

CIVIL | CMT | GEOTECHNICAL  
LAND SURVEYING | STRUCTURAL

CORPORATE OFFICE  
401 W 26TH STREET  
BRYAN, TEXAS 77803  
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FIRM REGISTRATION NUMBERS:  
TBPE F-7451, TBPLS F-10193910

THIS DOCUMENT IS  
INCOMPLETE AND IS RELEASED  
TEMPORARILY FOR INTERIM  
REVIEW ONLY UNDER THE  
AUTHORITY OF  
MASON J. KWIATKOWSKI, P.E.  
137443

IT IS NOT INTENDED FOR  
CONSTRUCTION, BIDDING, OR  
PERMIT PURPOSES

PRELIMINARY  
NOT FOR CONSTRUCTION

HARDY PARKING LOT  
201 HARDY ST.  
BRYAN, TX. 77803

NOTES

ISSUE DATE: 11/16/2022  
DRAWN BY: FH  
CHECKED BY: MK  
PROJECT #: 22-0831

REVISIONS

REV.	DATE	DESCRIPTION

C000

GENERAL NOTES:

- PRIOR TO CONSTRUCTION, THE CONTRACTOR MUST PROVIDE SUBMITTALS OF PROPOSED CONSTRUCTION MATERIALS FOR REVIEW BY THE DESIGN ENGINEER A MINIMUM OF 14 DAYS PRIOR TO REQUIRED USE.
- A PRE-CONSTRUCTION MEETING WILL BE HELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. TIME AND LOCATION TO BE DETERMINED BY OWNER.
- ALL BOUNDARIES, TOPOGRAPHIC INFORMATION, AND SURVEY CONTROL WAS COMPLETED IN JUNE 2022 BY ATM SURVEYING. CHANGES IN SITE OR FIELD CONDITIONS MAY HAVE OCCURRED.
- THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
- THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH FACILITY/PROPERTY OWNERS. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING FACILITIES, PAVEMENT, ETC. AS A RESULT OF CONSTRUCTION ACTIVITIES.
- ALL ITEMS SHOWN ON THESE PLANS ARE ASSUMED NEW/PROPOSED UNLESS DESIGNATED OR SHOWN AS EXISTING AND SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR INCLUSIVE OF ANY MATERIALS, LABOR, EQUIPMENT, AND OTHER REQUIREMENTS FOR A COMPLETE AND FUNCTIONING SITE ELEMENT. ALL ITEMS NECESSARY FOR PROPER COMPLETION OF THE WORK NOT SPECIFICALLY CALLED FOR OR SPECIFIED ON THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND CONSIDERED SUBSIDIARY TO THE WORK.
- ALL UTILITIES AND SERVICE LINES SHOWN ARE TAKEN FROM RECORD INFORMATION SUPPLIED BY THE UTILITY OWNER OR HORIZONTALLY LOCATED BY INDEPENDENT LOCATORS. CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS BETWEEN PLAN AND ACTUAL CONDITIONS PRIOR TO CONSTRUCTION. OWNER, SURVEYOR, AND ENGINEER SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OR COMPLETENESS OF INFORMATION OR DATA RELIED ON TO DEPICT UNDERGROUND FACILITIES. CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF ALL PIPELINES, COMMUNICATION LINES, ELECTRICAL LINES, EXISTING UTILITIES, AND SERVICE LINES WITHIN THE PROJECT AREA, WHETHER SHOWN ON THE PLANS OR NOT, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION. CONTRACTOR IS TO CONTACT OWNERS OF ALL UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA AND NOTIFY OF INTENT AT LEAST 1 WEEK PRIOR TO CONSTRUCTION.
- CONTRACTOR IS TO MAINTAIN STRUCTURAL INTEGRITY OF ALL PIPELINES, ELECTRIC TRANSMISSION POLES AND LINES, PERMANENT AND TEMPORARY UTILITIES, AND UTILITY SERVICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES DURING THE CONSTRUCTION PROCESS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITY OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION, OR BETTER. ALL MATERIAL AND LABOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL NOTIFY TEXAS811 AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION ACTIVITY AT 811 OR HTTP://WWW.TEXAS811.COM. THE CONTRACTOR SHALL ALSO NOTIFY APPLICABLE UTILITY COMPANIES THAT HAVE UTILITY LINES ON OR IN THE GENERAL VICINITY OF THIS PROJECT SITE AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL STANDARDS, SPECIFICATIONS, AND REGULATIONS, WHERE CONSTRUCTION DOCUMENTS CONFLICT WITH THOSE GUIDELINES, THE MORE STRINGENT REQUIREMENTS SHALL GOVERN.
- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ONSITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES. CONTRACTOR IS RESPONSIBLE TO REPORT ANY CONFLICTS WITHIN PLANS OR SPECIFICATIONS AND AWAIT WRITTEN INSTRUCTION FROM ENGINEER OR ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION APPROVALS.
- A COPY OF APPROVED CONSTRUCTION PLANS SHALL BE KEPT ON SITE AT ALL TIMES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS TO RECORD AS-BUILT CONDITIONS.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN AN ORDERLY PROJECT SITE. THE CONTRACTOR SHALL CLEAN, REMOVE, AND PROPERLY DISPOSE OF ANY SURPLUS OR DISCARDED MATERIALS, TEMPORARY STRUCTURES, AND DEBRIS FROM THE PROJECT SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND SAFE-GUARDING OF ALL MATERIALS AND EQUIPMENT AT THE PROJECT SITE TO MAINTAIN A SAFE AND SECURE PROJECT.
- THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE PROPERTY OWNER. (SEPARATELY AND IN WRITING IF UTILIZING OFF-SITE PROPERTY.)
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE. THE SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTER SHALL BE SUPPLIED BY THE CONTRACTOR.
- CONTRACTOR IS TO CONFINE ALL WORK TO OWNER'S PROPERTY. NO CONSTRUCTION ACTIVITY IS ALLOWED ON OR THROUGH PRIVATE PROPERTY UNLESS COVERED BY A PUBLIC UTILITY EASEMENT OR OTHER DOCUMENTED AGREEMENT. ANY ADJACENT RIGHT-OF-WAY (R.O.W.) OR PROPERTY AFFECTED DURING CONSTRUCTION SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
- ALL EXISTING UTILITY APPURTENANCES (VALVE BOXES, FIRE HYDRANTS, MANHOLE RING AND COVER, JUNCTION BOX RING AND COVER, ETC.) SHALL BE ADJUSTED TO FINAL GRADES.
- ALL CONSTRUCTION OPERATIONS FOR THIS PROJECT SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE UNITED STATES OCCUPATIONAL AND HEALTH ADMINISTRATION (OSHA).
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
- THESE PLANS, PREPARED BY GESSNER ENGINEERING, DO NOT EXTEND TO OR INCLUDE DESIGNS OR SYSTEMS PERTAINING TO THE SAFETY OF THE CONTRACTOR OR HIS EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED IN THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ALL JOB SITE SAFETY, FOR MANAGEMENT OF JOB SITE PERSONNEL, FOR SUPERVISION OF THE USE OF JOB SITE EQUIPMENT AND FOR DIRECTION OF ALL CONSTRUCTION PROCEDURES, METHODS, AND ELEMENTS REQUIRED TO COMPLETE THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.

DEMOLITION NOTES:

- AREAS BENEATH REMOVED PAVEMENT SHALL BE CLEARED OF ALL LOOSE OR DISTURBED MATERIAL AND WATER. THE AREA SHALL BE PROOF-ROLLED AND MANUALLY COMPACTED OR REPLACED WITH SIMILAR MATERIALS PRIOR TO NEW PAVEMENT PLACEMENT PER SPECIFICATIONS.
- UNDER ALL IMPROVEMENTS, ALL ITEMS ARE TO BE REMOVED UNLESS OTHERWISE INDICATED. REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS BUT ALL UNDERGROUND ELEMENTS FOR UTILITIES UNLESS OTHERWISE INDICATED. DURING CLEARING AND GRUBBING ACTIVITIES WHERE TREES AND BRUSH ARE TO BE REMOVED, REMOVE THE TOTAL EXTENT OF THEIR ROOT SYSTEMS, UNLESS OTHERWISE DIRECTED BY THE OWNER. ALL MATERIALS AND DEBRIS DEMOLISHED AND/OR REMOVED SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A MANNER SATISFACTORY TO THE OWNER, ARCHITECT, & ENGINEER. ON-SITE BURNING WILL NOT BE PERMITTED.
- ALL EXCESS TOPSOIL AND CUT MATERIAL IS TO BE HAULED OFF AND DISPOSED OF OFF-SITE.
- CONTRACTOR SHALL PREVENT TRANSPORT OF SEDIMENT TO ADJACENT PROPERTIES AND PUBLIC OR PRIVATE RIGHT OF WAYS AND IS RESPONSIBLE FOR CLEANUP IF SUCH OCCURS. CONTRACTOR IS TO ENSURE NO CONSTRUCTION DEBRIS OR MUD IS TRACKED OR DISCARDED ON TO ANY PUBLIC OR PRIVATE STREETS OR LAND AND IS RESPONSIBLE FOR SITE CLEANUP AFTER EACH DAY'S WORK. CONTRACTOR IS TO MAKE USE OF BEST MANAGEMENT PRACTICES TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING EXISTING STORM SEWER OR DOWNSTREAM CHANNEL AREAS. CONTRACTOR SHALL MAINTAIN EROSION CONTROL THROUGHOUT CONSTRUCTION PERIOD AND UNTIL GRASS IS ESTABLISHED.
- CONTRACTOR TO PROTECT ALL OR INDICATED EXISTING TREES TO REMAIN DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
- CONTRACTOR IS TO PROTECT ALL EXISTING TREES INDICATED TO REMAIN DURING DEMOLITION AND CONSTRUCTION ACTIVITIES UNLESS OTHERWISE NOTED IN THE PLANS. ALL EXISTING TREES LOCATED BETWEEN THE FENCE LINES ARE ALLOWED TO BE REMOVED AS LONG AS REMOVAL DOES NOT DAMAGE THE FENCE LINE OR OTHER PROPERTY.

DIMENSION CONTROL NOTES:

- THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF PROJECT PLANS FOR CONSTRUCTION PURPOSES, WITH THE PERMISSION OF THE OWNER. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY GESSNER ENGINEERING, FOR THIS PROJECT IS CONSIDERED BY GESSNER ENGINEERING, TO BE CONFIDENTIAL. WHEN ISSUED, ITS USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. THE MATERIAL IS INTENDED FOR USE BY THE RECIPIENT NAMED, ONLY, AND PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THIS DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO ITS PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT GESSNER ENGINEERING, UPON RELEASE OF SUCH DATA, IS NOT LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
- ALL DIMENSIONS SHOWN ARE TO BE USED IN CONJUNCTION WITH THE PLANS FOR LOCATING ALL IMPROVEMENTS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR FOR WORKABILITY PRIOR TO CONSTRUCTION OF THE IMPROVEMENTS.
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO BACK OF CURB. REFER TO ARCHITECTURAL PLANS FOR DETAILED BUILDING DIMENSIONS.

