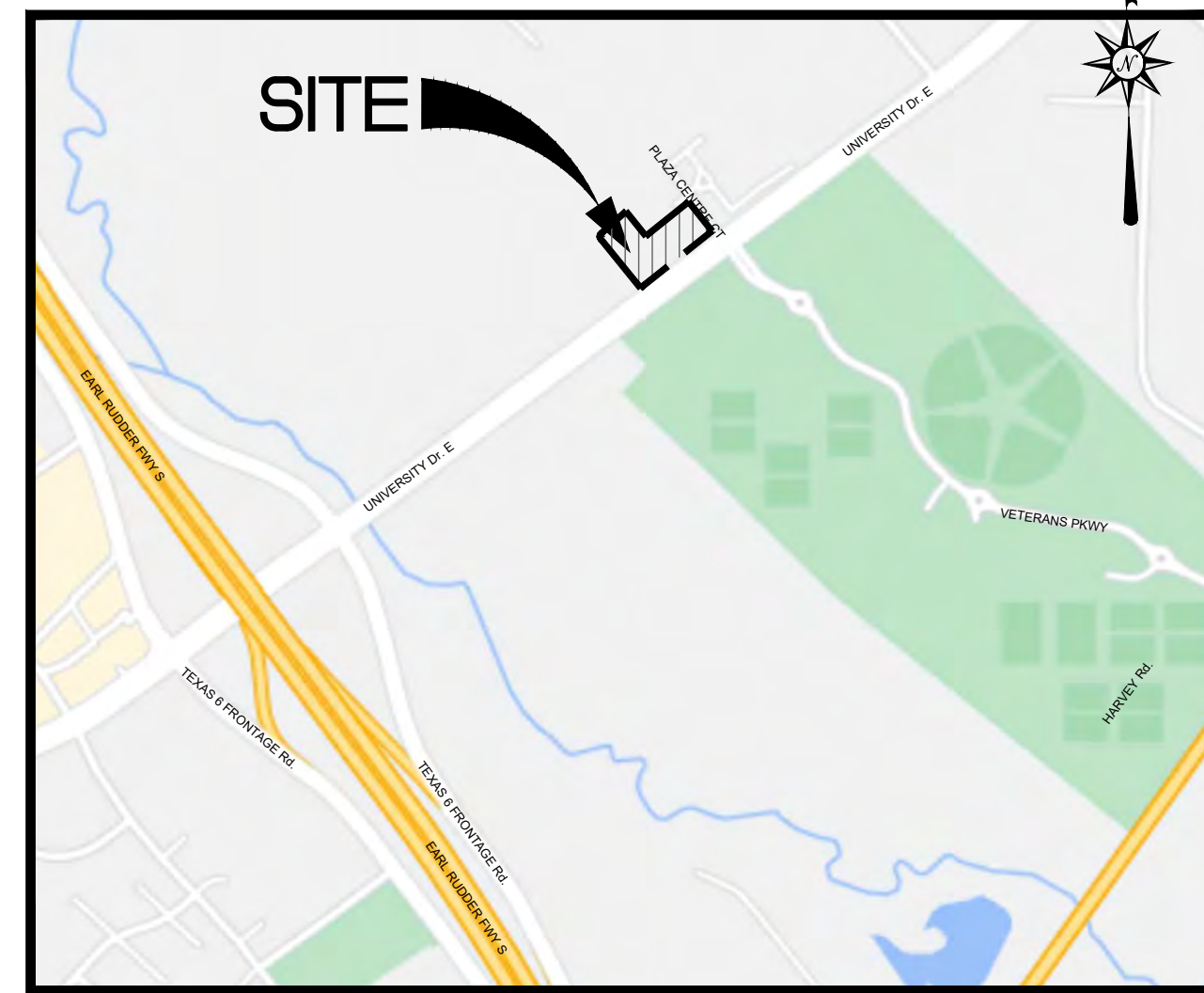


# PERMIT SET FOR SITE DEVELOPMENT DRAWINGS FOR **TXB**

UNIVERSITY DRIVE & PLAZA CENTRE DR.  
BRAZOS COUNTY, BRYAN, TEXAS 77840



VICINITY MAP  
N.T.S.

**GENERAL NOTES:**

1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ANY CONSTRUCTION OBSERVATION BY THE ENGINEER OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE.
2. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE GOVERNING AGENCIES AND COORDINATING ALL GOVERNING AGENCY INSPECTIONS REQUIRED THROUGHOUT THE DURATION OF THE PROJECT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR RAZING AND REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED. REFERENCE SITE WORK SPECIFICATIONS.
4. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
5. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR DAMAGE TO ADJACENT PROPERTIES AND NEW CONSTRUCTION IN PLACE DURING THE CONSTRUCTION PHASES OF THIS PROJECT. ANY DISTURBED IMPROVEMENTS SHALL BE REPLACED IN KIND AT THE CONTRACTORS EXPENSE.
6. ANY QUANTITIES PROVIDED ON THESE PLANS ARE FOR GENERAL REFERENCE PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE QUANTITIES REQUIRED FOR CONSTRUCTION.
7. THE EXISTING FEATURES SHOWN ON THESE PLANS ARE THOSE NOTED IN THE FIELD AND THOSE TAKEN FROM RECORD DRAWINGS. THERE IS NO GUARANTEE THAT ALL FEATURES (ABOVE OR BELOW GROUND) ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING FEATURES PRIOR TO BIDDING THE PROJECT.
8. THE CONTRACTOR SHALL LOCATE ALL UTILITIES PRIOR TO BEGINNING CONSTRUCTION BY CONTACTING THE LOCAL UTILITY COMPANIES AND/OR UTILIZING THE LOCAL ONE-CALL SYSTEM. ANY DAMAGE DONE TO EXISTING UTILITIES (THAT ARE TO REMAIN IN PLACE) DURING CONSTRUCTION OPERATIONS WILL BE THE CONTRACTOR'S RESPONSIBILITY AND REPAIRED AT THE CONTRACTOR'S EXPENSE.
9. ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE OWNERS CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK SHALL MEET OR EXCEED THE RELEVANT UTILITY COMPANIES AND REGULATORY AGENCIES, CONTRACT DOCUMENTS AND SPECIFICATIONS. ALL WORK WITHIN PUBLIC AND STATE RIGHT OF WAY SHALL BE IN ACCORDANCE WITH THE GOVERNING AGENCIES STANDARDS AND SPECIFICATIONS.
10. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), CURRENT EDITION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER TRAFFIC CONTROL IS IN PLACE FOR EACH PHASE OF CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROPERLY MAINTAINING TRAFFIC CONTROL DEVICES THROUGHOUT THE DURATION OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TRAFFIC CONTROL PLANS TO THE CITY AND DEPARTMENT OF TRANSPORTATION AS REQUIRED.

**WARRANTY/DISCLAIMER:**

THE DESIGNS REPRESENTED IN THESE PLANS ARE IN ACCORDANCE WITH ESTABLISHED PRACTICES OF CIVIL ENGINEERING FOR THE DESIGN FUNCTIONS AND USES INTENDED BY THE OWNER AT THIS TIME. HOWEVER, NEITHER THE ENGINEER NOR ITS PERSONNEL CAN OR DO WARRANT THESE DESIGNS OR PLANS AS CONSTRUCTED EXCEPT IN THE SPECIFIC CASES WHERE THE ENGINEER INSPECTS AND CONTROLS THE PHYSICAL CONSTRUCTION ON A CONTEMPORARY BASIS AT THE SITE.

**NOTICE TO BIDDERS:**

ALL QUESTIONS REGARDING THE PREPARATION OF THE GENERAL CONTRACTOR'S BID SHALL BE DIRECTED TO THE OWNER'S CONSTRUCTION REPRESENTATIVE. SUBCONTRACTORS MUST DIRECT THEIR QUESTIONS THROUGH THE GENERAL CONTRACTOR. THE CONSULTING ARCHITECT AND/OR THE CONSULTING ENGINEER SHALL NOT BE CONTACTED DIRECTLY WITHOUT PRIOR AUTHORIZATION FROM THE OWNER/DEVELOPER.

**FLOOD CERTIFICATION:**

THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD) AS DEPICTED ON F.E.M.A. FEDERAL INSURANCE RATE MAP PANEL AS DEPICTED ON F.E.M.A. FEDERAL INSURANCE RATE MAP PANEL NO. 48041C0220F DATED APRIL 2, 2014.

DEVELOPED BY  
**brightwork**  
real estate

3708 WEST SWANN AVENUE, SUITE 200  
TAMPA, FLORIDA 33609



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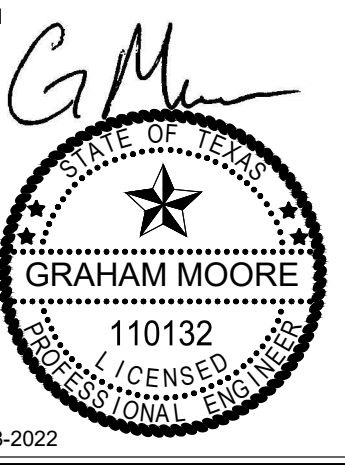
TBPE FIRM # F-20465

**CIVIL DRAWING INDEX**

Sheet No.	Sheet Title
C001	COVER SHEET
1 OF 1	SURVEY
C030	DEMOLITION PLAN
C100	SITE PLAN
C101	TXDOT SITE PLAN
C110	GRADING PLAN
C120	STORM INLET AREA MAP
C121	STORM SEWER PLAN
C130A	PAVING PLAN
C130B	PAVING PLAN (JOINTS)
C140	EROSION CONTROL PLAN
C150	UTILITY PLAN
C200	TRUCK ROUTE PLAN
C500	CONSTRUCTION DETAILS

**DRAWING BY OTHERS**

Sheet No.	Sheet Title
LP-1	PLANTING PLAN
LP-2	PLANTING DETAILS



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TBPE FIRM # F-20465



PROFESSIONAL ENGINEERING SERVICES

TXB  
UNIVERSITY DRIVE &  
PLAZA CENTRE DR.  
BRYAN, TEXAS 77840



PROJECT NO:	21-80
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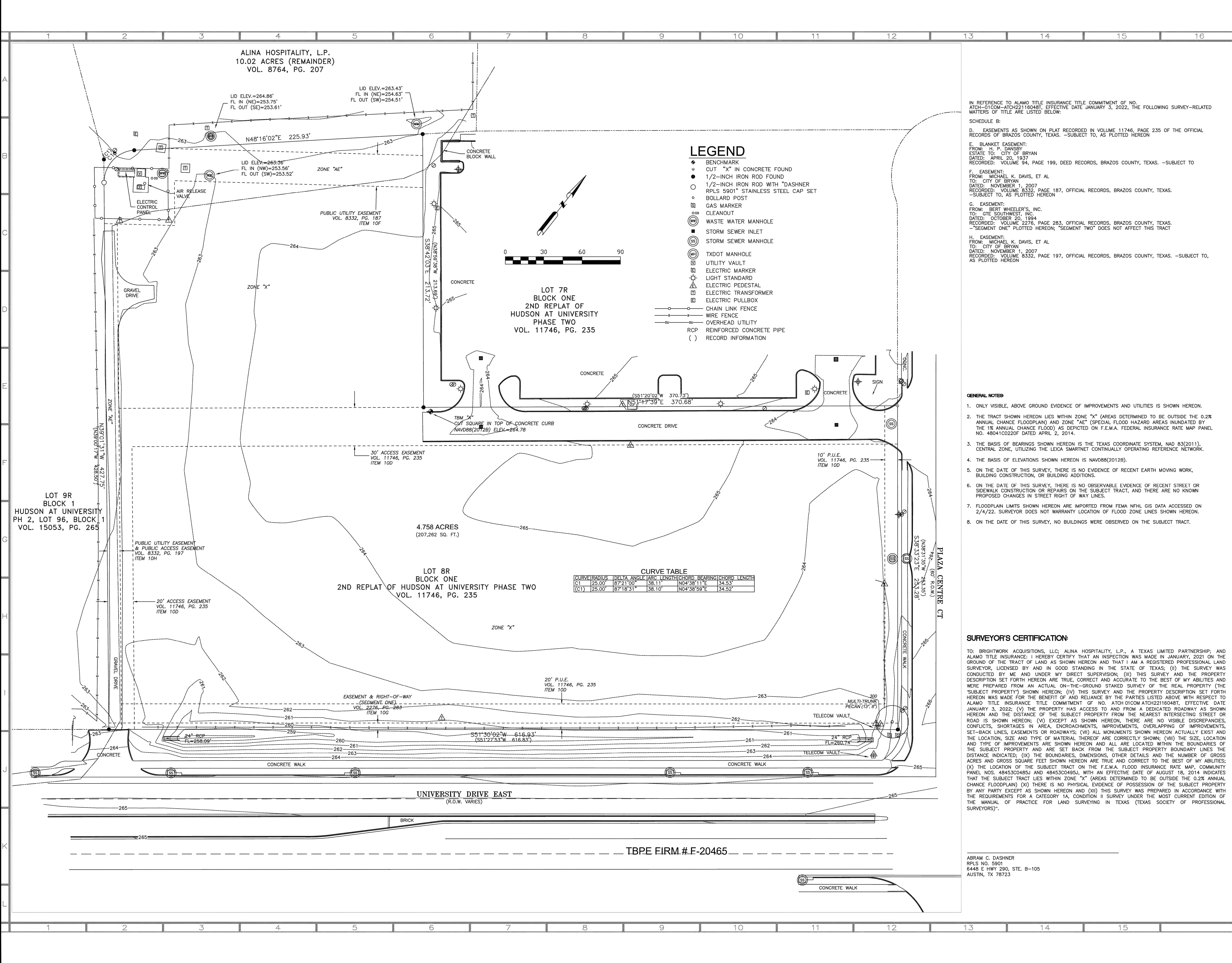
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SHEET TITLE:  
COVER SHEET

Sheet No.  
**C001**



FILE PATH: I:\OF 1 SURVEY.DWG PLOT DATE: 2022-04-28 SAVED BY: DERRICK



ALINA HOSPITALITY, L.P.  
10.02 ACRES (REMAINDER)  
VOL. 8764, PG. 207

**LEGEND**

- ◆ BENCHMARK
- CUT "X" IN CONCRETE FOUND
- 1/2-INCH IRON ROD FOUND
- 1/2-INCH IRON ROD WITH "DASHER" RPLS 5901" STAINLESS STEEL CAP SET
- BOLLARD POST
- GAS MARKER
- CLEANOUT
- WASTE WATER MANHOLE
- STORM SEWER INLET
- STORM SEWER MANHOLE
- TXDOT MANHOLE
- UTILITY VAULT
- ELECTRIC MARKER
- LIGHT STANDARD
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC PULLBOX
- CHAIN FENCE
- OVERHEAD UTILITY
- RCP REINFORCED CONCRETE PIPE
- ( ) RECORD INFORMATION

**CURVE TABLE**

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD	BEARING	CHORD LENGTH
(C)	25.00'	87°21'00"	38.11'	N04°38'11"E	34.53'	
(C1)	25.00'	87°18'31"	38.10'	N04°38'59"E	34.52'	

IN REFERENCE TO ALAMO TITLE INSURANCE TITLE COMMITMENT OF NO. ATCH-01COM-ATC22116048T, EFFECTIVE DATE JANUARY 3, 2022, THE FOLLOWING SURVEY-RELATED MATTERS OF TITLE ARE LISTED BELOW:

- SCHEDULE B:
- D. EASEMENTS AS SHOWN ON PLAT RECORDED IN VOLUME 11746, PAGE 235 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. -SUBJECT TO, AS PLOTTED HEREON
- E. BLANKET EASEMENT:  
FROM: H. P. DANSEY  
ESTATE TO: CITY OF BRYAN  
DATED: APRIL 20, 1937  
RECORDED: VOLUME 84, PAGE 199, DEED RECORDS, BRAZOS COUNTY, TEXAS. -SUBJECT TO
- F. EASEMENT:  
FROM: MICHAEL K. DAVIS, ET AL  
TO: CITY OF BRYAN  
DATED: NOVEMBER 1, 2007  
RECORDED: VOLUME 8332, PAGE 187, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS. -SUBJECT TO, AS PLOTTED HEREON
- G. EASEMENT:  
FROM: BERT WHEELER'S, INC.  
TO: GTE SOUTHWEST, INC.  
DATED: OCTOBER 20, 1994  
RECORDED: VOLUME 2276, PAGE 283, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS. -"SEGMENT ONE" PLOTTED HEREON; "SEGMENT TWO" DOES NOT AFFECT THIS TRACT
- H. EASEMENT:  
FROM: MICHAEL K. DAVIS, ET AL  
TO: CITY OF BRYAN  
DATED: NOVEMBER 1, 2007  
RECORDED: VOLUME 8332, PAGE 197, OFFICIAL RECORDS, BRAZOS COUNTY, TEXAS. -SUBJECT TO, AS PLOTTED HEREON

**GENERAL NOTES**

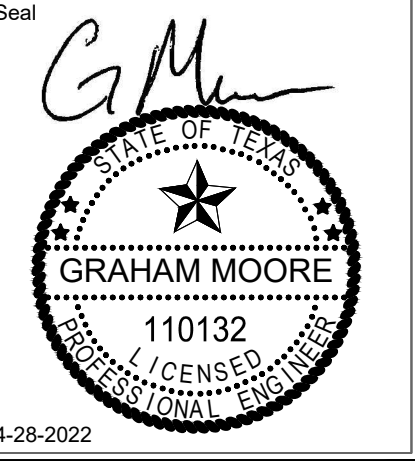
- ONLY VISIBLE, ABOVE GROUND EVIDENCE OF IMPROVEMENTS AND UTILITIES IS SHOWN HEREON.
- THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOOD) AS DEPICTED ON F.E.M.A. FEDERAL INSURANCE RATE MAP PANEL NO. 4804100220F DATED APRIL 2, 2014.
- THE BASIS OF BEARINGS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.
- THE BASIS OF ELEVATIONS SHOWN HEREON IS NAVD83(2012).
- ON THE DATE OF THIS SURVEY, THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
- ON THE DATE OF THIS SURVEY, THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT TRACT, AND THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
- FLOODPLAIN LIMITS SHOWN HEREON ARE IMPORTED FROM FEMA NFWL GIS DATA ACCESSED ON 2/4/22. SURVEYOR DOES NOT WARRANT LOCATION OF FLOOD ZONE LINES SHOWN HEREON.
- ON THE DATE OF THIS SURVEY, NO BUILDINGS WERE OBSERVED ON THE SUBJECT TRACT.

**SURVEYOR'S CERTIFICATION:**

TO: BRIGHTWORK ACQUISITIONS, LLC; ALINA HOSPITALITY, L.P., A TEXAS LIMITED PARTNERSHIP; AND ALAMO TITLE INSURANCE. I HEREBY CERTIFY THAT AN INSPECTION WAS MADE IN JANUARY, 2021 ON THE GROUND OF THE TRACT OF LAND AS SHOWN HEREON AND THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSED BY AND IN GOOD STANDING IN THE STATE OF TEXAS; (II) THE SURVEY WAS CONDUCTED BY ME AND UNDER MY DIRECT SUPERVISION; (III) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON ARE TRUE, CORRECT AND ACCURATE TO THE BEST OF MY ABILITIES AND WERE PREPARED FROM AN ACTUAL ON-THE-GROUND STAKED SURVEY OF THE REAL PROPERTY (THE "SUBJECT PROPERTY") SHOWN HEREON; (IV) THIS SURVEY AND THE PROPERTY DESCRIPTION SET FORTH HEREON WAS MADE FOR THE BENEFIT OF AND RELIANCE BY THE PARTIES LISTED ABOVE WITH RESPECT TO ALAMO TITLE INSURANCE TITLE COMMITMENT OF NO. ATCH 01COM ATC22116048T, EFFECTIVE DATE JANUARY 3, 2022; (V) THE PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY AS SHOWN HEREON AND THE DISTANCE OF THE SUBJECT PROPERTY FROM THE NEAREST INTERSECTING STREET OR ROAD IS SHOWN HEREON; (VI) EXCEPT AS SHOWN HEREON, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, IMPROVEMENTS, OVERLAPPING OF IMPROVEMENTS, SET-BACK LINES, EASEMENTS OR ROADWAYS; (VII) ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THE LOCATION, SIZE AND TYPE OF MATERIAL THEREOF ARE CORRECTLY SHOWN; (VIII) THE SIZE, LOCATION AND TYPE OF IMPROVEMENTS ARE SHOWN HEREON AND ALL ARE LOCATED WITHIN THE BOUNDARIES OF THE SUBJECT PROPERTY AND ARE SET BACK FROM THE SUBJECT PROPERTY BOUNDARY LINES THE DISTANCE INDICATED; (IX) THE BOUNDARIES, DIMENSIONS, OTHER DETAILS AND THE NUMBER OF GROSS ACRES AND GROSS SQUARE FEET SHOWN HEREON ARE TRUE AND CORRECT TO THE BEST OF MY ABILITIES; (X) THE LOCATION OF THE SUBJECT TRACT ON THE F.E.M.A. FLOOD INSURANCE RATE MAP; COMMUNITY PANEL NOS. 48453C0485J AND 48453C0495J, WITH AN EFFECTIVE DATE OF AUGUST 18, 2014 INDICATES THAT THE SUBJECT TRACT LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) (XI) THERE IS NO PHYSICAL EVIDENCE OF POSSESSION OF THE SUBJECT PROPERTY BY ANY PARTY EXCEPT AS SHOWN HEREON AND (XII) THIS SURVEY WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS FOR A CATEGORY 1A, CONDITION II SURVEY UNDER THE MOST CURRENT EDITION OF THE MANUAL OF PRACTICE FOR LAND SURVEYING IN TEXAS (TEXAS SOCIETY OF PROFESSIONAL SURVEYORS).

