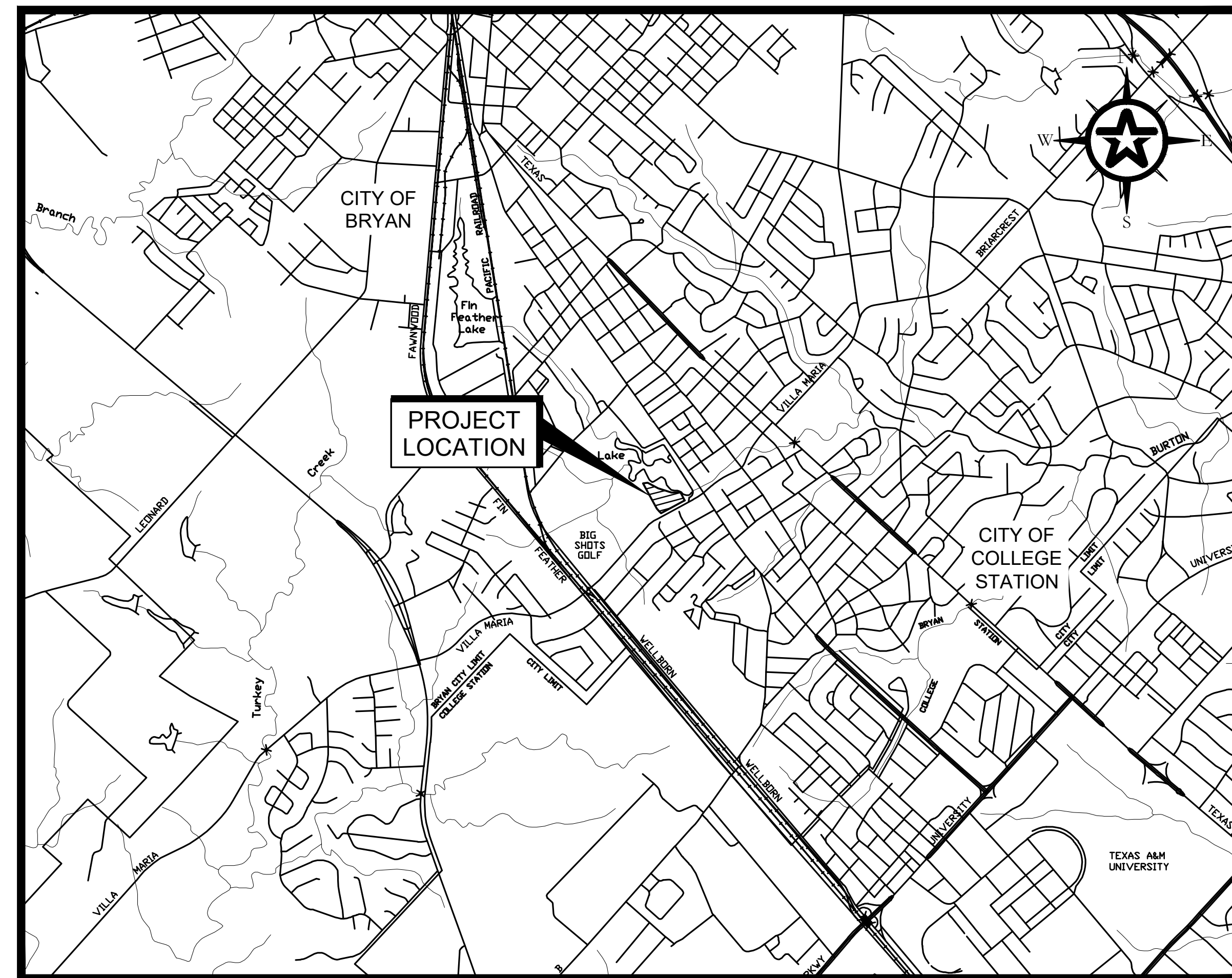


DRAWINGS
for
SMBG BRYAN, LLC.
MIDTOWN PARK MOVIE BOWL GRILL
BRYAN, TEXAS

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OWNER: SMBG BRYAN, LLC
P.O. BOX 7800
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JUNE 2023



FOR REVIEW ONLY

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T.B.P.E. REGISTRATION NO. 8053

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GENERAL NOTES:

- 1. ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF BRYAN STANDARD TECHNICAL SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC INFRASTRUCTURE CONSTRUCTION, LATEST EDITIONS.
2. FOR SLOPES OR TRENCHES GREATER THAN FIVE (5) FEET IN DEPTH, ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH SPECIFICATION SECTION 31 23 15 - TRENCH SAFETY SYSTEMS.
3. THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE ENGINEER...

ENVIRONMENTAL NOTES:

- 1. A STORMWATER POLLUTION PREVENTION PLAN (SWP3) SHALL BE PREPARED IN ACCORDANCE WITH SPECIFICATION SECTION 31 25 12 - STORMWATER POLLUTION PREVENTION.
2. ALL DISTURBED AREAS SHALL BE RESTORED AND CONTRACTOR SHALL REVEGETATE ALL EXPOSED CUT & FILL AREAS UPON COMPLETION OF CONSTRUCTION.
3. IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS THAT THE SCOPE OF WORK INCLUDES CLEARING, AND EROSION CONTROL REQUIRED FOR CONSTRUCTION...

- B. BEGIN CLEARING FOLLOWED BY CONSTRUCTION ACTIVITIES. PERFORM ALL CLEARING AT START OF PROJECT. INSPECT AND RESTORE EROSION CONTROL DEVICES THROUGHOUT CONSTRUCTION PROJECT ACTIVITY.
C. ALL TOPSOIL EXCAVATED SHALL BE STOCKPILED SEPARATELY IN A DESIGNATED AREA. UPON COMPLETION OF BACKFILL, TOPSOIL SHALL BE REPLACED OVER DISTURBED AREAS.
D. AFTER ACCEPTANCE OF REVEGETATION BY ENGINEER, CONTRACTOR SHALL REMOVE TEMPORARY EROSION/SEDIMENTATION CONTROLS.

SAFETY NOTES:

- 1. ALL CONSTRUCTION OPERATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH APPLICABLE REGULATIONS OF THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
2. ELECTRICAL LINES MAY BE LOCATED CLOSE TO THE PROJECT AREA. THE ATTENTION OF THE CONTRACTOR IS DIRECTED TO THE STATE LAW (VERNON'S ANNOTATED TEXAS STATUTES, ARTICLE 1436(c)) CONCERNING OPERATION IN THE VICINITY OF ELECTRICAL LINES & THE NEED FOR EFFECTIVE PRECAUTIONARY MEASURES.
3. WHEN WORKING IN OR ADJACENT TO PUBLIC RIGHT-OF-WAY, CONTRACTOR WILL BE RESPONSIBLE FOR ERECTING AND MAINTAINING ALL BARRICADES, FLAGGERS, SIGNS AND OTHER DEVICES NECESSARY TO PROTECT THE PUBLIC AND MAINTAIN TRAFFIC FLOW...

PUBLIC WATER UTILITY DISTRIBUTION SYSTEM NOTES:

- 1. ALL PUBLIC WATER UTILITY DISTRIBUTION SYSTEM IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN TECHNICAL SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC INFRASTRUCTURE.
2. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE ENGINEER PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY WATER SHUT OFF OR TURN ON THAT WILL AFFECT A PUBLIC WATER SYSTEM (PWS).
3. 72 HOURS NOTICE SHALL BE REQUIRED FOR SCHEDULED WATERLINE SHUT-DOWNS.

- REPLACEMENT OF ALL EXISTING PAVEMENTS, CURBS, DRIVEWAYS, SIDEWALKS, GRAVEL ROADWAYS, PIPE CULVERTS, CULVERT HEADWALLS, FENCES, BILLBOARDS AND MISCELLANEOUS ITEMS WHERE REQUIRED TO COMPLETE THE CONSTRUCTION.
6. THERE IS NO PAY ITEM FOR DEWATERING AND NO SEPARATE PAYMENT WILL BE MADE FOR DEWATERING. ANY DEWATERING OF THE TRENCH REQUIRED IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE INCIDENTAL TO THE BID ITEM FOR WHICH IT PERTAINS.
7. CLOSED TRENCHES WITHIN THE ROADWAY LIMITS SHALL BE MADE SUITABLE FOR TRAFFIC USE DURING THE NON-WORKING HOURS.
8. THE CONTRACTOR SHALL MAINTAIN WATER SERVICE TO ALL EXISTING CONNECTIONS AT ALL TIMES DURING CONSTRUCTION.

SPECIAL PUBLIC WATER UTILITY DISTRIBUTION NOTES:

- 1. THE PROPOSED 6-INCH FIRE HYDRANT LEADS SHALL BE DUCTILE IRON PRESSURE PIPE (D.I.P.) IN ACCORDANCE WITH SPECIFICATION SECTION 33 11 13 - PUBLIC WATER DISTRIBUTION PIPING, WITH A MINIMUM RATED WORKING PRESSURE OF 350 PSI, UNLESS NOTED OTHERWISE.
2. ALL D.I.P. SHALL BE ENCASED IN POLYETHYLENE SHEETING (POLY-WRAPPED) AS PER AWWA C105 (ANSI A21.5) AND IN ACCORDANCE WITH SPECIFICATION SECTION 33 11 13 - PUBLIC WATER DISTRIBUTION PIPING.
3. THE PROPOSED 4-INCH THRU 8-INCH WATERLINES SHALL BE PVC WATER PIPE, AWWA C-900 CLASS 200 (DR-14) IN ACCORDANCE WITH SPECIFICATION SECTION 33 11 13 - PUBLIC WATER DISTRIBUTION PIPING, UNLESS NOTED OTHERWISE.

TCFQ WATERLINE LOCATION NOTES:

- 1. WHEN NEW POTABLE WATER DISTRIBUTION LINES ARE CONSTRUCTED, THEY SHALL BE INSTALLED NO CLOSER THAN NINE FEET IN ALL DIRECTIONS TO WASTEWATER COLLECTION FACILITIES. ALL SEPARATION DISTANCES SHALL BE MEASURED FROM THE OUTSIDE SURFACE OF EACH OF THE RESPECTIVE PIECES.
2. POTABLE WATER DISTRIBUTION LINES AND WASTEWATER MAINS OR LATERALS THAT FORM PARALLEL UTILITY LINES SHALL BE INSTALLED IN SEPARATE TRENCHES.
3. NO PHYSICAL CONNECTION SHALL BE MADE BETWEEN A DRINKING WATER SUPPLY AND A SEWER LINE. ANY APPURTENANCE SHALL BE DESIGNED AND CONSTRUCTED SO AS TO PREVENT ANY POSSIBILITY OF SEWAGE ENTERING THE DRINKING WATER SYSTEM.

NEW WATERLINE INSTALLATION - PARALLEL LINES:

- 1. WHERE A NEW POTABLE WATERLINE PARALLELS AN EXISTING, NON-PRESSURE OR PRESSURE RATED WASTEWATER MAIN OR LATERAL AND THE LICENSED PROFESSIONAL ENGINEER LICENSED IN THE STATE OF TEXAS IS ABLE TO DETERMINE THAT THE EXISTING WASTEWATER MAIN OR LATERAL IS NOT LEAKING, THE NEW POTABLE WATERLINE SHALL BE LOCATED AT LEAST TWO FEET ABOVE THE EXISTING WASTEWATER MAIN OR LATERAL, MEASURED VERTICALLY, AND AT LEAST FOUR FEET AWAY, MEASURED HORIZONTALLY, FROM THE EXISTING WASTEWATER MAIN OR LATERAL.
2. WHERE A NEW POTABLE WATERLINE PARALLELS AN EXISTING PRESSURE RATED WASTEWATER MAIN OR LATERAL AND IT CANNOT BE DETERMINED BY THE LICENSED PROFESSIONAL ENGINEER IF THE EXISTING LINE IS LEAKING, THE EXISTING WASTEWATER MAIN OR LATERAL SHALL BE REPLACED WITH AT LEAST 150 PSI PRESSURE RATED PIPE.

- MEASURED VERTICALLY, AND AT LEAST FOUR FEET AWAY, MEASURED HORIZONTALLY, FROM THE REPLACED WASTEWATER MAIN OR LATERAL.
3. WHERE A NEW POTABLE WATERLINE PARALLELS A NEW WASTEWATER MAIN, THE WASTEWATER MAIN OR LATERAL SHALL BE CONSTRUCTED OF AT LEAST 150 PSI PRESSURE RATED PIPE. THE NEW POTABLE WATERLINE SHALL BE LOCATED AT LEAST TWO FEET ABOVE THE WASTEWATER MAIN OR LATERAL, MEASURED VERTICALLY, AND AT LEAST FOUR FEET AWAY, MEASURED HORIZONTALLY, FROM THE WASTEWATER MAIN OR LATERAL.

NEW WATERLINE INSTALLATION - CROSSING LINES:

- 1. WHERE A NEW POTABLE WATERLINE CROSSES AN EXISTING, NON-PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER THE WASTEWATER MAIN OR LATERAL SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTERLINE OF THE WASTEWATER MAIN OR LATERAL.
2. WHERE A NEW POTABLE WATERLINE CROSSES AN EXISTING, PRESSURE RATED WASTEWATER MAIN OR LATERAL, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER THE WASTEWATER MAIN OR LATERAL SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTERLINE OF THE WASTEWATER MAIN OR LATERAL.
3. WHERE A NEW POTABLE WATERLINE CROSSES A NEW, NON-PRESSURE RATED WASTEWATER MAIN OR LATERAL AND THE STANDARD PIPE SEGMENT LENGTH OF THE WASTEWATER MAIN OR LATERAL IS AT LEAST 18 FEET, ONE SEGMENT OF THE WATERLINE PIPE SHALL BE CENTERED OVER THE WASTEWATER MAIN OR LATERAL SUCH THAT THE JOINTS OF THE WATERLINE PIPE ARE EQUIDISTANT AND AT LEAST NINE FEET HORIZONTALLY FROM THE CENTERLINE OF THE WASTEWATER MAIN OR LATERAL.

Table with 3 columns: REV., DESCRIPTION, DATE



SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

PROJECT NOTES

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PUBLIC SANITARY UTILITY SEWERAGE SYSTEM NOTES:

1. ALL PUBLIC SANITARY UTILITY SYSTEM CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN TECHNICAL SPECIFICATIONS AND STANDARD DETAILS FOR PUBLIC INFRASTRUCTURE.

SPECIAL PUBLIC SANITARY UTILITY SEWERAGE SYSTEM NOTES:

- 1. SANITARY SEWER PIPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS, SHALL BE PVC SDR-26 (ASTM D3034) USING BEDDING, EMBEDMENT, AND BACKFILL PER THE TECHNICAL SPECIFICATIONS AND DETAILS SHOWN HEREIN.
2. AN "S" SHALL BE STAMPED ON THE FACE OF CURB AT THE LOCATION OF EACH SANITARY SEWER SERVICE.
3. ALL SANITARY SEWER ADAPTERS REQUIRED TO CONNECT TO EXISTING SANITARY SEWERS ARE INCIDENTAL TO THE BID ITEM FOR SANITARY SEWER PIPE.
4. ALL STREET AND ROADWAY BORES TO BE DRY BORES AS SPECIFIED IN THE TECHNICAL SPECIFICATIONS.
5. INSTALLATION OF ALL SANITARY SEWER PIPE SHALL BE BACKFILLED USING CEMENT STABILIZED SAND EMBEDMENT PER THE TECHNICAL SPECIFICATIONS AND DETAILS SHOWN HEREIN.

PAVING CONSTRUCTION NOTES:

- 1. WHEN THE TOP OF CURB ELEVATION OR BOTTOM OF PAVEMENT SLAB IS ABOVE NATURAL GROUND, THE PAVING CONTRACTOR SHALL BACKFILL FROM THE NATURAL GROUND TO TOP OF CURB IN LAYERS NOT EXCEEDING 8 INCHES IN DEPTH AND EACH LAYER COMPACTED TO NOT LESS THAN 95% STANDARD PROCTOR DENSITY AND SHALL FILL FROM CURB TO RIGHT-OF-WAY.
2. PAVING CONTRACTOR SHALL PROTECT WATER, SEWER, AND DRAINAGE FACILITIES; AND WILL REPLACE AT HIS EXPENSE ANY FACILITIES DAMAGED DURING PAVING OPERATIONS. ALL MANHOLES AND VALVES FALLING WITHIN PAVEMENT AREA SHALL BE ADJUSTED TO FINISHED GRADE BY PAVING CONTRACTOR WITHOUT THE USE OF BLOCKOUTS WHEN DIRECTED BY OWNER (WITH NO SEPARATE PAY).
3. PAVING SHALL BE IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS.
4. EXISTING PAVEMENT, CURBS, SIDEWALKS, AND DRIVEWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED AT NO COST TO THE OWNER.
5. ALL DRIVEWAYS WILL BE LOCATED TO AVOID EXISTING CURB INLET STRUCTURES.
6. ALL ROAD WIDTHS, CURB RADII, AND CURB ALIGNMENT SHOWN INDICATE BACK OF CURB. ALL CURB ELEVATIONS ARE TO "TOP OF CURB" UNLESS NOTED OTHERWISE.
7. AREAS TO RECEIVE FILL SHALL BE STRIPPED 6 INCHES, SCARIFIED, AND COMPACTED IN ACCORDANCE WITH THE TECHNICAL SPECIFICATIONS PRIOR TO FILL PLACEMENT.
8. SUBGRADE FOR SIDEWALKS AND FLATWORK ADJACENT TO BUILDINGS SHOULD MEET OR EXCEED RECOMMENDATIONS IN GEOTECHNICAL ENGINEERING REPORT PREPARED BY INTERTEK PSI, DATED FEBRUARY 15, 2021.

SPECIAL PAVING NOTES:

1. PAVEMENT SECTION(S) SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEERING REPORT PREPARED BY TERRACON, DATED APRIL 21, 2023, AS SUMMARIZED BELOW AND AS INDICATED ON DRAWINGS:

Table with 4 columns: STREET, LIME-TREATED SUBGRADE DEPTH (IN), CEMENT-TREATED BASE THICKNESS (IN), P.C. CONCRETE PAVING THICKNESS (IN). Rows include PARKING & DRIVES, COMPACTOR PAD, and FIRE LANES.

STORM SEWER CONSTRUCTION NOTES:

- 1. CONTRACTOR SHALL PROVIDE 6" MINIMUM CLEARANCE AT STORM SEWER AND WATER LINE CROSSINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, MAINTAINING, AND RESTORING ANY BACKSLOPE DRAINAGE SYSTEMS DISTURBED AS A RESULT OF HIS WORK.
3. ALL DITCHES SHALL BE REGRADED TO PROPOSED ELEVATIONS TO INSURE PROPER DRAINAGE. ALL OUTFALLS SHALL BE PROPERLY BACKFILLED AND COMPACTED AND ALL DISTURBED AREAS SHALL BE REGRADED, SEEDED, AND FERTILIZED WITHIN 10 WORKING DAYS OF EACH OCCURRENCE.

SPECIAL STORM SEWER NOTES:

1. STORM SEWER GRAVITY PIPE, UNLESS OTHERWISE SPECIFIED ON THE PLANS, SHALL BE CONTECH A-2000 PVC (ASTM F949) OR EQUAL WITHIN NON STRUCTURAL BACKFILL AREA AND REINFORCED CONCRETE PIPE MEETING B/C/S UNIFIED SPECIFICATION 33 40 02 SHALL BE PLACED IN STRUCTURAL BACKFILL AREAS. ALL STORM PIPE SHALL BE BACKFILLED USING CEMENT STABILIZED SAND EMBEDMENT PER THE TECHNICAL SPECIFICATIONS AND DETAILS SHOWN HEREIN.

REINFORCED CONCRETE NOTES:

- 2. ALL CONCRETE WORK SHALL CONFORM TO "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318-83) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS" (ACI 301-84), BY THE AMERICAN CONCRETE INSTITUTE.
3. CEMENT SHALL CONFORM TO ASTM C150, TYPE I, OR TYPE II, UNLESS SPECIFIED OTHERWISE.
4. AGGREGATES SHALL CONFORM TO ASTM C33 FOR NORMAL WEIGHT AGGREGATE. THE MAXIMUM SIZE OF AGGREGATE SHALL BE 1.5," UNLESS SPECIFIED OTHERWISE.
5. MIXING WATER SHALL BE CLEAN AND FREE FROM INJURIOUS AMOUNTS OF OILS, ACIDS, ALKALIS, SALTS, ORGANIC MATERIALS, AND OTHER DELETERIOUS SUBSTANCES.
6. AIR-ENTRAINING ADMIXTURES SHALL CONFORM TO ASTM C260. OTHER ADMIXTURES TO MODIFY WORKABILITY, HARDNESS, OR OTHER CHARACTERISTICS SHALL NOT BE USED. CALCIUM CHLORIDE SHALL NOT BE USED UNDER ANY CIRCUMSTANCES.
7. ALL REINFORCEMENT SHALL BE OF DOMESTIC MANUFACTURE AND SHALL CONFORM TO ACI 318-83, AND SHALL BE FREE FROM LOOSE FLAKY RUST, LOOSE SCALE, MUD, OIL, OR OTHER COATINGS THAT WILL PREVENT OR REDUCE THE BOND. ALL REINFORCING STEEL SHALL HAVE A MINIMUM 60,000 PSI YIELD STRESS AND CONFORM TO ASTM A615 GRADE 60 DEFORMED REINFORCING BARS. REINFORCEMENT SHALL BE PLACED IN CONFORMANCE WITH ACI 318-83, CHAPTER 7, AND AS SHOWN ON THE PLANS. DETAILING OF CONCRETE REINFORCEMENT SHALL BE IN ACCORDANCE WITH ACI PUBLICATION 315.
8. ALL CONCRETE SHALL MEET THE QUALITY REQUIREMENTS SPECIFIED IN THE TECHNICAL SPECIFICATIONS.
9. DIMENSIONS SHOWN ARE TO OUTSIDE OF REBAR.
10. CAST IN PLACE CONCRETE SHALL STRICTLY ADHERE TO THE PROPORTIONS ESTABLISHED IN DESIGN MIXES, CONSISTING OF THE ACTUAL MATERIALS TO BE USED DURING CONSTRUCTION, FOR STRENGTHS AND USES INTENDED. THESE DESIGN MIXES ARE TO BE PREPARED BY A QUALIFIED LABORATORY, AND THE MATERIALS AND TEST RESULTS ARE TO BE APPROVED BY THE ENGINEER PRIOR TO USE.

- 1. CONTRACTOR SHALL VERIFY THE PRESENCE, LOCATION AND SIZE OF ALL OPENINGS AND SLAB DEPRESSIONS AND EMBEDMENTS PRIOR TO PLACING CONCRETE. NO OPENINGS SHALL BE PERMITTED THROUGH BEAMS, JOISTS, OR COLUMNS UNLESS NOTED OTHERWISE ON PLANS AND/OR APPROVED BY THE ENGINEER.
2. PROPER ACCESSORIES AND SUPPORTS ARE TO BE USED AS NOTED AND APPROVED ON THE SHOP DRAWINGS. PROVIDE GALVANIZED OR PLASTIC COATED CHAIRS AND BAR SUPPORTS AT SOFFITS OF ALL EXPOSED MEMBERS. ALL REINFORCING TO BE SECURELY AND ACCURATELY HELD IN POSITION.
3. PROVIDE 3/4" CHAMFER ON ALL EXPOSED CORNERS OF CONCRETE.
4. CAPSULE ANCHORS SHALL BE PARABOUND CAPSULE SYSTEM BY HILTI OR APPROVED EQUAL.
5. ALL ANCHOR BOLTS SHALL BE 316 STAINLESS STEEL UNLESS NOTED OTHERWISE.

DEMOLITION NOTES:

- 1. FOLLOWING APPROPRIATE SAFETY PROCEDURES, DEMOLISH EXISTING FACILITIES AS SHOWN ON THE PLANS. PROTECTION OF PUBLIC AND PRIVATE PROPERTY AND SAFE DISPOSITION OF SPOIL MATERIAL IS INCLUDED IN THIS ITEM.
2. CONTRACTOR SHALL SUBMIT FOR APPROVAL TO ENGINEER AND THE OWNER A DEMOLITION PLAN INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
A. METHODS, EQUIPMENT AND SEQUENCE OF OPERATION.
B. CREDENTIALS OF INDIVIDUALS PERFORMING DEMOLITION OPERATIONS, INCLUDING SUBCONTRACTORS.
C. SAFETY MEASURES TO PROTECT WORKERS, PERSONNEL, AND THE PUBLIC.
D. SAFETY MEASURES TO PROTECT ADJACENT PROPERTIES, LANDSCAPING, IMPROVEMENTS TO REMAIN OR PUBLIC RIGHTS-OF-WAY.
E. ASBESTOS OR OTHER HAZARDOUS MATERIAL ABATEMENT PLAN, UNLESS SUCH PLAN IS PROVIDED BY THE OWNER.
F. STORAGE, REMOVAL AND DISPOSAL OF SPOIL MATERIAL.
G. EROSION CONTROL MEASURES, INCLUDING NPDES PROCEDURES AND REGULATIONS.
H. POLLUTION AND AIR QUALITY CONTROL MEASURES (DUST CONTROL, ETC.).
I. HEALTH DEPARTMENT NOTICE.
J. UTILITY COORDINATION WITH ALL AFFECTED UTILITIES, INCLUDING LOCATION OF FACILITIES, PROTECTION DURING DEMOLITION, DAMAGE REPAIRS AND DISRUPTION OF SERVICE.
3. THE PROJECT SITE SHALL BE CLEANED DAILY. DEBRIS, RUBBISH AND CONTRACTORS SALVAGED MATERIAL SHALL BE REMOVED PROMPTLY.
4. ALL SPOIL MATERIAL REMAINING AFTER OWNER SALVAGE IS COMPLETE AND RESULTING FROM DEMOLITION OPERATIONS BECOMES THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL OF SPOIL MATERIAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT HIS EXPENSE. OWNER WILL PROVIDE LIST OF ITEMS TO BE SALVAGED.

CONSTRUCTION WITHIN TxDOT RIGHT-OF-WAY:

- 1. TxDOT'S SPECIFICATIONS:
A. RIGHT-OF-WAY SHALL BE RESTORED TO ITS ORIGINAL CONDITION, INCLUDING, BUT NOT LIMITED TO, THE RE-ESTABLISHMENT OF GRASSES AND/OR WILDFLOWERS. WORK IN OR AROUND LARGE WOODY VEGETATION OR A CONCENTRATION OF WOODY VEGETATION SHALL BE DONE IN SUCH A MANNER AS TO NOT DAMAGE THE VEGETATION. BEFORE CONSTRUCTION IS STARTED, A SATISFACTORY MUTUAL ARRANGEMENT SHALL BE REACHED BETWEEN THE TEXAS DEPARTMENT OF TRANSPORTATION, THE UTILITY AGENT AND THE CONTRACTOR CONCERNING VEGETATION MANAGEMENT REQUIREMENTS.
B. UPON COMPLETION OF THE INSTALLATION, A FINAL INSPECTION SHALL BE MADE BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
2. TRENCH EXCAVATIONS AND PIT LOCATIONS
A. GENERAL - NO DIRT FROM A TRENCH OR PIT EXCAVATION SHALL BE PLACED ON THE ROADWAY OR SHOULDERS. ALL EQUIPMENT AND STOCKPILED DIRT SHALL MEET THE SAFETY CLEAR ZONE DISTANCES LISTED BELOW OR HAVE ADEQUATE BARRICADES AND WARNING DEVICES TO PROTECT THE TRAVELING PUBLIC.
TOPSOIL SHALL BE KEPT SEPARATE FROM THE OTHER EXCAVATION MATERIAL, AND REPLACED IN ACCORDANCE WITH "SPECIFICATIONS FOR BACKFILL."
B. ALL PITS AND TRENCHES SHALL BE KEPT DRY AND FREE FROM STANDING WATER. IF ANY TRENCHES AND/OR PITS ARE LEFT OPEN FOR EXTENDED PERIODS OF TIME WITHOUT A CONTINUOUS PROGRESSION OF WORK, THE UTILITY WILL BE REQUIRED TO BACKFILL THE TRENCHES AND/OR PITS.
C. IN ALL EXCAVATIONS WHERE SLOUGHING IS LIKELY TO OCCUR, SHORING SHALL BE UTILIZED TO PREVENT DAMAGE TO THE HIGHWAY STRUCTURE(S). THE UTILITY AGENCY OF CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRENCH EXCAVATION PROTECTION AS REQUIRED BY PROVISIONS OF PART 1926, SUBPART P- EXCAVATIONS, TRENCHING, AND SHORING OF OSHA STANDARDS.
D. TRENCHING - LONGITUDINAL INSTALLATIONS MUST BE PLACED AS NEAR A UNIFORM ALIGNMENT TO THE RIGHT-OF-WAY LINE AS POSSIBLE. THIS OPERATION MAY BE DONE BY A TRENCHING MACHINE OR BACKHOE. IF A UNIFORM ALIGNMENT CANNOT BE MAINTAINED BY USING A TRENCHING MACHINE, THE TxDOT INSPECTOR CAN REQUIRE THE USE OF A BACKHOE MACHINE TO OBTAIN A MORE UNIFORM ALIGNMENT.
E. SAFETY CLEAR ZONE DISTANCES - CLEAR ZONE DISTANCES REQUIRED FOR TRENCH EXCAVATIONS, STOCKPILES, AND BORE PIT LOCATIONS AS FOLLOWS:
FOR UNCURBED HIGHWAYS:
1) THIRTY (30) FEET FROM EDGE OF PAVEMENT OF HIGH SPEED (OVER 40 MPH), HIGH VOLUME (OVER 750 VEHICLES PER DAY) HIGHWAYS.
2) SIXTEEN (16) FEET FROM THE EDGE OF PAVEMENT OF HIGH-SPEED, LOW VOLUME (LESS THAN 750 VEHICLES PER DAY) HIGHWAYS.
3) SIXTEEN (16) FEET FROM RAMPS.
4) TEN (10) FEET FOR LOW-SPEED (40 MPH OR LESS) HIGHWAYS.
5) TEN (10) FEET FOR ANY INTERSECTING SIDE STREETS.
FOR CURBED HIGHWAYS:
1) THIRTY (30) FEET FROM EDGE OF PAVEMENT OF HIGH SPEED (OVER 40 MPH), HIGH VOLUME (OVER 750 VEHICLES PER DAY) HIGHWAYS.
2) FIVE (5) FEET FROM THE BACK OF CURB, PLUS ANY ADDITIONAL DISTANCE TO CLEAR EXISTING SIDEWALKS, OF LOW SPEED (40 MPH OR LESS) HIGHWAYS.
3) FIVE (5) FEET FROM BACK OF CURB FOR ANY INTERSECTING SIDE STREETS.
3. GENERAL CONDITIONS
A. ALL EXISTING UTILITIES MUST BE LOCATED AND MARKED, AND THE PROPOSED LINE ROUTE MUST BE STAKED AND APPROVED PRIOR TO ANY INSTALLATION. PROPOSED LINE MUST FOLLOW THE ALIGNMENT OF AND BE WITHIN FIVE FEET (5') OF THE STATE RIGHT-OF-WAY LINE, EXISTING UTILITIES PERMITTING.

- TxDOT IS NOT RESPONSIBLE FOR ANY STAKING OF RIGHT-OF-WAY. INSTALLATION OF PROPOSED CROSSINGS AT INTERSECTIONS WITH TRAFFIC LIGHT SYSTEMS OF ANY TYPE MUST FIRST BE CLEARED WITH THE DISTRICT TRAFFIC SIGNAL SERVICE DEPARTMENT (254-867-2807). THIS WOULD INCLUDE AREAS WITH SAFETY LIGHTING.
B. HIGHWAY LANE SURFACES AND PAVED SHOULDERS MUST BE KEPT FREE OF MUD AND OTHER DEBRIS AT ALL TIMES. OVERHANGING BRUSH AND/OR TREE LIMBS ENCOUNTERED IN YOUR PREVIOUSLY APPROVED ROUTE MUST BE NEATLY PRUNED AND IN ACCEPTABLE MANNER TO TxDOT, AND THE TRIMMINGS DISPOSED OF. IF LARGE DESIRABLE TREES OR A ROW OR THicket OF SMALLER TREES OR BRUSH LIES IN THE PATH OF YOUR ROUTE, THEY MUST BE NEGOTIATED BY DIRECTIONAL BORING UNDERNEATH AT A DEPTH SO AS NOT TO DAMAGE THE ROOT SYSTEM. "SKIRTING AROUND" OR CHANGING THE ALIGNMENT OF THE PIPELINE INSTALLATION TO AVOID THIS TYPE OF VEGETATION WILL NOT BE ALLOWED.
C. ANY PROPOSED FIELD CHANGES OR MODIFICATIONS DUE TO UNFORESEEN CIRCUMSTANCES MUST BE APPROVED PRIOR TO ANY INSTALLATION.
D. AFTER THE INSTALLATION OF PIPELINE IS COMPLETE, A THOROUGH CLEANUP OF THE RIGHT-OF-WAY IS REQUIRED. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, COMPACTION AND LEVELING OF TRENCH LINE AND BORE SITES, REMOVAL OF ALL COARSE ROCK BROUGHT TO THE SURFACE, AND THE SMOOTHING OF ANY AND ALL RUTTING OF THE RIGHT-OF-WAY CREATED AS A RESULT OF INSTALLATION.
4. SPECIAL PROVISIONS ATTACHED TO AND PART OF THIS PERMIT
A. THE PERMIT APPLICANT SHALL INSURE THAT THE CONTRACTOR'S AGENTS (EMPLOYEES, CONTRACTORS AND SUBCONTRACTORS) ARE COVERED BY COMMERCIAL GENERAL LIABILITY INSURANCE, TEXAS BUSINESS AUTOMOBILE INSURANCE AND WORKER'S COMPENSATION INSURANCE IN THE AMOUNTS SHOWN ON TxDOT FORM NO. 1560. THE TxDOT ENGINEER AT HIS/HER DISCRETION MAY REQUIRE PROOF OF INSURANCE (COMPLETED TxDOT FORM NO. 1560) PRIOR TO THE APPROVAL OF THE PERMIT.
B. NOTIFICATION OF AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO STARTING CONSTRUCTION OF UTILITY INSTALLATION IS REQUIRED. FAILURE TO COMPLY MAY RESULT IN A SHUTDOWN OF THE PROJECT. THE INSTALLATION CREW AND/OR CONTRACTOR MUST HAVE AN APPROVED COMPLETE COPY OF THIS PERMIT IN THEIR POSSESSION AT THE JOBSITE.
C. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR'S REPRESENTATIVE WILL BE REQUIRED TO MEET WITH TxDOT'S AREA ENGINEERS OFFICE IN ADVANCE OF ANY OPERATIONS TO DISCUSS THE TRAFFIC CONTROL PLAN (SIGNING, BARRICADES, ETC.), THE ESTIMATED TIME OF COMPLETION, CLEAN-UP, AND FINAL INSPECTION.

GRADING NOTES:

- 1. VERIFY THE SUITABILITY OF ALL EXISTING AND PROPOSED SITE CONDITIONS INCLUDING GRADES AND DIMENSIONS BEFORE COMMENCEMENT OF 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.
2. ALL FILL MATERIAL SHALL BE APPROVED BY THE ENGINEER PRIOR TO IMPORTING AND/OR PLACING AND COMPACTING.

TRAFFIC CONTROL NOTES:

- 1. THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED FOR APPROVAL PRIOR TO CONSTRUCTION.
2. TRAFFIC CONTROL SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (THE LATEST EDITION). ADEQUATE SIGNS, BARRICADES, FLAG PERSONNEL, ETC. SHALL BE ERCTED AND MAINTAINED IN COMPLETE COMPLIANCE WITH THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
3. ANY METHODS, STREET MARKINGS AND SIGNAGE NECESSARY FOR WARNING MOTORISTS, WARNING PEDESTRIANS OR DIVERTING TRAFFIC DURING CONSTRUCTION SHALL CONFORM TO THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (THE LATEST EDITION).
4. ALL PAVEMENT MARKINGS, MAKERS, PAINT, TRAFFIC BUTTONS, TRAFFIC CONTROLS AND SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES AND THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS (THE LATEST EDITIONS).

EARTHWORK:

- 1. EXCESS MATERIAL RESULTING FROM EXCAVATION OPERATIONS IS THE PROPERTY OF THE CONTRACTOR. APPROPRIATE DISPOSAL SHALL BE AT THE CONTRACTOR'S EXPENSE.
2. ALL EXCAVATION SHALL BE PERFORMED AS DIRECTED IN THE DRAWINGS AND IN COMPLIANCE WITH OSHA STANDARDS.
3. DATA ON SUBSURFACE CONDITIONS IS AVAILABLE TO THE CONTRACTOR FROM THE OWNER UPON REQUEST. THE OWNER MAKES NO WARRANTY AS TO THE CORRECTNESS OF THESE REPORTS. THE CONTRACTOR MAY, AT HIS OWN EXPENSE, PERFORM ADDITIONAL TEST BORINGS.
4. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL AFFECTED UTILITY COMPANIES. THIS SHALL INCLUDE LOCATION OF FACILITIES, PROTECTION DURING CONSTRUCTION, DAMAGE REPAIRS AND DISRUPTION OF SERVICE.
5. THE EXCAVATION IS UNCLASSIFIED, AND CONTRACTOR SHALL PERFORM EXCAVATION TO THE ELEVATIONS INDICATED IN THE PLANS, REGARDLESS OF CHARACTER OF MATERIAL, WITH NO ADDITIONAL COMPENSATION FROM THE OWNER.
6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING BARRICADES REQUIRED TO WARN AND/OR PREVENT ACCESS TO CONSTRUCTION AREA.
7. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT FACILITIES FROM DAMAGE.
8. OVER-EXCAVATION IS NONCOMPENSABLE, AND SHALL BE BACKFILLED AND COMPACTED AS DIRECTED BY THE ENGINEER AT NO ADDITIONAL COST TO THE OWNER.
9. CONTRACTOR SHALL PROVIDE ALL LABOR AND EQUIPMENT NECESSARY TO PROPERLY DEWATER EXCAVATION AREAS - AS REQUIRED.
10. EXCAVATED MATERIAL SHALL BE STOCKPILED WHERE DIRECTED IN THE PLANS. STOCKPILE SHALL BE MAINTAINED IN COMPLIANCE WITH ALL RELEVANT POLLUTION PREVENTION PLANS.
11. CONSTRUCTION AREAS SHALL BE STRIPPED OF ALL EXISTING PAVEMENT MATERIALS, CURBS, EXISTING FILL MATERIAL, ETC. ROOTS OF TREES, IF PRESENT IN LANDSCAPE PORTIONS, TO BE REMOVED WITHIN CONSTRUCTION AREAS SHOULD BE GRUBBED TO FULL DEPTHS. REMNANTS OF FOUNDATION UNITS FROM EXISTING STRUCTURES, IF ANY, TO BE DEMOLISHED SHOULD BE REMOVED TO A MINIMUM DEPTH OF 24 INCHES BELOW FINAL SUBGRADE

ELEVATION. ALL UTILITIES FROM PREVIOUS SITE DEVELOPMENT THAT ARE PLANNED TO BE ABANDONED SHOULD BE COMPLETELY REMOVED FROM WITHIN THE PROPOSED BUILDING AREAS, UNLESS OTHERWISE NOTED. ONCE FINAL SUBGRADE ELEVATION HAS BEEN ACHIEVED, EXPOSED SOIL SUBGRADE AREAS SHOULD BE CAREFULLY PROOFROLLED WITH A 15-TON ROLLER OR EQUIVALENT EQUIPMENT TO DETECT WEAK ZONES. WEAK AREAS DETECTED DURING PROOFROLLING, AS WELL AS ZONES CONTAINING DEBRIS OR ORGANICS AND VOIDS RESULTING FROM REMOVAL OF TREE ROOTS, FILL SOILS, FOUNDATION REMNANTS, UTILITIES, ETC., SHOULD BE REMOVED AND REPLACED WITH SOILS EXHIBITING SIMILAR CLASSIFICATION, MOISTURE CONTENT, AND DENSITY AS THE ADJACENT IN-SITU SOILS. PROPER SITE DRAINAGE SHOULD BE MAINTAINED DURING CONSTRUCTION SO THAT PONDING OF SURFACE RUNOFF DOES NOT OCCUR AND CAUSE CONSTRUCTION DELAYS AND/OR INHIBIT SITE ACCESS.
12. PRIOR TO ANY FILLING OPERATIONS, SAMPLES OF THE PROPOSED BORROW (IMPORTED) MATERIALS SHALL BE OBTAINED FOR SPECIFICATION COMPLIANCE AND LABORATORY MOISTURE-DENSITY TESTING. THE TESTS WILL PROVIDE A BASIS FOR EVALUATION OF FILL COMPACTION BY IN-PLACE DENSITY TESTING. A GEOTECHNICAL ENGINEER SHALL PERFORM IN-PLACE DENSITY TESTS DURING THE FILLING OPERATIONS TO VERIFY THAT SPECIFIED LEVELS OF COMPACTION ARE BEING ATTAINED.

SPECIAL EARTHWORK NOTES:

- 1. ALL SUBSOIL MATERIAL IMPORTED FOR THE CIVIL SITEWORK SHALL BE SUBSOIL TYPE S1 (SELECT FILL OR SELECT BORROW) IN ACCORDANCE WITH SPECIFICATION SECTION 31 05 13 - SOILS FOR EARTHWORK.
2. ALL MATERIAL IMPORTED FOR FILL BENEATH THE BUILDING STRUCTURE SHALL BE SPECIFIED BY THE STRUCTURAL ENGINEER.

BRYAN TEXAS UTILITIES (BTU) NOTES:

1. PLEASE CONTACT BTU LINE DESIGN AT 821-5770 120 DAYS BEFORE POWER IS NEEDED TO BEGIN THE PROCESS OF OBTAINING POWER TO THE SITE. PLEASE PROVIDE A DETAILED LOAD ANALYSIS, AS WELL AS THE SERVICE REQUIREMENTS (VOLTAGE, AMPS, SINGLE PHASE VS THREE PHASE) AT THIS TIME.

SUDDENLINK/ALTICE COMMUNICATIONS NOTES:

1. PLEASE CONTACT DAN AUGSBERGER, SR. SUPERVISOR - OPS, CONSTRUCTION AT SUDDENLINK BRYAN, TX OFFICE AT 979-204-8263 OR DAN.AUGSBERGER@ALTICETECHSERVICESUSA.COM TO PLAN/CONSTRUCT NEW PHONE, VIDEO AND DATA COMMUNICATIONS SERVICE.

FRONTIER COMMUNICATIONS NOTES:

1. PLEASE CONTACT CASSANDRA HAMMOND WITH FRONTIER COMMUNICATIONS AT 979-599-6879 OR AT CASSANDRA.HAMMOND@FTR.COM TO SET UP OR INSTALL SERVICES AT THIS LOCATION.

Table with 3 columns: REV., DESCRIPTION, DATE. Contains revision history entries.



SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

PROJECT NOTES

PRELIMINARY FOR REVIEW ONLY

Table with 2 columns: DESIGNER, DRAFTER, CHECKED, PROJECT NO., DRAWING NO. Includes project details and drawing number C002.

A1	ABBREVIATIONS	A8	SURVEY MASTER LEGEND	A11	GENERAL SYMBOLS
N.T.S.	<p>ABS ACRYLONITRILE - BUTADIENE - STYRENE</p> <p>AC ASPHALTIC CONCRETE</p> <p>APPROX APPROXIMATE</p> <p>ARV AIR RELEASE VALVE</p> <p>ACP ASBESTOS CEMENT PIPE</p> <p>ALT ALTERNATE</p> <p>AWG AMERICAN WIRE GAGE</p> <p>BEG BEGIN</p> <p>BF BLIND FLANGE</p> <p>BFV BUTTERFLY VALVE</p> <p>B BASELINE</p> <p>BM BENCH MARK</p> <p>BC BACK OF CURB</p> <p>BW BOTTOM OF WALL</p> <p>CATV CABLE TV</p> <p>CB CATCH BASIN</p> <p>C-C CENTER TO CENTER</p> <p>CFS CUBIC FEET PER SECOND</p> <p>CIP CAST IRON PIPE</p> <p>CJ CONTROL JOINT</p> <p>CL CRUSHED LIMESTONE BASE MATERIAL</p> <p>CLBM CLEAR</p> <p>CLR CLEANOUT</p> <p>CO CORRUGATED METAL PIPE</p> <p>CMP CONC</p> <p>CONC CONSTRUCT, CONSTRUCTION</p> <p>CONT CONTINUOUS</p> <p>CTB CEMENT TREATED BASE</p> <p>CV CHECK VALVE</p> <p>CY CUBIC YARD</p> <p>C&G CURB AND GUTTER</p> <p>DA DRAINAGE AREA</p> <p>DE DRAINAGE EASEMENT</p> <p>DBL DOUBLE</p> <p>DET DETAIL</p> <p>DIA DIAMETER</p> <p>DI DUCTILE IRON</p> <p>DIP DUCTILE IRON PIPE</p> <p>DN DOWN</p> <p>DW DRIVEWAY</p> <p>DWG DRAWING</p> <p>E EAST</p> <p>EP EDGE OF PAVEMENT</p> <p>EA EACH</p> <p>EF EACH FACE</p> <p>EL ELEVATION</p> <p>EJ EXPANSION JOINT</p> <p>ENGR ENGINEER</p> <p>EQ EQUAL</p> <p>ER END RETURN</p> <p>EW EACH WAY</p> <p>EXC EXCAVATE</p> <p>EXP JT EXPANSION JOINT</p> <p>EX EXISTING</p> <p>FH FIRE HYDRANT</p> <p>FFE FINISHED FLOOR ELEVATION</p> <p>FG FINISHED GRADE</p> <p>F FLOWLINE</p> <p>FM FORCE MAIN</p> <p>FIC FIBER OPTIC CABLE</p> <p>FC FACE OF CURB</p> <p>FG FINISHED GRADE</p> <p>FT FEET OR FOOT</p> <p>FH FIRE HYDRANT</p> <p>G GAS LINE</p> <p>GA GAUGE</p> <p>GALV GALVANIZED</p> <p>GRND GROUND</p> <p>GV GATE VALVE</p> <p>HDWL HEADWALL</p> <p>HP HIGH POINT OR HORSE POWER</p> <p>HGL HYDRAULIC GRADE LINE</p> <p>HORIZ HORIZONTAL</p> <p>HW HEAD WATER</p> <p>HMAC HOT MIXED ASPHALTIC CONCRETE</p> <p>ID INSIDE DIAMETER</p> <p>IN INCH</p> <p>INCL INCLUDE (D) (ING)</p> <p>INSL INSULATION OR INSULATED</p> <p>INV INVERT</p> <p>IP IRON PIPE OR IRON PIN</p> <p>JT JOINT</p> <p>KV KILOVOLT</p> <p>L LENGTH</p> <p>LP LOW POINT</p> <p>LF LINEAR FOOT</p> <p>LG LIP OF GUTTER</p> <p>LSS LIME-STABILIZED SUBGRADE</p> <p>LT LEFT</p> <p>MTL MATERIAL</p> <p>MAX MAXIMUM</p> <p>MBGF METAL BEAM GAURD FENCE</p> <p>MED MEDIUM</p> <p>MH MANHOLE</p> <p>MIN MINIMUM</p> <p>MISC MISCELLANEOUS</p> <p>M&M MEET AND MATCH</p> <p>MO MOTOR OPERATED</p> <p>MP MIDPOINT</p> <p>N NORTH</p> <p>NC NORMALLY CLOSED</p> <p>NFV NOT FIELD VERIFIED</p> <p>NG NATURAL GROUND</p> <p>NTS NOT TO SCALE</p> <p>NIC NOT IN CONTRACT</p> <p>NO NORMALLY OPEN</p> <p>OC ON CENTER</p> <p>OD OUTSIDE DIAMETER</p> <p>OHEW OVERHEAD ELECTRIC WIRE</p> <p>OPNG OPENING</p> <p>OPP OPPOSITE</p> <p>OCEW ON CENTER EACH WAY</p> <p>PC POINT OF CURVATURE OR PORTLAND CEMENT</p> <p>PGL PROPOSED GRADE LINE</p> <p>PI POINT OF INTERSECTION</p> <p>PL PROPERTY LINE</p> <p>POB POINT OF BEGINNING</p> <p>PP POWER POLE</p> <p>PRC POINT OF REVERSE CURVATURE</p> <p>PSI POUNDS PER SQUARE INCH</p> <p>PT POINT OF TANGENCY</p> <p>PUE PUBLIC UTILITY EASEMENT</p> <p>PVC POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE</p> <p>PVI POINT OF VERTICAL INFLECTION</p> <p>PVMT PAVEMENT</p> <p>PVT POINT OF VERTICAL TANGENCY</p> <p>PCC POINT OF COMPOUND CURVATURE</p> <p>Q FLOW RATE, CUBIC FEET PER SECOND</p> <p>R RADIUS</p> <p>ROW RIGHT OF WAY</p> <p>RCP REINFORCED CONCRETE PIPE</p> <p>RD ROAD</p> <p>REF REFERENCE OR REFER</p> <p>REINF REINFORCE OR REINFORCED</p> <p>REQD REQUIRED</p> <p>REV REVISION</p> <p>RT RIGHT</p> <p>RP RADIUS POINT</p> <p>S SOUTH</p> <p>SCH SCHEDULE</p> <p>SD STORM DRAIN</p> <p>SF SQUARE FOOT</p> <p>SHT SHEET</p> <p>SIM SIMILAR</p> <p>SPEC SPECIFICATION</p> <p>SQ SQUARE</p> <p>STA STATION</p> <p>STD STANDARD</p> <p>STR STRUCTURAL</p> <p>STRM STORM</p> <p>SW SIDEWALK</p> <p>SWBT SOUTHWESTERN BELL TELEPHONE CO.</p> <p>SY SQUARE YARD</p> <p>SYM SYMMETRICAL</p> <p>SYS SYSTEM</p> <p>TBM TEMPORARY BENCHMARK</p> <p>TEL TELEPHONE</p> <p>TEMP TEMPORARY</p> <p>THK THICK</p> <p>TB TOP OF BANK (BERM)</p> <p>TC TOP OF CURB</p> <p>TG TOP OF GRATE</p> <p>TP TOP OF PAVEMENT</p> <p>TYP TYPICAL</p> <p>TW TOP OF WALL</p> <p>UE UNDERGROUND ELECTRIC CABLE</p> <p>UNO UNLESS NOTED OTHERWISE</p> <p>V VELOCITY</p> <p>VC VERTICAL CURVE</p> <p>VERT VERTICAL</p> <p>W WEST</p> <p>WL WATERLINE</p> <p>W/ WITH</p> <p>W/O WITHOUT</p> <p>WM WATER METER</p> <p>WSEL WATER SURFACE ELEVATION</p> <p>WT WEIGHT</p> <p>WWF WELDED WIRE FABRIC</p> <p>WW WASTE WATER</p>	<p>TBM</p> <p>BORE LOCATION</p> <p>TELEVISION RISER</p> <p>CLEANOUT</p> <p>FIRE HYDRANT</p> <p>GAS METER</p> <p>GATE VALVE</p> <p>IRON PIPE FOUND</p> <p>IRON ROD FOUND</p> <p>IRON ROD SET</p> <p>LIGHT POLE</p> <p>MONUMENT FOUND</p> <p>MONUMENT SET</p> <p>SET 60D NAIL</p> <p>MANHOLE</p> <p>MAILBOX</p> <p>PANEL MARKER</p> <p>POWER POLE</p> <p>WATER METER</p> <p>WATER VALVE</p> <p>SIGN</p> <p>TELEPHONE RISER</p> <p>TRAVERSE POINT</p> <p>GUY WIRE</p> <p>SHRUB</p> <p>TREE</p> <p>EX. EDGE OF PAVEMENT</p> <p>PROPERTY LINE</p> <p>ROAD CENTERLINE</p> <p>EX. RAILROAD</p> <p>EX. FENCE</p> <p>WASTEWATER LINE</p> <p>EX. WATER LINE</p> <p>EX. UNDERGROUND TELEVISION LINE</p> <p>EX. AERIAL TELEVISION LINE</p> <p>EX. UNDERGROUND TELEPHONE LINE</p> <p>EX. ABOVE GROUND TELEPHONE LINE</p> <p>EX. STORM DRAIN</p> <p>EX. GASLINE</p> <p>EX. FORCEMAIN</p> <p>EX. CONTOUR LINE</p> <p>EX. CONCRETE</p> <p>EX. GRAVEL</p> <p>EX. BUILDING</p>	<p>EX. CONCRETE</p> <p>EX. GRAVEL</p> <p>EX. BUILDING</p>	<p>123.00</p> <p>PROPOSED SPOT ELEVATION</p> <p>JUNCTION BOX</p> <p>CURB INLET</p> <p>NEW FENCE</p>	<p>123.00</p> <p>PROPOSED SPOT ELEVATION</p> <p>JUNCTION BOX</p> <p>CURB INLET</p> <p>NEW FENCE</p>

MATERIALS LEGEND

	CEMENT TREATED BASE
	CRUSHED LIMESTONE
	COURSE AGGREGATE
	GRAVEL
	TOPSOIL
	EARTH (COMPACTED)
	EARTH (UNDISTURBED)
	CONCRETE
	SAND
	ASPHALT
	RIP-RAP
	MASONRY
	STEEL
	ALUMINUM
	GRATING
	CHECKERED PLATE
	GROUT
	BRICK

F11 CIVIL SYMBOLS

N.T.S.	
SECTION IDENTIFICATION	
	SECTION NUMBER DRAWING ON WHICH SECTION APPEARS
DETAIL IDENTIFICATION	
	DETAIL NUMBER DRAWING ON WHICH DETAIL IS SHOWN
	ELEVATION MARKER DRAWING ON WHICH ELEV. IS SHOWN
N.T.S.	