GRADING NOTES:

- ALL UNPAVED AREAS SHALL BE ADEQUATELY GRADED TO DRAIN AT A MINIMUM OF 2.0% SLOPE, UNLESS OTHERWISE NOTED, SO THAT NO PONDING OCCURS.
- WHEN TOP OF CURB ELEVATIONS ARE SHOWN, THE CURB IS A STANDARD 6" CURB, UNLESS OTHERWISE NOTED.
- ALL SPOTS ARE TO BE TOP OF CURB UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL FOLLOW THE GENERAL INTENT OF THE GRADING PLANS. MINOR ADJUSTMENTS TO THE ACTUAL ELEVATIONS SHOWN ON THE GRADING PLAN MAY BE REQUIRED TO MATCH EXISTING GROUND ELEVATIONS AND STRUCTURES. CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO ANY MODIFICATIONS.
- ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
- THE APPROVAL OF THE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING, PERMISSION MUST BE OBTAINED FROM AFFECTED PROPERTY OWNER(S). ANY ADJACENT PROPERTY OR RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO EXISTING CONDITIONS OR BETTER.
- FILL MATERIAL FOR NON-STRUCTURAL AREAS (5 FOOT OUTSIDE OF EDGE OF PAVEMENT, BACK OF CURB, OR IMPROVED AREAS) SHALL BE PLACED IN 8" MAXIMUM LOOSE LIFTS AND COMPACTED TO A UNIFORM DENSITY OF AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D698) WITH A MOISTURE CONTENT OF +/- 2% OF OPTIMUM.
- COMPACTION AND MOISTURE CONTROL SHALL BE VERIFIED BY IN-PLACE DENSITY TEST FOR EACH LIFT, 1 TEST PER 4,000 SF OF FILL PLACED, WITH A MINIMUM OF 1 TEST PER LIFT.
- PRIOR TO REVEGETATION OPERATIONS, CONTRACTOR TO SPREAD/REPLACE AND CONSOLIDATE TOPSOIL TO A DEPTH OF 6" MINIMUM.
- ALL DISRUPTED AREAS ARE TO HAVE ESTABLISHMENT OF GRASS AS OUTLINED BELOW. CONTRACTOR IS RESPONSIBLE FOR WATERING (INCLUDING TEMPORARY IRRIGATION IN AREAS NOT RECEIVING PERMANENT IRRIGATION), MAINTENANCE, AND ESTABLISHMENT OF VEGETATION FOR A PERIOD OF 90 DAYS. CONTRACTOR TO GUARANTEE ALL PLANTED MATERIAL GROWTH AND COVERAGE FOR A PERIOD OF 6 MONTHS. GROWTH AND COVERAGE SHALL BE DEFINED AS 95% OF THE PLANTED AREA WITH UNIFORM COVERAGE OF GRASS GREATER THAN 1" IN HEIGHT WITH NO BARE SPOTS GREATER THAN 2 SQUARE FEET. SECOND APPLICATION OF SEED OR HYDROMULCH OR SOD IS REQUIRED FOR BARE SPOTS NOT MEETING COVERAGE REQUIREMENT WITHIN 30 DAYS OF INITIAL APPLICATION.
- ALL DISTURBED AREAS NOT TO BE PAVED OR LANDSCAPED ARE TO BE PREPARED AND HYDROMULCH OR SEEDED OR SOD INSTALLED FOR PERMANENT ESTABLISHMENT OF VEGETATION. PRIOR TO OPERATIONS, CONTRACTOR IS TO REPLACE AND CONSOLIDATE TOPSOIL TO A DEPTH OF 6" MINIMUM. TOPSOIL TO BE HARLEYRAKE/TILLED TO A DEPTH OF 4" PRIOR TO SEEDING OR INSTALLATION OF SOD. FINAL GRADES WITH ESTABLISHED VEGETATION SHALL PROVIDE POSITIVE DRAINAGE. REVEGETATE PER B/C/S UNIFIED TECHNICAL SPECIFICATIONS - SPEC #32-92-19 SEEDING FOR EROSION CONTROL OR PROVIDE "TEXAS TOUCH" BERMUDAGRASS AT 1.25 LBS PER THOUSAND SQUARE FEET. BERMUDAGRASS SHALL BE DRILL SEEDED TO A DEPTH OF 1/8" TO 1/4".
- TENANT/END USER OR OWNER OR CONTRACTOR SHALL MAINTAIN EROSION CONTROL UNTIL ALL LANDSCAPE AREAS ARE ESTABLISHED. TENANT/END USER OR OWNER OR CONTRACTOR IS RESPONSIBLE FOR CLEANUP FROM LANDSCAPING MATERIALS. MULCH OR LANDSCAPE SEDIMENT TRANSPORT THAT MAY OCCUR AFTER LANDSCAPE INSTALLATION INCLUDING MAINTENANCE OF GRATES AND TRENCH DRAINS.
- CONTRACTOR IS RESPONSIBLE FOR SUBMITTING N.O.I./N.O.T. (IF NECESSARY) TO T.C.E.Q & PROVIDING DOCUMENTATION OF SUBMISSION TO THE CITY OF COLLEGE STATION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. WITHIN THE CONSTRUCTION. THEY MUST BE ADJUSTED TO PROPER GRADE BY THE CONTRACTOR PRIOR TO AND AFTER THE PLACING OF PAVEMENT AND GRADING.
- SIDEWALKS SHALL HAVE A SLOPE NO GREATER THAN 5% AND A CROSS SLOPE NOT GREATER THAN 2%, UNLESS OTHERWISE NOTED.
- HANDICAP ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS.
- CONTRACTOR SHALL CONTACT GESSNER ENGINEERING IF DISCREPANCIES EXIST AT EXISTING GRADE TIE-INS.
- CONTRACTOR TO VERIFY WITH ADJACENT PROPERTY OWNER WHEN GRADING ON ADJACENT PROPERTY. (LEAVE ONLY IF GRADING ON ADJACENT PROPERTY AND THIS HAS BEEN COORDINATED/ AGREED UPON BY ADJACENT LOT OWNER PRIOR

PAVEMENT NOTES:

- SUBGRADE:
  - EXISTING VEGETATION, TREES, STUMPS, AND ROOTS SHALL BE GRUBBED AND REMOVED. THE TOP 6" OF TOPSOIL AND SUBGRADE STRIPPED FROM THE AREAS TO BE COVERED BY PAVEMENT.
  - PAVING AREAS SHALL BE PROOF-ROLLED WITH A 20 TON COMPACTOR AND, IF REQUIRED AT THE TIME OF CONSTRUCTION, THE CONTRACTOR SHALL STABILIZE WEAK AREAS BY OVER EXCAVATING AND BACKFILLING WITH SPECIFIED MATERIALS.
  - FILL MATERIAL FOR STRUCTURAL AREAS (EXTENDING 6 FOOT BEYOND EDGE OF PAVEMENT OR BACK OF CURB) SHALL MEET THE SPECIFIED MATERIALS OR MATERIALS AS OUTLINED IN THE GEOTECH REPORT. BE PLACED IN 8" MAXIMUM LOOSE LIFTS, AND COMPACTED TO A UNIFORM DENSITY OF AT LEAST 98% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D698) WITH A MOISTURE CONTENT OF +/- 2% OF OPTIMUM.
  - COMPACTION AND MOISTURE CONTROL SHALL BE VERIFIED BY IN-PLACE DENSITY TEST FOR EACH LIFT FOR EVERY 200 LINEAR FEET OF PAVEMENT OR EVERY 4,000 SF OF FILL PLACED, WHICH EVER WOULD PRODUCE THE GREATER TESTING FREQUENCY, WITH A MINIMUM OF ONE TEST PER LIFT.
  - SOILS SHALL BE STABILIZED WITH LIME TREATMENT IF PAVEMENT SUBGRADE SOILS CONSIST OF CLAYS OR CLAYEY SANDS OF HIGH PLASTICITY (PI>20).
  - SOILS SHALL BE STABILIZED WITH CEMENT TREATMENT IF PAVEMENT SUBGRADE SOILS CONSIST OF SANDS OR SILTS WITH LOW PLASTICITY (PI < 15).
  - STABILIZATION SHALL BE ACCOMPLISHED SUCH THAT A UNIFORM SUBGRADE MIX IS OBTAINED AND SHALL EXTEND TO 2 FOOT BEYOND THE BACK OF CURB OR EDGE OF PAVEMENT. PRIOR TO THE APPLICATION OF LIME OR CEMENT TO THE SUBGRADE, THE OPTIMUM PERCENTAGE TO BE ADDED SHALL BE DETERMINED BASED ON TEX-121-E LABORATORY TESTS (LIME) AND TEX-120-E LABORATORY TESTS (CEMENT) CONDUCTED ON MIXTURES OF THE SUBGRADE SOILS WITH VARYING PERCENTAGES. SUBGRADE SOIL SAMPLES SHOULD BE OBTAINED FROM THE PAVEMENT AREA AT THE PROPOSED FINAL SUBGRADE ELEVATION. THE LIME OR CEMENT SHOULD INITIALLY BE BLENDED WITH A MIXING DEVICE SUCH AS PULVERIZER OR MIXER AND SUFFICIENT WATER ADDED.
  - THE AMOUNT OF LIME REQUIRED FOR STABILIZATION SHOULD BE THE PERCENT REQUIRED BY WEIGHT TO PRODUCE A FINENESS LESS THAN 124 AND TO PROVIDE A PI VALUE OF LESS THAN OR EQUAL TO 38.
  - THE AMOUNT OF CEMENT REQUIRED FOR STABILIZATION SHOULD BE THE PERCENT REQUIRED BY WEIGHT TO PRODUCE A MINIMUM COMPRESSION STRENGTH OF 50 PSI PRIOR TO BEING OPEN TO LOCAL OR CONSTRUCTION TRAFFIC.
  - A STABILIZATION DEPTH CHECK SHALL BE PERFORMED WITH EACH DENSITY TEST FOR THE STABILIZED LIFT.
- CONCRETE PAVEMENT:
  - CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
  - ALL CONCRETE SHALL BE VIBRATED WHEN PLACED.
  - PAVEMENT CONTRACTION JOINTS SHALL BE INSTALLED PER PLAN AND DETAIL SHEET. WITH A MAXIMUM SPACING OF 24 TIMES THE THICKNESS OF THE PAVEMENT (12' FOR 6" PAVEMENT). CONTRACTION JOINTS SHALL BE INSTALLED AS SOON AS CONCRETE CURING ALLOWS AND SHALL BE CUT 1/4 OF THE THICKNESS OF THE PAVEMENT. AN EARLY ENTRY SAW IS PREFERRED. TOOLED OR FORMED JOINTS ARE NOT ALLOWED.
  - PAVEMENT EXPANSION JOINTS SHALL BE SPACED AS SHOWN ON THE PLANS AND INSTALLED PER DETAIL SHEET. CONSTRUCTION SHALL BE STOPPED AT EXPANSION JOINTS. IF CONDITIONS REQUIRE, CONSTRUCTION TO BE STOPPED AT OTHER LOCATIONS, A COLD JOINT SHALL BE CONSTRUCTED.
  - ISOLATION JOINTS SHALL BE PLACED AT ALL IN-PAVEMENT OBJECTS INCLUDING INLETS, LIGHT POLE FOOTINGS, CLEANOUTS, ETC.
  - ALL JOINTS SHALL BE SEALED. PROVIDE EXPANSION JOINT WATER STOP CAPS AT NEW CONCRETE. PROVIDE EXPANSION JOINT SEALANT AT NEW TO EXISTING PAVEMENT.
  - REFERENCE DETAIL SHEET FOR PAVEMENT AND SIDEWALK CONSTRUCTION DETAILS.
  - TRANSPORTATION AND PLACEMENT OF THE CONCRETE SHALL BE IN ACCORDANCE WITH ACI 301. A TEST SET CONSISTING OF 4 CYLINDERS SHALL BE TAKEN FOR EVERY 75 CUBIC YARDS OF CONCRETE.
- REINFORCING STEEL:
  - ALL REINFORCEMENT SHALL BE ASTM A-615, GRADE 60. THE PAVEMENT REINFORCEMENT SHALL BE PER DETAILS.
  - LAPS AND SPLICES IN REINFORCING BARS SHALL BE A MINIMUM OF 30 BAR DIAMETERS IN LENGTH. BARS SHALL BE SECURED AT EVERY OTHER INTERSECTION.
- CURB AND GUTTER SECTION:
  - EXPANSION JOINTS SHALL BE SPACED AT A MAXIMUM DISTANCE OF 40' AND AT ALL RADIUS POINTS, PT'S AND PC'S AND SHALL BE SEALED.
  - CONTRACTION JOINTS SHALL BE SPACED AT A MAXIMUM OF 10' AND SHALL BE SEALED. TOOLED OR FORMED JOINTS ARE NOT ALLOWED.
- PAINTING AND STRIPING:
  - CONTRACTOR SHALL PAINT STRIPING FOR THE PARKING AREA AS INDICATED ON THE PLAN. THE SOLID LINE REPRESENTS A 4" WIDE SOLID WHITE LINE TO BE PAINTED. CONTRACTOR IS RESPONSIBLE TO PAINT HANDICAP