ABRAM C. DASHNER  
RPLS NO. 5901  
6448 E HWY 290, STE. B-105  
AUSTIN, TX 78723

DATE	2/11/22	REVISION / DESCRIPTION		ADDITIONAL TOPO										
CLIENT INFORMATION	BRIGHTWORK ACQUISITIONS, LLC													
	ABRAM DASHNER, RPLS, LLC 6448 E HWY 290, STE. B-105 AUSTIN, TX 78723 TBP L.S. NO. 10194420 abed@priss5901.com													
	<b>LAND TITLE SURVEY</b>													
	2 ACRES TO BE SURVEYED OUT OF LOT EIGHT R (8R), BLOCK ONE (1), 2ND REPLAT OF HUDSON AT UNIVERSITY PHASE TWO, CITY OF BRYAN, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 11746, PAGE 235 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.													
NO.	DATE	INIT	PROJECT NO.	21-80	DATE	04-22-2022	SCALE	N.T.S.	DRAWN	DNH	CHECKED	JFM	APPROVED	GM
DESCRIPTION														
	JANUARY 28, 2022													
	CHECKED BY: AD													
	JOB NUMBER: 136-04      ISSUE DATE: 02/04/22													
	SHEET: 1 OF 1													
	SHEET TITLE: SURVEY													
	Sheet No. 1 OF 1													



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TBP EIR # F-20465



**TXB**  
UNIVERSITY DRIVE &  
PLAZA CENTRE DR.  
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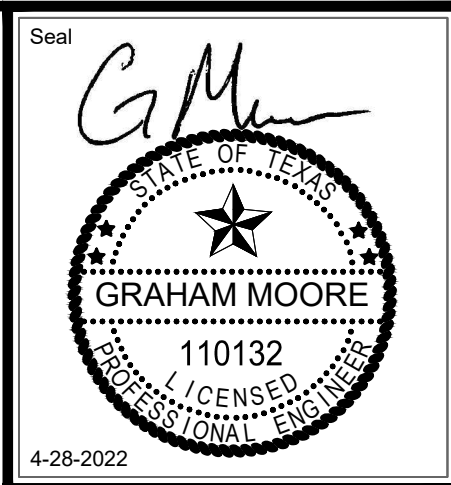
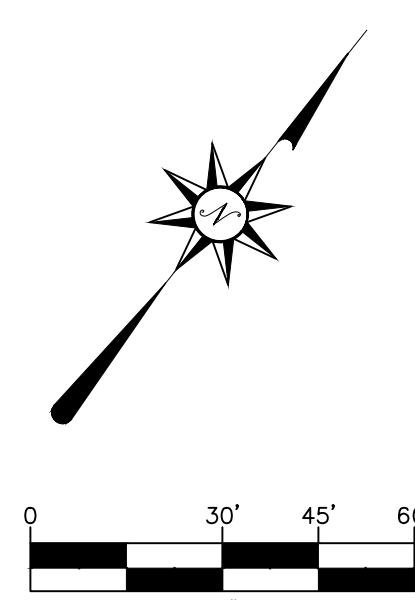
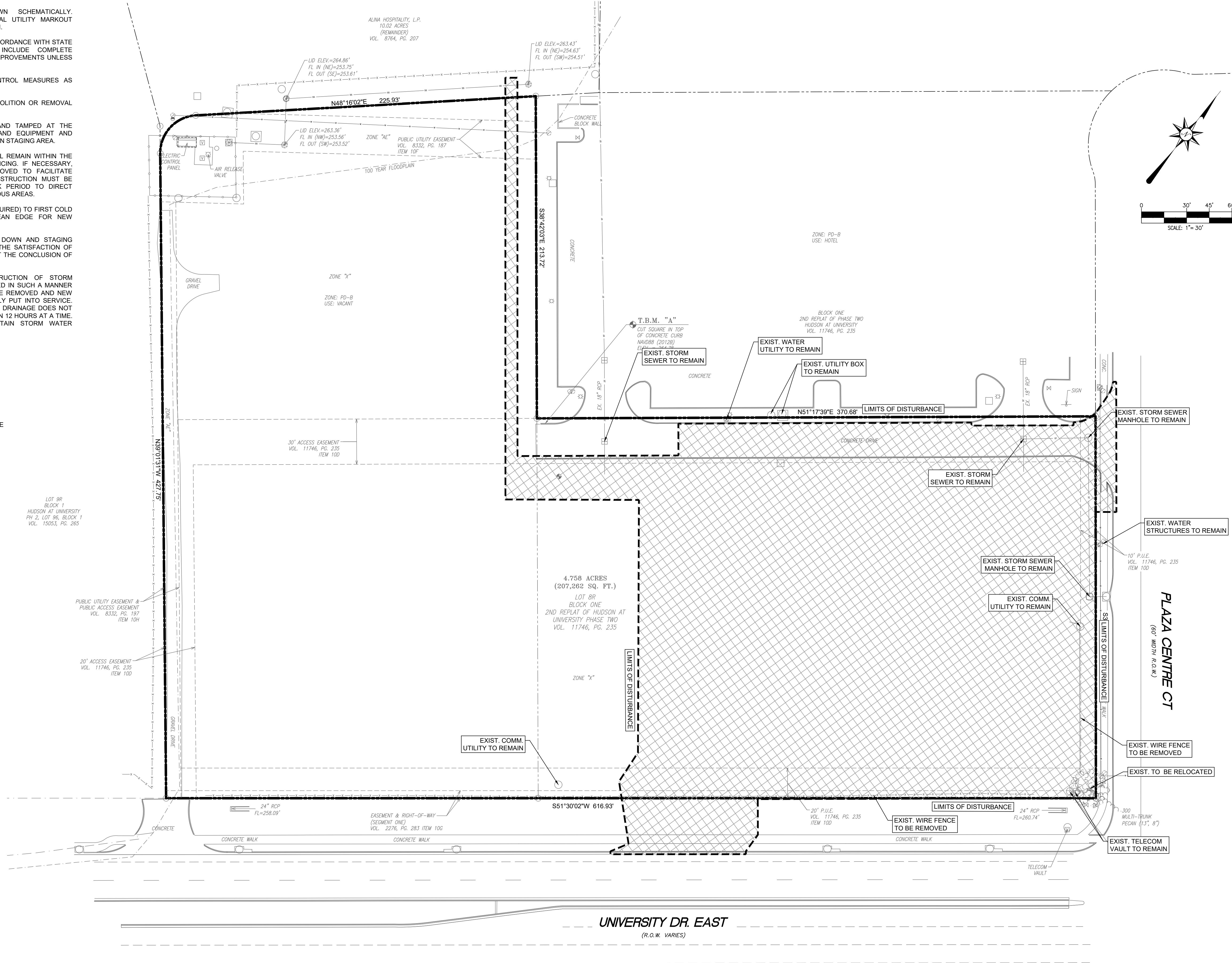
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	SHEET: 1 OF 1													
	SHEET TITLE: SURVEY													
	Sheet No. 1 OF 1													

**DEMOLITION NOTES**

- ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL CONTACT DIG LOCAL UTILITY MARKOUT FIRMS PRIOR TO BEGINNING CONSTRUCTION.
- ALL DEMOLITION TO BE PERFORMED IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS AND TO INCLUDE COMPLETE DEMOLITION AND REMOVAL OF EXISTING IMPROVEMENTS UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL EMPLOY DUST CONTROL MEASURES AS NEEDED.
- ALL EXISTING FEATURES NOTED FOR DEMOLITION OR REMOVAL SHALL BE LEGALLY DISPOSED OF OFF-SITE.
- ANY EXCAVATION MUST BE FILLED IN AND TAMPED AT THE CONCLUSION OF EACH WORK PERIOD, AND EQUIPMENT AND SUPPLIES RETURNED TO THE CONSTRUCTION STAGING AREA.
- ALL MATERIALS AND CONSTRUCTION SHALL REMAIN WITHIN THE BOUNDARIES OF THE CONSTRUCTION FENCING. IF NECESSARY, CONSTRUCTION FENCING WHICH IS REMOVED TO FACILITATE ACCESS BY THE CONTRACTOR FOR CONSTRUCTION MUST BE REPLACED AT THE END OF EACH WORK PERIOD TO DIRECT PEDESTRIAN TRAFFIC AWAY FROM HAZARDOUS AREAS.
- REMOVE EXISTING CONCRETE (WHERE REQUIRED) TO FIRST COLD JOINT OR SAW CUT TO OBTAIN A CLEAN EDGE FOR NEW CONSTRUCTION.
- CONTRACTOR SHALL RESTORE THE LAY DOWN AND STAGING AREA TO ORIGINAL CONDITIONS AND TO THE SATISFACTION OF THE OWNER, PRIOR TO DEMOBILIZATION AT THE CONCLUSION OF THE PROJECT.
- DEMOLITION, AND SUBSEQUENT CONSTRUCTION OF STORM DRAINAGE FACILITIES SHALL BE PERFORMED IN SUCH A MANNER THAT THE OLD PIPE AND STRUCTURES ARE REMOVED AND NEW STRUCTURES AND PIPING ARE IMMEDIATELY PUT INTO SERVICE. CONTRACTOR SHALL ENSURE THAT STORM DRAINAGE DOES NOT REMAIN OUT OF SERVICE FOR LONGER THAN 12 HOURS AT A TIME. PROVISIONS SHALL BE MADE TO MAINTAIN STORM WATER DRAINAGE DURING CONSTRUCTION.

**LEGEND**

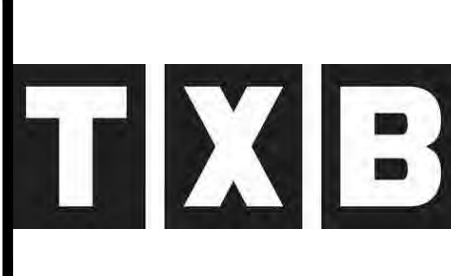
-  DEMOLITION AREA
-  LIMITS OF DISTURBANCE



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 TIRE FRW # F-20465

**CBC**  
 PROFESSIONAL ENGINEERING SERVICES

**TXB**  
 UNIVERSITY DRIVE &  
 PLAZA CENTRE DR.  
 BRYAN, TEXAS 77840



PROJECT NO:	21-80
DATE:	04-22-2022
SCALE:	1" = 30'
DRAWN:	DNH
CHECKED:	JFM
APPROVED:	GM

NO.	DESCRIPTION	DATE	INIT

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**DEMOLITION PLAN**

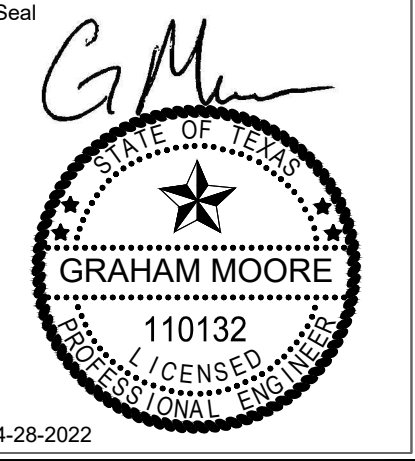
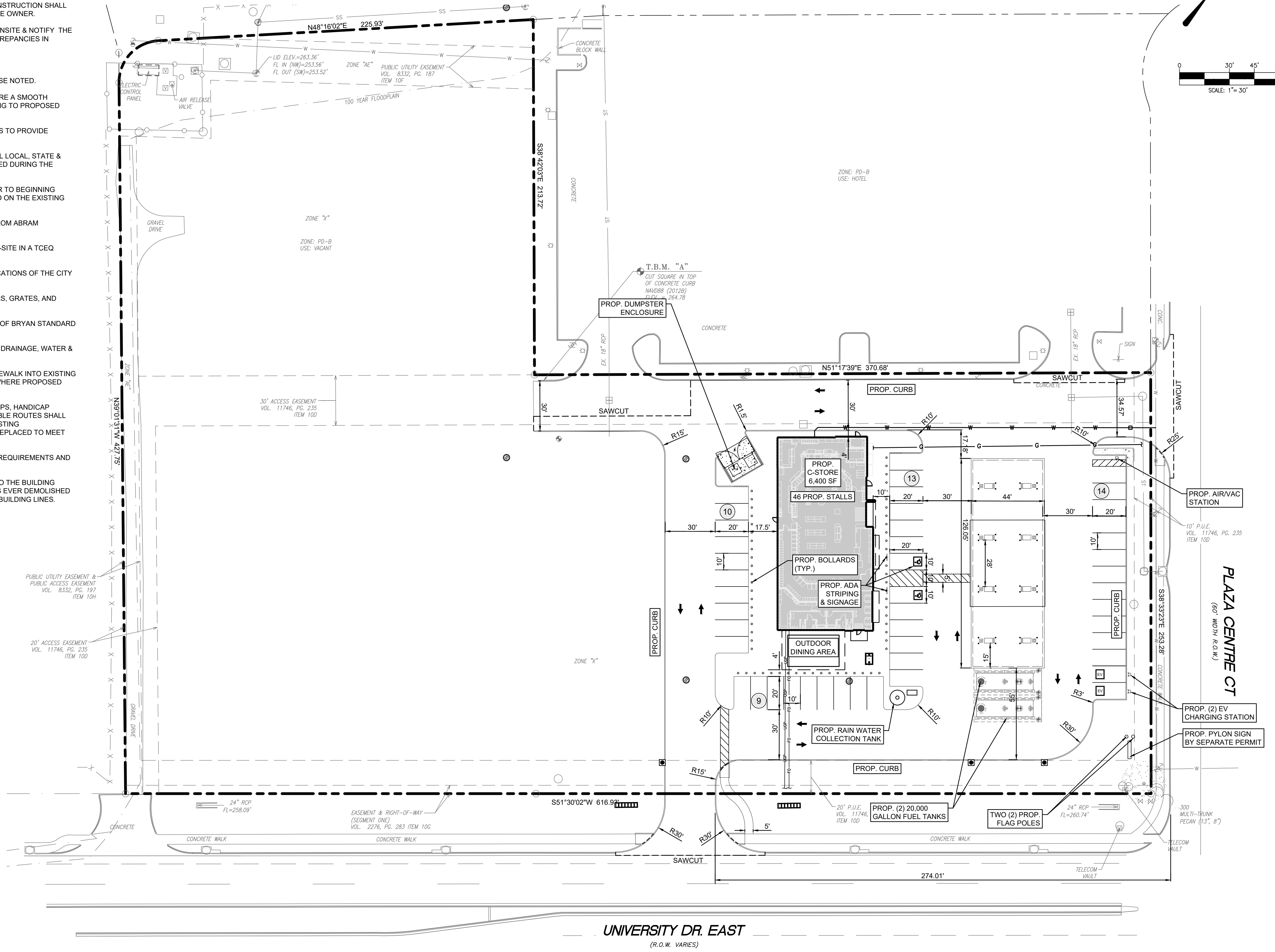
Sheet No.  
**C030**

FILE PATH: C030 DEMO PLAN.dwg PLOT DATE: 2022-04-28 SAVED BY: DRJOR



**GENERAL NOTES**

1. ALL PAVEMENT MARKINGS & SIGNAGE SHALL COMPLY WITH THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS".
2. ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL CONTACT DIG TESS AND LOCAL UTILITY MARKOUT FIRMS PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE & BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS, LINES, OR INDIVIDUAL SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS ONSITE & NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK.
5. SIDEWALK CROSS-SLOPE SHALL NOT EXCEED 2%.
6. DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO ENSURE A SMOOTH TRANSITION BOTH VERTICALLY & HORIZONTALLY FROM EXISTING TO PROPOSED PAVEMENT & CURB SECTIONS.
8. GUTTERS & PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE & FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
10. BENCHMARK LOCATION & ELEVATION SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. BENCHMARKS USED FOR SURVEY ARE LISTED ON THE EXISTING CONDITIONS PLAN.
11. BACKGROUND INFORMATION TAKEN FROM PLAT OF SURVEY FROM ABRAM DASHNER, RPLS, LLC DATED 02/04/2022.
12. ALL DEMOLITION DEBRIS SHALL BE LEGALLY DISPOSED OF OFF-SITE IN A TCEQ APPROVED LANDFILL.
13. ALL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF BRYAN.
14. CONTRACTOR TO ADJUST ALL EXISTING UTILITIES RIMS, COVERS, GRATES, AND WATER METER BOXES TO MATCH PROPOSED GRADES.
15. ALL MATERIALS & PLANS ARE TO COMPLY WITH CURRENT CITY OF BRYAN STANDARD SPECIFICATIONS & DETAILS.
16. CONTRACTOR SHALL SUPPLY AS-BUILT DRAWINGS OF STREET, DRAINAGE, WATER & SANITARY SEWER SYSTEMS AFTER INSTALLATION.
17. TRANSITION PROPOSED CONCRETE CURB, PAVEMENT AND SIDEWALK INTO EXISTING CURB, PAVEMENT AND SIDEWALK AND PROVIDE A SAW JOINT WHERE PROPOSED CONCRETE MEETS EXISTING CONCRETE.
18. ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., AND CITY OF BRYAN REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.
19. REFER TO PROJECT SPECIFICATION MANUAL FOR ADDITIONAL REQUIREMENTS AND PROJECT SPECIFICATIONS.
20. ANY ADDITIONAL STRUCTURES OR ADDITIONS MUST ADHERE TO THE BUILDING LINES AS SHOWN. IN ADDITION, IF THE EXISTING STRUCTURE IS EVER DEMOLISHED THEN ANY REPLACEMENT STRUCTURE SHALL ADHERE TO THE BUILDING LINES.



