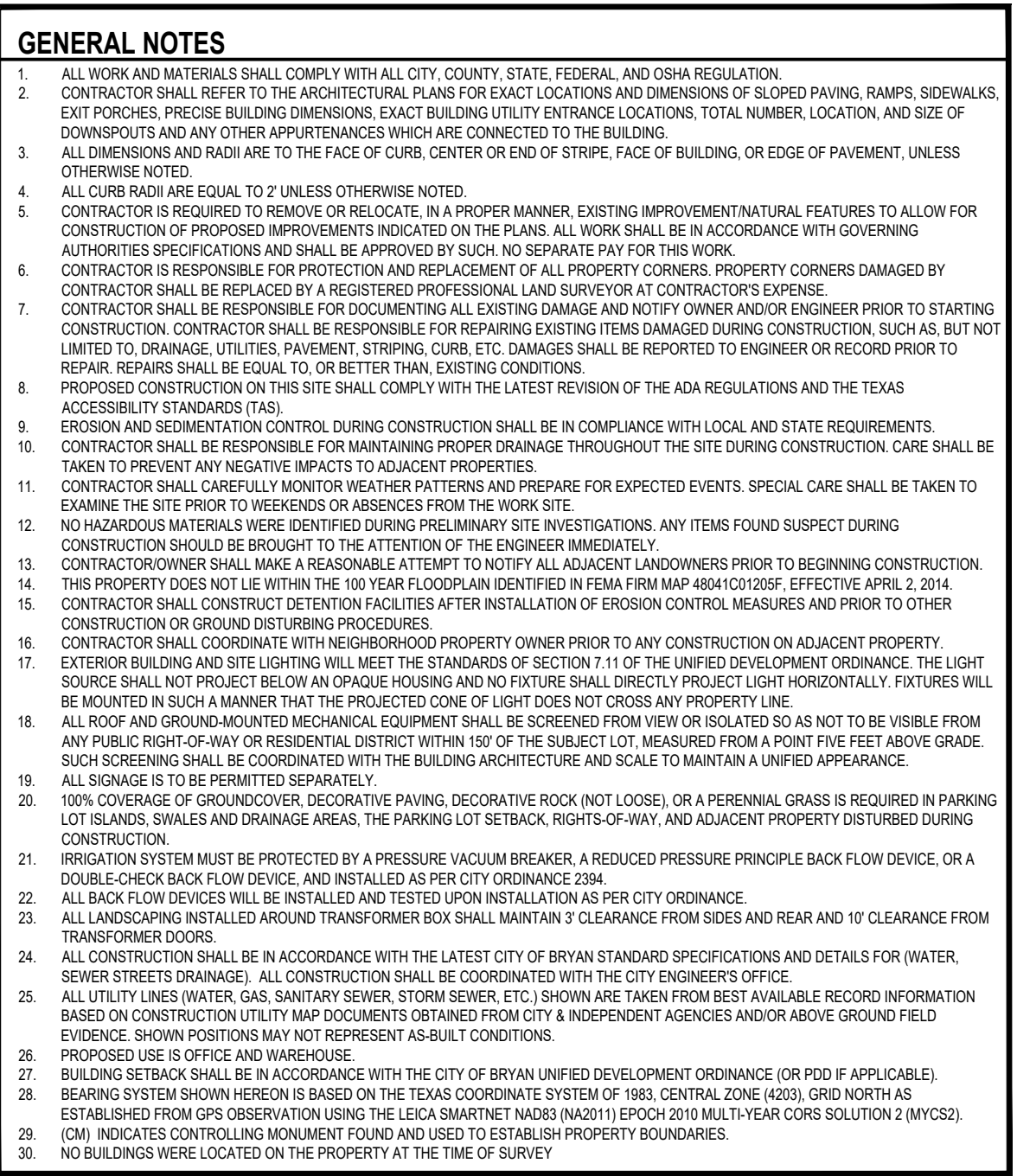
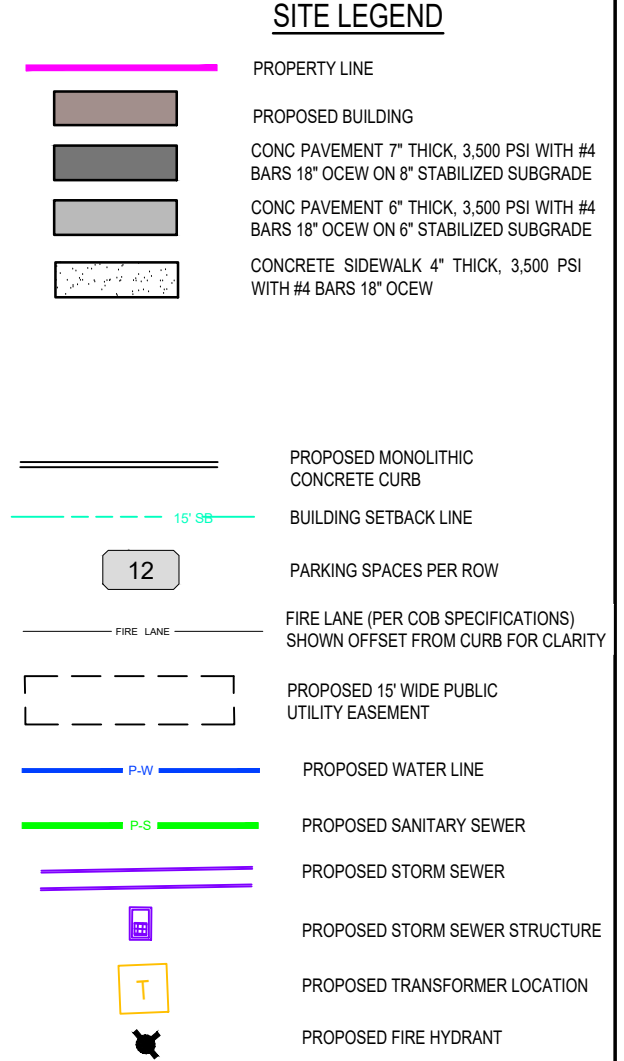
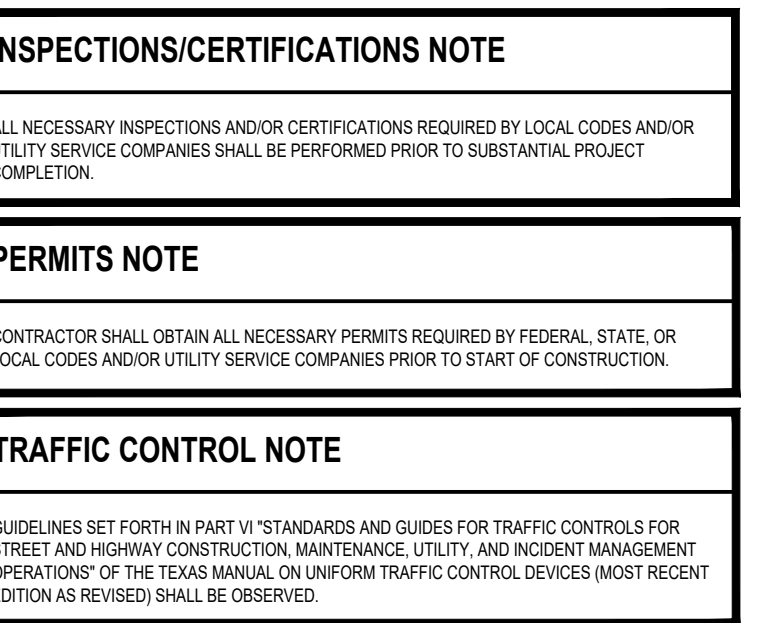


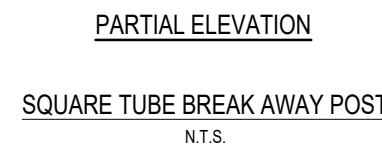
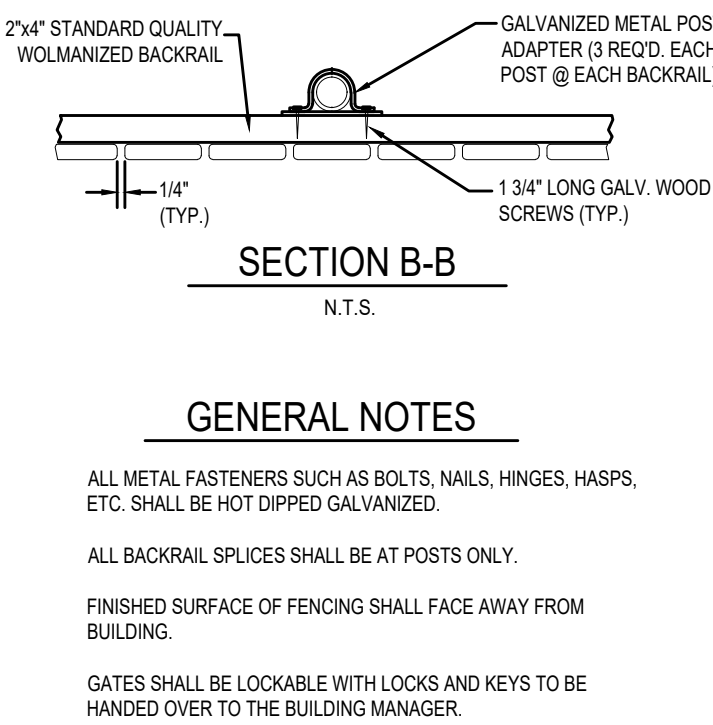
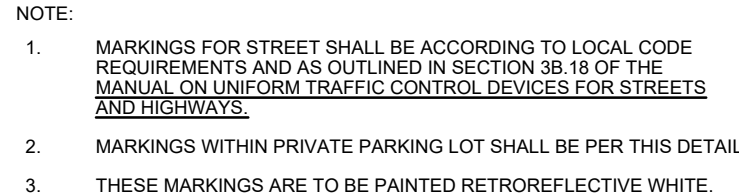
Daniel P. Beamon
AUGUST 31, 2026