- MARKINGS AND LOADING ZONES IN CONFORMANCE WITH CURRENT ADA/TAS STANDARDS AND ALL FIRE LANE MARKINGS IN ACCORDANCE WITH CITY OF BRYAN REQUIREMENTS.
- MATERIAL AND METHODS FOR PAVEMENT MARKINGS SHALL CONFORM TO ITEM 666 OF THE TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES

DRAINAGE AREA MAP NOTES:

- THIS SHEET IS FOR SITE PLANNING PURPOSES ONLY. IT IS NOT TO BE USED AS A DOCUMENT FOR CONSTRUCTION.
- DRAINAGE CALCULATIONS WERE PERFORMED UTILIZING NRCS AND RATIONAL METHODOLOGIES.

PRELIMINARY NOT FOR CONSTRUCTION



CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION.  
CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.



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LAND SURVEYING | STRUCTURAL

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BRYAN, TEXAS 77803  
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FIRM REGISTRATION NUMBERS:  
TBPE F-7451, TBPLS F-10193910

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IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES

PRELIMINARY  
NOT FOR CONSTRUCTION

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201 HARDY ST.  
BRYAN, TX. 77803

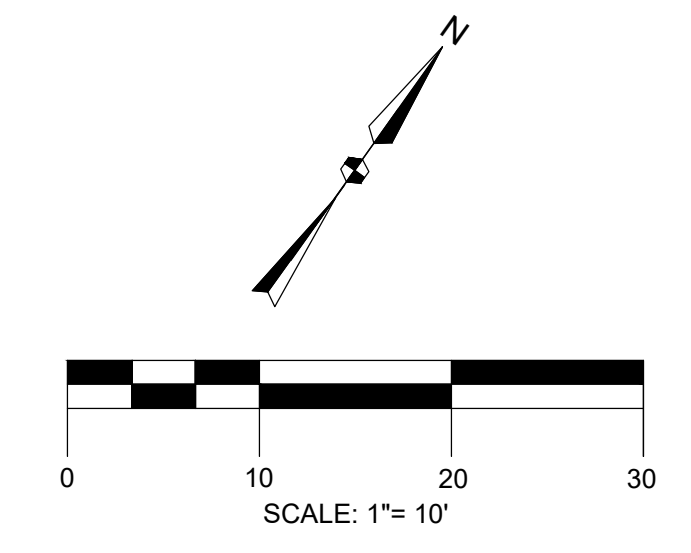
SITE PLAN

ISSUE DATE: 11/16/2022  
DRAWN BY: FH  
CHECKED BY: MK  
PROJECT #: 22-0831

REVISIONS

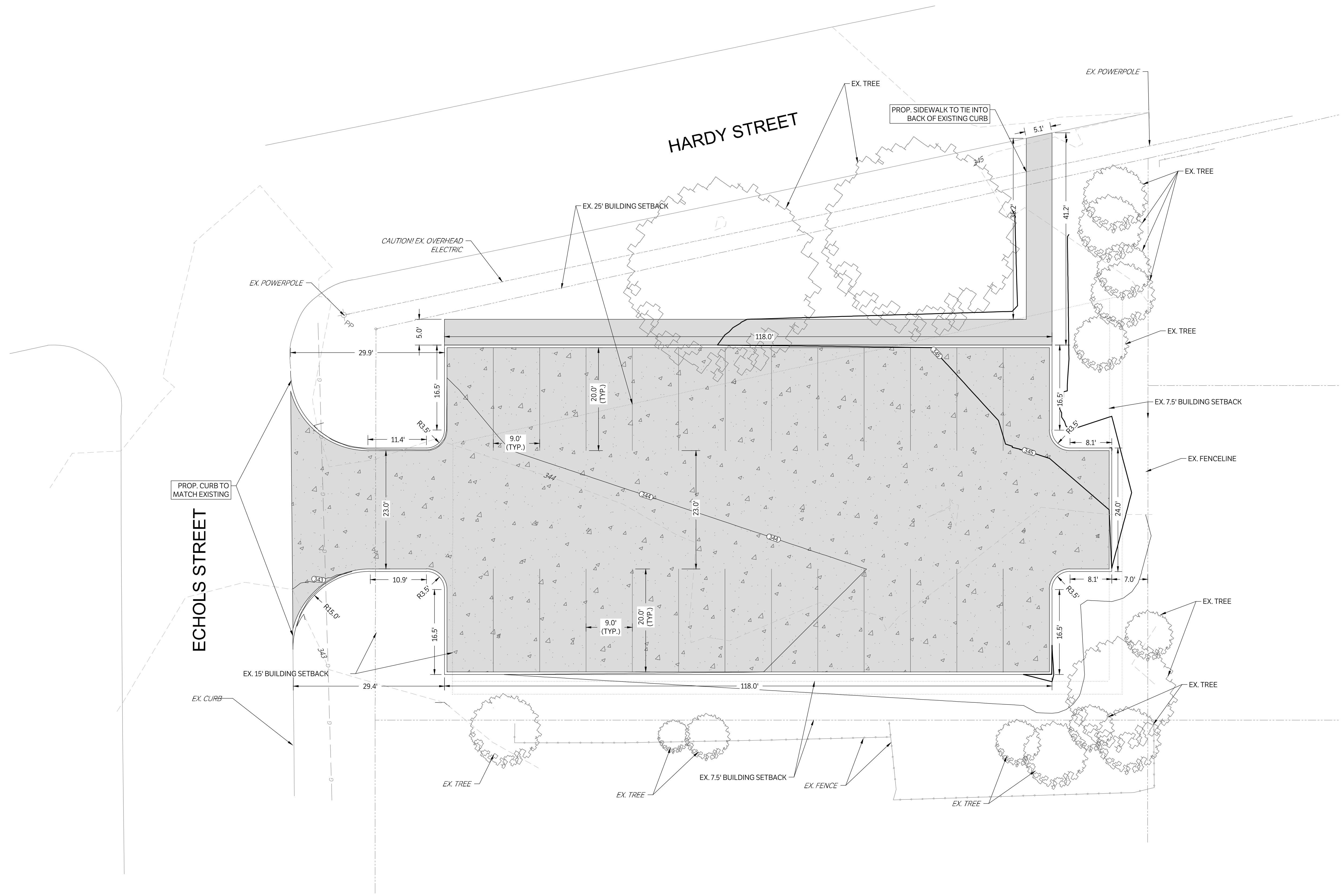
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**C100**



**LEGEND**

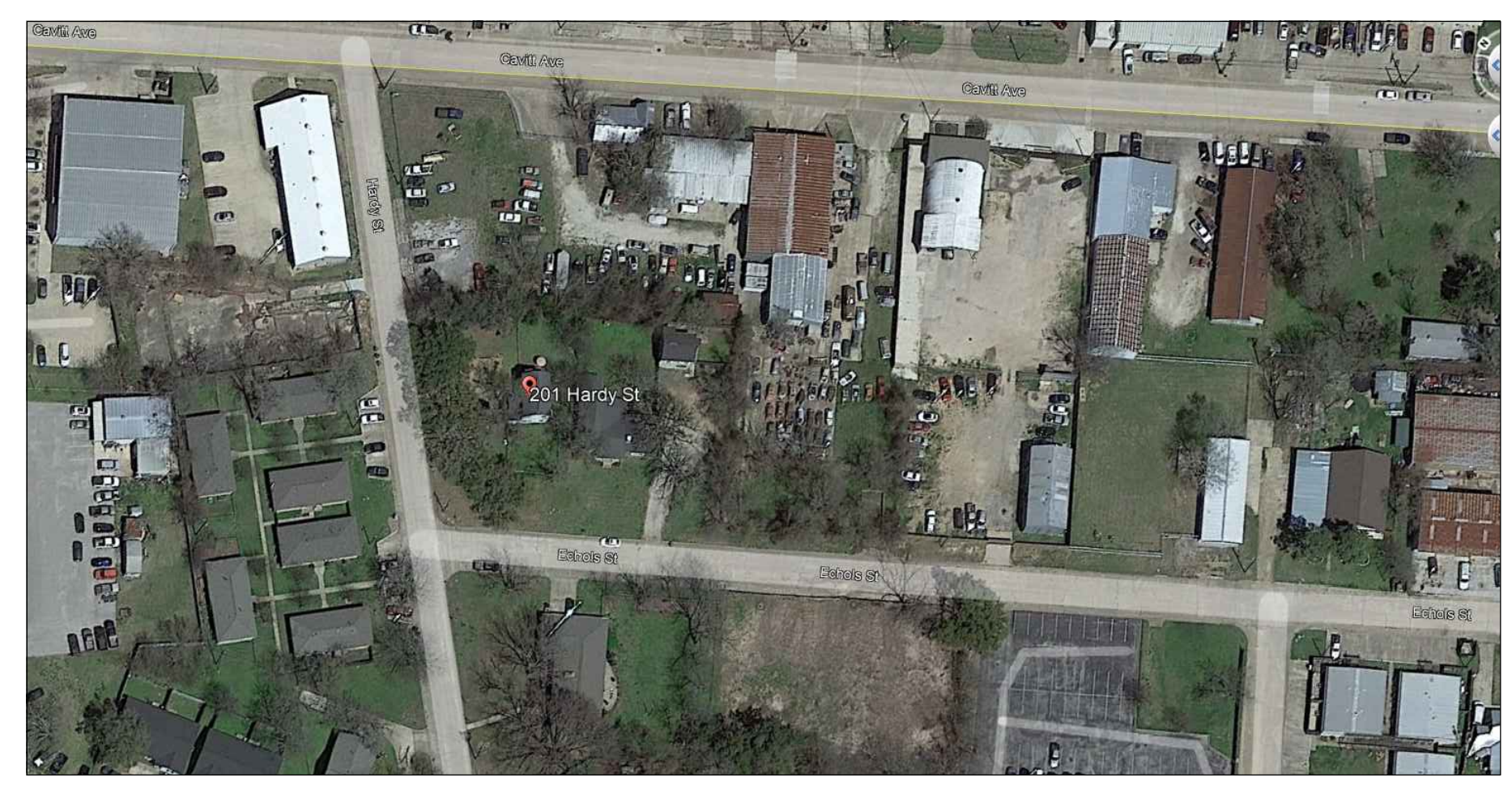
	PROPOSED 4" CONCRETE PAVEMENT
	PROPOSED 6" CONCRETE PAVEMENT
	EXISTING PAVEMENT EDGE
	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EX.   PROP. WATER METER
	EX. STORM SEWER MANHOLE
	PROP. STORM SEWER CURB INLET
	EX.   PROP. LIGHT POLE
	PROPOSED PUBLIC ACCESS EASEMENT
	PROPOSED UTILITY EASEMENT
	EX.   PROP. GAS LINE