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 TBP# TRW # F-20465



**TXB UNIVERSITY DRIVE & PLAZA CENTRE DR. BRYAN, TEXAS 77840**



PROJECT NO:	21-80
DATE:	04-22-2022
SCALE:	1" = 30'
DRAWN:	DNH
CHECKED:	JFM
APPROVED:	GM

NO.	DESCRIPTION	DATE	INIT

SHEET TITLE: **SITE PLAN**

Sheet No. **C100**

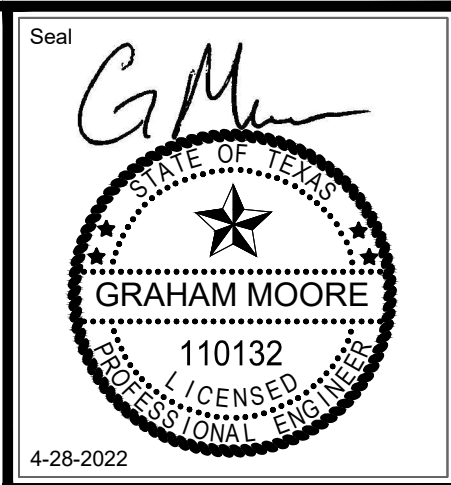
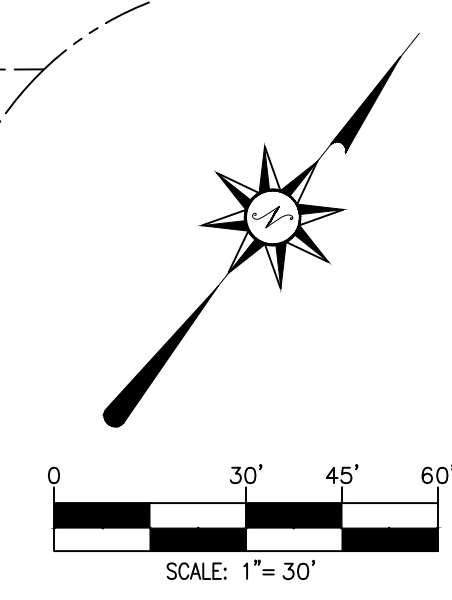
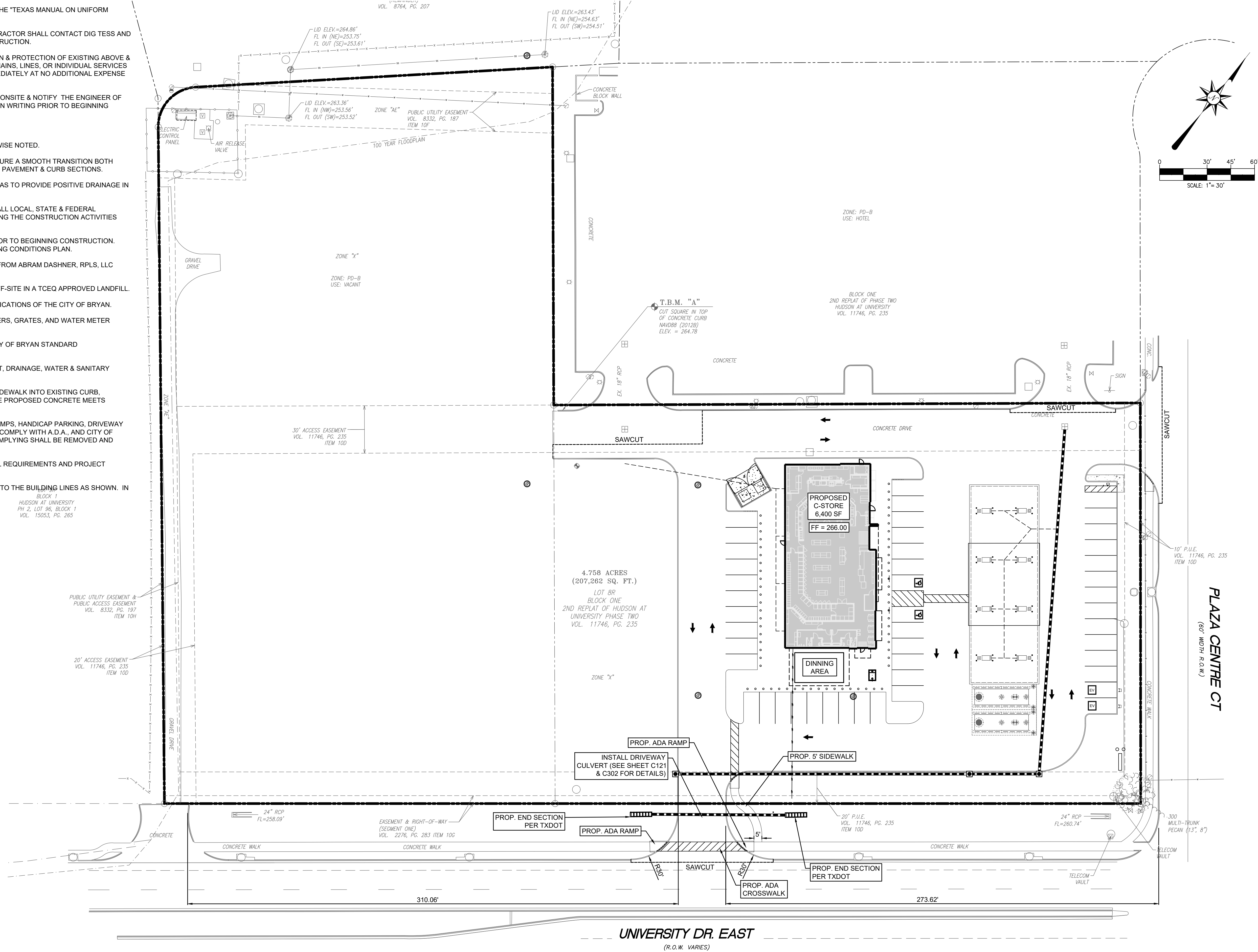
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**GENERAL NOTES**

- ALL PAVEMENT MARKINGS & SIGNAGE SHALL COMPLY WITH THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS".
- ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL CONTACT DIG TESS AND LOCAL UTILITY MARKOUT FIRMS PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE & BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS, LINES, OR INDIVIDUAL SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS ONSITE & NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK.
- SIDEWALK CROSS-SLOPE SHALL NOT EXCEED 2%.
- DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
- FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO ENSURE A SMOOTH TRANSITION BOTH VERTICALLY & HORIZONTALLY FROM EXISTING TO PROPOSED PAVEMENT & CURB SECTIONS.
- GUTTERS & PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE & FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
- BENCHMARK LOCATION & ELEVATION SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. BENCHMARKS USED FOR SURVEY ARE LISTED ON THE EXISTING CONDITIONS PLAN.
- BACKGROUND INFORMATION TAKEN FROM PLAT OF SURVEY FROM ABRAM DASHNER, RPLS, LLC DATED 02/04/2022.
- ALL DEMOLITION DEBRIS SHALL BE LEGALLY DISPOSED OF OFF-SITE IN A TCEQ APPROVED LANDFILL.
- ALL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF BRYAN.
- CONTRACTOR TO ADJUST ALL EXISTING UTILITIES RIMS, COVERS, GRATES, AND WATER METER BOXES TO MATCH PROPOSED GRADES.
- ALL MATERIALS & PLANS ARE TO COMPLY WITH CURRENT CITY OF BRYAN STANDARD SPECIFICATIONS & DETAILS.
- CONTRACTOR SHALL SUPPLY AS-BUILT DRAWINGS OF STREET, DRAINAGE, WATER & SANITARY SEWER SYSTEMS AFTER INSTALLATION.
- TRANSITION PROPOSED CONCRETE CURB, PAVEMENT AND SIDEWALK INTO EXISTING CURB, PAVEMENT AND SIDEWALK AND PROVIDE A SAW JOINT WHERE PROPOSED CONCRETE MEETS EXISTING CONCRETE.
- ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., AND CITY OF BRYAN REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.
- REFER TO PROJECT SPECIFICATION MANUAL FOR ADDITIONAL REQUIREMENTS AND PROJECT SPECIFICATIONS.
- ANY ADDITIONAL STRUCTURES OR ADDITIONS MUST ADHERE TO THE BUILDING LINES AS SHOWN. IN

ADDITION, IF THE EXISTING STRUCTURE IS EVER DEMOLISHED THEN ANY REPLACEMENT STRUCTURE SHALL ADHERE TO THE BUILDING LINES.



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 TBP# FIRM # F-20465



PROFESSIONAL ENGINEERING SERVICES

**TXB**  
 UNIVERSITY DRIVE &  
 PLAZA CENTRE DR.  
 BRYAN, TEXAS 77840



PROJECT NO:	21-80
DATE:	04-22-2022
SCALE:	1" = 40'
DRAWN:	DNH
CHECKED:	JFM
APPROVED:	GM

NO.	DESCRIPTION	DATE	INIT

SHEET TITLE  
**TXDOT SITE PLAN**

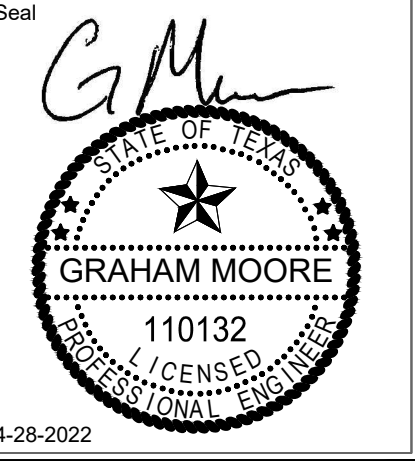
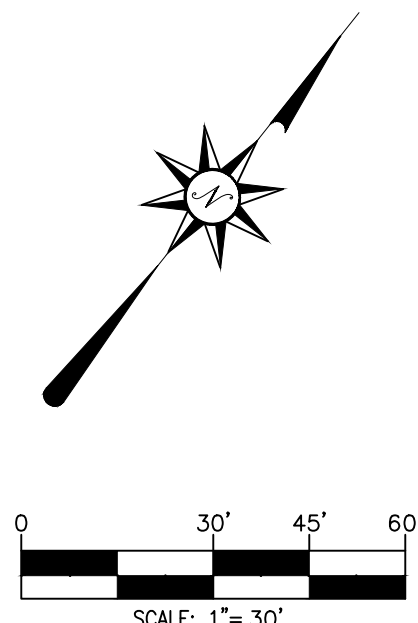
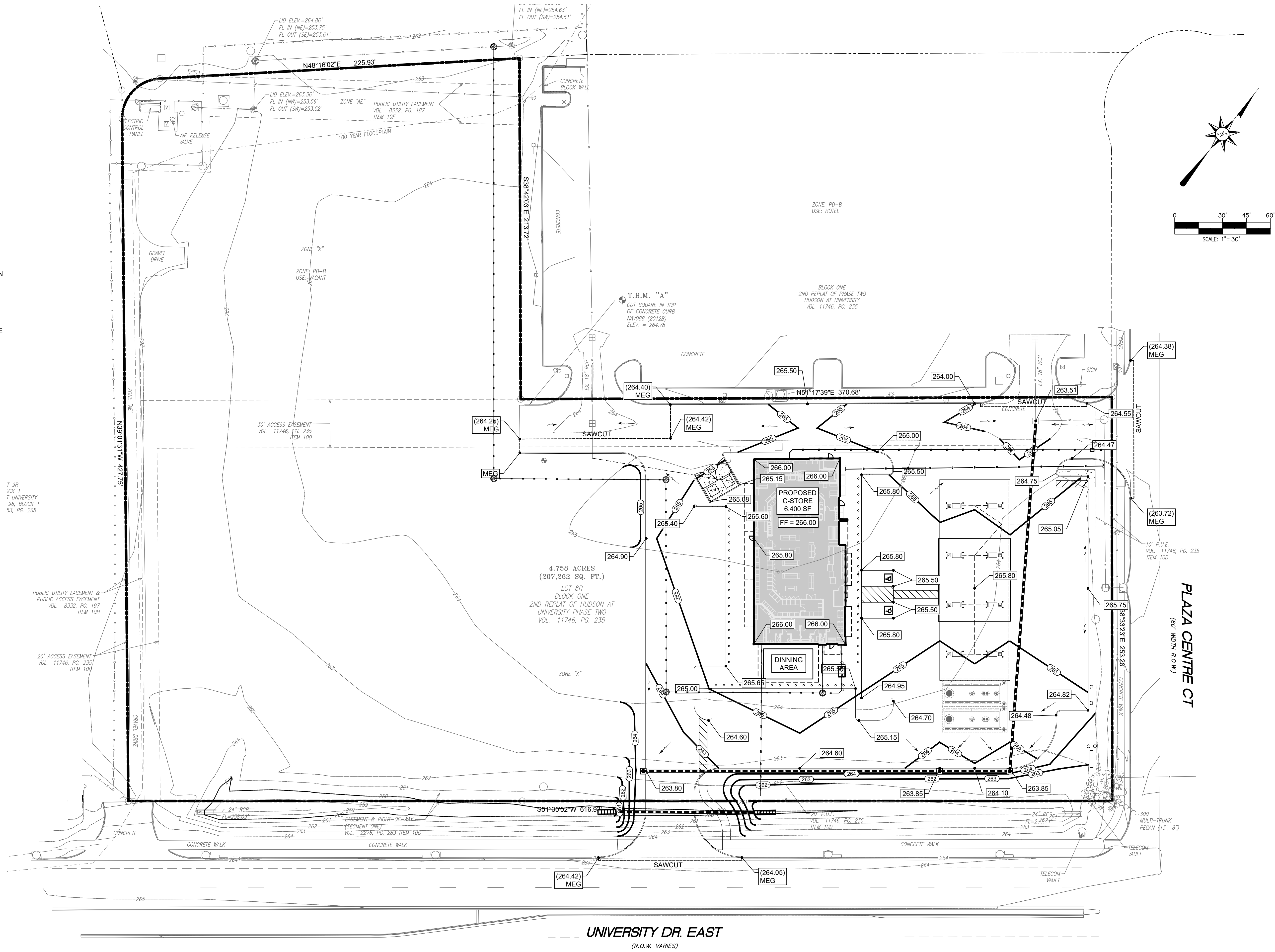
Sheet No.  
**C101**

FILE PATH: C:\01 TXDOT SITE PLAN.dwg PLOT DATE: 2022-04-28 SAVED BY: DR/JOR



**LEGEND**

- RIDGE LINE
- SAWCUT LINE
- DRAINAGE DIRECTION
- SPOT ELEVATIONS:
- XXX.XX MATCH EXISTING
- TC XXX.XX FINISHED ELEVATION
- G XXX.XX TOP OF CURB
- FL XXX.XX GUTTER
- FL XXX.XX FLUSH
- PROPOSED CONTOUR
- PROPOSED STORM PIPE
- CURB INLET
- ▭ GRATED CURB INLET



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**TXB**  
 UNIVERSITY DRIVE &  
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 BRYAN, TEXAS 77840



PROJECT NO:	21-80
DATE:	04-22-2022
SCALE:	1" = 30'
DRAWN:	DNH
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APPROVED:	GM

NO.	DESCRIPTION	DATE	INIT

SHEET TITLE:  
**GRADING PLAN**




Sheet No.  
**C110**



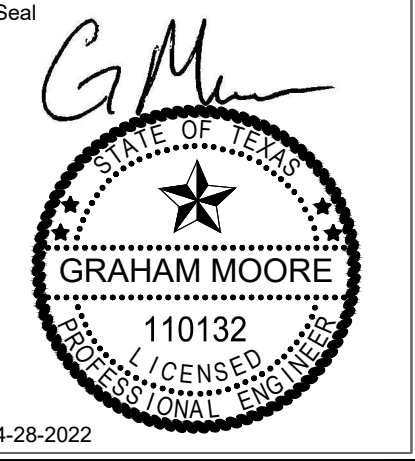
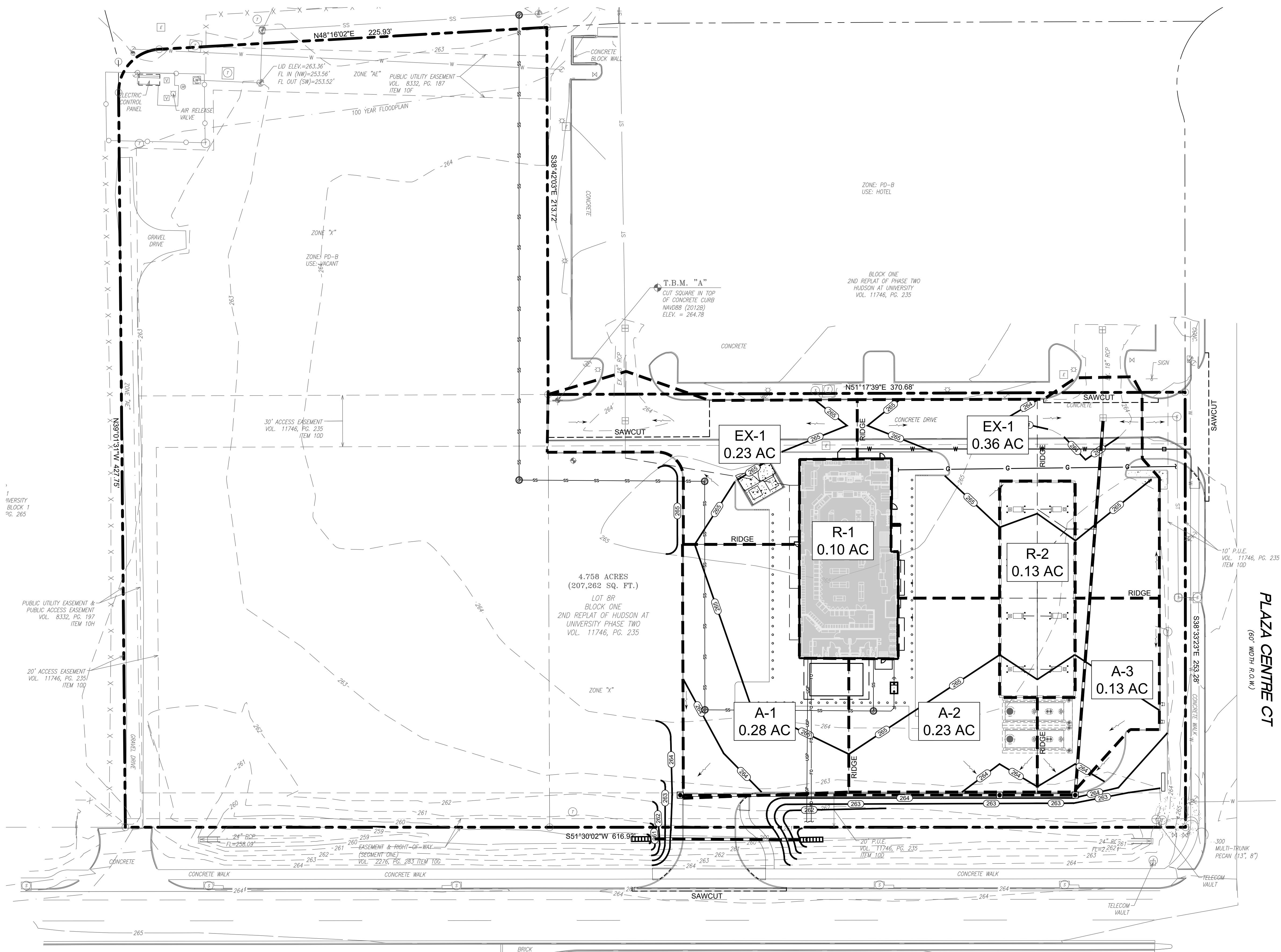
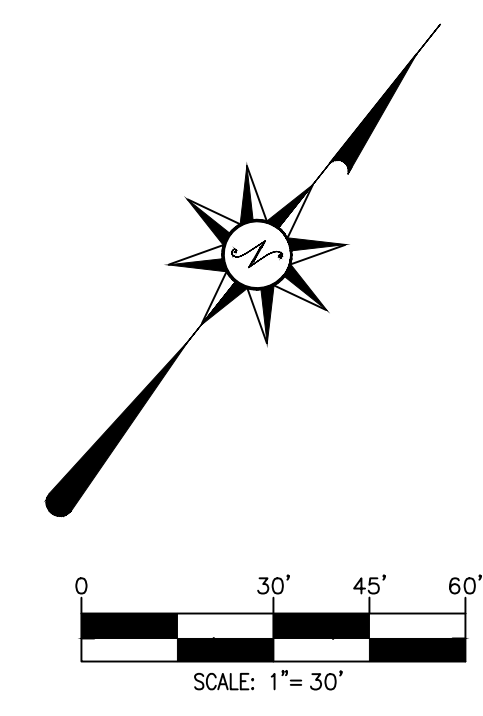
**STORM DRAINAGE NOTES**

1. DETENTION FOR THE OVERALL DEVELOPMENT HAS BEEN PREVIOUSLY PROVIDED AND PROVED. PROPOSED DEVELOPMENT CONNECTS TO EXISTING STUBOUTS FOR FULLY DEVELOPED FLOWS.