**TITAN TABOR COMMERCIAL
LOTS 1-5, BLOCK 4
CHATHAM NORTHVIEW ADDITION
1801 TABOR ROAD, BRYAN, TEXAS**

[illegible]

STORM SEWER PLAN

[illegible]



SUBGRADE PREPARATION:

- A. PRIOR TO BEGINNING PAVING OPERATIONS, ALL VEGETATION AND DEBRIS SHALL BE REMOVED AND WASTED.
- B. WHERE FILL IS REQUIRED TO ACHIEVE THE DESIRED GRADES, THEN SUCH MATERIAL SHALL BE SIMILAR TO THE NATIVE EXPONENT SUBGRADE AND BE PLACED IN LIFTS NOT EXCEEDING EIGHT INCHES IN LOOSE THICKNESS AND COMPACTED TO AT LEAST 98 PERCENT OF MAXIMUM STANDARD PROCTOR DENSITY (ASTM D-698) MOISTURE DURING COMPACT SHALL BE WITHIN THREE PERCENTS OF THE MOISTURE CONTENT OF THE NATIVE SUBGRADE. EXCESSIVELY WET AREAS MAY REQUIRE AERATION BY DISCING, HYDRATED LIME TREATMENT OR REMOVAL AND REPLACEMENT WITH MORE STABLE MATERIAL.
- C. NO LIME STABILIZATION FOR SUBGRADE WITH P. I. LESS THAN 20, WHEN ALLOWED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR MAY USE A LIME/ASH MIXTURE TO STABILIZE THE SUBGRADE.
- D. THE CONTRACTOR SHALL USE 7% LIME FOR BONDING PURPOSES BUT IS ALLOWED TO DECREASE THE AMOUNT OF LIME BASED ON LIME SOURCE.