201 HARDY ST  
SUBER'S PH 5, BLOCK 2, LOT 10, ACRES 0.32

ZONING: O-3  
COMMERCIAL DISTRICT

CONTACT INFORMATION:  
PATRICK BAKER  
DIRECTOR OF CONSTRUCTION  
CATHOLIC DIOCESE OF AUSTIN  
O: 512.949.2418  
C: 512.748.3170

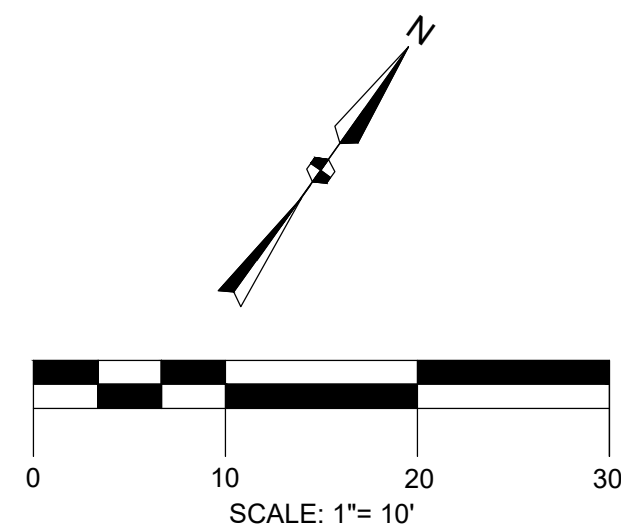


**PARKING SUMMARY TABLE**

EXISTING STANDARD PARKING SPACES	0
EXISTING ADA SPACES	0
TOTAL EXISTING PARKING	0
TOTAL EXISTING PARKING REMOVED	0
TOTAL ADDITIONAL PARKING PROVIDED	26
TOTAL PROPOSED PARKING PROVIDED	26



CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION.  
CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.



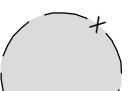


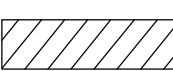
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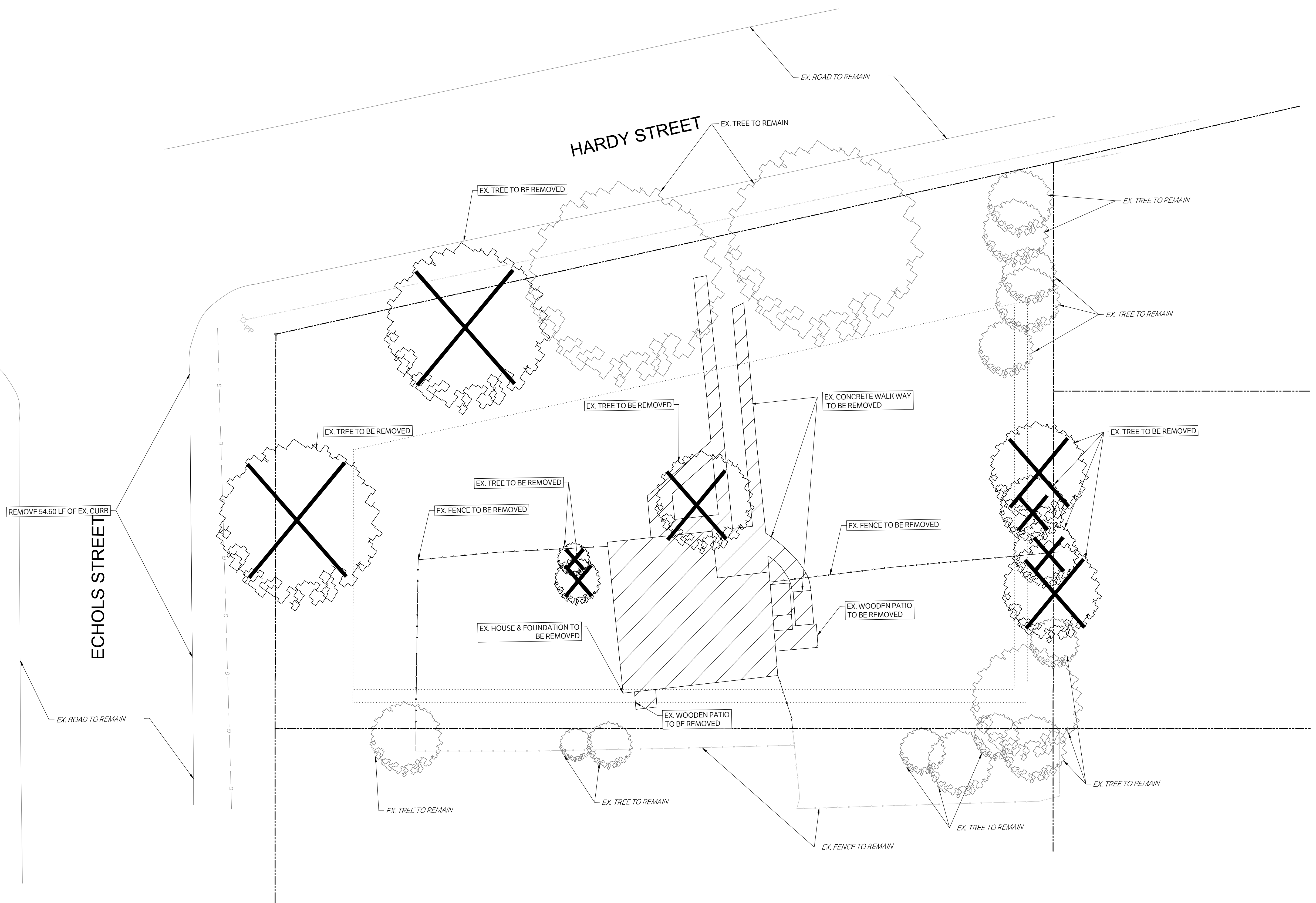
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**LEGEND**

-  PROP. TREE PROTECTION FENCE
-  EX. TREE TO BE REMOVED
-  EX. TREE TO REMAIN
-  DEMOLITION AREA



PRELIMINARY NOT FOR CONSTRUCTION

HARDY PARKING LOT  
201 HARDY ST.  
BRYAN, TX. 77803

DEMO PLAN

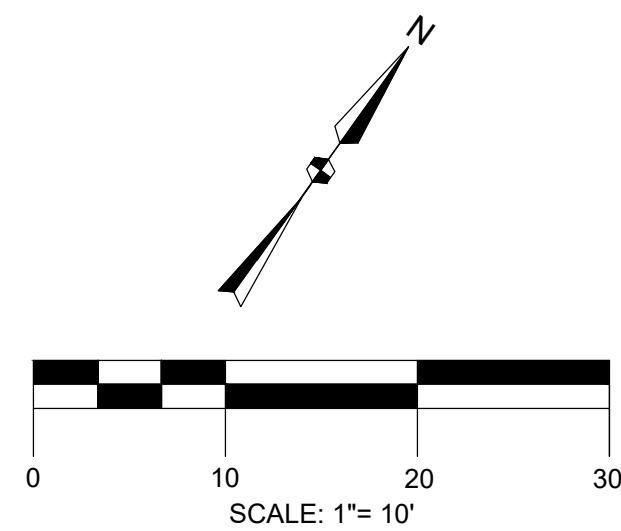
ISSUE DATE: 11/16/2022  
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CHECKED BY: MK  
PROJECT #: 22-0831

REVISIONS

REV.	DATE	DESCRIPTION

**C200**

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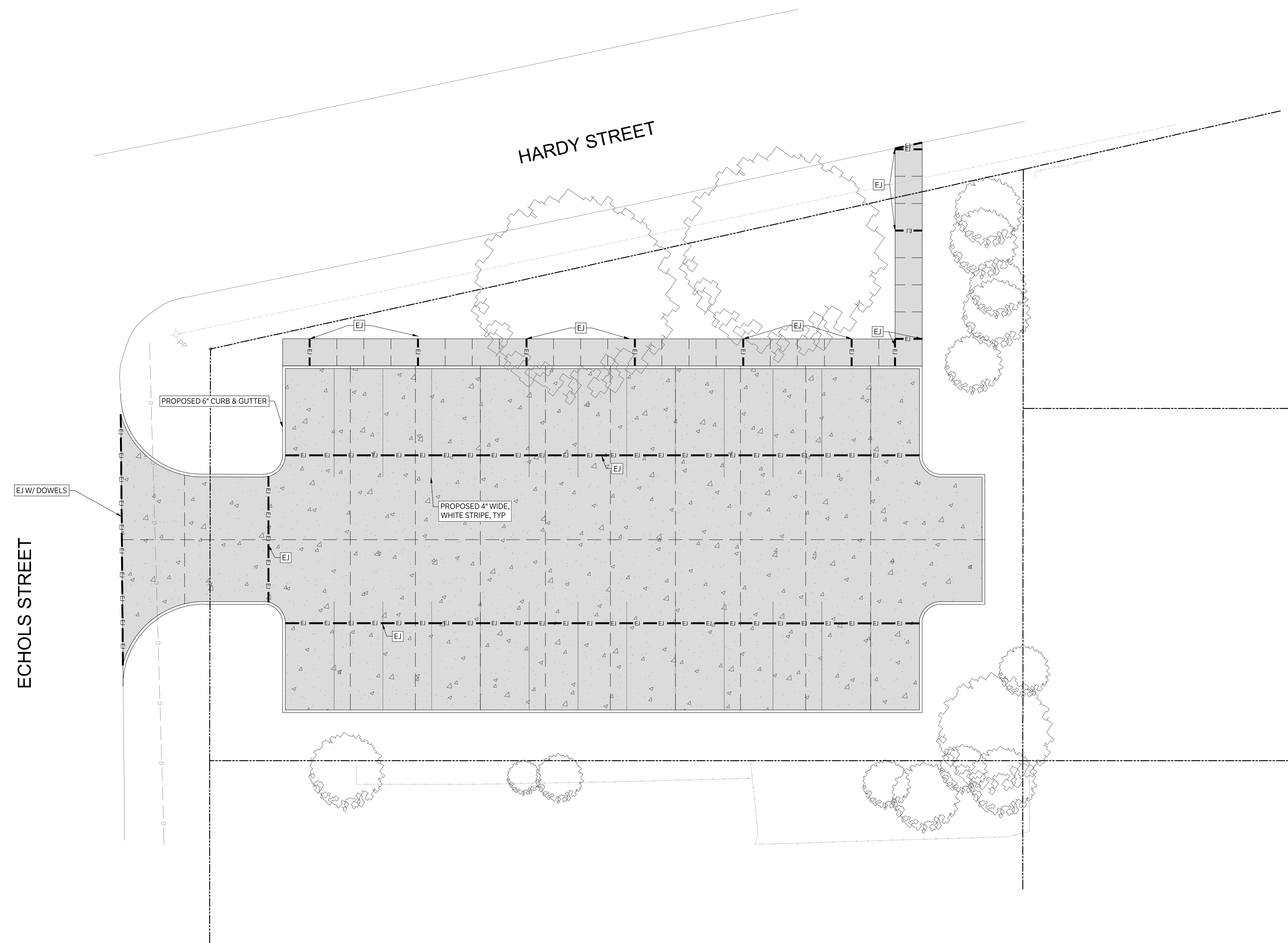
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LEGEND	
	EXISTING PAVEMENT EDGE
	SAW CUT
	EXPANSION JOINT
	PROPOSED 4" CONCRETE PAVEMENT
	PROPOSED 6" CONCRETE PAVEMENT