**LEGEND**

-  PROPOSED STORM PIPE
-  CURB INLET
-  GRATED CURB INLET

100 YEAR DRAINAGE AREA DATA						
DA NAME	C	Tc (Min)	I (IN/HR)	AREA (AC)	Q (CFS)	DESCRIPTION
EX-1	0.95	10	11.64	0.23	2.57	TO EXISTING INLET
EX-2	0.95	10	11.64	0.36	4.01	TO EXISTING INLET
R-1	0.95	10	11.64	0.10	1.11	ROOF TO NEW STORM SEWER
R-2	0.95	10	11.64	0.13	1.42	ROOF TO NEW STORM SEWER
A-1	0.95	10	11.64	0.28	3.09	TO PROP CURB INLET
A-2	0.95	10	11.64	0.23	2.56	TO PROP CURB INLET
A-3	0.95	10	11.64	0.13	1.40	TO PROP CURB INLET



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PROJECT NO:	21-80
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APPROVED:	GM

NO.	DESCRIPTION	DATE	INIT

SHEET TITLE:  
**STORM INLET AREA MAP**

Sheet No.  
**C120**

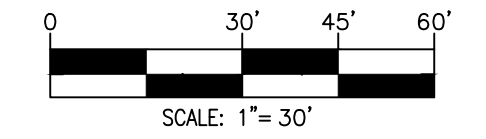
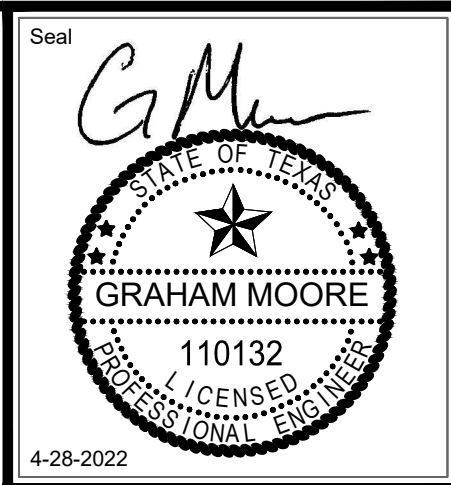


# STORM DRAINAGE NOTES

1. ALL RCP SHALL BE CLASS III MINIMUM.
2. ALL PVC SHALL BE SCH 80 MINIMUM.

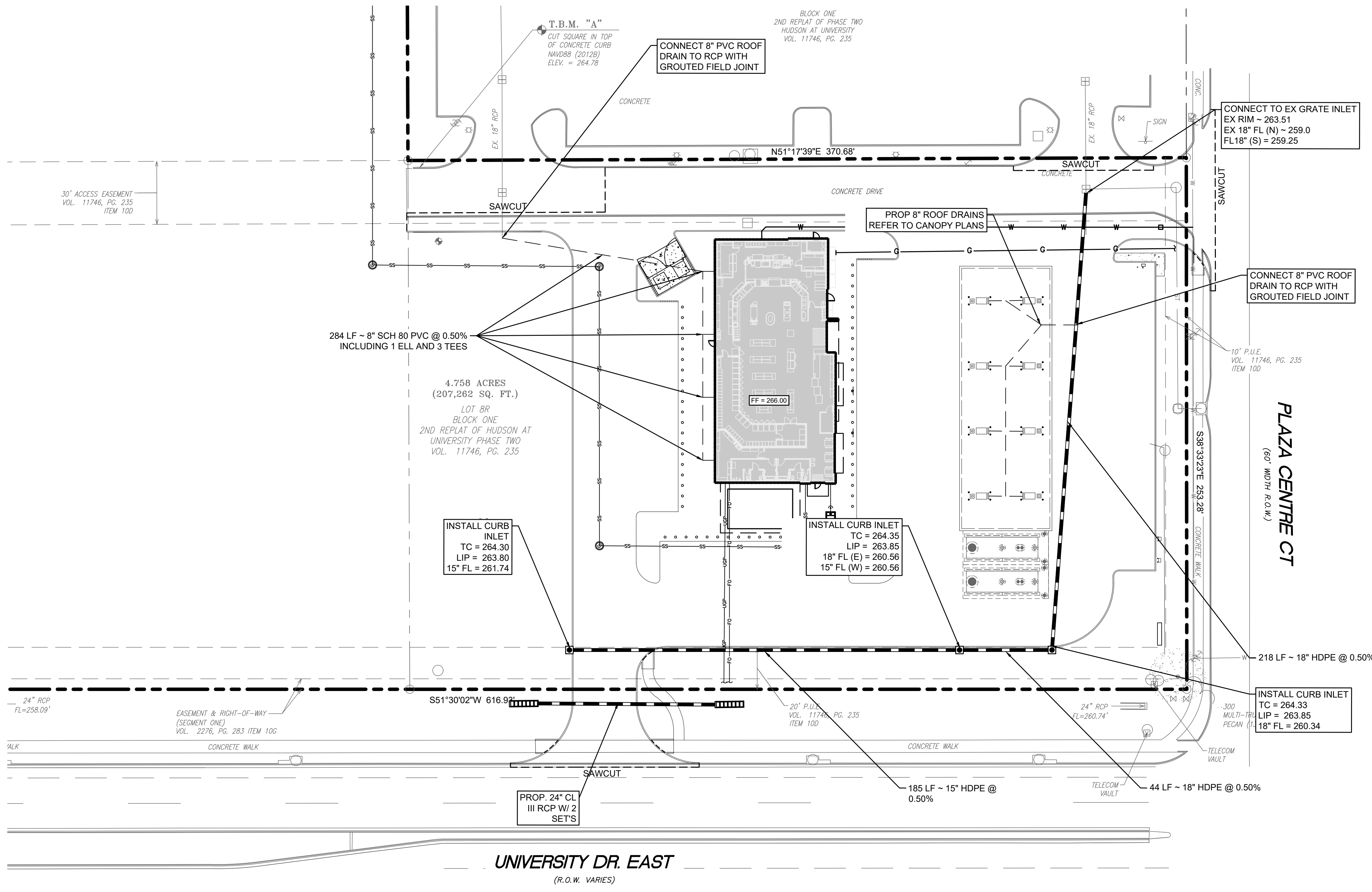
# LEGEND

- PROPOSED STORM PIPE
- CURB INLET
- ▣ GRATED CURB INLET



## 100 YEAR HYDRAULIC CALCULATIONS

T R U N K	B R N C H	Drainage Area [ft <sup>2</sup> ]	Pipe Length [ft]	From Upstream Station	To Downstr. Station	Total Drainage Area (acres)	Incm C*A	Cumul C*A	Flow Time in Pipe [min]	Inlet Time [min]	Time of Concetr. [min]	100-Year Storm [in/hr]	100-Year Storm [cfs]	Pipe Size [in]	Hydraulic Slope	U/S Flowline Elevation [ft]	D/S Flowline Elevation [ft]	U/S H.G. Elevation [ft]	D/S H.G. Elevation [ft]	Full Flow Velocity (this Pipe) [fps]	V <sup>2</sup> /2g Upstream	V <sup>2</sup> /2g (D/S Pipe) Downstr.	MINOR LOSSES			
																							D/S End Junction Loss k	Junction Headloss at D/S end of Pipe [ft]	Pipe Minor Loss k	Pipe Minor Loss k*V <sup>2</sup> /2g [ft]
	A-1	185.00	4+47.00	2+62.00	0.280	0.25	0.25	1.32	10.00	10.00	11.64	2.86	15	0.0020	261.74	260.81	#N/A	#N/A	2.33	0.08	0.12	1.25	0.02	0.00	0.00	
	A-2	44.00	2+62.00	2+18.00	0.232	0.20	0.45	0.26	10.00	11.32	11.14	5.01	18	0.0023	260.56	260.34	#N/A	#N/A	2.84	0.12	0.19	1.25	0.03	0.00	0.00	
	A-3	154.00	2+18.00	0+64.00	0.127	0.11	0.56	0.73	10.00	11.58	11.04	6.20	18	0.0035	260.34	259.57	#N/A	#N/A	3.51	0.19	#N/A	1.25	#N/A	0.00	0.00	
LINE A	R-1	64.00	0+64.00	0+00.00	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	#N/A	18	#N/A	259.57	259.25	#N/A	262.25	#N/A	#N/A	1.25	#N/A	0.00	#N/A		



FILE PATH: C:\120 STORM SEWER PLAN.dwg PLOT DATE: 2022-04-28 SAVED BY: DR.JOR



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PROFESSIONAL ENGINEERING SERVICES

**TXB**  
 UNIVERSITY DRIVE &  
 PLAZA CENTRE DR.  
 BRYAN, TEXAS 77840



PROJECT NO:	21-60
DATE:	04-22-2022
SCALE:	1" = 40'
DRAWN:	DNH
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NO.	DESCRIPTION	DATE	INIT

SHEET TITLE:  
**STORM SEWER PLAN**

Sheet No.  
**C121**

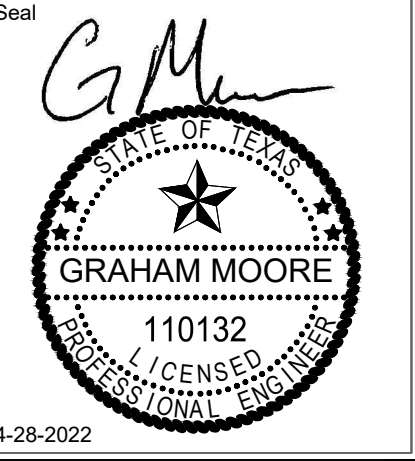
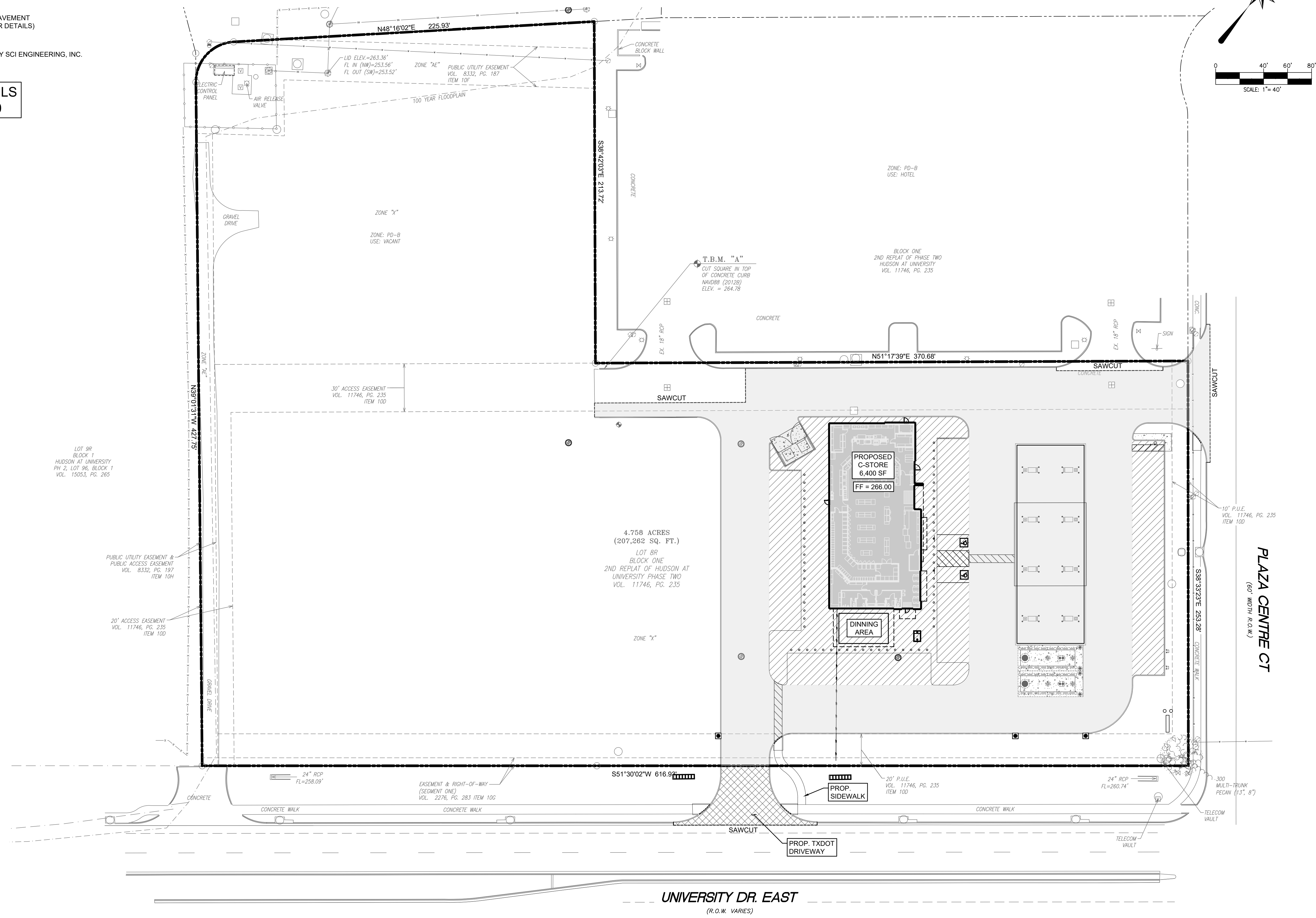


**LEGEND**

-  PROPOSED LIGHT DUTY PAVEMENT  
(5" 4,000 PSI W/ #4 BARS @ 24" O.C.E.W. OVER  
AGGREGATE BASE)
-  PROPOSED HEAVY DUTY PAVEMENT  
(6" 4,000 PSI W/ #4 BARS @ 24" O.C.E.W. OVER  
6" AGGREGATE BASE)
-  PROPOSED TXDOT PAVEMENT  
(SEE SHEET C550 FOR DETAILS)

\* REFER TO GEOTECHNICAL REPORT BY SCI ENGINEERING, INC.  
DATED SEPTEMBER 2021.

**FOR PAVING DETAILS  
SEE SHEET C500**



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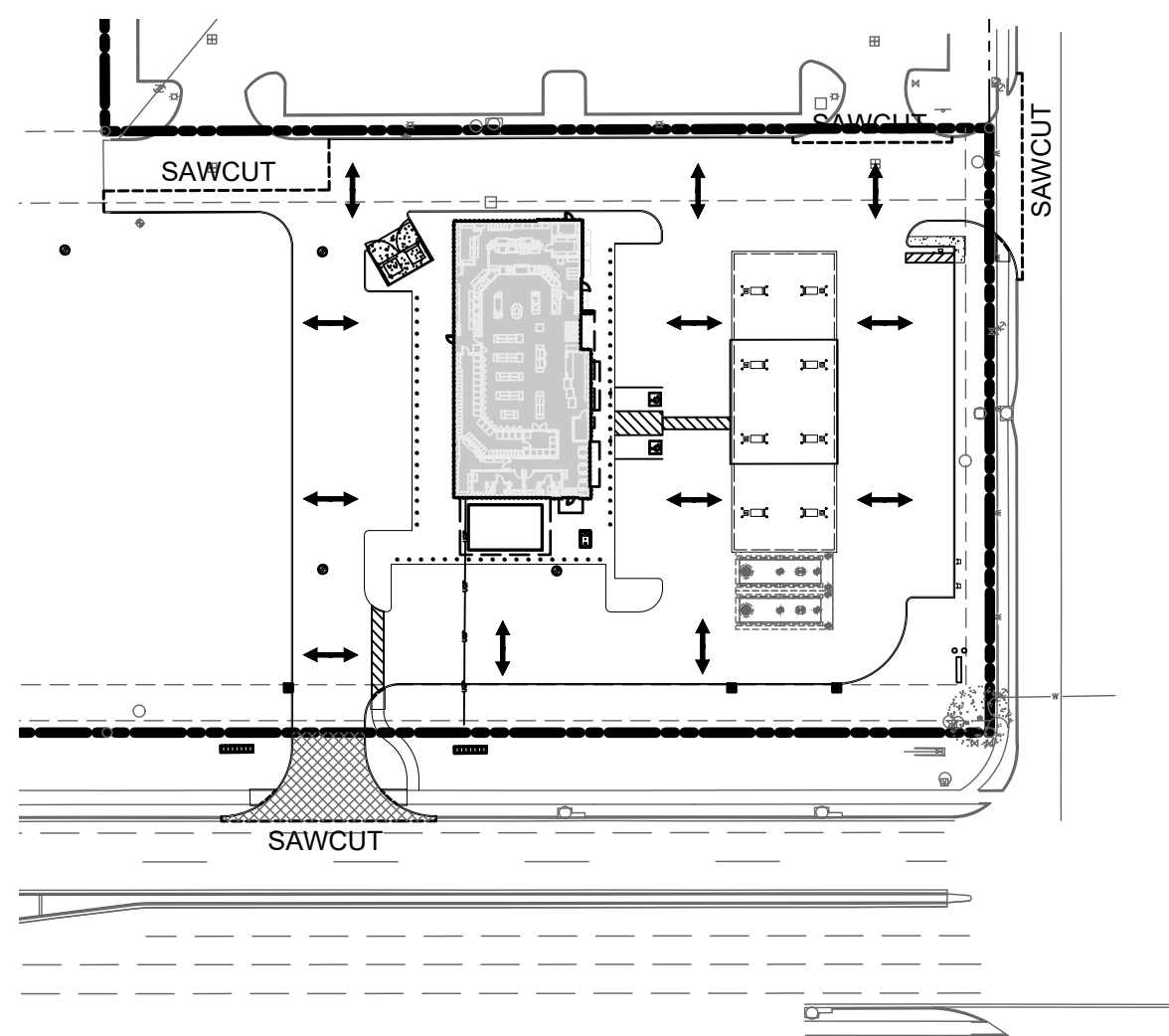
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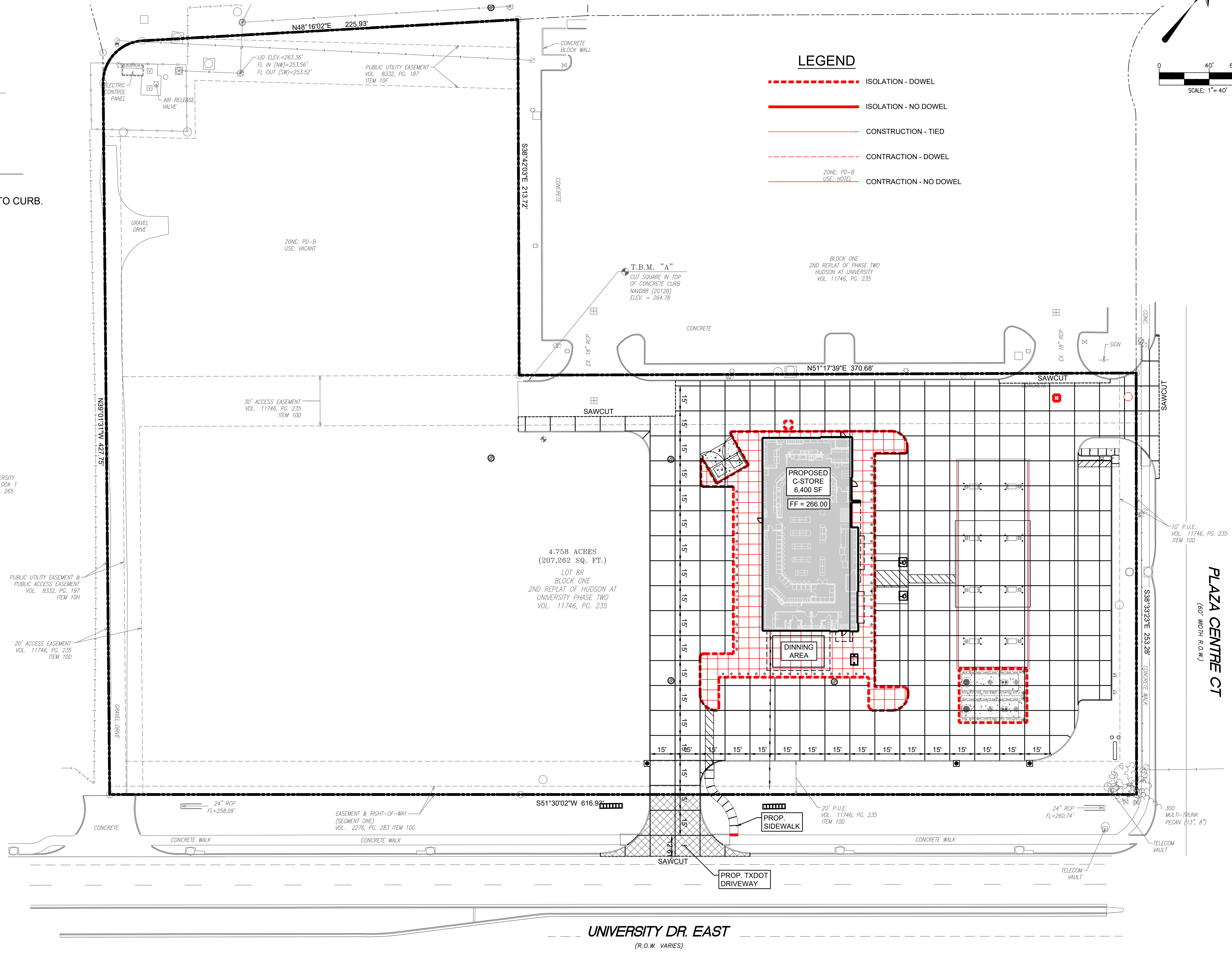
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**C130A**



PAVEMENT BROOM FINISH EXHIBIT - NTS



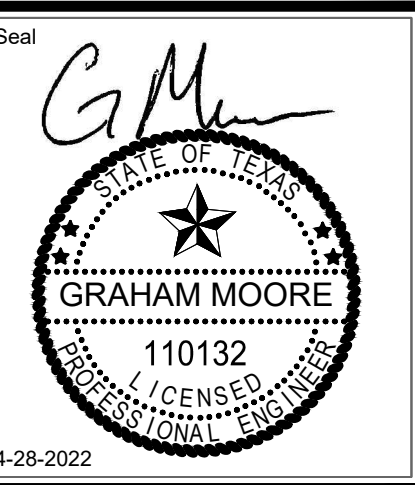
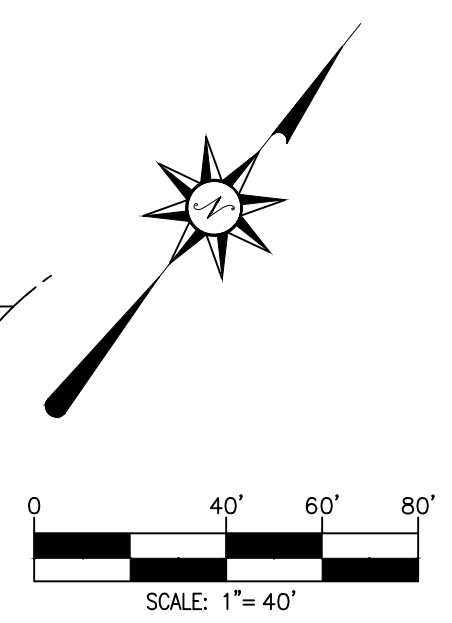
BROOM FINISH CURB & GUTTER SECTION PERPENDICULAR TO CURB.