REV.	DESCRIPTION	DATE



SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

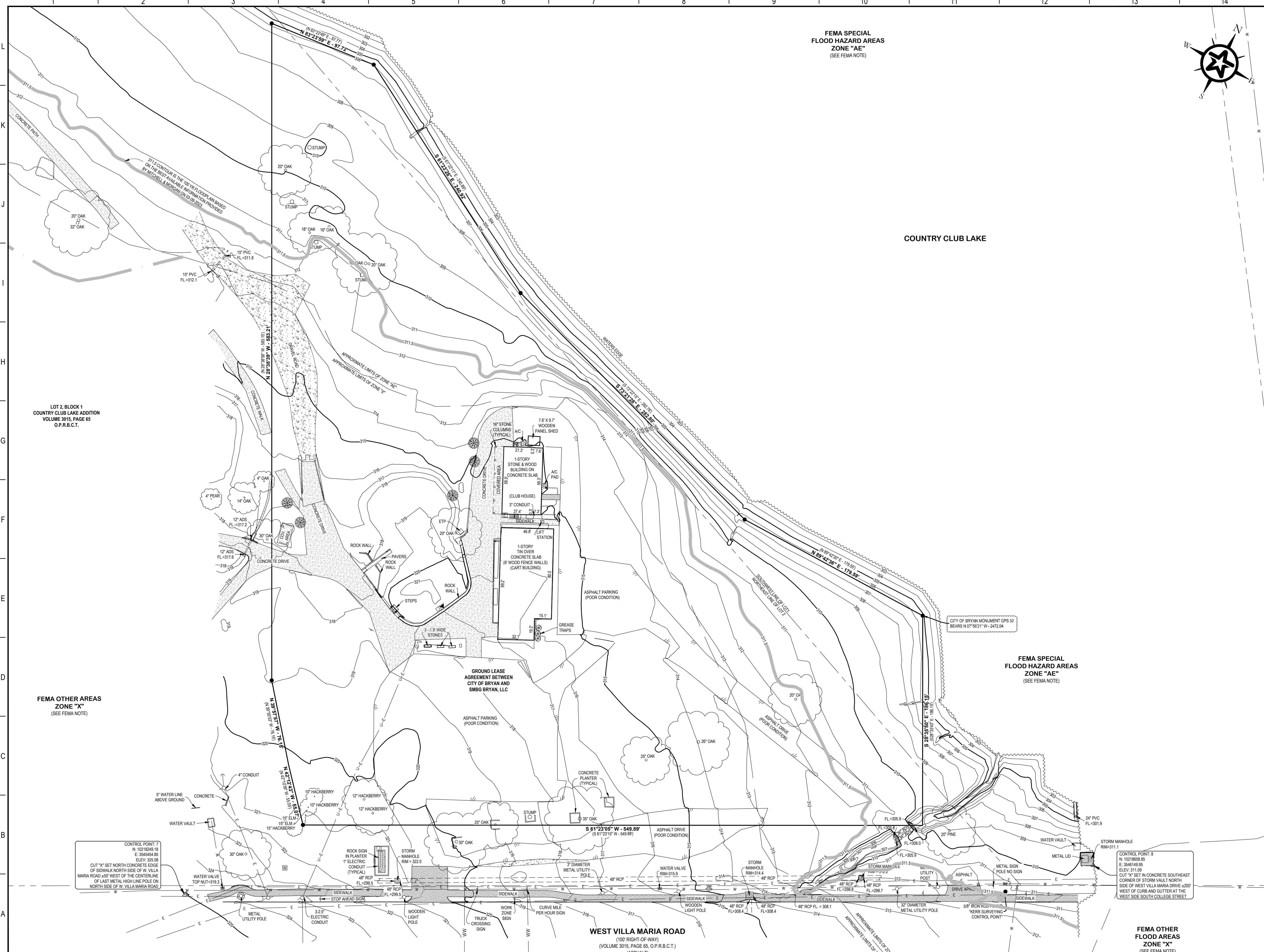
LEGENDS, ABBREVIATIONS, & SYMBOLS

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	DESIGNED	LCS
	DRAFTED	LCS, HBS, CPM
	CHECKED	DPS
	PROJECT NO.	4-01167
	DRAWING NO.	C003

80%
SUBMITTAL

G:\PROJECTS\4-01167\ENGINEERING\2.0 CAD\4-01167 - MIDTOWN PARK M-B-G\4-01167 - TOPO SURVEY.DWG, TOPOGRAPHIC SURVEY PLAN, 6/13/2023 8:38:15 PM, cschroeder

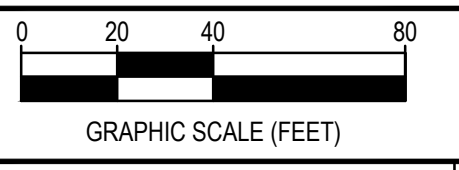
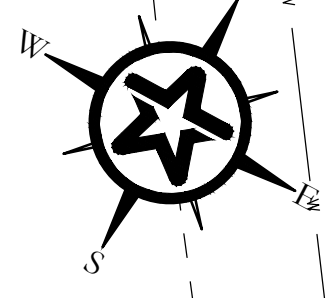


LEGEND

- = 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET, UNLESS OTHERWISE NOTED
- = 1/2" IRON ROD FOUND, UNLESS OTHERWISE NOTED
- = 1/2" (INSIDE DIAMETER) IRON PIPE WITH CAP STAMPED "5650" FOUND

B.C.C.D. = BRAZOS COUNTY CLERK'S DOCUMENT
 O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BRAZOS COUNTY, TEXAS

- NAVD = NORTH AMERICAN VERTICAL DATUM
- △ = SURVEY CONTROL POINT
- ◇ = FIRE HYDRANT
- ⊗ = WATER VALVE
- ⊞ = WATER METER
- * = WATER IRRIGATION CONTROL VALVE
- W- = WATER LINE
- ⊙ = STORM DRAIN MANHOLE
- == = STORM DRAIN LINE
- ⊙ = WASTEWATER MANHOLE
- WW- = WASTEWATER LINE
- ⊙ = WASTEWATER CLEAN OUT
- UE- = UNDERGROUND ELECTRIC
- ☆ = LIGHT POLE
- ⊞ = ELECTRIC METER
- ⊞ = ELECTRIC JUNCTION BOX
- ⊞ = GAS METER
- G- = GAS LINE
- T- = TRAFFIC SIGN
- = TREE
- ▨ = CONCRETE



REV.	DESCRIPTION	DATE



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MIDTOWN PARK M-B-G

TOPOGRAPHIC SURVEY PLAN

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	DRAFTED	LCS, HBS, CPM
	CHECKED	DPS
	PROJECT NO.	4-01167
DRAWING NO.		C004

FEMA SPECIAL FLOOD HAZARD AREAS ZONE "AE" (SEE FEMA NOTE)

COUNTRY CLUB LAKE

FEMA SPECIAL FLOOD HAZARD AREAS ZONE "AE" (SEE FEMA NOTE)

LOT 2, BLOCK 1 COUNTRY CLUB LAKE ADDITION VOLUME 3015, PAGE 65 O.P.R.B.C.T.

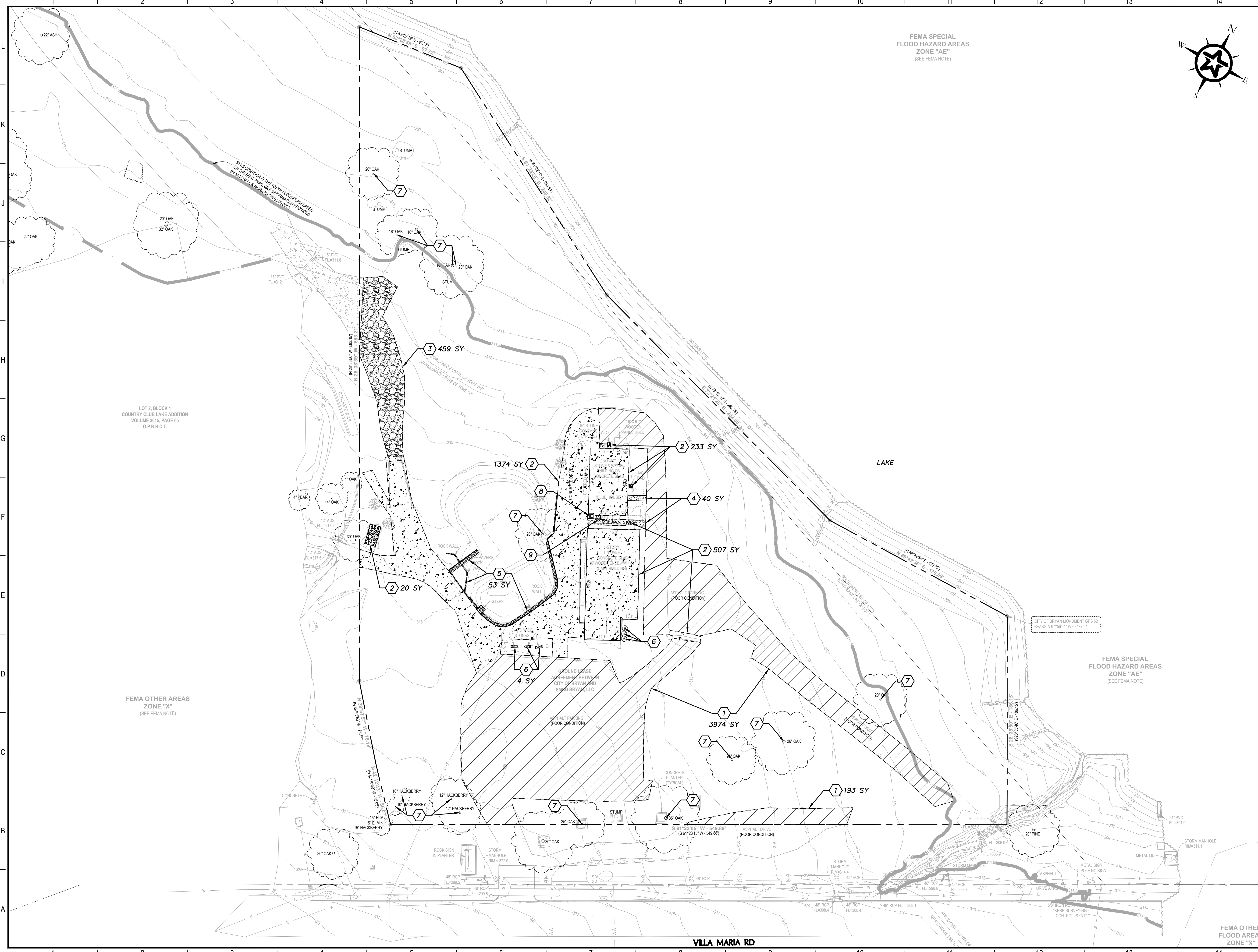
FEMA OTHER AREAS ZONE "X" (SEE FEMA NOTE)

WEST VILLA MARIA ROAD (100' RIGHT-OF-WAY) (VOLUME 3015, PAGE 65, O.P.R.B.C.T.)

FEMA OTHER AREAS ZONE "X" (SEE FEMA NOTE)

80%
SUBMITTAL

G:\PROJECTS\4-01167\ENGINEERING\2.0 CAD\4-01167 - MIDTOWN PARK M-B-G\4-01167-DEMOL.DWG, C005 DEMOLITION PLAN, 6/13/2023 8:38:42 PM, cschneider

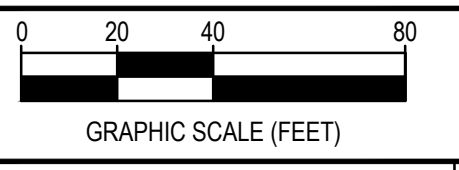


KEY NOTES

- 1 EXISTING ASPHALT TO BE REMOVED. (4167 SY)
- 2 EXISTING CONCRETE TO BE REMOVED. (2134 SY) (RE. XX)
- 3 EXISTING GRAVEL TO BE REMOVED. (459 SY)
- 4 EXISTING SIDEWALK TO BE REMOVED. (40 SY)
- 5 EXISTING STONE TO BE REMOVED. (XX SY)
- 6 EXISTING GREASE TRAPS TO BE REMOVED.
- 7 EXISTING TREE TO BE REMOVED.
- 8 EXISTING ELECTRIC BOXES TO BE RELOCATED BY OTHERS.
- 9 EXISTING WATER BOXES TO BE RELOCATED BY OTHERS.

LEGEND

- EXISTING ASPHALT TO BE REMOVED.
- EXISTING CONCRETE TO BE REMOVED.
- EXISTING GRAVEL TO BE REMOVED.
- EXISTING SIDEWALK TO BE REMOVED.
- EXISTING STONE TO BE REMOVED.



REV.	DESCRIPTION	DATE

Walker Partners
engineers | surveyors
T.B.P.E. Registration No. 8053

SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

DEMOLITION PLAN

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	DRAFTED	LCS, HBS, CPM
	CHECKED	DPS
	PROJECT NO.	4-01167
	DRAWING NO.	C005

80%
SUBMITTAL

SITE PLAN NOTES

1. NAME OF PROJECT: MIDTOWN PARK MOVIE-BOWL-GRILLE
2. ADDRESS: 206 VILLA MARIA ROAD BRYAN, TEXAS 77805
3. OWNER: SMBG BRYAN, LLC P.O. BOX 7800 WACO, TEXAS 76714
4. CIVIL ENGINEER: WALKER PARTNERS, LLC 2700 EARL RUDDER FRWY, SUITE 1600 COLLEGE STATION, TEXAS 77845
5. THE ZONING OF THE SUBJECT PROPERTY IS PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-M) AS DEFINED IN ORDINANCE NO. 2427, APPROVED BY BRYAN CITY COUNCIL ON JUNE 9, 2020.
6. ALL SIGNAGE WILL BE PERMITTED SEPARATELY.

GENERAL NOTES

1. CONTRACTOR TO REFERENCE MEP DRAWINGS FOR PROPOSED TRANSFORMER AND LIGHT POLE INSTALLATION.
2. CITY (LANDLORD) TO PROVIDE 250 NON-EXCLUSIVE PARKING SPACES IN ADDITION TO SITE PARKING PROVIDED PER ARTICLE 4.3 OF GROUND LEASE AGREEMENT.
3. PARKING CREDITS AS FOLLOWS:
 - 3.1. ONE FOR EIGHT BICYCLE SPACES
 - 3.2. ONE FOR PROXIMITY TO FIXED ROUTE TRANSIT STOP
 - 3.3. EIGHT FOR RIDE SHARE (UBER/LYFT) ADJACENT AND WITHIN SITE
4. SIX SPACES WITHIN SITE ARE DESIGNATED FOR EV CHARGING STATIONS.

PARKING DATA

PARKING REQUIREMENTS: 394 REQUIRED SPACES

GROUND FLOOR:
 RESTAURANT: 1.25 SPACES PER 100 SF GFA
 6,074 SF RESTAURANT=76 SPACES
 THEATER: 1 PER 5 SEATS
 434 SEATS=87 SPACES
 BOWLING: 6 PER LANE (28 LANES)=168 SPACES

SECOND FLOOR:
 RESTAURANT: 1.25 SPACES PER 100 SF GFA
 5,009 SF RESTAURANT=63 SPACES

PARKING PROVIDED:
 204 STANDARD
 9 ACCESSIBLE
 6 ELECTRIC VEHICLE
 1 BIKE SPACE (8 BIKES)
 1 TRANSIT STOP SPACE
 8 RIDE SHARE (UBER/LYFT)
 220 TOTAL SPACES
 (2 VAN ACCESSIBLE)

LEGEND

- BUILDING PAD
- ZOYSIA GRASS OR CRUSHED GRAVEL
- FOREVER LAWN TURF
- STRIPING

WATER & SEWER DEMAND

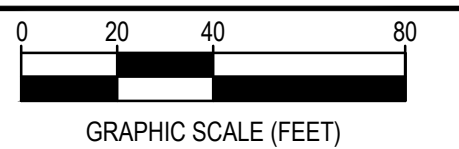
MAIN BUILDING DOMESTIC WATER DEMAND:
 WATER SUPPLY FIXTURE UNITS: 496
 MAX. FLOW PER IPC TABLE E103.3(3): 143 GPM
 AVG. FLOW: 36 GPM

FIRE FLOW:
 LARGEST BLDG: 58,025 SF CONSTRUCTION TYPE II-A
 FIRE FLOW: 3,500 GPM
 FIRE FLOW WITH IFC APPENDIX B105.2
 REDUCTION: 1,500 GPM

SEWER DEMAND:
 DRAINAGE FIXTURE UNITS: 392
 MAX. FLOW PER IPC TABLE E103.3(3): 125 GPM
 PEAK FLOW: 98 GPM

KEY NOTES

- 1 CONNECTION TO EXISTING WASTEWATER MANHOLE
- 2 CONNECTION TO PROPOSED WINGWALL (STORM LINE BY OTHERS)
- 3 8" FIRE SERVICE CONNECTION TO EXISTING 8" WATER MAIN (PAID BY OTHERS)
- 4 6" WASTEWATER LINE (GREASE)
- 5 6" WASTEWATER LINE (SANITARY)
- 6 8" WASTEWATER LINE
- 7 FIRE HYDRANT ASSEMBLY
- 8 6" WATER LINE
- 9 8" WATER LINE
- 10 2"x3" INCREASER
2" DOMESTIC WATER METER & RPZ BACKFLOW ASSEMBLY
- 11 8"x6" REDUCER
6" GATE VALVE
- 12 2" DOMESTIC SUPPLY LINE (CANTINA)
- 13 3" DOMESTIC SUPPLY LINE (MBG)
- 14 CONNECT PROPOSED MBG DOMESTIC WATER SUPPLY LINE TO 8" WL (BY OTHERS) USING 2" SERVICE TAP.
- 15 BTU PAD MOUNTED TRANSFORMER



REV.	DESCRIPTION	DATE

Walker Partners
 engineers | surveyors
 T.B.P.E. Registration No. 8053

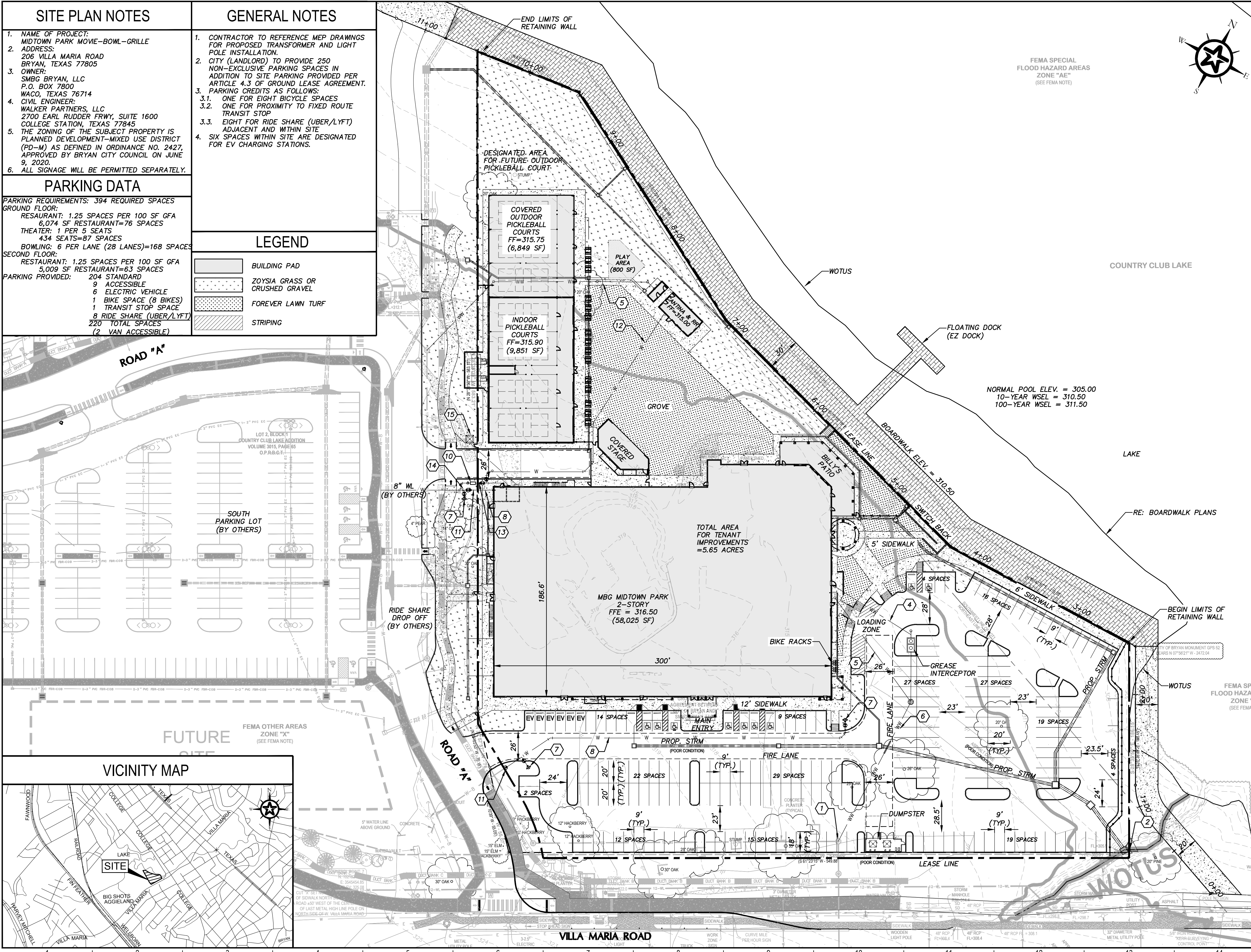
SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

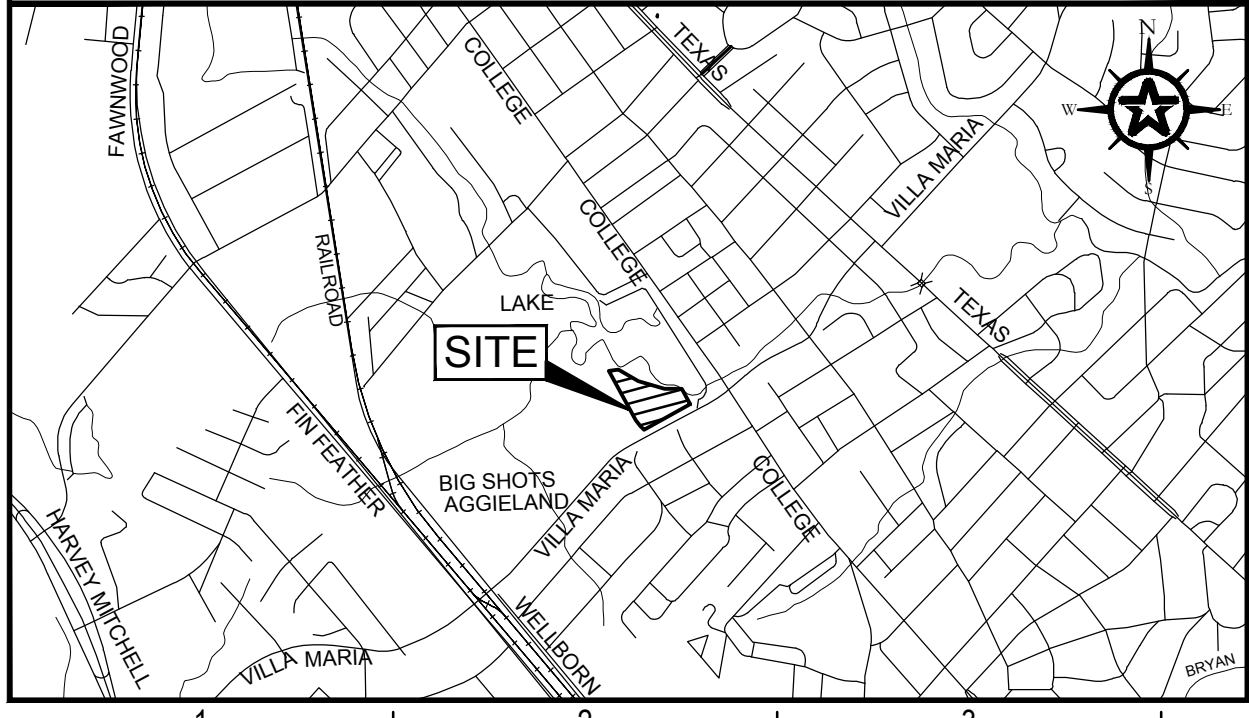
OVERALL SITE PLAN

PRELIMINARY FOR REVIEW ONLY

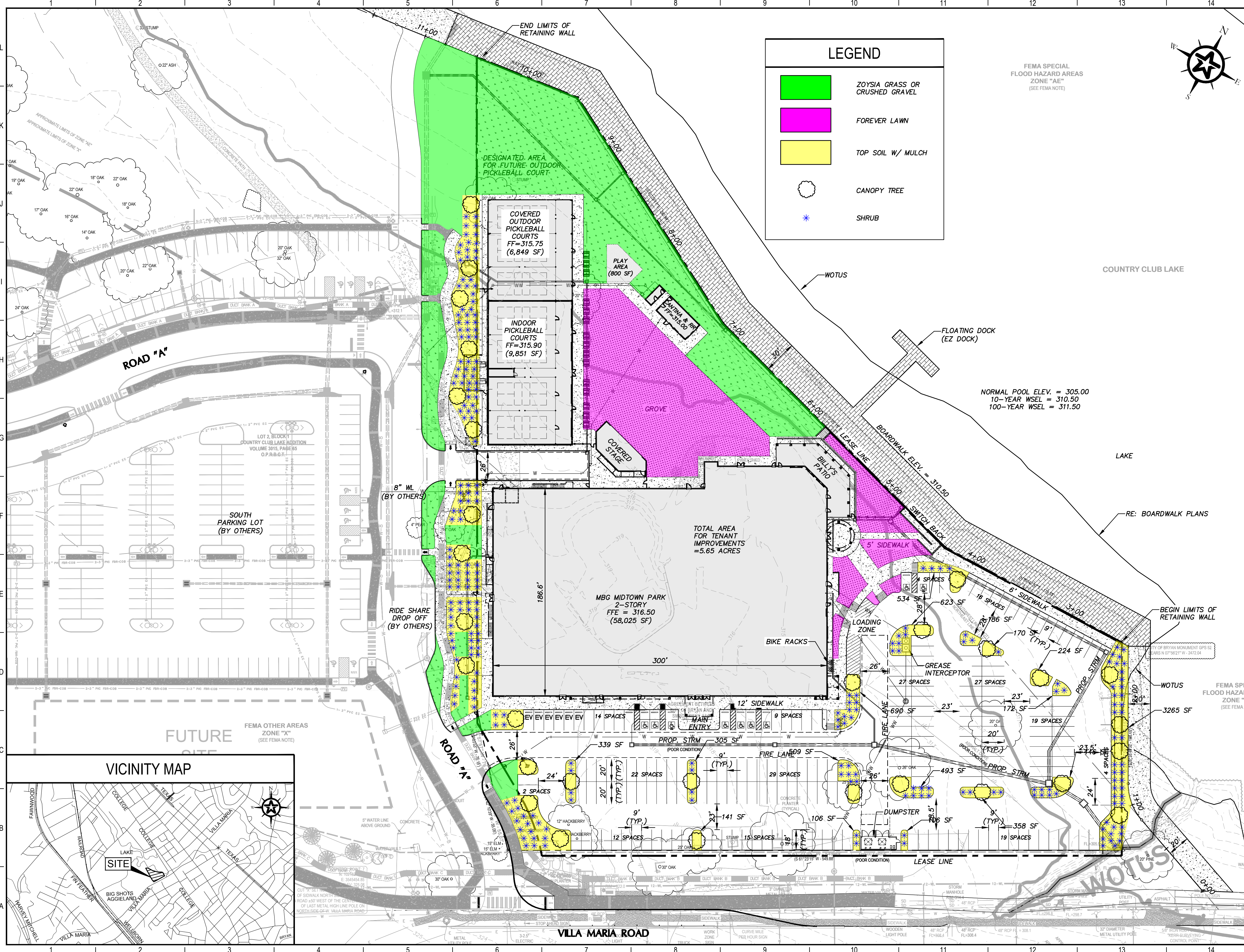
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	DRAFTED	LCS, HBS, CPM
	CHECKED	DPS
	PROJECT NO.	4-01167
DRAWING NO.		C006



VICINITY MAP



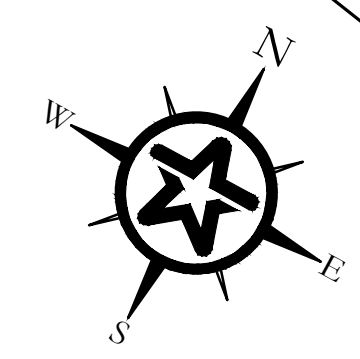
G:\PROJECTS\4-01167\ENGINEERING\2.0 CAD\4-01167 - MIDTOWN PARK M-B-G\4-01167-OVERALL SITE PLAN.DWG, CD06 OVERALL SITE PLAN, 6/14/2023 9:28:28 AM, cschroeder



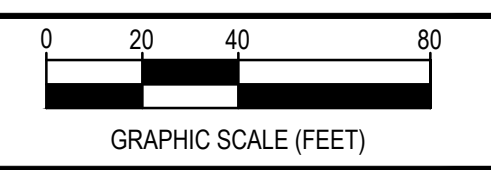
LEGEND

- ZOYSIA GRASS OR CRUSHED GRAVEL
- FOREVER LAWN
- TOP SOIL W/ MULCH
- CANOPY TREE
- SHRUB

FEMA SPECIAL FLOOD HAZARD AREAS ZONE "AE" (SEE FEMA NOTE)



NORMAL POOL ELEV. = 305.00
 10-YEAR WSEL = 310.50
 100-YEAR WSEL = 311.50



REV.	DESCRIPTION	DATE

Walker Partners
 engineers | surveyors
 T.B.P.E. Registration No. 8053

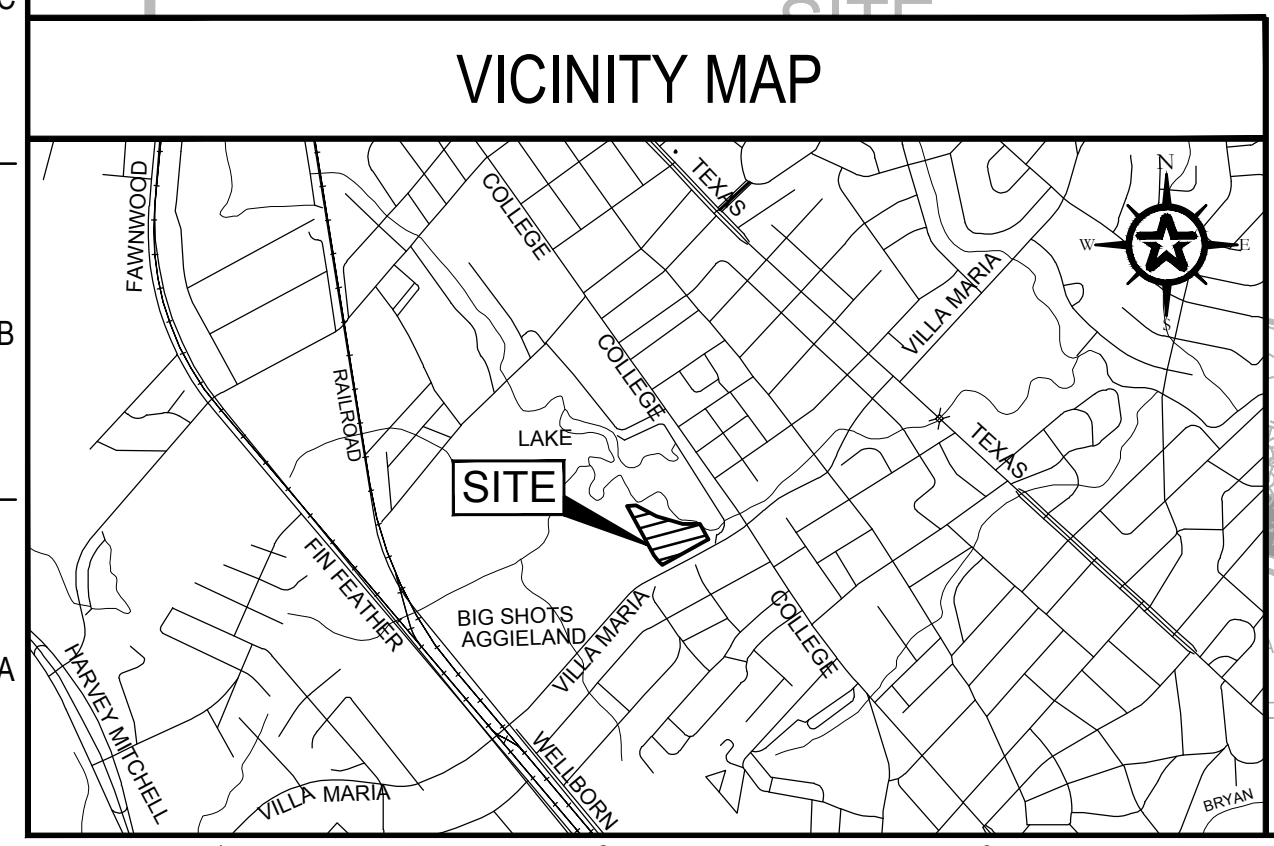
SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

LANDSCAPE PLAN

PRELIMINARY FOR REVIEW ONLY

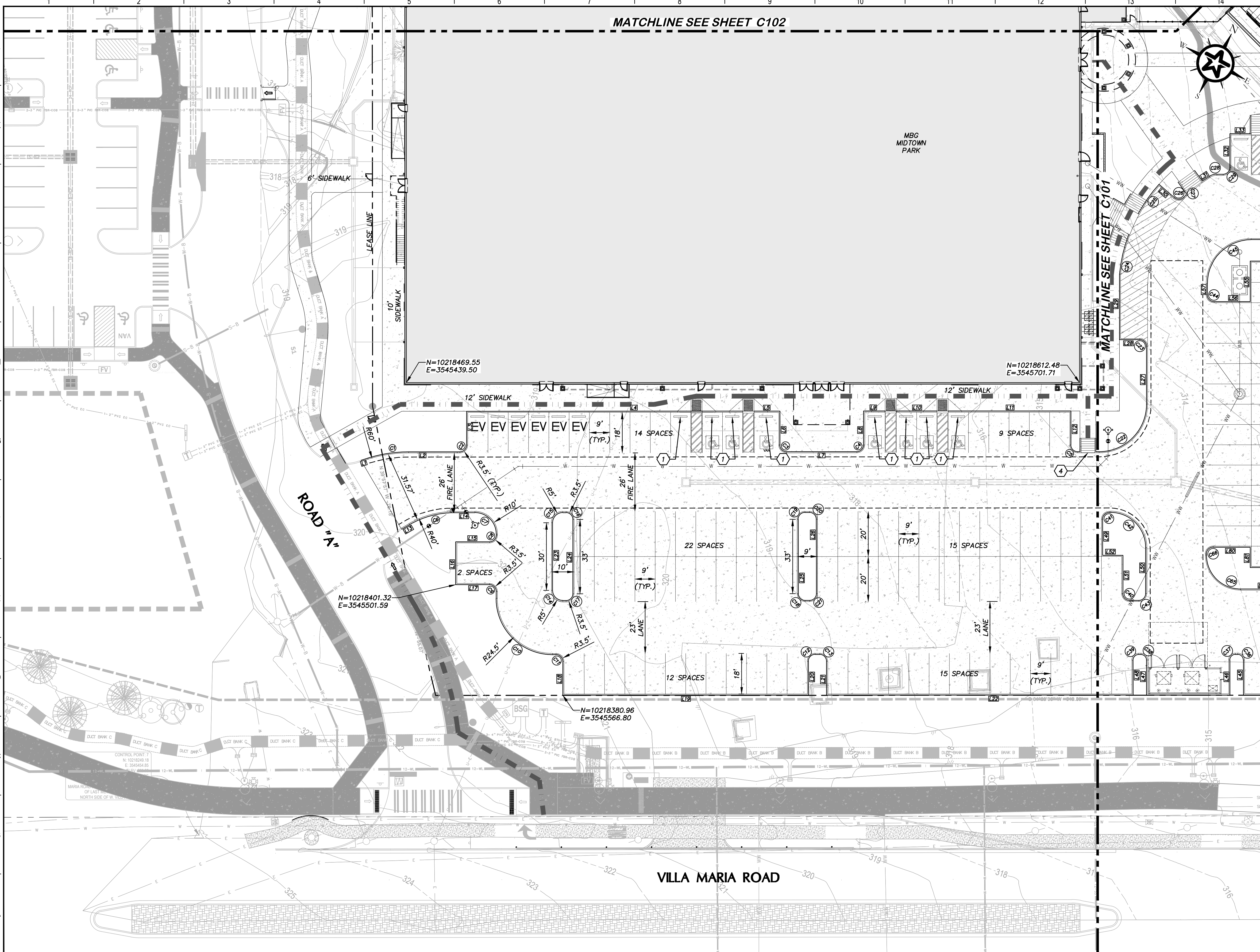
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PROFESSIONAL ENGINEER DAVID P. SMITH	PROJECT NO. 4-01167
ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.	DRAWING NO. L1



80%
SUBMITTAL

G:\PROJECTS\14-01167\2 ENGINEERING\2.0 CAD\14-01167 - MIDTOWN PARK M-B-G\4-01167-DIMENSION CONTROL PLAN.DWG, C100 DIMENSION CONTROL PLAN, 6/14/2023 8:59:18 AM, cschneider

MATCHLINE SEE SHEET C102



GENERAL NOTES

1. BUILDING OUTLINE BASED ON ARCHITECT'S BUILDING EXTERIOR.
2. ALL LINE AND CURVE DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
3. PARKING SPACES ARE 9' WIDE AND 18" LONG.
4. PARKING SPACES HAVING SKEWED (NON-PARALLEL) SIDES ARE AT LEAST 9 FEET WIDE AND AT LEAST 18.5 FEET LONG, MEASURED FROM THE NARROWEST PORTION OF THE PARKING SPACE.
5. RE: SHEET C103 FOR LINE & CURVE TABLES

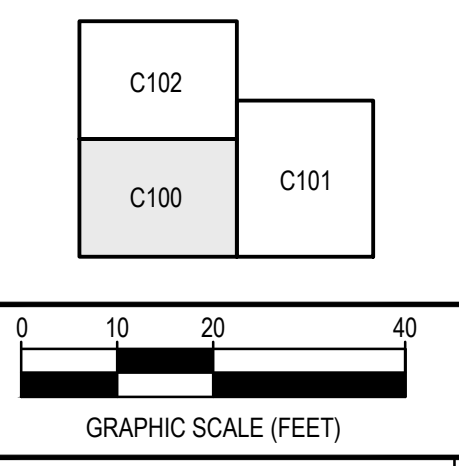
KEY NOTES

- 1 ACCESSIBLE PARKING (RE: D111) WITH TIRE STOP
- 2 ACCESSIBLE PARKING (RE: D111)
- 3 COMPACTOR PAD
- 4 TYPE 2 PARALLEL CURB RAMP WITHOUT PEDESTRIAN PUSH BUTTON (RE: TXDOT DETAIL PED-18/114)
- 5 TYPE 7 DIRECTIONAL CURB RAMP (RE: TXDOT DETAIL PED -18/114)
- 6 TYPE 3 COMBINATION CURB RAMP (RE: TXDOT DETAIL PED-18/114)
- 7 TIRE STOP (RE: A1/D111)

KEY MAP



KEY MAP



REV.	DESCRIPTION	DATE



SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

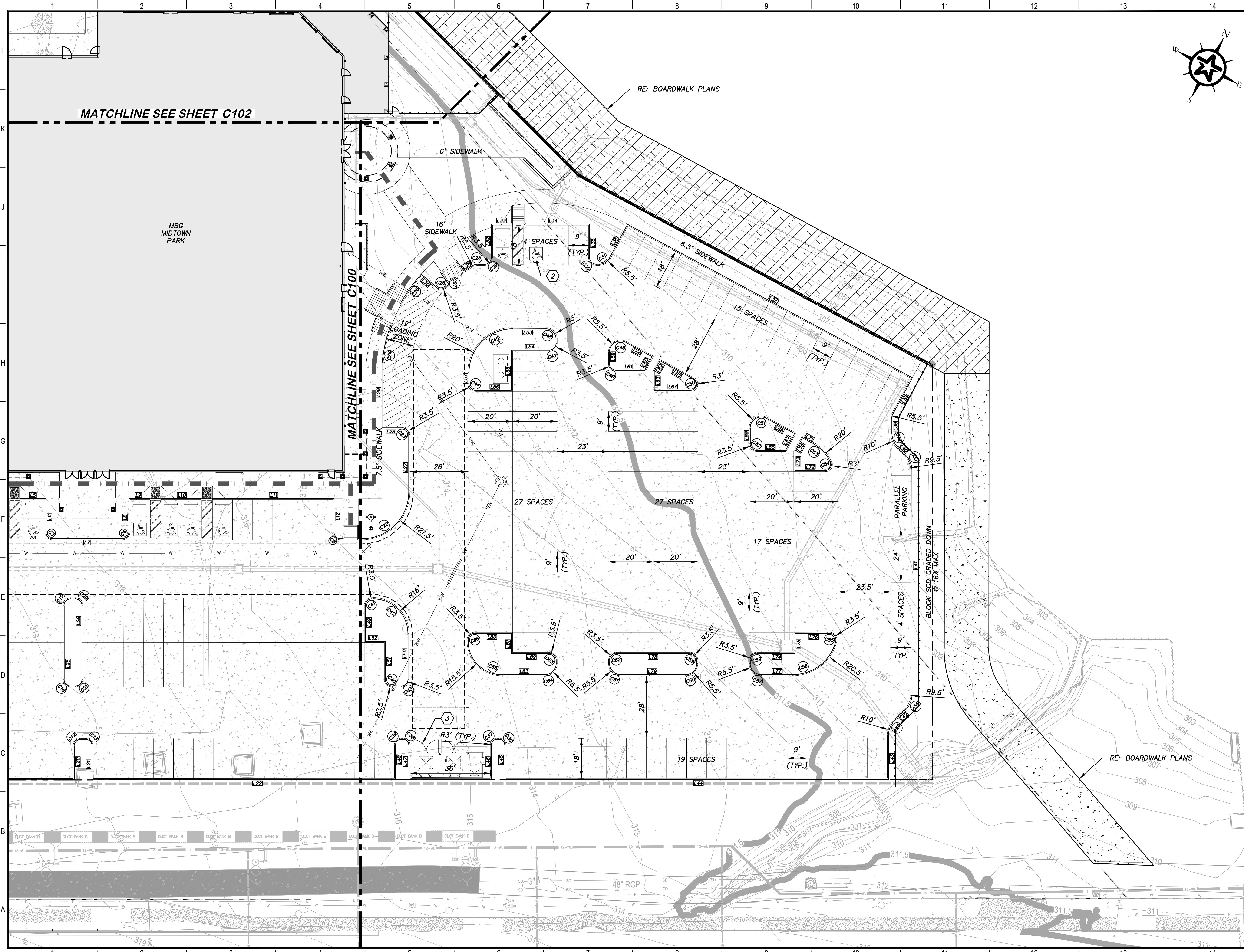
DIMENSION CONTROL PLAN

PRELIMINARY FOR REVIEW ONLY

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	DRAFTED	LCS, HBS, CPM
	CHECKED	DPS
	PROJECT NO.	4-01167
	DRAWING NO.	C100

80%
SUBMITTAL

G:\PROJECTS\4-01167\2 ENGINEERING\2.0 CAD\4-01167 - MIDTOWN PARK M-B-G\4-01167\DIMENSION CONTROL PLAN.DWG, C101 DIMENSION CONTROL PLAN, 6/13/2023 8:42:17 PM, lcschroeder



GENERAL NOTES

1. BUILDING OUTLINE BASED ON ARCHITECT'S BUILDING EXTERIOR.
2. ALL LINE AND CURVE DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
3. PARKING SPACES ARE 9' WIDE AND 18' LONG.
4. PARKING SPACES HAVING SKEWED (NON-PARALLEL) SIDES ARE AT LEAST 9 FEET WIDE AND AT LEAST 18.5 FEET LONG, MEASURED FROM THE NARROWEST PORTION OF THE PARKING SPACE.
5. RE: SHEET C103 FOR LINE & CURVE TABLES

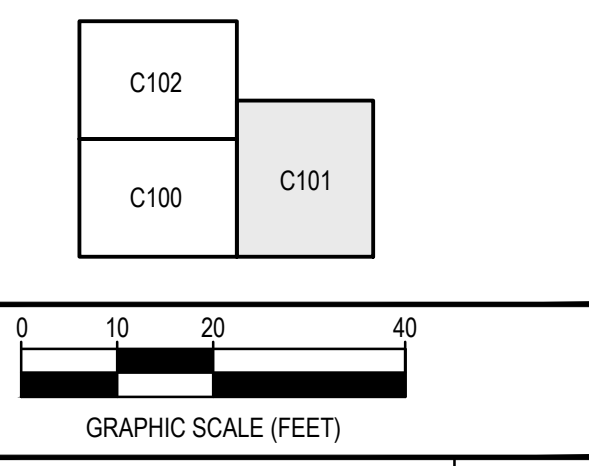
KEY NOTES

- ① ACCESSIBLE PARKING (RE: D111) WITH TIRE STOP
- ② ACCESSIBLE PARKING (RE: D111)
- ③ COMPACTOR PAD
- ④ TYPE 2 PARALLEL CURB RAMP WITHOUT PEDESTRIAN PUSH BUTTON (RE: TXDOT DETAIL PED-18/114)
- ⑤ TYPE 7 DIRECTIONAL CURB RAMP (RE: TXDOT DETAIL PED -18/114)
- ⑥ TYPE 3 COMBINATION CURB RAMP (RE: TXDOT DETAIL PED-18/114)
- ⑦ TIRE STOP (RE: A1/D111)

KEY MAP



KEY MAP



REV.	DESCRIPTION	DATE



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MIDTOWN PARK M-B-G

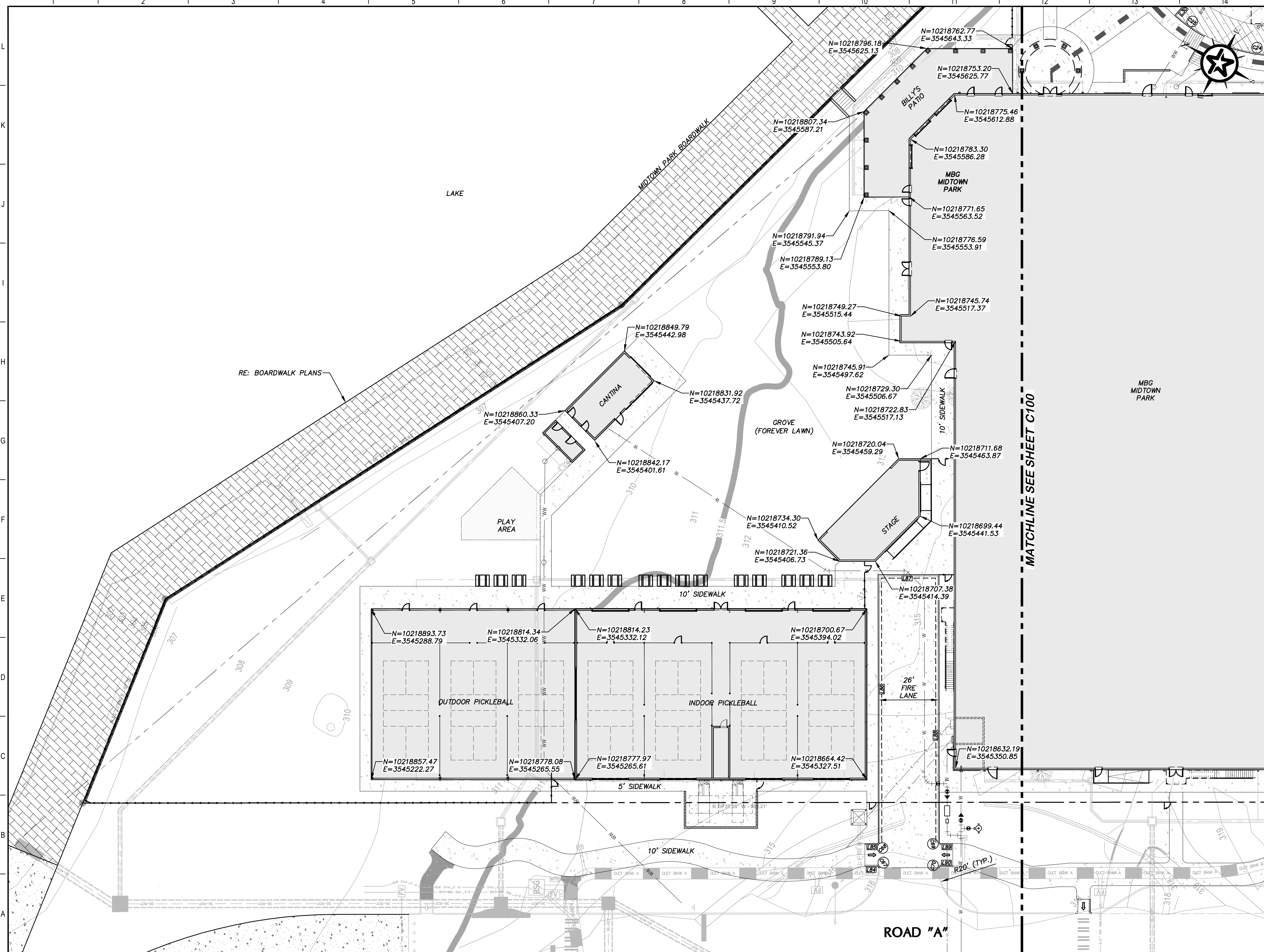
DIMENSION CONTROL PLAN

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	DRAFTED	LCS, HBS, CPM
	CHECKED	DPS
	PROJECT NO.	4-01167
	DRAWING NO.	C101

80%
SUBMITTAL

G:\PROJECTS\4-01167\2-ENGINEERING\2.0 CAD\4-01167 - MIDTOWN PARK M-B-G\4-01167\DIMENSION CONTROL PLAN.DWG, C102 DIMENSION CONTROL PLAN, 6/14/2023 8:42:30 AM, cschneider



GENERAL NOTES

- BUILDING OUTLINE BASED ON ARCHITECT'S BUILDING EXTERIOR.
- ALL LINE AND CURVE DIMENSIONS ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
- PARKING SPACES ARE 9' WIDE AND 18' LONG.
- PARKING SPACES HAVING SKEWED (NON-PARALLEL) SIDES ARE AT LEAST 9 FEET WIDE AND AT LEAST 18.5 FEET LONG, MEASURED FROM THE NARROWEST PORTION OF THE PARKING SPACE.
- RE: SHEET C103 FOR LINE & CURVE TABLES

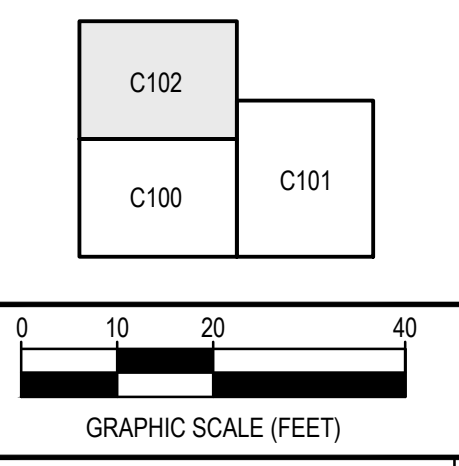
KEY NOTES

- ACCESSIBLE PARKING (RE: D111) WITH TIRE STOP
- ACCESSIBLE PARKING (RE: D111)
- COMPACTOR PAD
- TYPE 2 PARALLEL CURB RAMP WITHOUT PEDESTRIAN PUSH BUTTON (RE: TXDOT DETAIL PED-18/114)
- TYPE 7 DIRECTIONAL CURB RAMP (RE: TXDOT DETAIL PED -18/114)
- TYPE 3 COMBINATION CURB RAMP (RE: TXDOT DETAIL PED-18/114)
- TIRE STOP (RE: A1/D111)

KEY MAP



KEY MAP



REV.	DESCRIPTION	DATE



SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

DIMENSION CONTROL PLAN

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	DRAFTED	LCS, HBS, CPM
	CHECKED	DPS
	PROJECT NO.	4-01167
	DRAWING NO.	C102

80% SUBMITTAL

Line Table with columns: LINE #, BEARING, DISTANCE, START (N,E), END (N,E). Rows L1 to L26.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD. Rows C1 to C21.