PRELIMINARY NOT FOR CONSTRUCTION

HARDY PARKING LOT  
201 HARDY ST.  
BRYAN, TX. 77803

PAVING PLAN

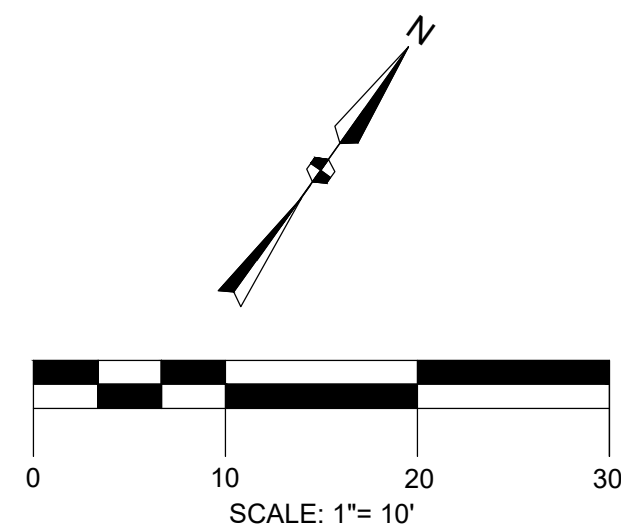
ISSUE DATE: 11/16/2022  
DRAWN BY: FH  
CHECKED BY: MK  
PROJECT #: 22-0831

REVISIONS	
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△	_____
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REV. DATE DESCRIPTION

**C300**

CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION.  
CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

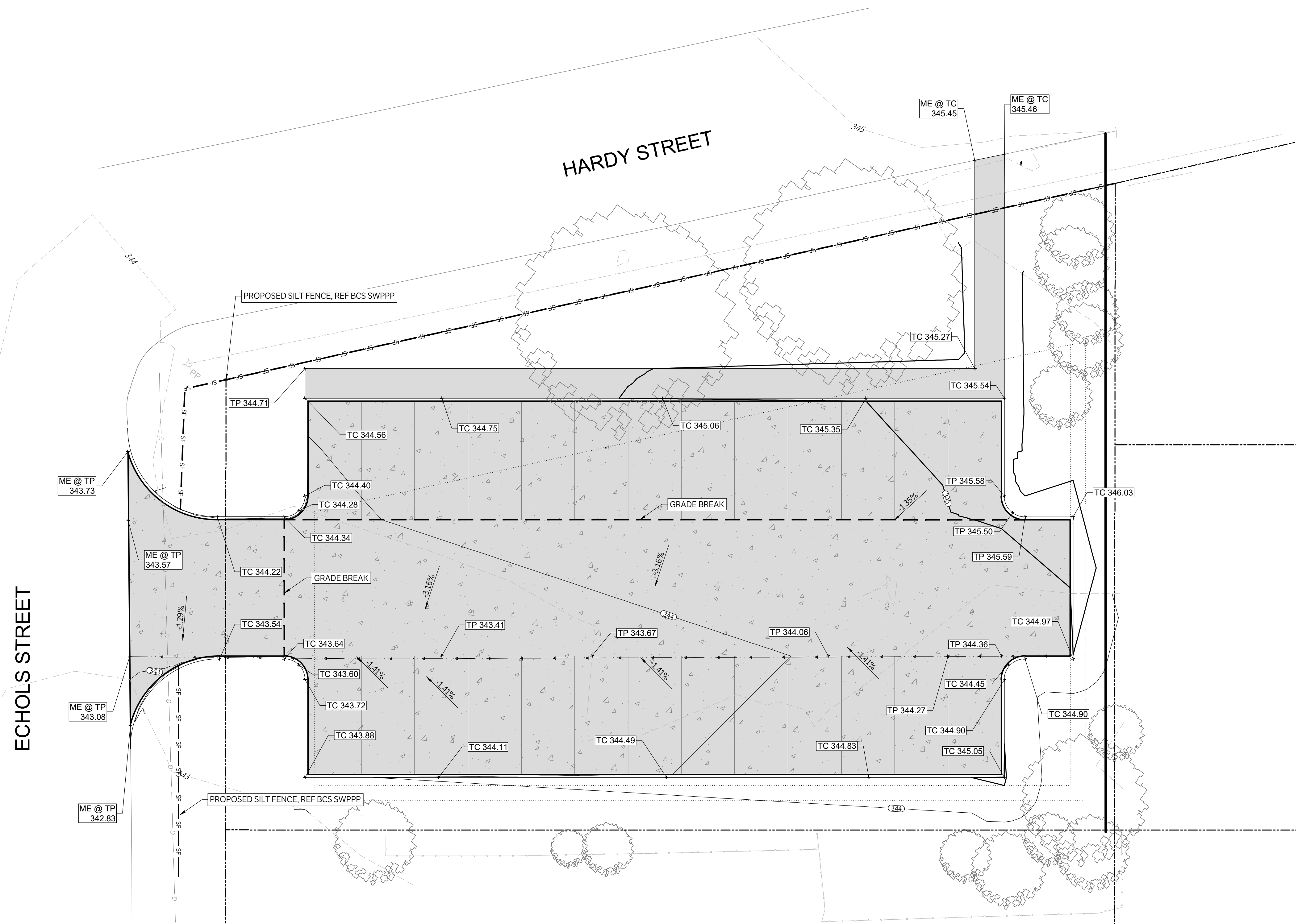


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LEGEND	
	EXISTING CONTOURS
	PROPOSED CONTOURS
	PROPERTY LINE
	PROPOSED SWALE WITH DIRECTION OF FLOW ARROWS
	PROPOSED RETAINING WALL
BR	PROPOSED FINISHED GRADE AT BOTTOM OF RAMP
BS	PROPOSED FINISHED GRADE AT BOTTOM OF STAIR
BW	PROPOSED FINISHED GRADE AT BASE OF WALL
FG	PROPOSED FINISHED GRADE ELEVATION
FL	PROPOSED FLOWLINE ELEVATION
G	PROPOSED GUTTER FLOWLINE ELEVATION
GB	PROPOSED GRADE BREAK
JB	PROPOSED TOP OF JUNCTION BOX ELEVATION
ME @ SW	MATCH EXISTING SIDEWALK ELEVATION***
ME @ TC	MATCH EXISTING TOP OF CURB ELEVATION***
ME @ TP	MATCH EXISTING AT TOP OF PAVEMENT ELEVATION***
SW	PROPOSED TOP OF PAVEMENT AT SIDEWALK ELEVATION
TC	PROPOSED TOP OF CURB ELEVATION
TG	PROPOSED TOP OF GRATE ELEVATION
TP	PROPOSED TOP OF PAVEMENT ELEVATION
TR	PROPOSED TOP OF RAMP ELEVATION
TW	PROPOSED TOP OF WALL ELEVATION

\*\*\*CONTACT GESSNER ENGINEERING WITH ANY DISCREPANCIES BETWEEN THE ME ELEVATION CALLED OUT ON THE PLANS AND FIELD CONDITIONS

ECHOLS STREET

HARDY STREET

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HARDY PARKING LOT  
201 HARDY ST.  
BRYAN, TX. 77803

GRADING PLAN

ISSUE DATE: 11/16/2022  
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PROJECT #: 22-0831

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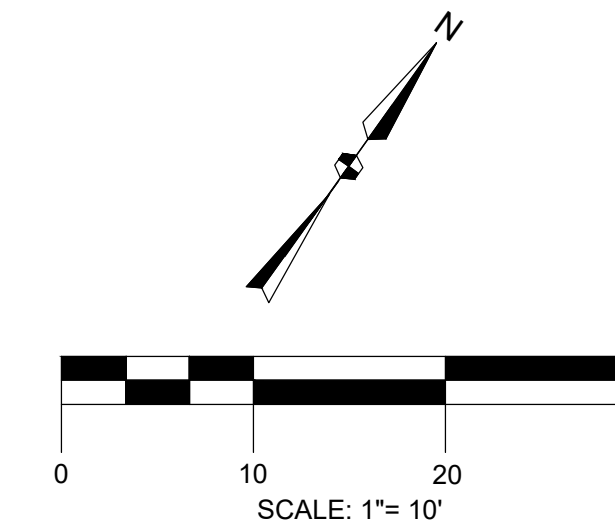
C400



AREA A1						
COVER TYPE	HYDROLOGIC CONDITION	SOIL TYPE	C	AREA (SF)	AREA (AC)	C x AREA
Impervious Areas	Paved parking lots, roofs driveways etc.	D	0.95	4000.00	0.09	0.09
Grass Cover	Grass Cover > 75%	D	0.40	9885.00	0.23	0.09
<b>TOTAL</b>				<b>13885.00</b>	<b>0.32</b>	<b>0.18</b>
				<b>C</b>	<b>0.56</b>	

EXISTING DEVELOPMENT PEAK RUNOFF											
AREA	SIZE(AC)	C-FACTOR	TC (MIN)	i	2 YR (CFS)	i	25 Yr (CFS)	i	50 Yr (CFS)	i	100 YR (CFS)
E1	0.32	0.56	19.24	4.53	0.81	8.6	1.30	8.24	1.47	8.60	1.54

