

# CITY OF BRYAN, TEXAS

# THE MODS

## PRIVATE IMPROVEMENTS

**PROJECT INDEX**

Sheet Number	Sheet Title
01	COVER SHEET
02	CONSTRUCTION NOTES & LEGEND
03	EXISTING CONDITIONS SURVEY & DEMOLITION PLAN
04	OVERALL SITE PLAN
05	PAVING PLAN
06	DIMENSIONAL CONTROL PLAN
07	GRADING PLAN
08	CROSS SECTIONS
09	SANITARY SEWER PLAN
10	WATER PLAN
11	DRAINAGE PLAN
12	STORM SEWER PLAN
13	DRAINAGE CALCULATIONS
14	FIRE LANE PLAN
15	SWPP PLAN
16	SWPP DETAILS
17	PAVING DETAILS
18	DRAINAGE & STORM SEWER DETAILS
19	WATER & SANITARY SEWER DETAILS
20-23	REFERENCE SHEETS: CONTECH UNDERGROUND DETENTION SYSTEM

**PROJECT NOTES**

**ENGINEER'S CERTIFICATION:**  
I CERTIFY THAT THESE PLANS WHICH BEAR MY SEAL HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND ARE IN COMPLIANCE WITH ALL APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS. THE PROPOSED IMPROVEMENTS SHOWN IN THESE PLANS WILL NOT IMPEDE THE FLOW OF SURFACE WATERS FROM HIGHER ADJACENT PROPERTIES, WILL NOT ALTER THE NATURAL FLOW OF SURFACE WATERS SO AS TO DISCHARGE THEM UPON ADJACENT PROPERTIES AT A MORE RAPID RATE OR IN A DIFFERENT LOCATION, AND WILL NOT CONCENTRATE FLOWS OF SURFACE WATERS IN A MANNER WHICH EXCEEDS THE CAPACITY OF THE RECEIVING WATERCOURSE. THIS CERTIFICATION DOES NOT APPLY TO ANY EXISTING IMPROVEMENTS ON THE SUBJECT PROPERTY.

**CIVIL NOTE:**  
FIELD VERIFY ALL EXISTING CONDITIONS AND ELEVATIONS INCLUDING PAYMENT AND UTILITY TIE-INS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ALL DISCREPANCIES PRIOR TO BEGINNING ANY WORK.

**TDLR NOTE:**  
TEXAS DEPARTMENT OF LICENSING AND REGISTRATION (TDLR) NUMBER REQUIRED FOR ALL PROPOSED COMMERCIAL BUILDINGS. \*\*IF TDLR NUMBER IS NOT PRESENT, CLIENT IS RESPONSIBLE FOR ACQUIRING REGISTRATION NUMBER PRIOR TO CONSTRUCTION.

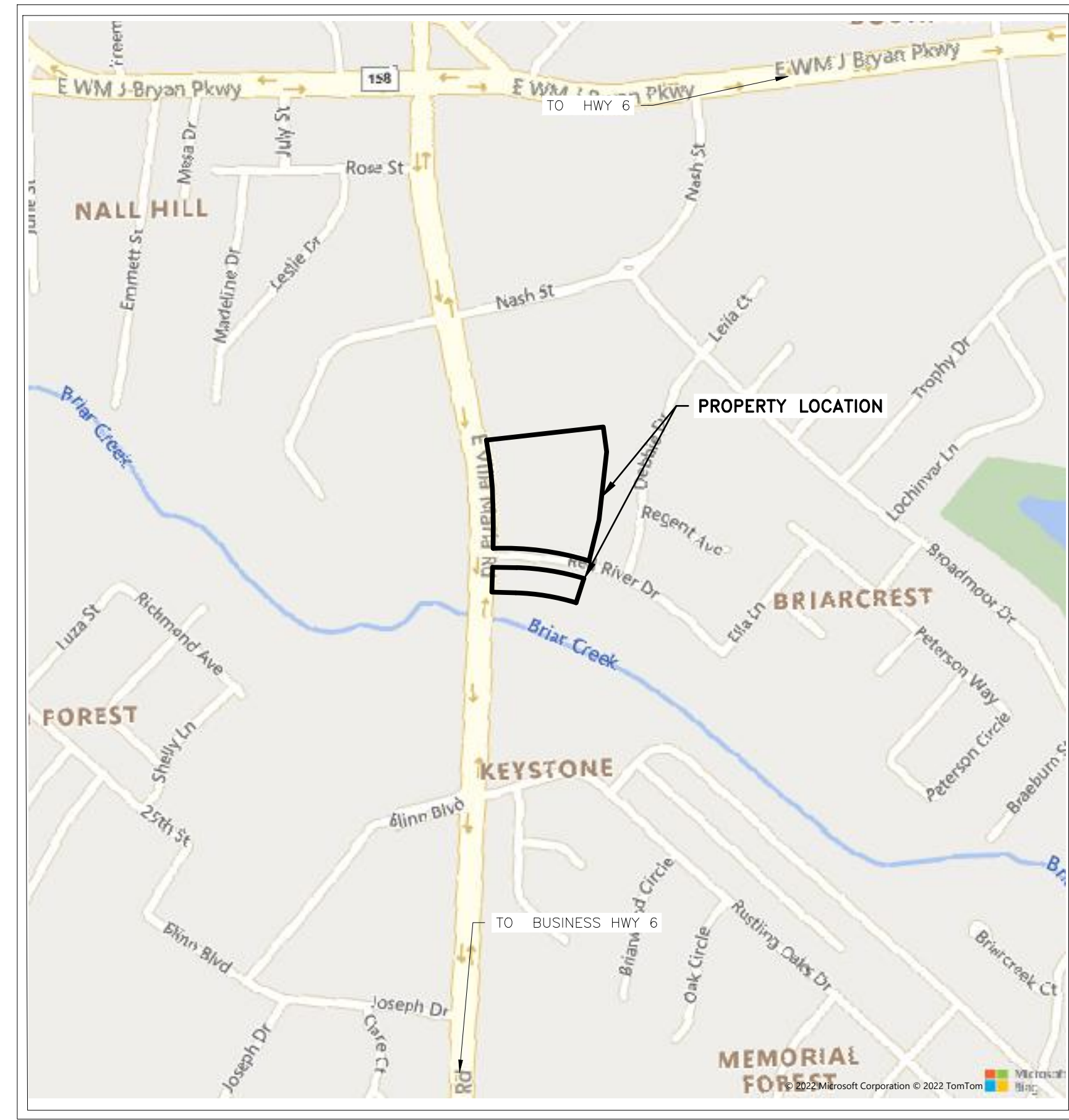
**WETLAND NOTE:**  
THESE PLANS WERE PREPARED WITHOUT THE BENEFIT OF AN ENVIRONMENTAL OR OTHER WETLANDS STUDY. L SQUARED ENGINEERING IS NOT AN ENVIRONMENTAL ENGINEERING FIRM AND DOES NOT HAVE THE ABILITY TO DETERMINE ENVIRONMENTAL OR WETLAND IMPACTS. THE CLIENT AND/OR OWNER SHALL BE RESPONSIBLE FOR ANY SUCH STUDY AND NOTIFY ENGINEER IF ANY RESULTING CHANGES ARE NEEDED PRIOR TO CONSTRUCTION.

**LEGAL DESCRIPTION:**  
APPROXIMATELY 6.299 ACRES BEING LOT 17 IN BLOCK 14 OF BRIARCREST PARK ADDITION, THE SUBJECT TRACT IS LOCATED IN THE CITY OF BRYAN, (BRAZOS COUNTY PROPERTY ID: 30053).

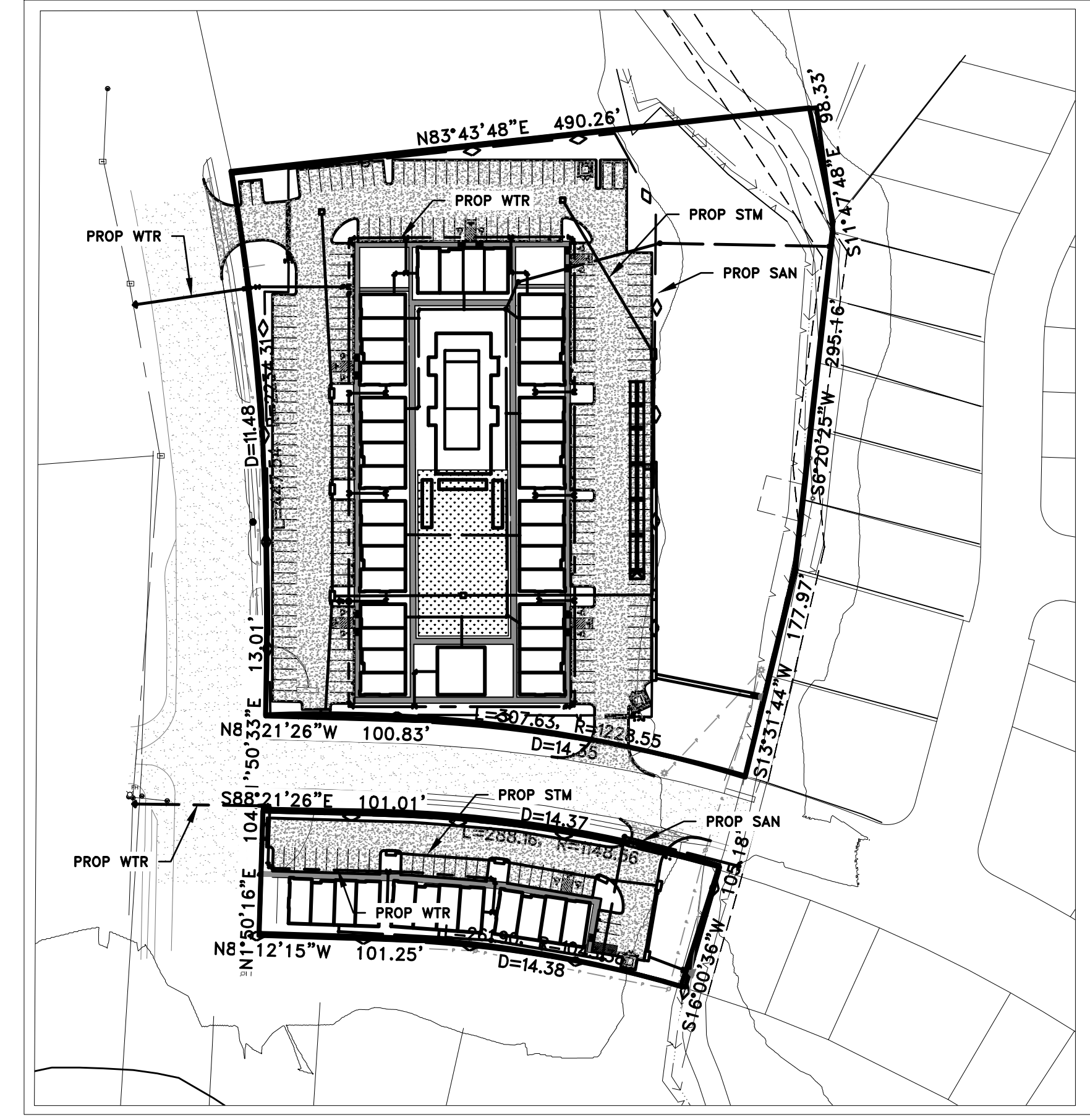
**BENCHMARK:**  
THE BEARINGS SHOWN HEREON ARE BASED ON NAD.83, TEXAS CENTRAL ZONE.

**FLOODPLAIN:**  
THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 48041C0215F, WITH A DATE OF IDENTIFICATION OF APRIL 2, 2014, IN BRAZOS COUNTY, STATE OF TEXAS, IN WHICH THE PROPERTY IS SITUATED.

**SURVEY NOTE:**  
SURVEY PROVIDED BY \_\_\_\_\_ DATED \_\_\_\_\_ CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES.



KEY MAP 549-228  
SCALE: 1" = 500'



PROJECT MAP  
SCALE: 1" = 100'

**L SQUARED ENGINEERING**  
MUNICIPAL COMMERCIAL RESIDENTIAL  
WWW.L2ENGINEERING.COM  
PROF. REGISTRATION NUMBER 11255  
3307 W. DAVIS STREET #100  
CONROE, TEXAS 77384  
OFFICE: 936-647-0430  
21123 EVA STREET #200  
MONTGOMERY, TEXAS 77356

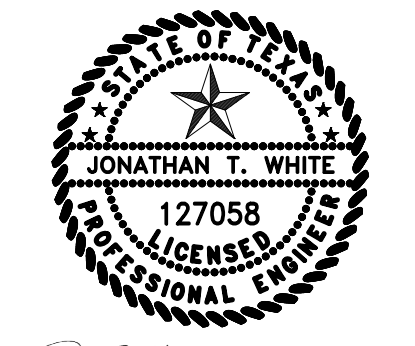
**CLIENT INFORMATION**  
JUSTIN WALTON  
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**PROJECT ADDRESS**  
2539 E VILLA MARIA ROAD  
BRYAN, TEXAS 77803

THE MODS  
COVER SHEET

DRAWING ISSUE			
#	DATE	BY	* COMMENT
1	9/27/22	JTW	FOR PERMIT

DRAWING INFORMATION			
PROJECT	10766	TDLR	**
DRAWN	MCV	EIT	JTW
SCALE	SHEET		
AS SHOWN	01		



3/10/2022

\*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

**REFERENCE SPECIFICATIONS:**

APPLICABLE ENTITY DETAILS & SPECIFICATIONS SHALL APPLY, WHEN NO SUCH INFORMATION EXISTS, CONTRACTOR SHALL THEN REFERENCE CITY OF BRYAN DETAILS AND SPECIFICATIONS.