Line Table with columns: LINE #, BEARING, DISTANCE, START (N,E), END (N,E). Rows L27 to L78.

Line Table with columns: LINE #, BEARING, DISTANCE, START (N,E), END (N,E). Rows L79 to L83.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD. Rows C22 to C66.

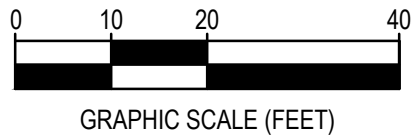
G1 LINE AND CURVE TABLE (SHEET C100)

Line Table with columns: LINE #, BEARING, DISTANCE, START (N,E), END (N,E). Rows L84 to L90.

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, CHORD. Rows C67 to C70.

A1 LINE AND CURVE TABLE (SHEET C102)

A8 LINE AND CURVE TABLE (SHEET C101)



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MIDTOWN PARK M-B-G

DIMENSION CONTROL PLAN

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Table with columns: REV., DESCRIPTION, DATE. Includes roles like DESIGNED, DRAFTED, CHECKED, PROJECT NO.

DRAWING NO. C103

G:\PROJECTS\4-01167\2 ENGINEERING\2.0 CAD\4-01167 - MIDTOWN PARK M-B-G\4-01167 - DIMENSION CONTROL PLAN.DWG, C103 DIMENSION CONTROL PLAN, 6/13/2023 8:58:37 PM, jcschroeder

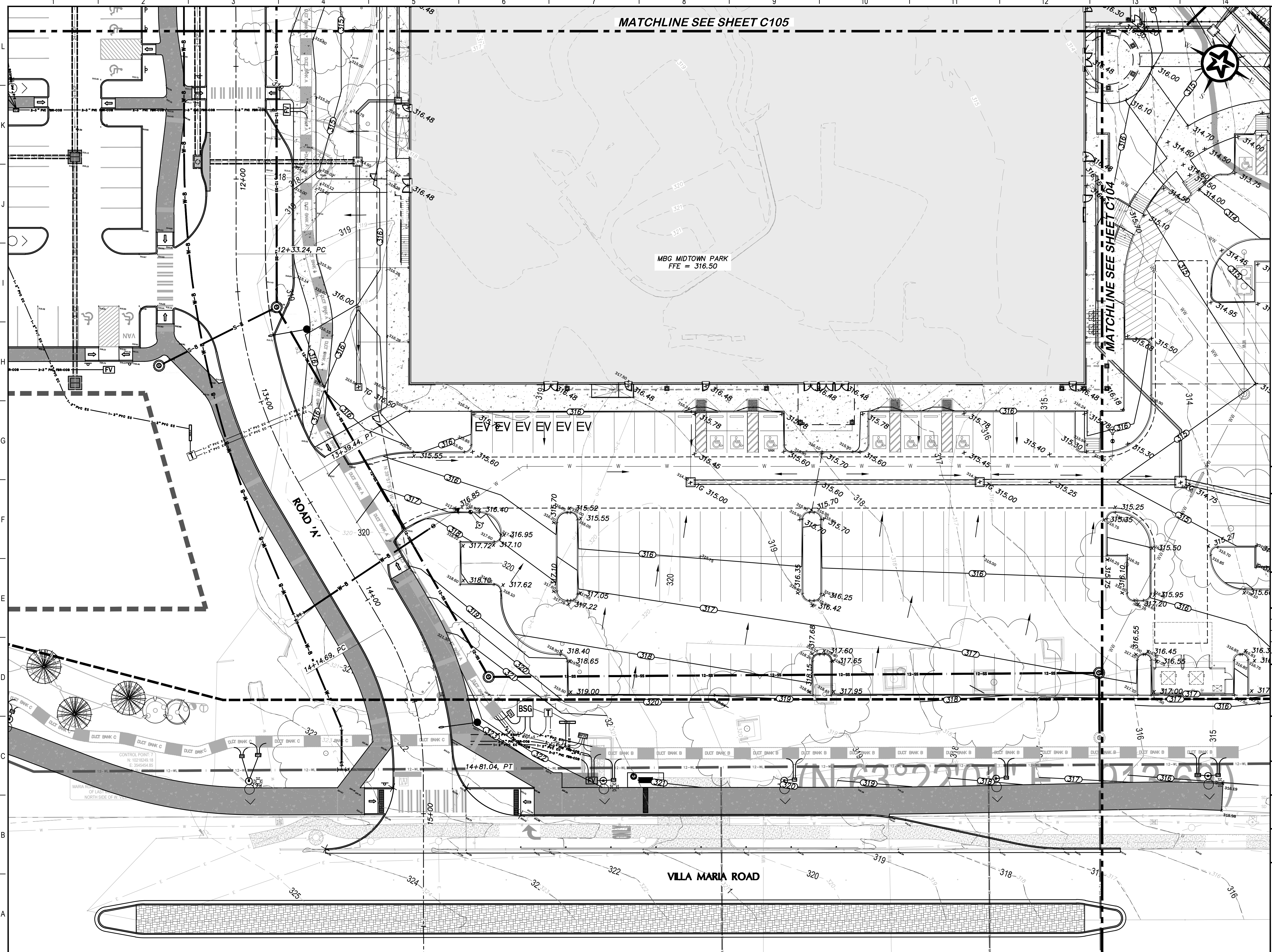
80%
SUBMITTAL

MATCHLINE SEE SHEET C105

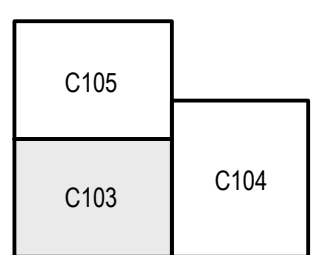
MBG MIDTOWN PARK
FFE = 316.50

MATCHLINE SEE SHEET C104

G:\PROJECTS\14-01167\ENGINEERING\2.0 CAD\14-01167 - MIDTOWN PARK M-B-G\14-01167 GRADING.DWG, C103 GRADING PLAN, 6/14/2023 8:19:55 AM, cschneider



KEY MAP



0 10 20 40
GRAPHIC SCALE (FEET)

REV.	DESCRIPTION	DATE

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engineers | surveyors
T.B.P.E. Registration No. 8053

SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

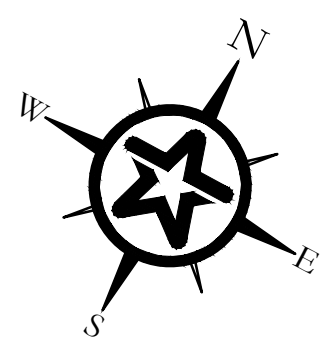
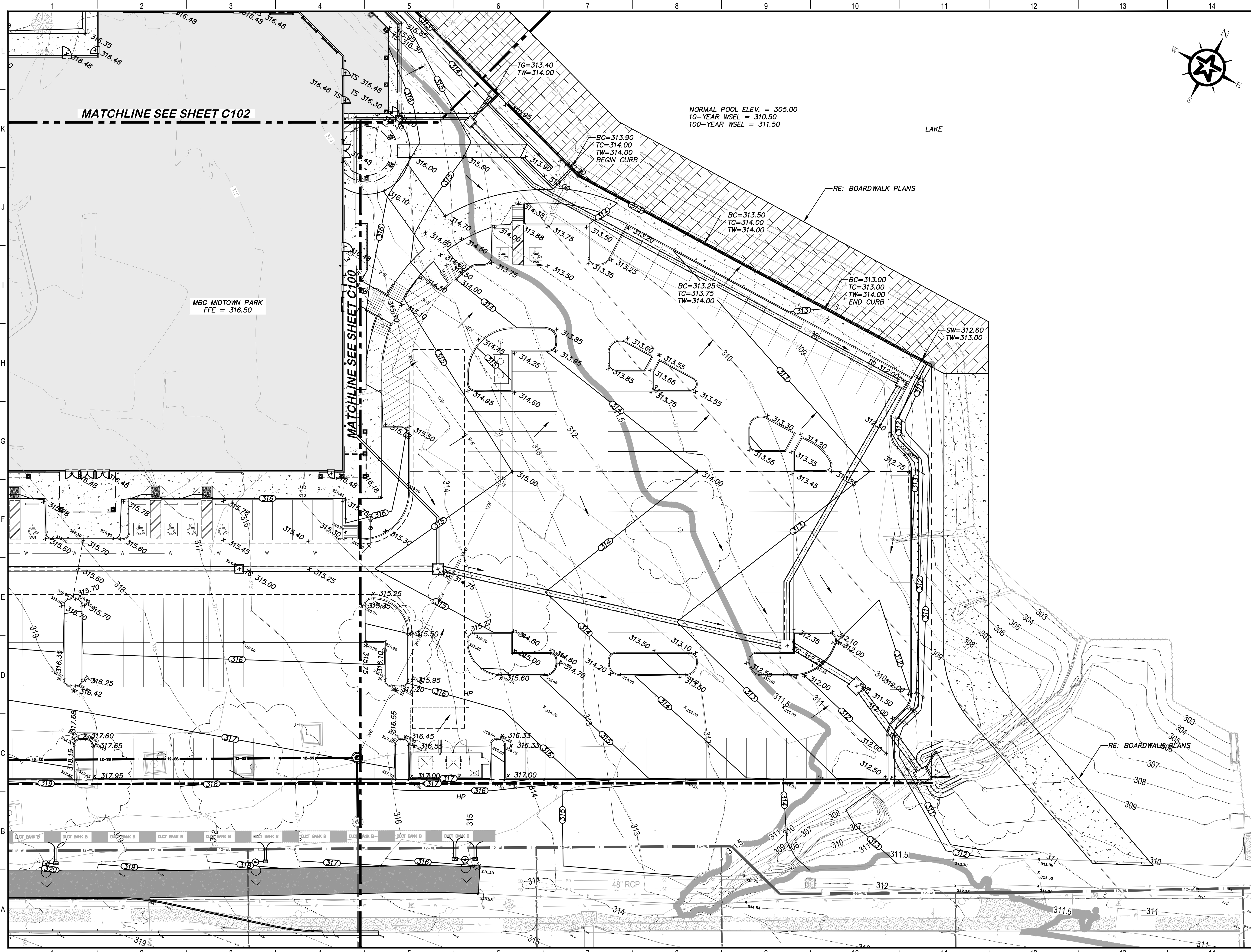
GRADING PLAN

PRELIMINARY
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	DRAFTED	LCS, HBS, CPM
	CHECKED	DPS
	PROJECT NO.	4-01167
	DRAWING NO.	C104

80%
SUBMITTAL

G:\PROJECTS\4-01167\2-ENGINEERING\2.0-CAD\4-01167-MIDTOWN PARK M-B-G\4-01167-GRADING.DWG, C104 GRADING PLAN, 6/14/2023 8:20:08 AM, cschneider



MATCHLINE SEE SHEET C102

MATCHLINE SEE SHEET C100

MBG MIDTOWN PARK
FFE = 316.50

NORMAL POOL ELEV. = 305.00
10-YEAR WSEL = 310.50
100-YEAR WSEL = 311.50

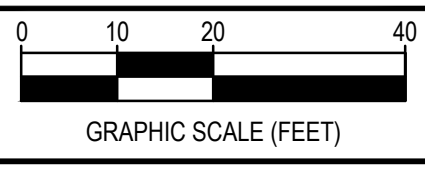
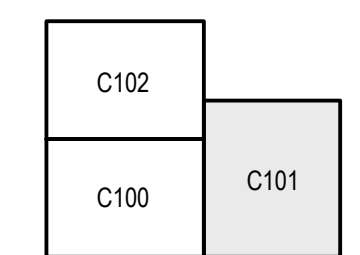
LAKE

RE: BOARDWALK PLANS

RE: BOARDWALK PLANS

48" RCP

KEY MAP



REV.	DESCRIPTION	DATE



SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

GRADING PLAN

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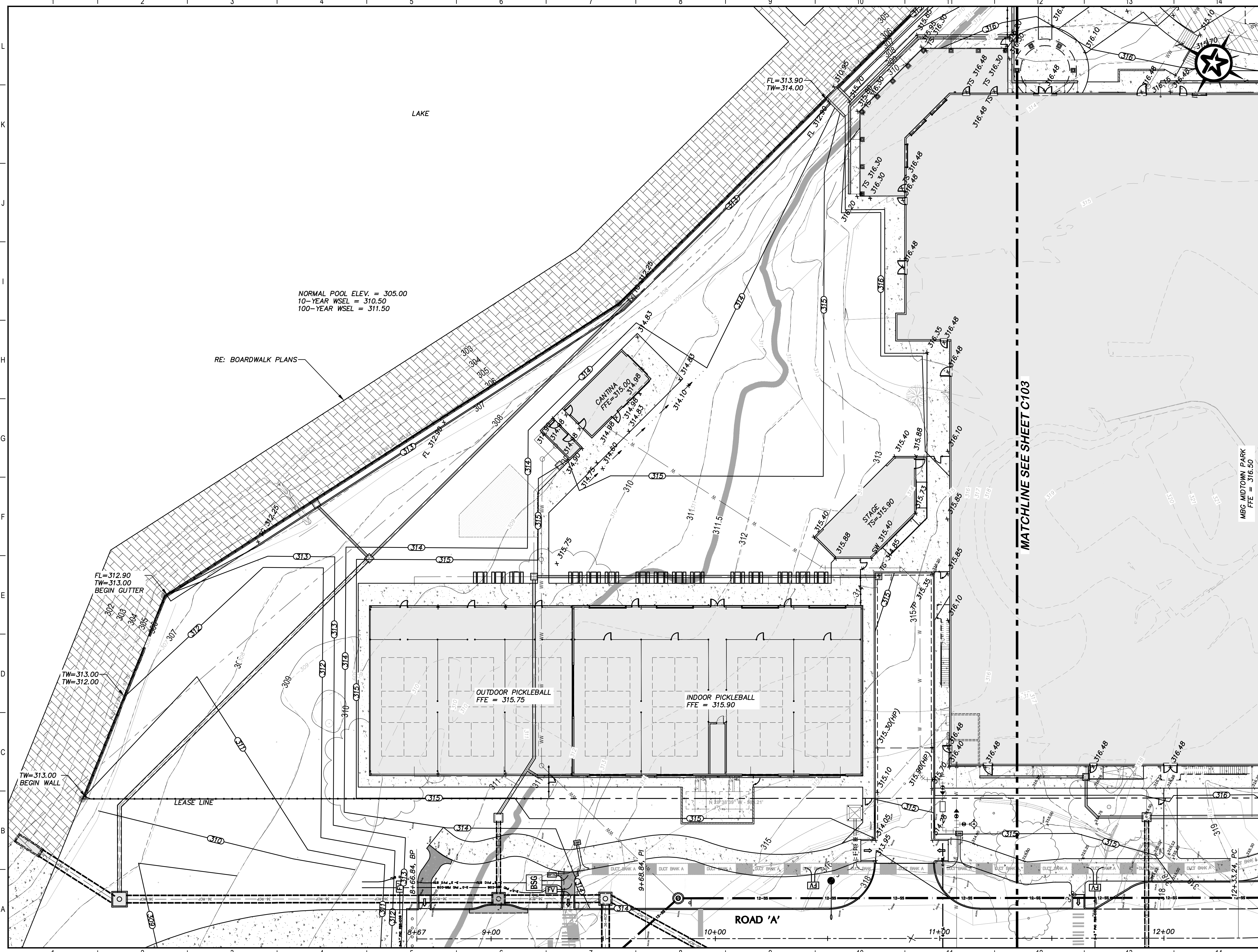
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ROLE	NAME
PM	RAM
DESIGNED	LCS
DRAFTED	LCS, HBS, CPM
CHECKED	DPS
PROJECT NO.	4-01167

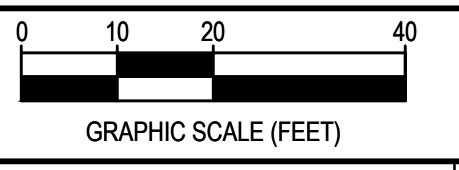
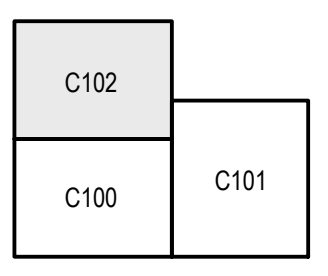
DRAWING NO.
C105

80%
SUBMITTAL

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KEY MAP



REV.	DESCRIPTION	DATE



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MIDTOWN PARK M-B-G

GRADING PLAN

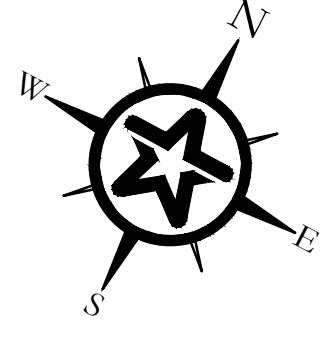
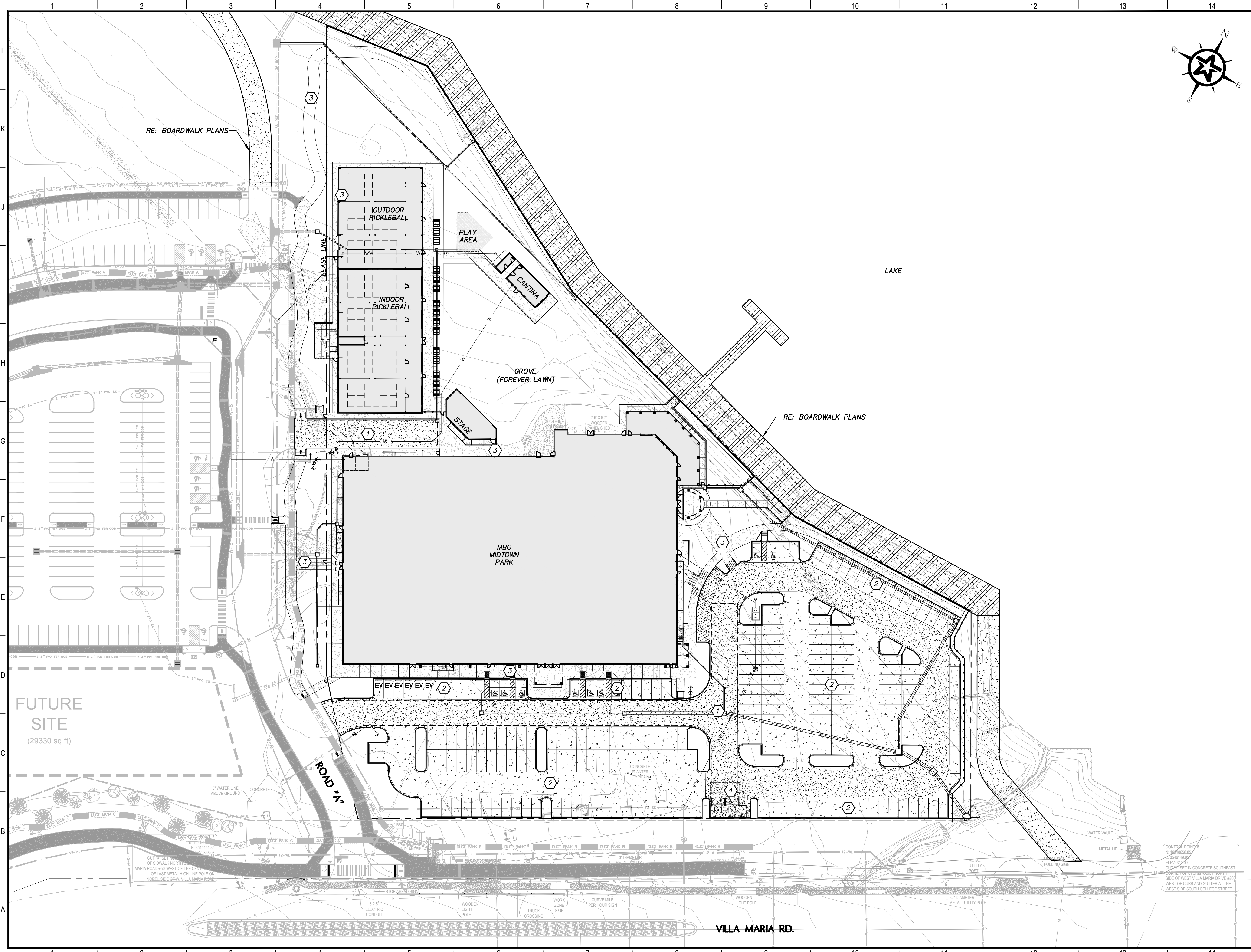
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DESIGNED	RAM
DRAFTED	LCS, HBS, CPM
CHECKED	DPS
PROJECT NO.	4-01167
DRAWING NO.	C106

80%
SUBMITTAL

G:\PROJECTS\4-01167\ENGINEERING\2.0 CAD\4-01167 - MIDTOWN PARK M-B-G\4-01167PAVING.DWG, C107 PAVING PLAN, 6/13/2023 9:01:37 PM, cchroeder

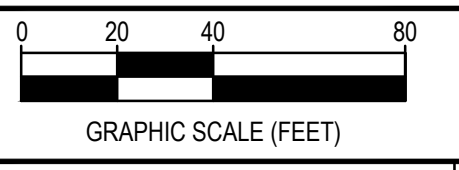


LEGEND

- 1 RIGID PAVING PER GEOTECHNICAL REPORT - 6" REINFORCED P.C. CONCRETE ON 6" LIME TREATED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY. REINFORCEMENT SHALL BE #4s @ 18" O.C.E.W. JOINTS SHALL BE PER ST3/D101. APPLY HEAVY BROOM FINISH.
- 2 RIGID PAVING PER GEOTECHNICAL REPORT - 5" REINFORCED P.C. CONCRETE ON 6" LIME TREATED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY. REINFORCEMENT SHALL BE #4s @ 18" O.C.E.W. JOINTS SHALL BE PER ST-3/D101. APPLY HEAVY BROOM FINISH.
- 3 4" REINFORCED P.C. CONCRETE SIDEWALK. REINFORCEMENT SHALL BE #4s @ 18" O.C.E.W. RE: SW1/D105. 1% CROSS SLOPE MIN. 2% CROSS SLOPE MAX. 5% RUNNING SLOPE MAX. APPLY MEDIUM BROOM FINISH.
- 4 RIGID PAVING PER GEOTECHNICAL REPORT - 8" REINFORCED P.C. CONCRETE ON 6" LIME TREATED SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY. REINFORCEMENT SHALL BE #5s @ 12" O.C.E.W. JOINTS SHALL BE PER ST3/D101. DI-3 PAVING SHALL EXTEND 20' BEYOND THE CONTAINMENT AREA. APPLY HEAVY BROOM FINISH.

GENERAL NOTES

1. ALL ACCESSIBLE ROUTES SHALL BE MIN. 5' WIDE REINFORCED CONCRETE SIDEWALK PER THE SPECIFICATIONS SHOWN ON THIS SHEET.
2. ALL ACCESSIBLE ROUTES THAT INTERSECT RAISED CURBS SHALL BE CONSTRUCTED WITH 6" RAISED CURBS WHERE SHOWN UNLESS MIN. 5' WIDE ACCESSIBLE RAMPS ARE CONSTRUCTED.
3. REFER TO SHEET C100-C103 FOR ALL DIMENSIONS AND COORDINATES NOT SHOWN ON THIS SHEET.
4. ALL CURB SHOWN ON THESE PLANS SHALL BE 6" RAISED CURB WITH DIMENSIONS PER ST1-00/D101 UNLESS OTHERWISE INDICATED.
5. CONTRACTOR TO REFERENCE BOARDWALK PLANS AND SPECIFICATIONS FOR ALL BOARDWALK PAVING BETWEEN THE LEASE LINE AND WATER'S EDGE.



REV.	DESCRIPTION	DATE



SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

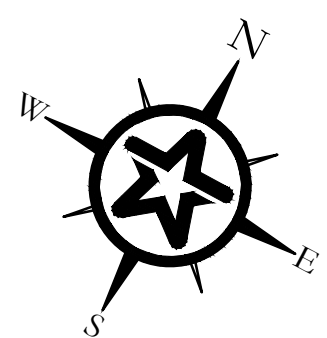
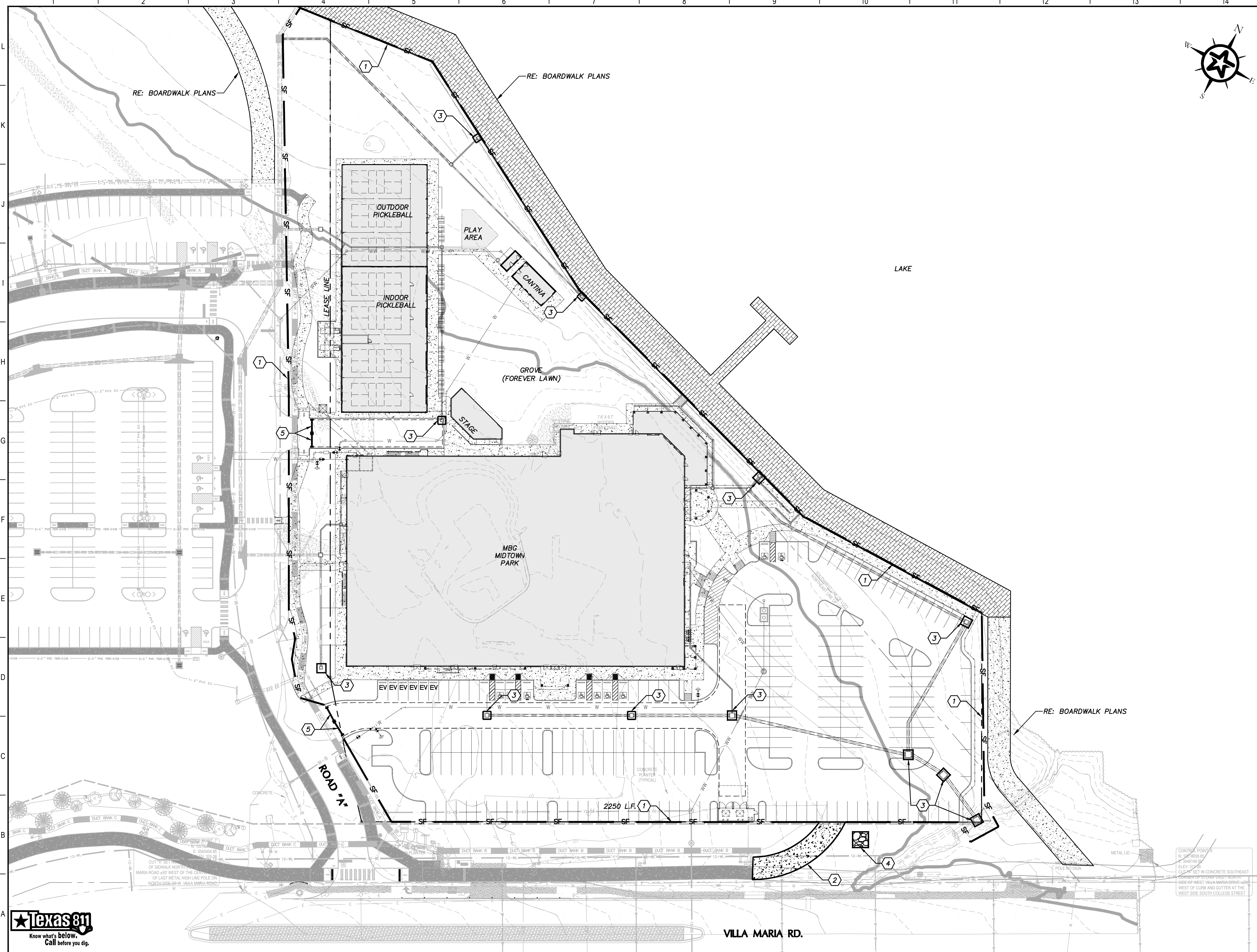
PAVING PLAN

PRELIMINARY FOR REVIEW ONLY

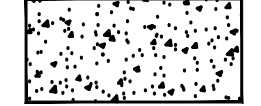
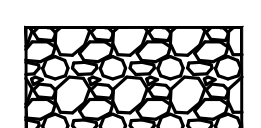

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	DRAFTED	LCS, HBS, CPM
	CHECKED	DPS
	PROJECT NO.	4-01167
	DRAWING NO.	C107

80%
SUBMITTAL

G:\PROJECTS\4-01167\2-ENGINEERING\2.0 CAD\4-01167 - MIDTOWN PARK M-B-G\4-01167EROSION CONTROL PLAN.DWG, C108 EROSION CONTROL PLAN, 6/13/2023 9:02:54 PM, cschneider



LEGEND

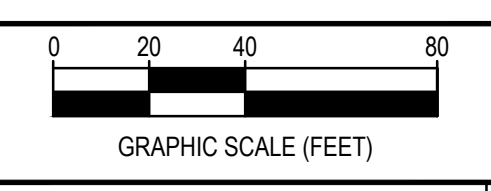
-  CONSTRUCTION EXIT SILT CONTROL
-  CONCRETE TRUCK WASH OUT AREA
-  SILT FENCE ASSEMBLY

KEY NOTES

- ① SILT FENCE ASSEMBLY (SWPP1-03/D100)
- ② 20' x 50' CONSTRUCTION EXIT SILT CONTROL (SWPP1-02/D100)
- ③ GRATE INLET PROTECTION (SWPP1-00/D100)
- ④ CONCRETE TRUCK WASH OUT AREA
- ⑤ TYPE 3 BARRICADE (RE: G3/D111)

GENERAL NOTES

1. ALL DISTURBED AREAS ON 6:1 OR STEEPER SLOPE SHALL BE REVEGETATED USING SOIL RETENTION BLANKET PER TXDOT SPEC 169.
2. REMOVE SEDIMENT CONTROL DEVICES AFTER ALL DISTURBED AREAS HAVE BEEN LANDSCAPED OR STABILIZED WITH PERMANENT EROSION CONTROL MEASURES AS SPECIFIED IN THE PROJECT NOTES.



REV.	DESCRIPTION	DATE



SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

EROSION CONTROL PLAN

PRELIMINARY FOR REVIEW ONLY

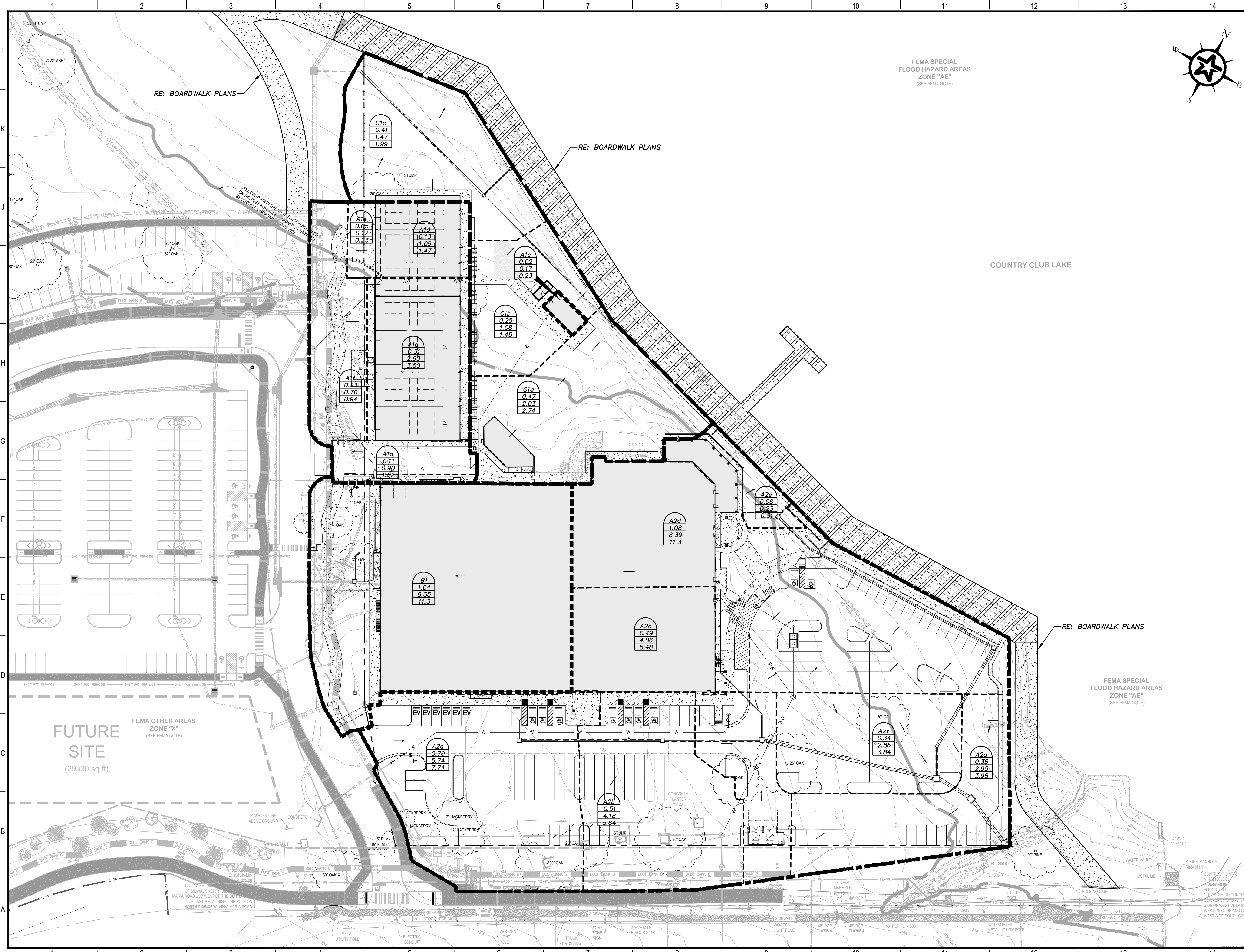
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	DESIGNED	LCS
	DRAFTED	LCS, HBS, CPM
	CHECKED	DPS
	PROJECT NO.	4-01167
	DRAWING NO.	C108



VILLA MARIA RD.

80%
SUBMITTAL

G:\PROJECTS\4-01167\ENGINEERING\2.0 CAD\4-01167 - MIDTOWN PARK M-B-G\4-01167 DRAINAGE AREA MAP.DWG, C200 PROPOSED CONDITIONS - DRAINAGE AREA MAP, 6/13/2023 9:04:10 PM, cschroeder

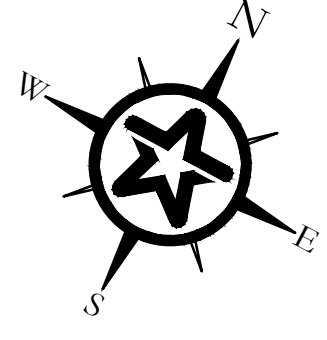


DRAINAGE LEGEND

- BOUNDARY DESCRIPTIONS**
- DRAINAGE BASIN BOUNDARY
 - DRAINAGE AREA BOUNDARY
 - DRAINAGE SUB-AREA BOUNDARY
 - MAJOR TRIBUTARY

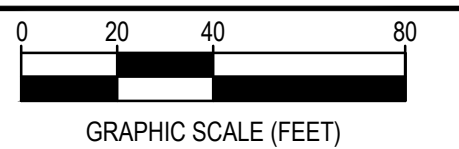
- SUB-AREA DESCRIPTION**
- A 1 a
 - DRAINAGE SUB-AREA ID
 - DRAINAGE AREA ID
 - DRAINAGE BASIN ID

- SUB-AREA LABELS**
- A1a
 - 1.38
 - 3.21
 - 5.23
 - DRAINAGE SUB-AREA DESIGNATION
 - AREA IN ACRES
 - "Q" 10-YEAR STORM (CFS)
 - "Q" 100-YEAR STORM (CFS)



FEMA SPECIAL FLOOD HAZARD AREAS ZONE "AE" (SEE FEMA NOTE)

COUNTRY CLUB LAKE



GRAPHIC SCALE (FEET)

REV.	DESCRIPTION	DATE



SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

PROPOSED CONDITIONS - DRAINAGE AREA MAP

PRELIMINARY FOR REVIEW ONLY

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	DRAFTED	LCS, HBS, CPM
	CHECKED	DPS
	PROJECT NO.	4-01167

DRAWING NO. C200

FUTURE SITE
(29330 sq ft)

FEMA OTHER AREAS ZONE "X" (SEE FEMA NOTE)

FEMA SPECIAL FLOOD HAZARD AREAS ZONE "AE" (SEE FEMA NOTE)

CUT "X" SET IN CONCRETE ON MARIANA ROAD 60' WEST OF THE CENTER OF LAST METAL HIGH LINE POLE ON NORTH SIDE OF W. VIEHA MARIANA ROAD

CONTROL POINT 6
N 100° 00' 00" E
3545.148 BS
ELEV. 51.549
CURB SET IN CONCRETE 50' WEST OF CURB AND GUTTERS WEST SIDE SOUTH COLLEGE

Storm System	Line ID	Inlet ID	Line Length (ft)	Pipe Flow (cfs)	Line Type	Line Size (in)	Slope (%)	Full Flow Pipe Capacity (cfs)	Velocity (ft/s)
A2	P1-A2g	I1-A2g	45.33	28.40	RCP	30	0.75	35.52	7.24
	P2-A2g	I2-A2f	32.59	25.45	RCP	30	0.50	29.00	5.91
	P3-A2f	RCP BEND 1	26.21	8.62	RCP	24	1.00	15.41	6.54
	P4-A2f	I4-A2d	101.63	8.62	RCP	24	0.50	15.41	4.63
	P5-A2d	RCP BEND 2	186.29	3.16	RCP	18	0.50	5.06	3.82
	P6-A2	JB1-A2d	38.39	3.16	RCP	18	0.50	5.06	3.82
	Roof 1a-A2	JB1-A2d	78.75	1.89	PVC	12	1.00	2.43	4.12
	Roof 1b-A2	JB1-A2d	125.27	1.67	PVC	12	1.00	2.43	4.12
	P7-A2e	I3-A2e	13.15	0.23	PVC	12	1.00	1.75	2.98
	P8-A2f	I5-A2c	155.75	13.98	RCP	24	1.00	15.4	6.54
Roof 2-A2	I5-A2c	149.24	1.88	PVC	12	0.75	2.10	3.57	
	P9-A2c	I6-A2b	85.61	9.92	RCP	24	0.75	13.34	5.66
	P10-A2b	I7-A2a	125.25	5.74	RCP	18	0.68	5.90	4.45
B1	ROOF B1	JB2-B1	87.88	2.93	PVC	12	1.5	2.97	5.05
	P11-B1	I8-B1	97	5.86	PVC	18	0.75	6.20	4.68
A1	ROOF A1b1	I9-A1e	140.87	1.3	PVC	12	0.75	2.10	3.62
	P14-C1a	JB3-C1b	151.57	1.9	PVC	12	0.75	2.10	3.62
	ROOF A1c	JB3-C1b	67.81	0.17	PVC	8	0.75	0.71	2.72
	ROOF A1d1	JB3-C1b	53.24	0.55	PVC	8	0.75	0.71	2.72
	ROOF A1d2	P12-A1e	46.86	0.55	PVC	8	0.75	0.71	2.72
	P13-A1d	RCP BEND 3	79.5	2.45	PVC	15	1.25	4.41	5.20
C1	P12-A1e	I9-A1e	29.50	4.30	PVC	15	1.25	4.41	5.20
	P18-C1c	JB2-C1c	192.34	3.11	PVC	12	1.75	3.21	5.45
	P17-C1c	JB2-C1c	37.5	1.38	PVC	12	0.75	2.13	3.62
	P16-C1c	RCP BEND 4	125.85	4.59	PVC	15	1.50	4.83	5.70
P15-C1c	JB-(BO)	38.92	4.59	PVC	15	1.50	4.83	5.70	

DRAINAGE AREA OR SUB-AREA		RETURN PERIOD (ANNUAL EXCEEDANCE PROBABILITY, AEP)									
I.D.	AREA (A), ACRES	TIME OF CONCENTRATION (T _c), MINUTES	2-YEAR DESIGN STORM (50% AEP)			10-YEAR DESIGN STORM (10% AEP)			100-YEAR DESIGN STORM (1% AEP)		
			C _w	INTENSITY (i ₂) IN/HR	PEAK RUNOFF (Q ₂) CFS	C _w	INTENSITY (i ₁₀) IN/HR	PEAK RUNOFF (Q ₁₀) CFS	C _w	INTENSITY (i ₁₀₀) IN/HR	PEAK RUNOFF (Q ₁₀₀) CFS
A1a	0.11	10	0.95	6.33	0.66	0.95	8.63	0.90	0.95	11.6	1.22
A1b	0.31	10	0.97	6.33	1.90	0.97	8.63	2.60	0.97	11.6	3.50
A1c	0.02	10	0.97	6.33	0.12	0.97	8.63	0.17	0.97	11.6	0.23
A1d	0.13	10	0.97	6.33	0.80	0.97	8.63	1.09	0.97	11.6	1.47
A1e	0.05	10	0.4	6.33	0.13	0.4	8.63	0.17	0.4	11.6	0.23
A1f	0.23	10	0.35	6.33	0.51	0.35	8.63	0.70	0.35	11.6	0.94
A2a	0.7	10	0.95	6.33	4.21	0.95	8.63	5.74	0.95	11.6	7.74
A2b	0.51	10	0.95	6.33	3.07	0.95	8.63	4.18	0.95	11.6	5.64
A2c	0.49	10	0.96	6.33	2.98	0.96	8.63	4.06	0.96	11.6	5.48
A2d	1.08	10	0.9	6.33	6.15	0.9	8.63	8.39	0.9	11.6	11.3
A2e	0.06	10	0.45	6.33	0.17	0.45	8.63	0.23	0.45	11.6	0.31
A2f	0.34	10	0.97	6.33	2.09	0.97	8.63	2.85	0.97	11.6	3.84
A2g	0.36	10	0.95	6.33	2.16	0.95	8.63	2.95	0.95	11.6	3.98
C1a	0.47	10	0.5	6.33	1.49	0.5	8.63	2.03	0.5	11.6	2.74
C1b	0.25	10	0.5	6.33	0.79	0.5	8.63	1.08	0.5	11.6	1.45
C1c	0.41	10.2	0.42	6.27	1.08	0.42	8.56	1.47	0.42	11.5	1.99

G1 PIPE FLOW CAPACITIES

(PRIVATE)

G7 PEAK STORM WATER RUNOFF

(PRIVATE)

DRAINAGE AREA ID	HYDRAULIC FLOW PATH		OVERLAND SHEET FLOW (t _{t^{overland}})				SHALLOW CONCENTRATED FLOW (t _{t^{shallow conc}})					CHANNELIZED FLOW (t _{t^{channel}})			T _c		
			From	To	N	L	S	t _t	L	S	Surface (P or U)	V (ft/s)	t _t (min)	L (ft)	V (ft/s)	t _t (min)	ΔT _c (min)
A1a			-	-	-	-	48.3	0.015	Paved	2	0.3	21	3	0.1	0.4	10.00	
A1b			-	-	-	-	-	-	-	-	-	41.3	4	0.2	0.2	10.00	
A1c			-	-	-	-	-	-	-	-	-	18	4	0.1	0.1	10.00	
A1d			-	-	-	-	-	-	-	-	-	40.9	4	0.2	0.2	10.00	
A1e			0.02	23.80	0.02	1.6	32.4	0.015	Unpaved	2	0.3	-	-	-	1.8	10.00	
A1f			0.4	14.80	0.02	4.7	38.1	0.02	Unpaved	2	0.3	-	-	-	5.0	10.00	
A2a			-	-	-	-	146.3	0.02	Paved	3	0.8	52.4	4	0.2	1.1	10.00	
A2b			0.02	90	0.03	2.5	62.9	0.02	Paved	3	0.4	29.7	4	0.1	3.0	10.00	
A2c			-	-	-	-	197	0.02	Paved	3	1.1	12.8	4	0.1	1.2	10.00	
A2d			-	-	-	-	357	0.02	Paved	3	2.1	37	4	0.2	2.2	10.00	
A2e			0.02	14	0.02	1.1	15.3	0.03	Unpaved	3	0.1	11.3	4	0.0	1.3	10.00	
A2f			0.02	100.40	0.02	2.9	115	0.02	Paved	3	0.7	18.7	4	0.1	3.6	10.00	
A2g			0.02	90.90	0.02	2.7	61.5	0.02	Paved	3	0.4	52.9	4	0.2	3.3	10.00	
C1a			0.05	56	0.02	3.3	81.4	0.015	Unpaved	2	0.7	35.8	4	0.1	4.2	10.00	
C1b			0.1	50	0.02	4.4	37.6	0.03	Unpaved	3	0.2	25.4	4	0.1	4.7	10.00	
C1c			0.35	79	0.02	9.8	51.6	0.02	Unpaved	2	0.4	12.9	4	0.1	10.2	10.20	

A1 TIME OF CONCENTRATION CALCULATIONS

(PRIVATE)

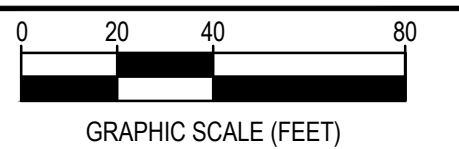
Inlet	Size (ft.)	Slope (%)	Peak (cfs)	Capt. (cfs)	Bypass (cfs)	Efficiency (%)
I7-A2a	3'x3'	2.50	5.74	5.74	0	100
I6-A2b	3'x3'	2.50	4.18	4.18	0	100
I5-A2c	4'x4'	2.00	4.06	4.06	0	100
I4-A2d	3'x3'	2.50	8.39	8.39	0	100
I3-A2e	2'x2'	2.00	0.23	0.23	0	100
I2-A2f	5'x5'	2.50	2.85	2.85	0	100
I1-A2g	5'x5'	2.50	2.95	2.95	0	100

Inlet	Size (ft.)	Slope (%)	Peak (cfs)	Capt. (cfs)	Bypass (cfs)	Efficiency (%)
I8-B1	2'x2'	3.00	5.86	5.86	0	100
I9-A1e	3'x3'	2.50	4.30	4.30	0	100

Inlet	Size (ft.)	Slope (%)	Peak (cfs)	Capt. (cfs)	Bypass (cfs)	Efficiency (%)
I10-C1a	2'x2'	2.00	0.90	0.90	0	100
I11-C1a	2'x2'	2.50	2.03	2.03	0	100
I12-C1c	2'x2'	2.00	1.38	1.38	0	100

A9 INLET FLOW CAPACITIES

(PRIVATE)



SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

DRAINAGE CALCULATIONS

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	DRAFTED	LCS, HBS, CPM
	CHECKED	DPS
	PROJECT NO.	4-01167
	DRAWING NO.	C201

80%
SUBMITTAL

G:\PROJECTS\14-01167\2 ENGINEERING\2.0 CAD\14-01167 - MIDTOWN PARK M-B-G\14-01167-STORM.DWG, C202 DRAINAGE PLAN, 6/13/2023 9:06:00 PM, cschroeder

MATCHLINE SEE SHEET C204

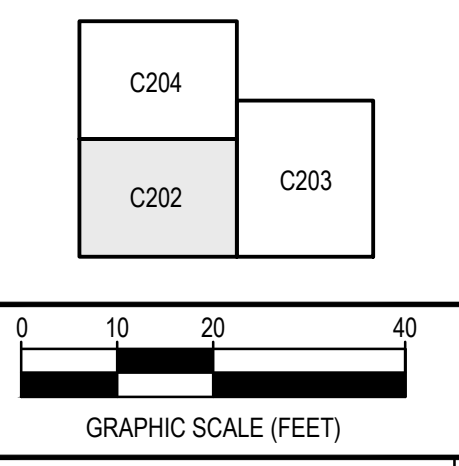
GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE BRYAN/COLLEGE STATION UNIFIED TECHNICAL SPECIFICATIONS AND UNIFIED CONSTRUCTION DETAILS, UNLESS NOTED OTHERWISE.
2. CIVIL PVC AND ALL ROOF DRAINS SHALL BE CONTECH A-2000 PVC (OR EQUAL).
3. PRE-CAST CONCRETE JUNCTION BOXES AND INLETS SHALL BE BY FORTERRA, OLDCASTLE OR APPROVED EQUAL.
4. ALL FITTINGS SHALL BE KLASSIKDRAIN.
5. TRENCH DRAINS SHALL BE KLASSIKDRAIN K100 BY ACO OR APPROVED EQUAL WITH TYPE 412D GALVANIZED STEEL GRATE.
6. BEDDING TO 1" ABOVE TOP OF PIPE AT GRADE BEAM CROSSINGS SHALL BE FLOWABLE BACKFILL BETWEEN 2 FEET INSIDE THE BUILDING TO 4 FEET BEYOND THE EXTERIOR OF THE BUILDING EDGE, PER TXDOT 401 (RE. DETAIL A8/D107).
7. SEE SHEET C205 AND C206 FOR DRAINAGE PROFILES.
8. STANDARD STORM SEWER MANHOLE COVERS SHALL BE USED IN LIEU OF CITY OF BRYAN MANHOLE COVERS ON PRIVATE PROPERTY.

KEY NOTES

- ① CONNECT 8" PVC TO DOWNSPOUT @ MIN 1% SLOPE. CONNECT TO STORM DRAIN. INSTALL 8" CLEANOUT.

KEY MAP



REV.	DESCRIPTION	DATE



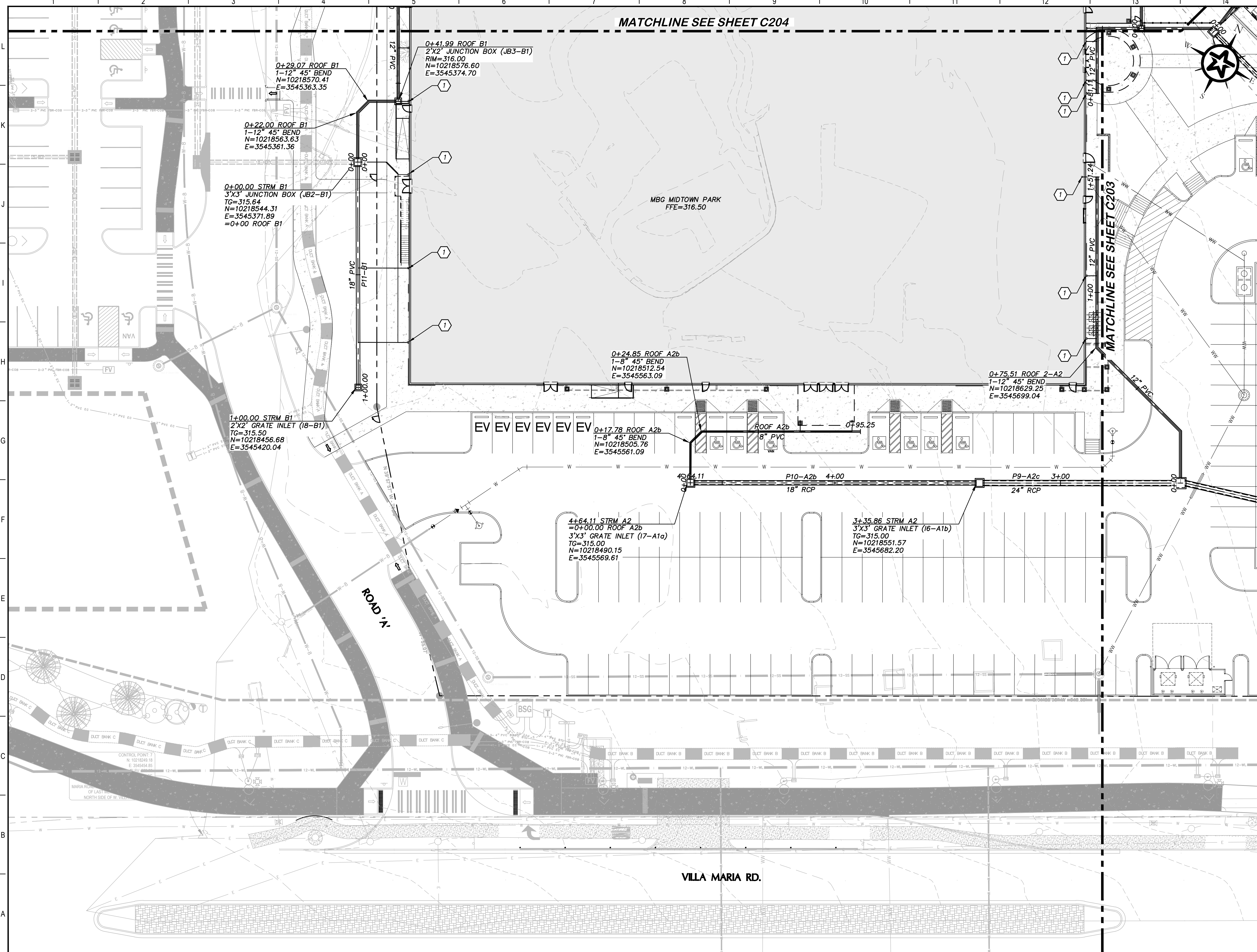
SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

DRAINAGE PLAN

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	CHECKED	DPS
	PROJECT NO.	4-01167
	DRAWING NO.	C202



VILLA MARIA RD.