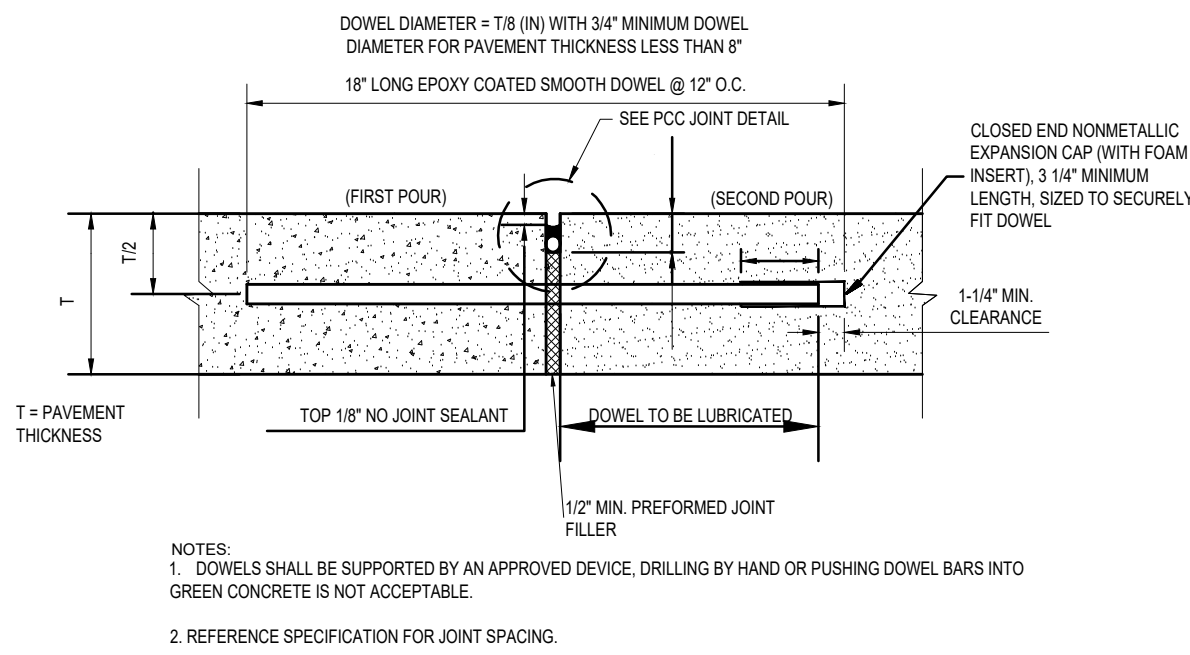
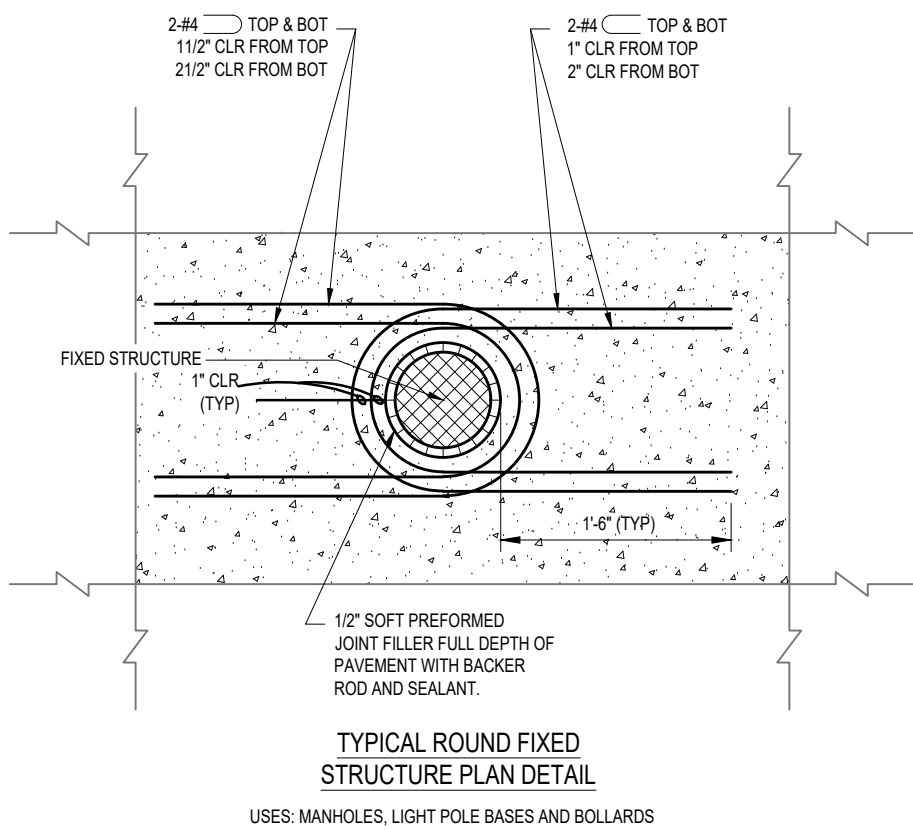
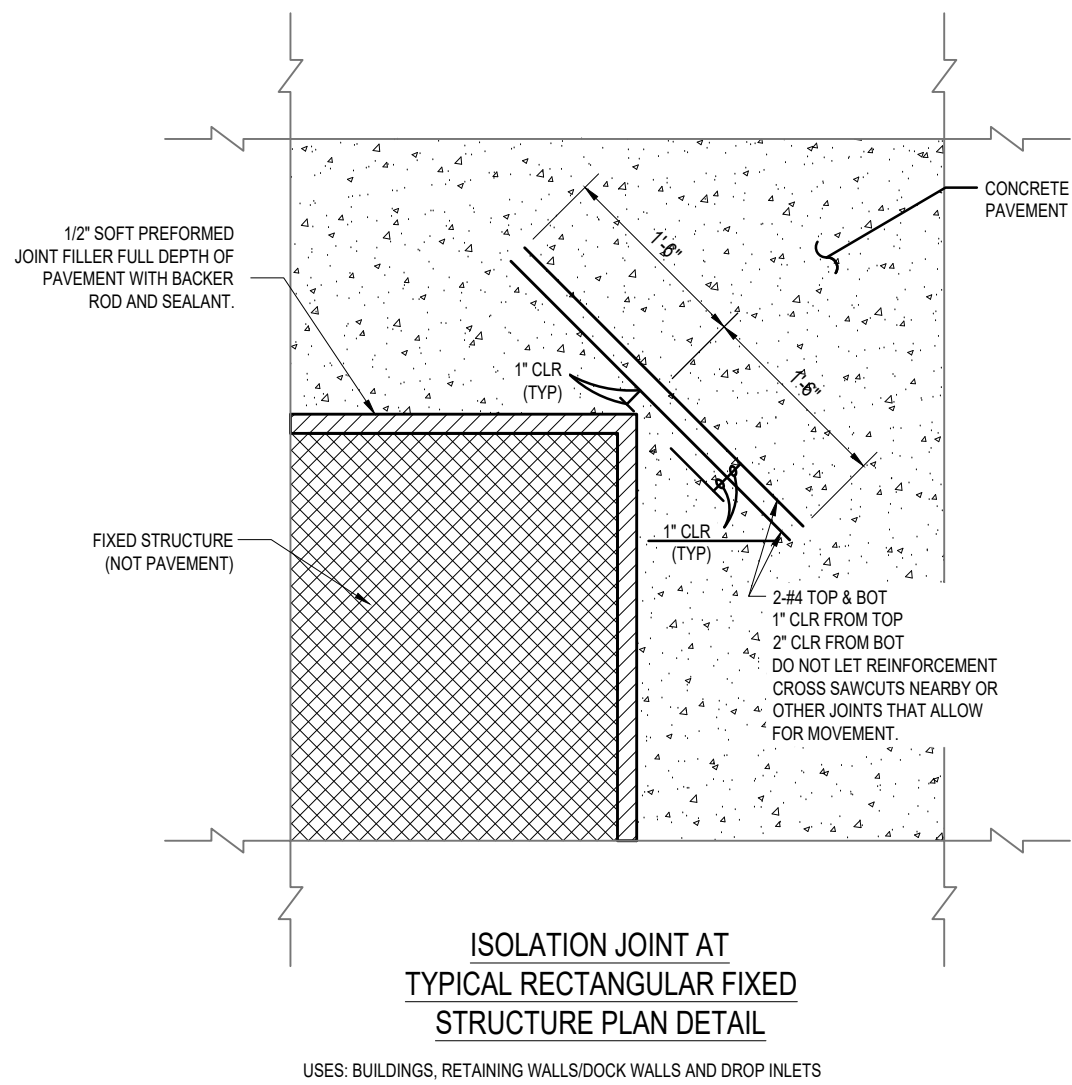
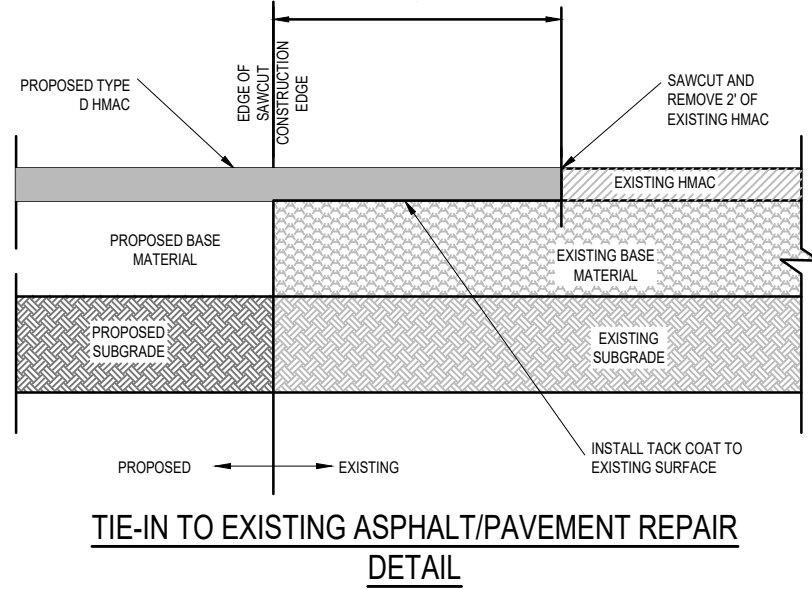
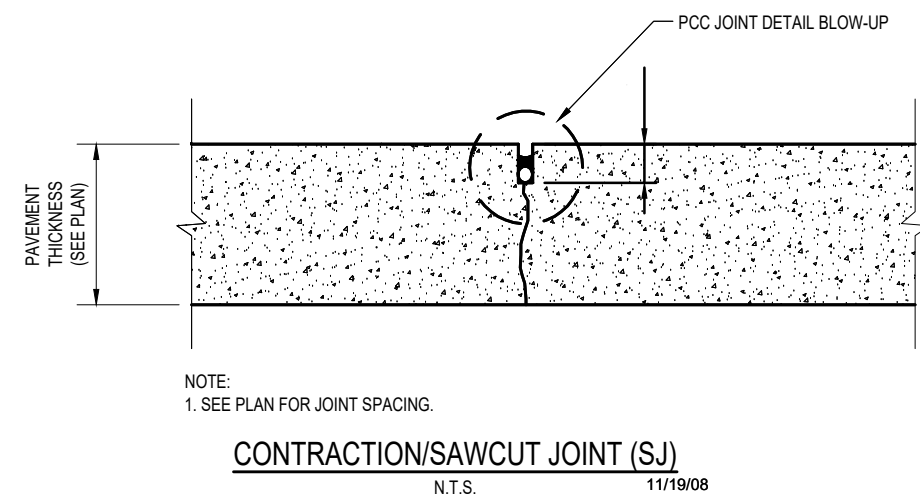
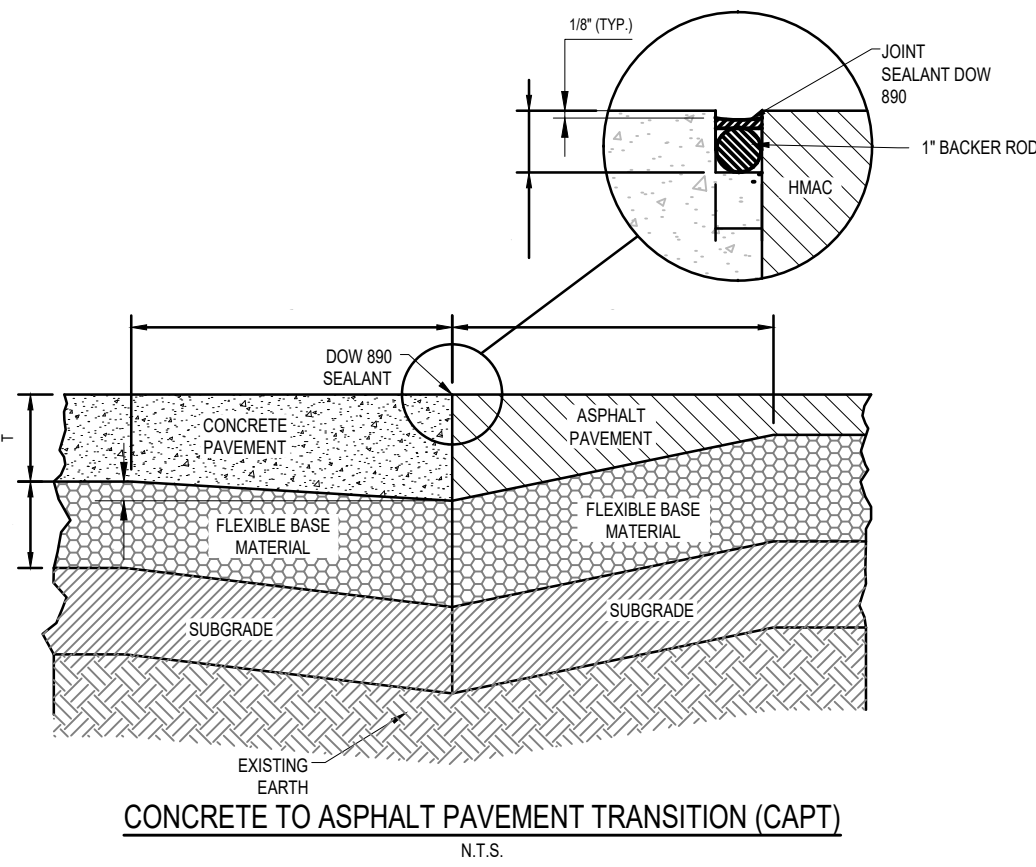
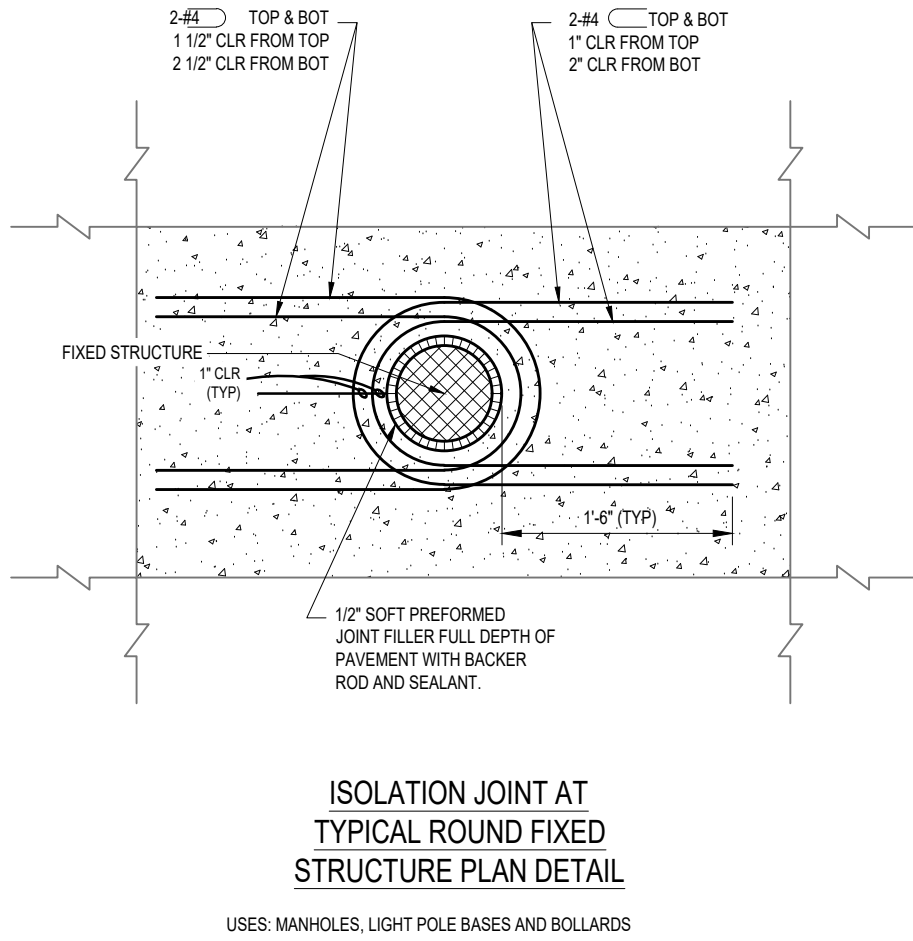
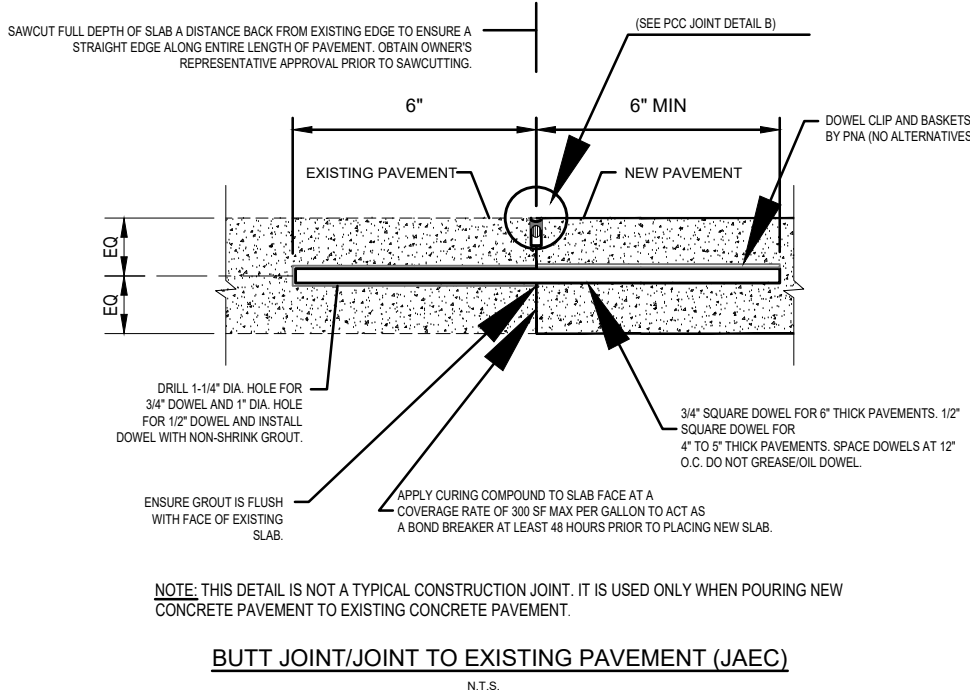
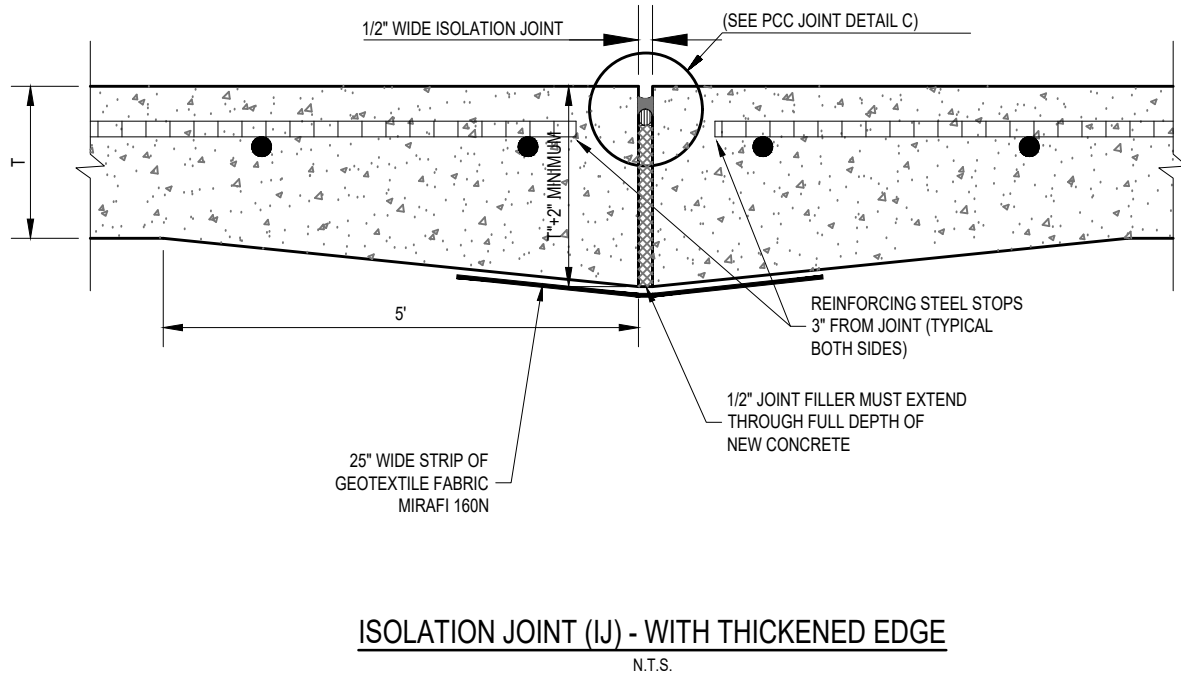
1. DETAILING OF CONCRETE REINFORCING BARS AND ACCESSORIES SHALL CONFORM TO THE
2. RECOMMENDATIONS OF ACI 318S DETAILS AND DETAILING OF CONCRETE
3. REINFORCEMENT AND ACI 308S RECOMMENDATIONS FOR DETAILING OF CONCRETE REINFORCING BARS
4. SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 318P MANUAL OF ENGINEERING
5. AND PLACING DRAWINGS FOR REINFORCED CONCRETE STRUCTURES AND ACS MANUAL
6. OF CONSTRUCTION.
7. MOVING, TRANSPORTING AND PLACING CONCRETE SHALL CONFORM TO ACI 301
8. RECOMMENDATIONS FOR CONCRETE PLACING AND CURING.