**GENERAL CONSTRUCTION NOTES:**

- MATERIALS, CONSTRUCTION AND TESTING TO BE IN ACCORDANCE WITH THE GOVERNING ENTITY'S ORDINANCES AND SPECIFICATIONS, LATEST PRINTING AND AMENDMENTS THERETO.
- CONTRACTOR TO OBTAIN ALL DEVELOPMENT AND CONSTRUCTION PERMITS REQUIRED BY ALL ENTITIES AT HIS EXPENSE PRIOR TO COMMENCEMENT OF WORK.
- CONTRACTOR SHALL GIVE NOTICE TO ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS OR PERSONS IN CHARGE OF PRIVATE AND PUBLIC UTILITIES OR RAILROADS AFFECTED BY HIS OPERATIONS 48 HOURS PRIOR TO COMMENCEMENT OF WORK IN STREET RIGHTS-OF-WAY OR EASEMENTS.
- ALL EXISTING UNDERGROUND UTILITIES SHOWN ARE NOT GUARANTEED TO BE COMPLETED OR DEFINITE, BUT WERE OBTAINED FROM THE BEST INFORMATION AVAILABLE. CONTRACTOR HAS SOLE RESPONSIBILITY FOR FIELD VERIFICATION OF ALL EXISTING FACILITIES SHOWN ON DRAWINGS. CONTRACTOR SHALL COORDINATE ALL CONFLICTS WITH THE APPROPRIATE GOVERNING AGENCY.
- THE LOCATION OF LUFKIN-CONGROE TELEPHONE EXCHANGE OR AT&T COMPANY, ENTEX, AND ENTERGY-GSU (CULF STATES UTILITIES) UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL REQUEST THE EXACT LOCATION OF THESE FACILITIES BY CALLING THE UTILITY COMPANIES, AT LEAST 48 HOURS BEFORE COMMENCING WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH OCCURS DUE TO HIS FAILURE TO REQUEST THE LOCATION AND PRESERVATION OF THESE UNDERGROUND FACILITIES. ANY DAMAGE TO EXISTING FACILITIES INCURRED AS A RESULT OF CONSTRUCTION OPERATIONS WILL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- TEXAS LAW ARTICLE 1436C, PROHIBITS ALL ACTIVITIES IN WHICH PERSONS OR EQUIPMENT MAY COME WITHIN 6 FEET OF ENERGIZED OVERHEAD POWER LINES, AND FEDERAL REGULATION, TITLE 29, PART 1910.130(1) AND PART 1926.440 (A) (15) REQUIRE A MINIMUM CLEARANCE OF 10 FEET FROM THESE FACILITIES. THE ABOVE LAWS CARRY BOTH CRIMINAL AND CIVIL LIABILITIES. WITH CONTRACTORS AND OWNERS BEING LEGALLY RESPONSIBLE FOR THE SAFETY OF WORKERS UNDER THESE LAWS. IF YOU OR YOUR COMPANY MUST WORK NEAR ENERGIZED OVERHEAD POWER LINES, CALL THE POWER COMPANY FOR THE LINES TO BE DE-ENERGIZED AND/OR MOVED AT YOUR EXPENSE.
- CONSTRUCTION SHALL COMPLY WITH THE LATEST REVISIONS OF OSHA REGULATIONS AND STATE OF TEXAS LAW CONCERNING TRENCHING AND SHORING. CONTRACTOR SHALL PROVIDE A TRENCH SAFETY SYSTEM TO MEET AS A MINIMUM, THE REQUIREMENTS OF OSHA SAFETY AND HEALTH REGULATION, PART 1926, SUB-PART P AS PUBLISHED IN THE FEDERAL REGISTER, VOLUME 54, NO. 209, DATED OCTOBER 31, 1989.  
8. DETAILS SHOWN DO NOT EXTEND OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR ITS EMPLOYEES, AGENTS, OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE CONTRACTOR CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS, INCLUDING THE PLANS AND SPECIFICATIONS REQUIRED BY CHAPTER 756, SUBCHAPTER "C" OF THE TEXAS HEALTH AND SAFETY CODE.
- CONTRACTOR SHALL COVER OPEN EXCAVATIONS WITH ANCHORED STEEL PLATES DURING NON-WORKING HOURS, ALONG EXISTING ROADWAYS AND TRAFFIC AREAS.
- ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE GOVERNING ENTITY. ALL CONSTRUCTION RUNOFF SHALL COMPLY WITH STORM WATER MANAGEMENT FOR CONSTRUCTION ACTIVITIES AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REQUIREMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE FLAGMEN, SIGNING, STRIPING AND WARNING DEVICES, ETC., DURING CONSTRUCTION IN ACCORDANCE WITH THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". CONTRACTOR SHALL MAINTAIN AT LEAST ONE LANE OF TRAFFIC IN EACH DIRECTION DURING WORKING HOURS OR PROVIDE ALL WEATHER DETOURS AROUND CONSTRUCTION SITE, PROVIDE PUBLIC NOTIFICATION, AND USE UNIFORMED POLICE OFFICERS TO CONTROL TRAFFIC.
- EXISTING PAVEMENTS, CURBS, SIDEWALKS AND DRIVEWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED TO THE GOVERNING ENTITY'S STANDARDS. ALL ASPHALT AND CONCRETE DRIVEWAYS EXCAVATED DURING CONSTRUCTION SHALL BE BACKFILLED WITH STABILIZED MATERIAL AND RETURNED TO EXISTING CONDITIONS. ALL STATE AND COUNTY HIGHWAY PAVEMENT AND RAILROAD RIGHT-OF-WAYS TO BE BORED ACCORDING TO THE RULES, REGULATIONS AND REQUIREMENTS FOR APPROVAL AND ACCEPTANCE BY SAID AGENCIES.
- EXISTING ROADS AND/OR RIGHT-OF-WAYS DISTURBED DURING CONSTRUCTION SHALL BE AS GOOD OR BETTER THAN THE CONDITION PRIOR TO STARTING THE WORK, UPON COMPLETION OF THE PROJECT.
- AFTER DISTURBED AREAS HAVE BEEN COMPLETED TO THE LINES, GRADES, AND CROSS-SECTIONS SHOWN ON THE PLANS, SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS TO ESTABLISH ADEQUATE VEGETATION COVERAGE TO ELIMINATE EROSION. IF NO PROVISION FOR PLANTING GRASS IS INCLUDED IN THE PLANS OR SPECIFICATIONS, THE MINIMUM REQUIREMENT FOR THIS ITEM WILL BE IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR "SODDING OR SEEDING FOR EROSION CONTROL."
- ALL TRENCHES, INCLUDING TRENCHES FOR LEADS AND STUBS UNDER PAVEMENT AND TO A POINT ONE (1) FOOT BACK OF ALL CURBS SHALL BE BACKFILLED WITH CEMENT STABILIZED SAND AS PER SPECIFICATION TO A POINT IMMEDIATELY BELOW THE SUBGRADE. TRENCHES OTHER THAN UNDER PAVEMENT SHALL BE BACKFILLED WITH SUITABLE EARTH MATERIAL IN 6 INCH LAYERS AND MECHANICALLY COMPACTED TO A DENSITY OF NOT LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM DESIGNATION D-698/ASTM 199). MOISTURE CONTENT OF BACKFILL SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CEMENT STABILIZED SAND SPECIFICATIONS. SEE GOVERNING ENTITY'S STANDARD DETAIL SHEETS FOR BEDDING AND OTHER DESIGN REQUIREMENTS.
- CONTRACTOR TO REMOVE EXISTING PLUGS AND CONNECT TO EXISTING UTILITY LINES AS INDICATED ON PLANS.
- UNLESS OTHERWISE NOTED ON PLANS, WHERE MANHOLES ARE LOCATED WITHIN THE UTILITY EASEMENTS, THE CONTRACTOR SHALL SET RIM ELEVATIONS TWO INCHES ABOVE FINISHED GROUND ELEVATIONS.
- WHEN TRENCH CONDITION REQUIRES THE USE OF WELL POINTS, THIS IS TO BE REQUESTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE MUD AND/OR DIRT DEPOSITED ON EXISTING PAVEMENT DUE TO HIS CONSTRUCTION ACTIVITY DAILY. ALL EQUIPMENT AND DEBRIS FROM CONSTRUCTION TO BE MOVED AT END OF PROJECT.

**STORM WATER QUALITY NOTES:**

- COVERAGE IS REQUIRED UNDER THE TPDES GENERAL PERMIT TXR150000 FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION, INSPECTION, AND MAINTENANCE OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. THE COSTS TO IMPLEMENT, INSPECT, AND MAINTAIN THE SWPPP SHALL BE CONSIDERED INCIDENTAL TO THE SWPPP BID ITEMS.
- IF THE PROJECT DISTURBS GREATER THAN 5 ACRES, A NOTICE OF INTENT (NOI) SHALL BE SUBMITTED TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AT LEAST 7 DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TCEQ COMPLIANCE, PLAN IMPLEMENTATION AND MAINTENANCE DURING CONSTRUCTION, WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL PROVIDE A COPY OF THE CONTRACTOR'S NOTICE OF INTENT (NOI) AND PROOF THAT IT HAS BEEN SENT TO THE TCEQ.
- COPIES OF THE CONTRACTOR'S NOI AND CONSTRUCTION SITE NOTICE (CSN) SHALL BE POSTED AT THE SITE BY THE CONTRACTOR. COPIES SHALL ALSO BE SUBMITTED TO THE PROJECT OWNER AND ENGINEER. THE CONTRACTOR SHALL LAMINATE AND POST THE TWO NOIS, TWO CSNS AND ANY "SECONDARY OPERATOR" CSNS ON THE PROJECT SITE AT A LOCATION WITH EASY ACCESS TO THE PUBLIC FOR CLEAR VIEWING AND AS APPROVED BY THE ENGINEER. THE COST OF LAMINATION AND POSTING OF THE NOIS & CSNS SHALL BE CONSIDERED INCIDENTAL TO THE SWPPP BID ITEMS.
- UPON COMPLETION OF CONSTRUCTION ACTIVITIES AND FINAL STABILIZATION OF THE SITE, AS DEFINED BY THE TPDES GENERAL PERMIT, A NOTICE OF TERMINATION (NOT) IS REQUIRED TO BE SUBMITTED TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ). WHEN DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL PROVIDE A COPY OF THE CONTRACTOR'S NOTICE OF TERMINATION (NOT) AND PROOF THAT IT HAS BEEN SENT TO THE TCEQ.
- A RAIN GAUGE SHALL BE KEPT ON THE PROJECT SITE OR WITHIN THE IMMEDIATE PROJECT VICINITY. RECORDS OF RAINFALL EVENTS SHALL BE KEPT BY THE CONTRACTOR TO ASSIST WITH DETERMINING IF AN SWPPP SITE INSPECTION IS REQUIRED. THE COSTS FOR THE RAIN GAUGE SHALL BE CONSIDERED INCIDENTAL TO THE SWPPP BID ITEMS.
- THE SWPPP, INSPECTION & MAINTENANCE REPORTS, CERTIFICATIONS, RAINFALL RECORDS, MAJOR GRADING DATE RECORDS AND TEMPORARY AND PERMANENT STABILIZATION DATE RECORDS SHALL BE KEPT CURRENT BY THE CONTRACTOR AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. COPIES OF THE ALL SWPPP RECORDS SHALL BE KEPT ON-SITE, IF FEASIBLE, UNTIL THE NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY. THE SWPPP RECORDS SHALL BE MADE READILY AVAILABLE TO ENGINEER AND REGULATORY AUTHORITIES UPON AN ON-SITE INSPECTION. THE CONTRACTOR SHALL DELIVER COPIES OF ALL SWPPP RECORDS TO PROJECT OWNER AND ENGINEER AS DIRECTED BY THE ENGINEER.

**SANITARY SEWER CONSTRUCTION NOTES:**

- SANITARY SEWERS SHALL BE CONSTRUCTED IN COMPLIANCE WITH THE LATEST SPECIFICATIONS FOR SEWER CONSTRUCTION, AND TESTED AS SPECIFIED FROM THE LATEST TEST PROCEDURE FOR EITHER LIQUID OR AIR, INCLUDING ALL AMENDMENTS AND REVISIONS THERETO. BACKFILL AND BEDDING FOR SANITARY SEWERS MUST MEET ALL MINIMUM ASPECTS OF ASTM D-2321 AND MUST BE PLACED IN ACCORDANCE WITH THE APPLICABLE ENTITY'S SPECIFICATIONS.
- ALL SANITARY SEWER MANHOLES SHALL BE STANDARD THE APPLICABLE ENTITY PRE-CAST USING RAM-NECK OR CAST IN PLACE CONCRETE IN ACCORDANCE WITH ASTM C-478. NO BRICK MANHOLES ALLOWED. FOR PVC PIPE, USE MANHOLE WATER STOP GASKET AND CLAMP ASSEMBLY AT MANHOLE CONNECTIONS. SANITARY SEWER MANHOLE RIMS SHALL BE 3 INCHES ABOVE NATURAL GROUND. BACKFILL SHALL BE ADDED AND SLOPED AWAY FROM THE MANHOLE RIM FOR DRAINAGE PURPOSES.
- MANHOLE CONCRETE BOTTOM FOUNDATION SHALL BE 12" REINFORCED WITH #5 BARS AT 12", ON CENTERS. EACH WAY, WITH A MINIMUM OF 6" EXTRA SLAB LENGTH AROUND THE MANHOLE, IF POURED IN PLACE. APPROVED CHEMICALS SHALL BE USED FOR PATCHING AROUND MANHOLE JOINTS. MORTAR CEMENT WILL NOT BE ACCEPTED.
- SANITARY SEWER PIPE SHALL BE PVC SDR 26 OR PVC SDR 35 (WITH APPROVAL), IN ACCORDANCE WITH ASTM SPECIFICATIONS D-3034, FOR 4" THROUGH 15" AND ASTM F-879 FOR 18" THROUGH 27". MINIMUM SIZE SANITARY SEWER MAIN IS 6". SDR 35 MAY BE USED WHEN DEPTH IS MORE THAN 3 FEET AND LESS THAN 6 FEET.
- SEWER LINES SHALL BE LOCATED ON THE OPPOSITE SIDE OF THE STREET FROM WHERE WATER IS LOCATED. SEWER LINE AND WATER LINE SEPARATION SHALL BE IN ACCORDANCE WITH TEXAS NATURAL RESOURCE CONSERVATION COMMISSION RULES, CHAPTER 317.13 APPENDIX E.
- NO SEWER PIPE SHALL BE LAID ON AN UNSTABLE FOUNDATION. SELECTED MATERIAL SHALL BE USED AND/OR WET SAND CONSTRUCTION DETAILS, WHICHEVER APPLIES IN THE OPINION OF THE ENGINEER. NO PIPE SHALL BE COVERED WITHOUT APPROVAL OF THE ENGINEER OR HIS REPRESENTATIVE. SANITARY SEWERS CONSTRUCTED IN WET SAND SHALL HAVE A SPECIAL PROCEDURE AND SHALL BE CONSTRUCTED AS PER THE APPLICABLE ENTITY STANDARDS.
- WHEN THE NATURAL GROUND LEVEL AROUND MANHOLE LIES BELOW THE 100 YEAR FLOODPLAIN ELEVATION, THE MANHOLE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SEALED AND VENTED MANHOLE DETAIL.
- A DEFLECTION TEST SHALL BE REQUIRED AFTER THE BACKFILL HAS BEEN IN PLACE A MINIMUM OF 30 DAYS. THIS TEST SHALL BE DONE BY PULLING A HAND LINE WITH AN ATTACHED MANDREL FROM MAN-HOLE TO MANHOLE. THE MANDREL SHALL HAVE AN OUTSIDE DIAMETER THAT IS AT LEAST 95% OF THE ORIGINAL INSIDE DIAMETER OF THE PIPE. MANDREL TO BE MANUFACTURED WITH A MINIMUM OF SEVEN (7) RUNNERS, WITH EACH RUNNER BEING A MINIMUM OF 5 INCHES LONG. ANY PIPE NOT MEETING TEST REQUIREMENTS TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE. THE TEST SHALL BE PERFORMED WITHOUT MECHANICAL PULLING DEVICES.
- INFILTRATION/EXFILTRATION NOT TO EXCEED 200 GALLONS PER INCH DIAMETER PER MILE OF PIPE FOR 24 HOURS UNDER A MINIMUM OF 2 FEET OF HEAD, OR AN AIR TEST SHALL BE REQUIRED IN ACCORDANCE WITH ASTM C-828.
- WHERE A SEWER LINE HAS LESS THAN (2) FEET OF COVER, PROVIDE CEMENT STABILIZED SAND BACKFILL MATERIAL.
- CONTRACTOR SHALL KEEP RECORD OF LOCATION OF ALL STACKS, STUBS, SEWER LEADS, ETC. THE AS-BUILT MYLAR DRAWINGS MUST SHOW THE EXACT LOCATION.
- IF SANITARY SERVICE LEADS ARE INSTALLED DURING CONSTRUCTION OF MAIN LINE, ALL LEADS TO HAVE A MINIMUM SLOPE OF 0.70% OR GREATER. ALL PVC LEADS TO BE THE SAME MATERIAL AS MAIN LINE. ALL DOUBLE SERVICE LEADS TO HAVE WYE LOCATED ON THE END OF THE LEAD. ALL SINGLE SERVICE LEADS TO BE 4 INCH, AND ALL DOUBLE SERVICE LEADS TO BE 6 INCH.
- THE INSTALLATION OF ALL SANITARY SEWER LINES SHALL EXTEND ALONG THE ENTIRE LENGTH OF THE PROPERTY TO BE SERVED. SANITARY SEWER LINES THAT DEAD END SHALL EXTEND TO THE PROJECT LIMITS FOR FUTURE EXTENSIONS, WITH DEPTHS BASED ON ENTIRE SERVICE AREA.