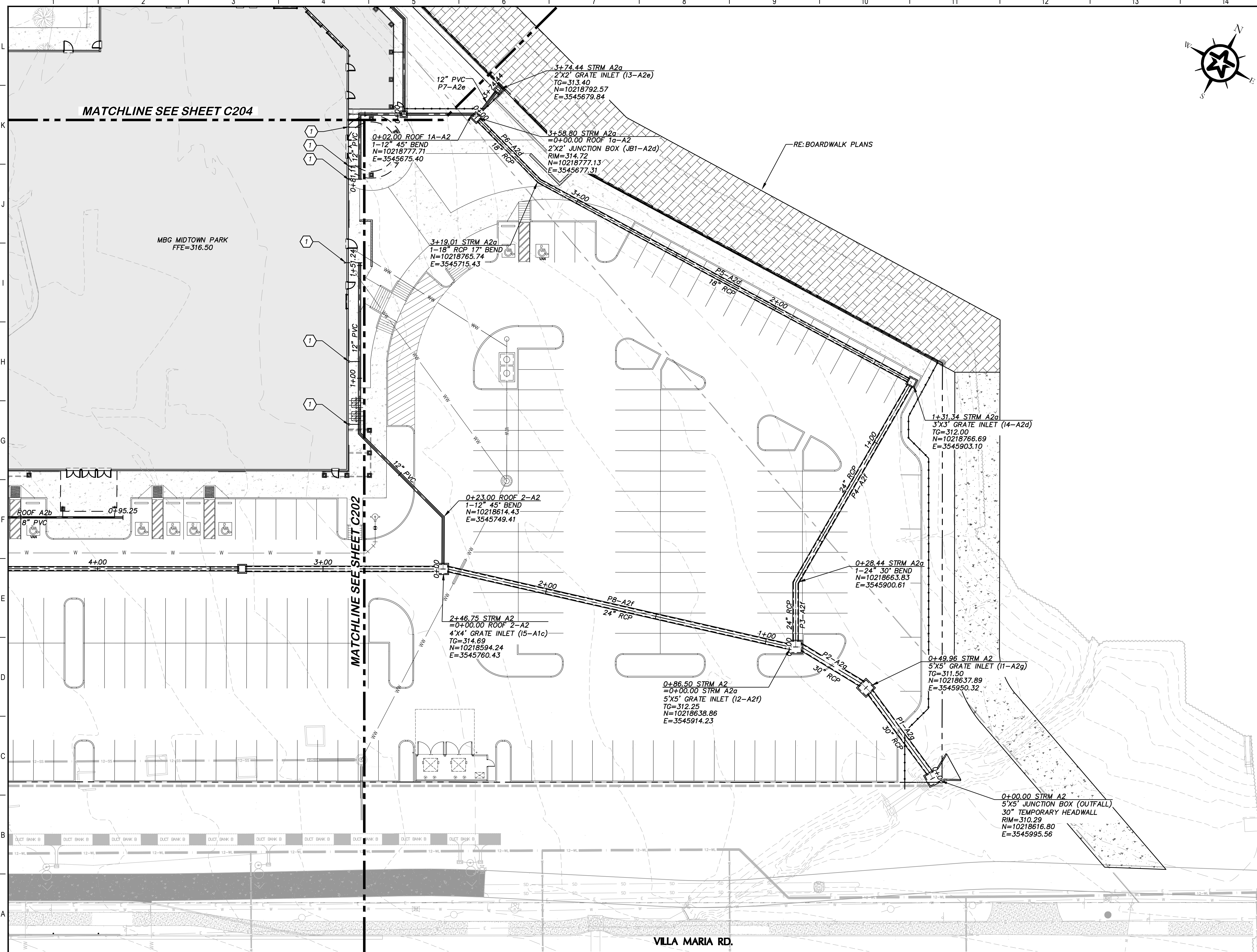
ROAD 'N'

MBG MIDTOWN PARK
FFE=316.50



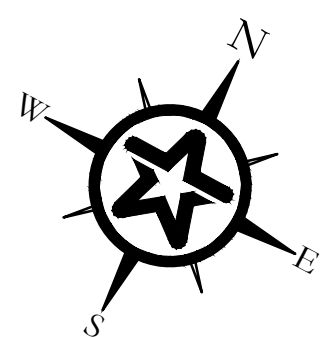
80%
SUBMITTAL

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GENERAL NOTES

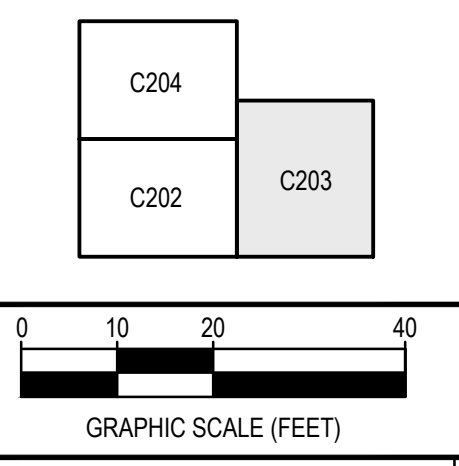
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6. BEDDING TO 1" ABOVE TOP OF PIPE AT GRADE BEAM CROSSINGS SHALL BE FLOWABLE BACKFILL BETWEEN 2 FEET INSIDE THE BUILDING TO 4 FEET BEYOND THE EXTERIOR OF THE BUILDING EDGE, PER TXDOT 401 (RE. DETAIL A8/D107).
7. SEE SHEET C205 AND C206 FOR DRAINAGE PROFILES
8. STANDARD STORM SEWER MANHOLE COVERS SHALL BE USED IN LIEU OF CITY OF BRYAN MANHOLE COVERS ON PRIVATE PROPERTY.



KEY NOTES

- ① CONNECT 8" PVC TO DOWNSPOUT @ MIN 1% SLOPE. CONNECT TO STORM DRAIN. INSTALL 8" CLEANOUT.

KEY MAP



REV.	DESCRIPTION	DATE



SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

DRAINAGE PLAN

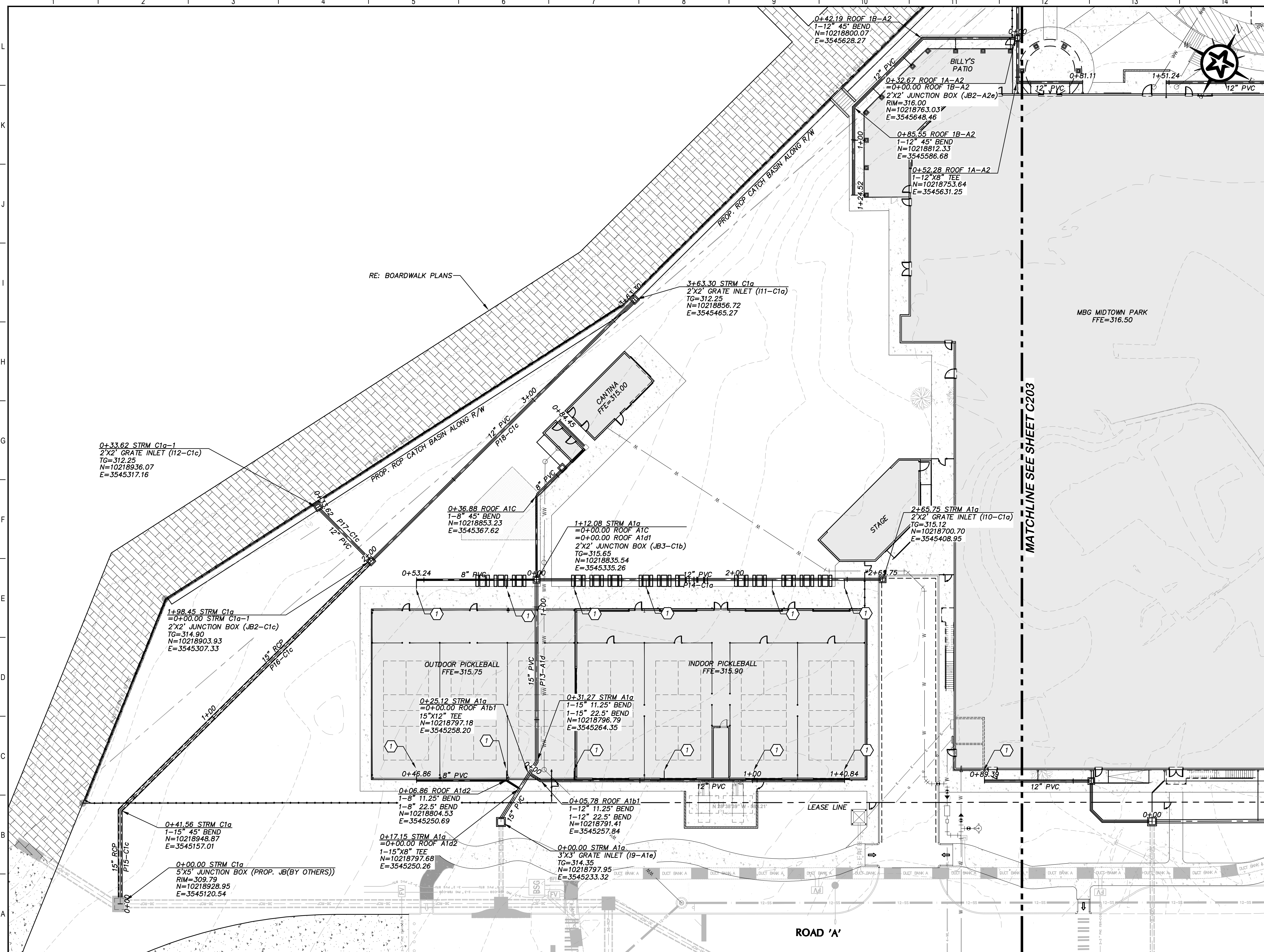
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ROLE	NAME
PM	RAM
DESIGNED	LCS
DRAFTED	LCS, HBS, CPM
CHECKED	DPS
PROJECT NO.	4-01167
DRAWING NO.	C203

80%
SUBMITTAL

G:\PROJECTS\4-01167\2-ENGINEERING\2.0 CAD\4-01167 - MIDTOWN PARK M-B-G\4-01167\STORM.DWG, C204 DRAINAGE PLAN, 6/13/2023 9:06:24 PM, cshroeder



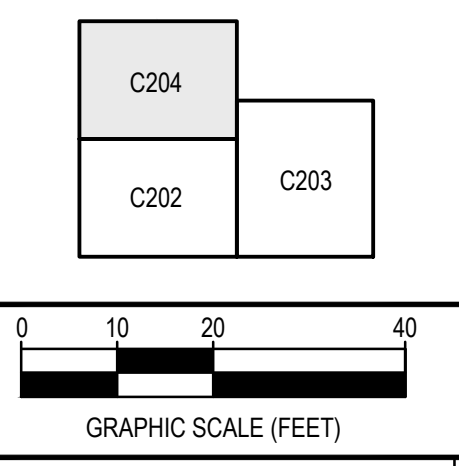
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KEY NOTES

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KEY MAP



REV.	DESCRIPTION	DATE



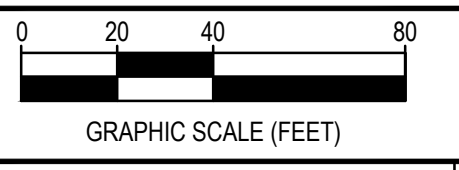
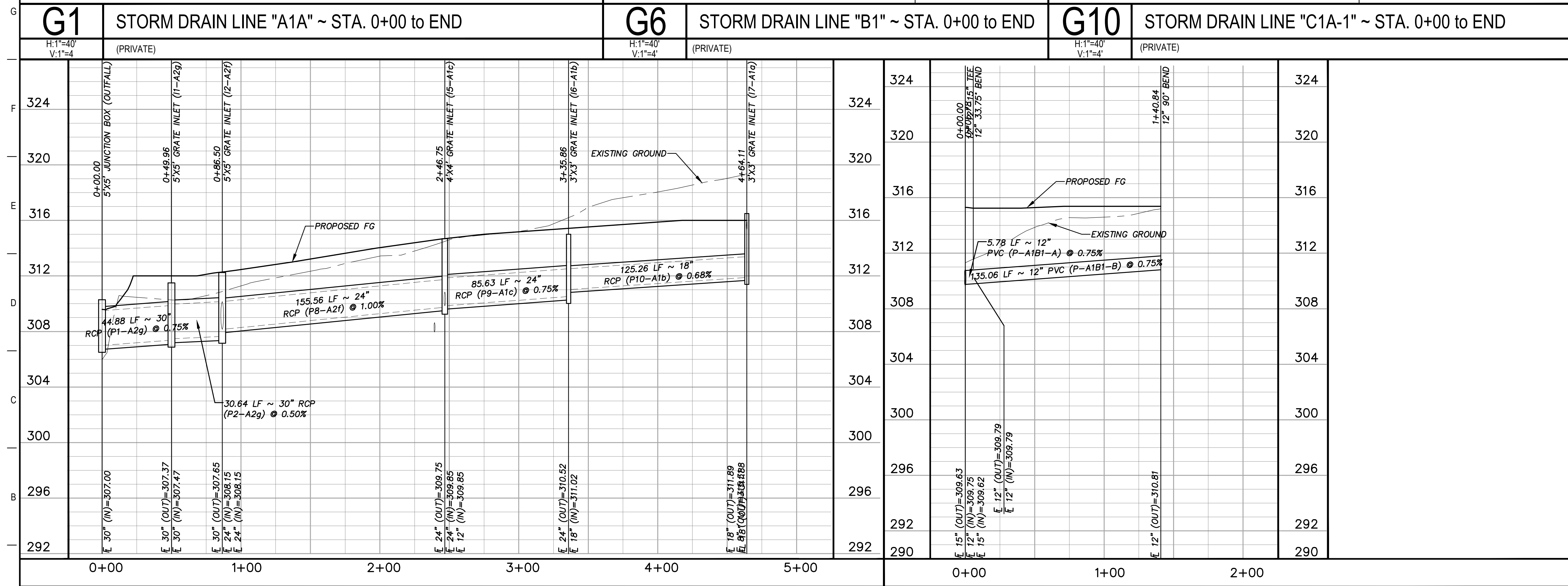
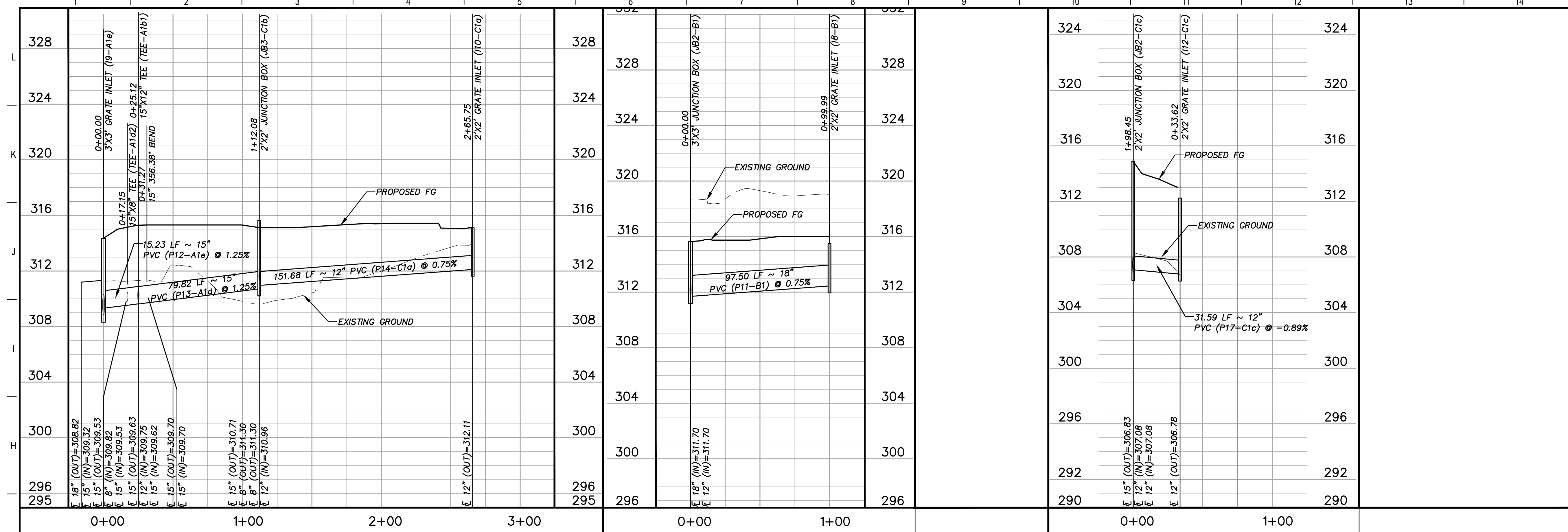
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MIDTOWN PARK M-B-G

DRAINAGE PLAN

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	DRAFTED	LCS, HBS, CPM
	CHECKED	DPS
	PROJECT NO.	4-01167
DRAWING NO.		C204



REV.	DESCRIPTION	DATE



SMBG BRYAN, LLC

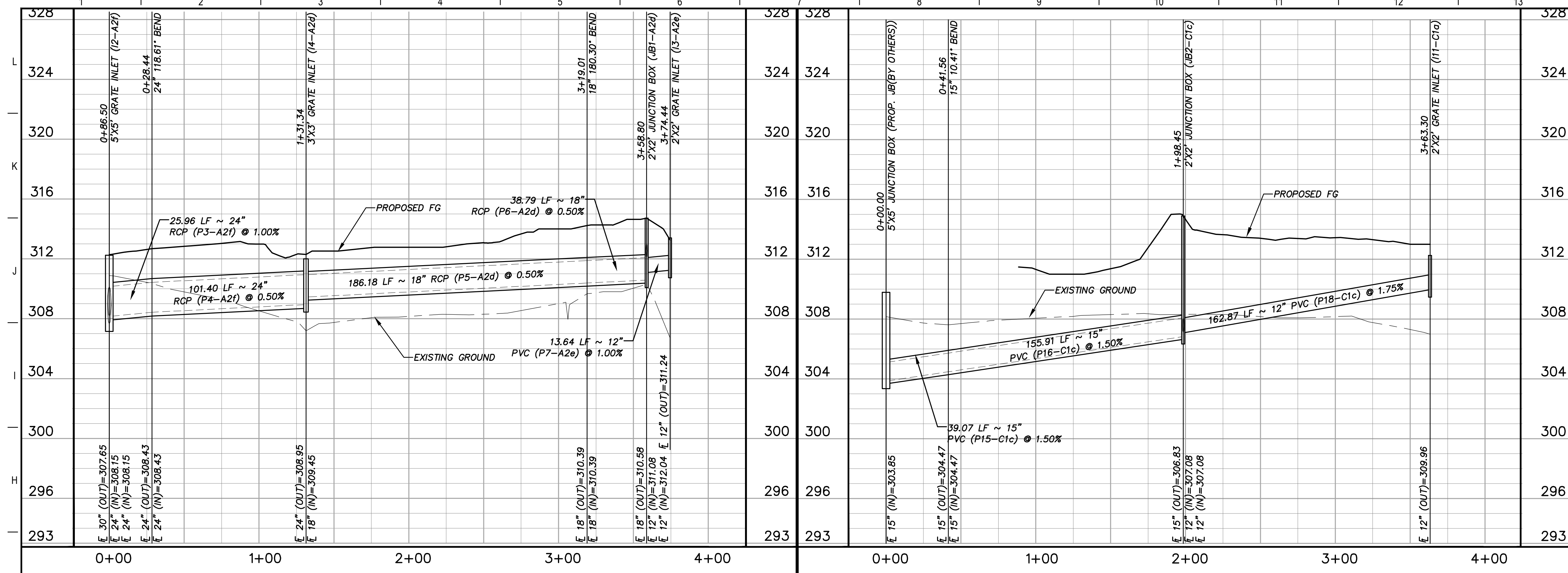
MIDTOWN PARK M-B-G

DRAINAGE PROFILES

PRELIMINARY FOR REVIEW ONLY

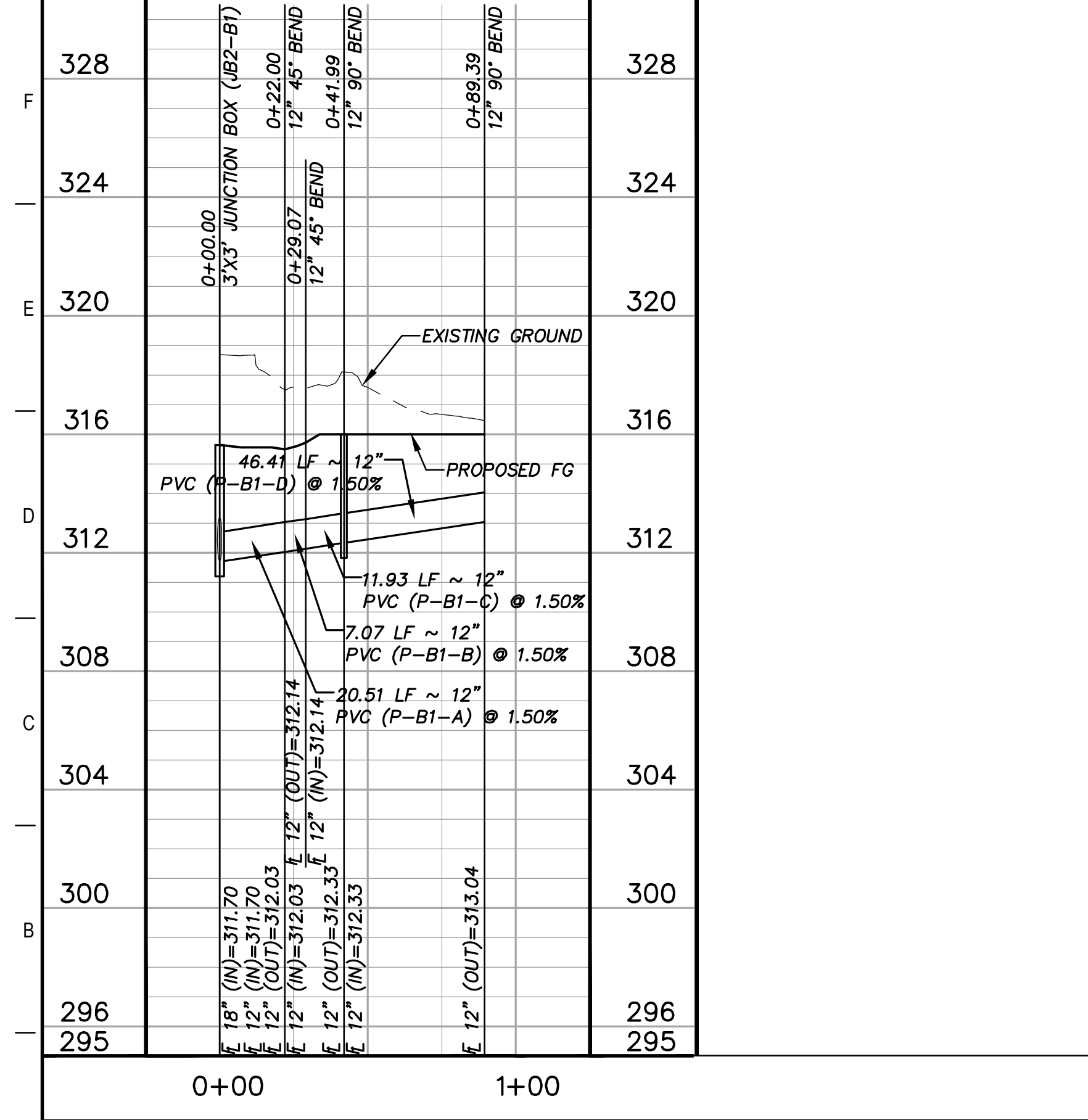
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PROFESSIONAL ENGINEER DAVID P. SMITH #56239 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION BIDDING, OR PERMIT PURPOSES.	DESIGNED	RAM
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	CHECKED	LCS, HBS, CPM
	PROJECT NO.	DPS
		4-01167
DRAWING NO.		C205

G:\PROJECTS\14-01167\2 ENGINEERING\2.0 CAD\4-01167 - MIDTOWN PARK M-B-G\4-01167\STORM.DWG, C206 DRAINAGE PROFILES, 6/13/2023 9:07:42 PM, cschneider

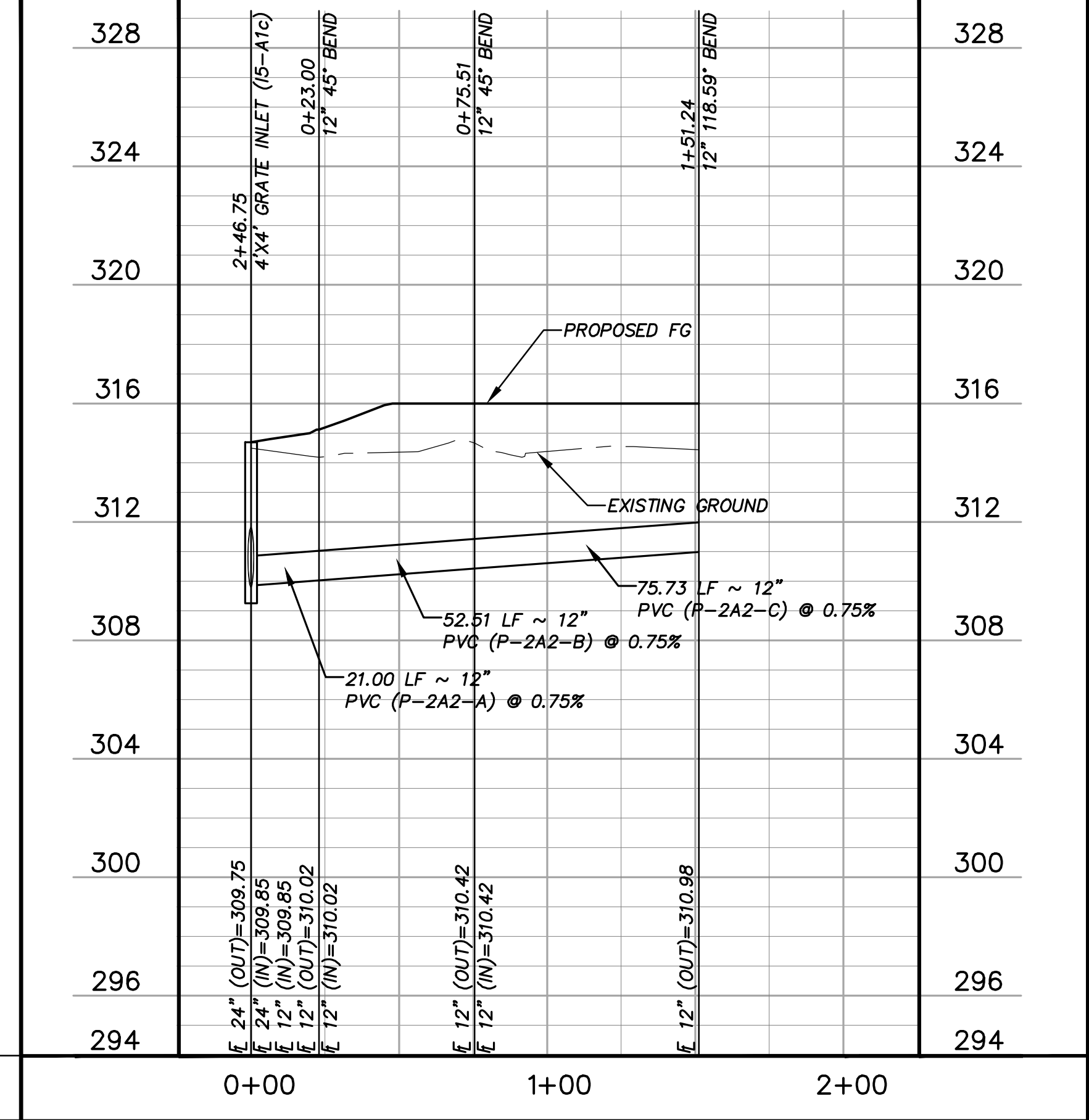


G1 STORM DRAIN LINE "A2A" ~ STA. 0+00 to END
H:1"=40'
V:1"=4' (PRIVATE)

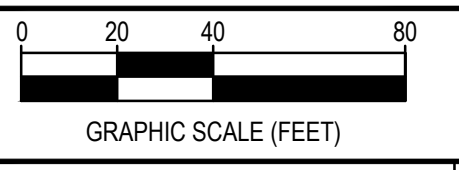
G7 STORM DRAIN LINE "C1A" ~ STA. 0+00 to END
H:1"=40'
V:1"=4' (PRIVATE)



A1 STORM DRAIN LINE "ROOF B1" ~ STA. 0+00 to END
H:1"=40'
V:1"=4' (PRIVATE)



A5 STORM DRAIN LINE "ROOF 2A2" ~ STA. 0+00 to END
H:1"=40'
V:1"=4' (PRIVATE)



REV.	DESCRIPTION	DATE



SMBG BRYAN, LLC

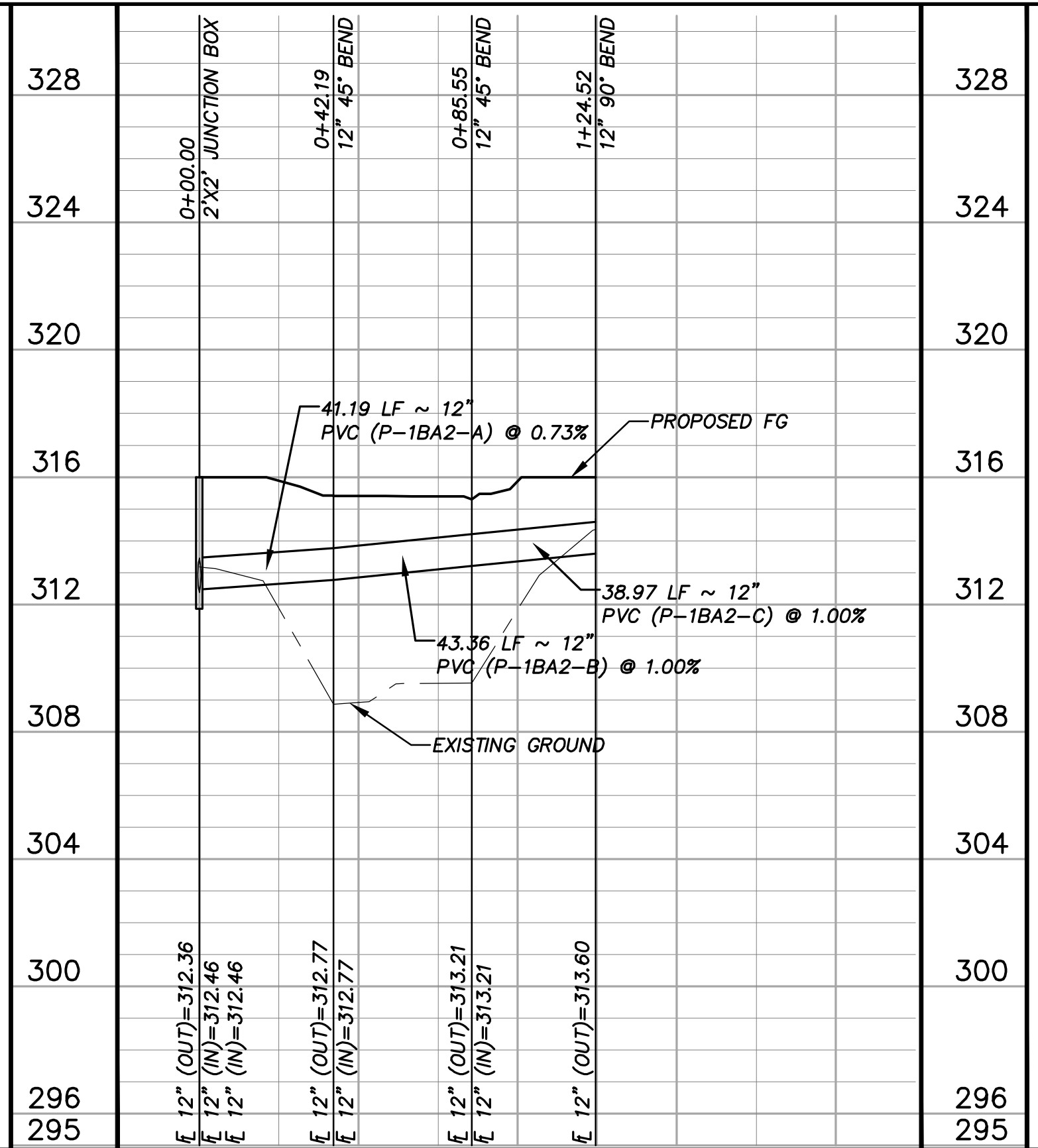
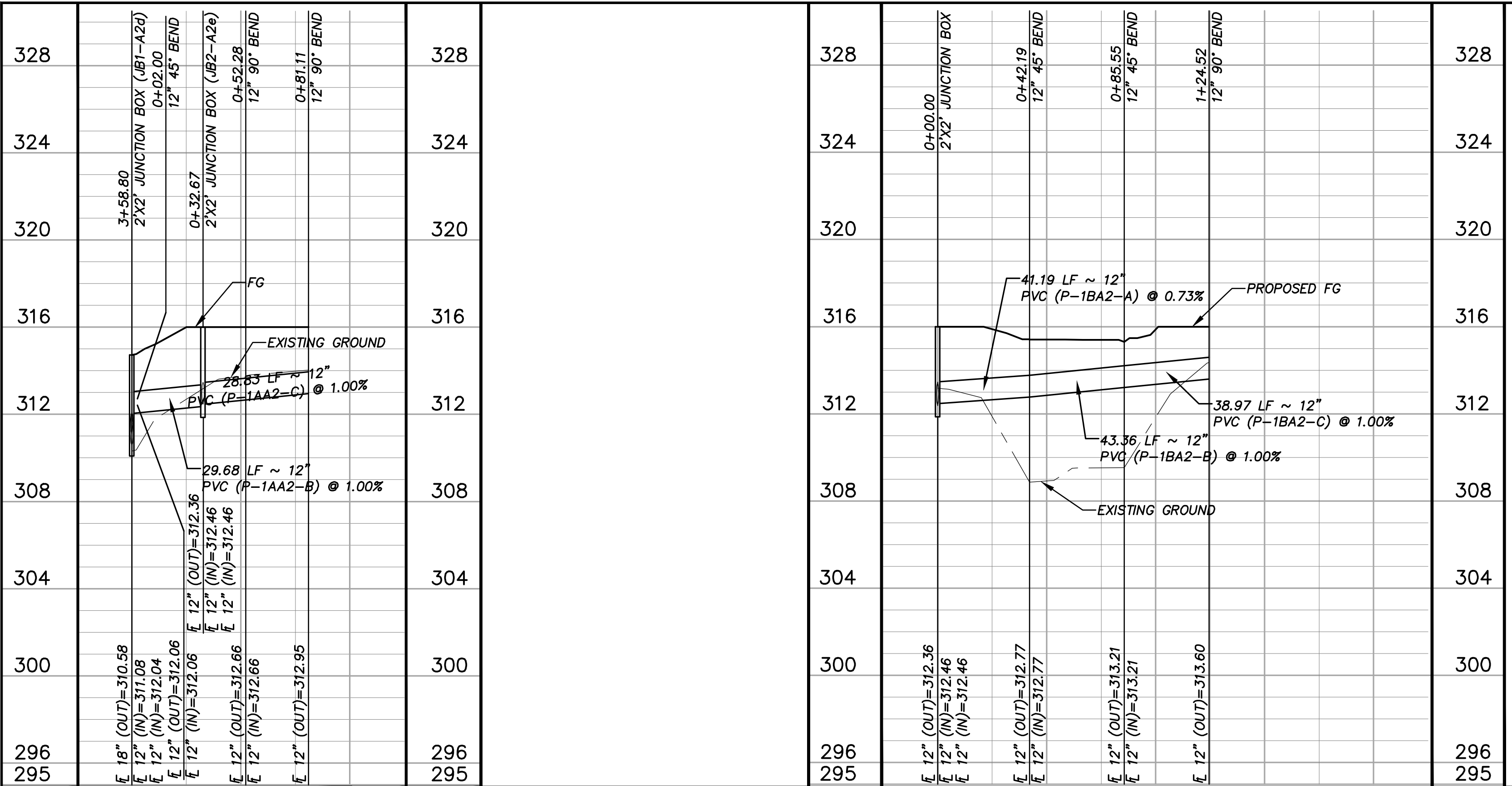
MIDTOWN PARK M-B-G

DRAINAGE PROFILES

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	CHECKED	LCS, HBS, CPM
	PROJECT NO.	DPS
		4-01167
DRAWING NO.		C206

80%
SUBMITTAL

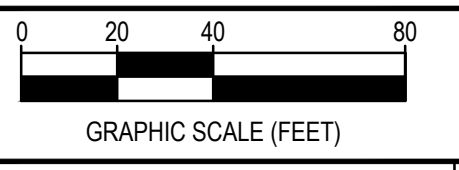


0+00 1+00 0+00 1+00 2+00

G1 STORM DRAIN LINE "ROOF 1A-A2" ~ STA. 0+00 to END **G5** STORM DRAIN LINE "ROOF 1B-A2" ~ STA. 0+00 to END

H:1"=40' V:1"=4' (PRIVATE) H:1"=40' V:1"=4' (PRIVATE)

G:\PROJECTS\4-01167\2 ENGINEERING\2.0 CAD\4-01167 - MIDTOWN PARK M-B-G\4-01167\STORM.DWG, C207 DRAINAGE PROFILES, 6/13/2023 9:08:01 PM, cschneider



REV.	DESCRIPTION	DATE



SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

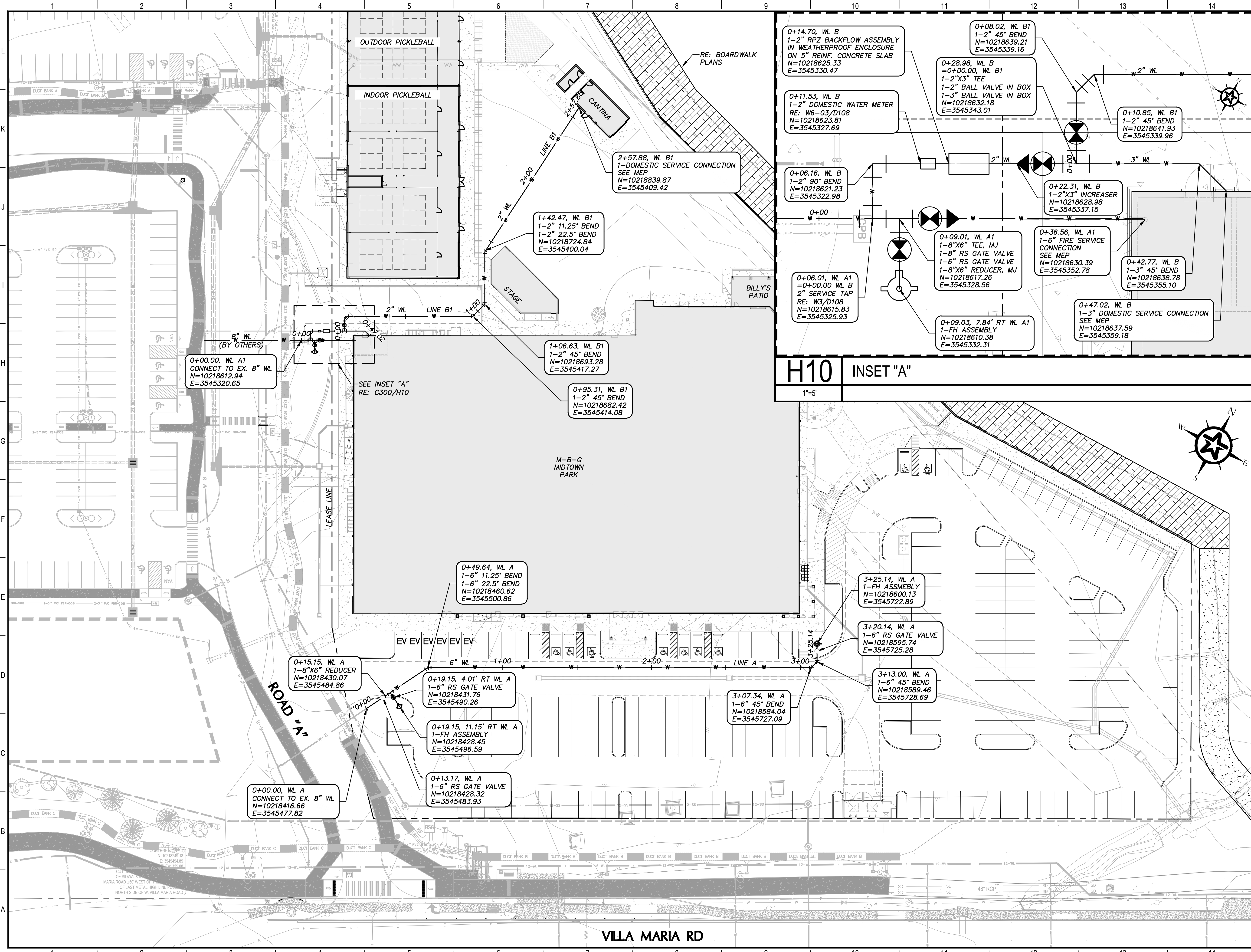
DRAINAGE PROFILES

PRELIMINARY
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	CHECKED	LCS, HBS, CPM
	PROJECT NO.	DPS
		4-01167
DRAWING NO.		C207

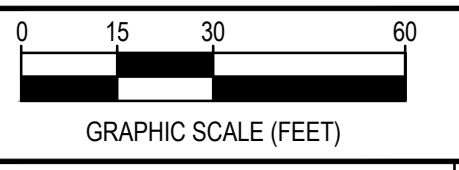
80%
SUBMITTAL

G:\PROJECTS\4-01167\2-ENGINEERING\3.0 CAD\4-01167 - MIDTOWN PARK M-B-G\4-01167-WATER.DWG, C300 WATER PLAN, 6/13/2023 9:09:39 PM, cschroeder



GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE BRYAN/COLLEGE STATION UNIFIED TECHNICAL SPECIFICATIONS AND UNIFIED CONSTRUCTION DETAILS, UNLESS NOTED OTHERWISE.
2. 4" THRU 8" WATER LINES OUTSIDE THE METER ASSEMBLY SHALL BE AWWA C-900, DR-14 PVC WITH DUCTILE IRON M.J. FITTINGS (AWWA C153).
3. 6" FIRE HYDRANT LEADS SHALL BE CLASS 350 DUCTILE IRON PIPE (AWWA C151) WITH MECHANICAL JOINTS (AWWA C111) AND DUCTILE IRON M.J. FITTINGS (AWWA C153).
4. 3" AND SMALLER WATER SERVICE PIPE SHALL MEET PLUMBING CODE REQUIREMENTS.
5. DOMESTIC WATER METER SHALL BE 2" SENSUS OMNI+C*2 COMPOUND PER CITY OF BRYAN STANDARD DETAIL W6-03/D108.
6. IRRIGATION METER SHALL BE 1" SENSUS SRII PER DETAIL W6-01/D108.
7. IRRIGATION BACKFLOW ASSEMBLY SHALL BE 1" WATTS 009 DCA IN METER BOX.
8. GAS LINE SHOWN FOR REFERENCE ONLY AND SHALL BE INSTALLED TO THE METER BY ATMOS ENERGY.
9. REFERENCE SHEETS D107 & D108 FOR WATER DETAILS.
10. REFERENCE SHEET W6-03/D108 FOR 2" WATER SERVICE TAP DETAIL.
11. BEDDING TO 1' ABOVE TOP OF PIPE AT GRADE BEAM CROSSINGS SHALL BE FLOWABLE BACKFILL BETWEEN 2 FEET INSIDE THE EXTERIOR OF THE BUILDING EDGE, PER TXDOT 401.



REV.	DESCRIPTION	DATE



SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

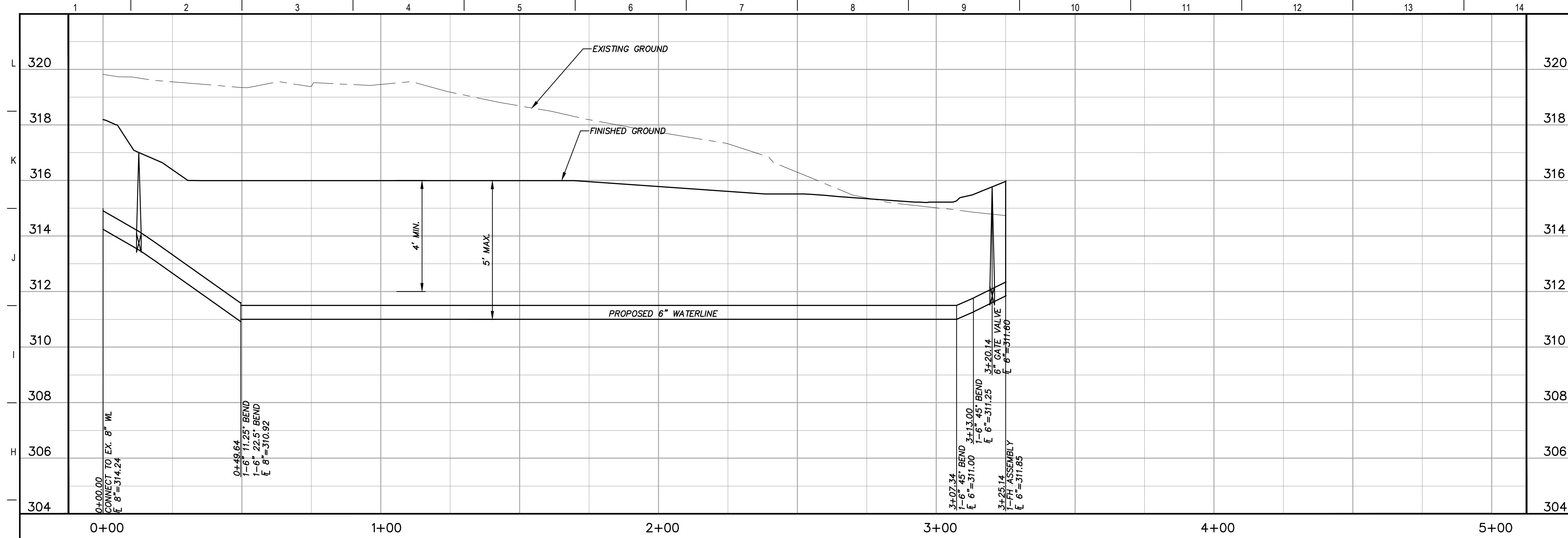
WATER PLAN

PRELIMINARY FOR REVIEW ONLY

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	CHECKED	DPS
	PROJECT NO.	4-01167
DRAWING NO.		C300

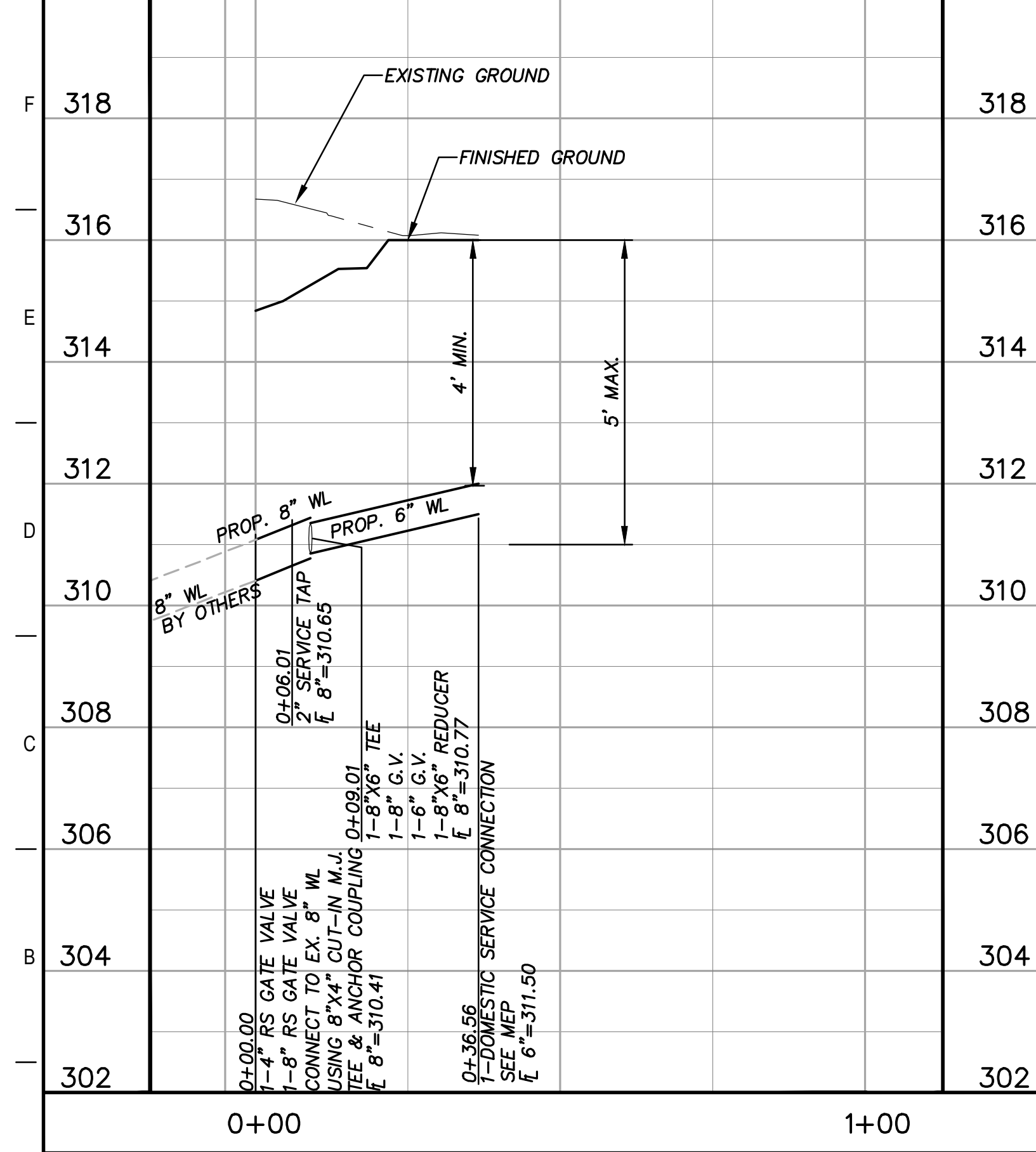
VILLA MARIA RD

80%
SUBMITTAL



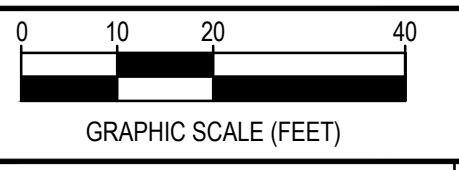
G1 WATERLINE "A" STA. 0+00-END

H:1"=40'
V:1"=4' (PRIVATE)



G10 WATERLINE "A1" STA. 0+00-END

H:1"=40'
V:1"=4' (PRIVATE)



REV.	DESCRIPTION	DATE



SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

WATER PROFILES

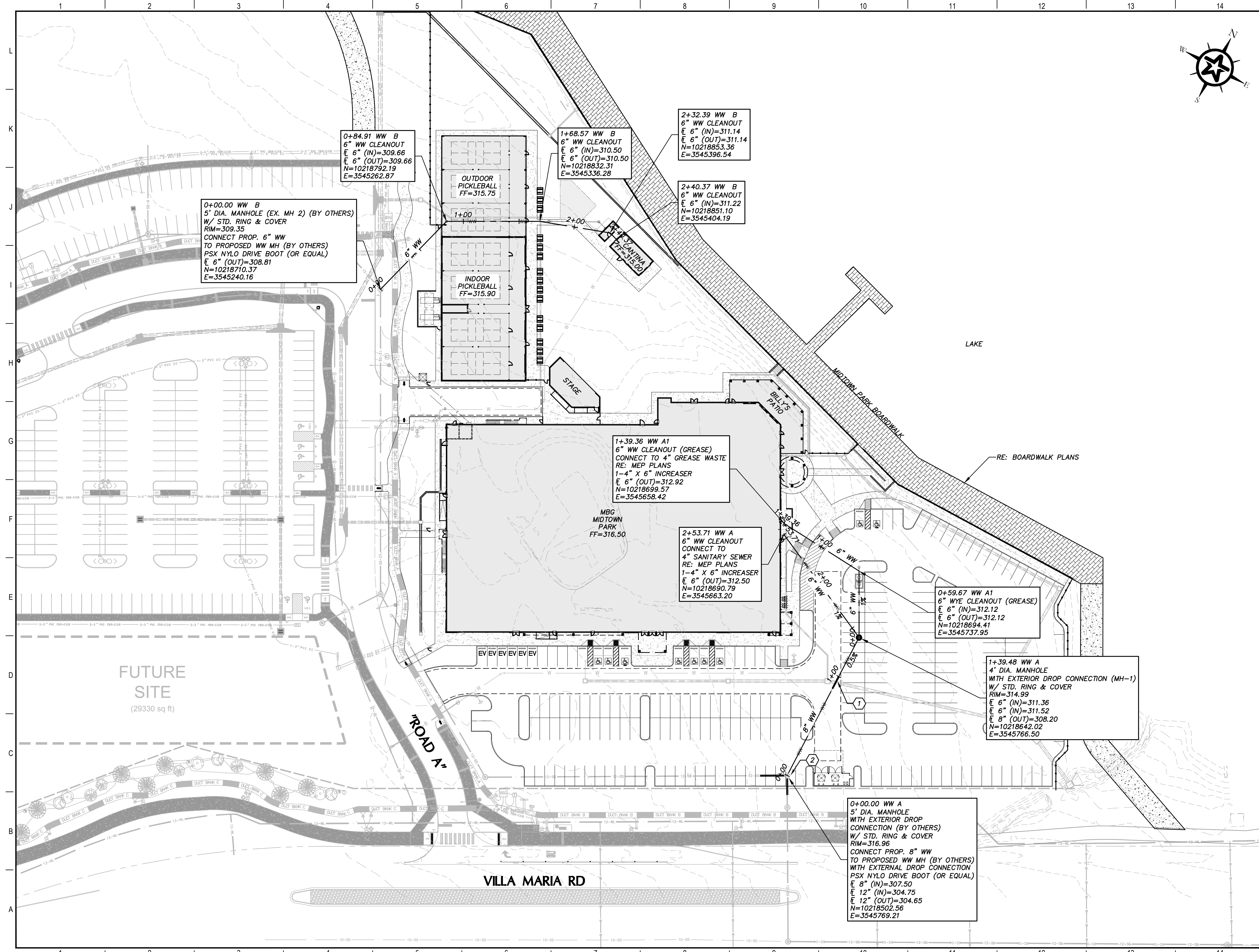
PRELIMINARY
FOR REVIEW ONLY

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	DRAFTED	LCS, HBS, CPM
	CHECKED	DPS
	PROJECT NO.	4-01167
	DRAWING NO.	C301

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80%
SUBMITTAL

G:\PROJECTS\4-01167\ENGINEERING\2.0 CAD\4-01167 - MIDTOWN PARK M-B-G\4-01167 WASTEWATER.DWG, C400 WASTEWATER PLAN, 6/14/2023 7:28:20 AM, cschneider

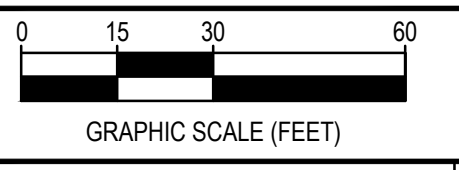


GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE BRYAN/COLLEGE STATION UNIFIED TECHNICAL SPECIFICATIONS AND UNIFIED CONSTRUCTION DETAILS, UNLESS NOTED OTHERWISE.
2. ALL WASTEWATER PIPE AND FITTINGS SHALL BE SDR-26 (ASTM D 3034) UNLESS NOTED OTHERWISE.
3. ALL PRESSURE RATED WASTEWATER PIPE SHALL BE SDR-21 (ASTM D 2241) OR DR-18 (AWWA C 900).
4. BEDDING TO 1' ABOVE TOP OF PIPE AT GRADE BEAM CROSSINGS SHALL BE FLOWABLE BACKFILL 2 FEET INSIDE THE BUILDING TO 4 FEET BEYOND THE EXTERIOR OF THE BUILDING, PER TXDOT 401. (RE. DETAIL AB/D107).
5. STANDARD SANITARY SEWER MANHOLE COVERS SHALL BE USED IN LIEU OF CITY OF BRYAN MANHOLE COVERS ON PRIVATE PROPERTY.