**LEGEND**

- - - - - ISOLATION - DOWEL
- ISOLATION - NO DOWEL
- - - - - CONSTRUCTION - TIED
- - - - - CONTRACTION - DOWEL
- - - - - CONTRACTION - NO DOWEL

ZONE: PD-B  
USE: HOTEL



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**CBC**  
 PROFESSIONAL ENGINEERING SERVICES

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 BRYAN, TEXAS 77840



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NO.	DESCRIPTION	DATE	INIT

SHEET TITLE:  
**PAVING PLAN (JOINTS)**

Sheet No.  
**C130B**

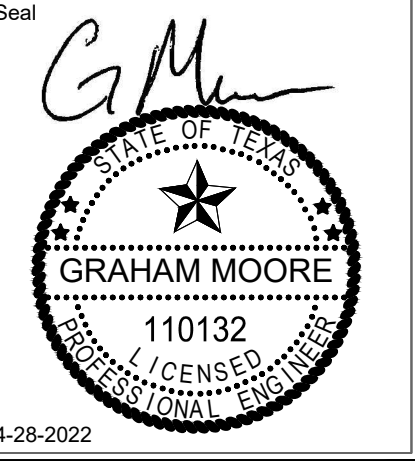
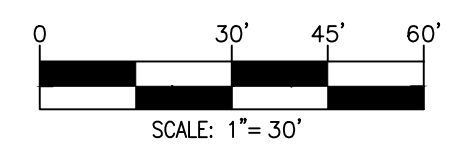
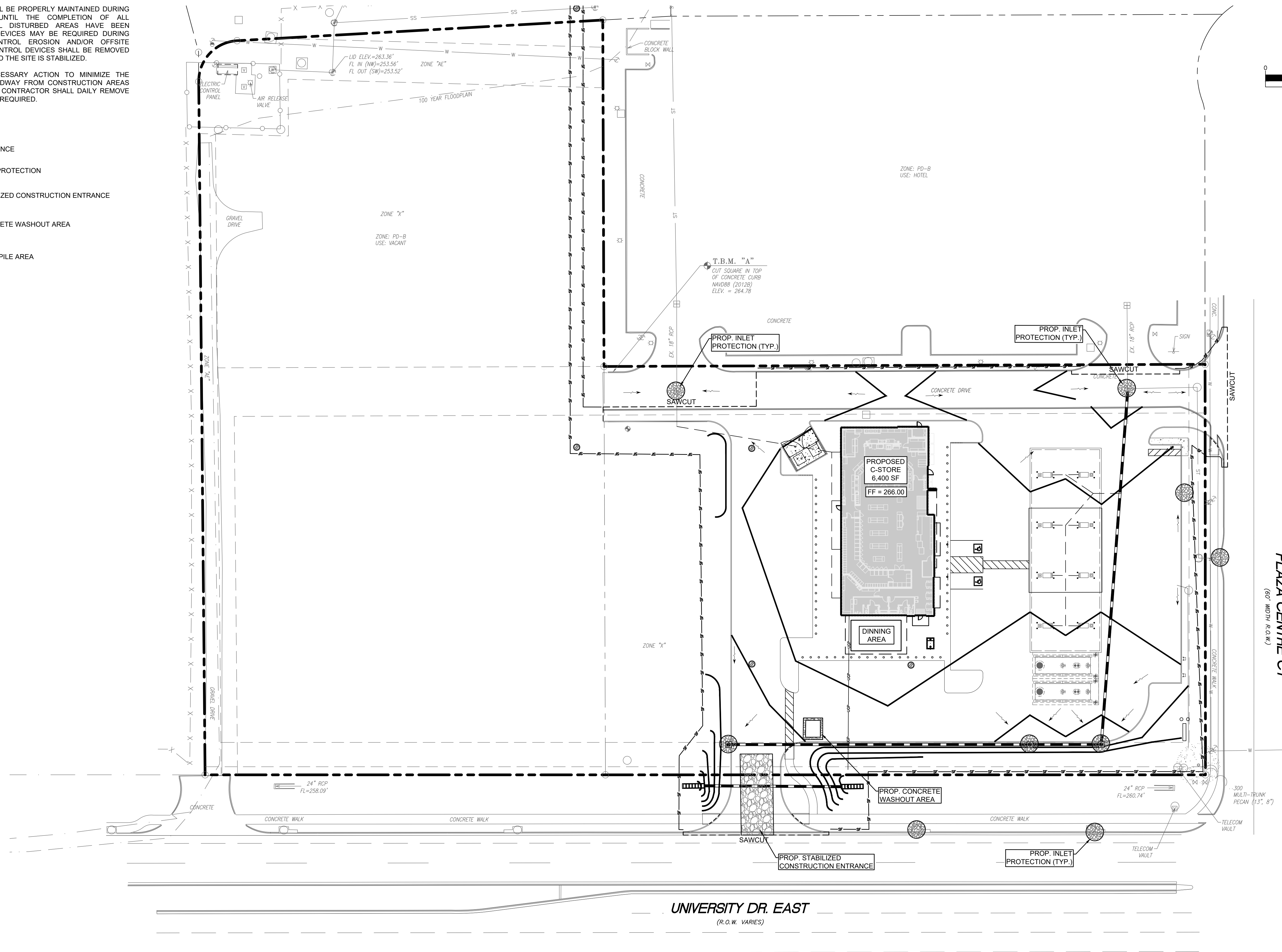
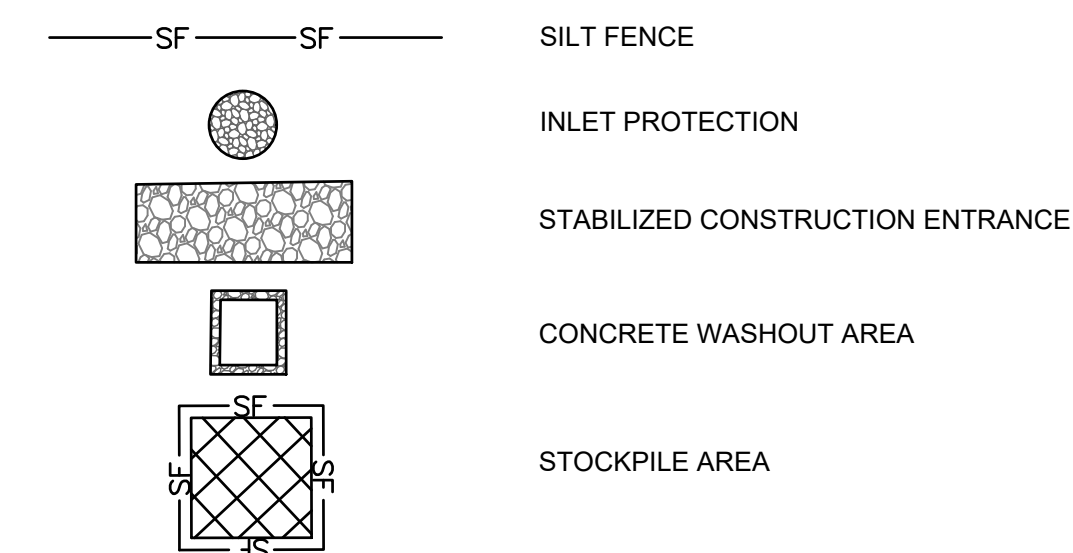
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**EROSION CONTROL NOTES**

1. ALL SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSPECTED EVERY SEVEN (7) DAYS & WITHIN 24 HOURS AFTER EACH RAINFALL OCCURRENCE THAT EXCEEDS ONE INCH. IF SITE INSPECTIONS IDENTIFY BMP'S THAT ARE DAMAGED OR NOT OPERATING EFFECTIVELY, MAINTENANCE MUST BE PERFORMED AS SOON AS PRACTICABLE OR AS REASONABLY POSSIBLE AND BEFORE THE NEXT STORM EVENT WHENEVER PRACTICABLE. PROVIDE SILT FENCE AND/OR OTHER CONTROL DEVICES, AS MAY BE REQUIRED, TO CONTROL SITE RUNOFF.
2. ALL EROSION CONTROL DEVICES SHALL BE PROPERLY MAINTAINED DURING ALL PHASES OF CONSTRUCTION UNTIL THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES AND ALL DISTURBED AREAS HAVE BEEN STABILIZED. ADDITIONAL CONTROL DEVICES MAY BE REQUIRED DURING CONSTRUCTION IN ORDER TO CONTROL EROSION AND/OR OFFSITE SEDIMENTATION. ALL TEMPORARY CONTROL DEVICES SHALL BE REMOVED ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED.
3. THE CONTRACTOR SHALL TAKE NECESSARY ACTION TO MINIMIZE THE TRACKING OF MUD ONTO PAVED ROADWAY FROM CONSTRUCTION AREAS AND THE GENERATION OF DUST. THE CONTRACTOR SHALL DAILY REMOVE MUD/SOIL FROM PAVEMENT, AS MAY BE REQUIRED.

**LEGEND**



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**TXB UNIVERSITY DRIVE & PLAZA CENTRE DR.**  
 BRYAN, TEXAS 77840



PROJECT NO:	21-80
DATE:	04-22-2022
SCALE:	1" = 40'
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SHEET TITLE:  
**EROSION CONTROL PLAN**

Sheet No.  
**C140**

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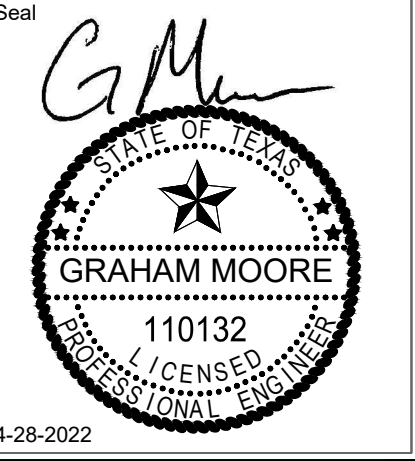
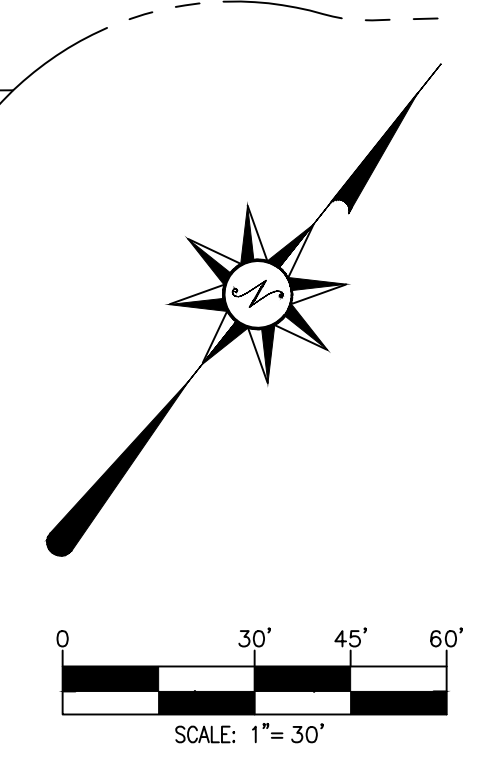
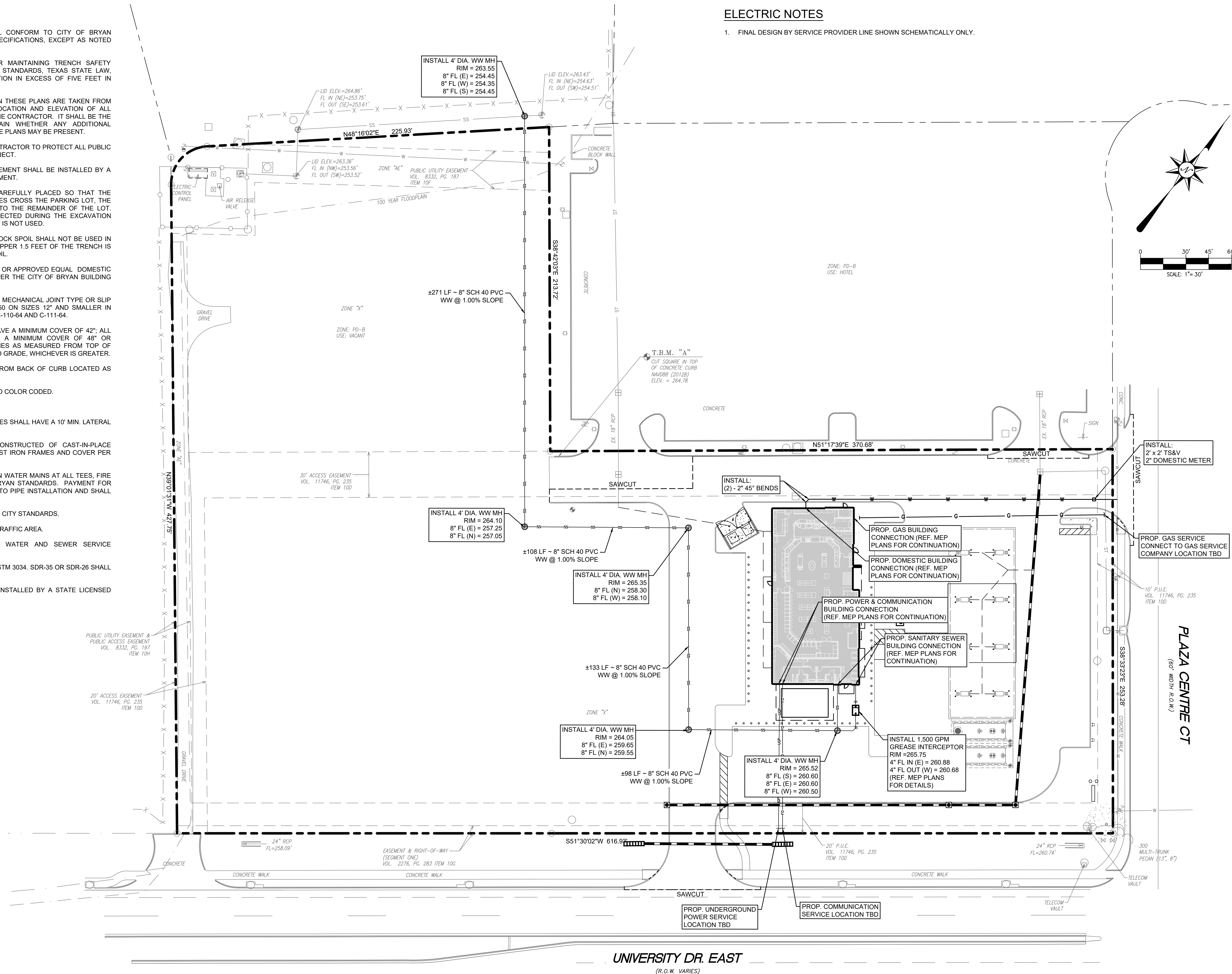


**UTILITY NOTES**

- ALL MATERIALS AND CONSTRUCTION SHALL CONFORM TO CITY OF BRYAN STANDARD CONSTRUCTION DETAILS AND SPECIFICATIONS, EXCEPT AS NOTED HEREIN AND APPROVED BY THE CITY.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH SAFETY REQUIREMENTS IN ACCORDANCE WITH CITY STANDARDS, TEXAS STATE LAW, AND O.S.H.A. STANDARDS FOR ALL EXCAVATION IN EXCESS OF FIVE FEET IN DEPTH.
- THE LOCATION OF ALL UTILITIES LOCATED ON THESE PLANS ARE TAKEN FROM EXISTING PUBLIC RECORDS. THE EXACT LOCATION AND ELEVATION OF ALL PUBLIC UTILITIES MUST BE DETERMINED BY THE CONTRACTOR. IT SHALL BE THE DUTY OF THE CONTRACTOR TO ASCERTAIN WHETHER ANY ADDITIONAL FACILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES IN THE CONSTRUCTION OF THIS PROJECT.
- ANY UTILITY INSTALLED OUTSIDE OF AN EASEMENT SHALL BE INSTALLED BY A PLUMBER AND INSPECTED BY CODE ENFORCEMENT.
- BACKFILL FOR UTILITY LINES SHOULD BE CAREFULLY PLACED SO THAT THE UTILITY WILL BE STABLE. WHERE UTILITY LINES CROSS THE PARKING LOT, THE TOP 6" SHOULD BE COMPACTED SIMILARLY TO THE REMAINDER OF THE LOT. UTILITY DITCHES SHOULD BE VISUALLY INSPECTED DURING THE EXCAVATION PROCESS TO ENSURE THAT UNDESIRABLE FILL IS NOT USED.
- IF ROCK IS ENCOUNTERED IN THE TRENCH, ROCK SPOIL SHALL NOT BE USED IN THE UPPER 1.5 FEET OF THE TRENCH. THE UPPER 1.5 FEET OF THE TRENCH IS TO BE BACKFILLED ONLY WITH QUALITY TOPSOIL.
- ALL WATER MAINS SHALL BE C-900 PVC DR 18 OR APPROVED EQUAL DOMESTIC AND FIRE WATER SERVICE LINES SHALL BE PER THE CITY OF BRYAN BUILDING CODE REQUIREMENTS.
- ALL DUCTILE IRON FITTINGS SHALL BE OF THE MECHANICAL JOINT TYPE OR SLIP JOINT AND SHALL BE CLASS D, OR CLASS 250 ON SIZES 12" AND SMALLER IN ACCORDANCE WITH A.W.W.A. SPECIFICATION C-110-64 AND C-111-64.
- ALL 6" AND SMALLER WATER MAINS SHALL HAVE A MINIMUM COVER OF 42"; ALL 8" AND LARGER WATER MAINS SHALL HAVE A MINIMUM COVER OF 48" OR SUFFICIENT COVER TO CLEAR OTHER UTILITIES AS MEASURED FROM TOP OF PIPE TO EXISTING GROUND LEVEL OR FINISHED GRADE, WHICHEVER IS GREATER.
- FIRE HYDRANTS SHALL BE PLACED 2' TO 6' FROM BACK OF CURB LOCATED AS SHOWN ON THE PLANS.
- FIRE HYDRANTS SHALL BE CITY APPROVED AND COLOR CODED.
- ALL GATE VALVES SHALL BE CITY APPROVED.
- ALL WATER AND SANITARY MAINS AND SERVICES SHALL HAVE A 10' MIN. LATERAL SEPARATION.
- SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED OF CAST-IN-PLACE CONCRETE OR PRECAST CONCRETE WITH CAST IRON FRAMES AND COVER PER THE CITY OF BRYAN DETAILS.
- CONCRETE BLOCKING SHALL BE PROVIDED ON WATER MAINS AT ALL TEES, FIRE HYDRANTS, AND BENDS PER THE CITY OF BRYAN STANDARDS. PAYMENT FOR CONCRETE BLOCKING SHALL BE SUBSIDIARY TO PIPE INSTALLATION AND SHALL BE INCLUDED IN THE BID PRICE THEREOF.
- EMBEDMENT FOR WATER MAINS SHALL BE PER CITY STANDARDS.
- ALL WATER METERS TO BE PLACED IN A NON-TRAFFIC AREA.
- REFER TO PLUMBING PLANS FOR EXACT WATER AND SEWER SERVICE LOCATIONS.
- SANITARY SEWER LINES SHALL BE PVC PER ASTM 3034. SDR-35 OR SDR-26 SHALL BE USED WITHIN 9' OF A WATER LINE.
- FIRE SPRINKLER LINE SHALL BE SIZED AND INSTALLED BY A STATE LICENSED FIRE SPRINKLER CONTRACTOR.

**ELECTRIC NOTES**

- FINAL DESIGN BY SERVICE PROVIDER LINE SHOWN SCHEMATICALLY ONLY.