**PAVING NOTES:**

- IF PROPOSED SEMI-RIGID BASE WITH 2 INCH TYPE "D" HOT MIX ASPHALTIC CONCRETE SURFACING, FOR URBAN ESTATES ONLY, SEMI-RIGID BASE MAY BE 7 INCH CEMENT STABILIZED SHELL, 8 INCH CRUSHED LIMESTONE, OR 6 INCH HOT MIX ASPHALTIC CONCRETE.
- EXPOSE 15 INCHES OF REINFORCING STEEL AT ALL PROPOSED SAWS JOINTS. IF NO REINFORCING STEEL EXISTS, USE HORIZONTAL DOWELS PER NOTE #4.
- REQUIRE A ONE (1) INCH REDWOOD EXPANSION BOARD OR PRE-MOLDED NON-EXTRUDING JOINT BETWEEN SIDEWALK AND BACK OF CURB.
- HORIZONTAL DOWELS SHALL BE NO. 6 BARS, 24 INCHES LONG, DRILLED AND EMBEDDED 8 INCHES INTO THE CENTER OF THE EXISTING SLAB WITH "PO ROC" OR EQUAL. DOWELS SHALL BE 24 INCHES CENTER TO CENTER UNLESS OTHERWISE SPECIFIED.
- WHEN PROPOSED PAVEMENT ENDS AT A CONSTRUCTION JOINT LEAVE 15 INCHES OF REINFORCING STEEL EXPOSED BEYOND PAVEMENT. COAT WITH ASPHALT AND WRAP WITH BURLAP FOR FUTURE PAVEMENT TIE-IN. AT EXPANSION JOINTS, EXTEND DOWELS 5 INCHES; COAT AND WRAP SAME AS CONSTRUCTION JOINTS.
- WHEREVER A SIDEWALK IS REQUIRED BY GOVERNING ENTITY'S ORDINANCE, PROVIDE WHEELCHAIR RAMP AND/OR SIDEWALKS IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD WHEELCHAIR RAMP AND SIDEWALK DETAILS".
- ADJUST EXISTING MANHOLE FRAMES AND COVERS TO FIT NEW GRADE.
- ADJUST EXISTING WATER VALVE BOXES TO NEW PAVING GRADE. REPLACE ALL MISSING OR DAMAGED VALVE BOXES AND COVERS.
- PLACE WHITE OR YELLOW PLASTIC MARKER OR PAINT AS SHOWN BY THE UNIFORM TRAFFIC MANUAL FOR PAVEMENT MARKINGS.
- PROVIDE A CONCRETE PAVING HEADER AT THE END OF THE PAVEMENT.
- T. C. INDICATES TOP OF CURB ELEVATION AND T. P. INDICATES TOP OF PAVEMENT ELEVATION.
- CURB RADII AT STREET INTERSECTIONS TO BE 24.50 FEET TO BACK OF CURB WITH A MINIMUM OF ONE (1) PERCENT GRADE UNLESS OTHERWISE NOTED.
- GUIDELINES SET FORTH IN THE "TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" WILL BE OBSERVED.
- TRANSVERSE EXPANSION JOINTS SHALL BE INSTALLED AT ALL RADIUS RETURNS AND AT A MAXIMUM SPACING OF 60 FOOT INTERVALS.
- CONTRACTOR WILL USE CONTINUOUS LONGITUDINAL REINFORCING BARS IN CURBS AS SHOWN ON DETAILS PROVIDED IN CONSTRUCTION DRAWINGS.
- A CONCRETE MIX DESIGN BY THE CERTIFIED LAB SHALL BE SUBMITTED TO AND APPROVED BY THE GOVERNING ENTITY'S ENGINEER BEFORE ANY CONCRETE IS POURED.
- CONSTRUCTION OF ITEMS THAT ARE NOT SPECIFICALLY ADDRESSED BY CITY OF BRYAN REQUIREMENTS TO BE IN ACCORDANCE WITH THE TEXAS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS (LATEST REVISION).
- RIGHT-OF-WAY SHALL BE SLOPED FROM THE PROPERTY TO THE TOP OF CURB AND HYDROMULCHED OR SODDED BEFORE FINAL ACCEPTANCE BY THE GOVERNING ENTITY TO CONTROL EROSION INTO THE STREET AND STORM SEWER.
- MEMBRANE CURING TYPE 2, WHITE PIGMENTED, SHALL BE USED FOR CURING ALL CONCRETE SURFACES IMMEDIATELY AFTER FINISHING OF SURFACES AND SHALL BE IN ACCORDANCE WITH THE TEXAS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS ITEM #526.
- ALL FIRST STAGE INLET CONSTRUCTION SHALL BE PROTECTED WITH 3 INCH THICK BOARDS AT ALL TIMES.
- ALL SUBGRADE AND EMBANKMENT AREAS SHALL BE STRIPPED OF ALL ORGANIC AND UNSUITABLE MATERIAL BEFORE STABILIZATION OR FILLING IS BEGUN. MATERIAL USED FOR FILL SHALL BE CERTIFIED BY A LAB TO HAVE A PLASTICITY INDEX BETWEEN 10 AND 20.
- FORMS SHALL BE SET TO THE PROPER GRADE AND PROPERLY SUPPORTED SO THAT NO DISPLACEMENT OCCURS WITH THE PAVING ACTIVITIES. ALL CONCRETE SHALL BE VIBRATED BY MECHANICAL MEANS TO INSURE PROPER COMPACTION AND NO HONEY COMBS.
- CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40° F. AND FALLING, BUT MAY BE PLACED WHEN TEMPERATURE IS ABOVE 35° F. AND RISING. THE TEMPERATURE SHALL BE TAKEN IN THE SHADE AND AWAY FROM ARTIFICIAL HEAT.
- THE CONTRACTOR SHALL ERECT AND MAINTAIN BARRICADES TO ADEQUATELY PROTECT THE PAVEMENT. THE CONTRACTOR SHALL HAVE PERSONNEL ON SITE UNTIL THE PAVEMENT HAS REACHED SUFFICIENT STRENGTH AS NOT TO BE DAMAGED BY ANIMALS OR FOOT TRAFFIC.
- JOINTS SHALL BE CLEANED OF ALL SCALE, DIRT, DUST, CURING COMPOUND, AND CONCRETE TO THE WIDTH AND DEPTH OF THE JOINT AND SHALL BE DRY BEFORE SEALING IS PERFORMED.
- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AND TESTED PER CITY OF BRYAN REQUIREMENTS.

**STORM SEWER NOTES:**

- STORM SEWER AND LEADS SHALL BE REINFORCED CONCRETE PIPE, ASTM C-76, CLASS III, WITH 0-RING RUBBER GASKET JOINTS, AND SHALL BE INSTALLED, BEDDED AND BACKFILLED IN ACCORDANCE WITH THE GOVERNING ENTITY'S STANDARDS AND SPECIFICATIONS
- HDPE PIPE MAY BE USED PROVIDED THAT IT IS BACKFILLED WITH CEMENT STABILIZED SAND (2 SACKS CEMENT/TON), OR OTHER BACKFILL MATERIALS THAT HAVE BEEN APPROVED BY THE GOVERNING ENTITY. SEE NOTES BELOW.
- ALL PROPOSED PIPE STUB OUTS FROM MANHOLES OR INLETS ARE TO BE PLUGGED WITH 8 INCH BRICK WALLS UNLESS OTHERWISE NOTED.
- ALL BOX CULVERTS INSTALLED SHALL BE PLACED ON A MINIMUM OF 6 INCHES OF CEMENT STABILIZED SAND (CEMENT STABILIZED SAND SHALL BE 1/2 SACK CEMENT PER TON). FOR INSTALLATION OF PRE-CASE CONCRETE BOX CULVERTS IN POOR SOIL CONDITIONS, A 7 INCH REINFORCED CONCRETE SLAB SHALL BE INSTALLED. FOR INSTALLATION OF MONOLITHIC REINFORCED CONCRETE BOX CULVERTS IN POOR SOIL CONDITIONS, A 4 INCH THICK CLASS "C" CONCRETE SEAL SLAB SHALL BE INSTALLED, PRIOR TO CONSTRUCTION OF BOX CULVERTS.
- STORM SEWER MANHOLES SHALL BE STANDARD PRE-CAST, UNLESS OTHERWISE NOTED.
- ALL INLETS TO BE TO THE DETAIL SPECIFICATIONS SHOWN IN THE PLANS OR APPROVED EQUAL OR UNLESS OTHERWISE STATED ON PLANS. INLETS TO BE STANDARD DEPTH UNLESS OTHERWISE NOTED.
- ALL STORM SEWER LEADS SHALL BE 18 INCH MINIMUM UNLESS OTHERWISE INDICATED. GRADE DROP ON LEADS BETWEEN INLETS TO BE A MINIMUM OF 0.20 FOOT. GRADE DROP BETWEEN INLET AND MANHOLES TO BE 0.20 FOOT UNLESS OTHERWISE SHOWN. WHEN MANHOLE FRAME AND COVER IS REQUIRED, USE EAST JORDAN 24" FRAME AND COVER (OR EQUAL).
- FOR ADJUSTMENT OF MANHOLE LIDS USE STANDARD CONCRETE RINGS.
- CONCRETE USED FOR ALL POURED-IN-PLACE MANHOLES, INLETS, WINGWALLS, HEADWALLS AND OTHER APPURTENANCES TO BE CLASS "A" CONCRETE WITH 3,000 P.S.I. STRENGTH AT 28 DAYS.
- ALL EXPOSED CORNERS TO BE CHAMFERED 3/4".
- OTHER BACKFILL MATERIALS MAY BE USED BASED ON THE GEOTECHNICAL REPORT OR PER HDPE SPECIFICATIONS. BACKFILL MUST BE USED WITH APPROPRIATE COMPACTION.
- SEE MANUFACTURERS SPECIFICATIONS FOR THE USE OF HIGH DENSITY POLYETHYLENE PIPE FOR STORM DRAINS FOR SPECIFIC TECHNICAL INFORMATION.

**WATER CONSTRUCTION NOTES:**

- CONTRACTOR SHALL PROVIDE ADEQUATE THRUST BLOCKING TO WITHSTAND TEST PRESSURE AS SPECIFIED IN THE APPLICABLE ENTITY STANDARD DRAWINGS AND REQUIREMENTS FOR WATER MAIN CONSTRUCTION AND MATERIALS.
- PRIOR TO INSTALLATION OF WATER METER, WATER METER LEAD OR UNMETERED FIRE SPRINKLER LINE, THE CONTRACTOR SHALL CONTACT THE PERMIT DIVISION.
- PRIOR TO WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL CONTACT THE GOVERNING ENTITY'S ENGINEER AND COMPLY WITH ALL REQUIREMENTS NECESSARY FOR THE ISSUANCE OF A WORK ORDER FOR THE WATER MAIN CONSTRUCTION.
- SEPARATION DISTANCES FOR ALL WATER MAIN AND SANITARY SEWER MAIN CONSTRUCTION SHALL BE GOVERNED BY THE "TEXAS NATURAL RESOURCES CONSERVATION COMMISSION RULES AND REGULATIONS FOR DESIGN CRITERIA FOR SEWERAGE SYSTEMS", SECTION 317.20, LATEST PRINTING. REFER TO THE THE APPLICABLE ENTITY DESIGN MANUAL WATER MAIN DESIGN REQUIREMENTS
- TWELVE-INCH (12") AND SMALLER MAINS SHALL HAVE A MINIMUM COVER OF FOUR FEET (4') FROM THE TOP OF THE CURB OR FIVE FEET (5') FROM THE MEAN ELEVATION OF THE BOTTOM OF THE NEARBY DITCH AND NEARBY RIGHT-OF-WAY ELEVATION FOR OPEN DITCH SECTIONS.
- MAINS GREATER THAN TWELVE-INCHES (12") SHALL HAVE A MINIMUM COVER OF FIVE FEET (5') FROM THE TOP OF THE CURB OR SIX FEET (6') FROM THE MEAN ELEVATION FOR OPEN DITCH SECTIONS.
- ALL WATER MAINS SHALL BE HYDROSTATICALLY TESTED BEFORE BACTERIOLOGICAL TESTING IN ACCORDANCE WITH AWWA STANDARD C-600.
- ALL WATER PIPING SHALL BE DISINFECTED AND BACTERIOLOGICALLY TESTED PRIOR TO USE IN ACCORDANCE WITH AWWA STANDARD C-601.
- ALL WATER MAINS 4" THROUGH 12" SHALL BE C-900 (SDR-18). ALL WATER MAINS 14" THROUGH 36" SHALL BE C-905 (SDR-18).
- PRIOR TO BACKFILLING OF ALL UNDERGROUND WATER LINES, INSTALL A CONTINUOUS #14 COPPER TRACER WIRE, LOCATED DIRECTLY OVER BURIED LINES AND ACCESSIBLE AT EACH VALVE STACK.
- THE INSTALLATION OF ALL WATER LINES SHALL EXTEND ALONG THE ENTIRE LENGTH OF THE PROPERTY TO BE SERVED. WATER LINES THAT DEAD END SHALL EXTEND TO THE PROJECT LIMITS FOR FUTURE EXTENSIONS.