KEY NOTES

1. INSTALL 12 LF OF 12-INCH PVC SLEEVE CENTERED ON PROPOSED 8-INCH PRIVATE WASTEWATER LINE UNDER PROPOSED STORM SEWER CROSSING. CONTRACTOR TO PROTECT WW USING CEMENT SAND BEDDING IN BETWEEN TOP OF PVC SLEEVE AND BOTTOM OF STORM SEWER CROSSING.
2. ADJUST EXISTING MANHOLE (BY OTHERS) TO FINISHED GRADE



REV.	DESCRIPTION	DATE

Walker Partners
engineers | surveyors
T.B.P.E. Registration No. 8053

SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

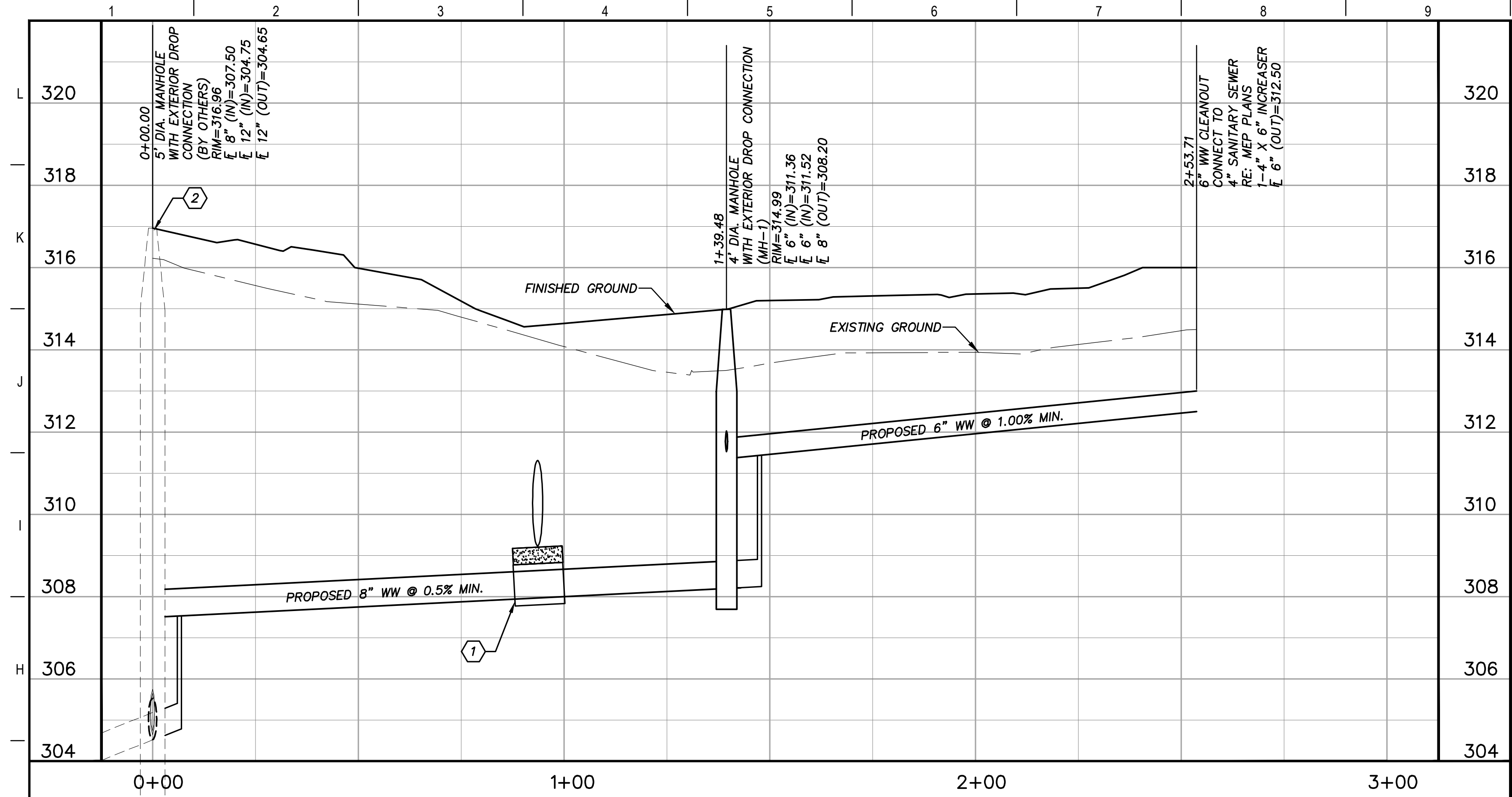
WASTEWATER PLAN

PRELIMINARY FOR REVIEW ONLY

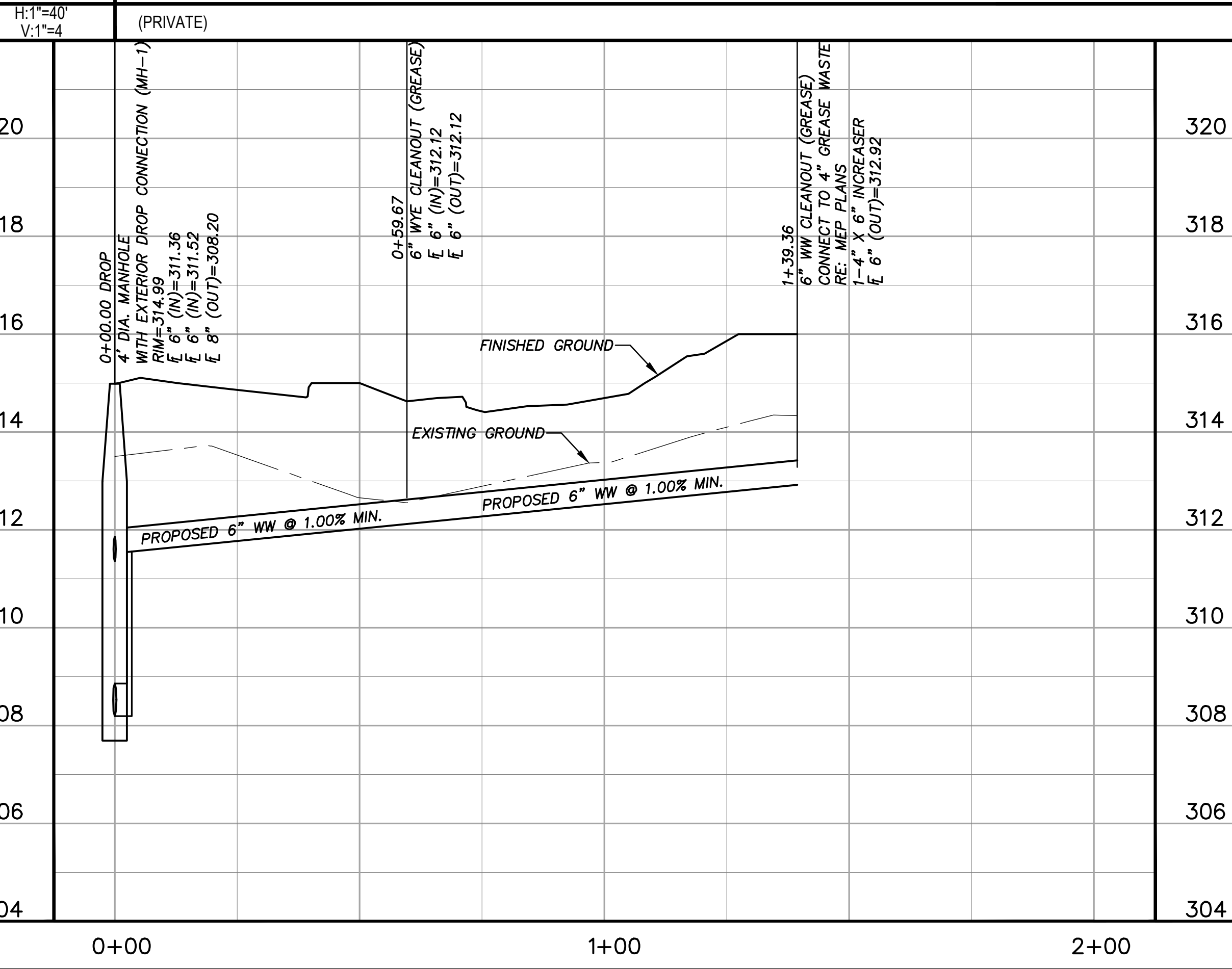
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	DRAFTED	LCS, HBS, CPM
	CHECKED	DPS
	PROJECT NO.	4-01167
	DRAWING NO.	C400

80%
SUBMITTAL

G:\PROJECTS\4-01167\ENGINEERING\2.0 CAD\4-01167 - MIDTOWN PARK M-B-G\4-01167\WASTEWATER\DWG_C401.WASTEWATER PROFILES, 6/14/2023 7:28:30 AM, cschroeder



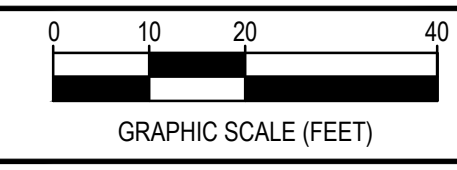
G1 WASTEWATER LINE "A" STA. 0+00-END



G6 WASTEWATER LINE "A1" STA. 0+00-END

KEY NOTES

- ① INSTALL 12 LF OF 12-INCH PVC SLEEVE CENTERED ON PROPOSED 8-INCH PRIVATE WASTEWATER LINE UNDER PROPOSED STORM SEWER CROSSING. CONTRACTOR TO PROTECT WW USING CEMENT SAND BEDDING IN BETWEEN TOP OF PVC SLEEVE AND BOTTOM OF STORM SEWER CROSSING.
- ② ADJUST EXISTING MANHOLE TO FINISHED GRADE



REV.	DESCRIPTION	DATE



SMBG BRYAN, LLC

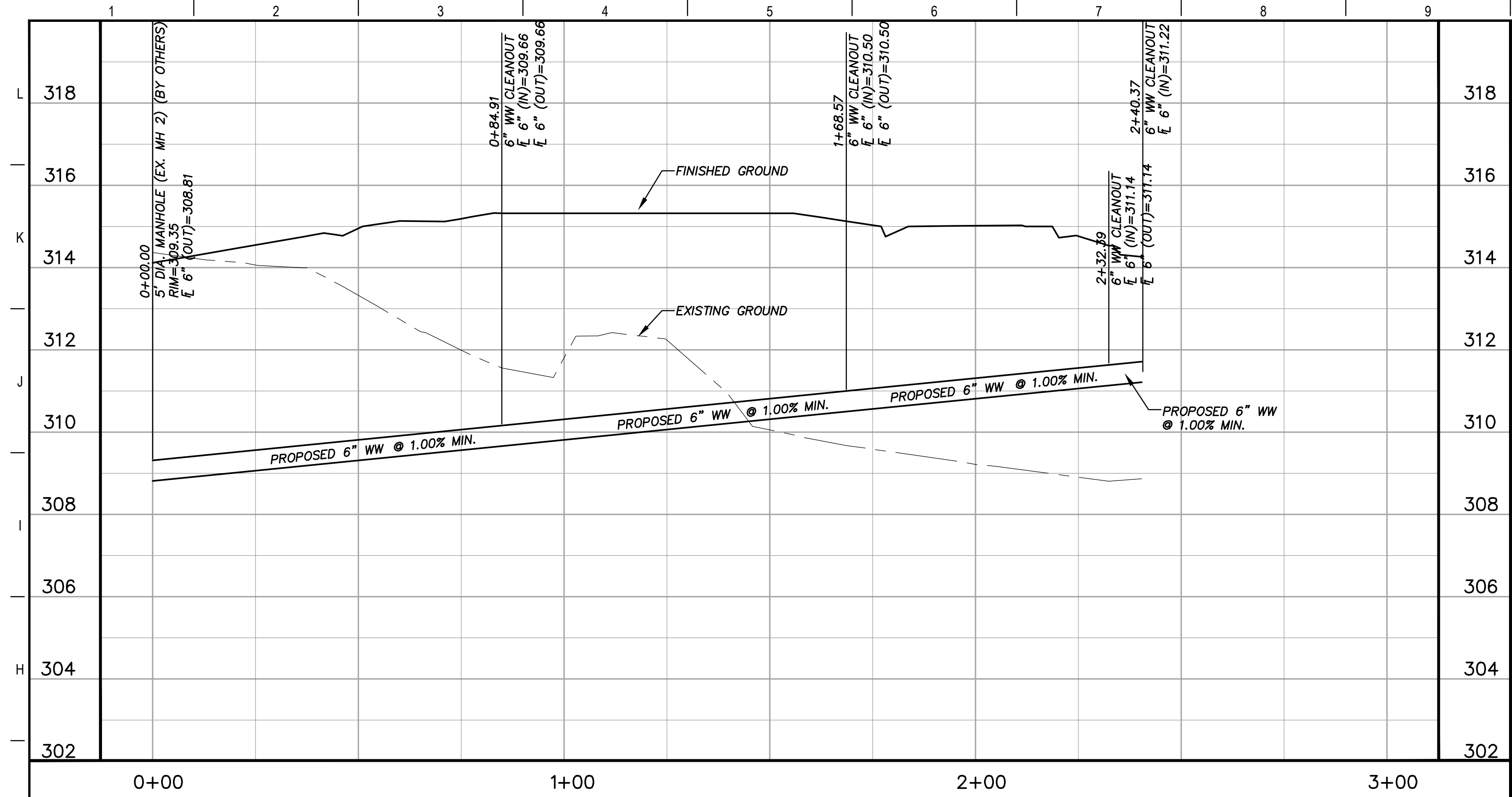
MIDTOWN PARK M-B-G

WASTEWATER PROFILES

PRELIMINARY FOR REVIEW ONLY

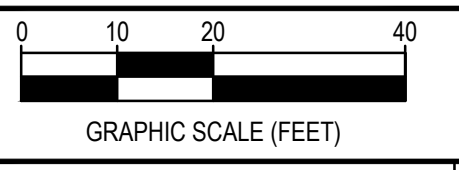
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	DRAFTED	LCS, HBS, CPM
	CHECKED	DPS
	PROJECT NO.	4-01167
	DRAWING NO.	

80%
SUBMITTAL



G1 WASTEWATER LINE "B" STA. 0+00-END

H:1"=40'
V:1"=4'
(PRIVATE)



REV.	DESCRIPTION	DATE



SMBG BRYAN, LLC

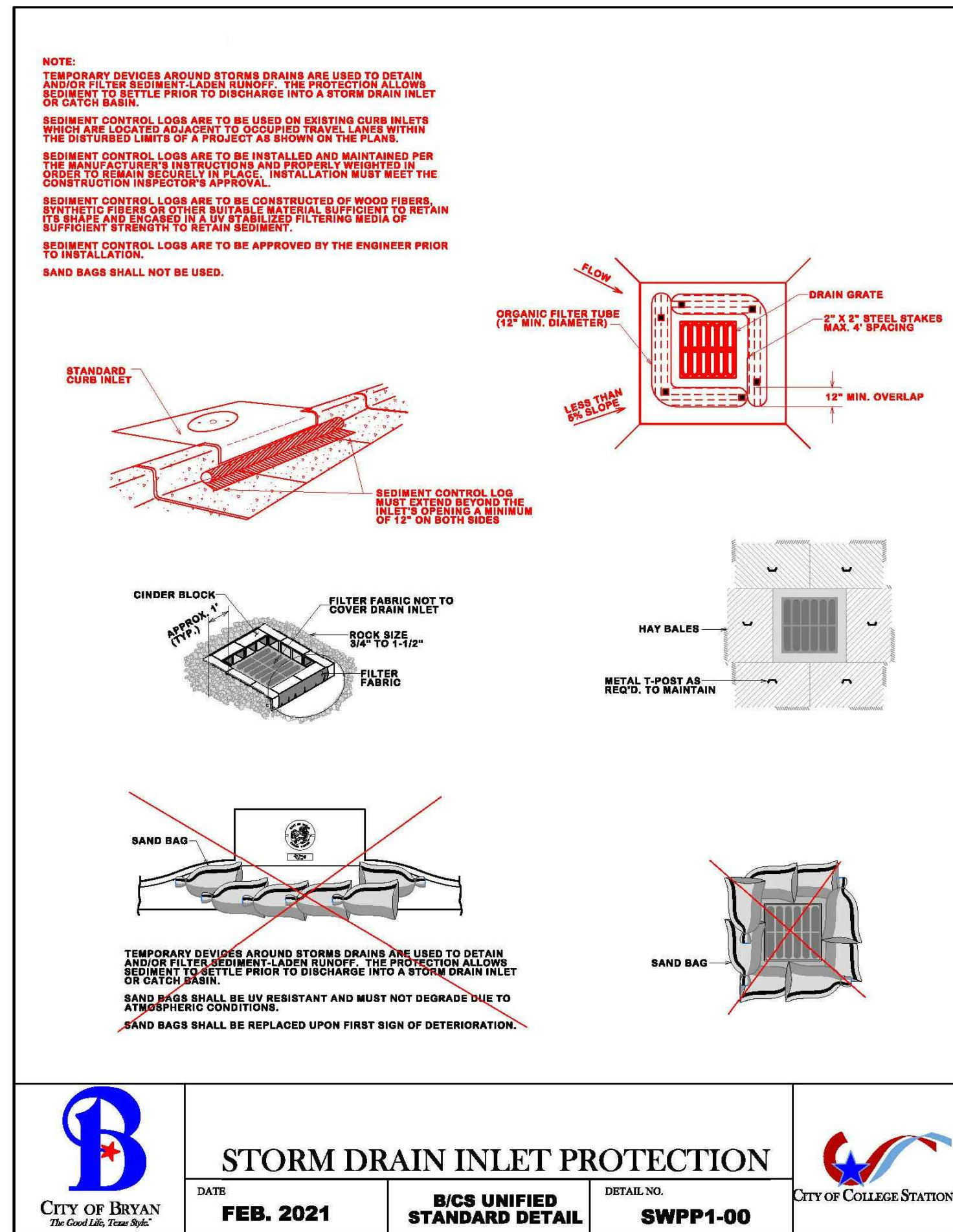
MIDTOWN PARK M-B-G

WASTEWATER PROFILES

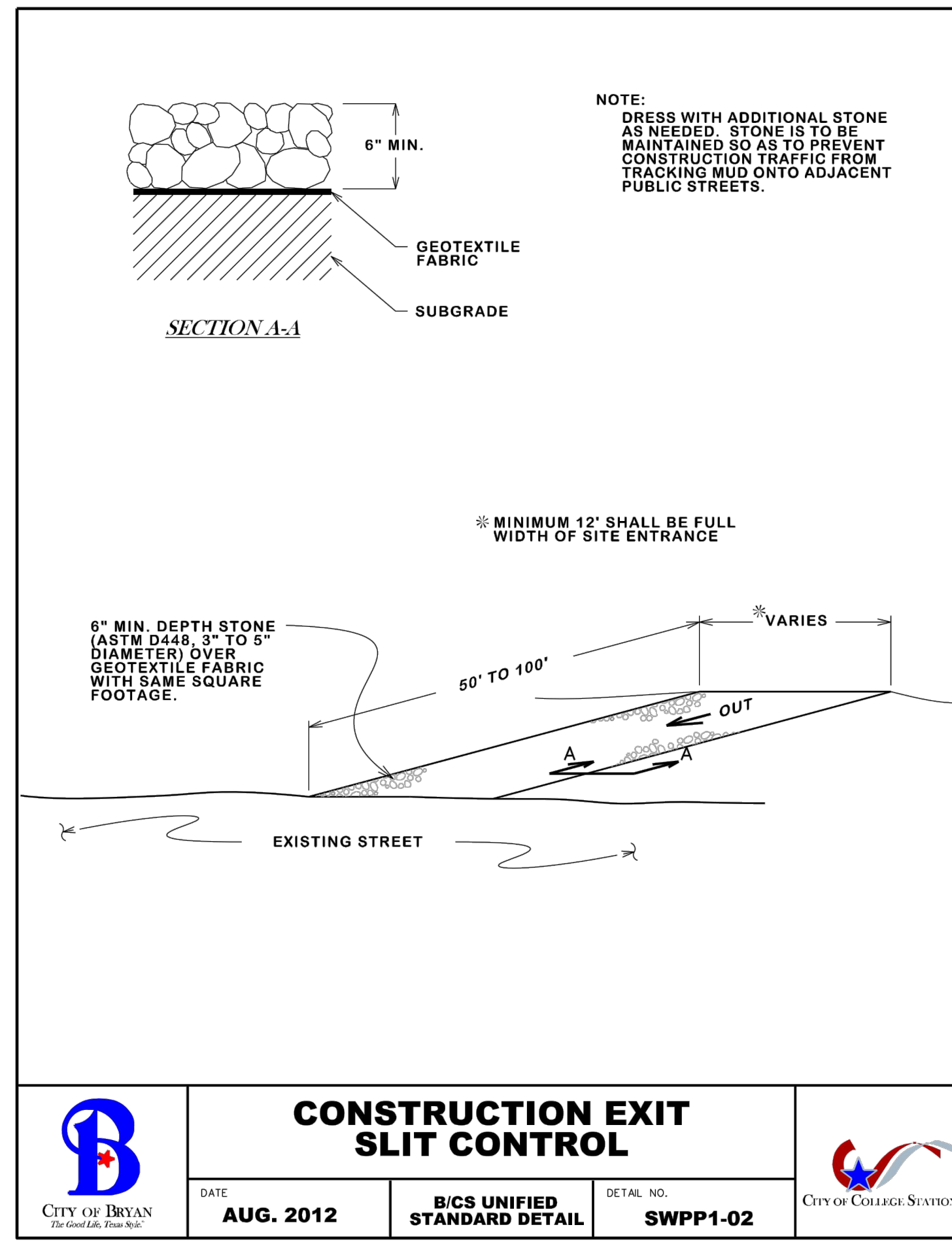
PRELIMINARY
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	DRAFTED	LCS, HBS, CPM
	CHECKED	DPS
	PROJECT NO.	4-01167
DRAWING NO.		C402

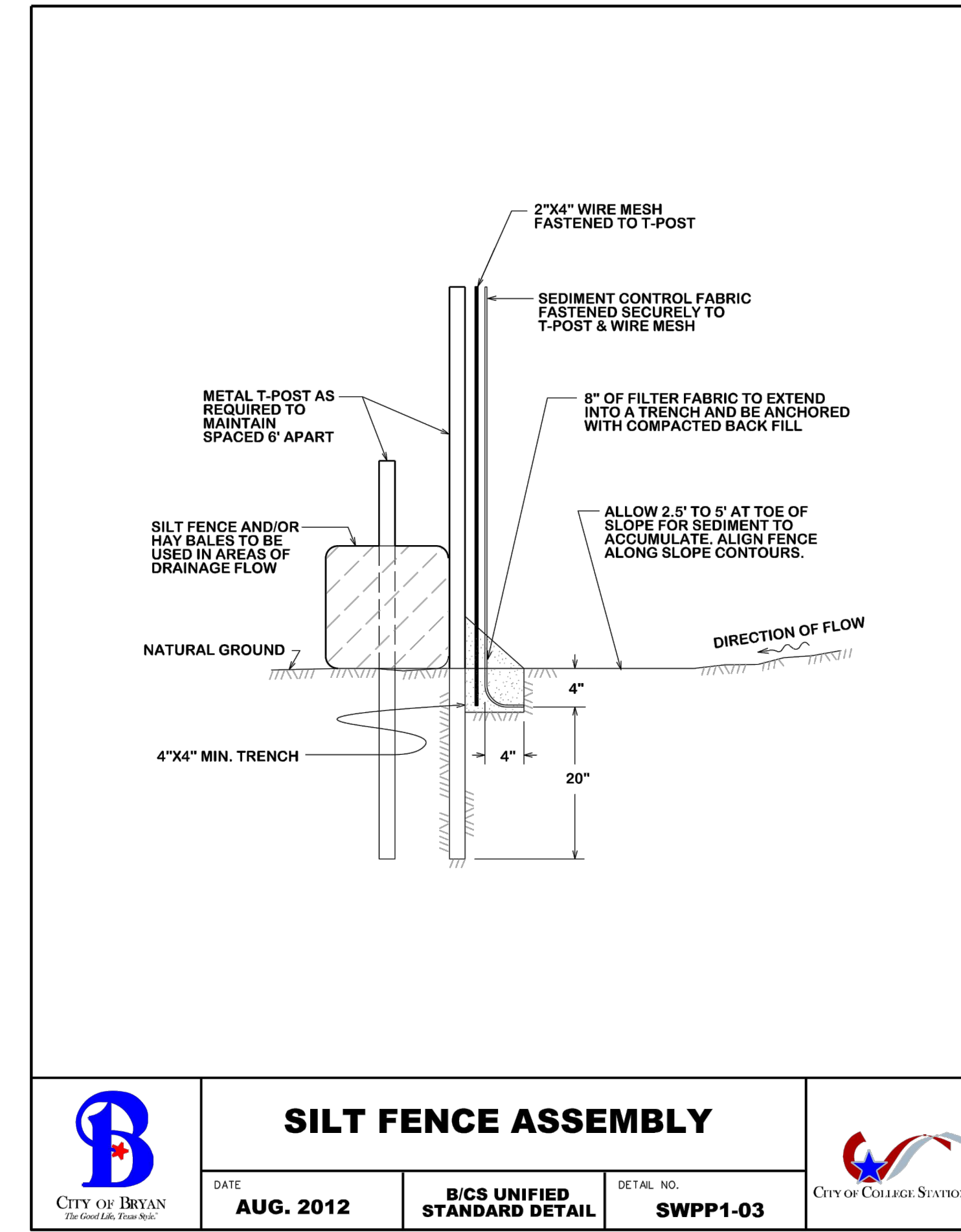
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	STORM DRAIN INLET PROTECTION			
DATE	FEB. 2021	B/C/S UNIFIED STANDARD DETAIL	DETAIL NO.	SWPP1-00



	CONSTRUCTION EXIT SLIT CONTROL			
DATE	AUG. 2012	B/C/S UNIFIED STANDARD DETAIL	DETAIL NO.	SWPP1-02



	SILT FENCE ASSEMBLY			
DATE	AUG. 2012	B/C/S UNIFIED STANDARD DETAIL	DETAIL NO.	SWPP1-03

REV.	DESCRIPTION	DATE

Walker Partners
engineers | surveyors
T.B.P.E. Registration No. 8053

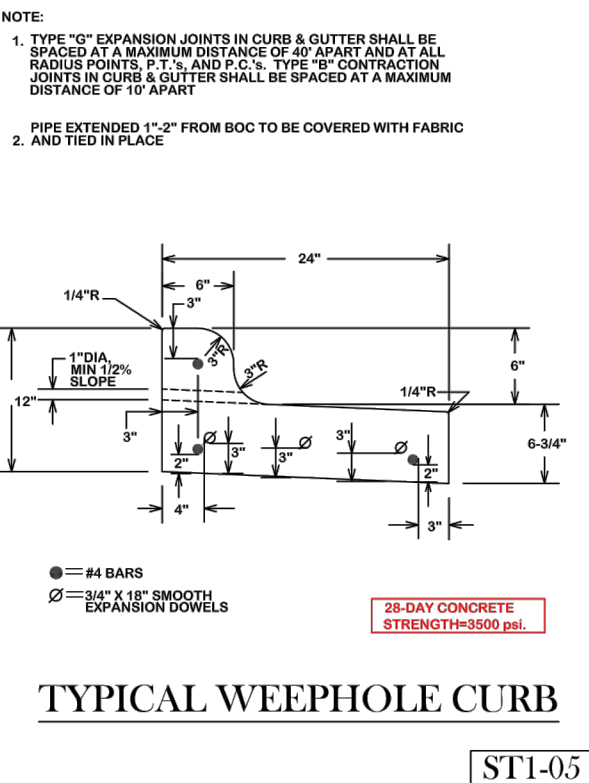
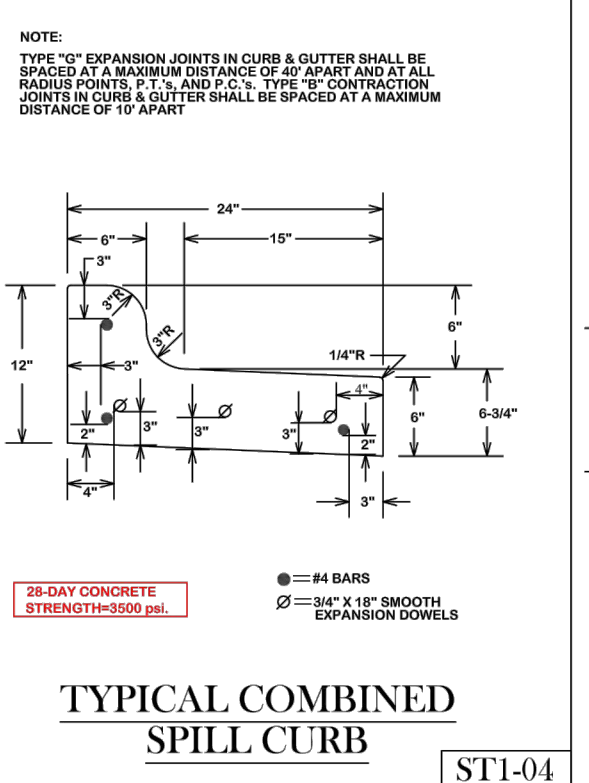
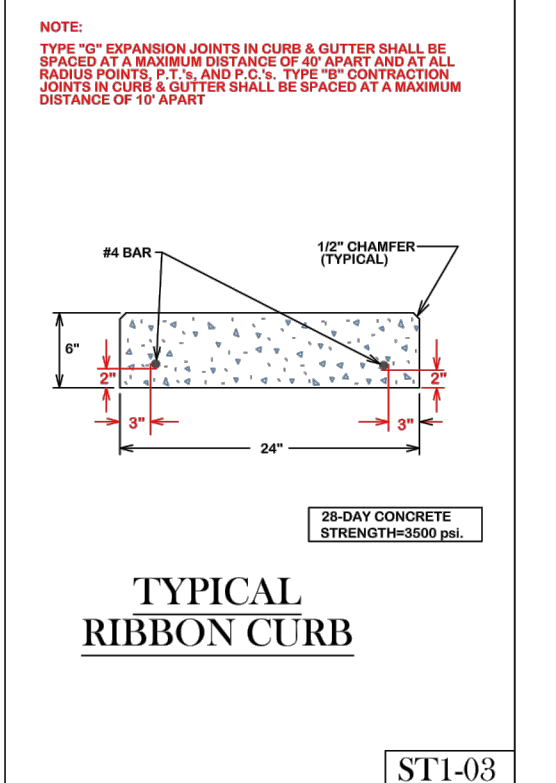
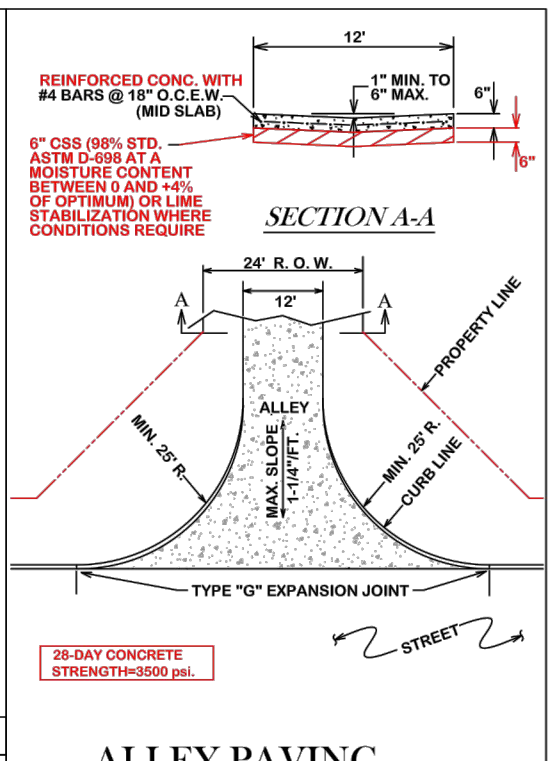
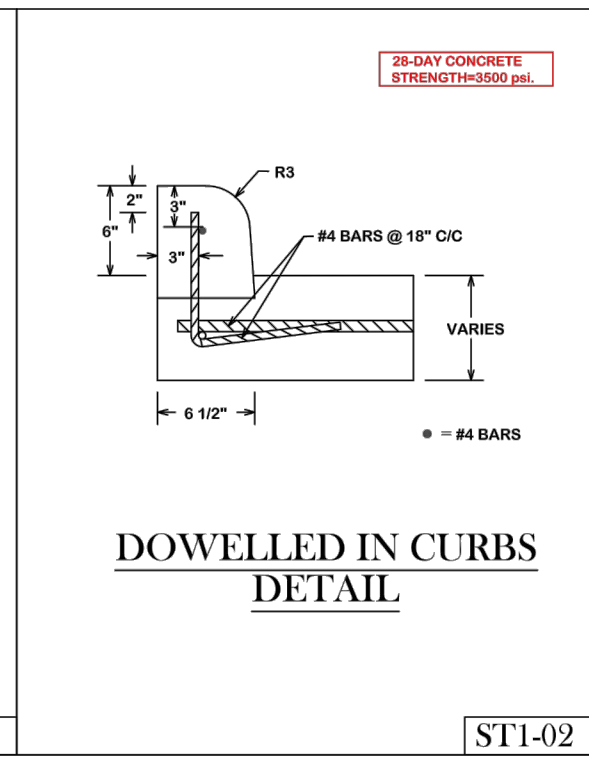
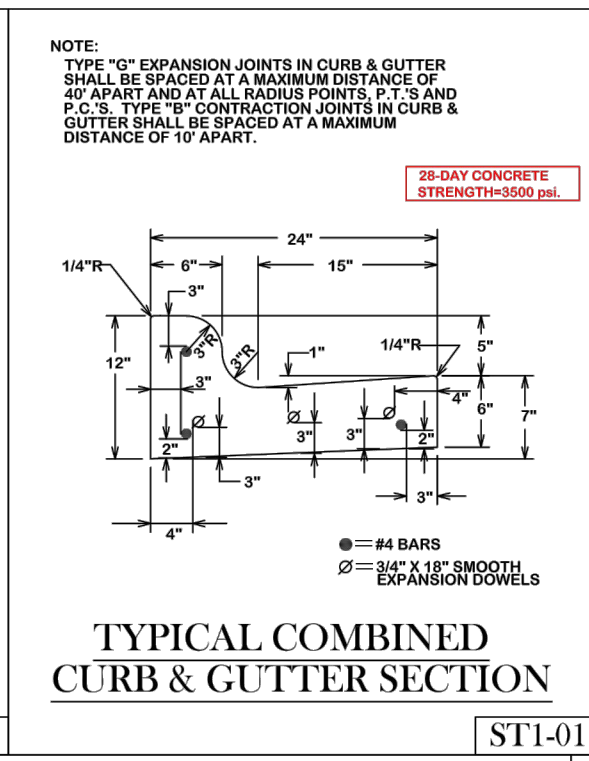
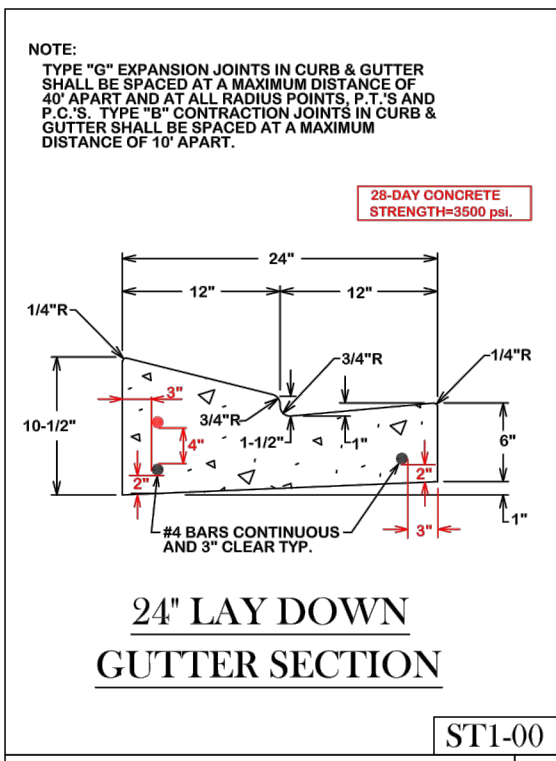
SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