9. CONCRETE SHALL BE SUPPLIED AND PLACED IN ACCORDANCE WITH THE REQUIREMENTS
10. OF 10.3 BARS MAY CONFORM TO ASTM A618, GRADE 40, UNLESS NOTED OTHERWISE.
11. REINFORCING BARS SHALL NOT BE TACK WELDED, HEATED OR CUT UNLESS
12. SPECIFICALLY NOTED IN THE CONTRACT DOCUMENTS OR REVIEWED BY THE STRUCTURAL
13. ENGINEER.
14. REINFORCEMENT DESIGNATED AS "CONTINUOUS" SHALL LAP 30 BAR DIAMETERS AT
15. JOINTS UNLESS NOTED OTHERWISE.
16. RESERVE HOT & COLD WEATHER CONSTRUCTION PRACTICES CONFORMED TO ACI 305
17. RECOMMENDATIONS FOR CONCRETE PLACING AND CURING.
18. FORMWORK SHALL COMPLY WITH A37.3, RECOMMENDED PRACTICE FOR CONCRETE FORMWORK
19. AND CURING.
20. THE DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI-318
21. ALL EXPOSED EDGES OF CONCRETE SHALL HAVE A 3/4 INCH, 45 DEGREE CHAMFER.
22. WELDED WIRE FABRIC SHALL NOT BE ACCEPTED.
23. REFER TO A208 SPECIFICATIONS FOR CONCRETE FOR REINFORCEMENT.