**LEGEND:**

- EX ADJOINER LINE, ADJ
- · — · — · EX SANITARY, SAN
- — — — EX WATERLINE, WL
- · — · — · EX STORM SEWER, STM
- → → → EX DRAINAGE PATH, FL
- / — / — / EX HIGH BANK, HB
- · — · — · EX EASEMENT, ESMT
- — — — EX BUILDING LINE, BL
- P — — — EX OVERHEAD POWER, P
- UG — — — EX UNDERGROUND POWER, UG
- — — — EX FIBER, FO
- T — — — EX TELEPHONE, T
- G — — — EX GAS LINE, G
- X — — — EX FENCE, FNC
- PROJECT BOUNDARY LINE, BNDY
- PROP SANITARY, SAN
- PROP WATERLINE, WL
- PROP STORM SEWER, STM
- → → → PROP DRAINAGE PATH, FL
- / — / — / PROP HIGH BANK, HB
- · — · — · PROP EASEMENT, ESMT
- PROP BUILDING LINE, BL
- P — — — PROP OVERHEAD POWER, P
- UG — — — PROP UNDERGRD POWER, UG
- — — — PROP FIBER, FO
- T — — — PROP TELEPHONE, T
- G — — — PROP GAS LINE, G
- X — — — PROP FENCE, FNC
- PROP PAVEMENT, PVMT
- PROP BACK OF CURB, BC

**BENCHMARK:**

THE BENCHMARKS SHOWN HEREON ARE BASED ON NAD83, TEXAS CENTRAL ZONE.

**FLOODPLAIN NOTE:**

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 48041C0215F, WITH A DATE OF IDENTIFICATION OF APRIL 2, 2014, IN BRAZOS COUNTY, STATE OF TEXAS, IN WHICH THE PROPERTY IS SITUATED.



**L SQUARED ENGINEERING**  
MUNICIPAL COMMERCIAL RESIDENTIAL

WWW.LSENGINEERING.COM  
10660 RUSTONVILLE BLVD #1150  
3307 W. DAVIS STREET #100  
CONROE, TEXAS 77385  
OFFICE: 936-647-0420

21123 EVA STREET #200  
MONTGOMERY, TEXAS 77356

**CLIENT INFORMATION**  
JUSTIN WALTON  
713-446-4083  
JW@BUILD-OLOGY.NET

PROJECT ADDRESS  
2535 E VILLA MARIA ROAD  
BRYAN, TEXAS 77803

**THE MODS CONSTRUCTION NOTES & LEGEND**

DRAWING ISSUE			
#	DATE	BY	* COMMENT
1	9/27/22	JTW	FOR PERMIT


**DRAWING INFORMATION**

PROJECT 10766 TDLR \*\*

DRAWN MCV/EIT JTW

SCALE SHEET

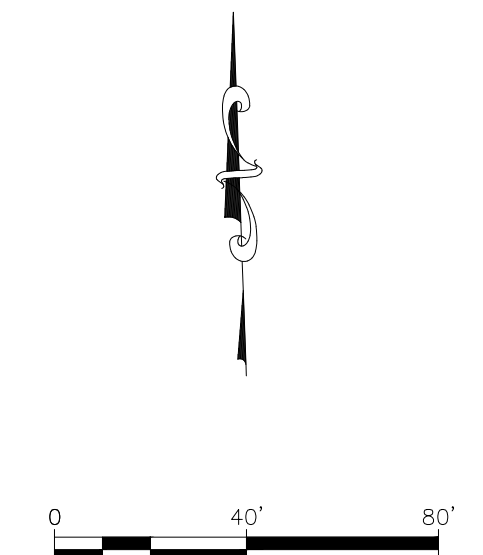
**02**



3/10/2022

\*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

S:\ENGINEERING PROJECTS\10766 - THE LUX\03 CAD\DESIGN SET\03 EXISTING CONDITIONS SURVEY & DEMOLITION PLAN.DWG Oct. 11, 2022-9:24 AM



**DEMOLITION LEGEND:**

INDICATES OTHER ITEMS TO BE DEMOLISHED AS DESCRIBED (CONTRACTOR TO VERIFY EACH ITEM WITH OWNER PRIOR TO CONSTRUCTION IN REGARDS TO REMOVAL, STORAGE AND/OR DISPOSAL.)

**DEMOLITION NOTES:**

1. ALL DEMOLISHED MATERIALS NOT TO BE SAVED OR REUSED BY OWNER ARE TO BE REMOVED FROM SITE AT CONTRACTOR'S EXPENSE.

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**PROJECT ADDRESS**  
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 BRYAN, TEXAS 77803

# THE MODS

## EXISTING CONDITIONS SURVEY & DEMOLITION PLAN

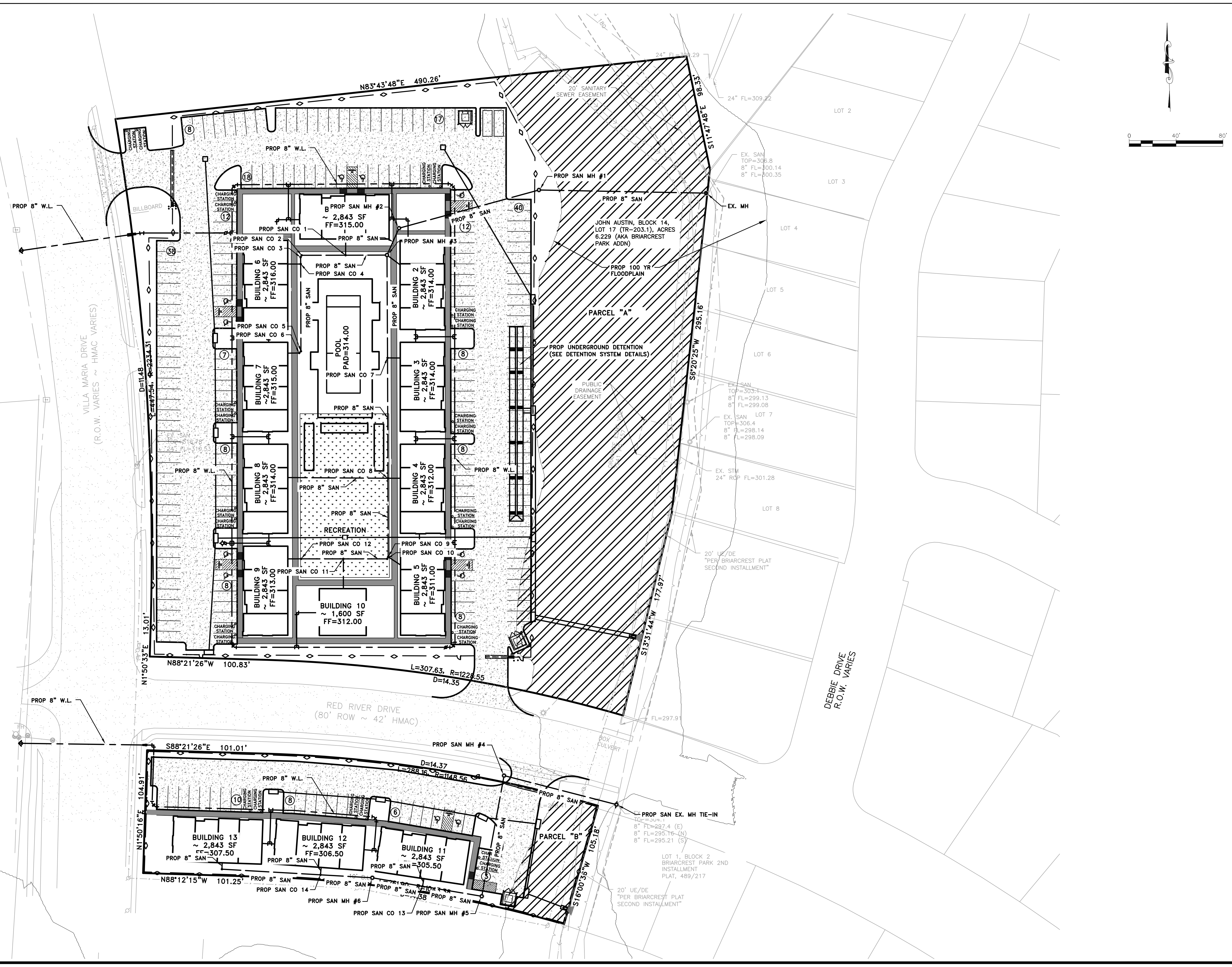
DRAWING ISSUE			
#	DATE	BY	* COMMENT
1	9/27/22	JTW	FOR PERMIT

DRAWING INFORMATION			
PROJECT	10766	TDLR	**
DRAWN	MCV	EIT	JTW
SCALE	SHEET		<b>03</b>
1" = 40' (24x36)	1" = 80' (11x17)		

3/10/2022

\*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

S:\ENGINEERING PROJECTS\10766 - THE LUX 03 CAD\DESIGN SET\04 OVERALL SITE PLAN.DWG Oct. 11, 2022-9:26 AM



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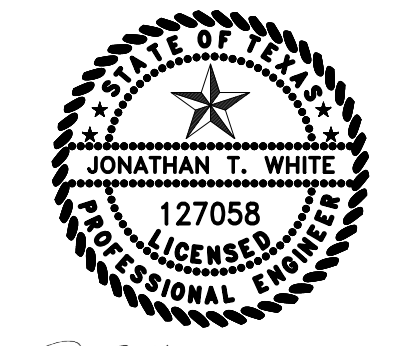
CLIENT INFORMATION  
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 713-446-4083  
 JW@BUILD-OLYO.NET  
 PROJECT ADDRESS  
 2539 E VILLA MARIA ROAD  
 BRYAN, TEXAS 77803

# THE MODS

## OVERALL SITE PLAN

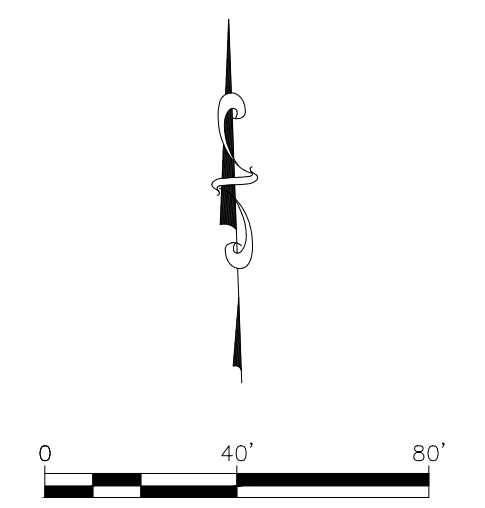
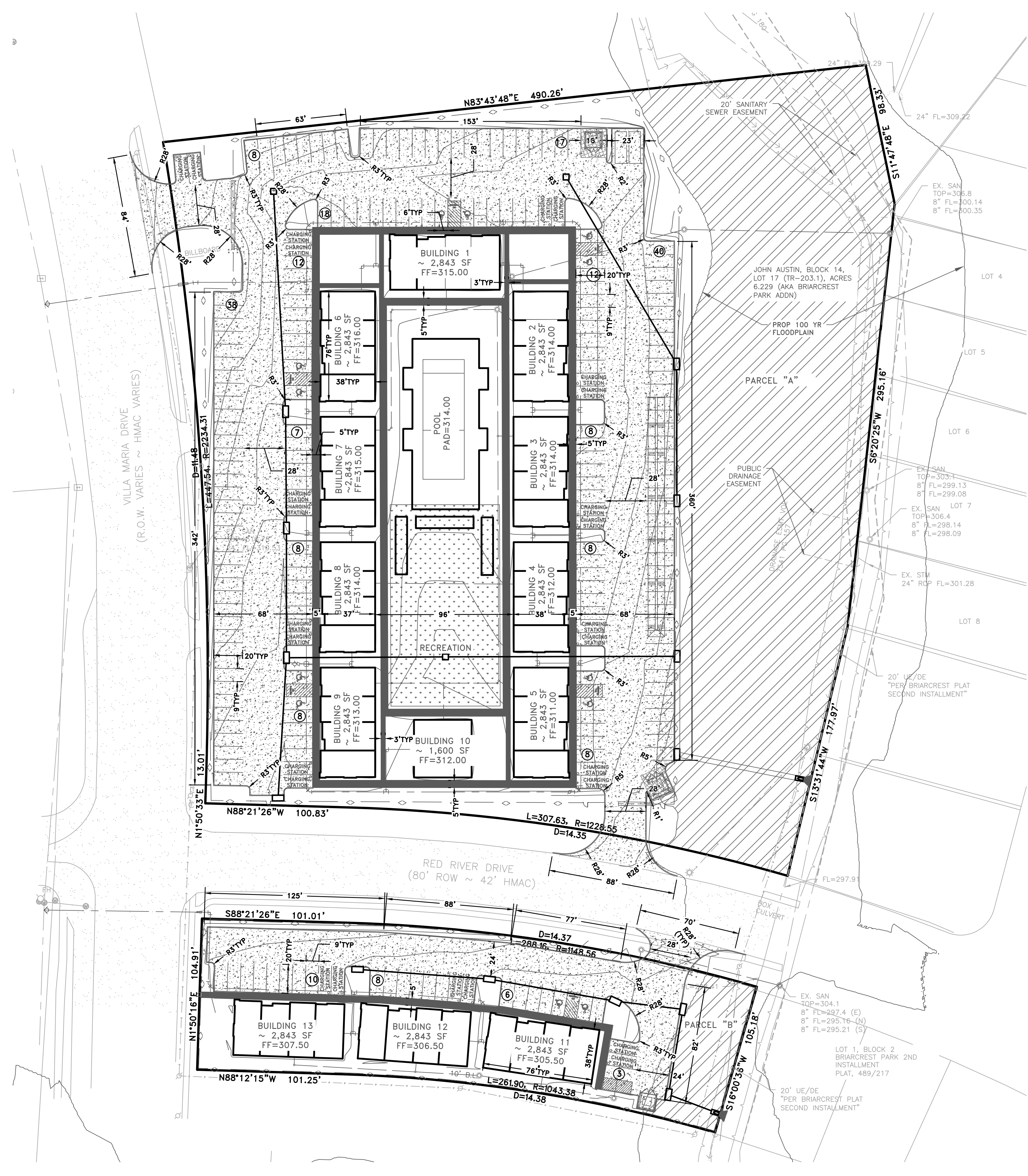
DRAWING ISSUE			
#	DATE	BY	* COMMENT
1	9/27/22	JTW	FOR PERMIT

DRAWING INFORMATION			
PROJECT	10766	TDLR	**
DRAWN	MCV	EIT	JTW
SCALE	SHEET		04
1" = 40' (24x36)			
1" = 80' (11x17)			



3/10/2022

\*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE



**PAVING LEGEND:**

- 11,568 SF OF 4" CONCRETE
- 87,371.5 SF OF 6" CONCRETE
- 681 SF OF 8" CONCRETE

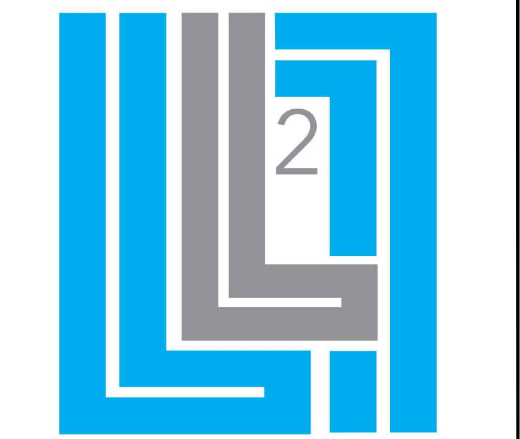
TOTAL TO IMPERVIOUS AREA= 128,602

**PAVING NOTES:**

1. SEE PAVING DIMENSIONS AND SPECIFICATIONS PROVIDED ON DETAIL SHEETS

**PARKING REQUIREMENTS:**

# OF BEDROOMS	REQD. RATE	PROP STD/ADA
216	1/1	
<b>TOTALS</b>	<b>216</b>	<b>222</b>



**L SQUARED ENGINEERING**  
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# THE MODS

## PAVING PLAN

DRAWING ISSUE			
#	DATE	BY	* COMMENT
1	9/27/22	JTW	FOR PERMIT

DRAWING INFORMATION			
PROJECT	10766	TDLR	**
DRAWN	MCV	EIT	JTW
SCALE	SHEET		<b>05</b>
1" = 40' (24x36)	1" = 80' (11x17)		