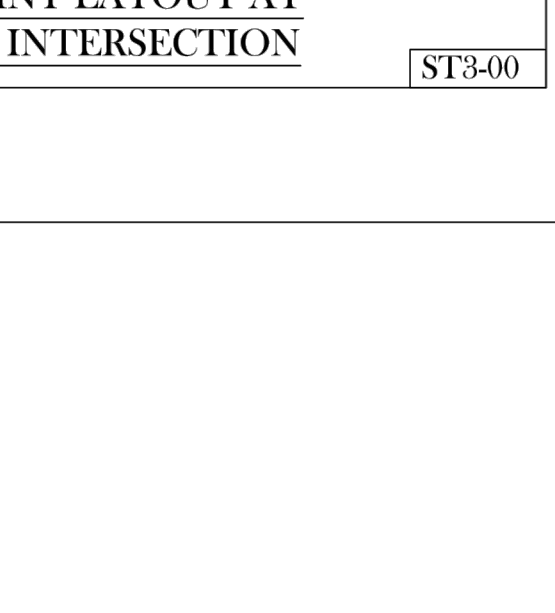
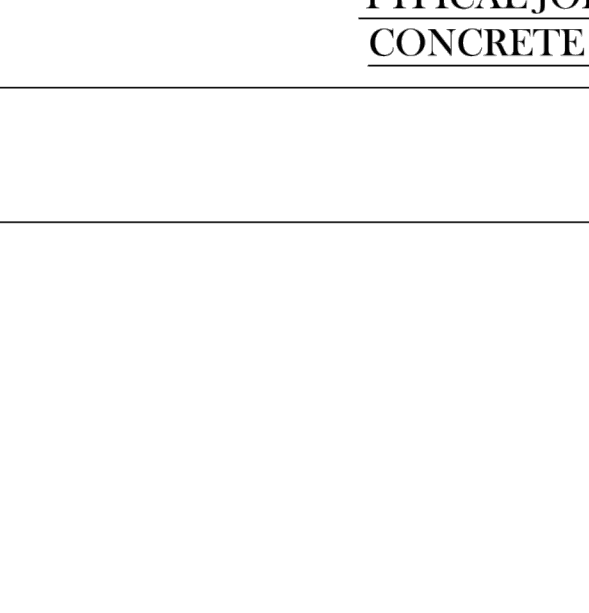
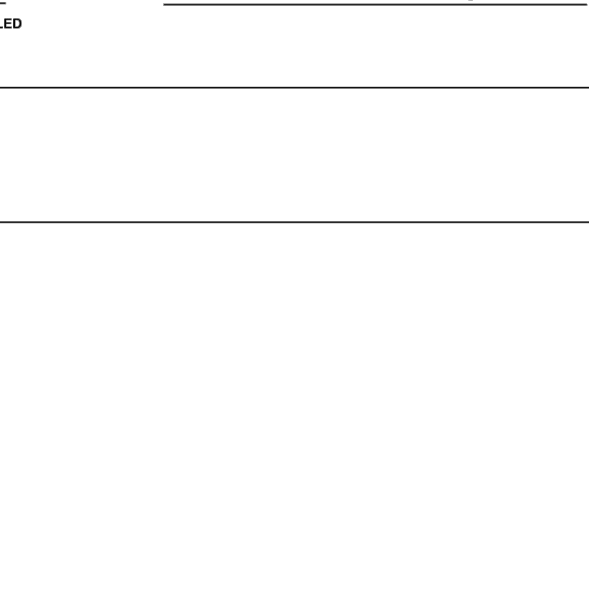
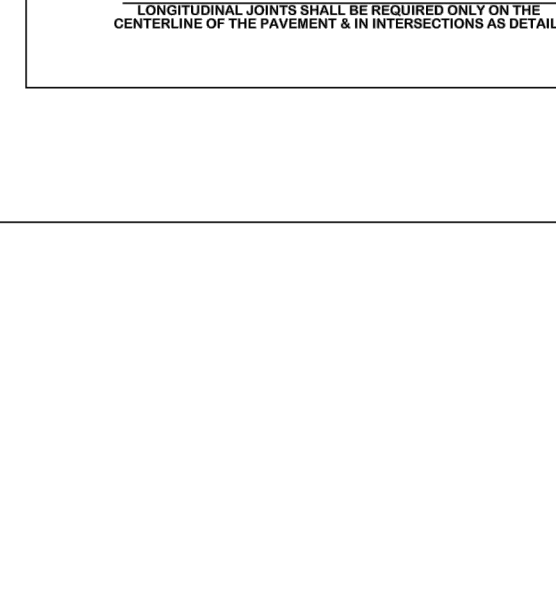
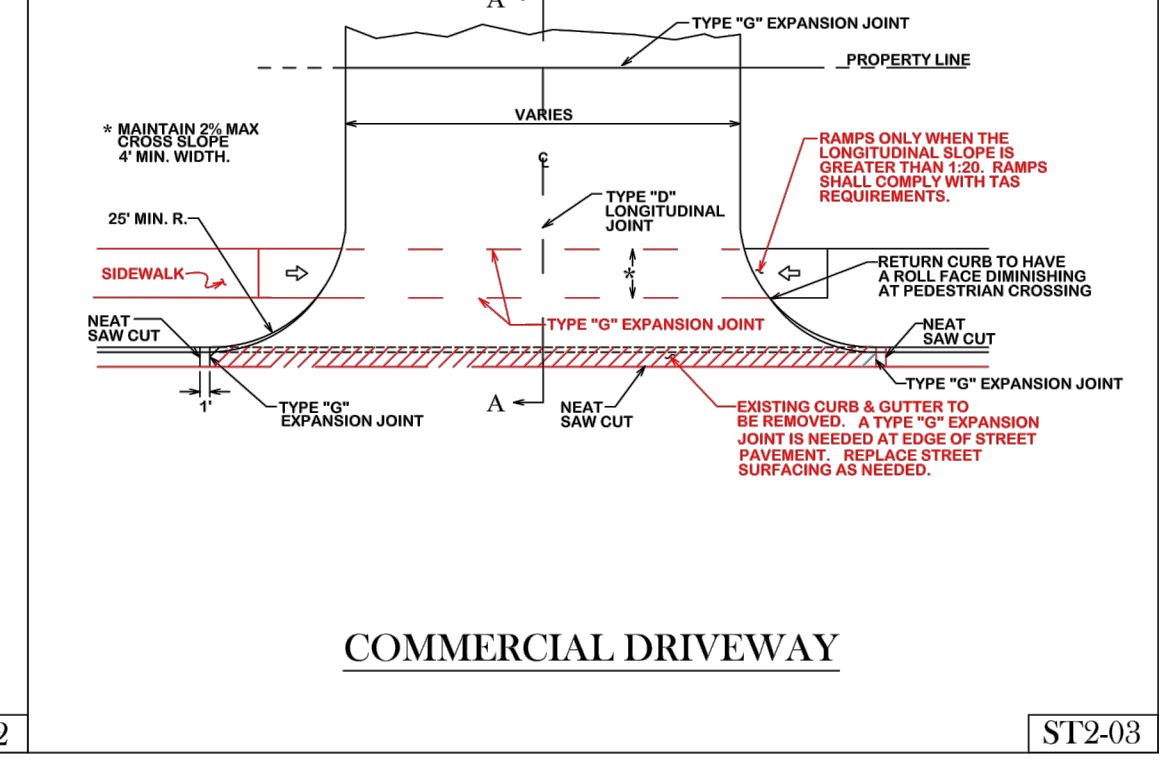
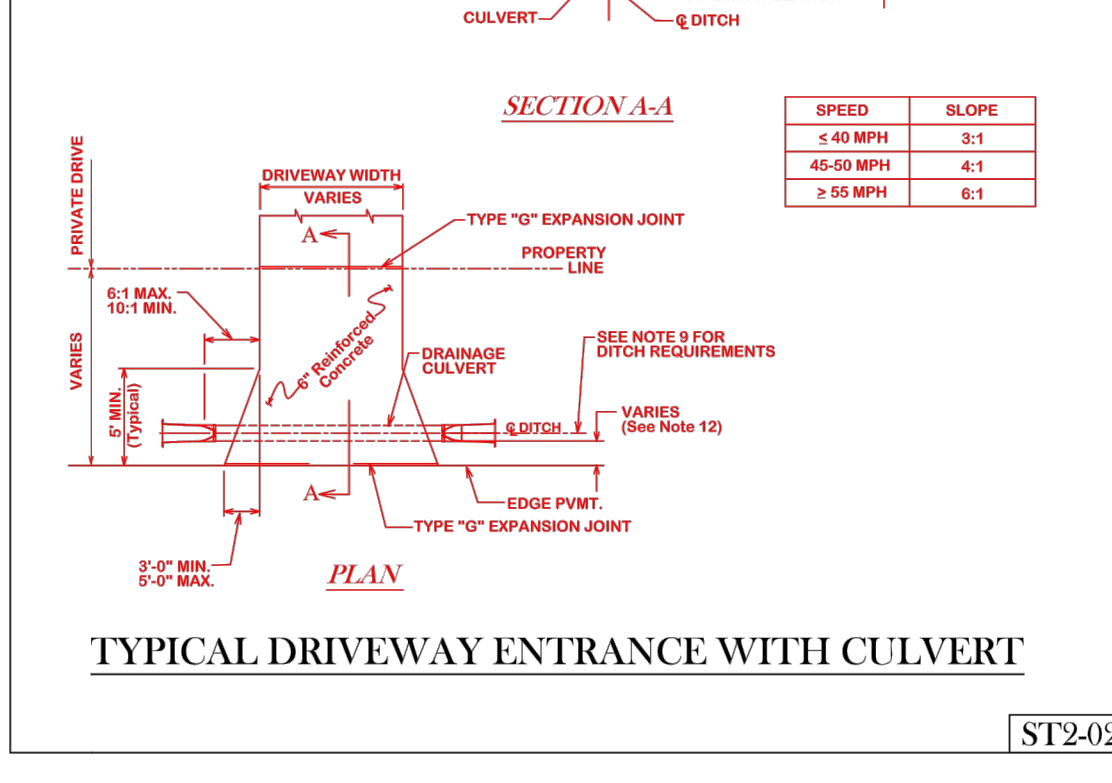
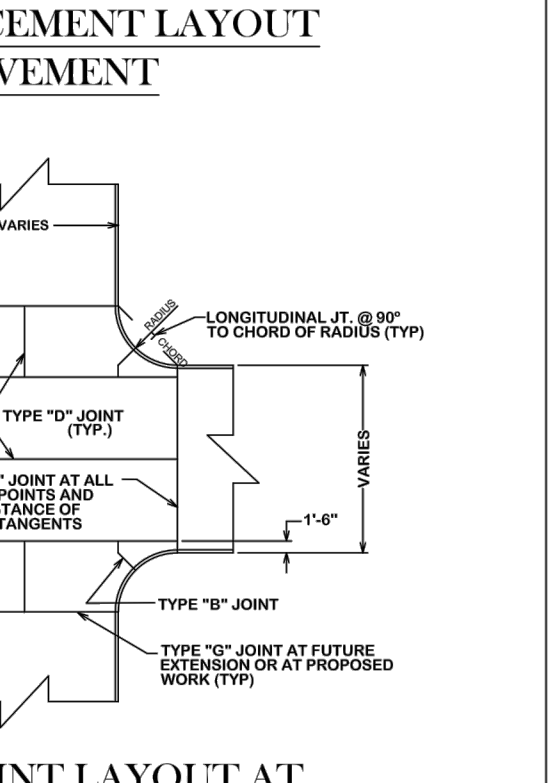
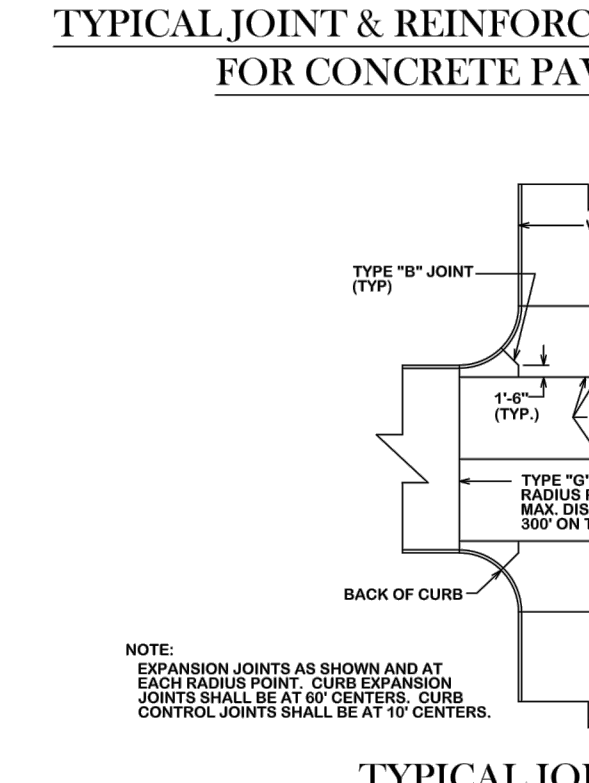
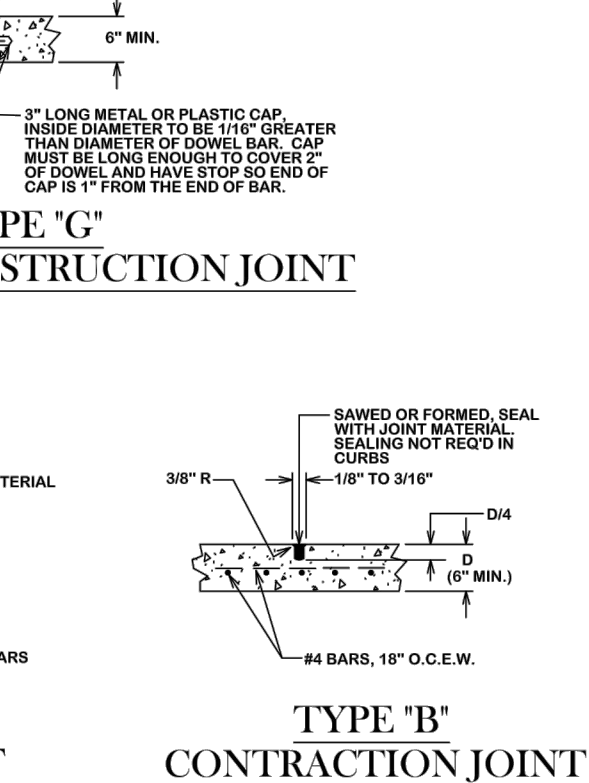
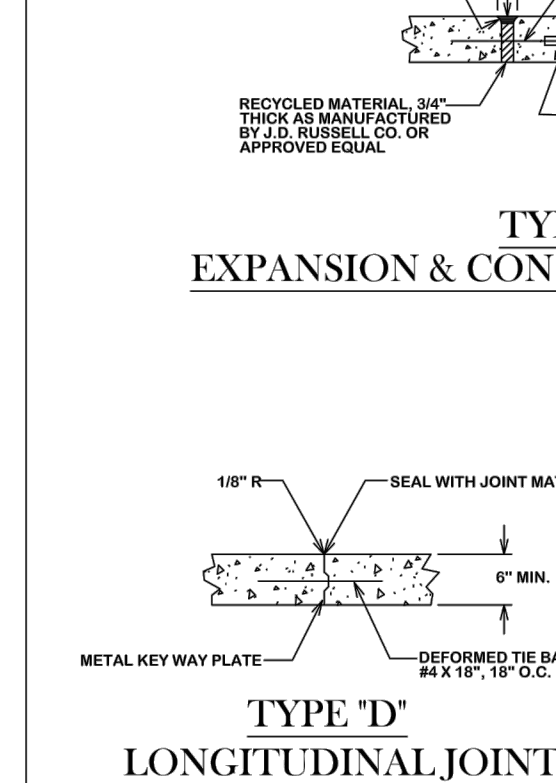
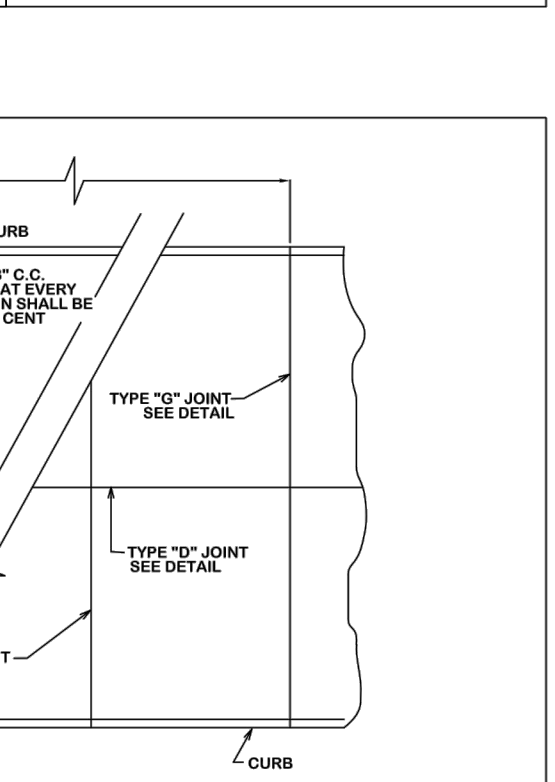
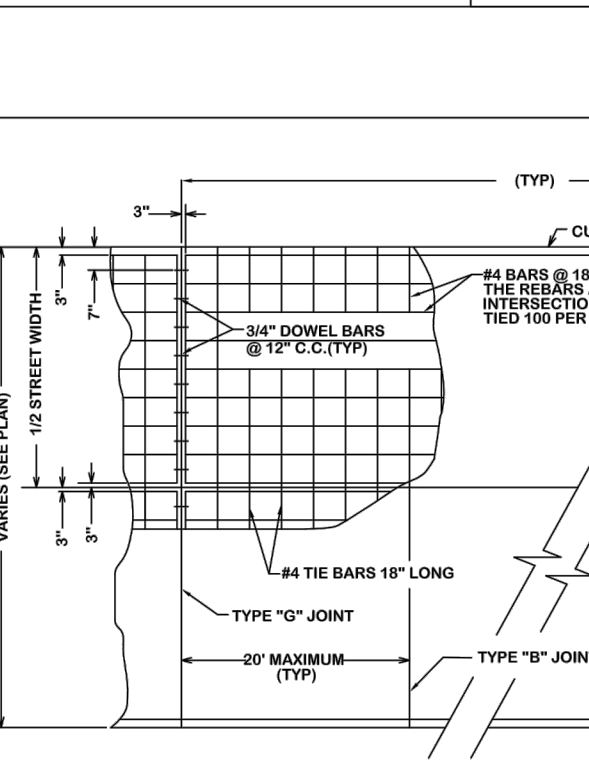
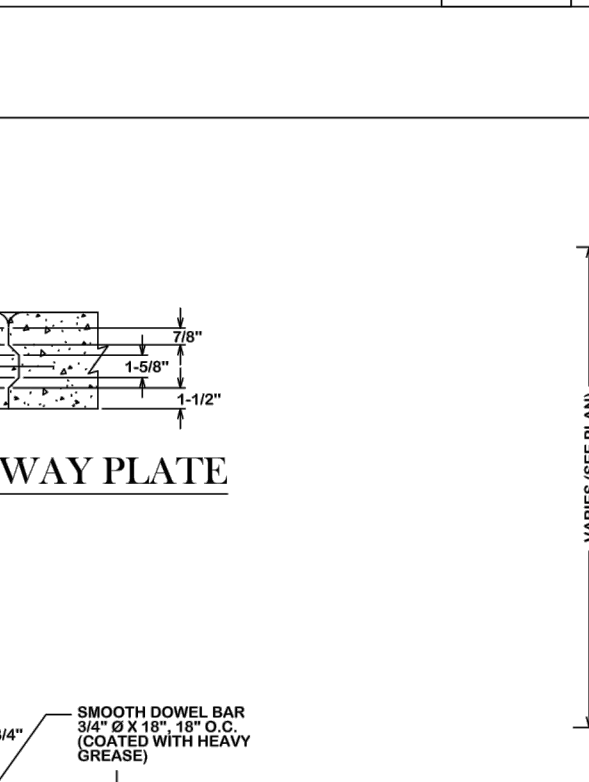
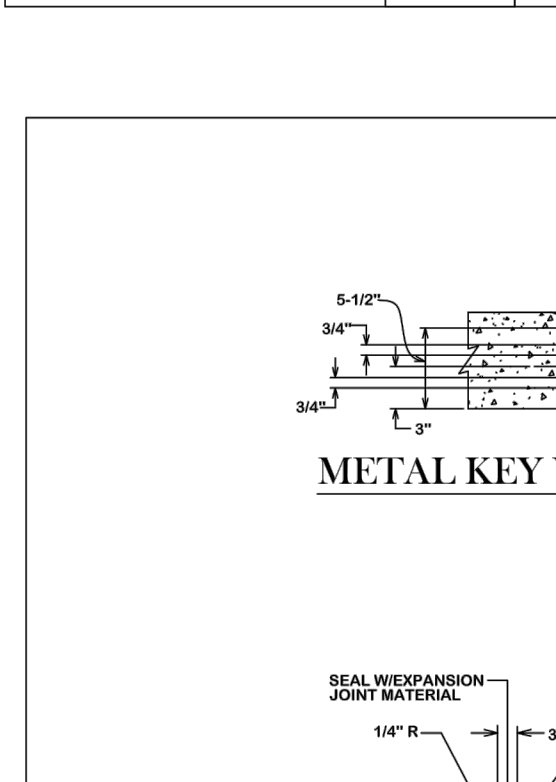
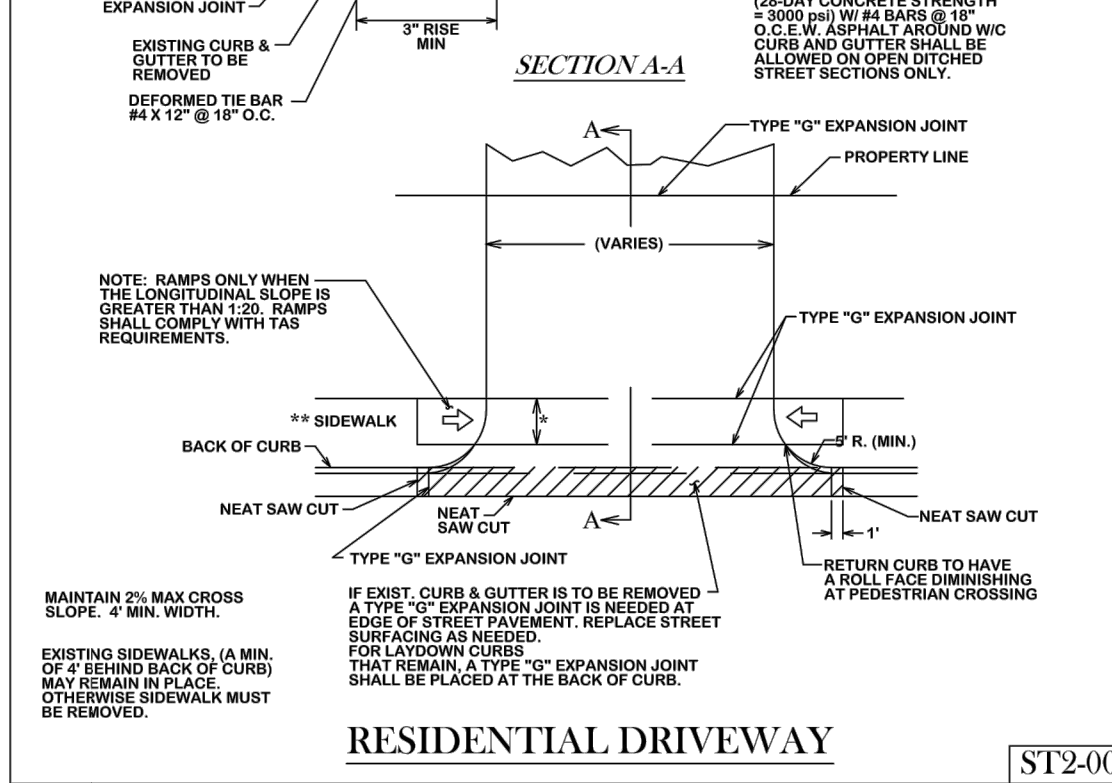
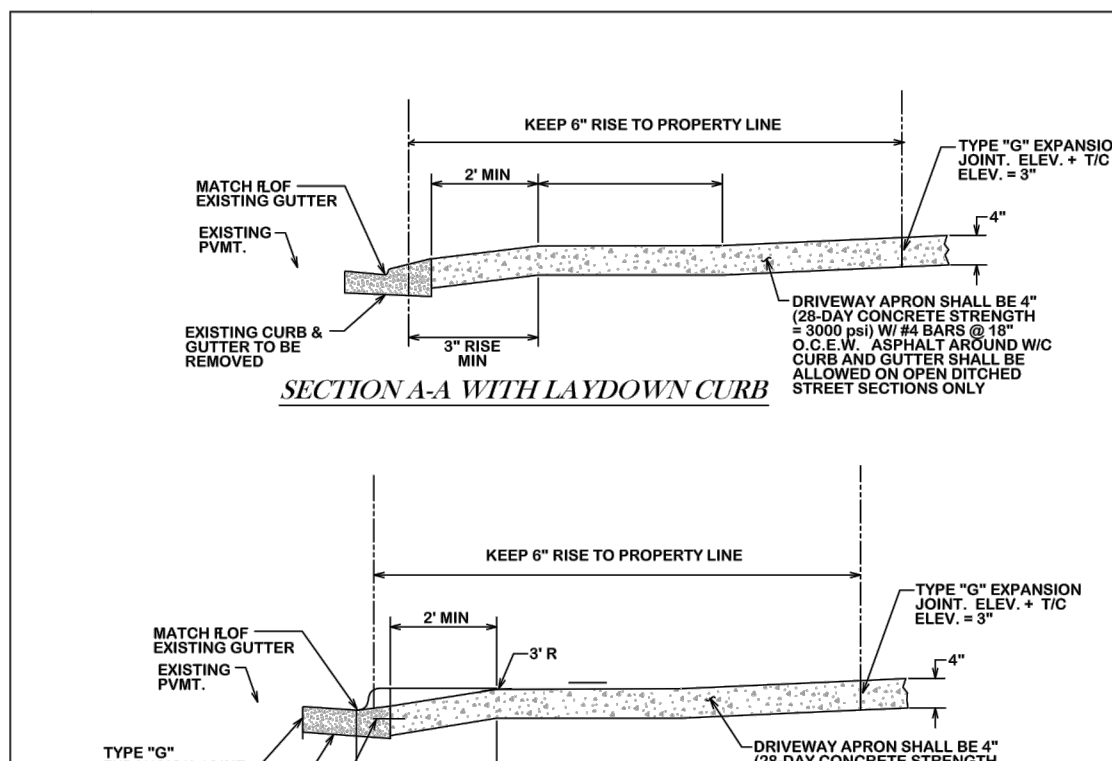
SWPPP DETAILS

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	DRAFTED	LCS, HBS, CPM
	CHECKED	DPS
	PROJECT NO.	4-01167
	DRAWING NO.	D100



GENERAL NOTES:
 ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN REMOVED SHALL BE REVEGETATED WITH TURF OR SEEDING. BLOCKS OF SOIL SHALL BE MAINTAINED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS, REVEGETATION SHALL BE MAINTAINED AND WATERED UNTIL GROWTH IS ESTABLISHED. REVEGETATION SHALL BE MAINTAINED AND WATERED UNTIL GROWTH IS ESTABLISHED. REVEGETATION SHALL BE MAINTAINED AND WATERED UNTIL GROWTH IS ESTABLISHED.



BRYAN - COLLEGE STATION STANDARD STREET DETAILS

City of College Station

City of Bryan

Walker Partners engineers | surveyors

SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

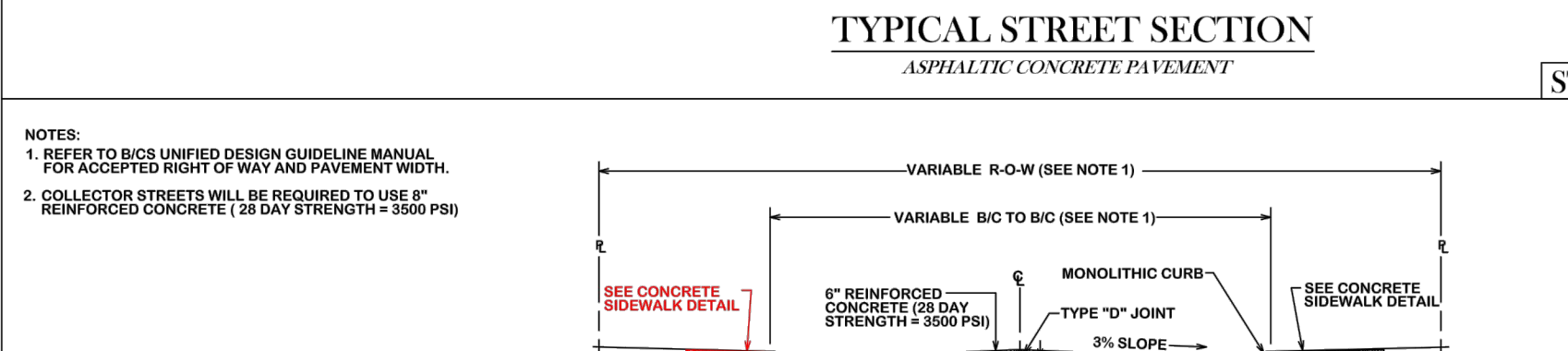
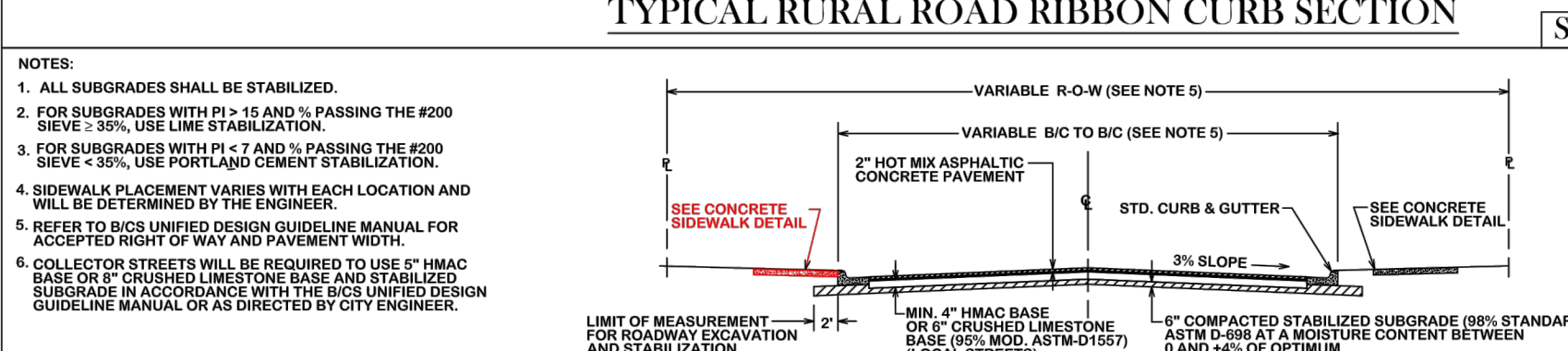
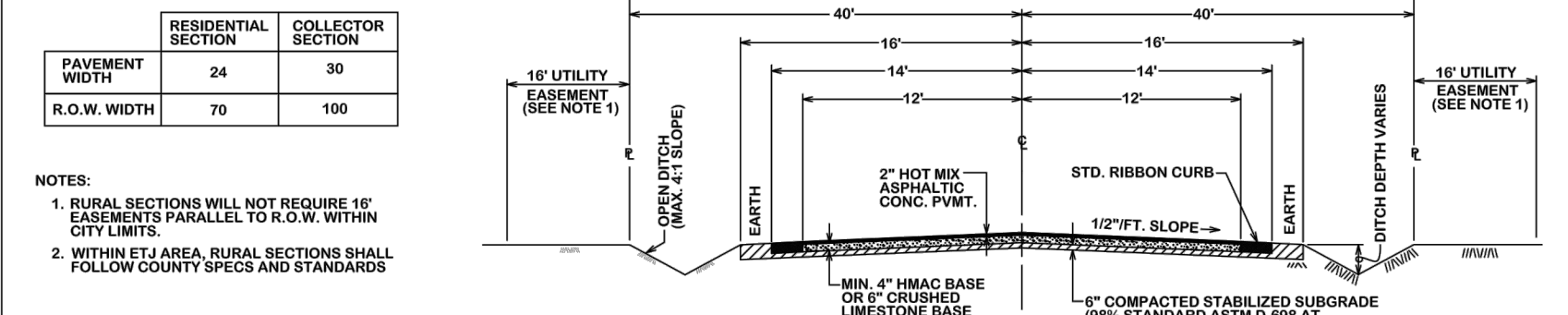
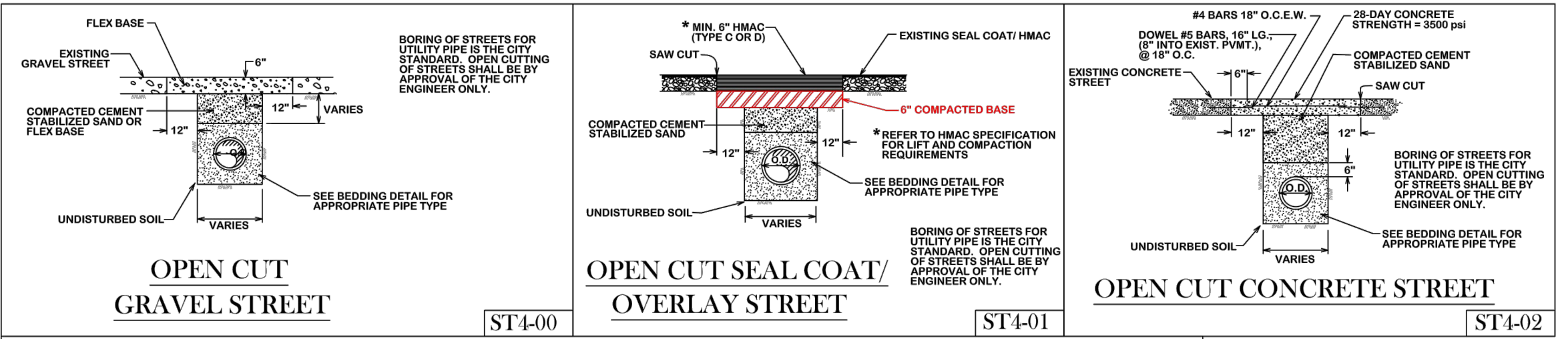
STREET DETAILS

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FIGURE: ST1 SHEET 1 OF 2

REV.	DESCRIPTION	DATE

DESIGNED	RAM
	LCS
DRAFTED	LCS, HBS, CPM
	DPS
CHECKED	DPS
	#56239
PROJECT NO.	4-01167
ON THE DATE SHOWN ON THE DATE STAMP, IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.	DRAWING NO.
	D101



REVISIONS:

**BRYAN - COLLEGE STATION
STANDARD STREET DETAILS**



DRAWN BY: B.I.
DATE: 12/2020
SCALE: NTS
APPROVED: W. P. K.
**FIGURE:
ST2**
SHEET 2 OF 2

REV.	DESCRIPTION	DATE



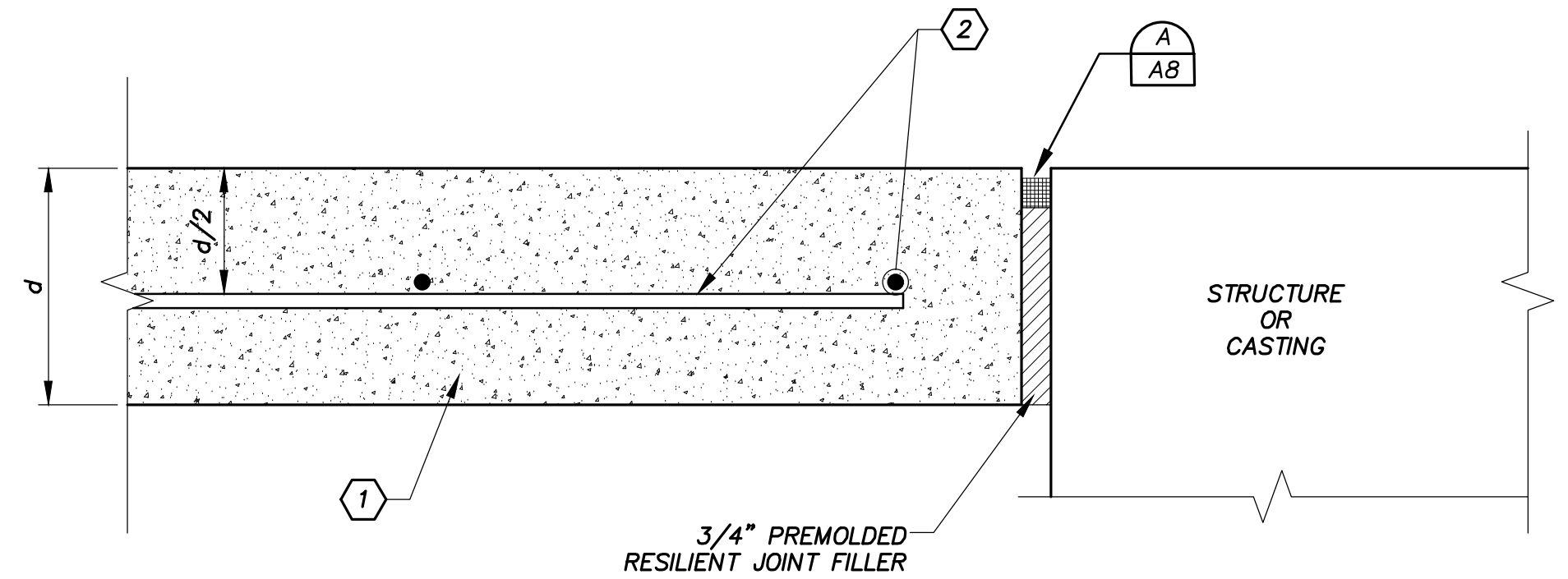
SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

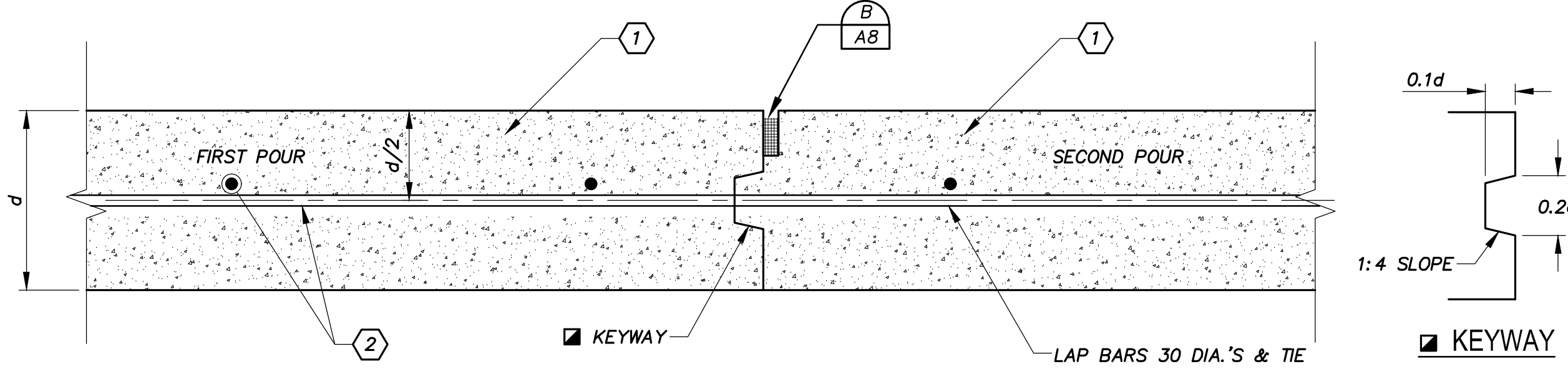
STREET DETAILS

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	CHECKED	DPS
	PROJECT NO.	4-01167
	DRAWING NO.	D102



NOTE: REINFORCING STEEL SHALL STOP 3" FROM JOINT.



SPECIAL NOTES FOR REINFORCED CONCRETE PAVING

- 1 ALL REINFORCED CONCRETE PAVING SHALL BE IN ACCORDANCE WITH SPECIFICATION SECTION 32 13 13 - "CONCRETE PAVING."
- 2 ALL REINFORCING STEEL SHALL BE IN ACCORDANCE WITH SPECIFICATION SECTION 03 20 00 - "REINFORCED STEEL."
- 3 ALL STEEL REINFORCEMENT SIZING AND SPACING SHALL BE INDICATED ON THE "TYPICAL SECTION."
- 4 SPACING OF ALL JOINTS AND JOINT TYPES SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE PAVEMENT ASSOCIATION'S GUIDELINES.

11 ISOLATION JOINT

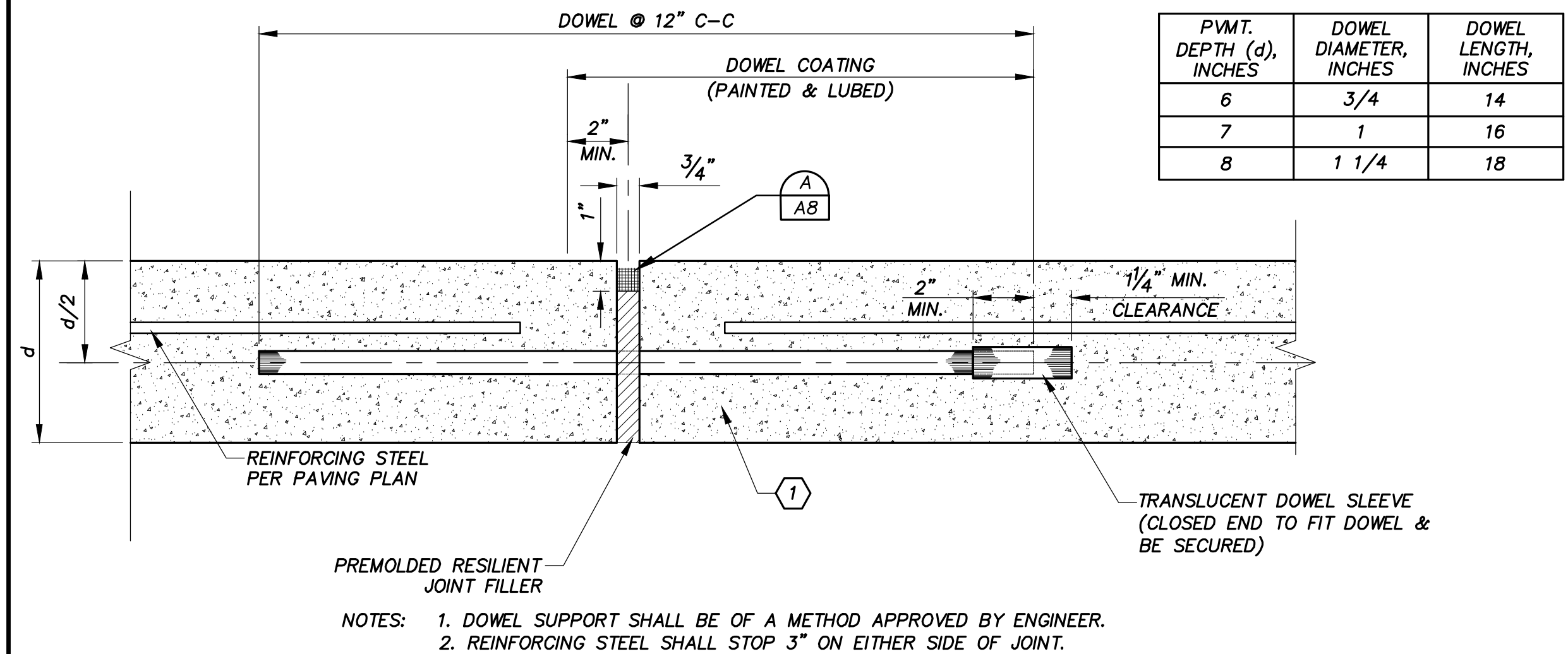
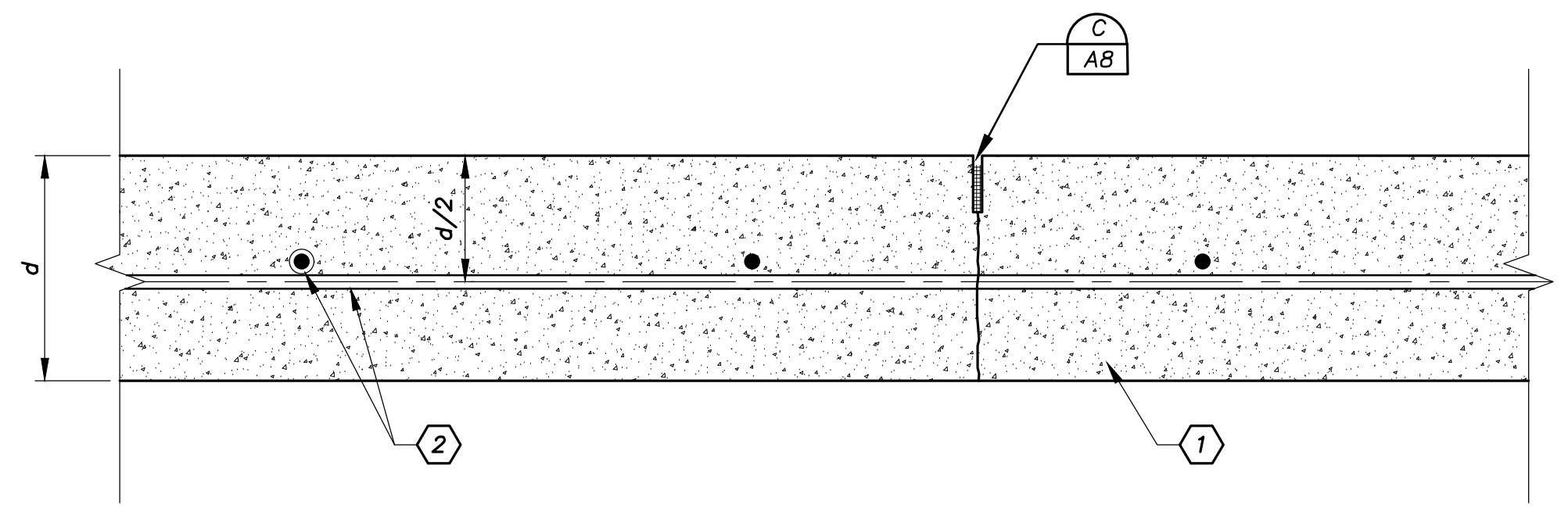
DETAIL NO. 2090 SPECIFICATION SECTION: 32 13 13 - CONCRETE PAVING SCALE: N.T.S.

18 CONSTRUCTION JOINT

DETAIL NO. 2100 SPECIFICATION SECTION: 32 13 13 - CONCRETE PAVING SCALE: N.T.S.

LEGEND

- SEALANT
- BOND BREAKER MATERIAL
- PREMOLDED RESILIENT JOINT FILLER
- JOINT BACKER ROD MATERIAL (CLOSED CELL RESILIENT FOAM OR SPONGE RUBBER)

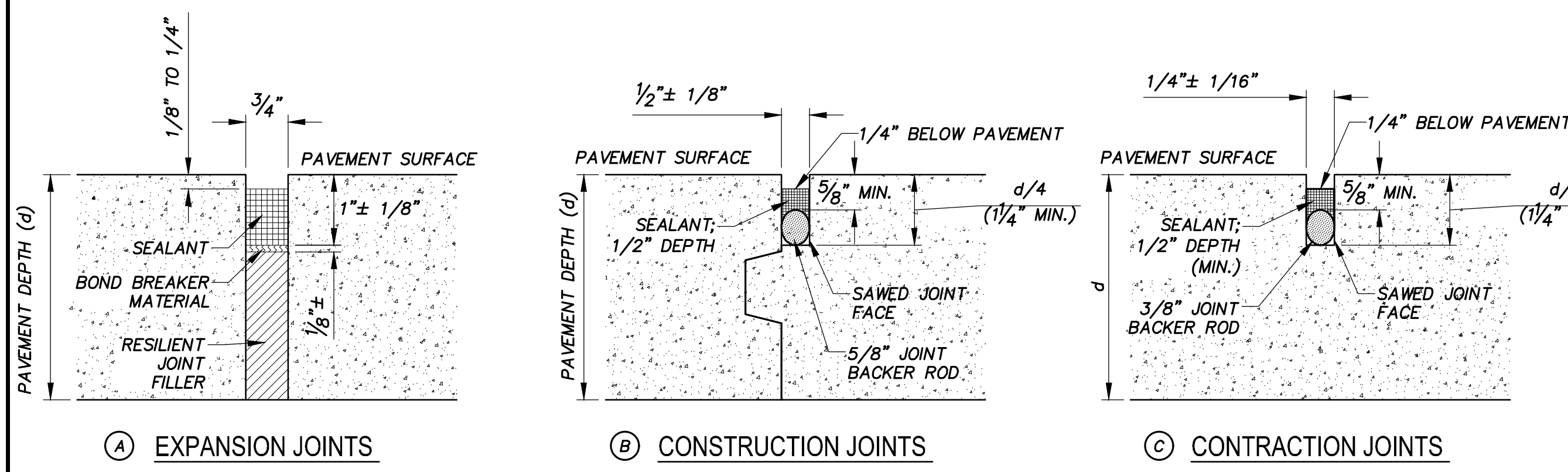
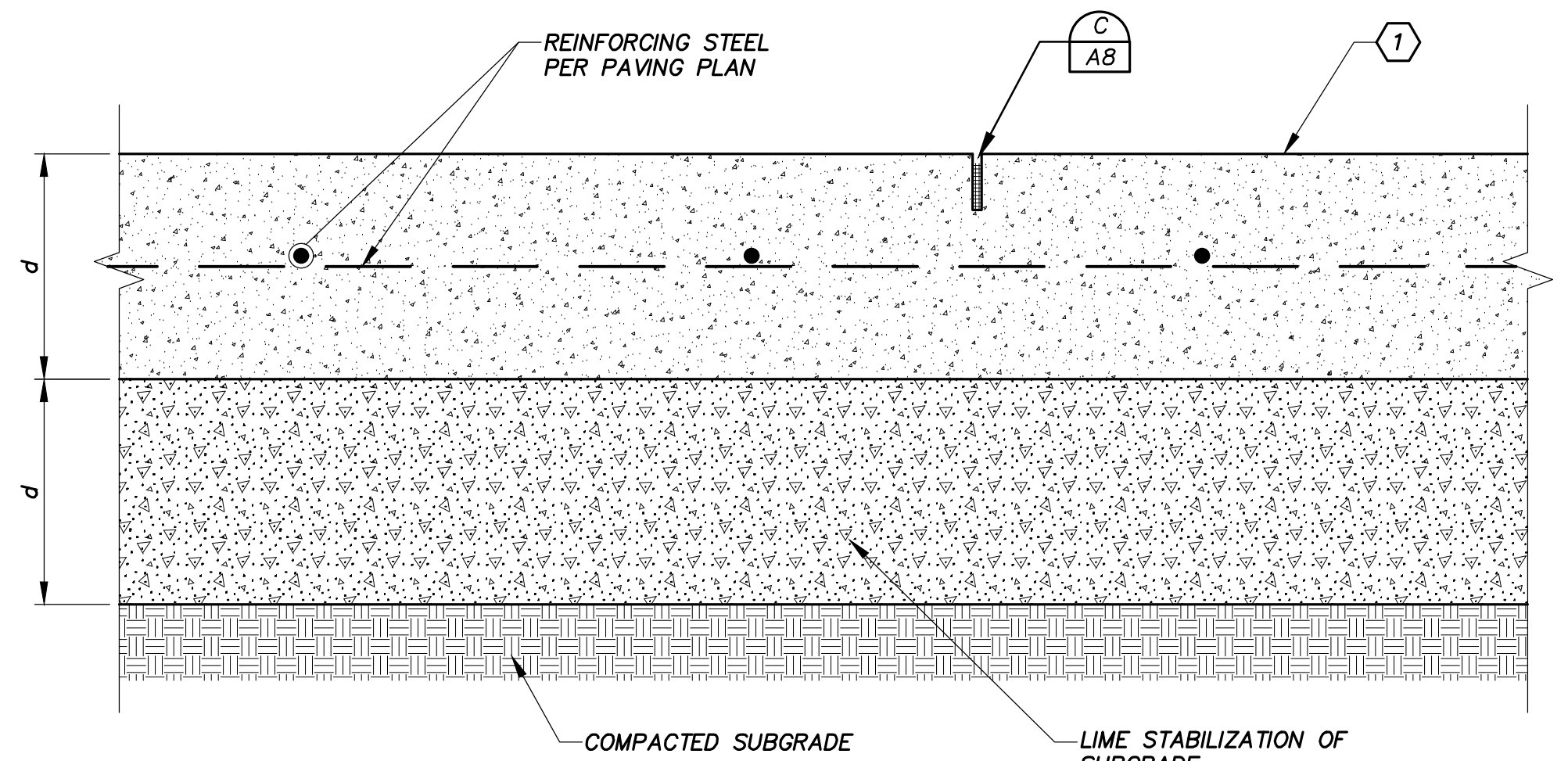


E1 SAWED CONTRACTION JOINT

DETAIL NO. 2080 SPECIFICATION SECTION: 32 13 13 - CONCRETE PAVING SCALE: N.T.S.

E8 EXPANSION JOINT

DETAIL NO. 2110 SPECIFICATION SECTION: 32 13 13 - CONCRETE PAVING SCALE: N.T.S.



A1 TYPICAL P.C. CONCRETE PAVEMENT SECTION

DETAIL NO. 2070 SPECIFICATION SECTION: 32 13 13 - CONCRETE PAVING SCALE: N.T.S.

A8 DETAILS OF JOINT SEALER IN CONCRETE PAVING

DETAIL NO. 2120 SPECIFICATION SECTION: 32 13 15 - JOINT SEALER SCALE: N.T.S.

REV.	DESCRIPTION	DATE



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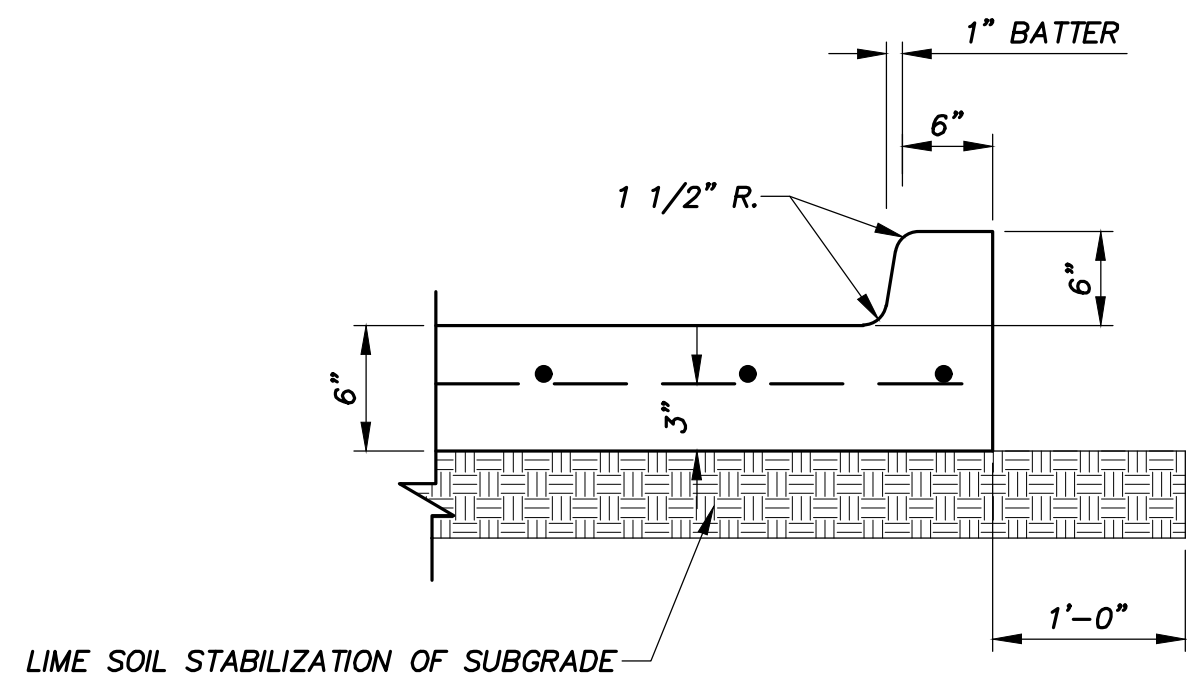
MIDTOWN PARK M-B-G

STREET DETAILS

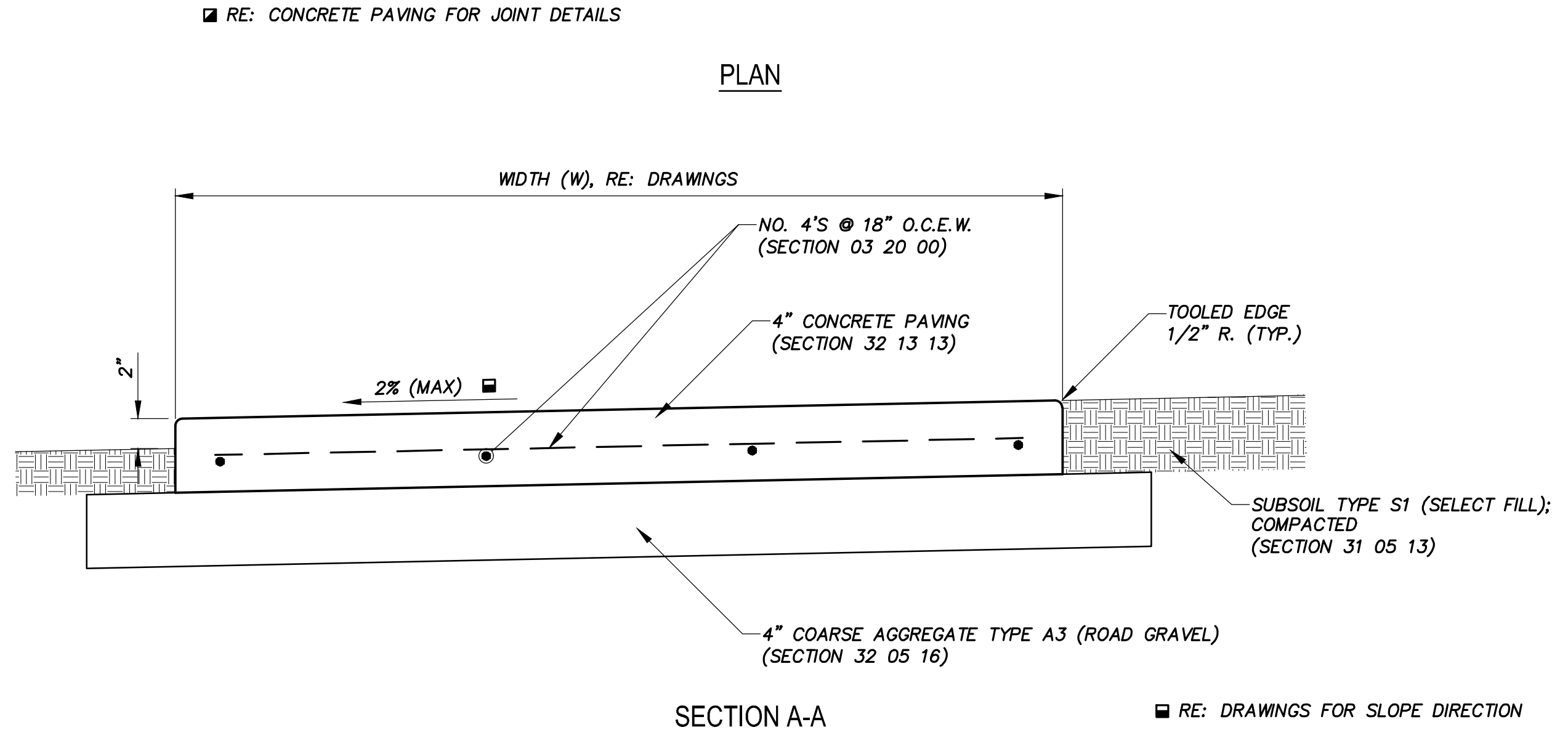
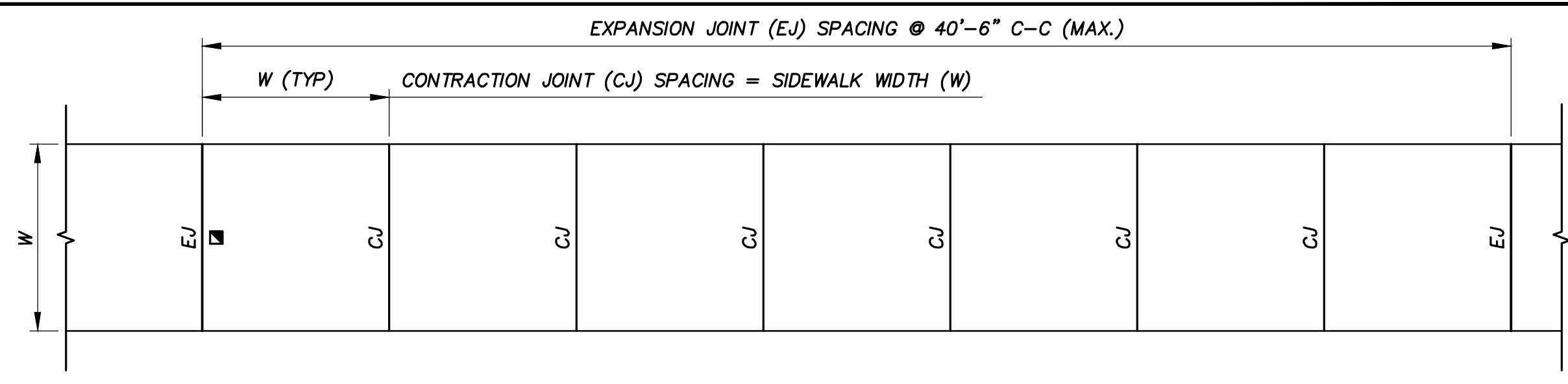
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	CHECKED	DPS
	PROJECT NO.	4-01167
	DRAWING NO.	D103

80%
SUBMITTAL



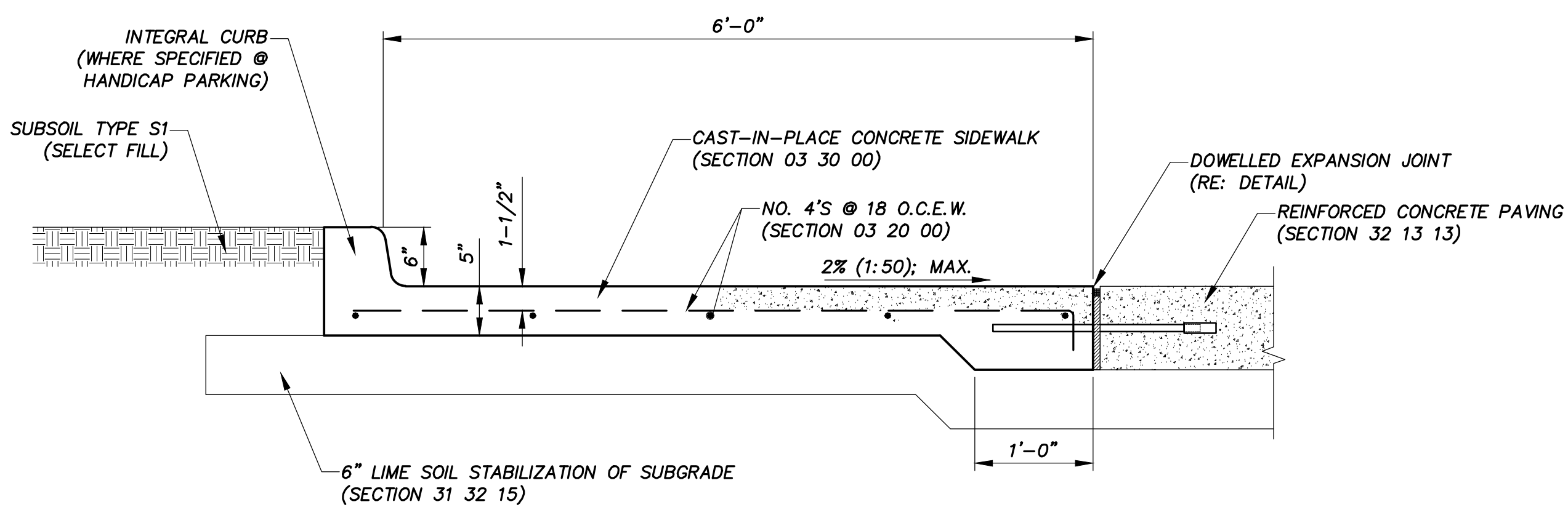
G1 INTEGRAL CURB
 DETAIL NO. 2190 SPECIFICATION SECTION 32 13 13
 FULL SIZE = 1'-1'-0" - HALF SIZE = 1/2'-1'-0"



G8 SIDEWALK DETAIL
 DETAIL NO. 2240 SPECIFICATION SECTION: 32 13 13 - CONCRETE PAVING SCALE: N.T.S.