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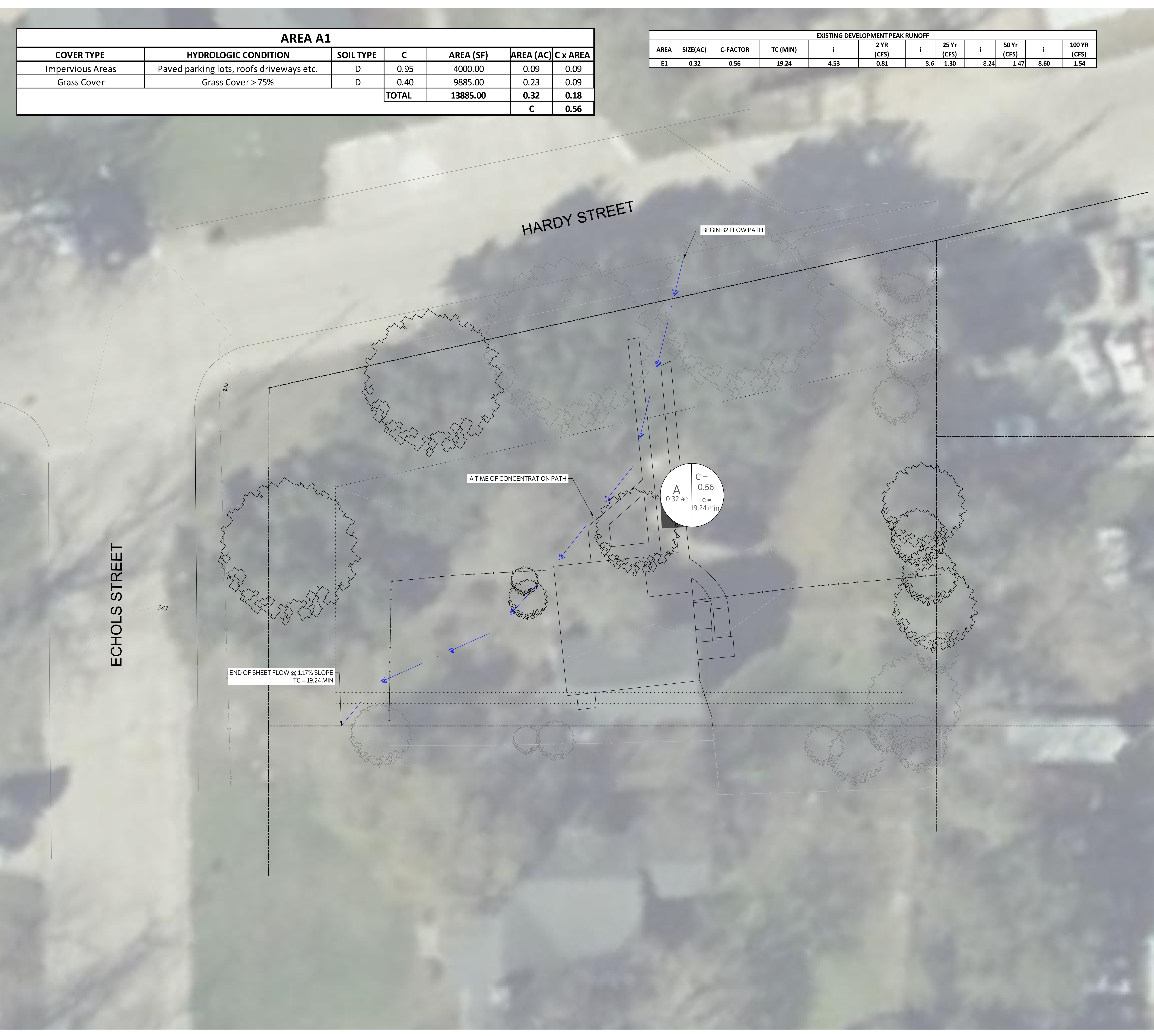
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LEGEND	
	DRAINAGE AREA BOUNDARY
	DRAINAGE AREA LABEL AND FLOW DIRECTION
	PROPERTY LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	FLOW PATH

Area A1	
CN	0.56
Area (ac)	0.30
Flow Length (ft)	225.00
SCS Sheet Flow (ft)	137.50
Slope (%)	1.17
Manning's Roughness	0.24
Flow Time (min)	19.24
Time of Concentration (min)	19.24



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HARDY PARKING LOT  
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DRAINAGE AREA MAP

ISSUE DATE: 11/16/2022  
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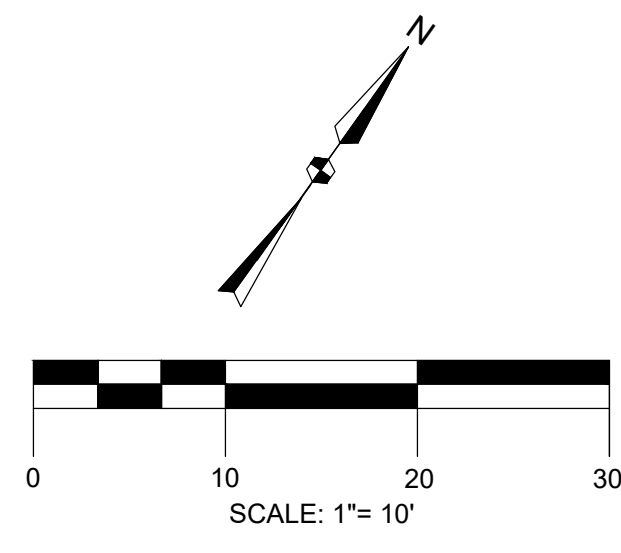
**C500**



AREA P1						
COVER TYPE	HYDROLOGIC CONDITION	SOIL TYPE	C	AREA (SF)	AREA (AC)	C x AREA
Impervious Areas	Paved parking lots, roofs driveways etc.	D	0.95	8649.00	0.20	0.19
Grass Cover	Grass Cover > 75%	D	0.40	5236.00	0.12	0.05
<b>TOTAL</b>				<b>13885.00</b>	<b>0.32</b>	<b>0.24</b>
					<b>C</b>	<b>0.74</b>

POST DEVELOPMENT PEAK RUNOFF											
AREA	SIZE(AC)	C-FACTOR	TC (MIN)	i	2 YR (CFS)	i	25 Yr (CFS)	i	50 Yr (CFS)	i	100 YR (CFS)
P1	0.32	0.74	10.00	6.33	1.50	9.86	2.34	11.15	2.65	11.64	2.77

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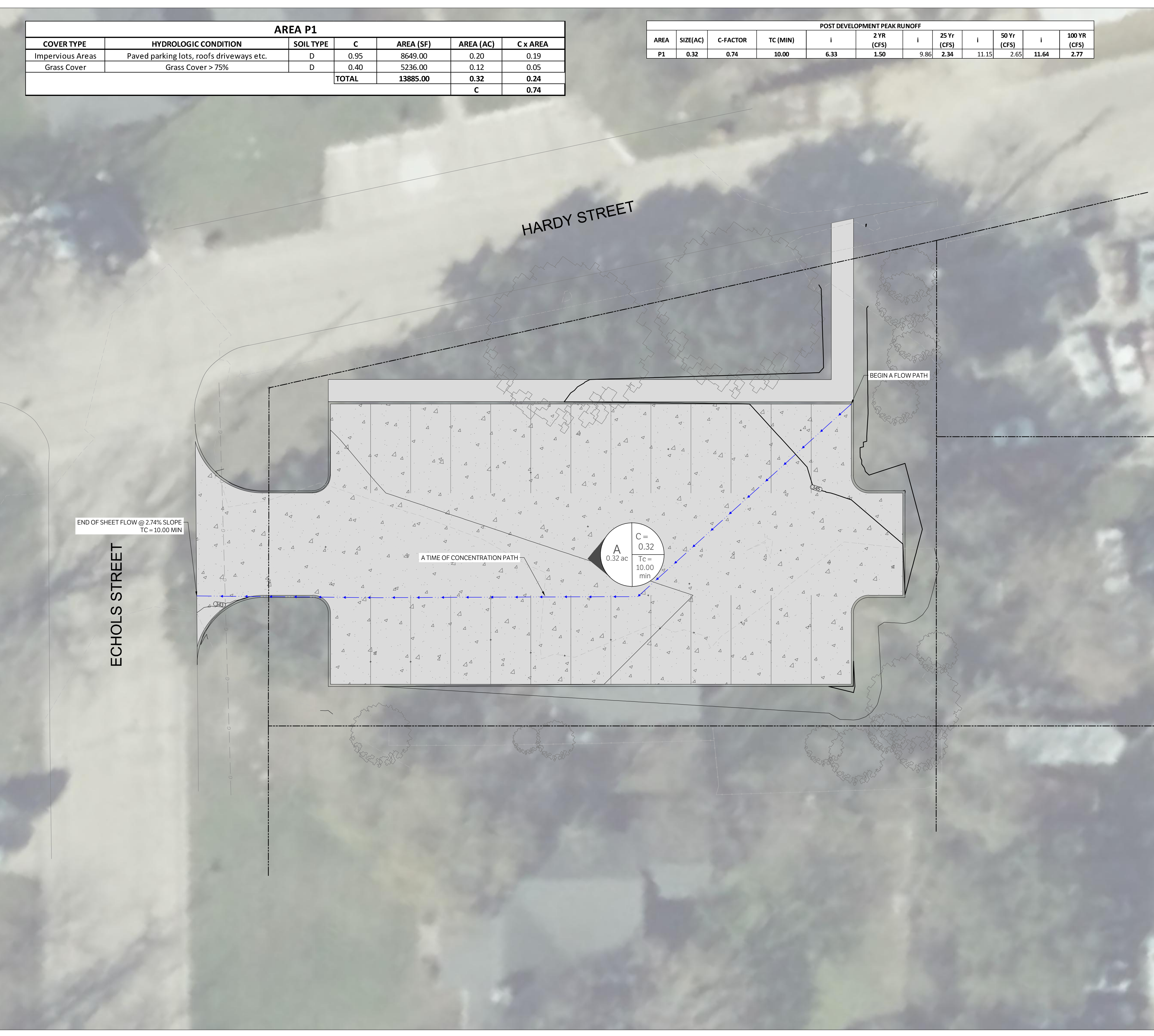
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**LEGEND**

- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA LABEL AND FLOW DIRECTION
- PROPERTY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- FLOW PATH

Area A1	
CN	0.74
Area (ac)	0.30
Flow Length (ft)	163.72
SCS Sheet Flow (ft)	163.72
Slope (%)	1.34
Manning's Roughness	0.01
Flow Time (min)	1.78
Time of Concentration (min)	10.00*



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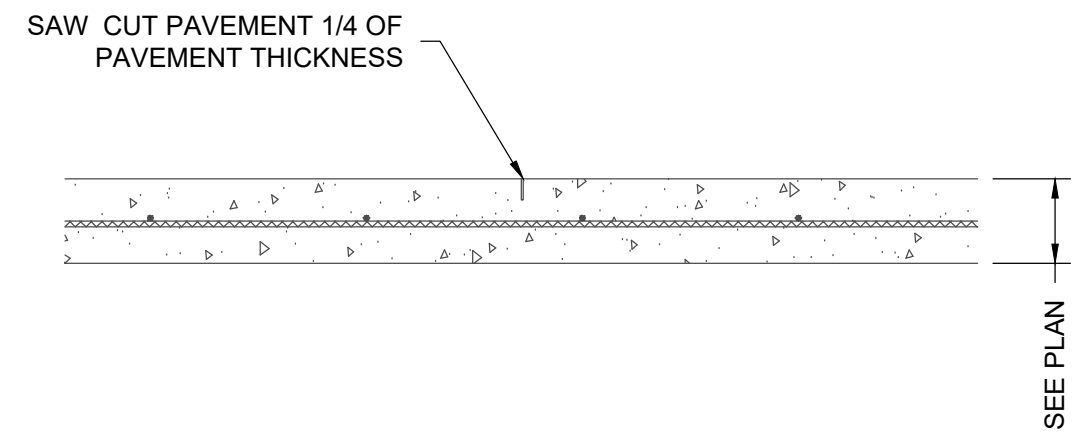
DRAINAGE AREA MAP  
ISSUE DATE: 11/16/2022  
DRAWN BY: FH  
CHECKED BY: MK  
PROJECT #: 22-0831