**JONATHAN T. WHITE**  
 127058  
 PROFESSIONAL ENGINEER

*JTW* 3/10/2022

\*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

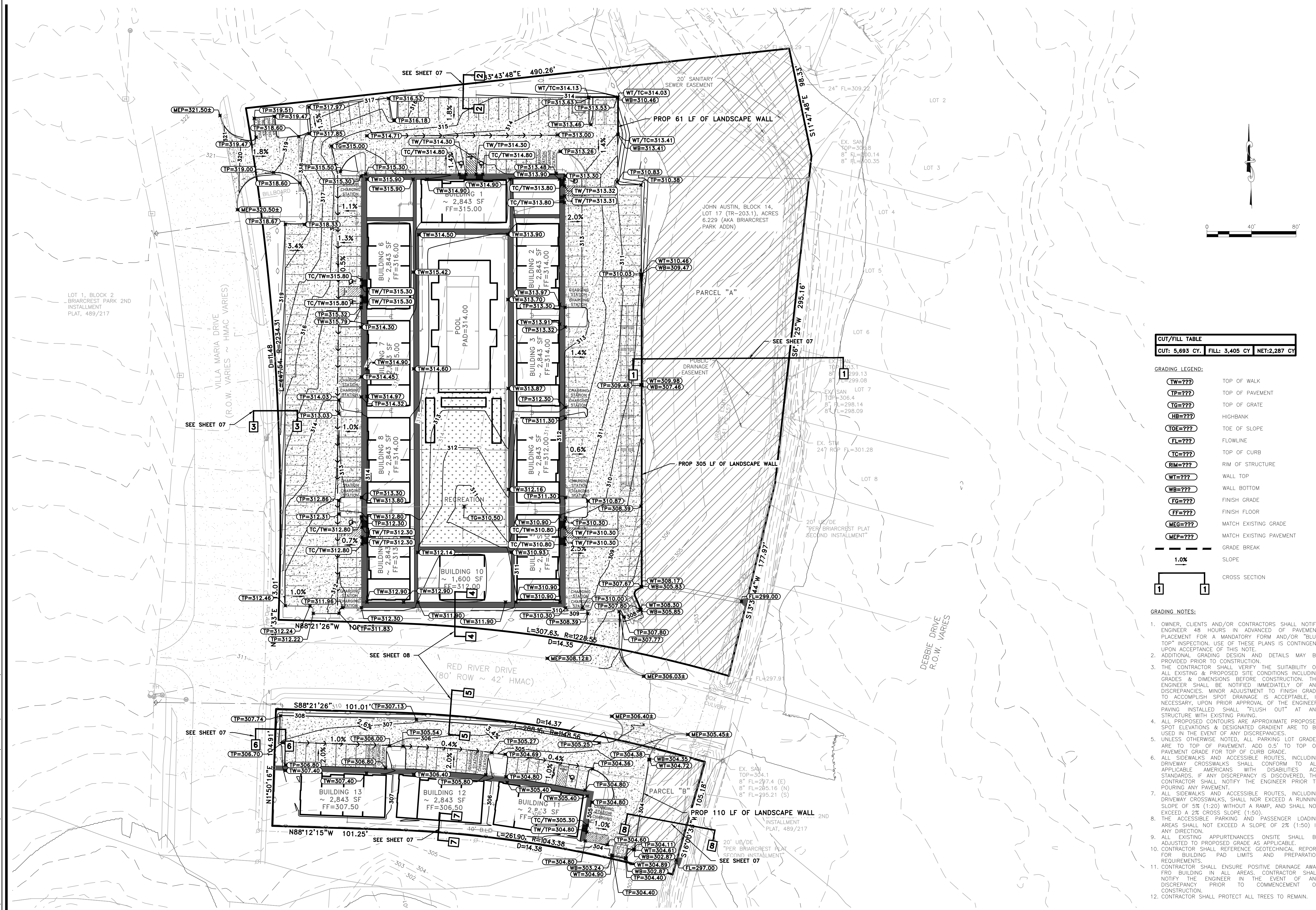
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POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
1	10228997.2113	3549188.6820	21	10228856.2208	3549565.0344	41	10228827.1872	3549497.6841	61	10228638.9010	3549314.8694	151	10228435.8957	3549246.4224
2	10228976.4946	3549217.6375	22	10228859.7412	3549550.4092	42	10228945.1351	3549497.6841	62	10228557.9010	3549314.9147	152	10228416.7564	3549246.7125
3	10228996.6895	3549218.7833	23	10228855.3030	3549546.7127	43	10228945.1351	3549512.9328	63	10228557.9087	3549297.9085	153	10228414.0420	3549336.6652
4	10228998.4033	3549236.7015	24	10228856.0297	3549545.9452	44	10228966.2639	3549490.7941	64	10228553.1415	3549294.9064	154	10228431.0339	3549337.1348
5	10228978.7802	3549241.5927	25	10228846.5500	3549567.9290	45	10228947.1976	3549489.7974	65	10228552.7649	3549271.7799	155	10228430.5384	3549355.1279
6	10228987.1540	3549269.4962	26	10228851.3345	3549481.9083	46	10228946.6994	3549318.7276	66	10228559.3466	3549268.7792	156	10228413.5449	3549354.6584
7	10229006.7796	3549267.5990	27	10228859.4427	3549517.9794	47	10228963.3260	3549318.7656	67	10228559.7359	3549246.6905	157	10228413.3461	3549361.8537
8	10229014.5379	3549339.1798	28	10228852.5110	3549518.0153	48	10228944.9082	3549298.8023	68	10228901.7359	3549246.7315	158	10228407.9715	3549426.5663
9	10228994.8023	3549344.6397	29	10228857.5248	3549498.0814	49	10228944.9010	3549314.8247	69	10228902.2967	3549265.8304	159	10228425.0253	3549428.5215
10	10229014.9586	3549348.1571	30	10228863.5248	3549498.0814	50	10228827.4012	3549314.3525	70	10228920.2379	3549266.7299	160	10228423.0046	3549446.4087
11	10229015.0175	3549518.7936	31	10228863.5248	3549514.9722	51	10228827.4089	3549297.3402	71	10228948.1252	3549236.1804	161	10228406.2757	3549444.4835
12	10228993.0176	3549518.7417	32	10228865.4867	3549514.6258	52	10228809.4089	3549297.3320	72	10228947.4012	3549228.6100	162	10228394.3317	3549515.6513
13	10228993.0129	3549522.7889	33	10228865.5248	3549497.9527	53	10228809.4012	3549314.3562	73	10228914.7286	3549203.6907	163	10228410.9377	3549518.4885
14	10229015.0432	3549522.7889	34	10228737.5248	3549497.8123	54	10228746.9010	3549314.8627	144	10228406.4967	3549539.3745	164	10228380.5098	3549538.4418
15	10229015.0537	3549544.4587	35	10228737.5285	3549514.8519	55	10228746.9087	3549297.8667	145	10228445.7427	3549549.3587	165	10228383.3510	3549521.7718
16	10228936.8737	3549547.4462	36	10228728.0248	3549514.8318	56	10228728.9087	3549297.8585	146	10228436.5971	3549528.3647	166	10228348.6894	3549515.8253
17	10228939.5994	3549544.4587	37	10228728.0248	3549497.8357	57	10228728.9010	3549314.8578	147	10228449.4600	3549453.8079	167	10228344.0662	3549541.2834
18	10228936.8729	3549565.6442	38	10228809.5248	3549497.6034	58	10228656.9010	3549314.8252	148	10228457.2961	3549364.2719	168	10228335.5944	3549504.8094
19	10228576.8747	3549565.7513	39	10228809.5244	3549514.6995	59	10228656.8738	3549298.0778	149	10228460.8817	3549242.4594	169	10228333.4996	3549551.8918
20	10228568.2345	3549599.7035	40	10228827.1872	3549514.6921	60	10228638.9087	3549297.8876	150	10228436.9339	3549241.6480	170	10228341.9648	3549553.6880

PAVING COORDINATES			PAVING COORDINATES			PAVING COORDINATES			PAVING COORDINATES			PAVING COORDINATES		
POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING	POINT #	NORTHING	EASTING
171	10228341.3224	3549559.2042	208	10228942.5129	3549715.3364	251	10228584.0179	3549365.9550	301	10228420.4646	3549638.8229	342	10228993.0129	3549522.7889
172	10228421.8040	3549572.8722	209	10228945.1857	3549572.7326	252	10228554.8346	3549498.3014	302	10228445.2944	3549542.8501	343	10228993.0129	3549522.7889
173	10228444.1992	3549607.5831	210	10228948.6456	3549443.0452	253	10228557.5466	3549501.0831	303	10228449.2944	3549542.8501	344	10228993.0129	3549522.7889
174	10228444.1992	3549607.5831	211	10228948.6456	3549443.0452	254	10228644.2805	3549500.9705	304	10228457.2961	3549364.2719	345	10228993.0129	3549522.7889
175	10228444.1992	3549607.5831	212	10228948.6456	3549443.0452	255	10228644.2418	3549470.7896	305	10228460.8817	3549242.4594	346	10228993.0129	3549522.7889
176	10228444.1992	3549607.5831	213	10228948.6456	3549443.0452	256	10228732.7934	3549467.5105	347	10228993.0129	3549522.7889	347	10228993.0129	3549522.7889
177	10228444.1992	3549607.5831	214	10228948.6456	3549443.0452	257	10228732.8652	3549500.8542	348	10228993.0129	3549522.7889	348	10228993.0129	3549522.7889
178	10228444.1992	3549607.5831	215	10228948.6456	3549443.0452	258	10228742.9341	3549128.6317	349	10228993.0129	3549522.7889	349	10228993.0129	3549522.7889
179	10228444.1992	3549607.5831	216	10228948.6456	3549443.0452	259	10228746.9010	3549314.8252	350	10228993.0129	3549522.7889	350	10228993.0129	3549522.7889
180	10228444.1992	3549607.5831	217	10228948.6456	3549443.0452	260	10228746.9087	3549297.8667	351	10228993.0129	3549522.7889	351	10228993.0129	3549522.7889
181	10228444.1992	3549607.5831	218	10228948.6456	3549443.0452	261	10228746.9087	3549297.8667	352	10228993.0129	3549522.7889	352	10228993.0129	3549522.7889
182	10228444.1992	3549607.5831	219	10228948.6456	3549443.0452	262	10228746.9087	3549297.8667	353	10228993.0129	3549522.7889	353	10228993.0129	3549522.7889
183	10228444.1992	3549607.5831	220	10228948.6456	3549443.0452	263	10228746.9087	3549297.8667	354	10228993.0129	3549522.7889	354	10228993.0129	3549522.7889
184	10228444.1992	3549607.5831	221	10228948.6456	3549443.0452	264	10228746.9087	3549297.8667	355	10228993.0129	3549522.7889	355	10228993.0129	3549522.7889
185	10228444.1992	3549607.5831	222	10228948.6456	3549443.0452	265	10228746.9087	3549297.8667	356	10228993.0129	3549522.7889	356	10228993.0129	3549522.7889
186	10228444.1992	3549607.5831	223	10228948.6456	3549443.0452	266	10228746.9087	3549297.8667	357	10228993.0129	3549522.7889	357	10228993.0129	3549522.7889
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188	10228444.1992	3549607.5831	225	10228948.6456	3549443.0452	268	10228746.9087	3549297.8667	359	10228993.0129	3549522.7889	359	10228993.0129	3549522.7889
189	10228444.1992	3549607.5831	226	10228948.6456	3549443.0452	269	10228746.9087	3549297.8667	360	10228993.0129	3549522.7889	360	10228993.0129	3549522.7889
190	10228444.1992	3549607.5831	227	10228948.6456	3549443.0452	270	10228746.9087	3549297.8667	361	10228993.0129	3549522.7889	361	10228993.0129	3549522.7889
191	10228444.1992	3549607.5831	228	10228948.6456	3549443.0452	271	10228746.9087	3549297.8667	362	10228993.0129	3549522.7889	362	10228993.0129	3549522.7889
192	10228444.1992	3549607.5831	229	10228948.6456	3549443.0452	272	10228746.9087	3549297.8667	363	10228993.0129	3549522.7889	363	10228993.0129	3549522.7889
193	10228444.1992	3549607.5831	230	10228948.6456	3549443.0452	273	10228746.9087	3549297.8667	364	10228993.0129	3549522.7889	364	10228993.0129	3549522.7889
194	10228444.1992	3549607.5831	231	10228948.6456	3549443.0452	274	10228746.9087	3549297.8667	365	10228993.0129	3549522.7889	365	10228993.0129	3549522.7889
195	10228444.1992	3549607.5831	232	10228948.6456	3549443.0452	275	10228746.9087	3549297.8667	366	10228993.0129	3549522.7889	366	10228993.0129	3549522.7889
196	10228444.1992	3549607.5831	233	10228948.6456	3549443.0452	276	10228746.9087	3549297.8667	367	10228993.0129	3549522.7889	367	10228993.0129	3549522.7889
197	10228444.1992	3549607.5831	234	10228948.6456	3549443.0452	277	10228746.9087	3549297.8667	368	10228993.0129	3549522.7889	368	10228993.0129	3549522.7889
198	10228444.1992	3549607.5831	235	10228948.6456	3549443.0452	278	10228746.9087	3549297.8667	369	10228993.0129	3549522.7889	369	10228993.0129	3549522.7889
199	10228444.1992	3549607.5831	236	10228948.6456	3549443.0452	279	10228746.9087	3549297.8667	370	10228993.0129	3549522.7889	370	10228993.0129	3549522.7889
200	10228444.1992	3549607.5831	237	10228948.6456	3549443.0452	280	10228746.9087	3549297.8667	371	10228993.0129	3549522.7889	371	10228993.0129	3549522.7889
201	10228444.1992	3549607.5831	238	10228948.6456	3549443.0452	281	10228746.9087	3549297.8667	372	10228993.0129	3549522.7889	372	10228993.0129	3549522.7889
202	10228444.1992	3549607.5831	239	10228948.6456	3549443.0452	282	10228746.9087	3549297.8667	373	10228993.0129	3549522.7889	373	10228993.0129	3549522.7889
203	10228444.1992	3549607.5831	240	10228948.6456	3549443.0452	283	10228746.9087	3549297.8667	374	10228993.0129	3549522.7889	374	10228993.0129	3549522.7889
204	10228444.1992	3549607.5831	241	10228948.6456	3549443.0452	284	10228746.9087	3549297.8667	375	10228993.0129	3549522.7889	375	10228993.0129	3549522.7889
205	10228444.1992	3549607.5831	242	10										