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 PLAZA CENTRE DR.  
 BRYAN, TEXAS 77840



PROJECT NO:	21-60
DATE:	04-22-2022
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DRAWN:	DNH
CHECKED:	JFM
APPROVED:	GM

NO.	DESCRIPTION	DATE	INIT

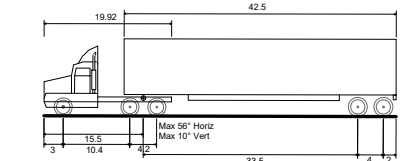
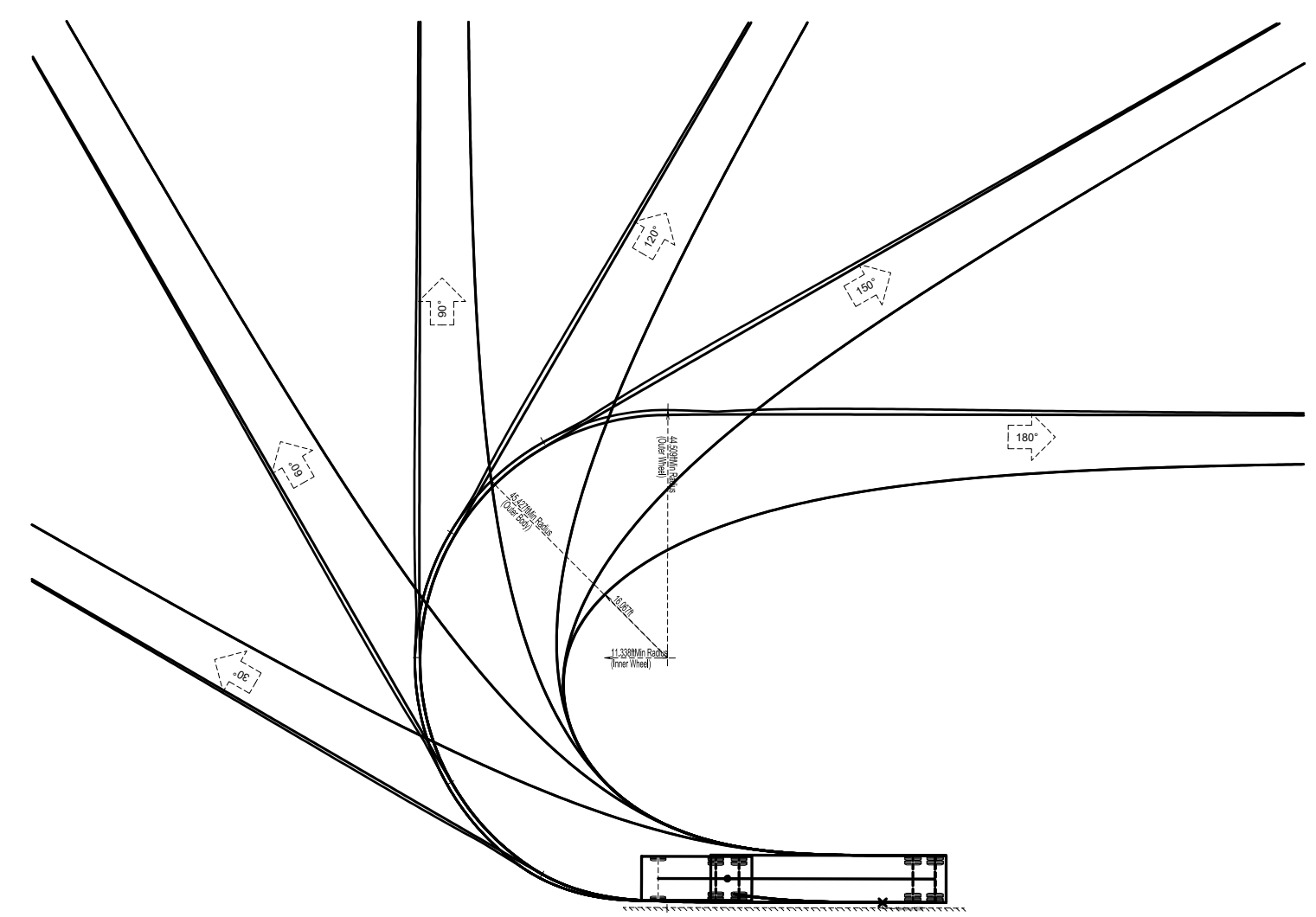
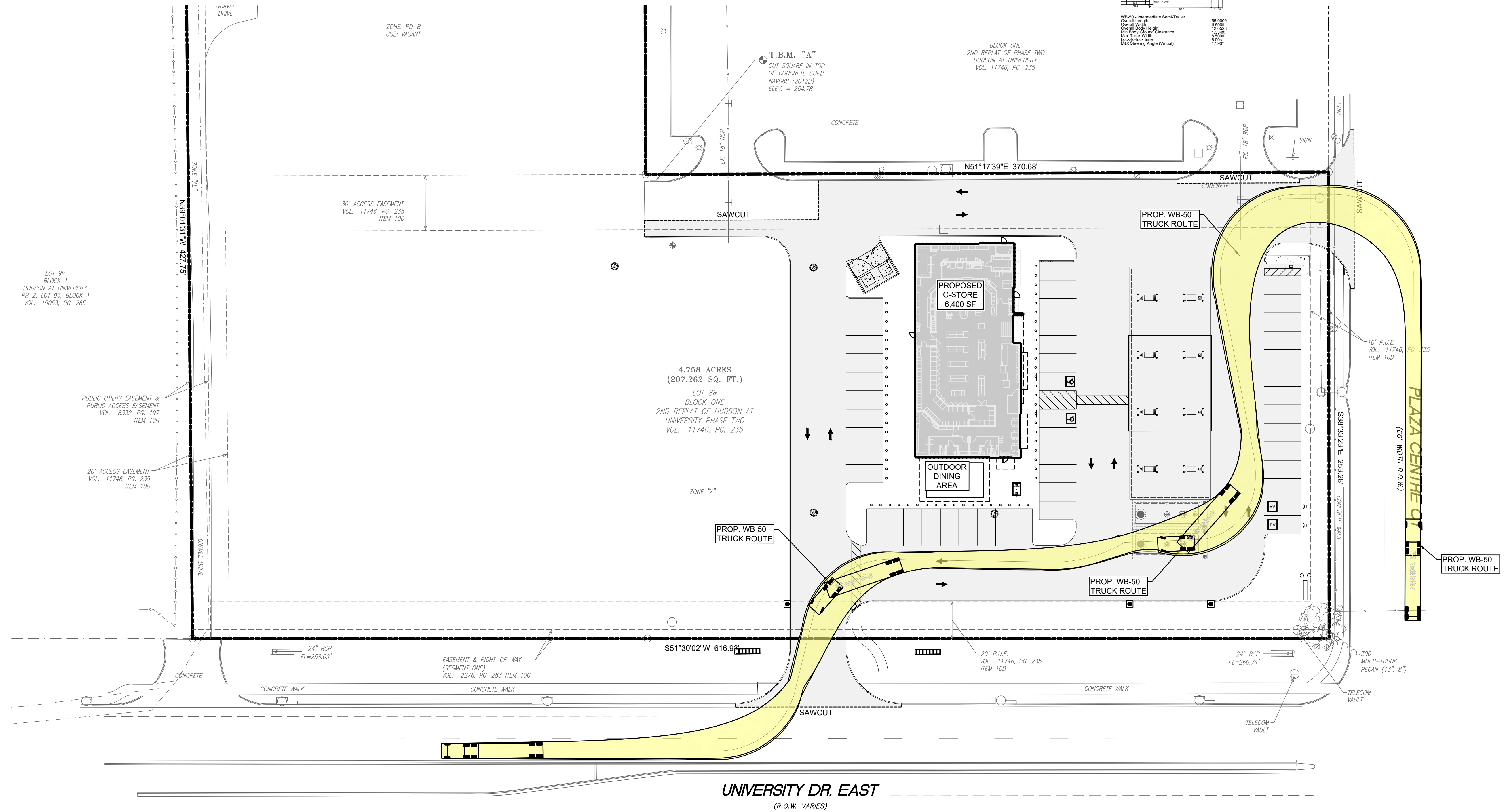
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**UTILITY PLAN**

Sheet No.  
**C150**

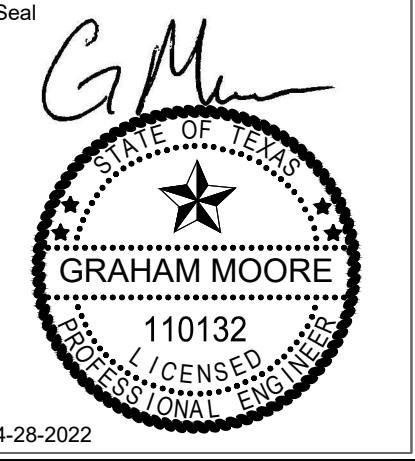
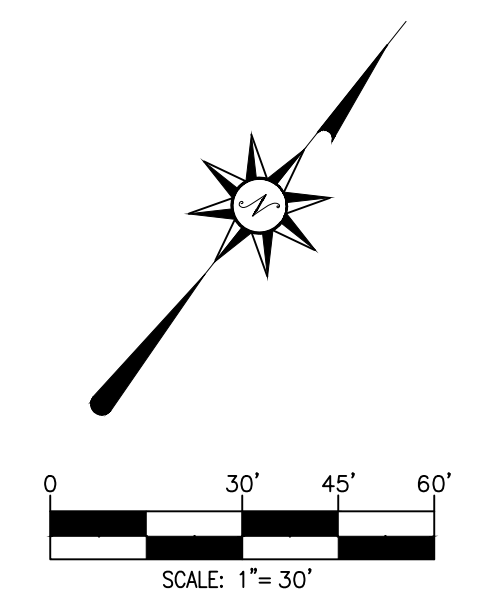
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FILE PATH: C:\200 TRUCK ROUTE PLAN.dwg PLOT DATE: 2022-04-28 SAVED BY: DRJLOR



WB-50 Intermediate Semi Trailer  
 Overall Length 50.000'  
 Overall Width 8.500'  
 Min Body Ground Clearance 3.500'  
 Max Truck Width 8.500'  
 Max Axle Load 8,200'  
 Max Steering Angle (Visual) 8°



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 TBP# FIRM # F-20465



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 BRYAN, TEXAS 77840

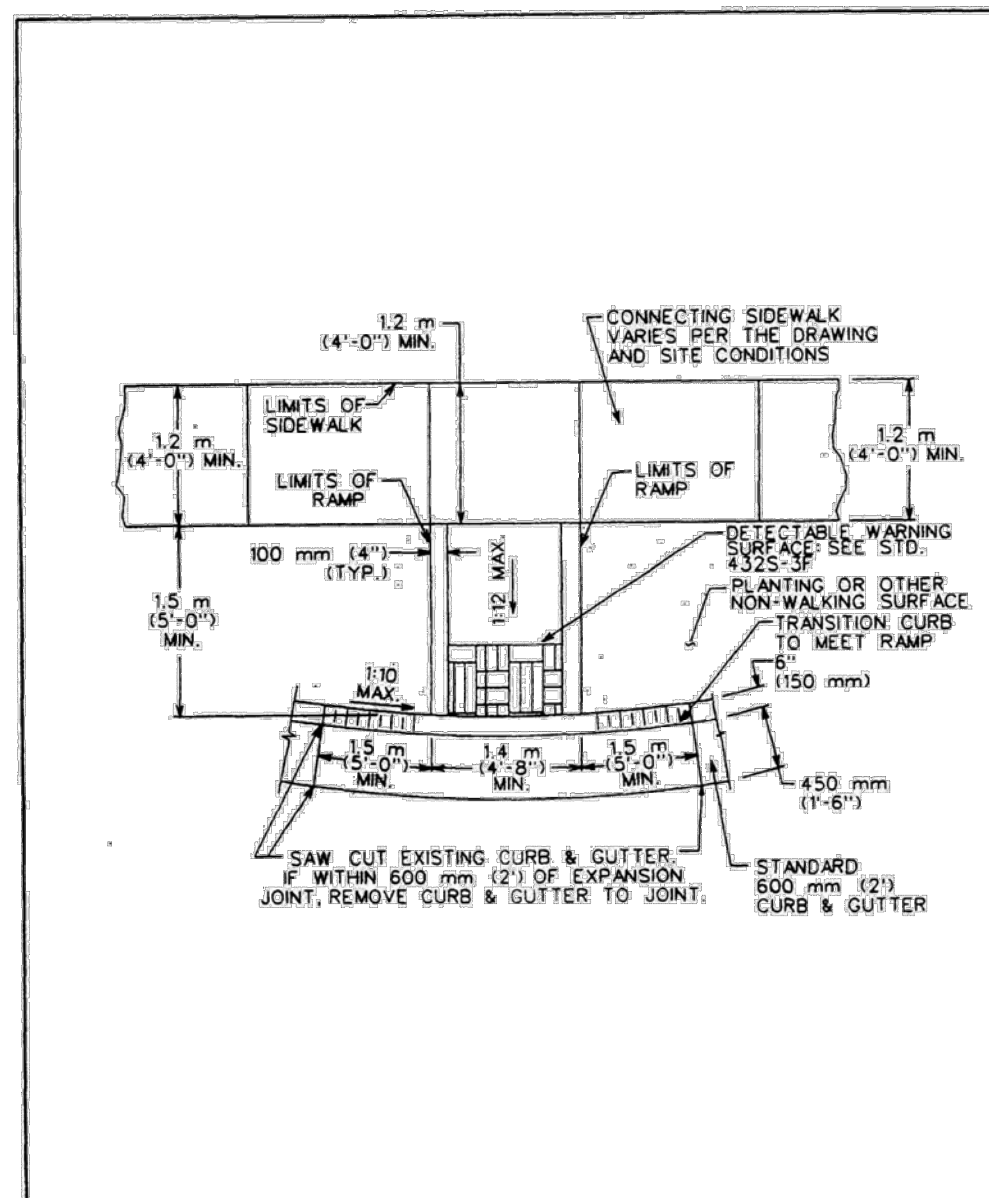


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DATE:	04-22-2022
SCALE:	1" = 30'
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CHECKED:	JFM
APPROVED:	GM

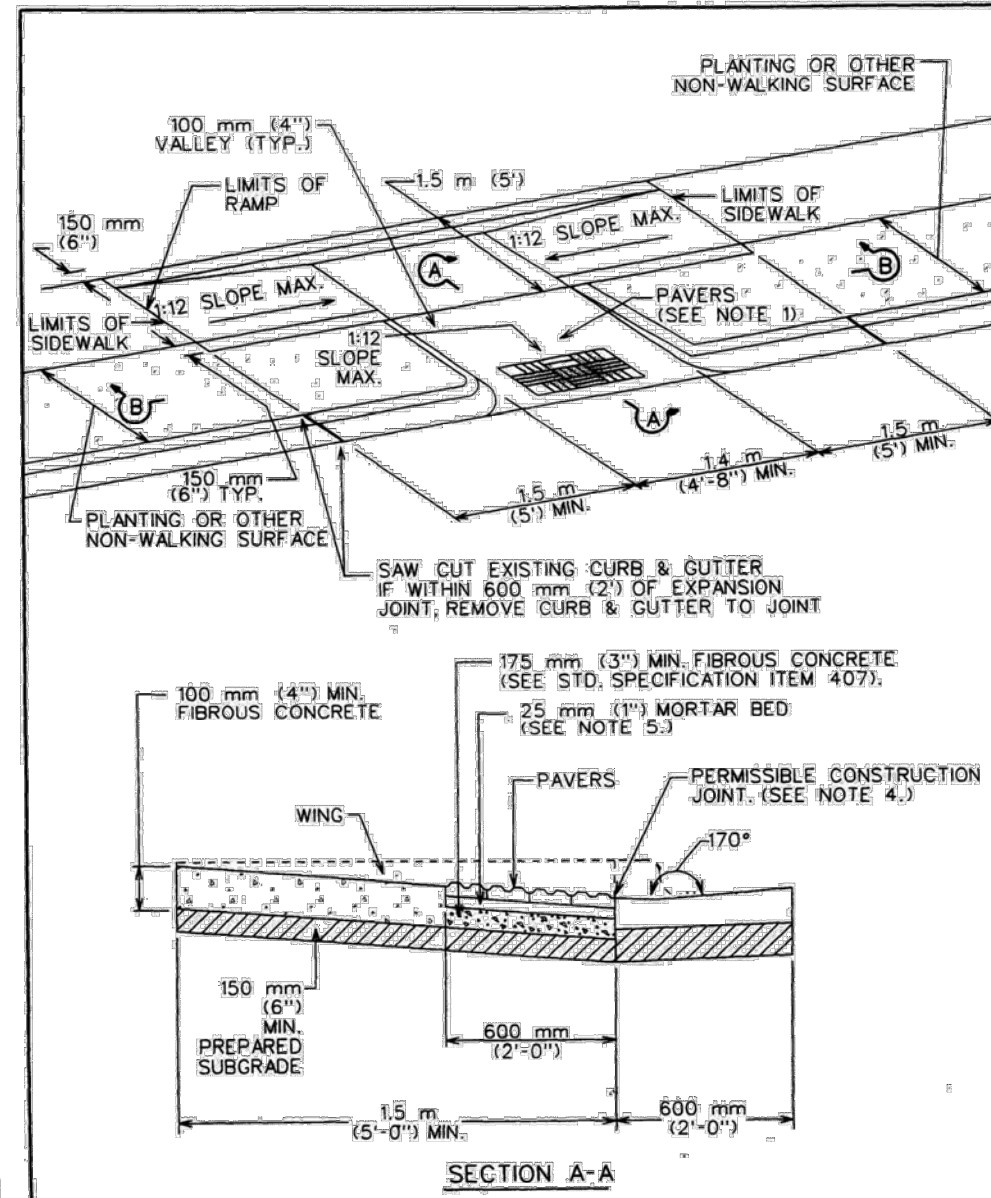
NO.	DESCRIPTION	DATE	INIT

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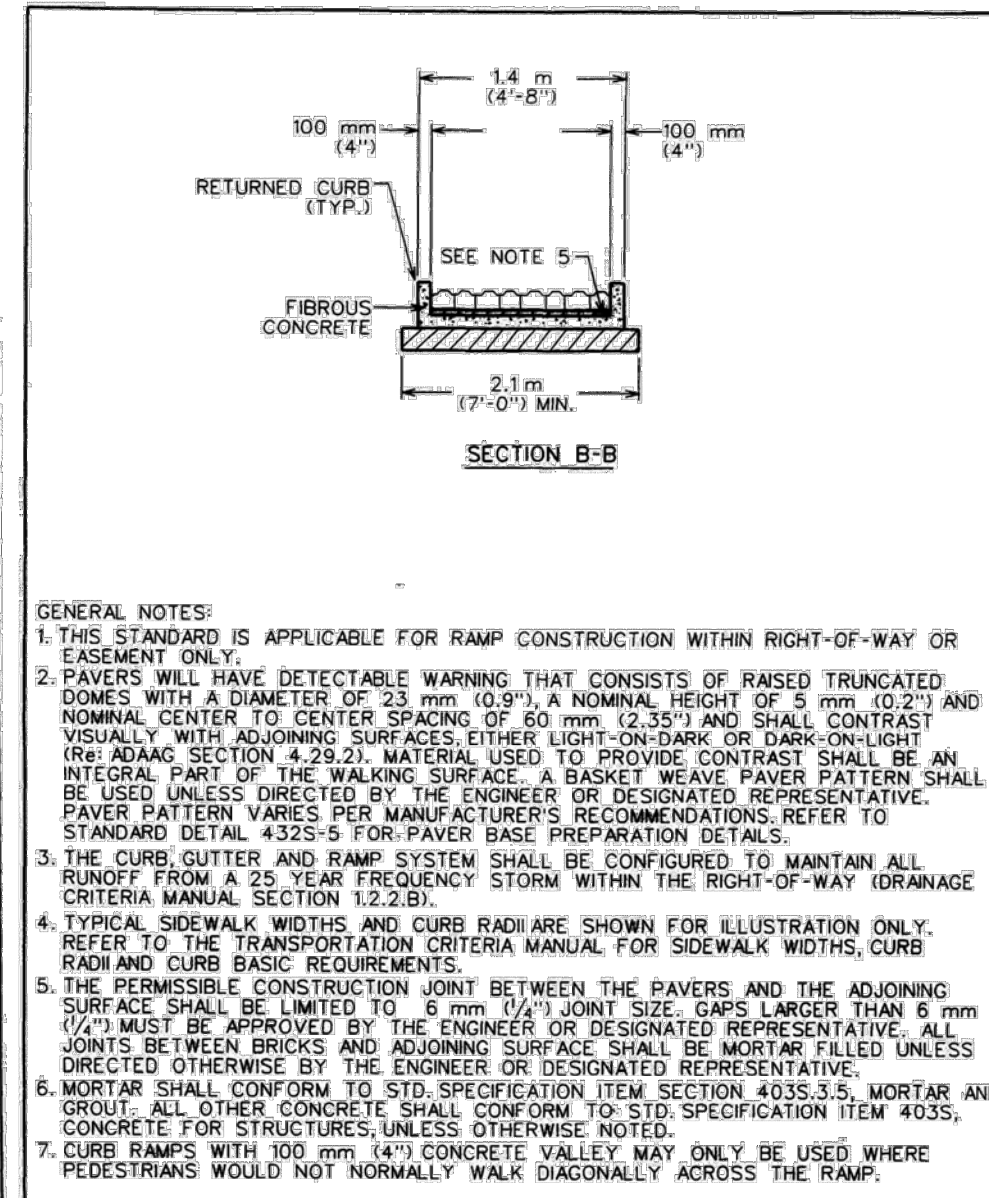
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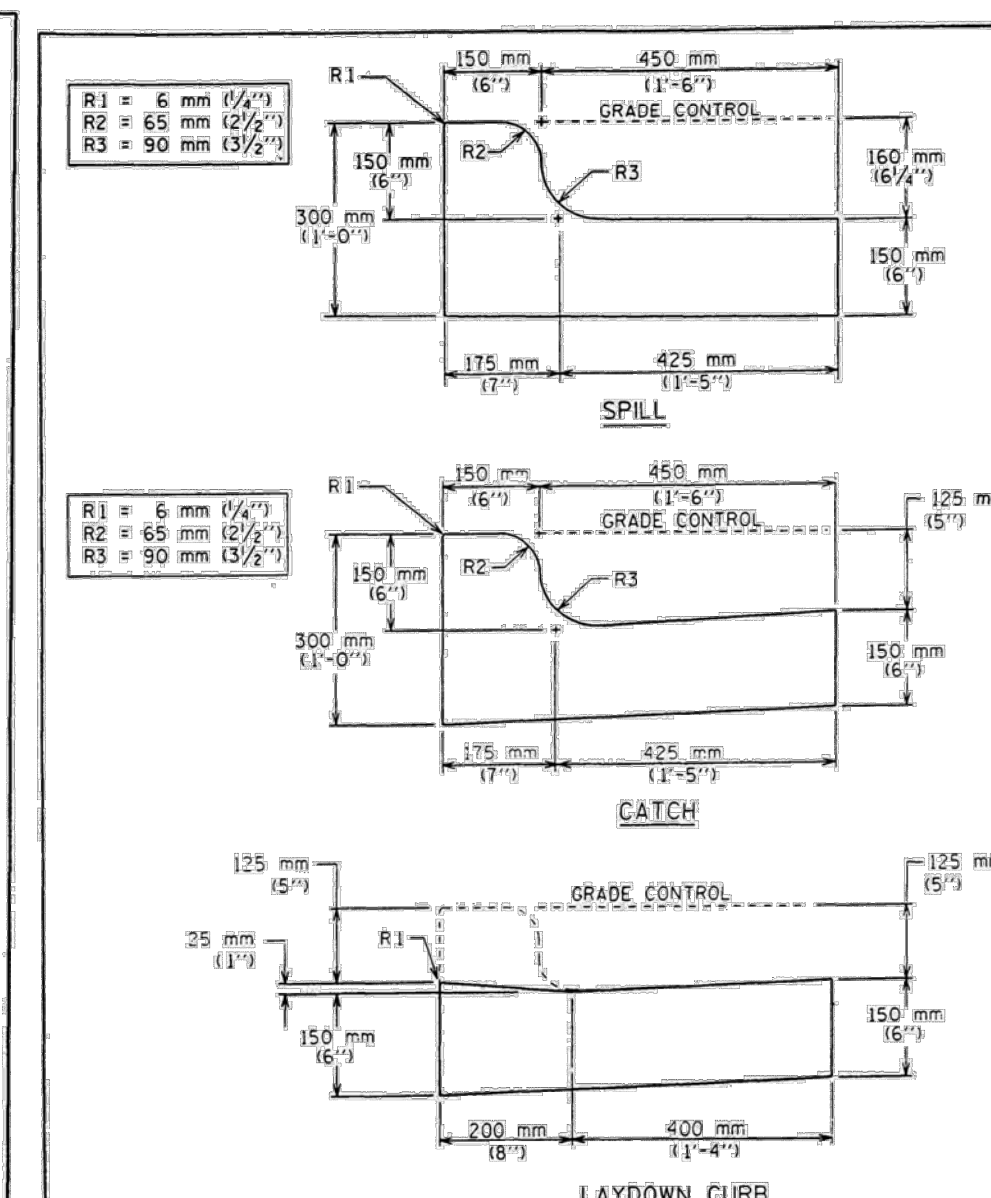
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DEPARTMENT OF PUBLIC WORKS  
Bill Jordan 3/13/19  
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