**REVISIONS**

REV.	DATE	DESCRIPTION

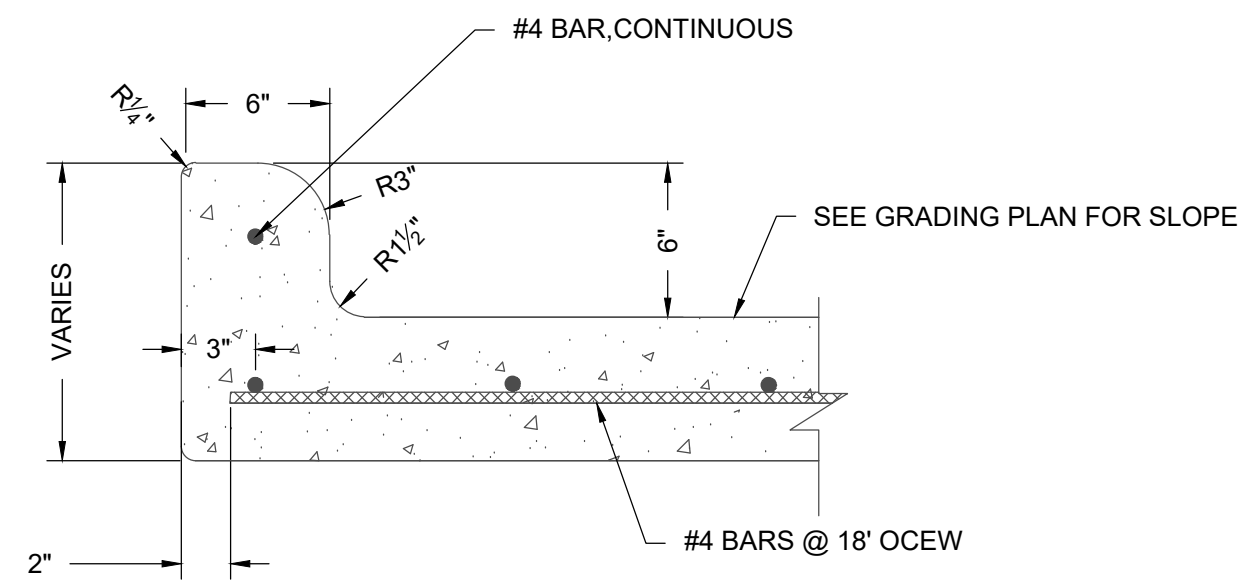
**C501**



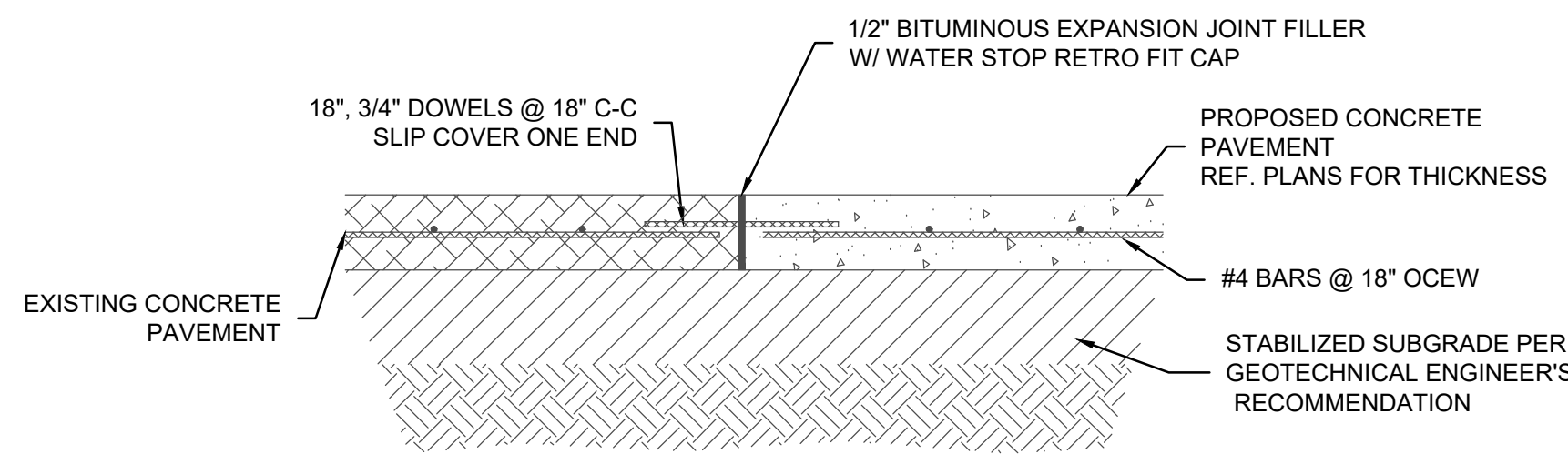


- NOTES:
1. SAW CUT OPERATIONS SHALL BEGIN AS SOON AS POSSIBLE AFTER CONCRETE PLACEMENT.
  2. SEAL ALL JOINTS WITH SELF LEVELING JOINT SEALANT MATERIAL PER SPECIFICATIONS.

**CONTROL JOINT**  
NTS

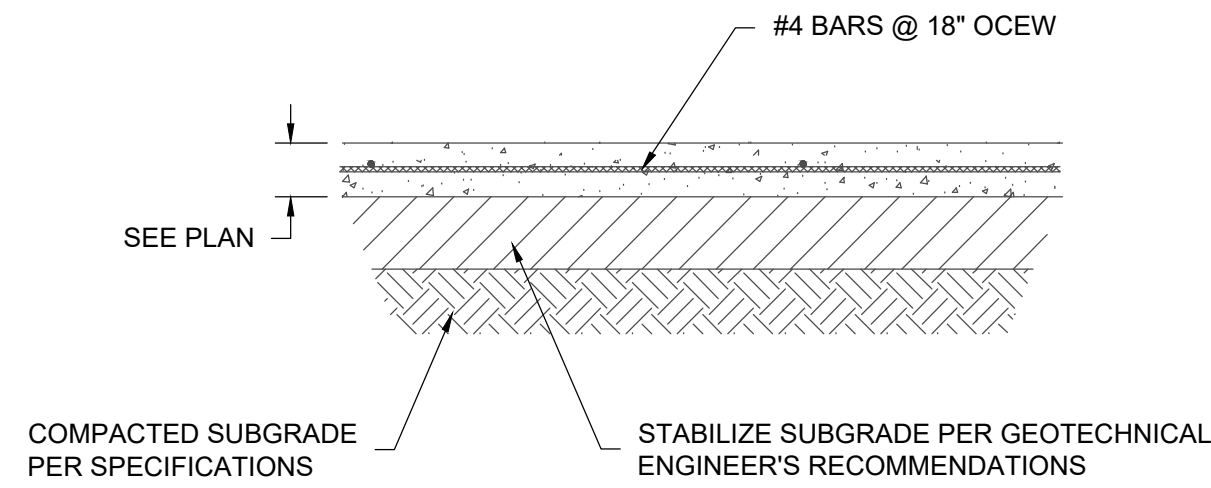


**INTEGRAL CURB & GUTTER**  
NTS



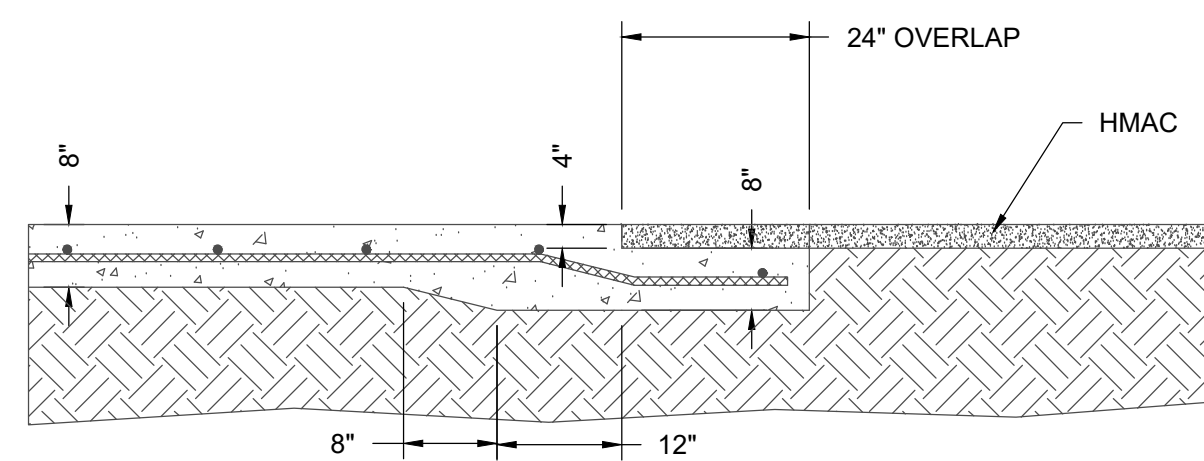
- NOTE:
1. SEE PLANS FOR THICKNESS OF EXISTING AND PROPOSED CONCRETE PAVEMENT
  2. CONCRETE SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI

**EXISTING CONCRETE TIE-IN**  
NTS



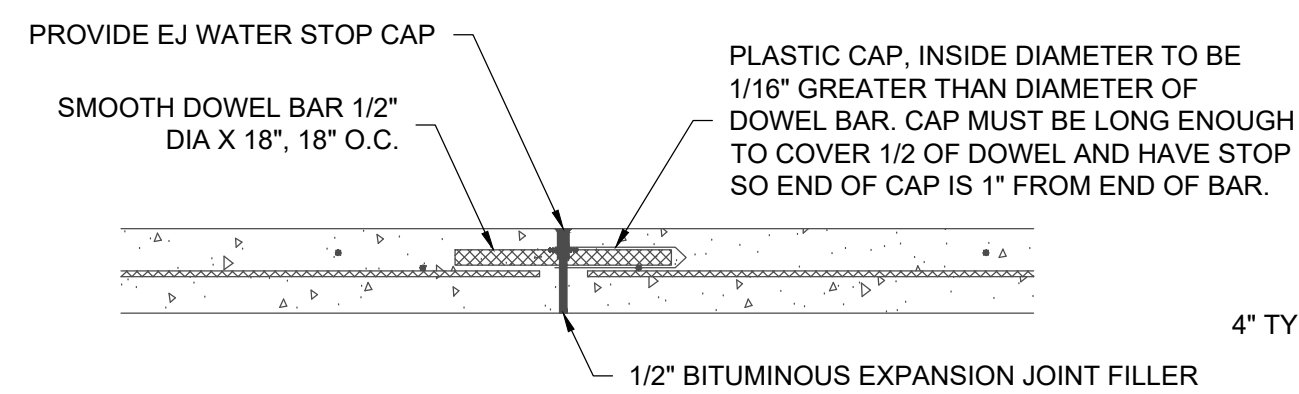
- NOTES:
1. SEE PLAN FOR JOINT SPACING, COMPRESSIVE STRENGTH, PAVEMENT THICKNESS, AND REINFORCING.
  2. DEPTH OF STABILIZATION SHALL BE A MINIMUM OF 6 INCHES OR BASED ON GEOTECHNICAL RECOMMENDATIONS SUBGRADE CONDITIONS.
  3. SUBGRADE STABILIZATION SHALL BE PER GEOTECHNICAL RECOMMENDATIONS AND LIME/CEMENT SERIES BASED ON ACTUAL SUBGRADE CONDITIONS.