CLIENT INFORMATION  
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THE MODS GRADING PLAN



**CUT/FILL TABLE**

CUT: 5,693 CY	FILL: 3,405 CY	NET: 2,287 CY
---------------	----------------	---------------

- GRADING LEGEND:**
- TP=???** TOP OF PAVEMENT
  - TG=???** TOP OF GRATE
  - HB=???** HIGHBANK
  - TOE=???** TOE OF SLOPE
  - FL=???** FLOWLINE
  - TC=???** TOP OF CURB
  - RIM=???** RIM OF STRUCTURE
  - WT=???** WALL TOP
  - WB=???** WALL BOTTOM
  - FG=???** FINISH GRADE
  - FF=???** FINISH FLOOR
  - MEG=???** MATCH EXISTING GRADE
  - MEP=???** MATCH EXISTING PAVEMENT
- GRADE BREAK** (Symbol: ---|---)
- 1.0%** SLOPE (Symbol: ---|---)
- CROSS SECTION** (Symbol: [ ])

- GRADING NOTES:**
- OWNER, CLIENTS AND/OR CONTRACTORS SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCED OF PAVEMENT PLACEMENT FOR A MANDATORY FORM AND/OR "BLUE TOP" INSPECTION. USE OF THESE PLANS IS CONTINGENT UPON ACCEPTANCE OF THIS NOTE.
  - ADDITIONAL GRADING DESIGN AND DETAILS MAY BE PROVIDED PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING & PROPOSED SITE CONDITIONS INCLUDING GRADES & DIMENSIONS BEFORE CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF THE ENGINEER. PAWING INSTALLED SHALL "FLUSH OUT" AT ANY STRUCTURE WITH EXISTING PAVING.
  - ALL PROPOSED CONTOURS ARE APPROXIMATE PROPOSED SPOT ELEVATIONS & DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
  - ALL PROPOSED CONTOURS ARE APPROXIMATE PROPOSED ARE TO TOP OF PAVEMENT, ADD 0.5' TO TOP OF PAVEMENT GRADE FOR TOP OF CURB GRADE.
  - ALL SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSWALKS, SHALL CONFORM TO ALL APPLICABLE AMERICANS WITH DISABILITIES ACT STANDARDS. IF ANY DISCREPANCY IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO POURING ANY PAVEMENT.
  - ALL SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSWALKS, SHALL NOT EXCEED A RUNNING SLOPE OF 5% (1:20) WITHOUT A RAMP, AND SHALL NOT EXCEED A 2% CROSS SLOPE (1:50).
  - THE ACCESSIBLE PARKING AND PASSENGER LOADING AREAS SHALL NOT EXCEED A SLOPE OF 2% (1:50) IN ANY DIRECTION.
  - ALL EXISTING APPURTENANCES ON SITE SHALL BE ADJUSTED TO PROPOSED GRADE AS APPLICABLE.
  - CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR BUILDING PAD LIMITS AND PREPARATION REQUIREMENTS.
  - CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN THE EVENT OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN.

**DRAWING ISSUE**

#	DATE	BY	* COMMENT
1	9/27/22	JTW	FOR PERMIT

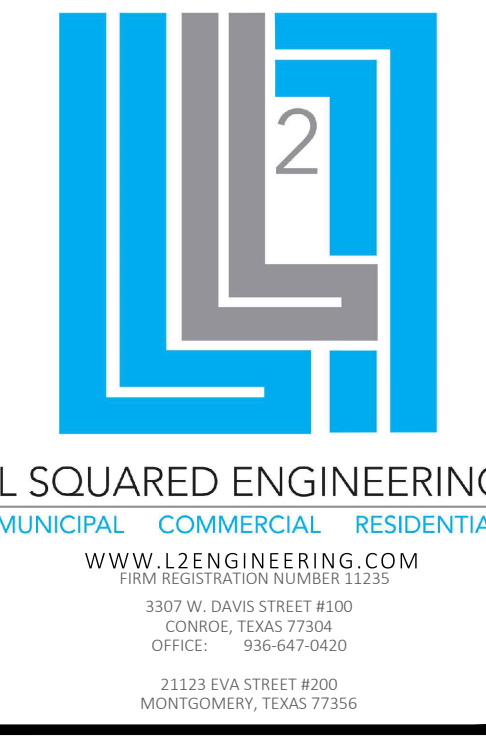
**DRAWING INFORMATION**

PROJECT	10766	TDLR	**
DRAWN	MCV	EIT	JTW
SCALE	1" = 40' (24x36)	SHEET	07
	1" = 80' (11x17)		



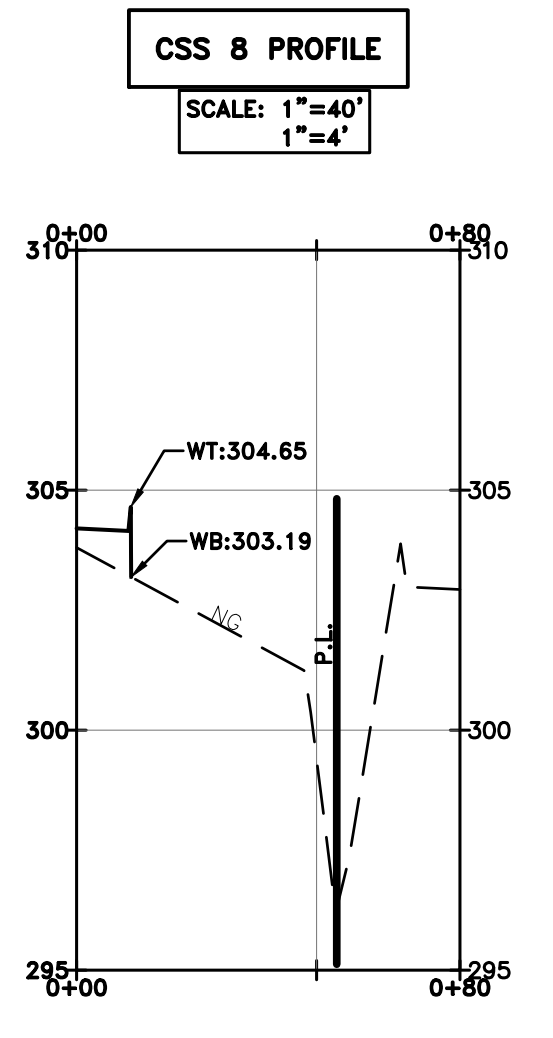
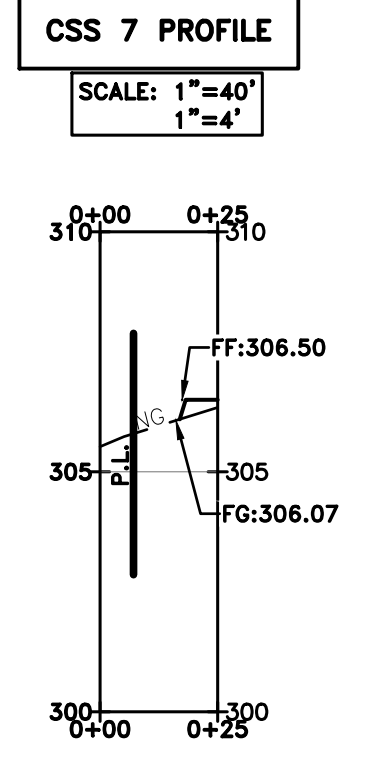
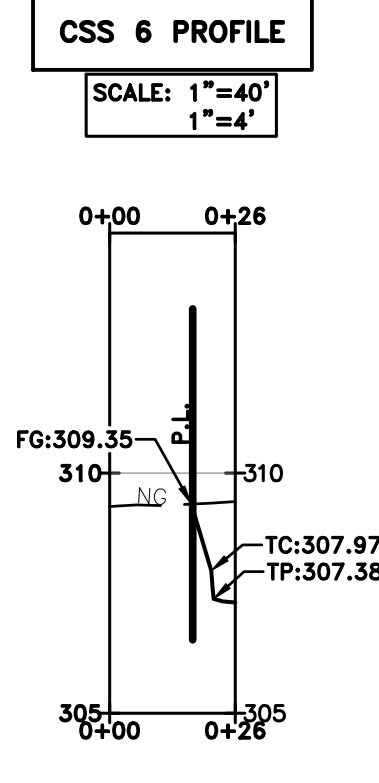
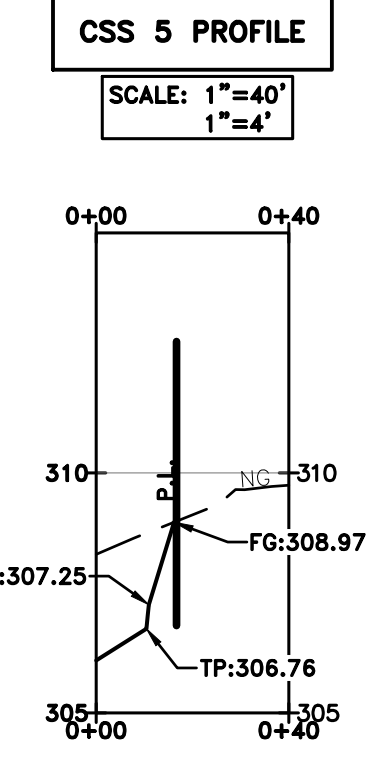
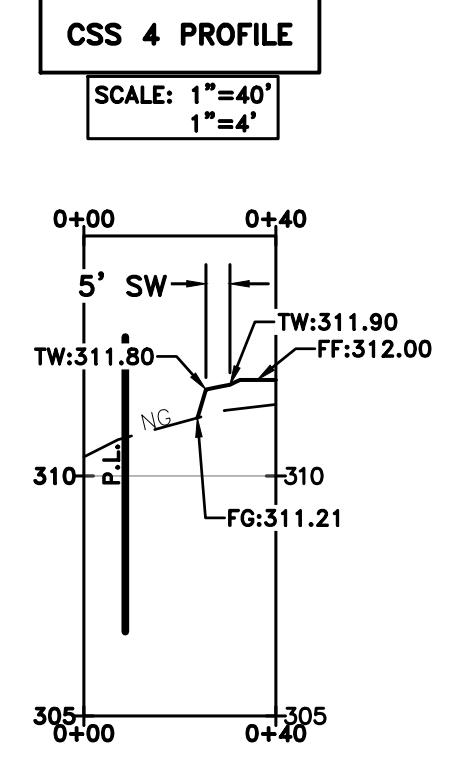
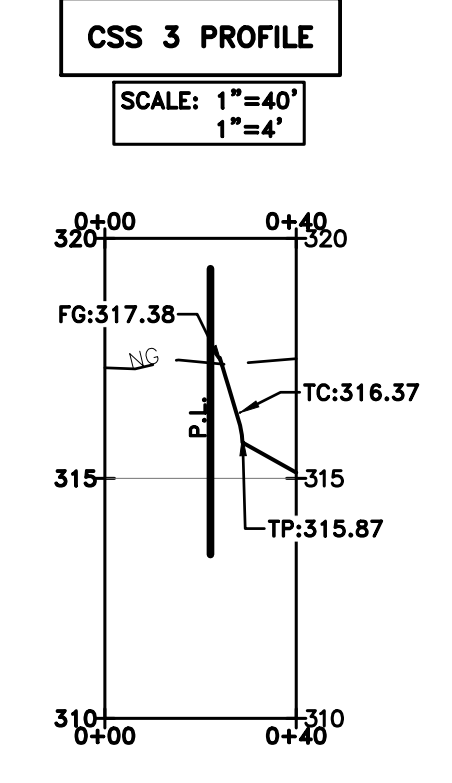
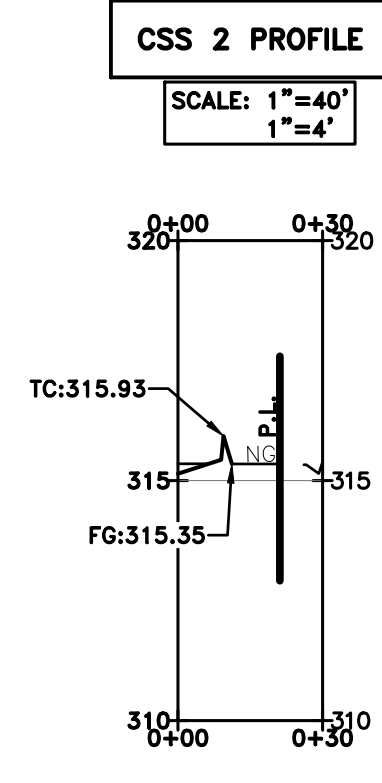
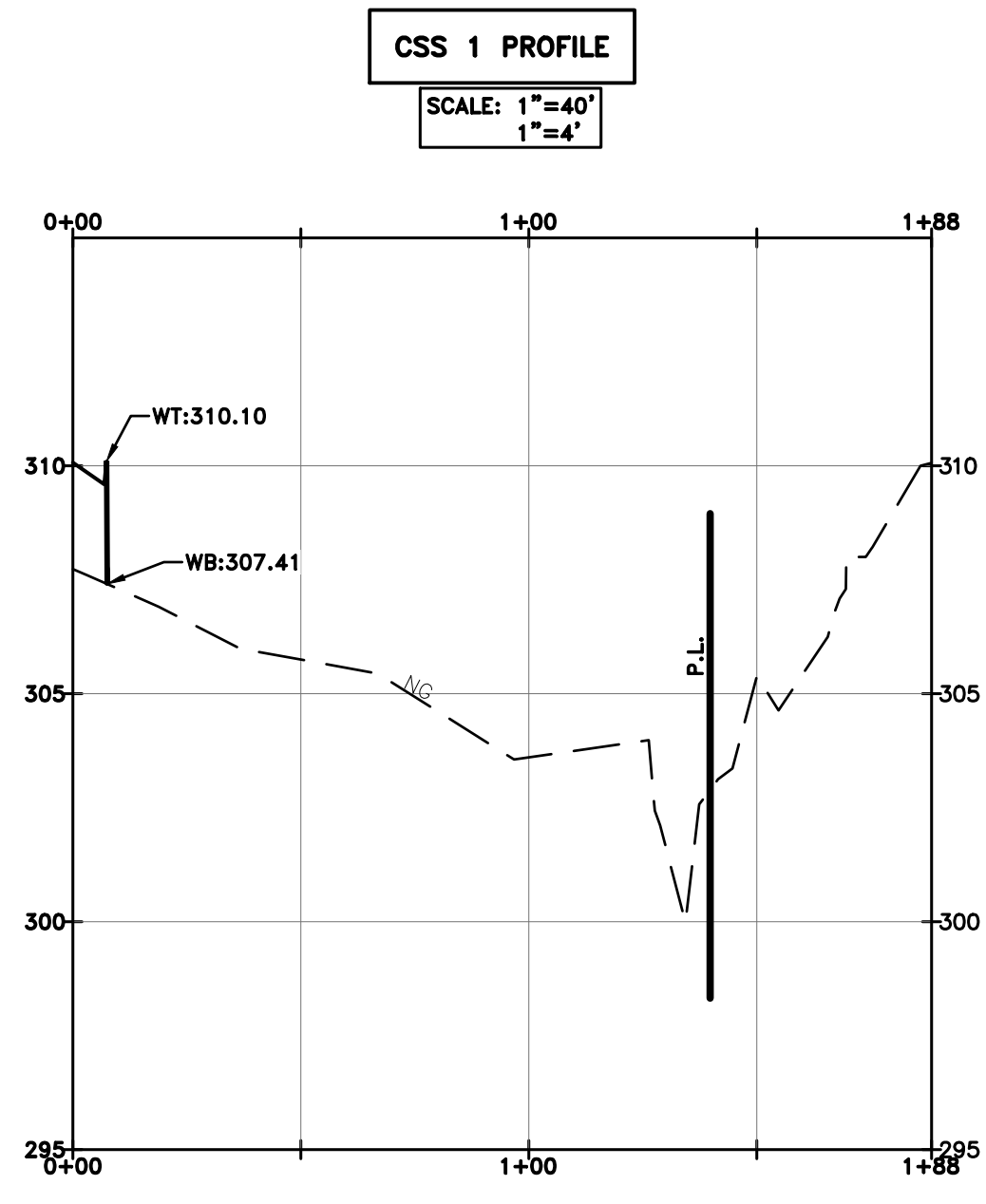
3/10/2022