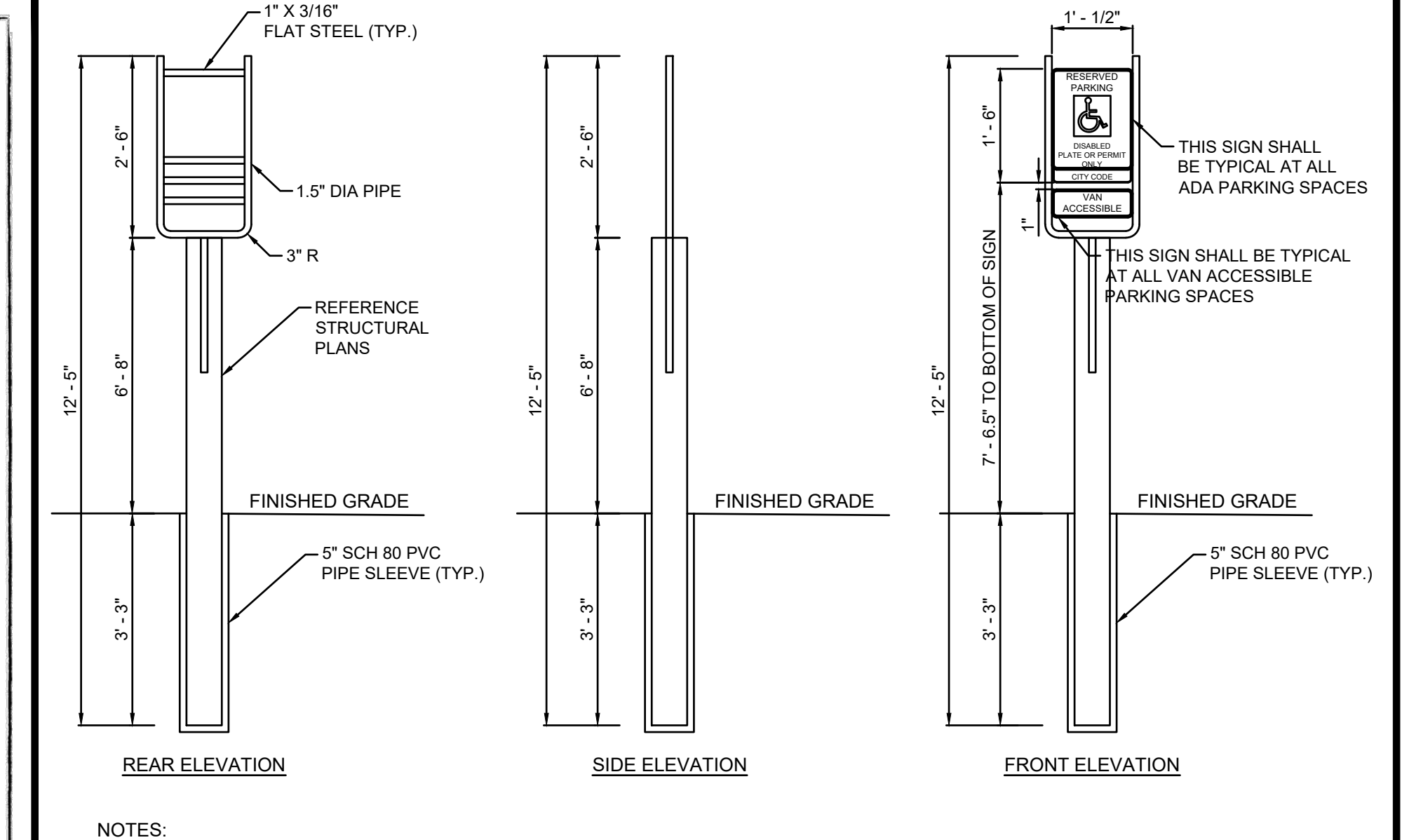
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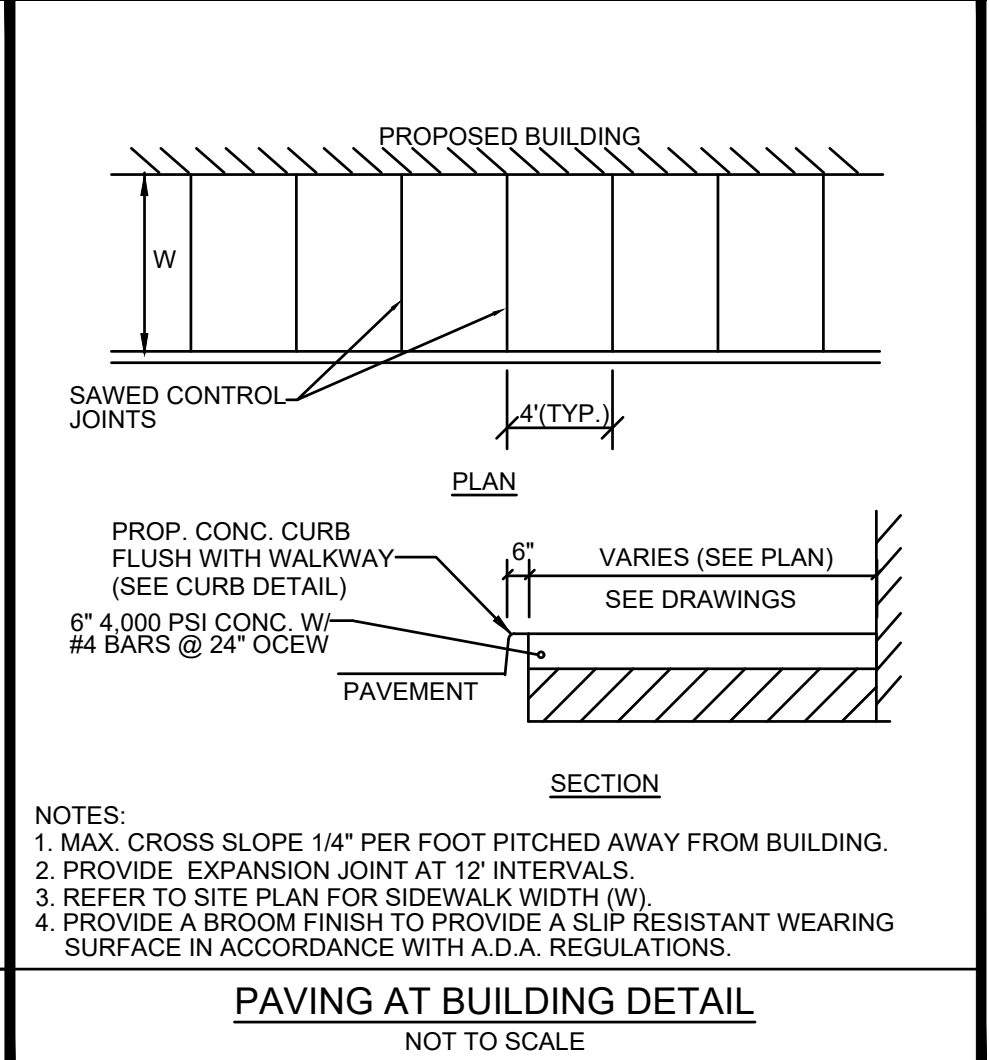
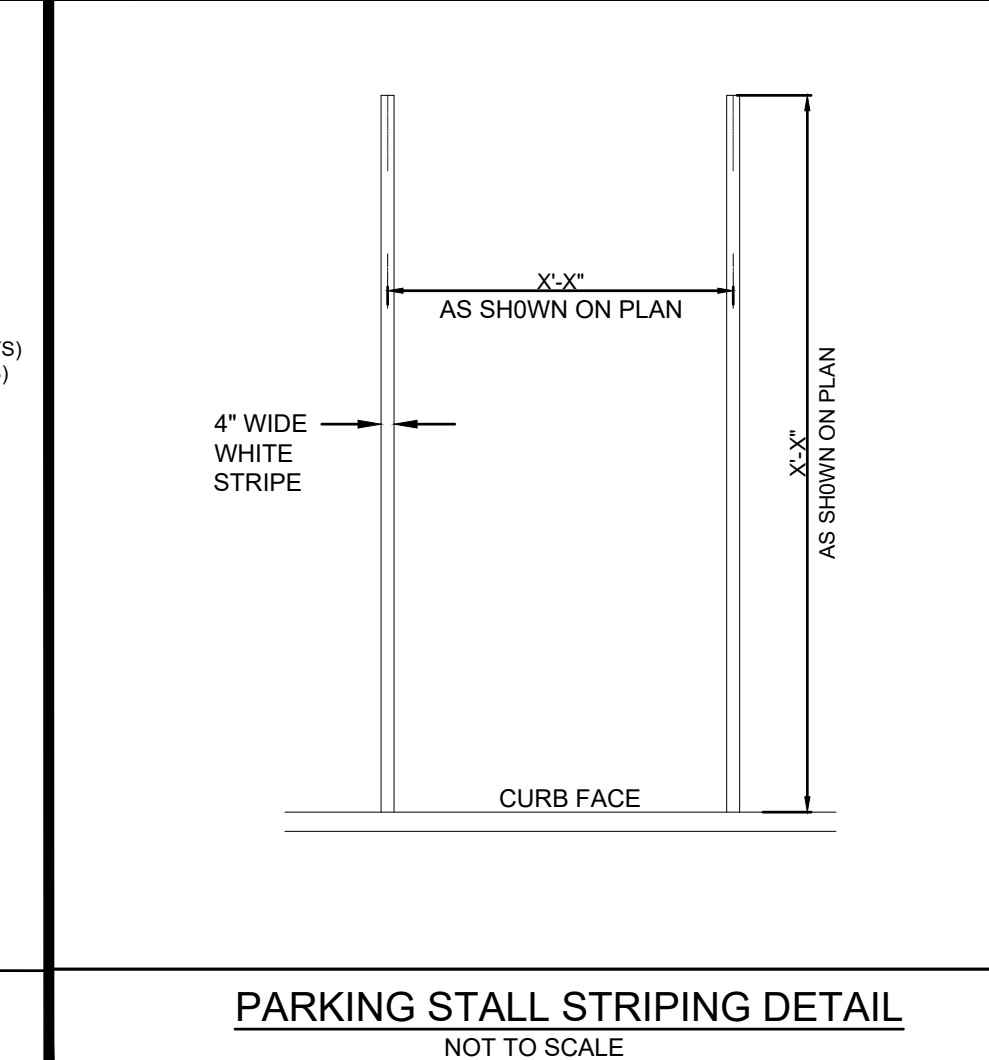
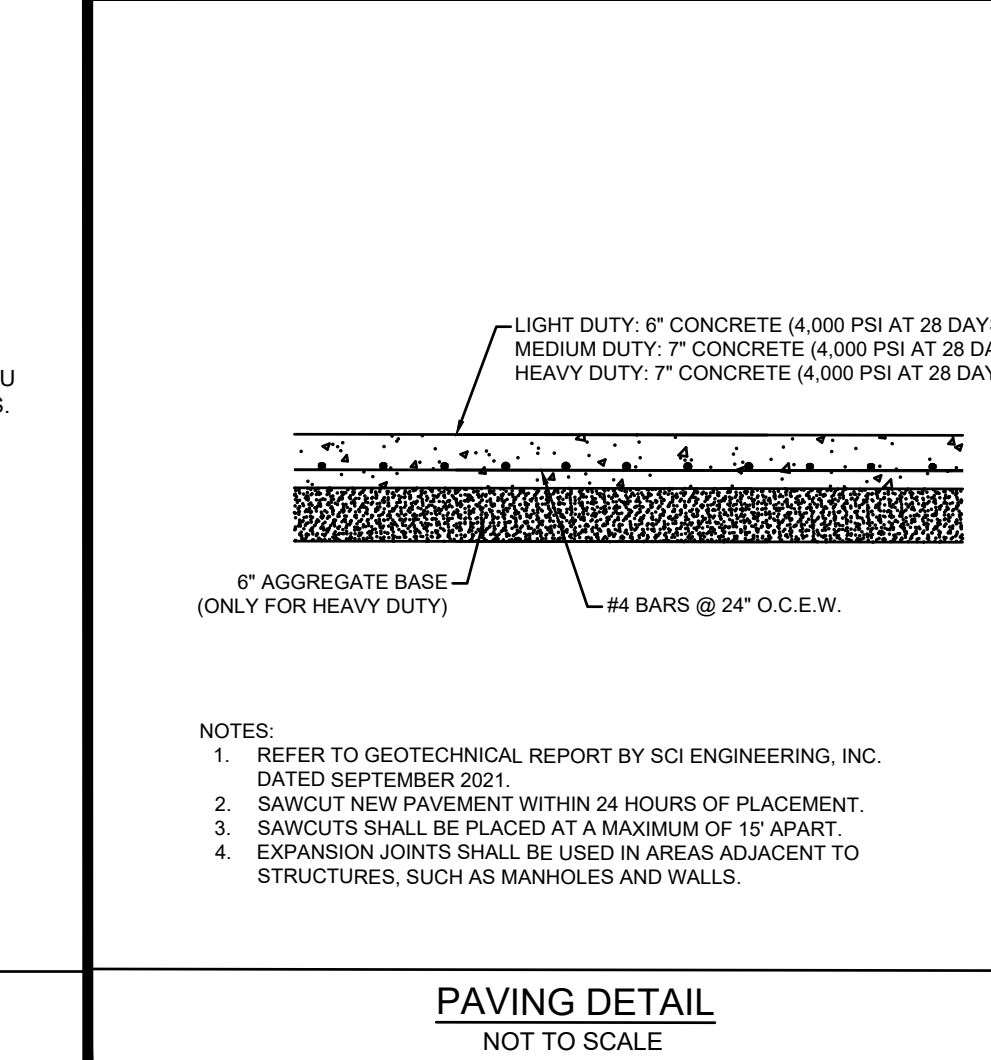
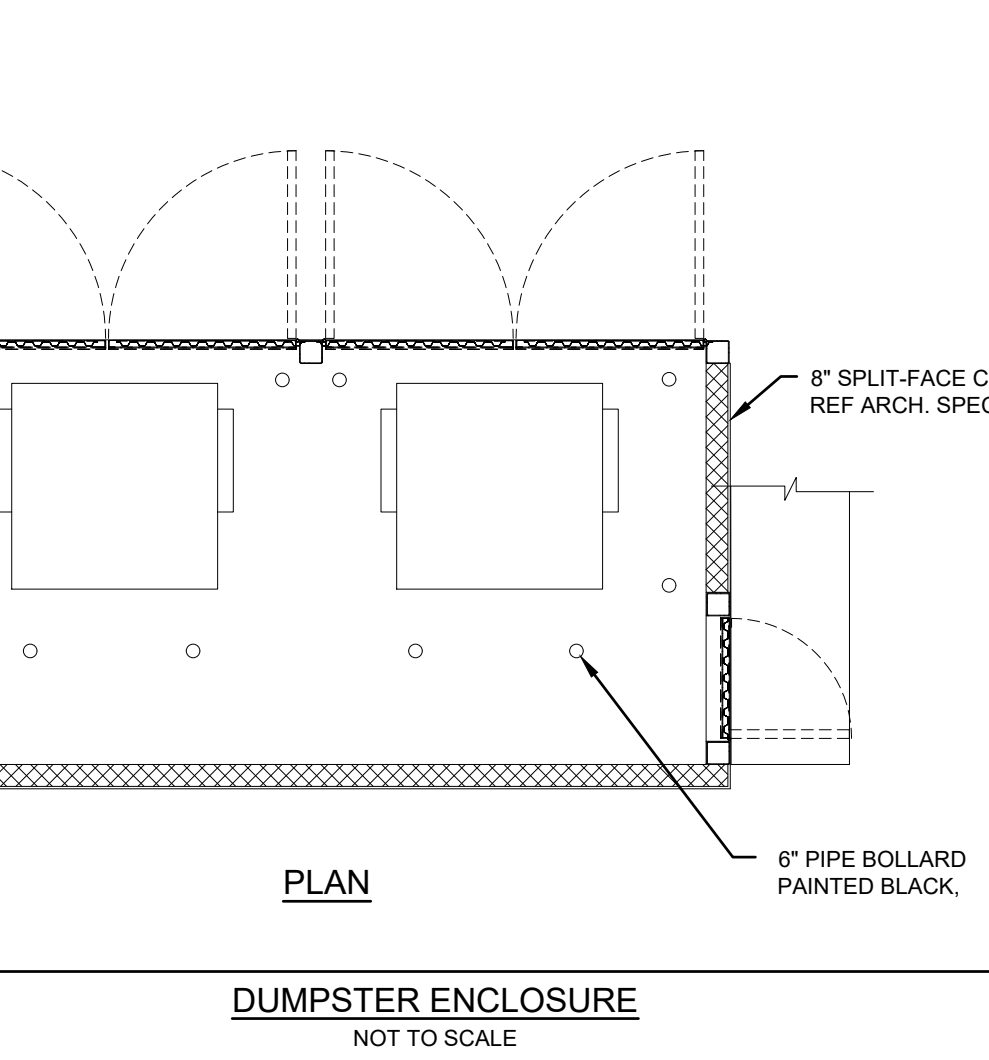
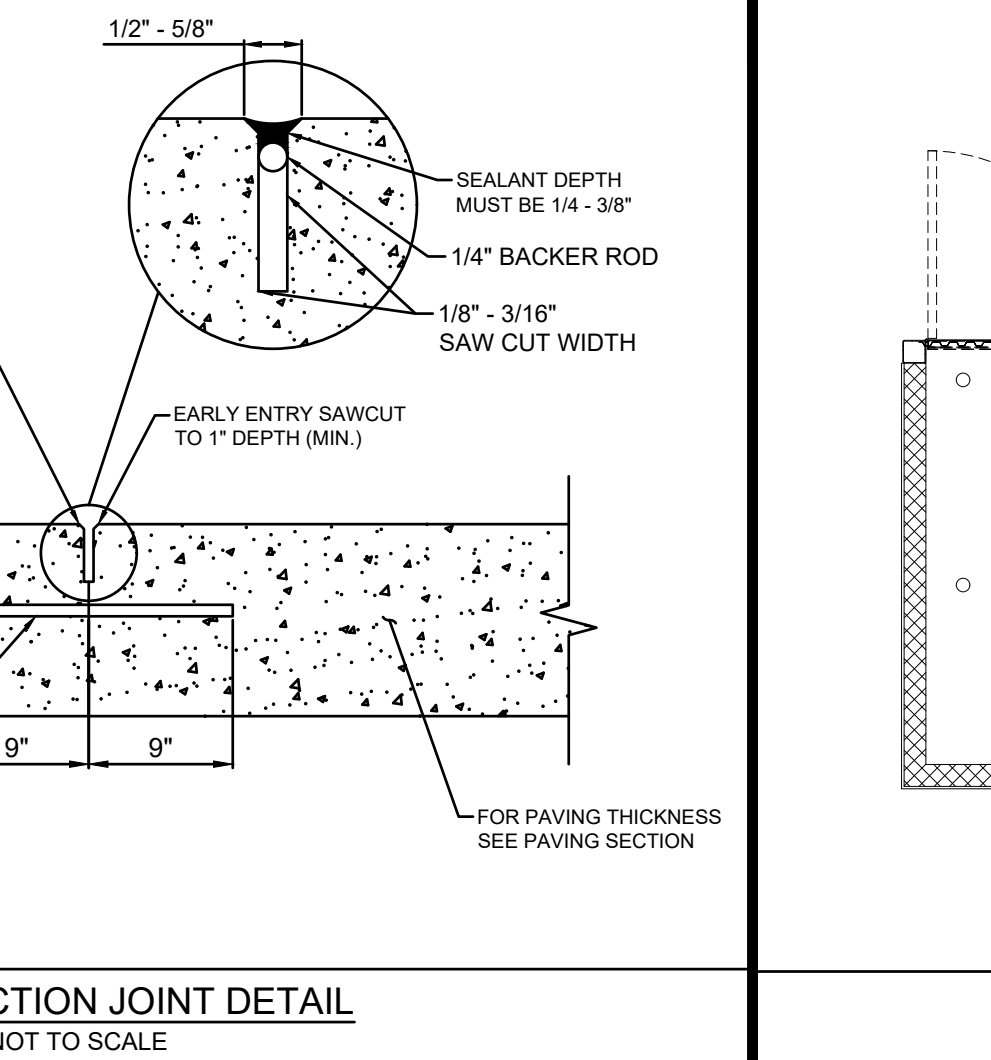
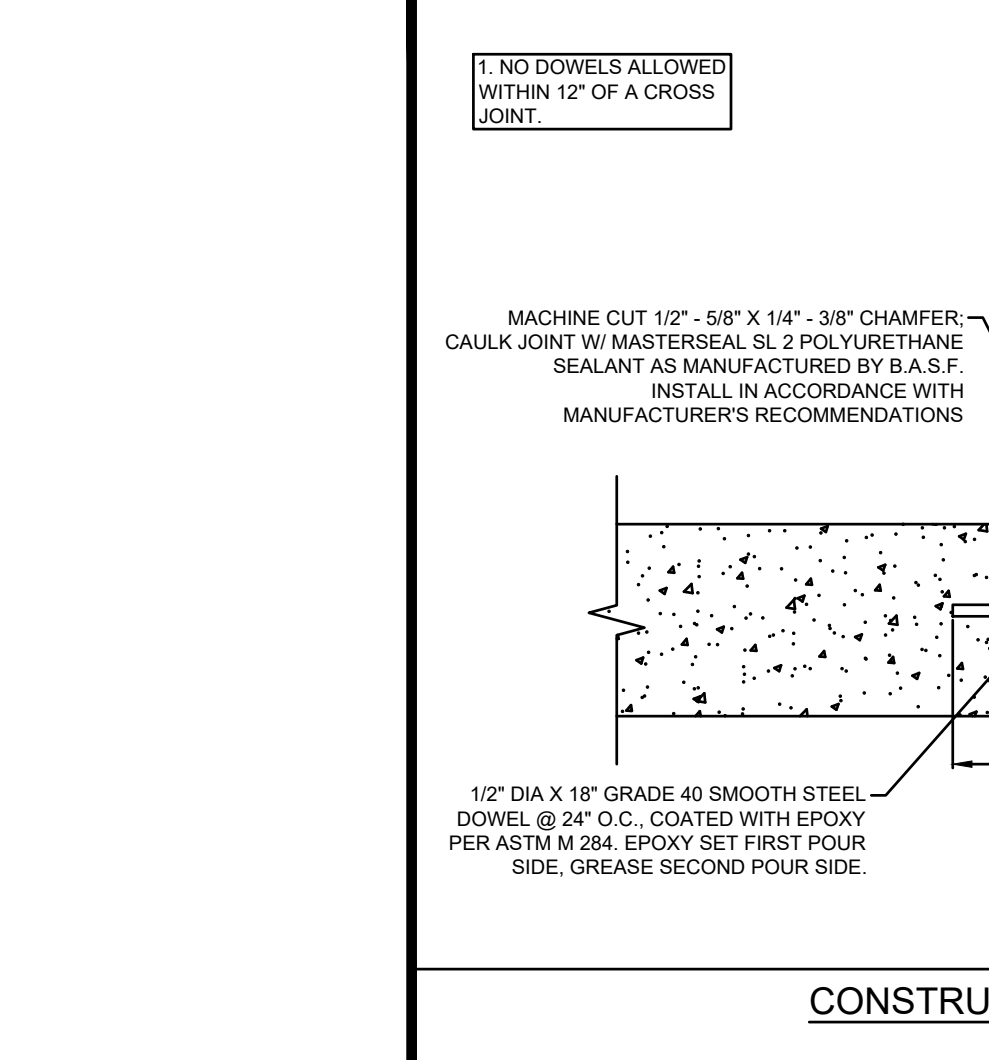
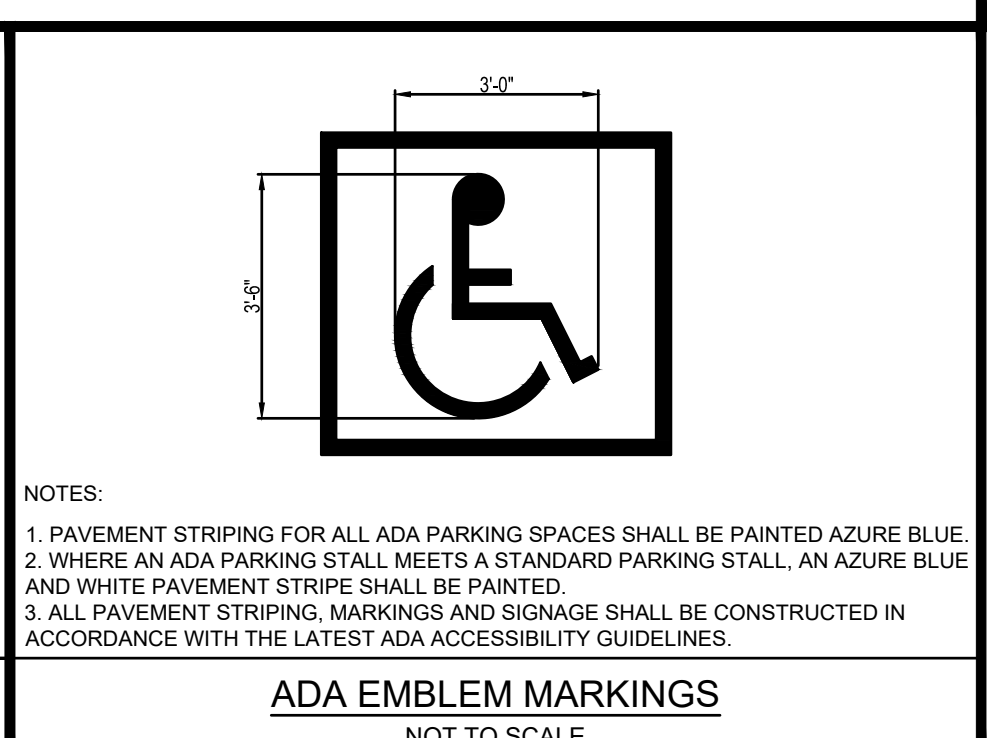
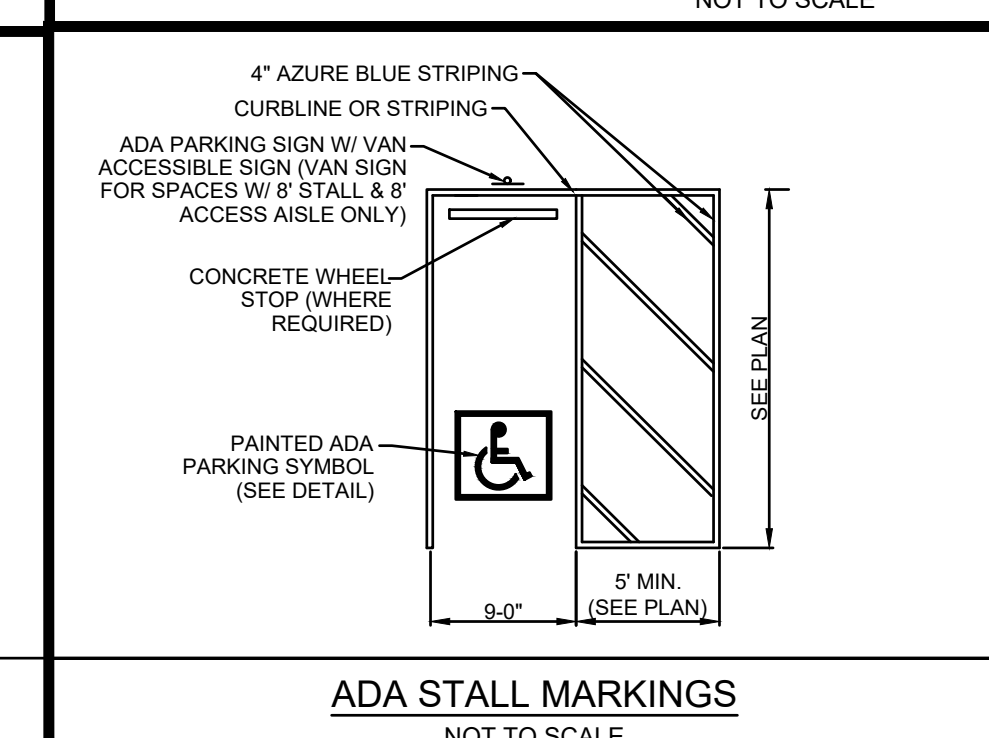
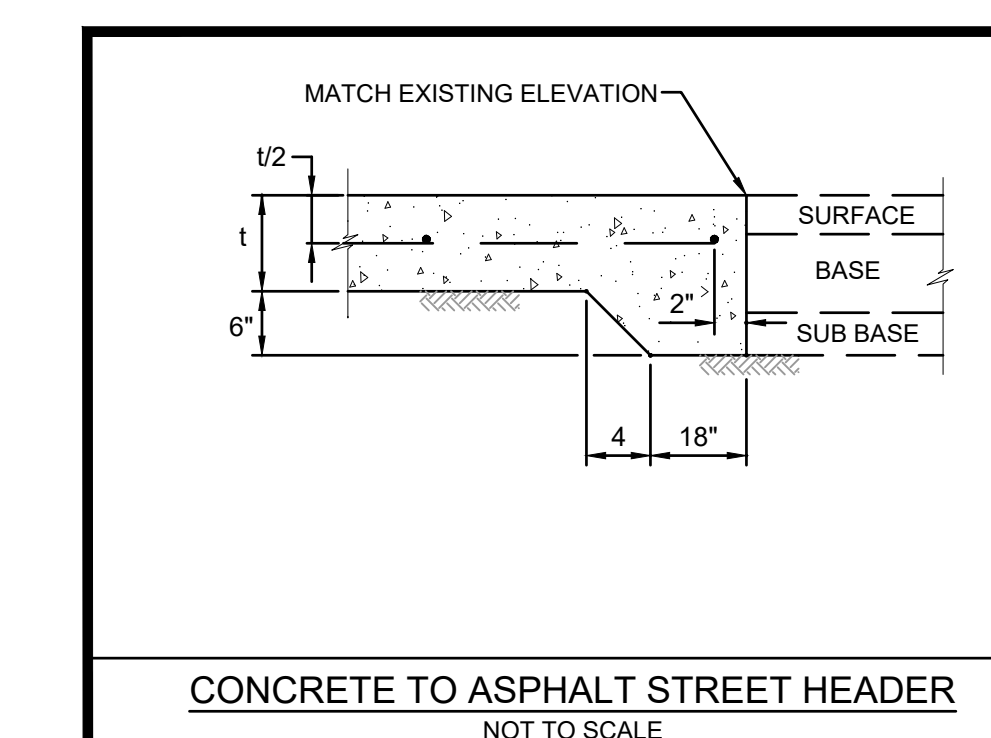
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DEPARTMENT OF PUBLIC WORKS  
Bill Jordan 3/13/19  
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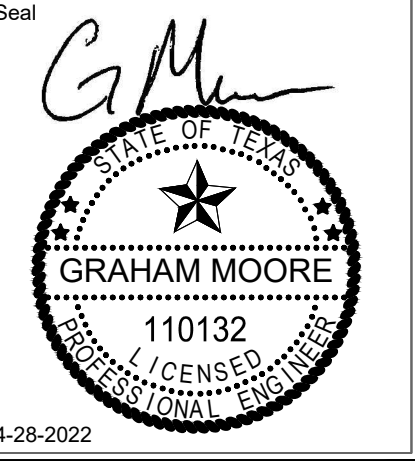
CITY OF AUSTIN  
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
Lisa Garcia 9/18/19  
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