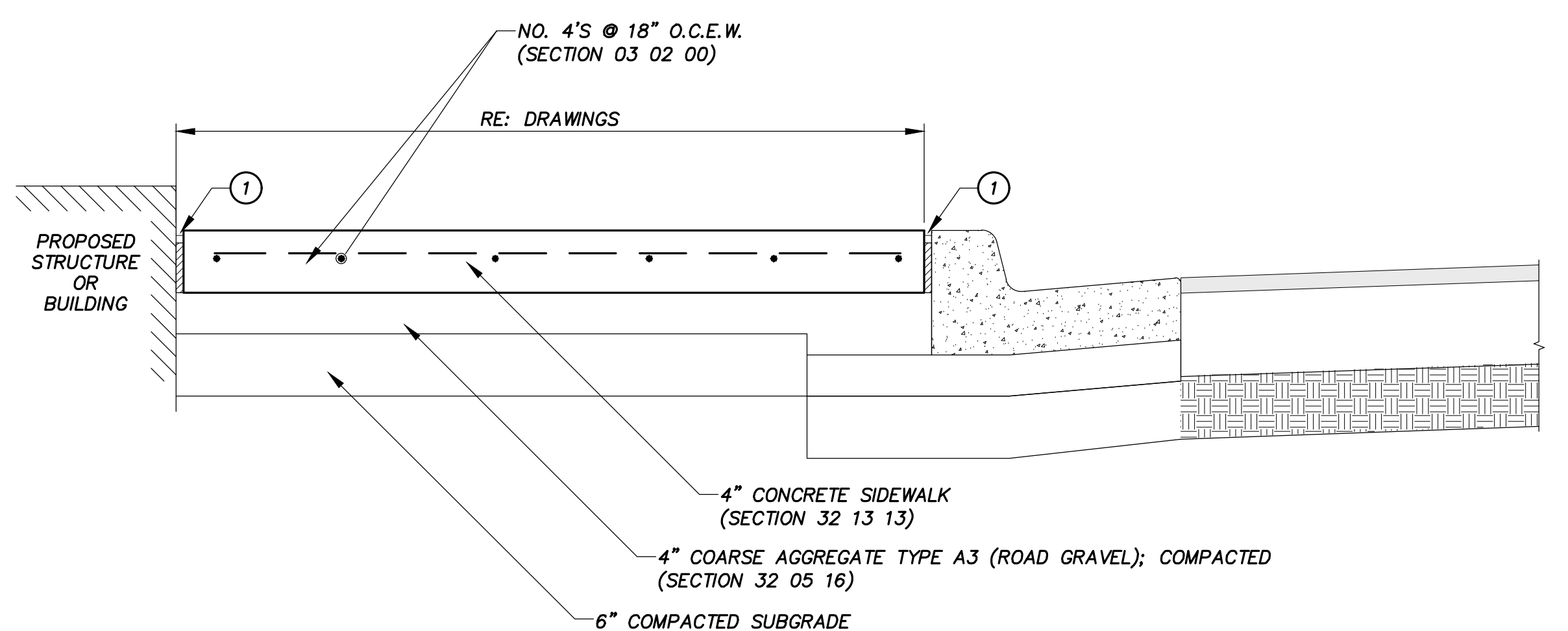
GENERAL NOTES

1. CONTRACTOR TO APPLY MEDIUM BROOMED FINISH FOR SIDEWALKS ON PRIVATE PROPERTY.



NOTES:
 1. CONTROL JOINTS TO MATCH JOINTS IN CONCRETE PAVING.
 2. EXPANSION JOINTS TO MATCH EXPANSION JOINTS IN CONCRETE PAVING.

A1 SIDEWALK SECTION FLUSH WITH CONCRETE PAVING
 DETAIL NO. 2230 SPECIFICATION SECTION: 32 13 13 - CONCRETE PAVING SCALE: N.T.S.



NOTES:
 1. CONTRACTION JOINTS SHALL BE SPACED TO MATCH JOINTS IN CURB AND GUTTER
 2. EXPANSION JOINTS SHALL BE SPACED @ 40' O.C. AND SHALL MATCH EXPANSION JOINTS IN CURB AND GUTTER

A8 SIDEWALK ADJACENT TO CURB AND GUTTER
 DETAIL NO. 2250 SPECIFICATION SECTION: 32 13 13 - CONCRETE PAVING SCALE: N.T.S.

REV.	DESCRIPTION	DATE



SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

STREET DETAILS

PRELIMINARY FOR REVIEW ONLY

DESIGNED	RAM
DRAFTED	LCS
CHECKED	LCS, HBS, CPM
PROJECT NO.	DPS
#56239	4-01167

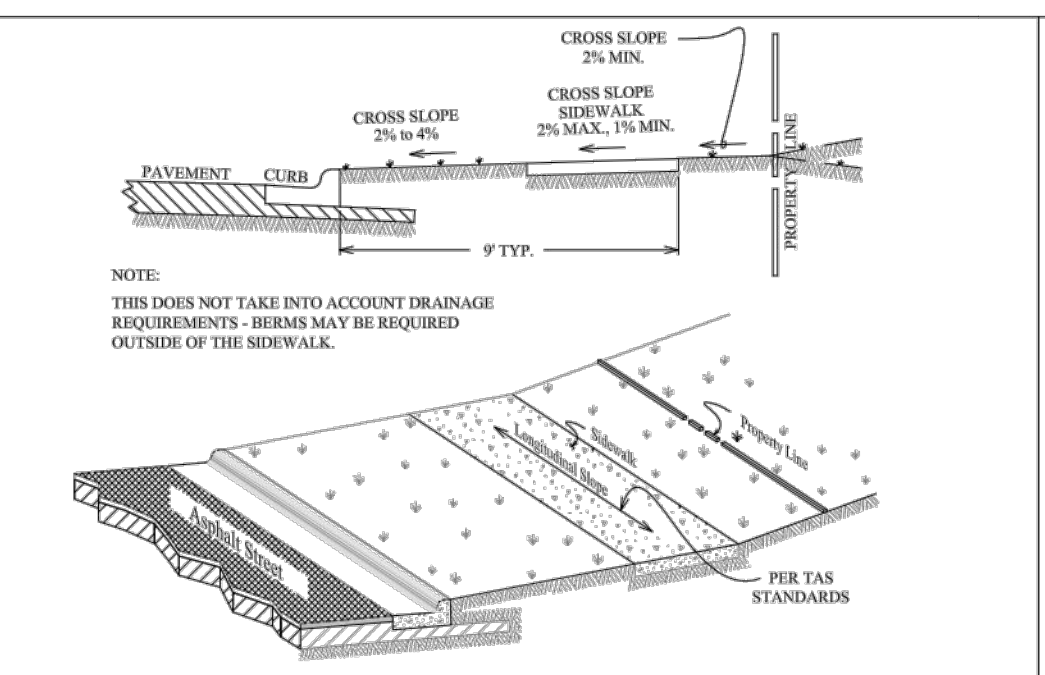
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DRAWING NO. **D104**

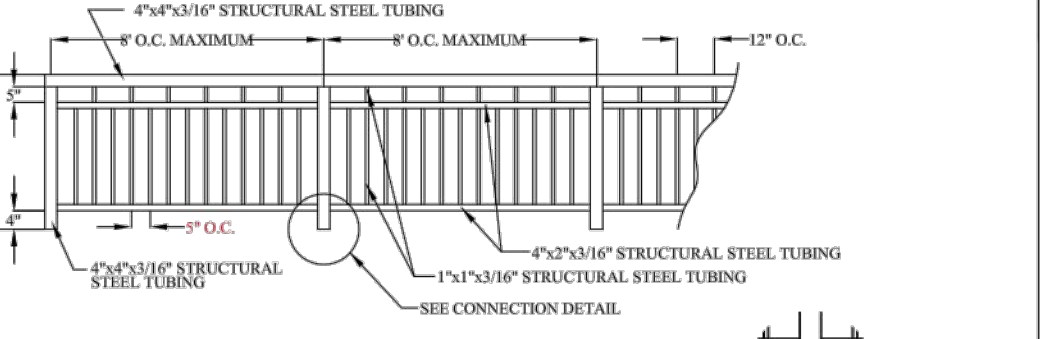
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GENERAL NOTES

1. DETECTABLE WARNING PAVERS ARE NOT REQUIRED ON CURB RAMPS ON PRIVATE PROPERTY.



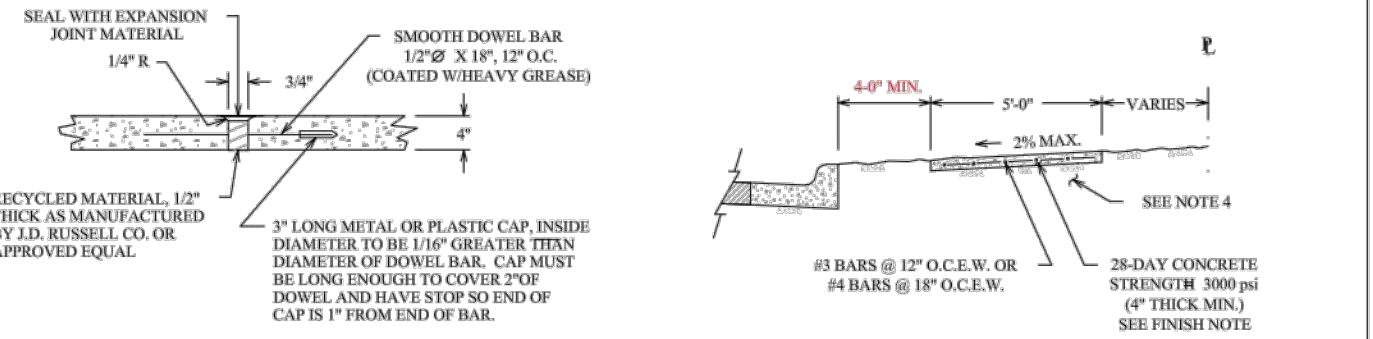
SIDEWALK SLOPE REQUIREMENTS SW1-00



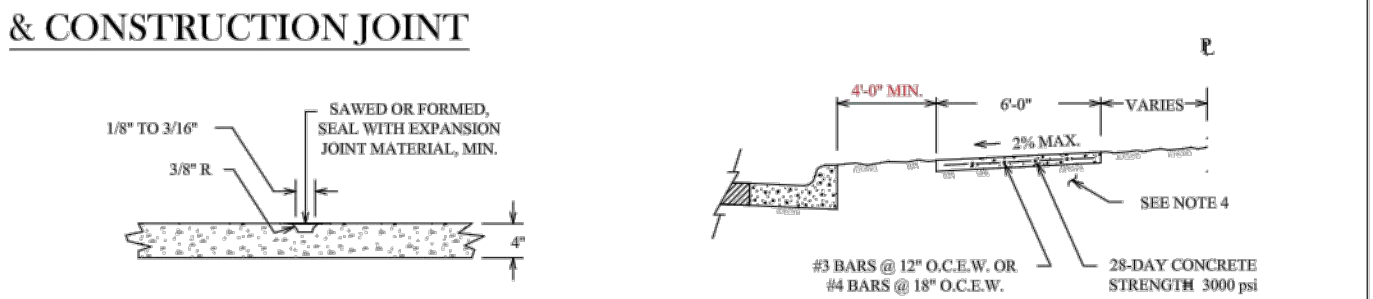
TYPICAL PEDESTRIAN GUARDRAIL SW1-01

GENERAL NOTES: ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOE WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE. APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR. ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN. ALL TRAFFIC SIGNALS AND APPURTENANCES, AND ALL PAVEMENT MARKINGS AND MARKERS SHALL BE IN ACCORDANCE WITH TDOT STANDARDS. REFER TO SPEC 31 17 23.25 (PAVEMENT MARKINGS) FOR ADDITIONAL LOCAL REQUIREMENTS.

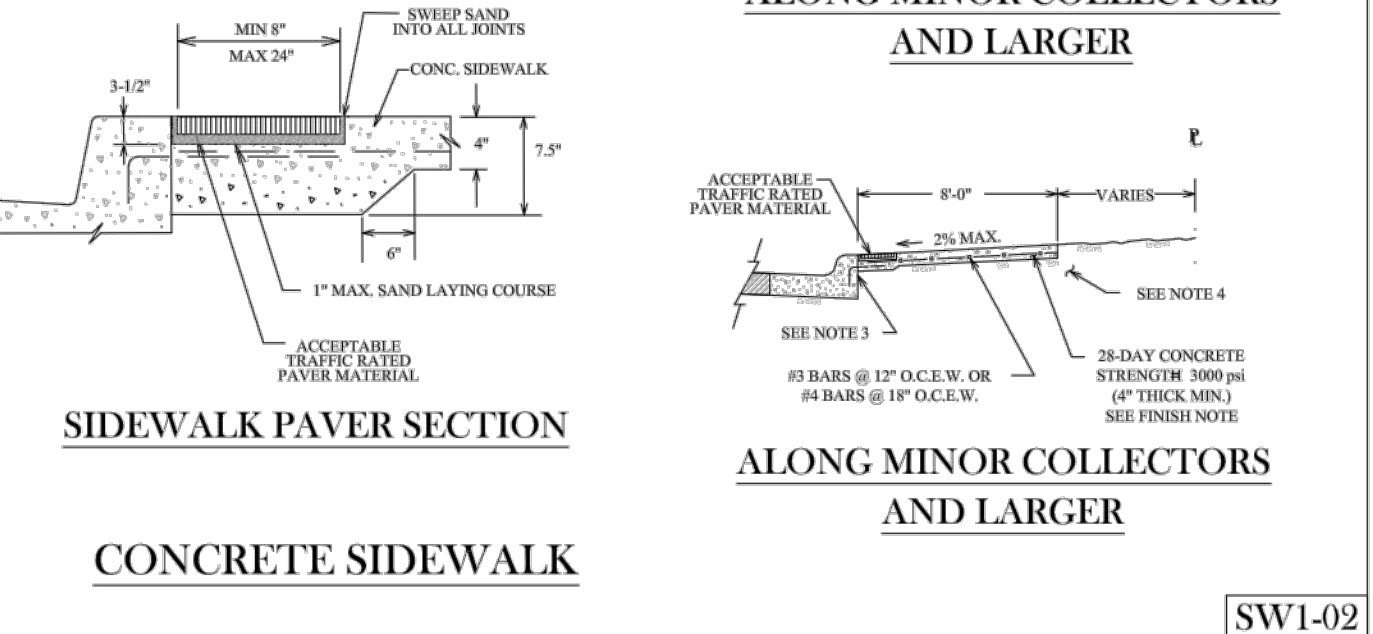
NOTES: 1. SIDEWALK PLACEMENT SHALL BE IN ACCORDANCE WITH BCS UNIFIED DESIGN GUIDELINES. 2. FINISH LIGHT BROOM FINISH JOINTS TO BE TOOLED 1" DEEP AT AN INTERVAL EQUAL TO THE SIDEWALK WIDTH. EXPANSION JOINTS @ 40' O.C. CONTRACTION JOINTS @ 4' O.C. 3. DOWEL IN AND TO ANY CONCRETE STRUCTURE ADJACENT TO SIDEWALK (DRIVEWAY, INLET BOX, CURB, FUNCTION BOX, ETC.) WITH #3 x 12" BARS @ 12" O.C. OR #4 x 12" BARS @ 18" O.C. 4. COMPACTION: COMPACTED SUBGRADE MATERIAL COMPACTED TO A DENSITY AT LEAST 90% OF MAXIMUM DRY DENSITY AS DETERMINED BY PROCTOR COMPACTION TEST ASTM D698 (STANDARD) AND SHALL BE 0-4% WET OF THE OPTIMUM MOISTURE CONTENT. 5. A MINIMUM CLEAR PEDESTRIAN WIDTH AS DEFINED BY T&S AND ADA SHALL BE PROVIDED FOR ENTIRE LENGTH OF SIDEWALK.



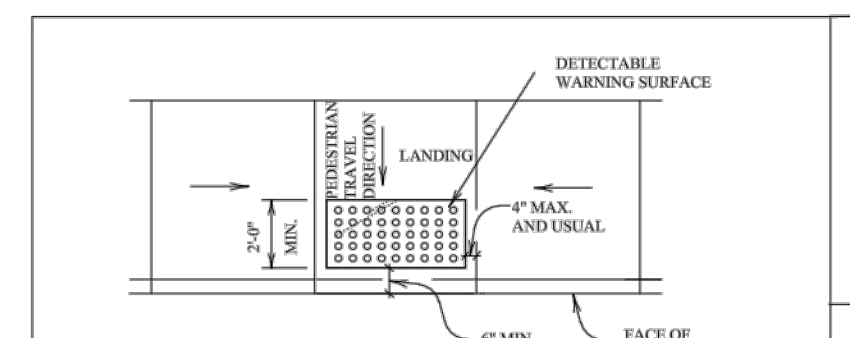
SIDEWALK EXPANSION & CONSTRUCTION JOINT SW1-02



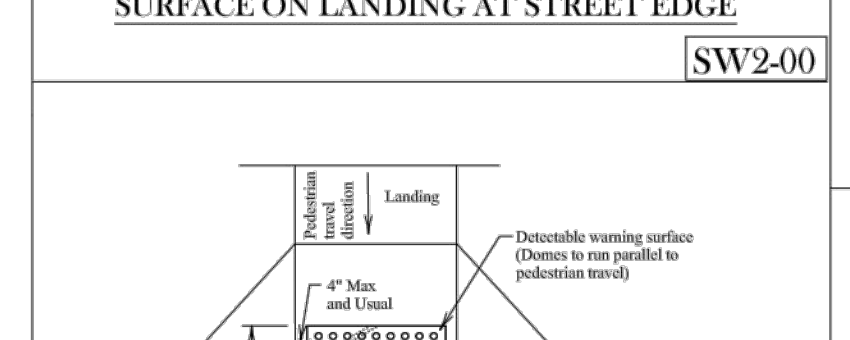
SIDEWALK PAVES SECTION SW1-03



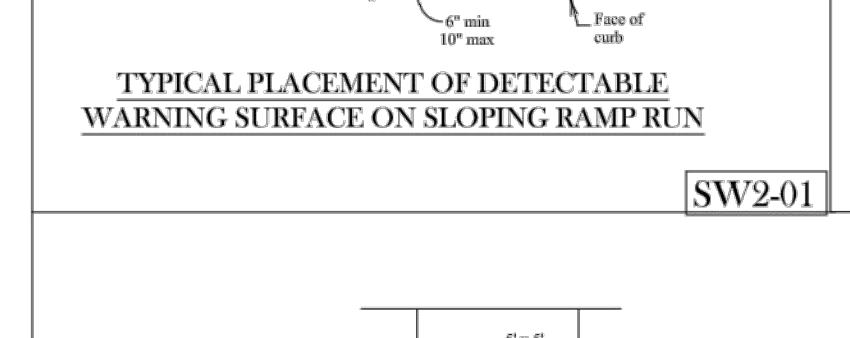
CONCRETE SIDEWALK SW1-04



TYPICAL PLACE OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE SW2-00



TYPICAL PLACE OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN SW2-01

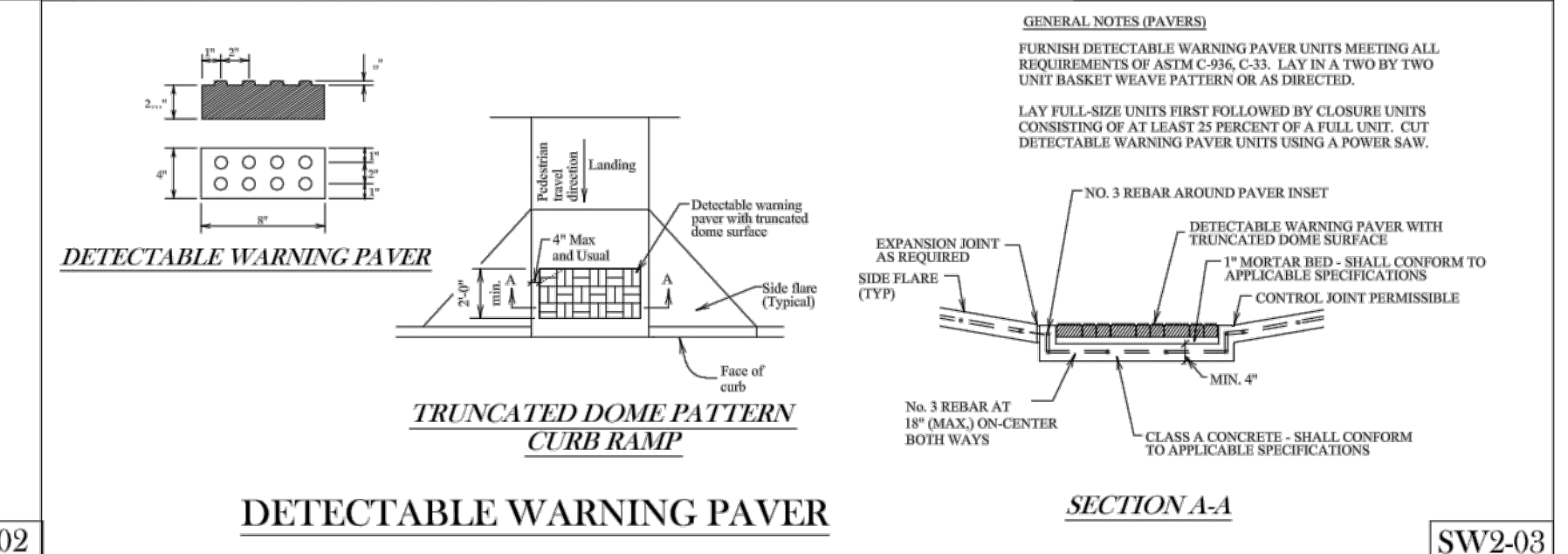


TYPICAL AMBULATORY RAMP W/ FLARED WINGS SW2-02

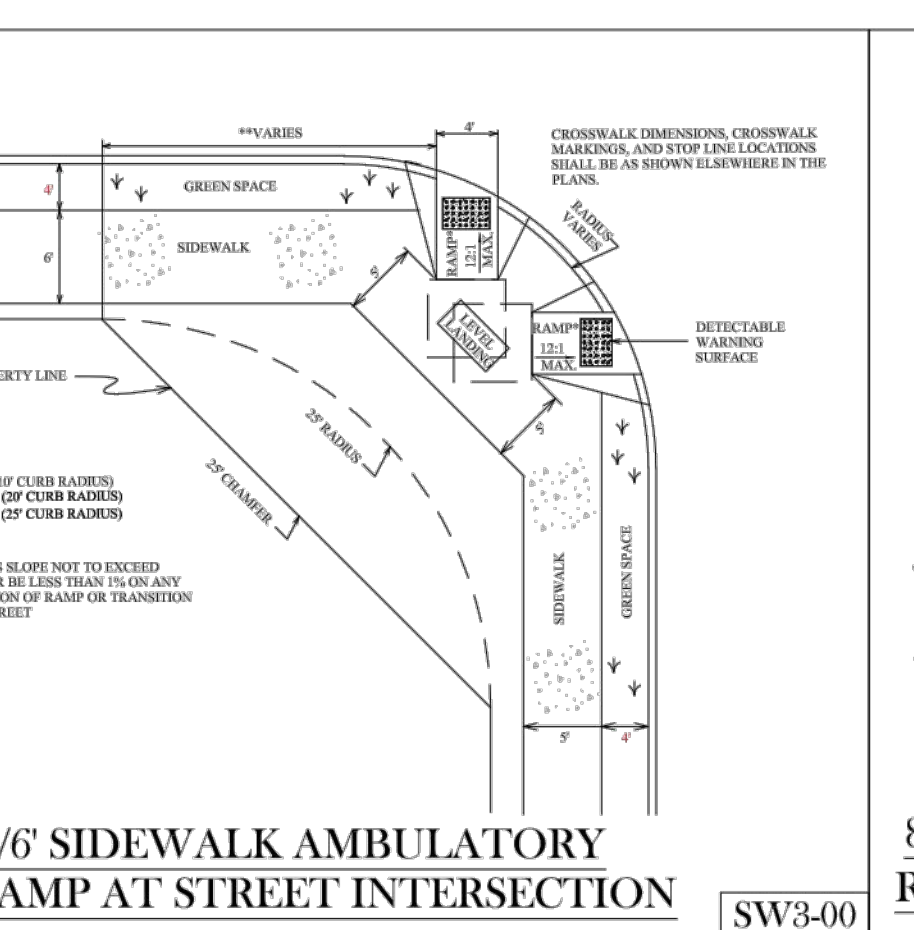
DETECTABLE WARNINGS GENERAL NOTES 1. CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 4.29 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJACENT SURFACES, INCLUDING SIDE FLARES. FINISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS. 2. DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE. 3. ALONG TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET. 4. SHADY AREAS ON SHEETS 3 AND 4 INDICATE THE APPROXIMATE LOCATION FOR THE DETECTABLE WARNING SURFACE FOR EACH CURB RAMP TYPE. 5. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET. 6. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST TO THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 10" FROM THE EXTENSION OF THE FACE OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADII. 7. ACCEPTABLE PAVEMENT MATERIAL SHALL BE CLAY, VITRIFIED POLYMER COMPOSITE, PRECAST POLYMER CONCRETE, AND CONCRETE.

CROSSWALKS GENERAL NOTES 1. CROSSWALK MARKINGS ARE IMPORTANT TRAFFIC CONTROL DEVICES AT CONTROLLED INTERSECTIONS. THESE DEVICES IDENTIFY THE APPROPRIATE LOCATION FOR PEDESTRIANS TO CROSS THE INTERSECTION AS WELL AS INCOMING DRIVERS WHERE PEDESTRIANS MAY PRESENT. NOT ALL LOCATIONS NEED THE CROSSWALKS MARKED; HOWEVER, TYPICALLY COLLECTOR AND ARTERIAL STREETS DO, AS STATED IN THE T&S. AN ENGINEERING STUDY SHOULD BE PERFORMED BEFORE CROSSWALKS ARE INSTALLED AT LOCATIONS OTHER THAN CONTROLLED INTERSECTIONS. 2. THE CITY OF BRYAN'S PREFERENCE FOR MARKING CROSSWALKS IS THE LONGITUDINAL OR "LADDER" STYLE. THE CITY OF COLLEGE STATIONS PREFERENCE IS THE TYPICAL "TRANSVERSE" STYLE. HOWEVER, IN THE NORTHGATE AREA, ADJACENT TO SCHOOL OR SCHOOL ZONES, AND OTHER HIGH PEDESTRIAN CROSSINGS, THE LONGITUDINAL OR "LADDER" STYLE IS PREFERRED. DEVIATION FROM THESE PREFERENCES WILL BE ALLOWED ONLY WITH THE APPROVAL OF THE CITY ENGINEER. 3. THE LONGITUDINAL "LADDER" STYLE MARKING SHALL BE 24" WIDE AND 8 FEET IN LENGTH, SPACED 46 INCHES APART, CONSIST OF 1/2 INCH WIDE, WHITE LONGITUDINAL LINES SPACED 24 INCHES APART. LONGITUDINALLY, THESE MARKINGS SHALL EXTEND 8 FEET. THE TRANSVERSE MARKINGS SHALL CONSIST OF TWO 12 INCH WIDE LINES SEPARATED BY 4 FEET OF UNMARKED PAVEMENT. ALL CROSSWALK PAVEMENT MARKINGS SHALL ALWAYS MEET TDOT'S SPECIFICATION FOR TYPE I MARKINGS UNLESS OTHERWISE SPECIFIED. UNLESS A DIFFERENT MATERIAL IS APPROVED BY THE CITY ENGINEER. 4. ADDITIONAL INFORMATION ABOUT CROSSWALK MARKINGS CAN BE FOUND IN THE T&S. 5. CROSSWALKS WITH TRUCK PAVERS, STAMPED ASPHALT, STAMPED CONCRETE, ETC. SHALL ALSO REQUIRE RETRO-REFLECTIVE, THERMOPLASTIC TRANSVERSE STRIPING.

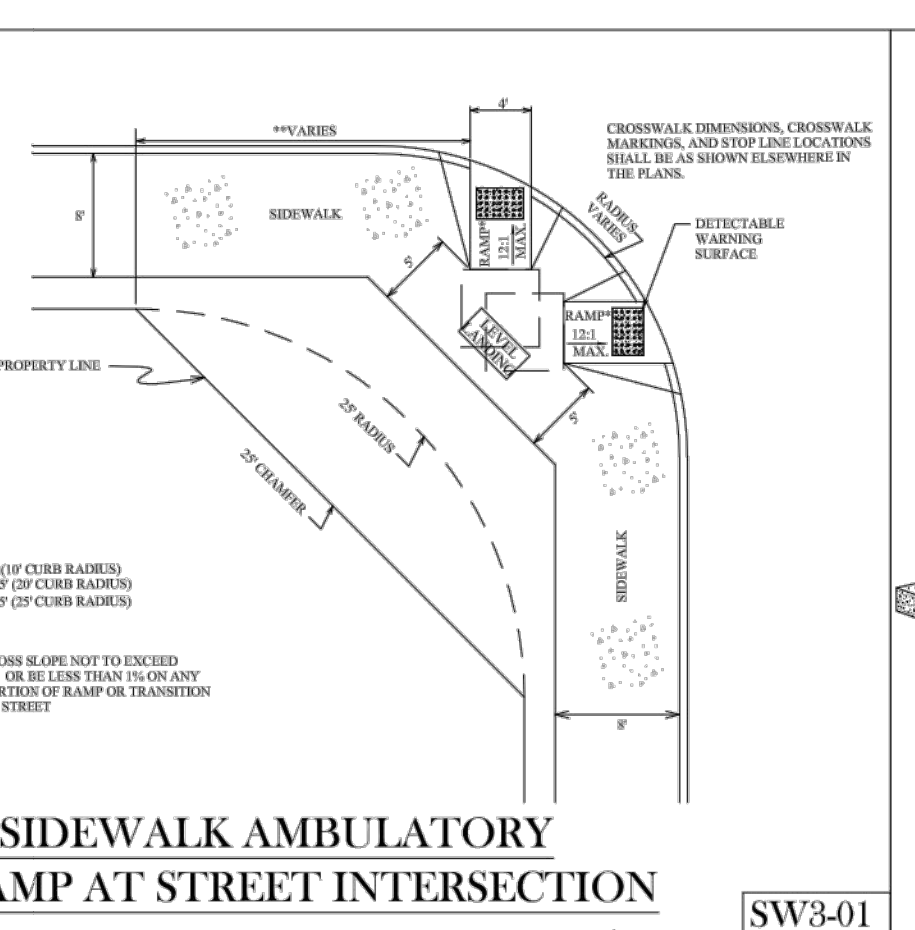
PEDESTRIAN FACILITIES GENERAL NOTES 1. ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED. 2. LANDINGS SHALL BE A 4' x 5' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION. 3. MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4' x 4' MINIMUM WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VERTICAL TRAVEL PATH. 4. MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP IS 2%. 5. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP, EITHER BECAUSE THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR BECAUSE THE VIEW APPROACH IS SUBSTANTIALLY OBSTRUCTED OTHERWISE, PROVIDE FLARED SIDES. 6. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND 16 TAC 68-162. 7. TO SERVE AS A PEDESTRIAN REFUGE AREA, THE MEDIAN SHOULD BE A MINIMUM OF 5' WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM. 8. CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, CURB RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER. 9. EXISTING FEATURES THAT COMPLY WITH TAS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS. 10. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. PROVIDE CURB RAMPS WHEREVER ON ACCESSIBLE ROUTE CROSSES (PNEUMATIC) A CURB. 11. SEPARATE CURB RAMP AND LANDING FROM ADJACENT SIDEWALK AND ANY OTHER ELEMENTS WITH PREMOULD OR BOARD JOINT OR 3/4" UNLESS OTHERWISE DIRECTED BY THE ENGINEER. 12. PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET. 13. CURB LINE. 14. FLARE SLOPE SHALL NOT EXCEED 10% MEASURED ALONG CURB LINE.



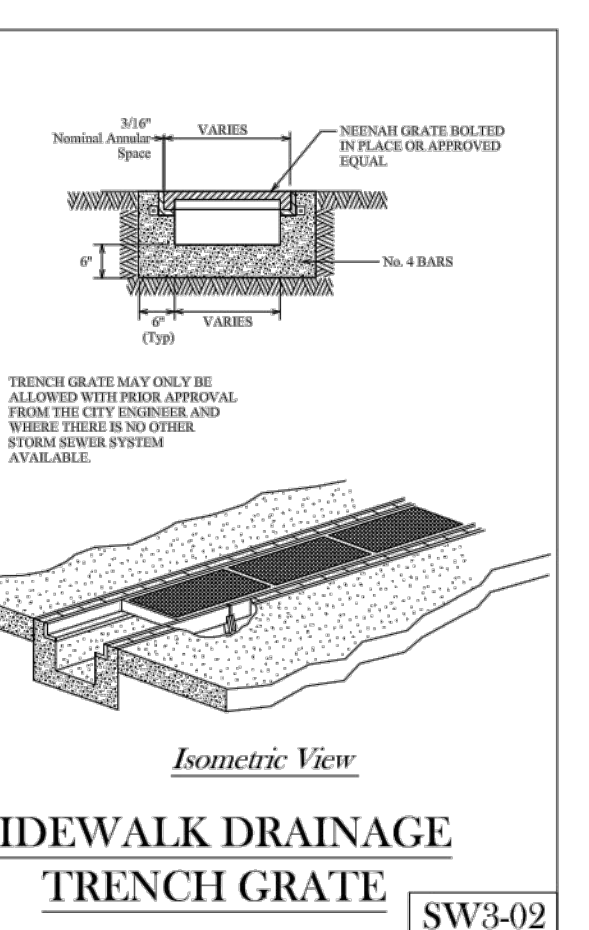
DETECTABLE WARNING PAVER SW2-03



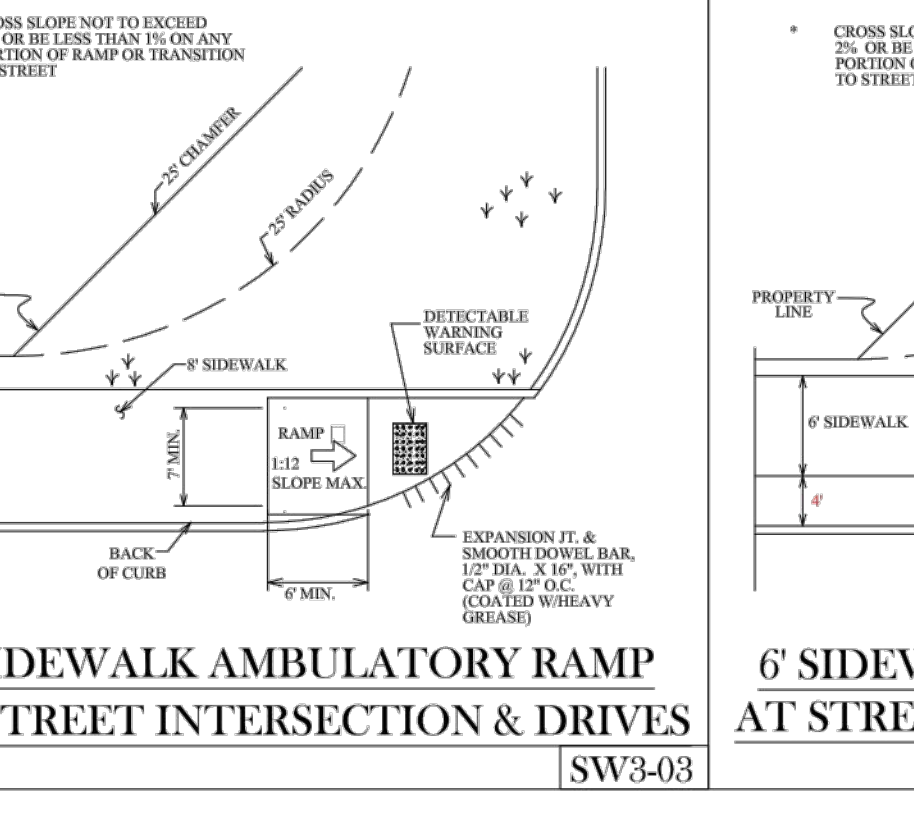
5/6' SIDEWALK AMBULATORY RAMP AT STREET INTERSECTION SW3-00



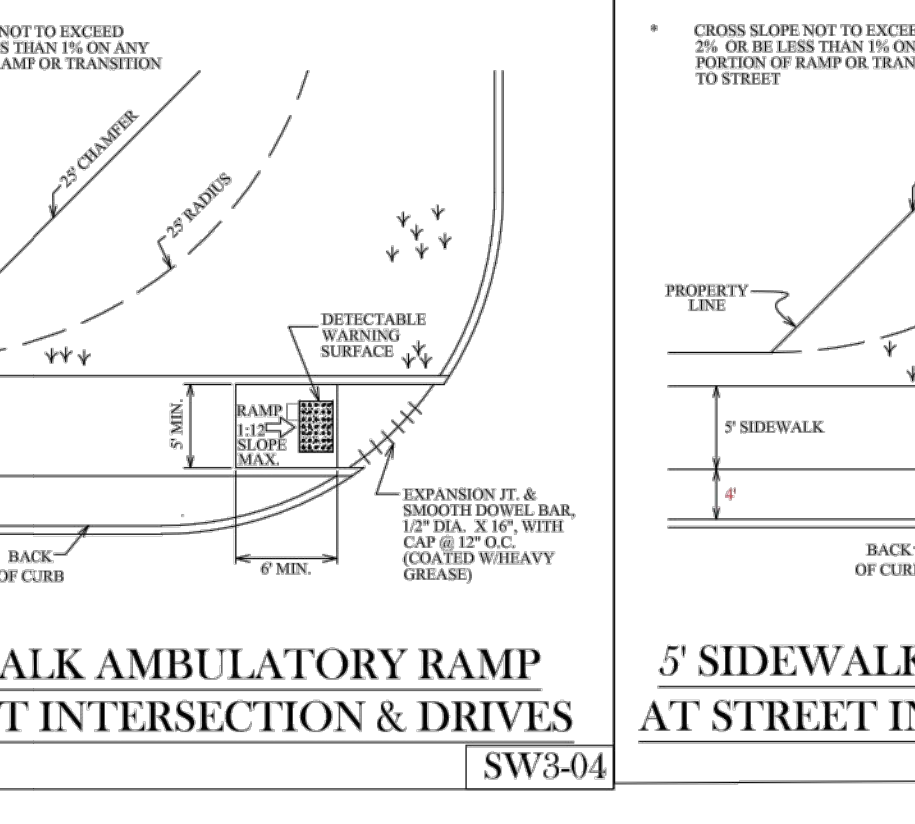
8' SIDEWALK AMBULATORY RAMP AT STREET INTERSECTION SW3-01



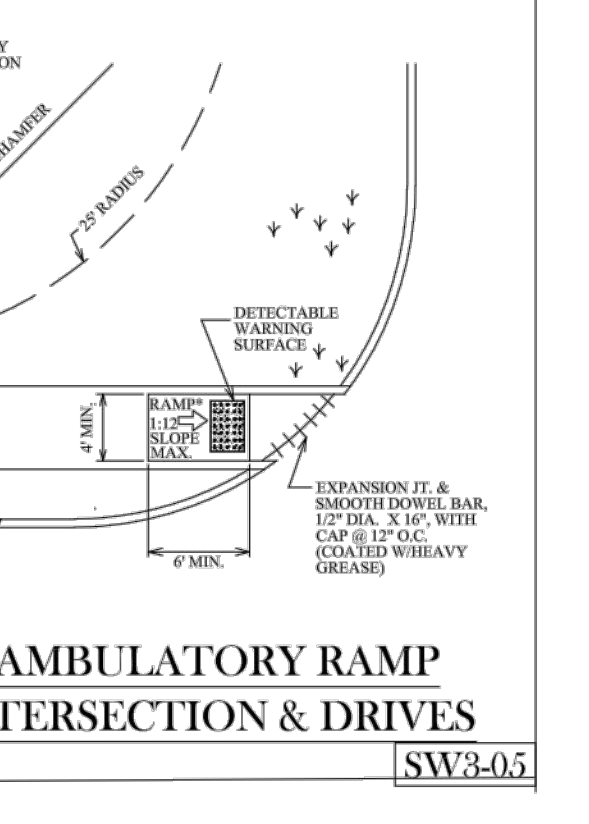
SIDEWALK DRAINAGE TRENCH GRATE SW3-02



8' SIDEWALK AMBULATORY RAMP AT STREET INTERSECTION & DRIVES SW3-03



6' SIDEWALK AMBULATORY RAMP AT STREET INTERSECTION & DRIVES SW3-04



5' SIDEWALK AMBULATORY RAMP AT STREET INTERSECTION & DRIVES SW3-05

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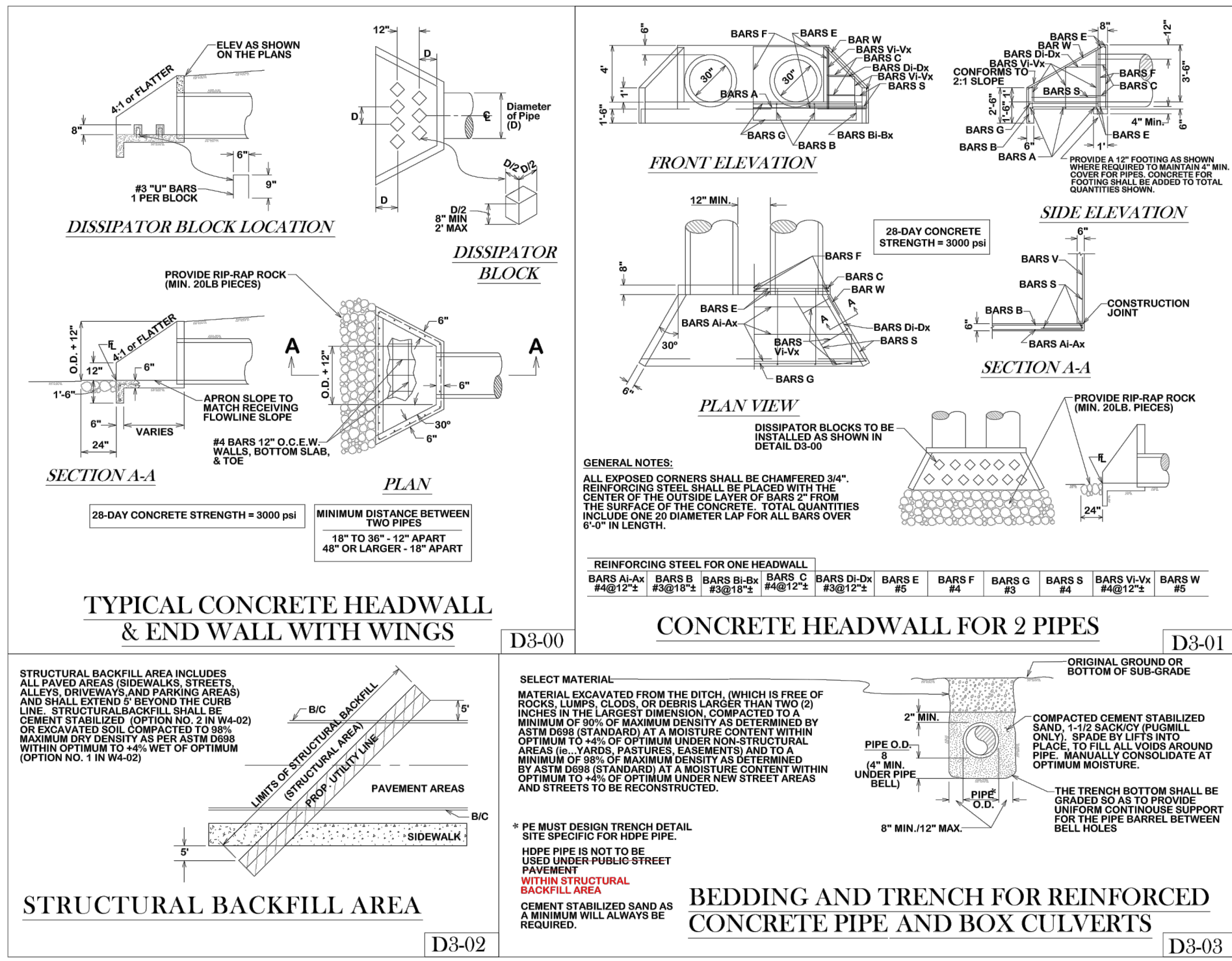
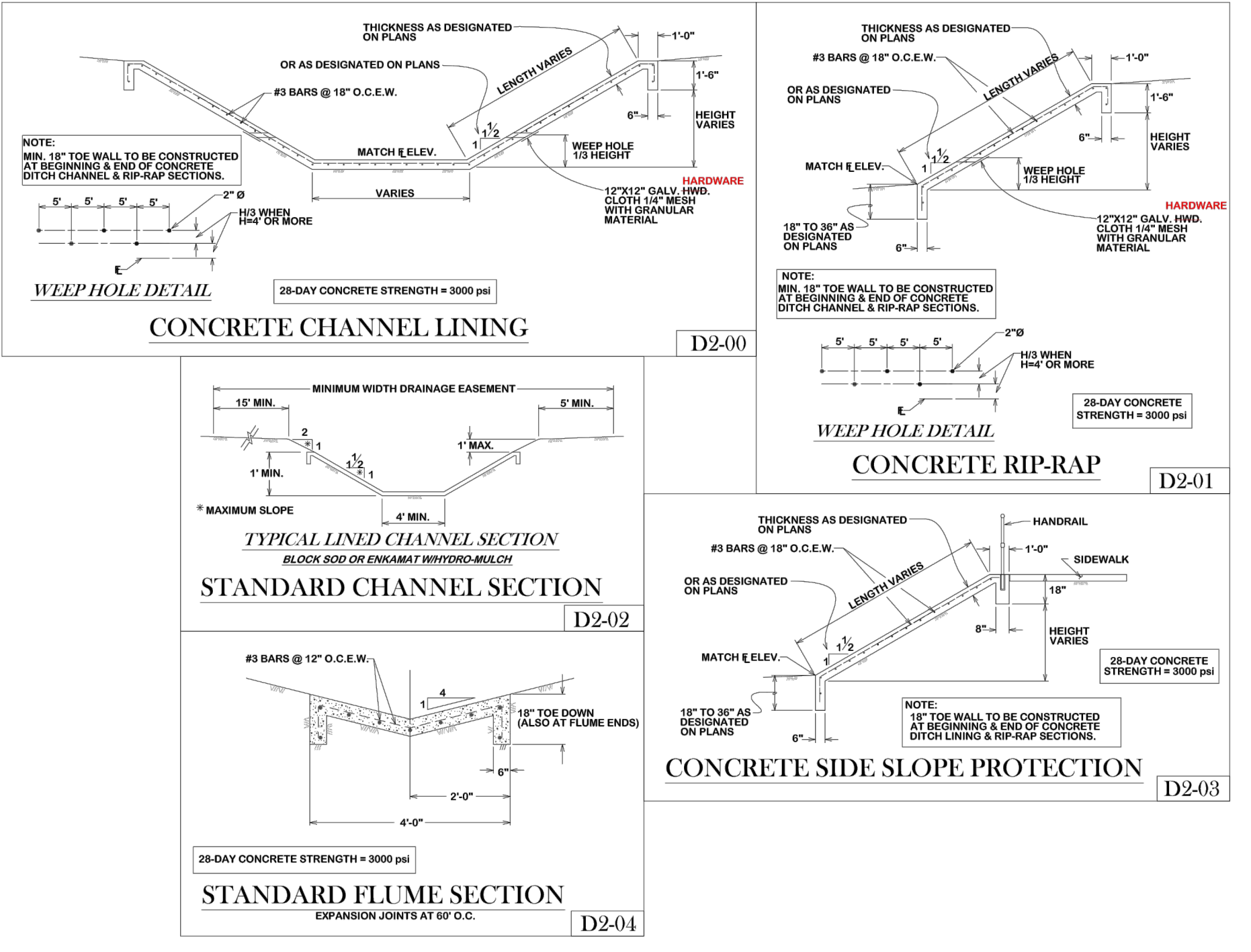
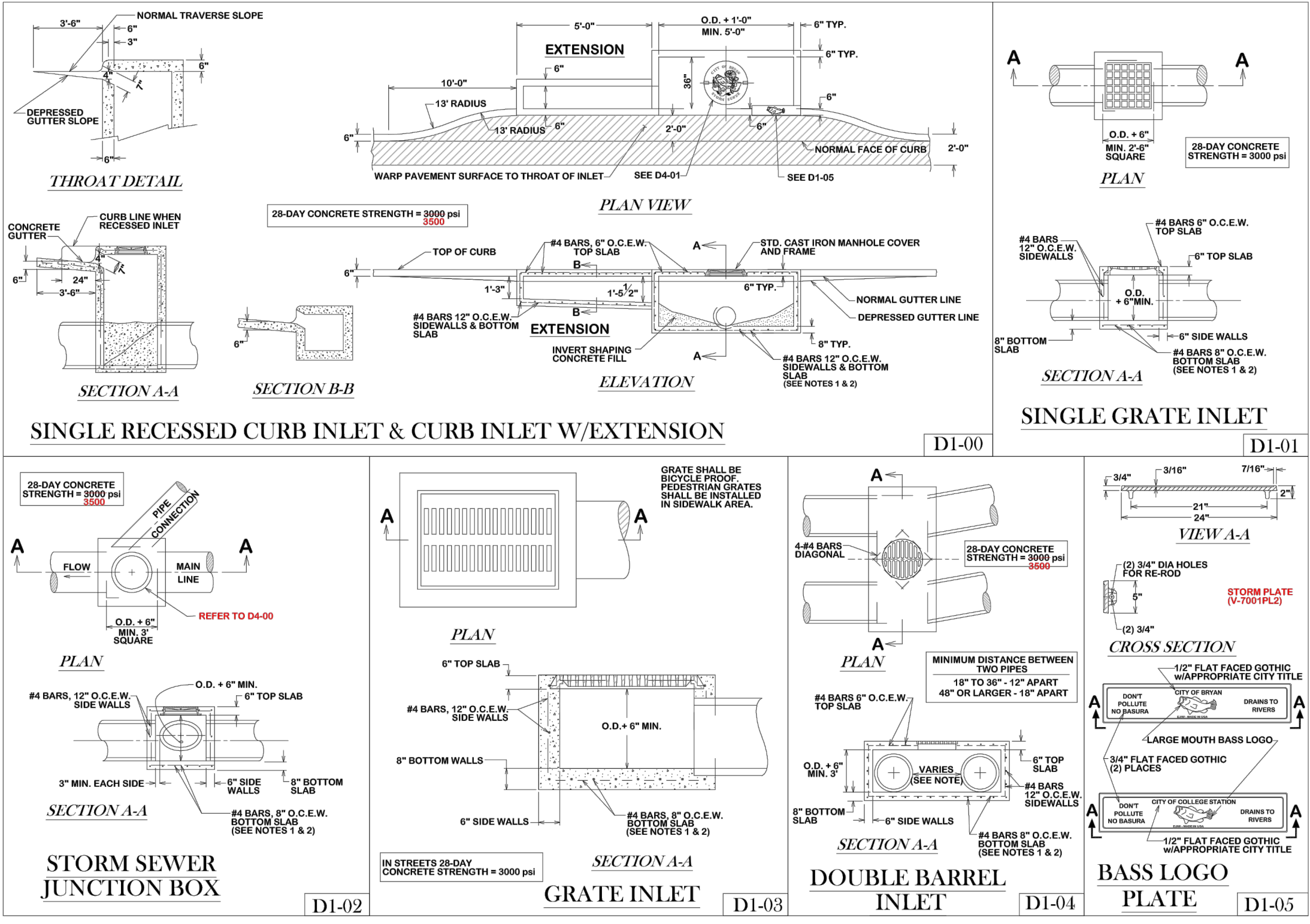
SIDEWALK DETAILS

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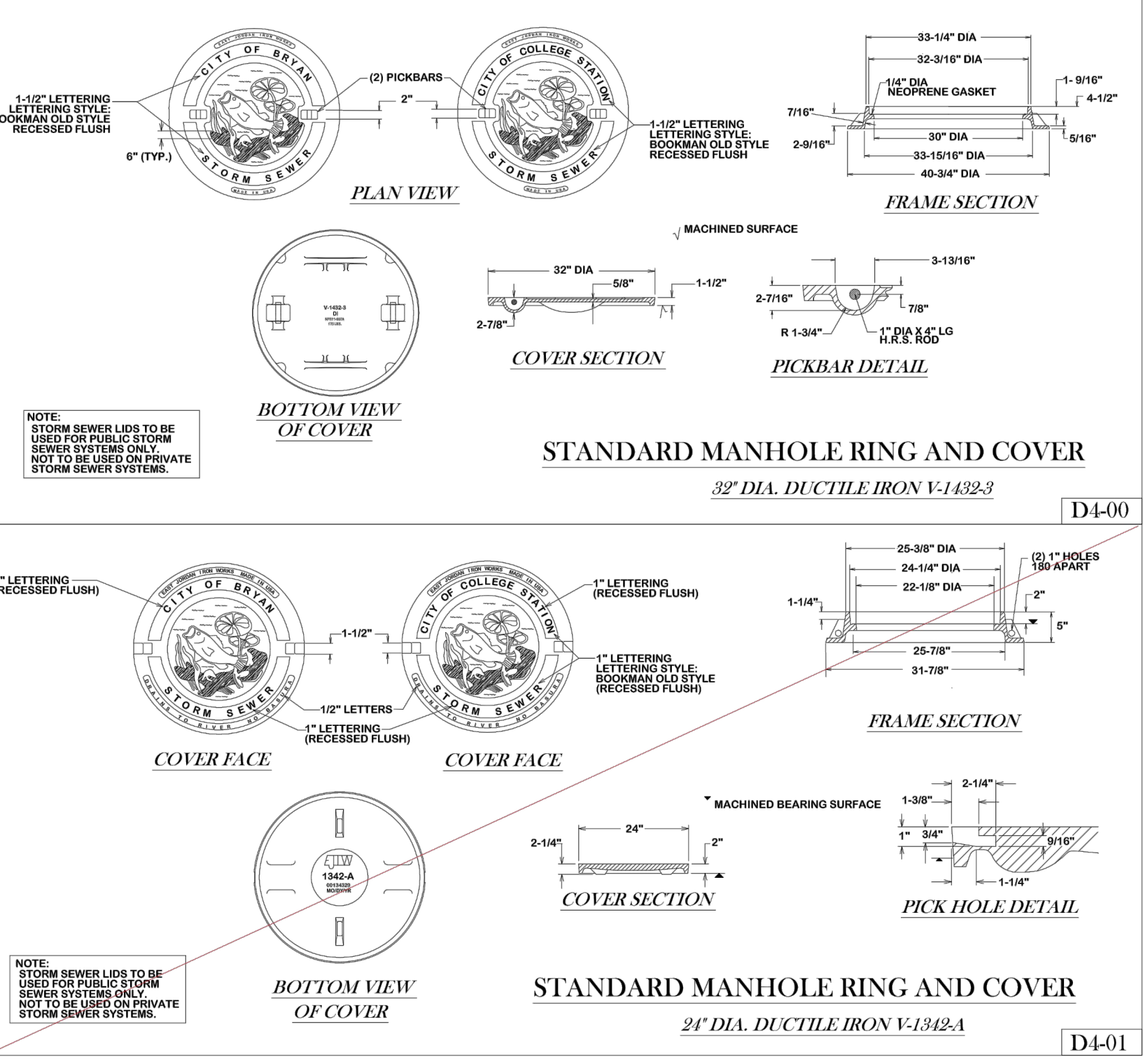
GENERAL NOTES

1. RECESSED CURB IS NOT REQUIRED FOR CURB INLETS ON PRIVATE PROPERTY.
2. STANDARD STORM SEWER MANHOLE COVERS SHALL BE USED IN LIEU OF CITY OF BRYAN MANHOLE COVERS ON PRIVATE PROPERTY.