**CONCRETE PAVEMENT**  
NTS



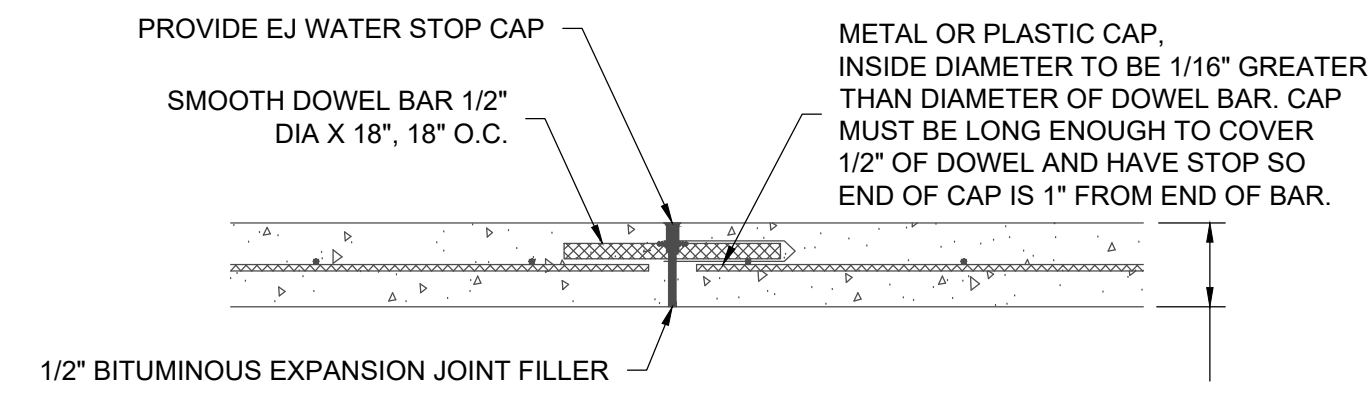
NOTE:  
SEE PLAN CX.X FOR JOINT LOCATIONS

**CONCRETE TO ASPHALT J-JOINT**  
NTS

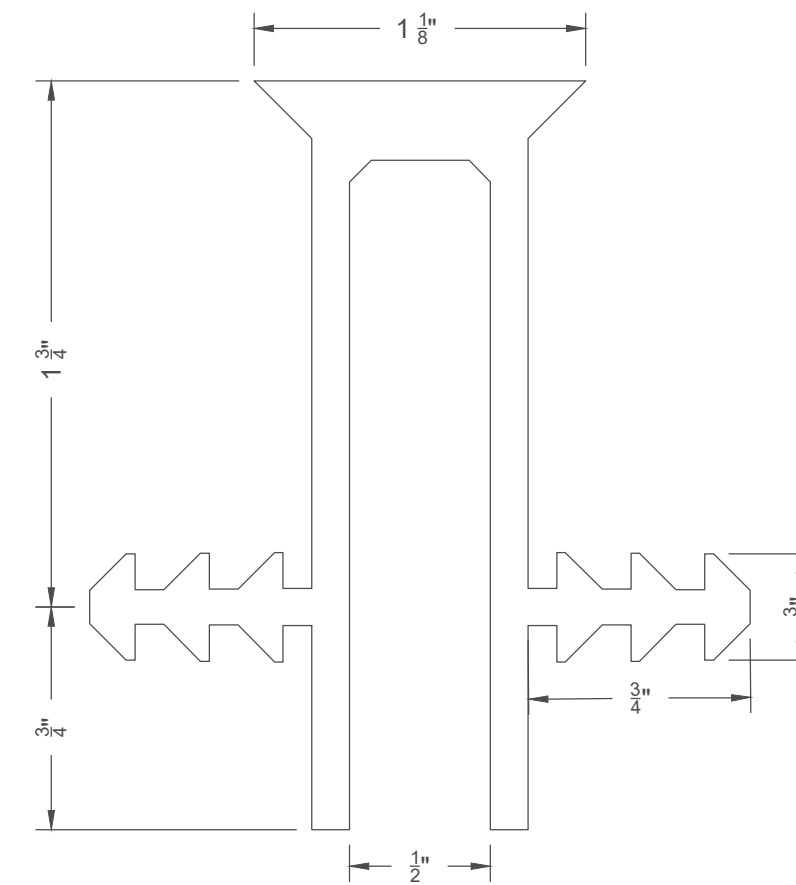


NOTE:  
SIDEWALK EXPANSION JOINTS SHALL BE INSTALLED AS SHOWN ON PLANS

**SIDEWALK EXPANSION JOINT**  
NTS



**EXPANSION JOINT**  
NTS

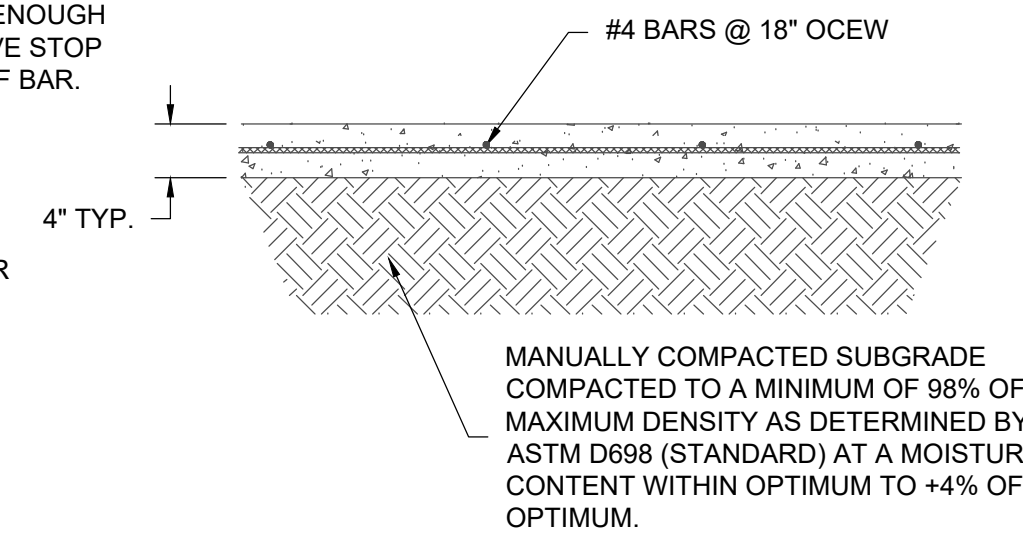


NOTE:  
WATERSTOP SHALL BE G-SEAL BY GREENSTREAK, INC. EARTHSHIELD BY JP SPECIALTIES, INC. EB-CAP WATERSTOP BY WESTEC, OR APPROVED EQUAL

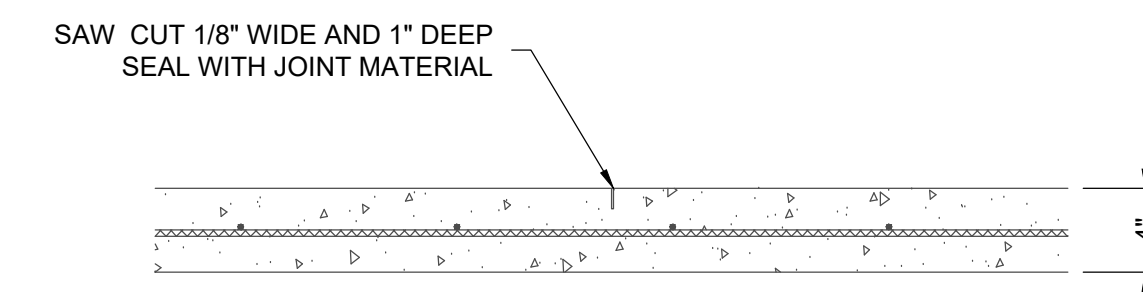
**EXPANSION JOINT WATER STOP CAP (1 SIDED)**  
NTS

NOTE:  
WATERSTOP SHALL BE G-SEAL BY GREENSTREAK, INC. EARTHSHIELD BY JP SPECIALTIES, INC. EB-CAP WATERSTOP BY WESTEC, OR APPROVED EQUAL

**EXPANSION JOINT WATER STOP CAP (2 SIDED)**  
NTS

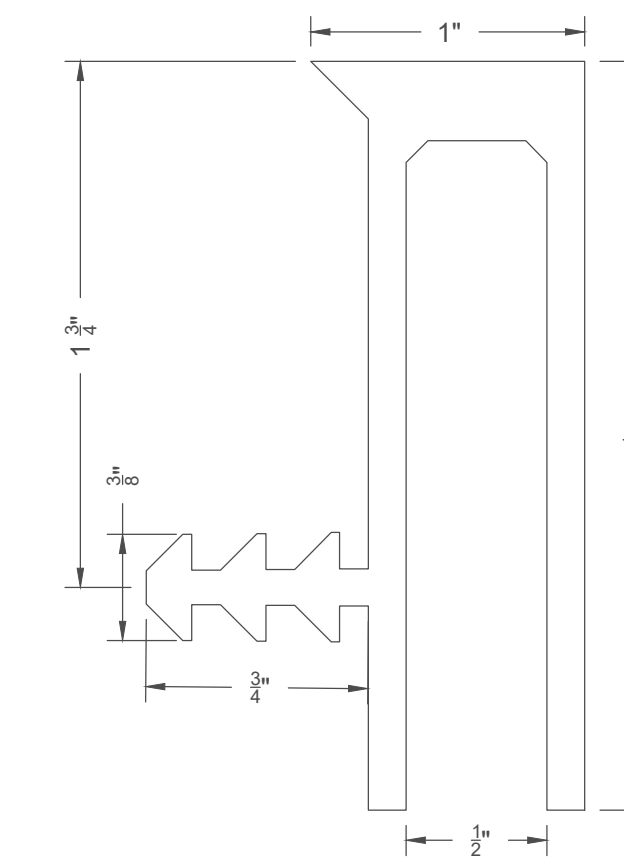


**SIDEWALK SECTION**  
NTS



NOTE:  
SIDEWALK JOINT SPACING PER LANDSCAPE ARCHITECT OR JOINT PLAN. IF NOT SPECIFIED, SPACING SHALL BE EQUAL TO SIDEWALK WIDTH WITH A MAXIMUM SPACING OF 8-FOOT.

**SIDEWALK CONTRACTION JOINT**  
NTS



NOTE:  
WATERSTOP SHALL BE G-SEAL BY GREENSTREAK, INC. EARTHSHIELD BY JP SPECIALTIES, INC. EB-CAP WATERSTOP BY WESTEC, OR APPROVED EQUAL

**EXPANSION JOINT WATER STOP CAP (2 SIDED)**  
NTS

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DETAILS

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**C600**