CITY OF AUSTIN  
DEPARTMENT OF PUBLIC WORKS AND TRANSPORTATION  
Lisa Garcia 9/18/19  
THE ARCHITECT/ENGINEER ASSUMES RESPONSIBILITY FOR APPROPRIATE USE OF THIS STANDARD.



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TXPE #19017 F-20465



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PLAZA CENTRE DR.  
BRYAN, TEXAS 77840



PROJECT NO:	21-60
DATE:	04-22-2022
SCALE:	N.T.S.
DRAWN:	DNH
CHECKED:	JFM
APPROVED:	GM

NO.	DESCRIPTION	DATE	INIT

SHEET TITLE:  
CONSTRUCTION DETAILS

Sheet No.  
**C500**

**GENERAL GRADING AND PLANTING NOTES**

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN  $\pm 0.1'$  OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
  - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
  - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

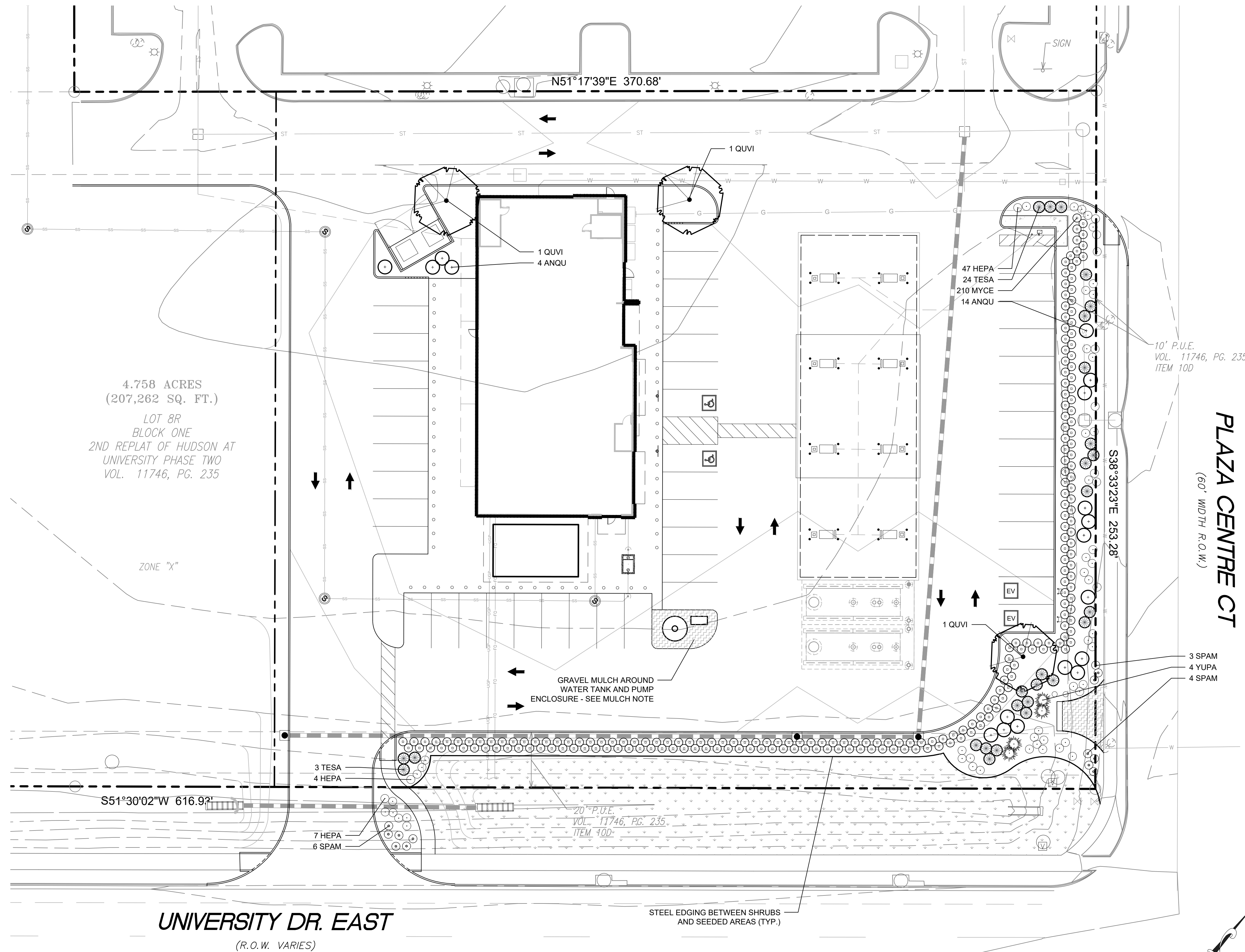
**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

- GRAVEL MULCH - RIVER COBBLE, 1"-2" DIA., 4" THICK LAYER OVER LANDSCAPE FABRIC (ANY APPROVED)



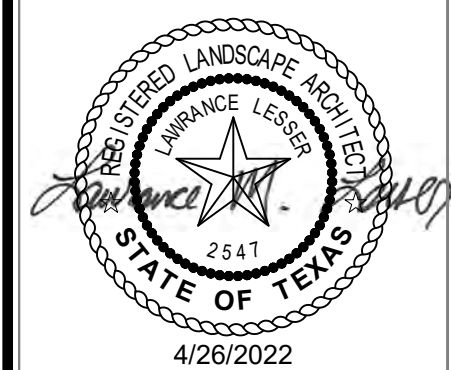
**LANDSCAPE CALCULATIONS**

TOTAL SITE AREA:	75,221 SF (ARTIFICIAL LOT)
LANDSCAPE AREA REQUIRED:	11,283 SF (15% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	11,842 SF (15.7% OF SITE AREA)
LANDSCAPE AREA TO HAVE TREES:	5,921 SF (50% OF LANDSCAPE AREA)
TREES REQUIRED:	3 TREES (1 TREE PER 2,000 SF)
TREES PROVIDED:	3 TREES
CANOPY TREES REQUIRED:	2 TREES (50% OF REQUIRED TREES)
CANOPY TREES PROVIDED:	3 TREES (100%)

**PLANTING LEGEND**

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
<b>TREES</b>						
ULCR	Ulmus crassifolia	Cedar Elm	2" cal., 8'-10' high	Per plan	3	
NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.						
<b>SHRUBS AND ORNAMENTAL GRASSES</b>						
ANQU	Anisacanthus quadrifidus var. wrightii	Flame Acanthus	#5 cont.	Per plan	18	
HEPA	Hesperaloe parviflora	Red Yucca	#5 cont.	Per plan	58	
MYCE	Myrica cerifera	Wax Myrtle	3' high min.	3' o.c.	210	
SPAM	Sphaeralcea ambigua	Apricot Globemallow	#5 cont.	Per plan	13	
TESA	Tecoma x 'MNSTAPBE'	Sierra Apricot Tecoma	#5 cont.	Per plan	27	
YUPA	Yucca pallida	Pale-leaf Yucca	#5 cont.	Per plan	4	
<b>SEED</b>						
---	---	Dam Slope Mix	Hydromulch	1 lb/1,000 sf	---	

ALL SEED MIXES ARE AVAILABLE THROUGH NATIVE AMERICAN SEED, (800) 728-4043. REFER TO PLANTING SPECIFICATIONS FOR SEEDING METHOD.



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**TXB**  
 UNIVERSITY DRIVE &  
 PLAZA CENTRE DR.  
 BRYAN, TEXAS 77840



PROJECT NO:	21-80
DATE:	04-22-2022
SCALE:	AS NOTED
DRAWN:	LML
CHECKED:	LML
APPROVED:	LML

NO.	DESCRIPTION	DATE	INIT.

SHEET TITLE:

**PLANTING PLAN**

Sheet No.

**LP-1**