\*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE



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BRYAN, TEXAS 77803

THE MODS  
CROSS SECTIONS



GRADING LEGEND:

	TOP OF WALK
	TOP OF PAVEMENT
	TOP OF GRATE
	HIGHBANK
	TOE OF SLOPE
	FLOWLINE
	TOP OF CURB
	RIM OF STRUCTURE
	WALL TOP
	FINISH GRADE
	FINISH FLOOR
	MATCH EXISTING GRADE
	MATCH EXISTING PAVEMENT
	GRADE BREAK
	SLOPE
	CROSS SECTION

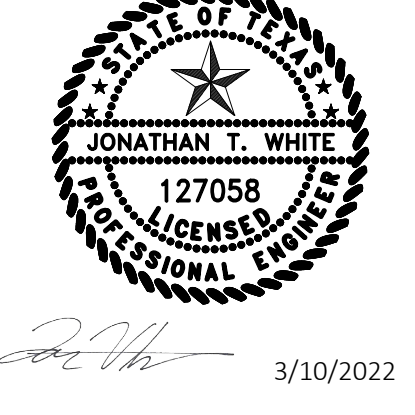
- GRADING NOTES:
- OWNER, CLIENTS AND/OR CONTRACTORS SHALL NOTIFY ENGINEER 48 HOURS IN ADVANCED OF PAVEMENT PLACEMENT FOR A MANDATORY FORM AND/OR "BLUE TOP" INSPECTION. USE OF THESE PLANS IS CONTINGENT UPON ACCEPTANCE OF THIS NOTE.
  - ADDITIONAL GRADING DESIGN AND DETAILS MAY BE PROVIDED PRIOR TO CONSTRUCTION.
  - THE CONTRACTOR SHALL VERIFY THE SUITABILITY OF ALL EXISTING & PROPOSED SITE CONDITIONS INCLUDING GRADES & DIMENSIONS BEFORE CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES. MINOR ADJUSTMENT TO FINISH GRADE TO ACCOMPLISH SPOT DRAINAGE IS ACCEPTABLE, IF NECESSARY, UPON PRIOR APPROVAL OF THE ENGINEER. PAWING INSTALLED SHALL "FLUSH OUT" AT ANY STRUCTURE WITH EXISTING PAWING.
  - ALL PROPOSED CONTOURS ARE APPROXIMATE PROPOSED SPOT ELEVATIONS & DESIGNATED GRADIENT ARE TO BE USED IN THE EVENT OF ANY DISCREPANCIES.
  - UNLESS OTHERWISE NOTED, ALL PARKING LOT GRADES ARE TO TOP OF PAVEMENT, ADD 0.5' TO TOP OF PAVEMENT GRADE FOR TOP OF CURB GRADE.
  - ALL SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSWALKS SHALL CONFORM TO ALL APPLICABLE AMERICANS WITH DISABILITIES ACT STANDARDS. IF ANY DISCREPANCY IS DISCOVERED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO POURING ANY PAVEMENT.
  - ALL SIDEWALKS AND ACCESSIBLE ROUTES, INCLUDING DRIVEWAY CROSSWALKS, SHALL NOT EXCEED A RUNNING SLOPE OF 5% (1:20) WITHOUT A RAMP, AND SHALL NOT EXCEED A 2% CROSS SLOPE (1:50).
  - THE ACCESSIBLE PARKING AND PASSENGER LOADING AREAS SHALL NOT EXCEED A SLOPE OF 2% (1:50) IN ANY DIRECTION.
  - ALL EXISTING APPURTENANCES ONSITE SHALL BE ADJUSTED TO PROPOSED GRADE AS APPLICABLE.
  - CONTRACTOR SHALL REFERENCE GEOTECHNICAL REPORT FOR BUILDING PAD LIMITS AND PREPARATION REQUIREMENTS.
  - CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL AREAS. CONTRACTOR SHALL NOTIFY THE ENGINEER IN THE EVENT OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN.

DRAWING ISSUE

#	DATE	BY	* COMMENT
1	9/27/22	JTW	FOR PERMIT

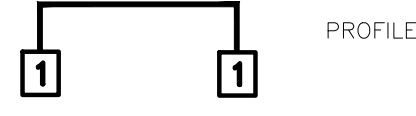
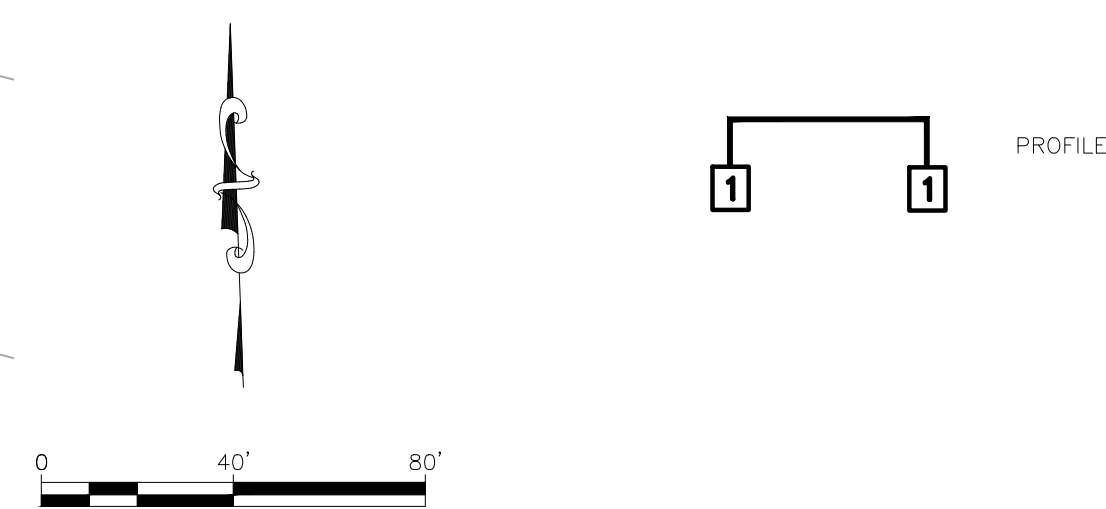
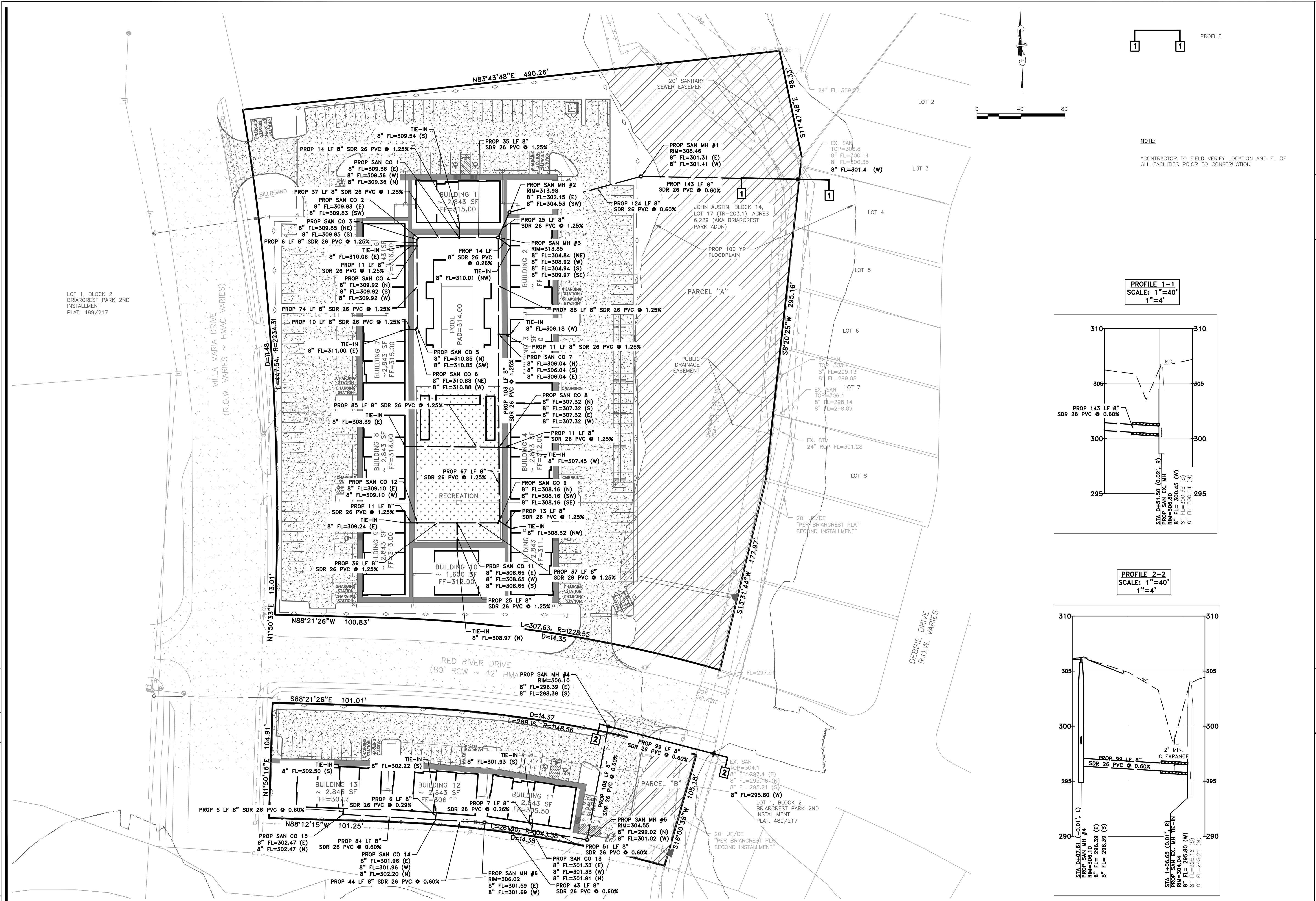
DRAWING INFORMATION

PROJECT	10766	TDLR	**
DRAWN	MCV	EIT	JTW
SCALE	1" = 40' (24x36) 1" = 80' (11x17)	SHEET	08



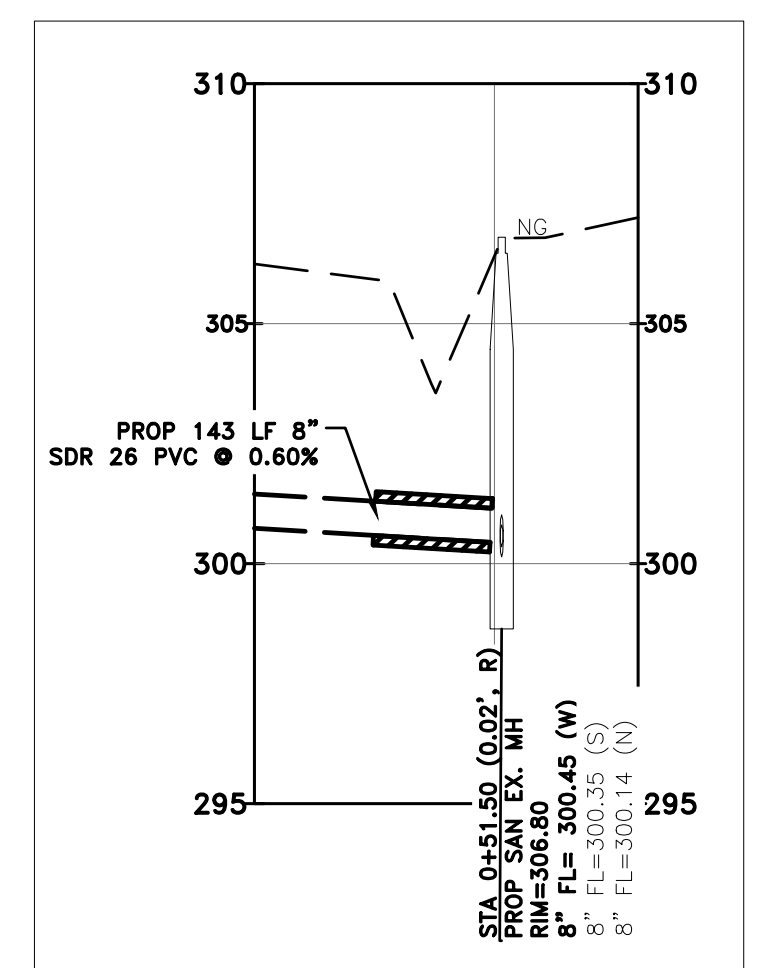
\*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE



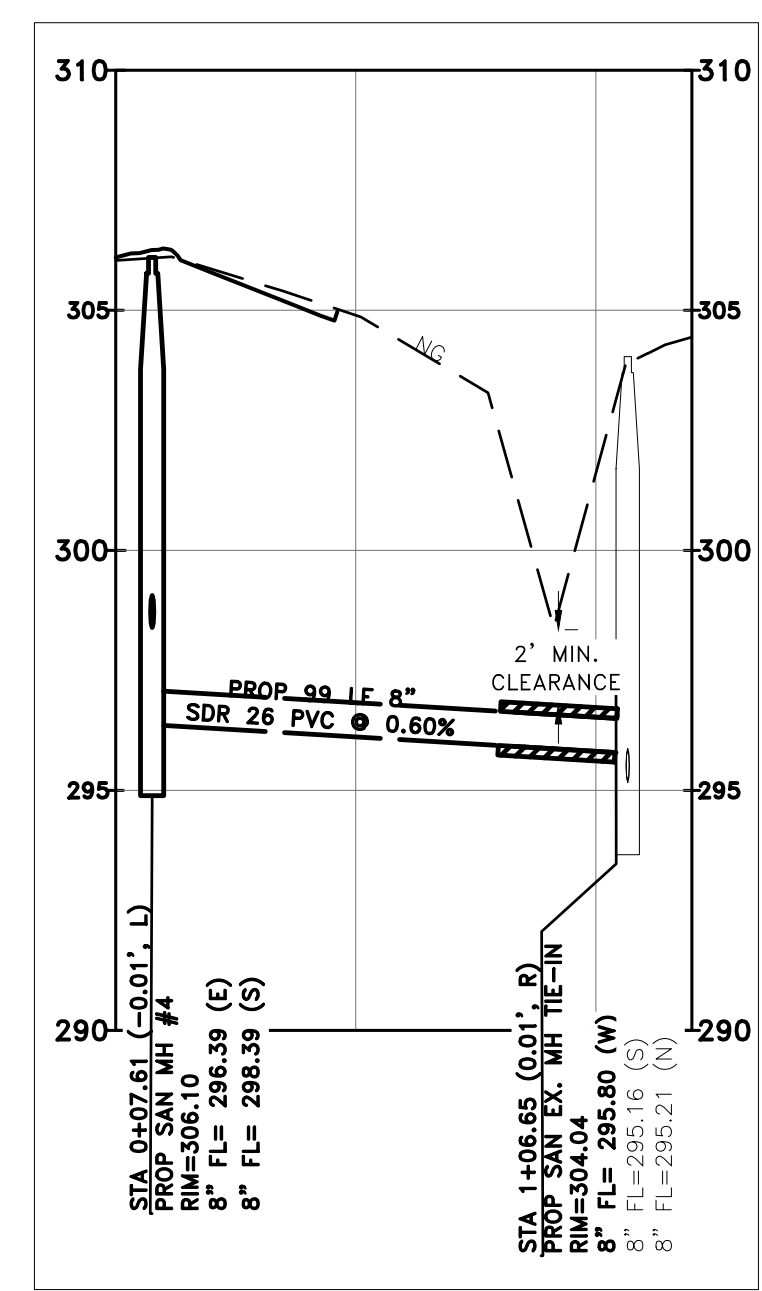


NOTE:  
\*CONTRACTOR TO FIELD VERIFY LOCATION AND FL OF ALL FACILITIES PRIOR TO CONSTRUCTION

PROFILE 1-1  
SCALE: 1"=40'  
1"=4'



PROFILE 2-2  
SCALE: 1"=40'  
1"=4'



**LSQUARED ENGINEERING**  
MUNICIPAL COMMERCIAL RESIDENTIAL  
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OFFICE: 936-647-0420  
21123 EVA STREET #200  
MONTGOMERY, TEXAS 77356

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BRYAN, TEXAS 77803

# THE MODS

## SANITARY SEWER PLAN

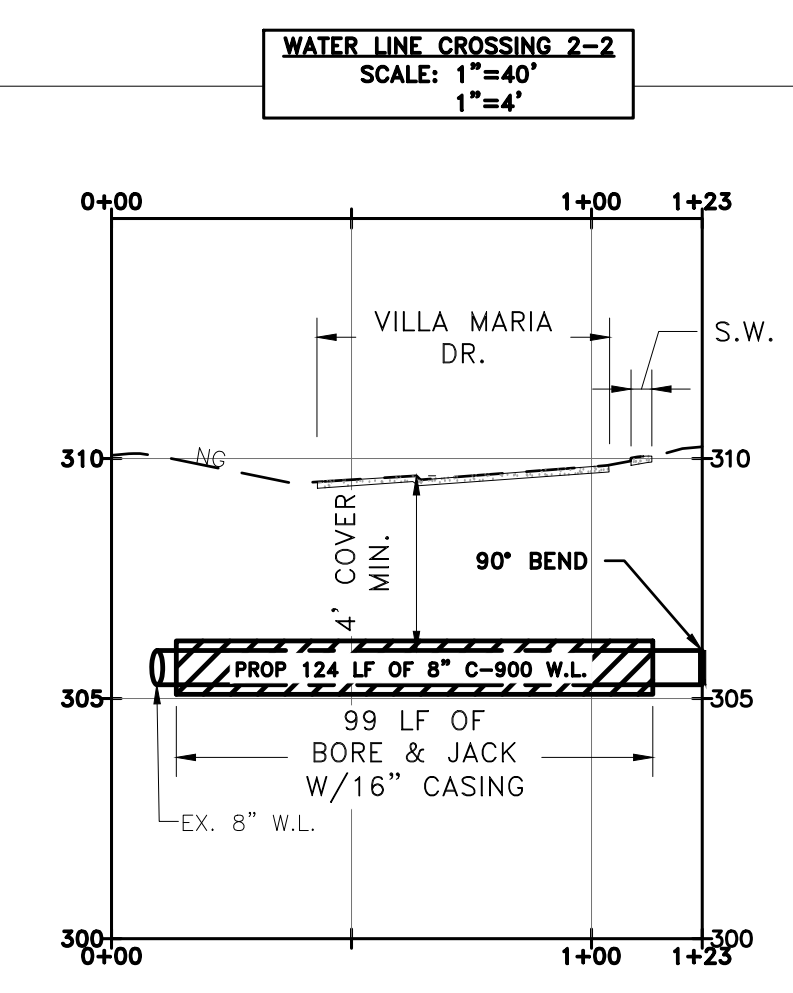
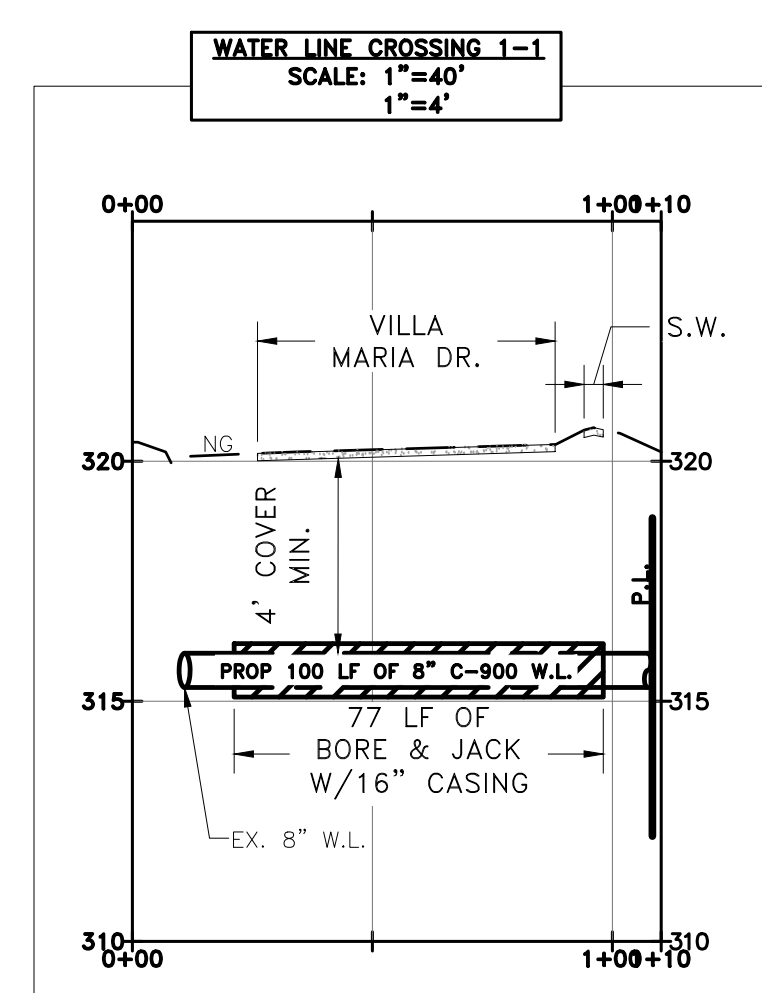
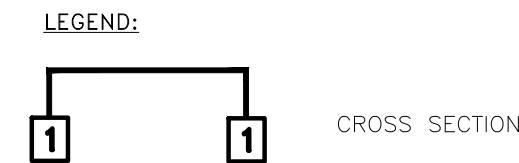
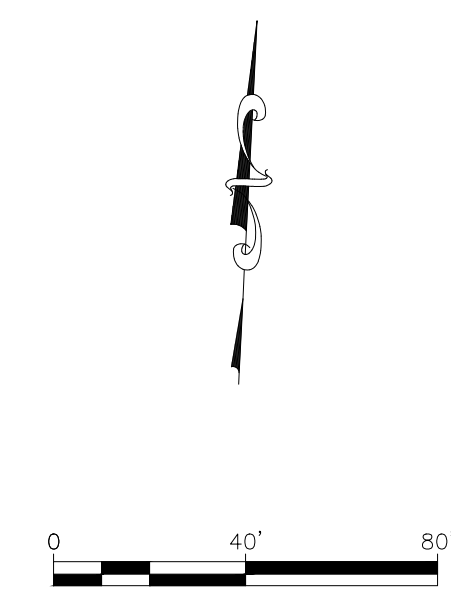
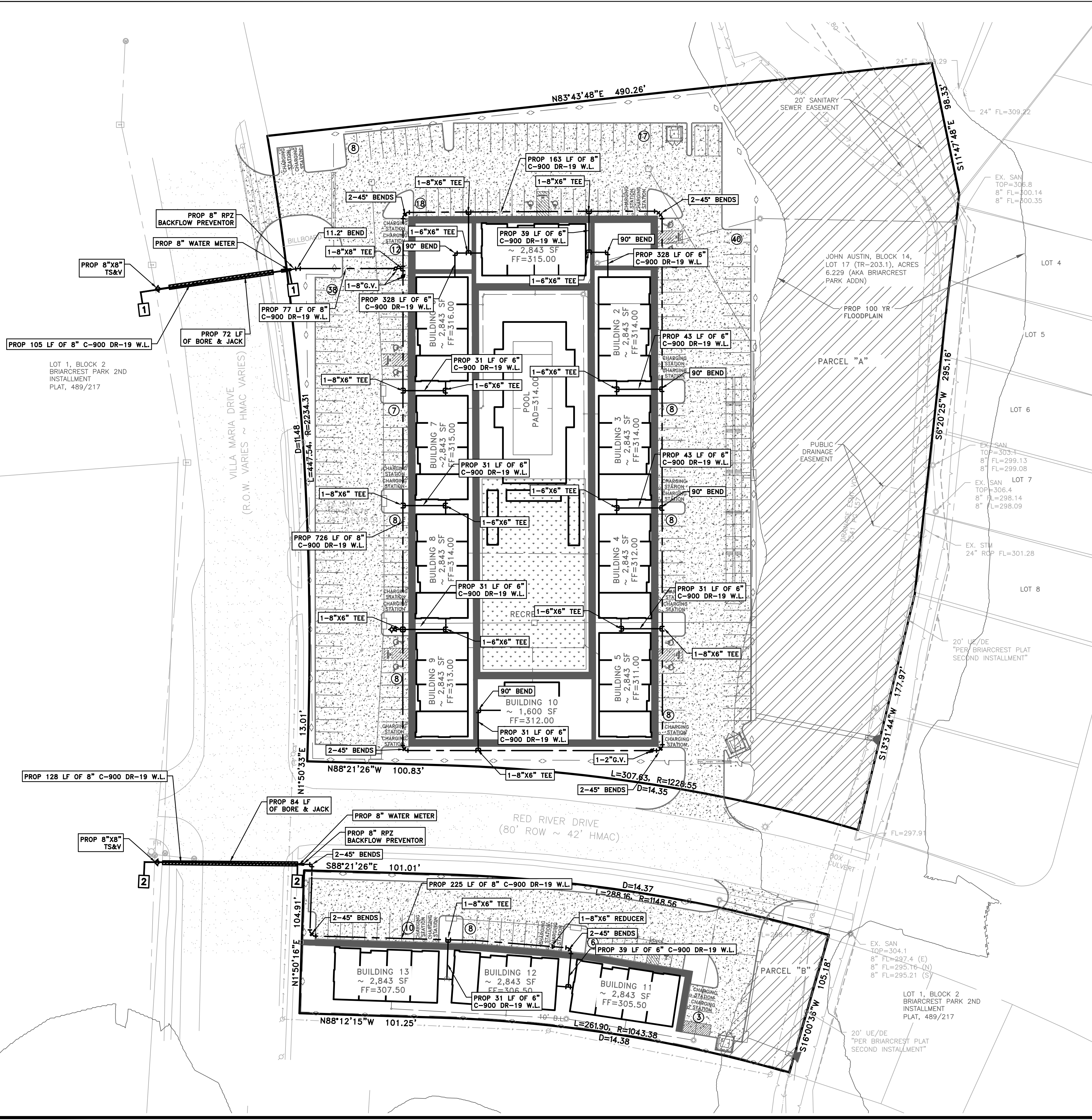
DRAWING ISSUE			
#	DATE	BY	* COMMENT
1	9/27/22	JTW	FOR PERMIT

DRAWING INFORMATION			
PROJECT	10766	TDLR	**
DRAWN	MCV	EIT	JTW
SCALE	SHEET		09
1" = 40' (24x36)			
1" = 80' (11x17)			

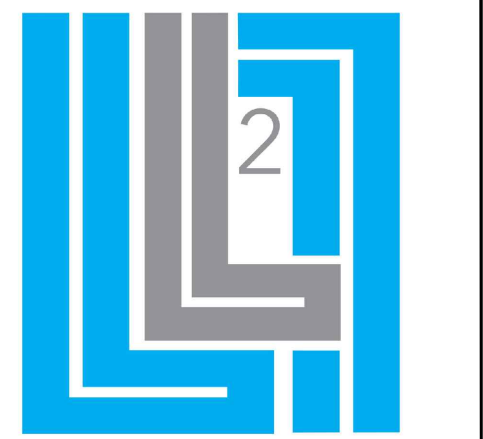
JONATHAN T. WHITE  
127058  
PROFESSIONAL ENGINEER  
3/10/2022

\*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE

S:\ENGINEERING PROJECTS\10766 - THE LUX 03 CAD\DESIGN SET\05 WTR PLAN.DWG Oct. 11, 2022-9:35 AM



NOTE:  
1. CONTRACTOR TO FIELD VERIFY LOCATION AND FL OF ALL FACILITIES PRIOR TO CONSTRUCTION.  
2. SERVICE TAPS ARE TO BE MADE BY THE CITY AT OWNERS EXPENSE.



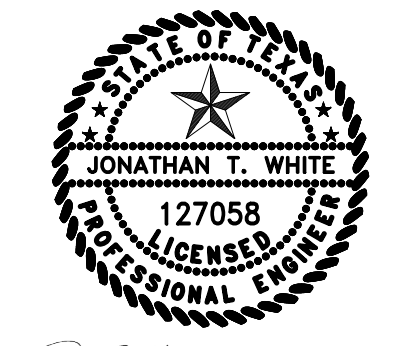
**L SQUARED ENGINEERING**  
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21123 EVA STREET #200  
MONTGOMERY, TEXAS 77356

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BRYAN, TEXAS 77803

THE MODS  
WATER PLAN

DRAWING ISSUE			
#	DATE	BY	* COMMENT
1	9/27/22	JTW	FOR PERMIT

DRAWING INFORMATION			
PROJECT	10766	TDLR	**
DRAWN	MCV	EIT	JTW
SCALE	SHEET		10
1" = 40' (24x36)			
1" = 80' (11x17)			



3/10/2022

\*PLANS NOT RELEASED FOR CONSTRUCTION UNLESS INDICATED ABOVE