CONTRACTOR TO CONTACT KERR SURVEYING TO
ESTABLISH SITE BENCHMARKS FOR CONSTRUCTION

THESE DRAWINGS AND ANY PARTS THEREOF ARE THE PROPERTY OF BEAMON ENGINEERING, P.C. NO PART OF THESE DRAWINGS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BEAMON ENGINEERING, P.C. ANY UNAUTHORIZED USE OF THESE DRAWINGS IS STRICTLY PROHIBITED AND SHALL CONSTITUTE VIOLATION OF THE APPLICABLE LAW. BEAMON ENGINEERING, P.C. DOES NOT WARRANT THE ACCURACY OR COMPLETENESS OF THE INFORMATION, AND ALSO DISCLAIMS ANY LIABILITY FOR DAMAGE OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THESE DRAWINGS. ANY UNAUTHORIZED USE OF THESE DRAWINGS IS STRICTLY PROHIBITED AND SHALL CONSTITUTE VIOLATION OF THE APPLICABLE LAW.

GENERAL CONCRETE PAVING JOINT NOTES

- CONTRACTION JOINTS SHALL BE CREATED WHILE THE CONCRETE IS STILL PLASTIC BY USING A GROOVING TOOL OR BY INSERTING A PREMOULDED FILLER STRIP, OR A GROOVE CAN BE SAW CUT INTO THE CONCRETE WITHIN 12 HOURS AFTER CONCRETE IS POURED.
- THE CONTRACTION JOINT PATTERN SHALL DIVIDE THE PAVEMENT INTO PANELS THAT ARE APPROXIMATELY SQUARE. THE LENGTH OF A PANEL MAY BE 25 PERCENT GREATER THAN THE WIDTH. MAXIMUM SPACING SHALL BE ABOUT 30 TIMES THE THICKNESS OF THE SLAB UP TO A MAXIMUM OF 15 FEET, U.N.O. (SEE CHART BELOW).
- | CONCRETE THICKNESS (INCHES) | MAXIMUM JOINT SPACING (FEET) |
|-----------------------------|------------------------------|
| 3.5 | 6.0 |
| 4.0 | 10.0 |
| 4.5 | 10.0 |
| 5.0 | 12.5 |
| 5.5 | 12.5 |
| 6.0 | 15.0 |
| OVER 6.0 | 15.0 |
- WHEN TRANSVERSE CONSTRUCTION JOINTS ARE NEEDED, THEY SHALL BE INSTALLED AT CONTRACTION JOINT LOCATIONS IF POSSIBLE.
- THE JOINT FILLER FOR ISOLATION JOINTS SHALL EXTEND THROUGH THE SLAB THICKNESS TO THE SUBGRADE AND SHALL BE RECESSED BELOW THE PAVEMENT SURFACE SO THAT THE JOINT CAN BE SEALED WITH JOINT SEALANT MATERIALS.
- RECOMMENDED JOINT FILLER MATERIALS INCLUDE BITUMINOUS MASTIC, BITUMINOUS IMPREGATED CELLULOSE OR CORK, SPONGE RUBBER, OR RESIN-BOUND CORK, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- DISTRIBUTED STEEL REINFORCEMENT SHALL BE INSTALLED 2" BELOW THE TOP OF SLAB AND SHALL BE HELD IN POSITION BY USING CHAIRS OR PRECAST CONCRETE BLOCKS.



ISOLATION JOINT DETAILS
N.T.S.

EXPANSION JOINT (EJ)
N.T.S.

REFERENCE MARKERS

CONTRACTOR TO CONTACT KERR SURVEYING TO ESTABLISH SITE BENCHMARKS FOR CONSTRUCTION.

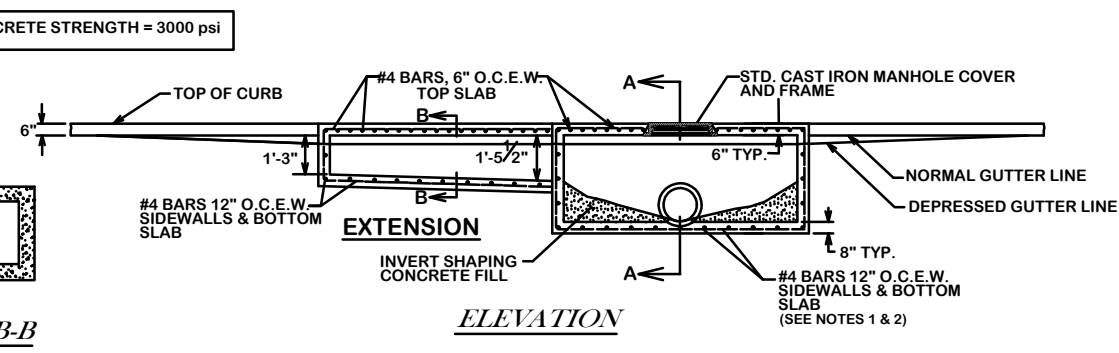
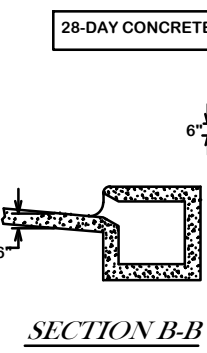
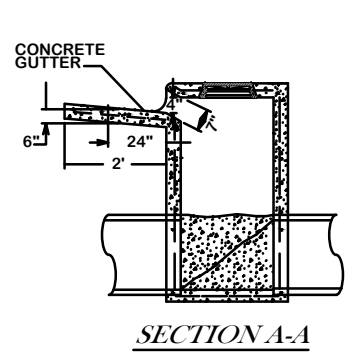
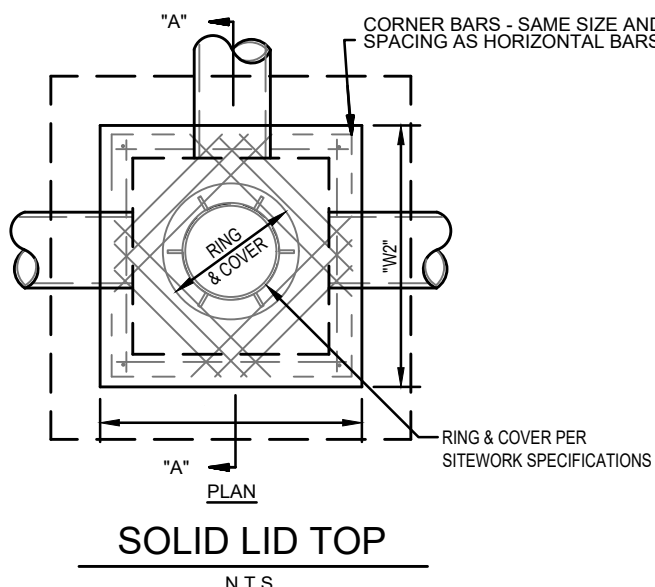
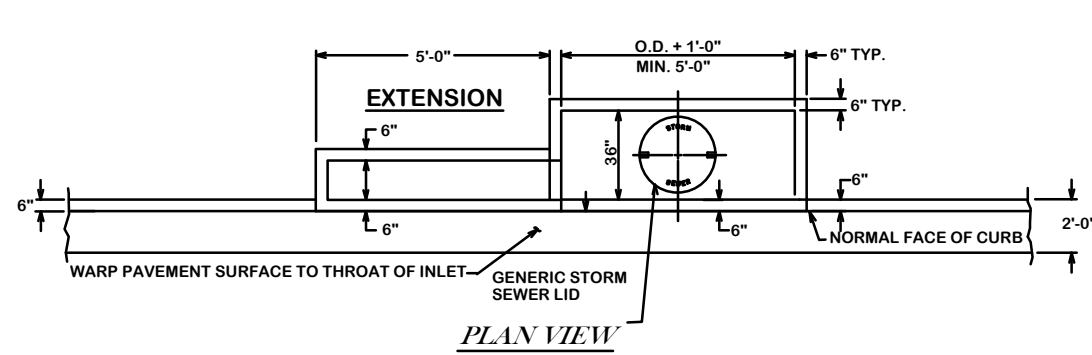
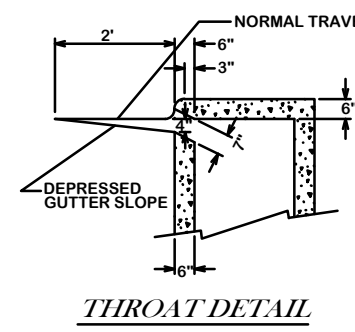
TITAN TABOR COMMERCIAL
LOTS 1-5, BLOCK 4
CHATHAM NORTHVIEW ADDITION
1801 TABOR ROAD, BRYAN, TEXAS

NO.	REVISIONS	DESCRIPTION	BY	DATE

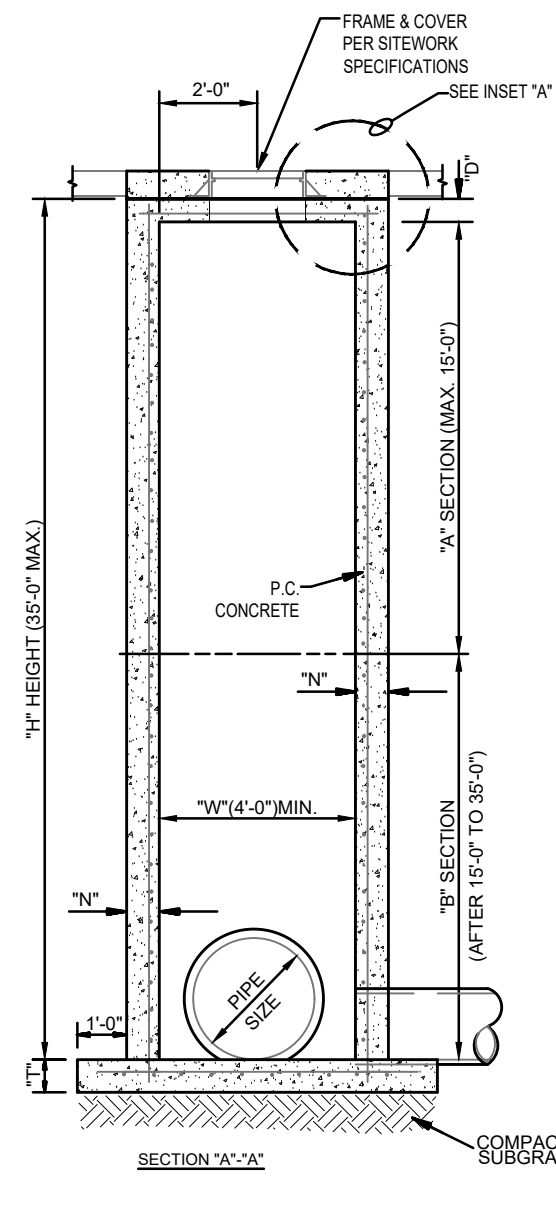
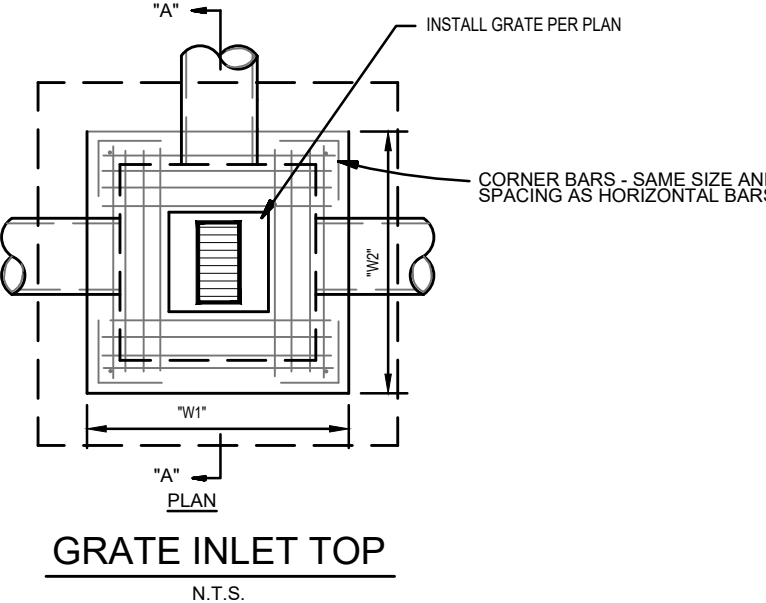
SITE DETAILS

DATE: AUG. 14, 2026
SCALE: N.T.S.
SHEET NO:

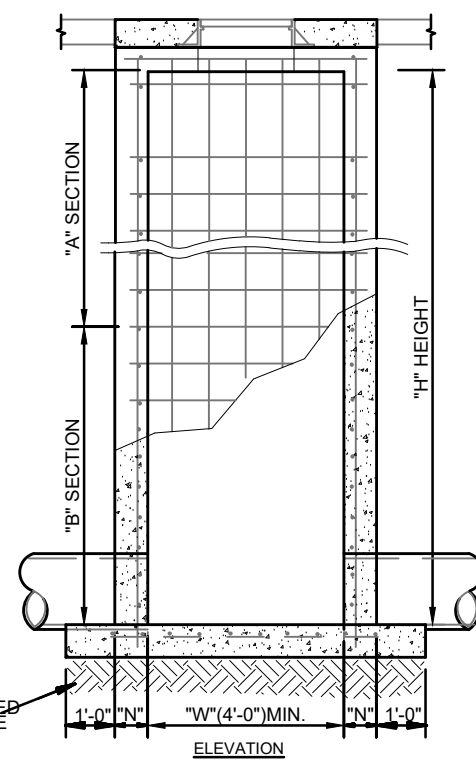
THESE DRAWINGS ARE PREPARED BY THE ENGINEER AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE. THE ENGINEER HAS NO RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF THE STRUCTURE. THE ENGINEER HAS NO RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF THE STRUCTURE. THE ENGINEER HAS NO RESPONSIBILITY FOR THE DESIGN OR CONSTRUCTION OF THE STRUCTURE.



CURB INLET TOP
N.T.S.



NOTE: TOP OF MANHOLE TO BE LEVEL WITH FINISH GRADE UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER. USE ADJUSTMENT RINGS IF TOP OF MANHOLE IS NOT LEVEL WITH FINISH GRADE. ADJUSTMENT RINGS SHALL NOT EXCEED 12" IN HEIGHT.



STORM SEWER JUNCTION BOX
N.T.S.

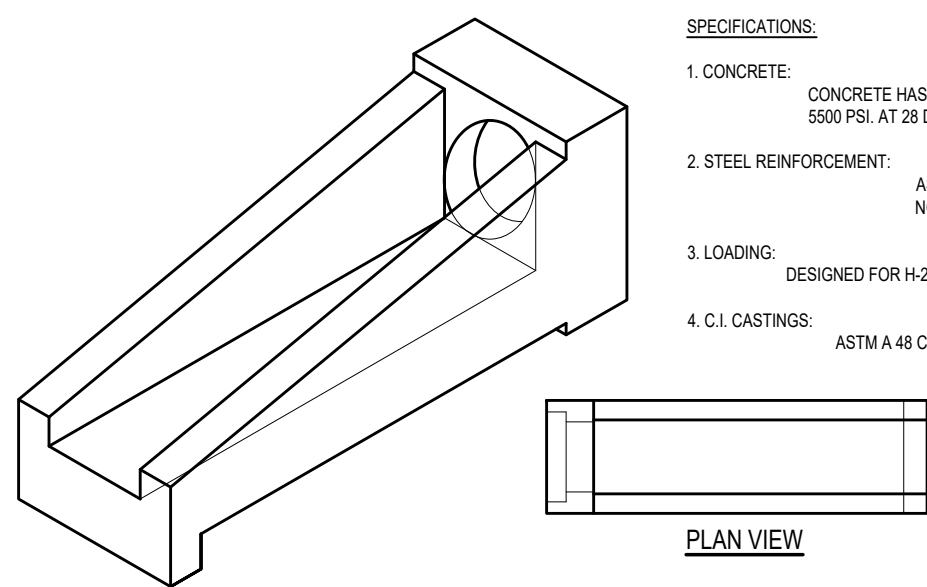
- GENERAL NOTES:
- ALL EXPOSED CORNERS TO HAVE 3/4" CHAMFER
 - ALL REINFORCING BARS TO HAVE 2" COVER
 - SEE GRADING AND DRAINAGE PLAN FOR PIPE SIZES, LOCATIONS, AND FLOW LINES
 - PIPES SHALL CONNECT TO THE ENDS OR SIDES OF THE INLET. CONNECTION SHALL NOT BE MADE AT CORNERS OF BOX
 - ALL REINFORCING BARS TO BE GRADE 60
 - PRECAST MANHOLE MAY BE USED UNLESS OTHERWISE NOTED OR DIRECTED BY THE ENGINEER
- PRECAST MANHOLE SPECIFICATIONS
- ASTM C478 - PRECAST REINFORCED CONCRETE MANHOLE SECTIONS
ASTM C913 - PRECAST CONCRETE WATER AND WASTEWATER STRUCTURES
CONCRETE 4000 PSI AE (MIN.)
JOINT: WATERTIGHT RUBBER GASKET

REINFORCEMENT SCHEDULE, BASE			
SECTION	WIDTH (W')	HOR.	VERT.
"A"	BETWEEN 4 & 7	#4 @ 8" E.W.	#4 @ 10"
"B"	GREATER THAN 7	#5 @ 4 1/2"	#4 @ 10"

REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH (W')	HOR.	VERT.
"A"	BETWEEN 4 & 7	#4 @ 8" E.W.	#4 @ 10"
"B"	GREATER THAN 7	#5 @ 4 1/2"	#4 @ 10"

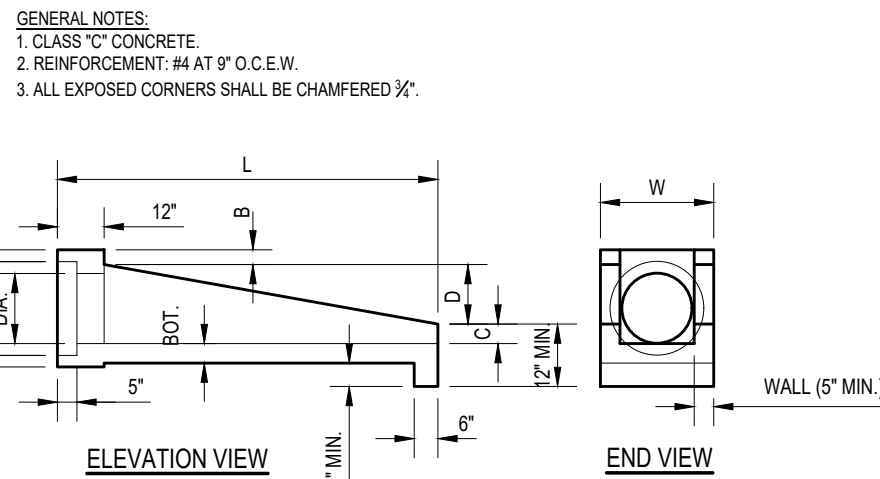
TABLE OF "T" & "N" DIMENSIONS			
SECTION	WIDTH (W')	"T"	"N"
"A"	BETWEEN 4 & 7	0" + PIPE THICKNESS	8" 6"
"B"	GREATER THAN 7	0" + PIPE THICKNESS	8" 8"

REINFORCEMENT SCHEDULE, TOP			
DIMENSIONS	STEEL	SPECIAL PATTERN	
W1 = 7" OR LESS	#4 @ 8" E.W.	DIAGONAL @ COVER	
W2 = 7" OR LESS	#4 @ 8" E.W.	DIAGONAL @ COVER	
W1 = 7" OR LESS	#4 @ 8" E.W.	DIAGONAL @ COVER	
W2 = 7" OR GREATER	#4 @ 8" E.W.	DIAGONAL @ COVER	
W1 = 7" OR GREATER	#4 @ 8" E.W.	DIAGONAL @ COVER	
W2 = 7" OR GREATER	#4 @ 8" E.W.	DIAGONAL @ COVER	

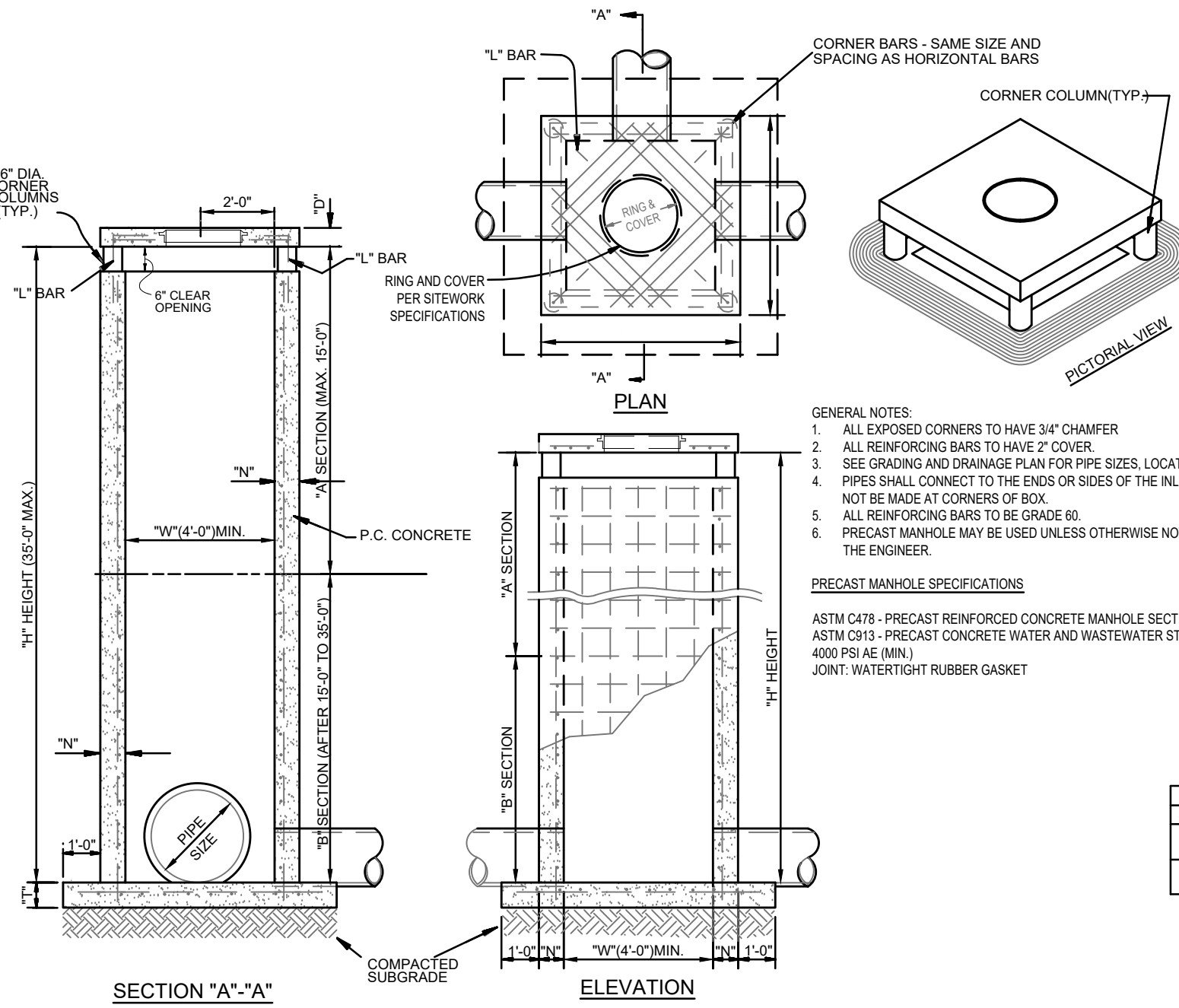


PRE-CAST SAFETY END TREATMENT
N.T.S.

PIPE I.D.	SLOPE	WEIGHT	W	L	WALL	BOT.	A	B	C	D
12"	4 : 1 : 6	1440 Lbs.	28" 28"	67" 64"	5"	5"	17" 17"	3 1/2"	6"	12" 12"
14 : 1 : 6	2325 Lbs. 1590	28" 28"	67" 64"	5"	5"	20" 20"	3 1/2"	6"	12" 12"	
15"	13 : 1 : 1	1440 Lbs.	28" 28"	64" 62"	5"	5"	20" 20"	3 1/2"	6"	14" 14"
15"	4 : 1 : 6	1540 Lbs.	28" 28"	69"	6"	6"	24"	3 1/2"	6"	14" 14"
15"	13 : 1 : 1	2055 Lbs.	44" 44"	25" 25"	6"	6"	24"	4"	5"	21" 21"
18"	4 : 1 : 6	2885 Lbs.	44" 44"	25" 25"	6"	6"	31"	4"	5"	21" 21"
18"	13 : 1 : 1	2935 Lbs.	50" 50"	89"	6"	6"	31"	4"	5"	21" 21"
24"	4 : 1 : 6	3520 Lbs.	108"	5"	5"	31"	4"	4"	38" 38"	
24"	13 : 1 : 1	4840 Lbs.	186"	5"	5"	38" 38"	5"	5"	38" 38"	
30"	4 : 1 : 6	5480 Lbs.	120"	6"	6"	38" 38"	2"	2"	6"	
30"	13 : 1 : 1	7070 Lbs.	198"	6"	6"	48" 48"	2"	2"	6"	
30"	4 : 1 : 6	5990 Lbs.	108"	6"	6"	48" 48"	2"	2"	6"	
30"	13 : 1 : 1	7370 Lbs.	186"	6"	6"	48" 48"	2"	2"	6"	
30"	4 : 1 : 6	9180 Lbs.	108"	6"	6"	48" 48"	2"	2"	6"	
30"	13 : 1 : 1	12485 Lbs.	186"	6"	6"	48" 48"	2"	2"	6"	



PRE-CAST SAFETY END TREATMENT
N.T.S.



AREA INLET
N.T.S.

REINFORCEMENT SCHEDULE, BASE			
SECTION	WIDTH (W')	HOR.	VERT.
"A"	BETWEEN 4 & 7	#4 @ 8" E.W.	#4 @ 10"
"B"	GREATER THAN 7	#5 @ 4 1/2"	#4 @ 10"

REINFORCEMENT SCHEDULE, WALLS			
SECTION	WIDTH (W')	HOR.	VERT.
"A"	BETWEEN 4 & 7	#4 @ 8" E.W.	#4 @ 10"
"B"	GREATER THAN 7	#5 @ 4 1/2"	#4 @ 10"

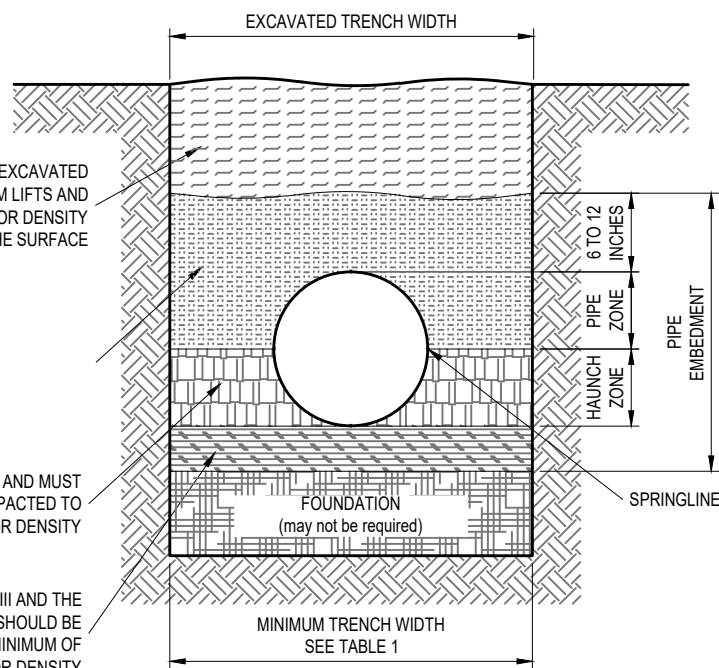
TABLE OF "T" & "N" DIMENSIONS			
SECTION	WIDTH (W')	"T"	"N"
"A"	BETWEEN 4 & 7	0" + PIPE THICKNESS	8" 6"
"B"	GREATER THAN 7	0" + PIPE THICKNESS	8" 8"

REINFORCEMENT SCHEDULE, TOP			
DIMENSIONS	STEEL	SPECIAL PATTERN	
W1 = 7" OR LESS	#4 @ 8" E.W.	DIAGONAL @ COVER	
W2 = 7" OR LESS	#4 @ 8" E.W.	DIAGONAL @ COVER	
W1 = 7" OR LESS	#4 @ 8" E.W.	DIAGONAL @ COVER	
W2 = 7" OR GREATER	#4 @ 8" E.W.	DIAGONAL @ COVER	
W1 = 7" OR GREATER	#4 @ 8" E.W.	DIAGONAL @ COVER	
W2 = 7" OR GREATER	#4 @ 8" E.W.	DIAGONAL @ COVER	

FINAL BACKFILL: FINAL BACKFILL MATERIALS MAY BE THE EXCAVATED MATERIAL AND SHOULD BE PLACED IN 12 INCH MAXIMUM LIFTS AND COMPACTED TO A MINIMUM 95 PERCENT STANDARD PROCTOR DENSITY TO PREVENT EXCESSIVE SETTLEMENT AT THE SURFACE

HAUNCHING: HAUNCHING MATERIALS MAY BE CLASS I, II, OR III AND MUST BE PLACED AND COMPACTED IN 8 INCH MAXIMUM LIFTS, COMPACTED TO 90 PERCENT STANDARD PROCTOR DENSITY

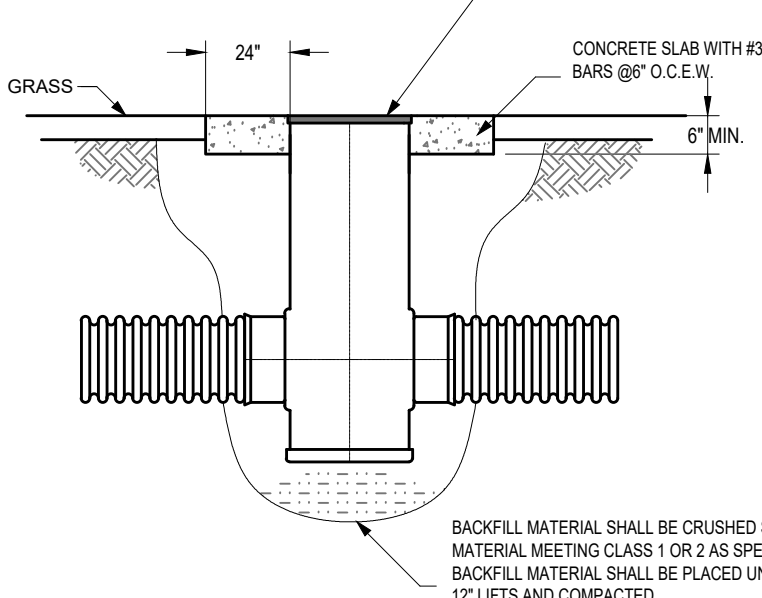
BEDDING: BEDDING MATERIALS MAY BE CLASS I, II, OR III AND THE MIDDLE OF THE BEDDING SHALL TO 1/3 OF THE PIPE OD SHOULD BE LOOSELY PLACED AND THE REMAINDER COMPACTED TO A MINIMUM OF 90 PERCENT STANDARD PROCTOR DENSITY



- CLASS I - ANGULAR CRUSHED STONE OR ROCK, DENSE OR OPEN GRADED WITH LITTLE OR NO FINES (1/4 INCH TO 1 1/2 INCHES IN SIZE)
- CLASS II - (GW, GP, SW, SP, GW-GC, SP-SM) CLEAN, COARSE GRADED GRAINED MATERIALS, SUCH AS GRAVEL, COARSE SANDS AND GRAVEL/ SAND MIXTURES (1 1/2 INCHES MAXIMUM SIZE)
- CLASS III - (GM, GC, SM, SC) COARSE GRAINED MATERIALS WITH FINES INCLUDING SILTY OR CLAYEY GRAVELS OR SANDS. GRAVEL OR SAND MUST COMPRISE MORE THAN 50 PERCENT OF CLASS III MATERIALS (1 1/2 INCHES MAXIMUM SIZE)
- CLASS IV - (ML, CL, MH, CH) FINE GRAINED MATERIALS, SUCH AS FINE SAND AND SOILS CONTAINING 80 PERCENT OR MORE CLAY OR SILT. SOILS CLASSIFIED AS CLASS IV (ML OR CL) HAVE MEDIUM TO LOW PLASTICITY AND ARE NOT RECOMMENDED IN THE EMBEDMENT ZONE. SOILS CLASSIFIED AS CLASS IV (MH OR CH) HAVE HIGH PLASTICITY AND ARE NOT RECOMMENDED FOR EMBEDMENT MATERIALS
- CLASS V - (OL, OH, PT) THESE MATERIALS INCLUDE ORGANIC SILTS AND CLAYS, PEAT AND OTHER ORGANIC MATERIALS. THEY ARE NOT RECOMMENDED FOR EMBEDMENT MATERIALS
- NOTE: EMBEDMENT MATERIALS SHOULD BE PLACED AND COMPACTED AT OPTIMUM MOISTURE CONTENT.

SUGGESTED MINIMUM TRENCH WIDTHS		
NOMINAL PIPE DIAMETER	PIPE OD	MINIMUM TRENCH WIDTH
18"	21.2"	39"
24"	27.8"	48"
30"	35.1"	66"
36"	41.7"	78"
42"	46.75"	83"
48"	52.7"	89"
60"	65.5"	102"

TABLE 1



NOTES: 1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
TYPICAL NYLOPLAST DRAIN BASIN WITH
SOLID COVER OR DRAIN GRATE (IN
GRASS/LAWN AREA)
N.T.S.

REFERENCE MARKERS
CONTRACTOR TO CONTACT KERR SURVEYING TO ESTABLISH SITE BENCHMARKS FOR CONSTRUCTION

TITAN TABOR COMMERCIAL
LOTS 1-5, BLOCK 4
CHATHAM NORTHVIEW ADDITION
1801 TABOR ROAD, BRYAN, TEXAS

NO.	REVISIONS	DATE
1	DESCRIPTION	
2		
3		
4		
5		
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DRAINAGE DETAILS