- GENERAL NOTES:**
1. BASE THICKNESS AND FOUNDATION SHALL BE AS FOLLOWS:

INLET DEPTH (FT.)	BASE THICKNESS
0 - 12	15" MIN. (CONCRETE)
12 AND OVER	12"
 2. DEPTHS GREATER THAN 12" WILL REQUIRE 2 MATS OF REINFORCING STEEL IN THE BASE.
 3. ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN REMOVED BY CONSTRUCTION SHALL BE ADEQUATELY FLOORED OR HYDROLOGICALLY AND WATERLOGICALLY GROWTH IS ESTABLISHED. IN REVEALED AREAS WHERE GRASS IS PRESENT, BLOCK SOIL WILL BE REQUIRED.
 4. APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARE BY CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.



REVISIONS:

NO.	DESCRIPTION	DATE

BRYAN - COLLEGE STATION
STANDARD DRAINAGE DETAILS

CITY OF BRYAN
The Good Life, Texas Style.

DRAWN BY: B.I.
DATE: 02-24-21
SCALE: N.T.S.
APPROVED: W. P. K.

FIGURE: D
SHEET 1 OF 1

REV.	DESCRIPTION	DATE

Walker Partners
engineers | surveyors
T.B.P.E. Registration No. 8053

SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

DRAINAGE DETAILS

PRELIMINARY FOR REVIEW ONLY

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DRAFTED	LCS, HBS, CPM
CHECKED	DPS
PROJECT NO.	4-01167
DRAWING NO.	D106

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GENERAL NOTES

- ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
- APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETABLE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.
- ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.
- ESTABLISHMENT OF VEGETATION MAY BE A WARRANTY ITEM.

BRYAN - COLLEGE STATION STANDARD WATER DETAILS



CITY OF BRYAN The Good Life, Texas Style

DRAWN BY: B.I. DATE: 02-24-21 SCALE: NTS APPROVED: W. P.K. FIGURE: W1 SHEET 1 OF 2

REV.	DESCRIPTION	DATE

Walker Partners
engineers | surveyors
T.B.P.E. Registration No. 8053

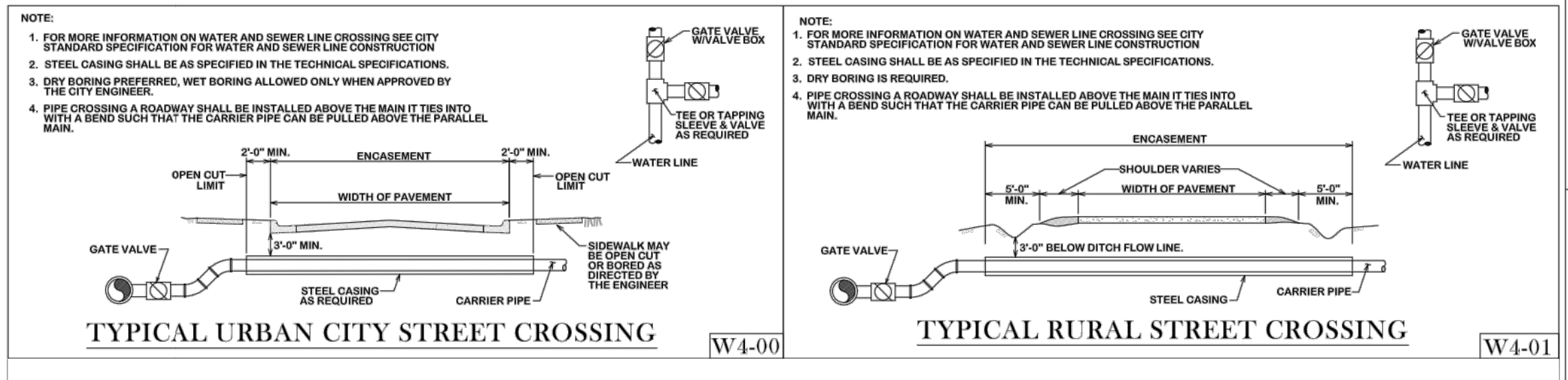
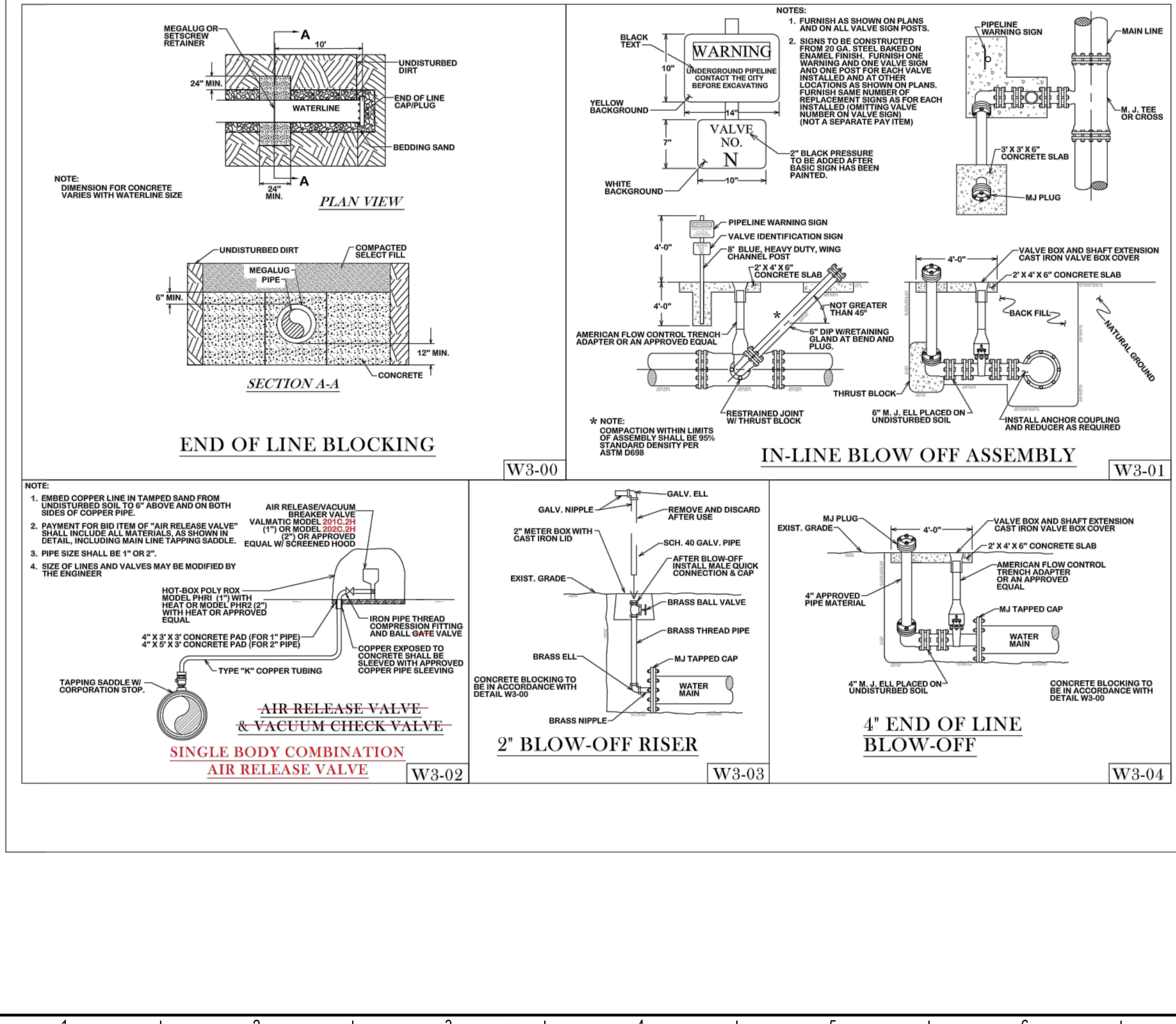
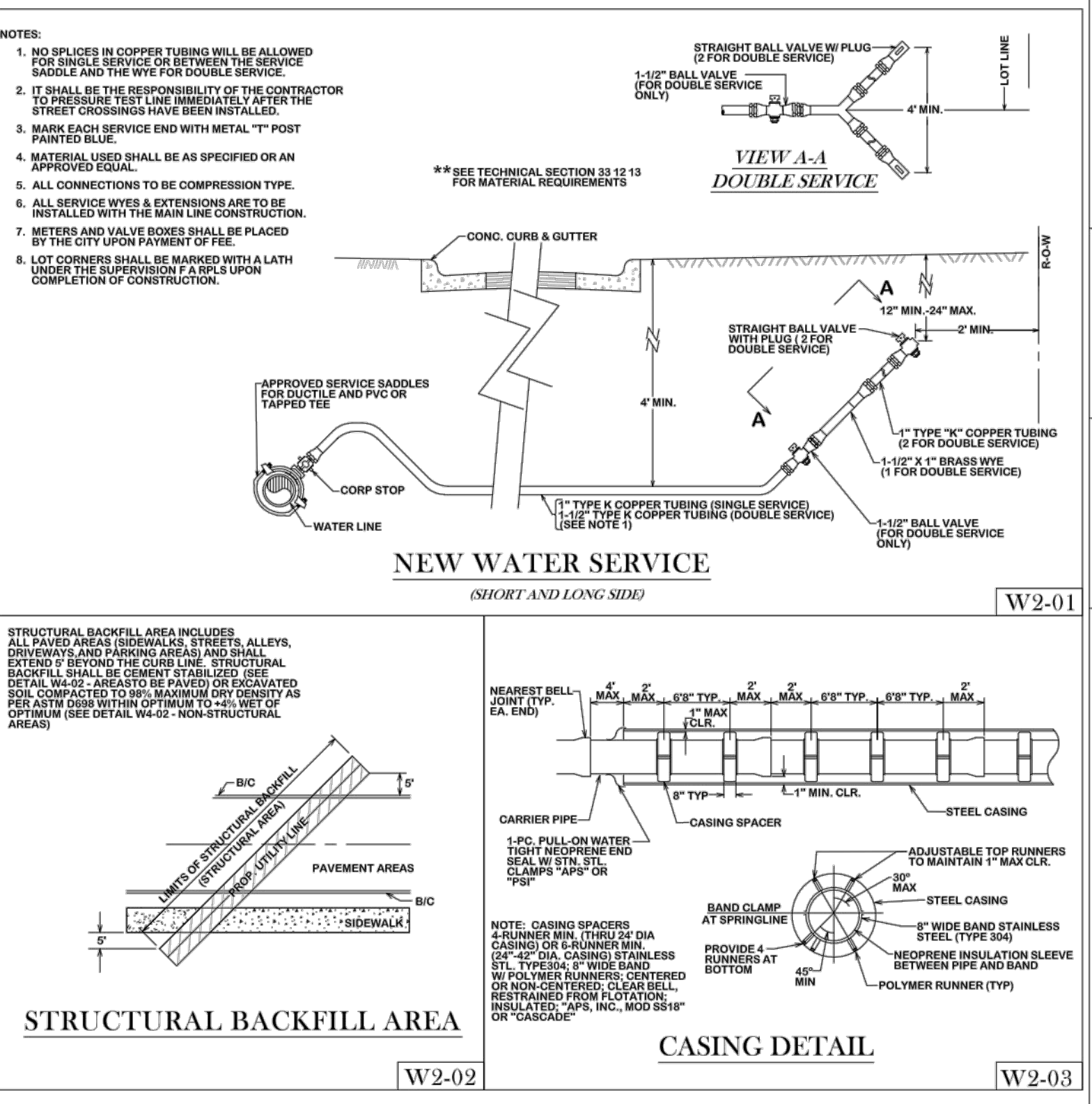
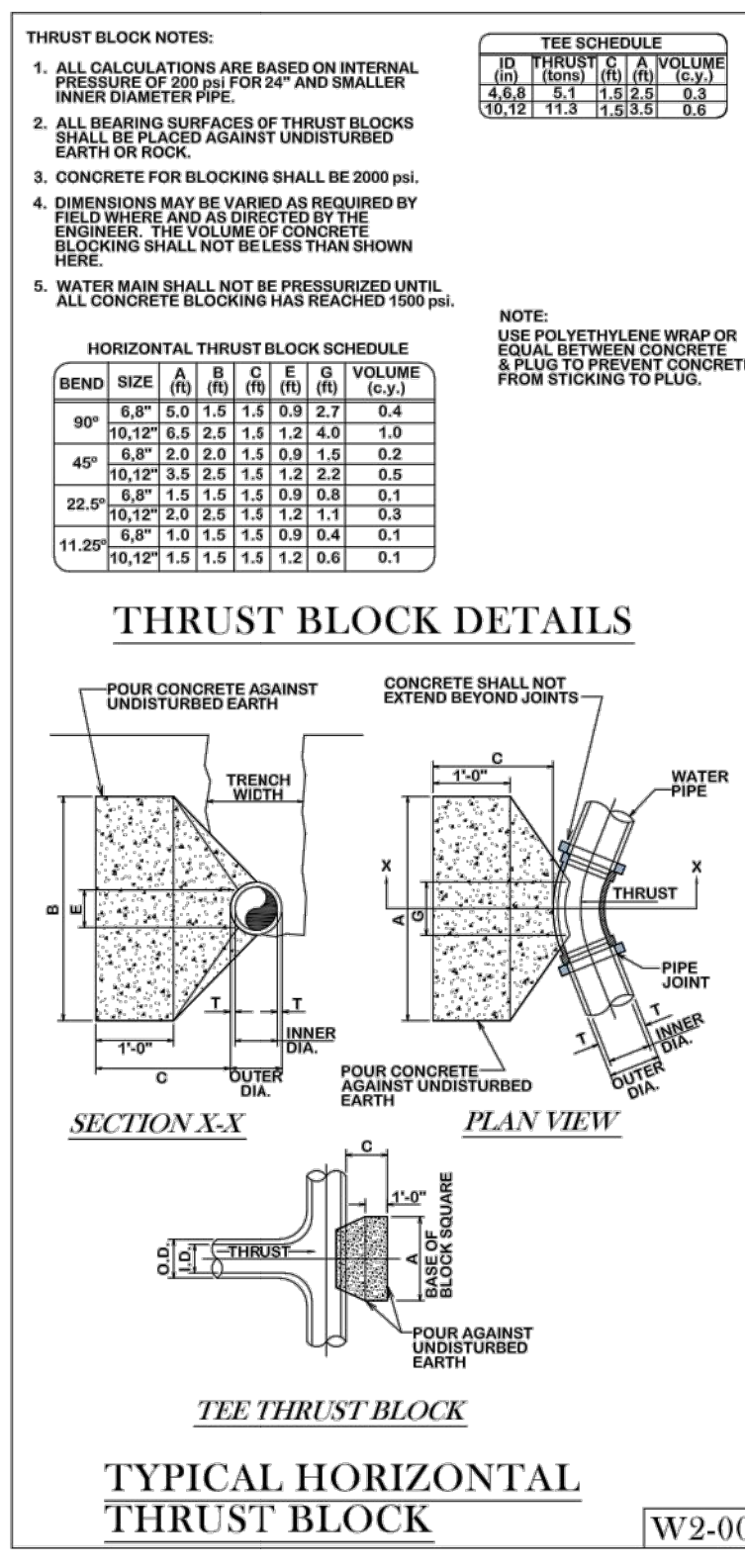
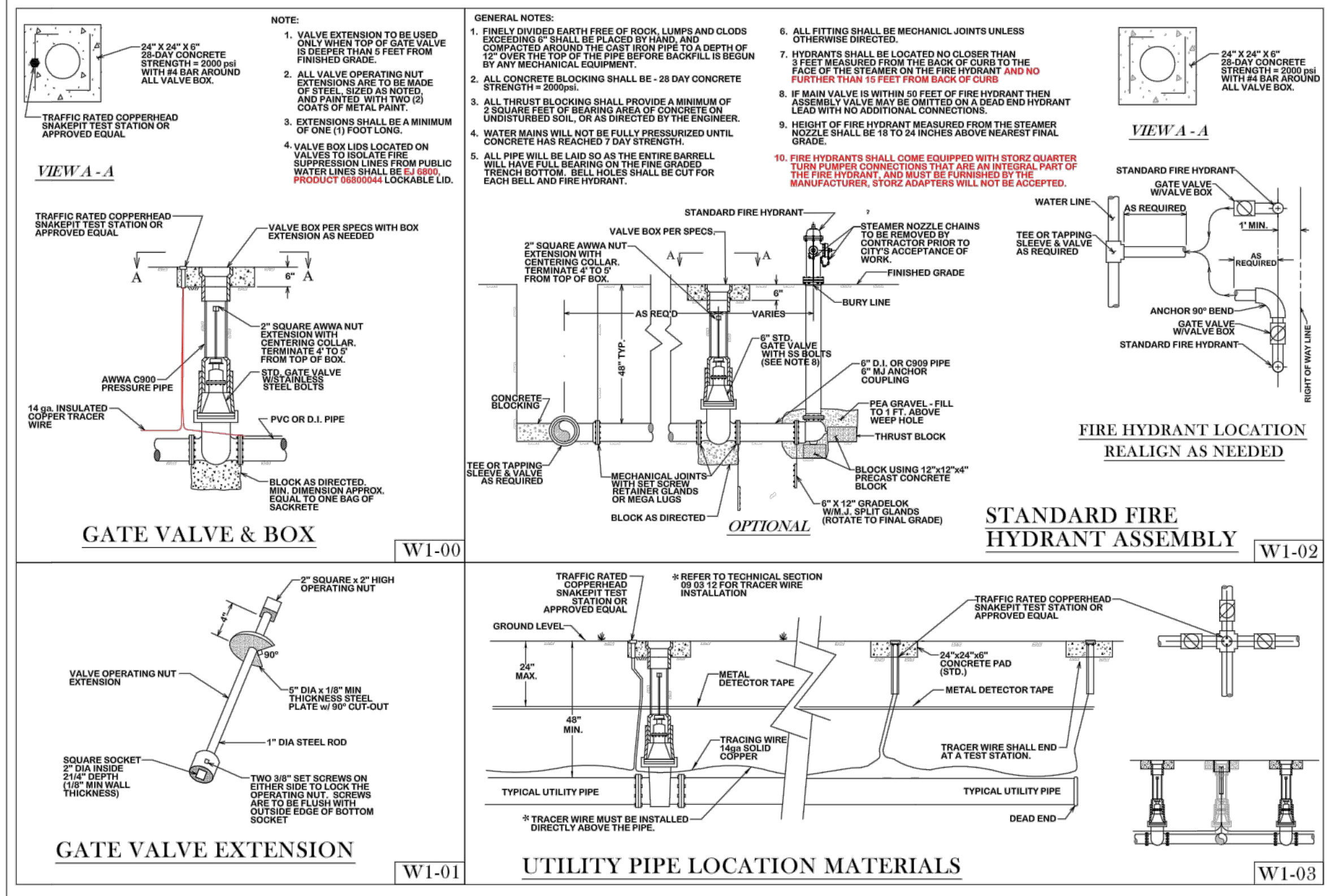
SMBG BRYAN, LLC

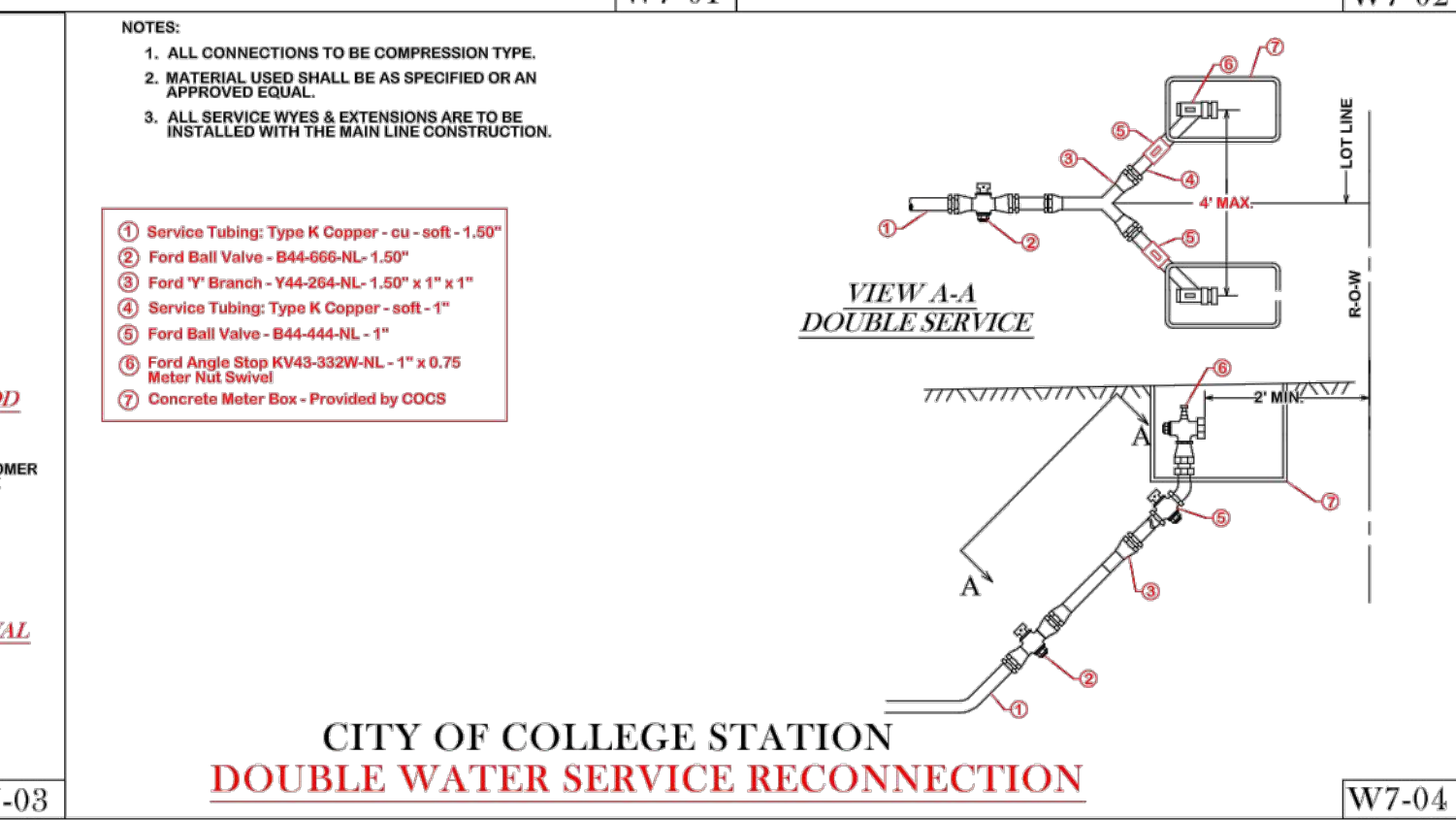
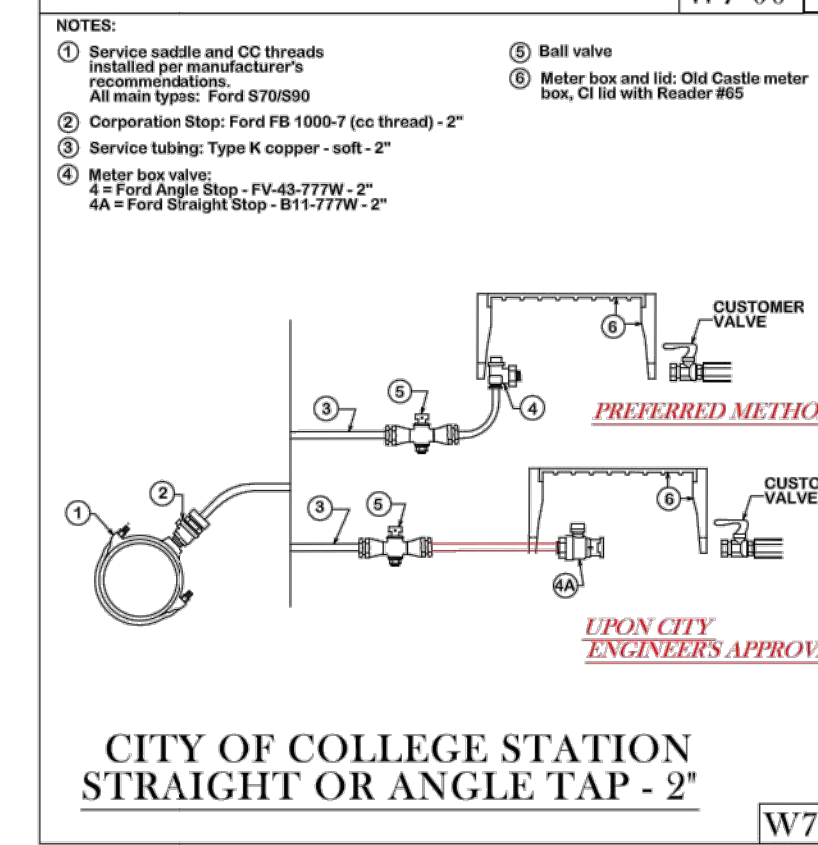
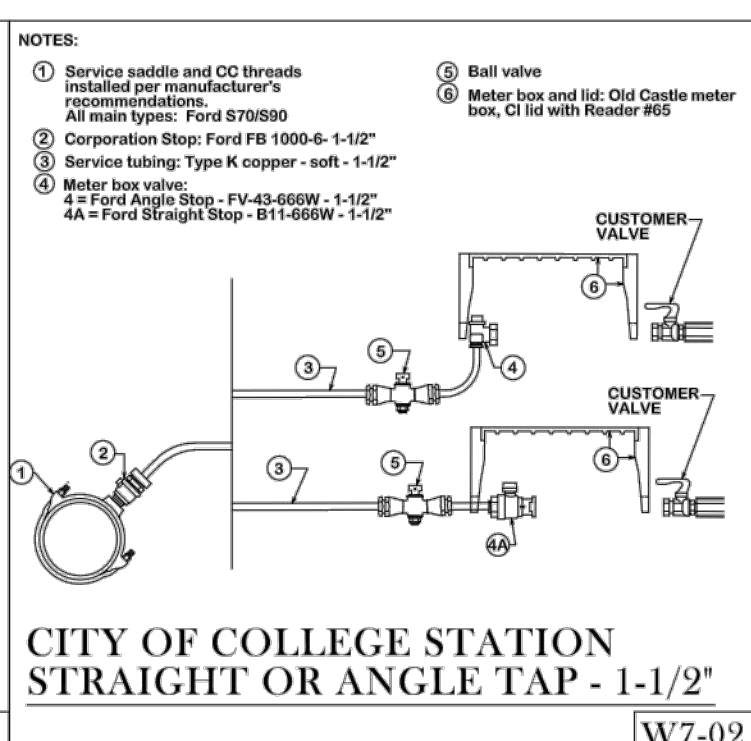
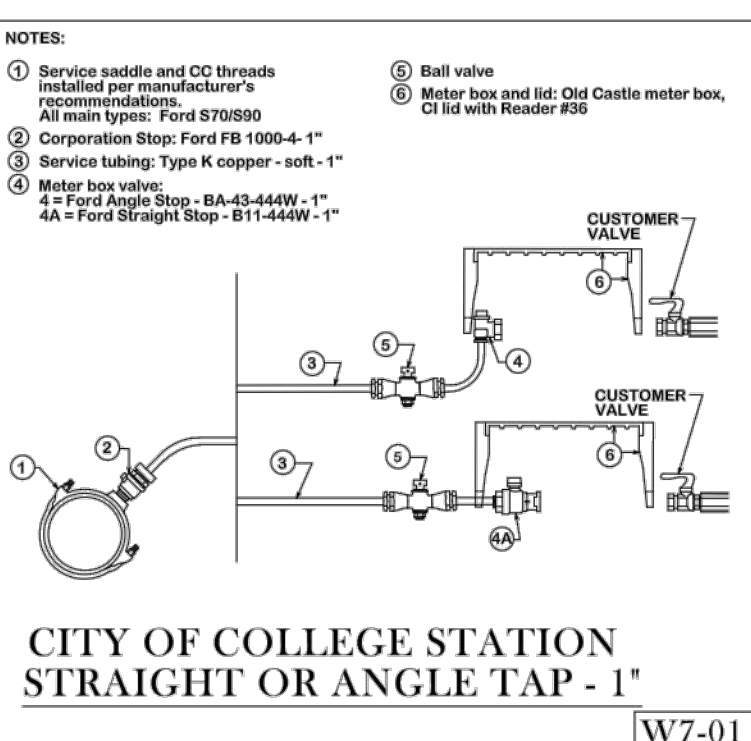
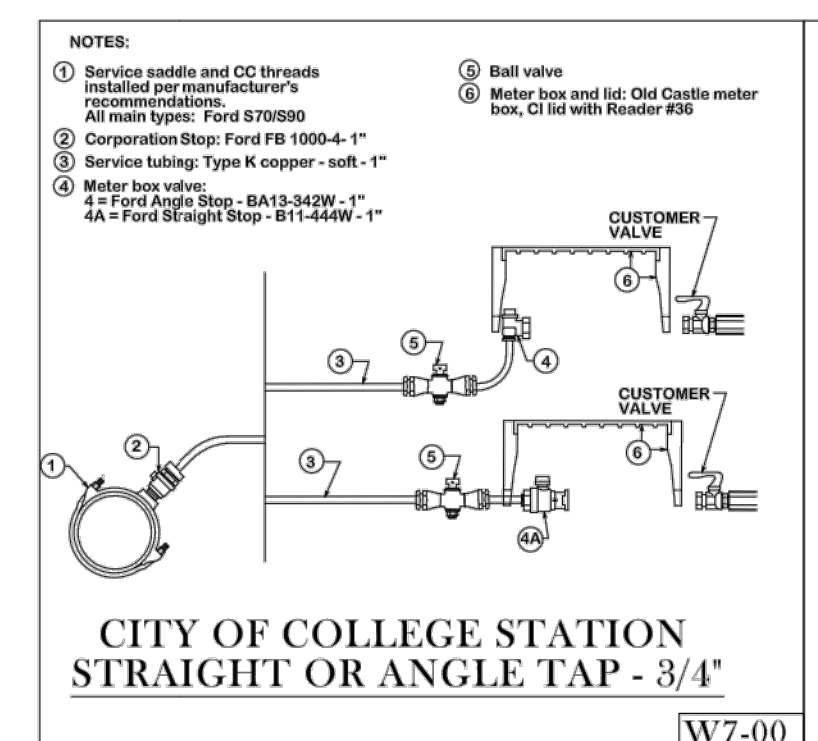
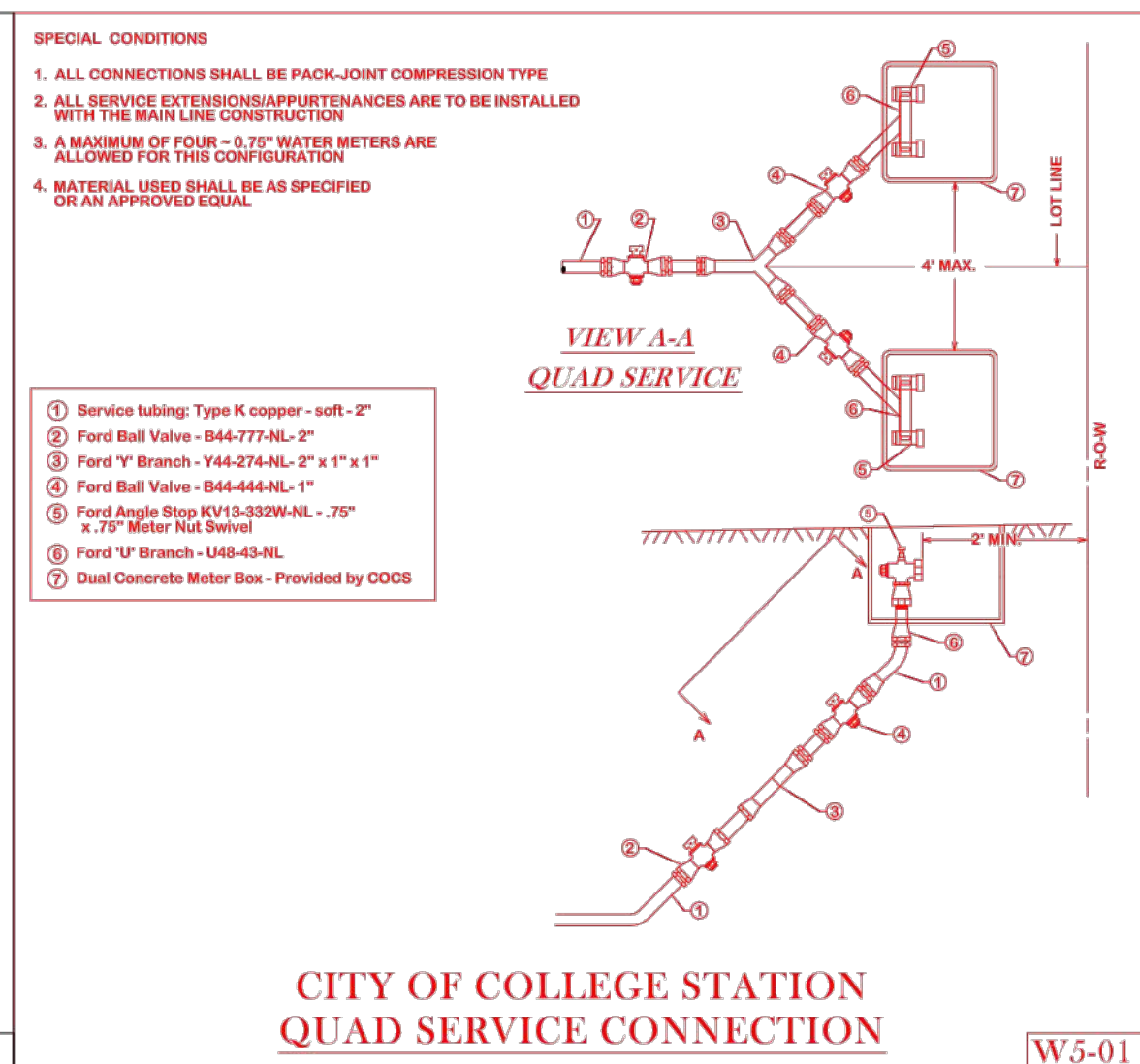
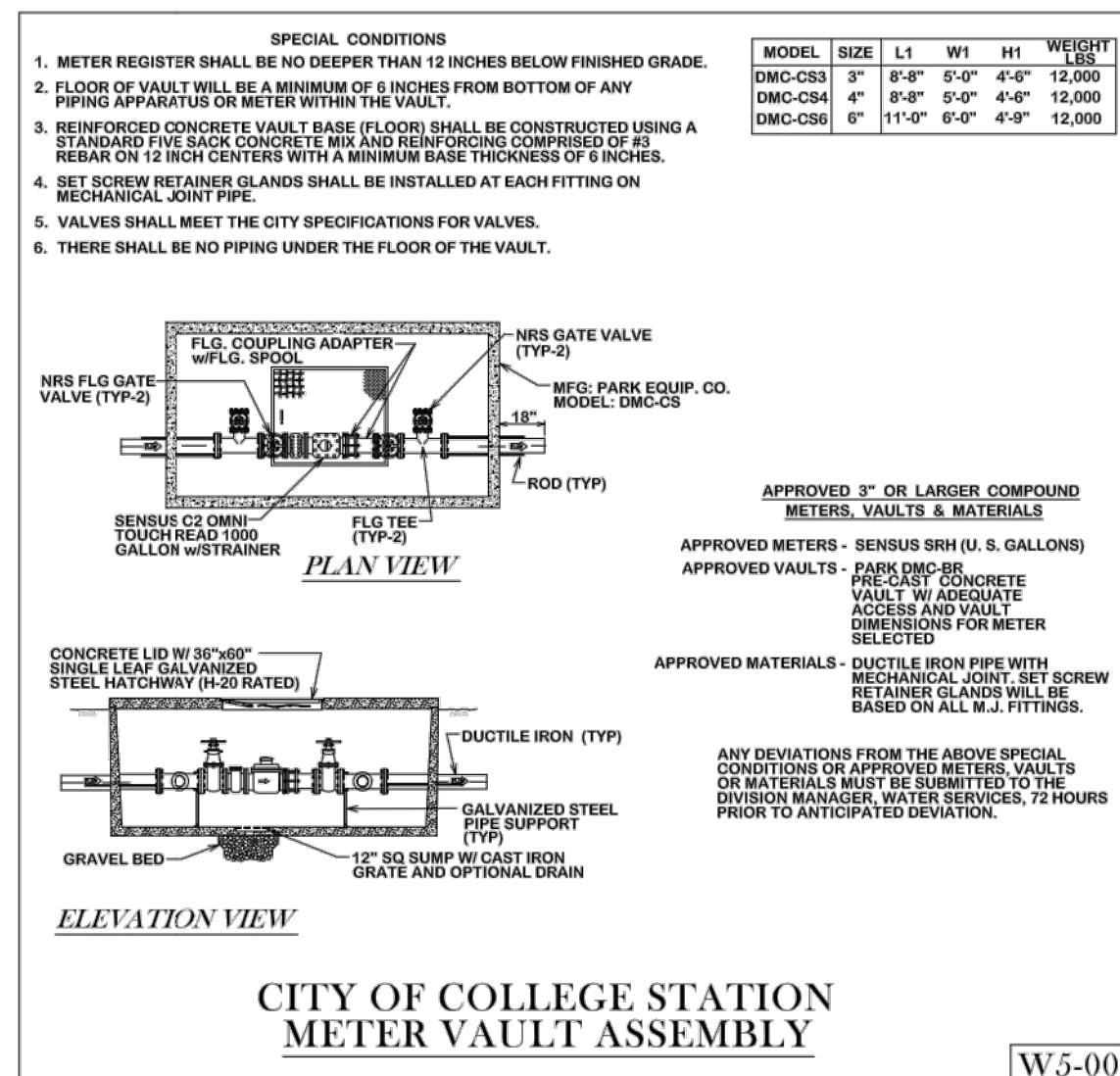
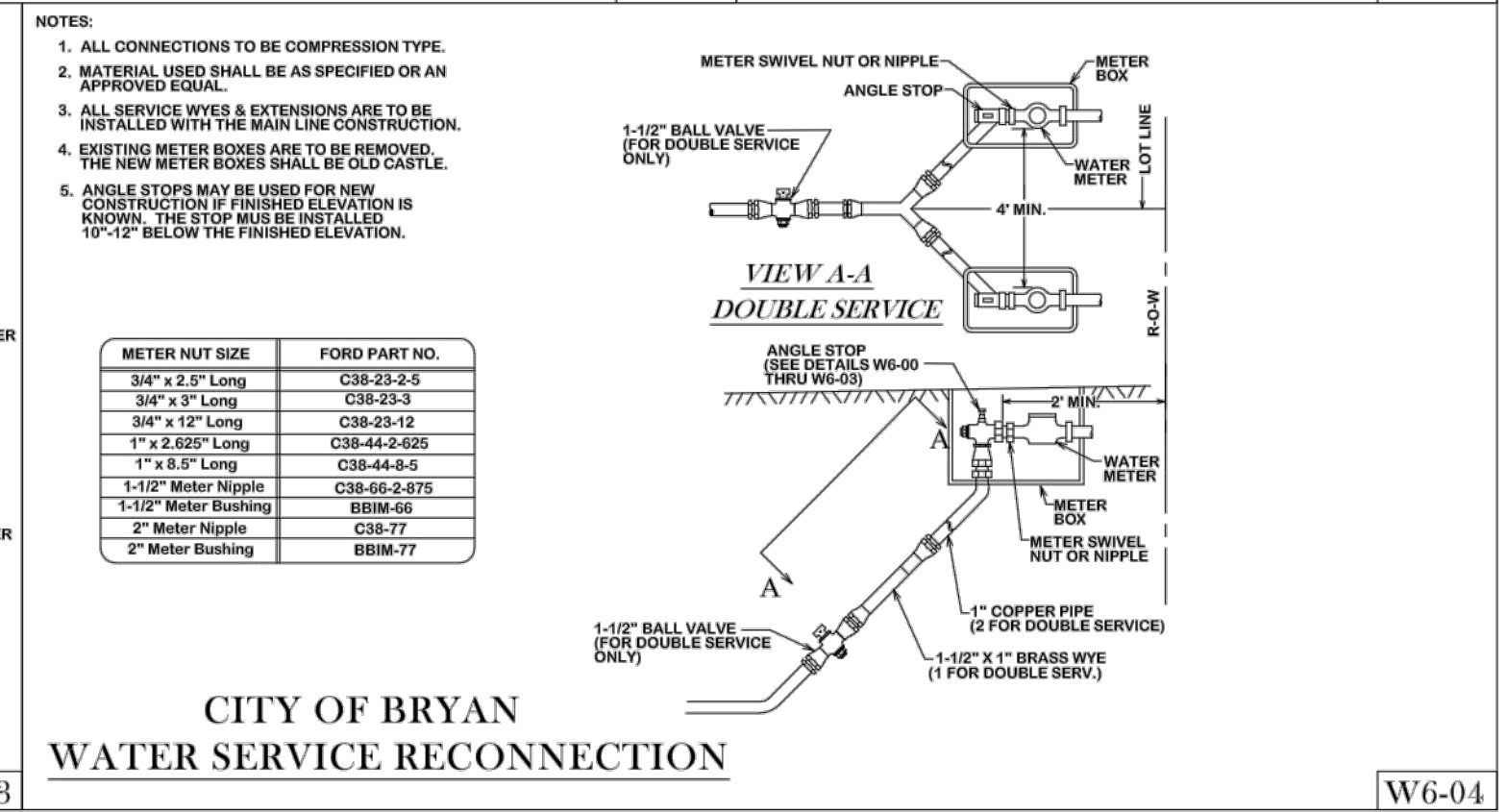
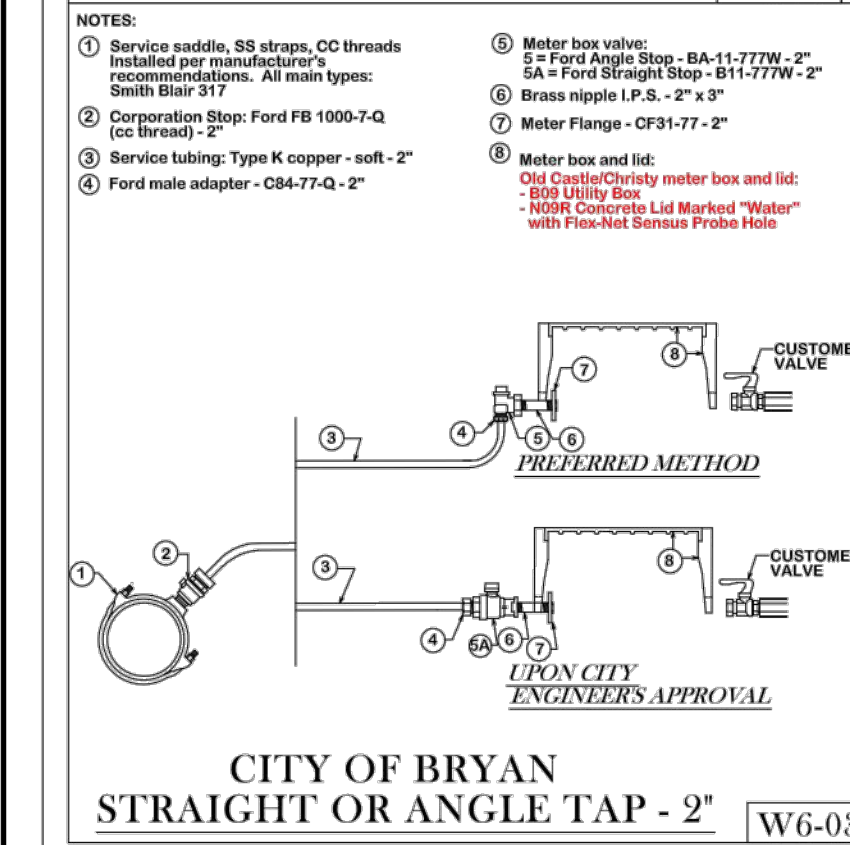
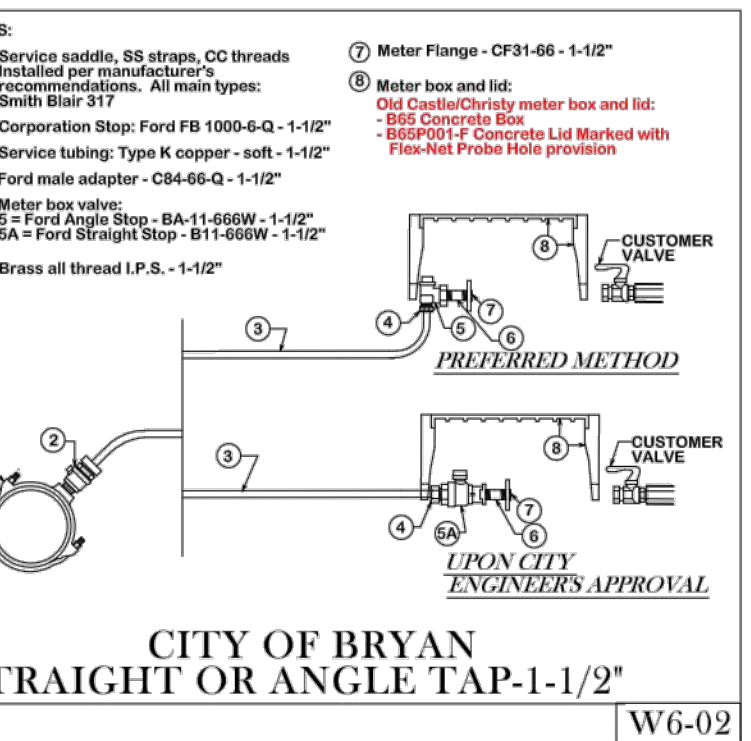
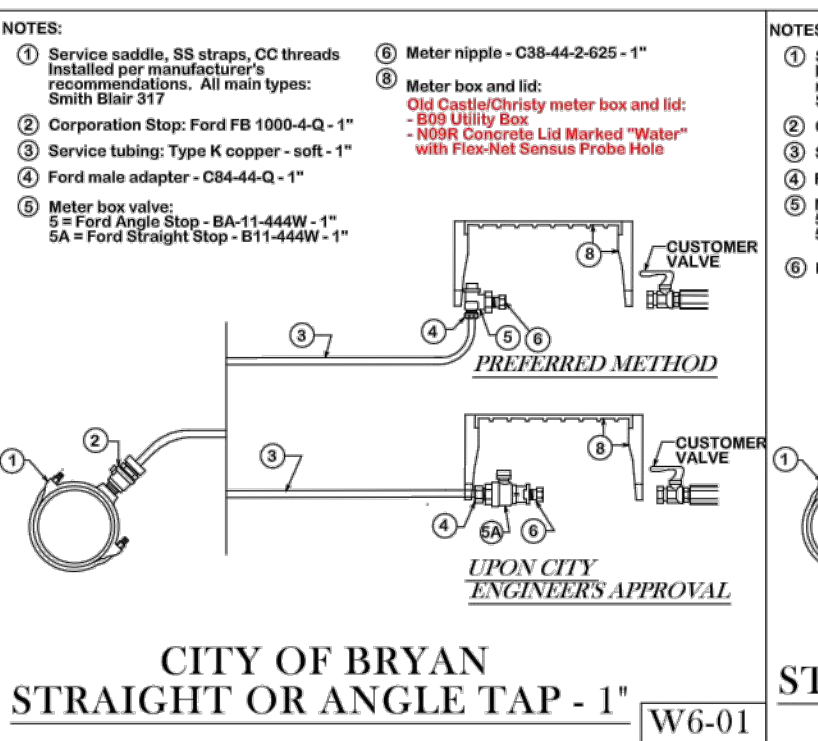
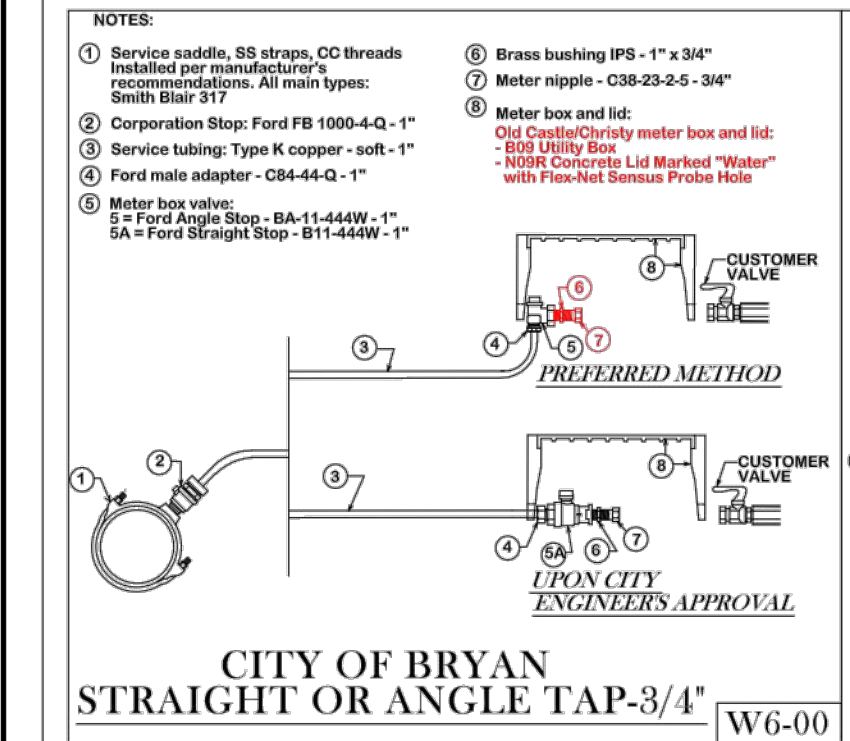
MIDTOWN PARK M-B-G

WATER DETAILS

PRELIMINARY FOR REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PROFESSIONAL ENGINEER DAVID P. SMITH #56239 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION BIDDING, OR PERMIT PURPOSES.	<table border="1"> <tr><td>PM</td><td>RAM</td></tr> <tr><td>DESIGNED</td><td>LCS</td></tr> <tr><td>DRAFTED</td><td>LCS, HBS, CPM</td></tr> <tr><td>CHECKED</td><td>DPS</td></tr> <tr><td>PROJECT NO.</td><td>4-01167</td></tr> <tr><td>DRAWING NO.</td><td>D107</td></tr> </table>	PM	RAM	DESIGNED	LCS	DRAFTED	LCS, HBS, CPM	CHECKED	DPS	PROJECT NO.	4-01167	DRAWING NO.	D107
PM	RAM												
DESIGNED	LCS												
DRAFTED	LCS, HBS, CPM												
CHECKED	DPS												
PROJECT NO.	4-01167												
DRAWING NO.	D107												





REVISIONS:

7/1/2016	Details MISC. CHG. by NRS, CH. Accepted for use by COCS
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BRYAN - COLLEGE STATION STANDARD WATER DETAILS



DRAWN BY: B.L.
 DATE: 02-24-21
 SCALE: NTS
 APPROVED: W. P. K.
 FIGURE: W2
 SHEET 2 OF 2

REV.	DESCRIPTION	DATE



SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

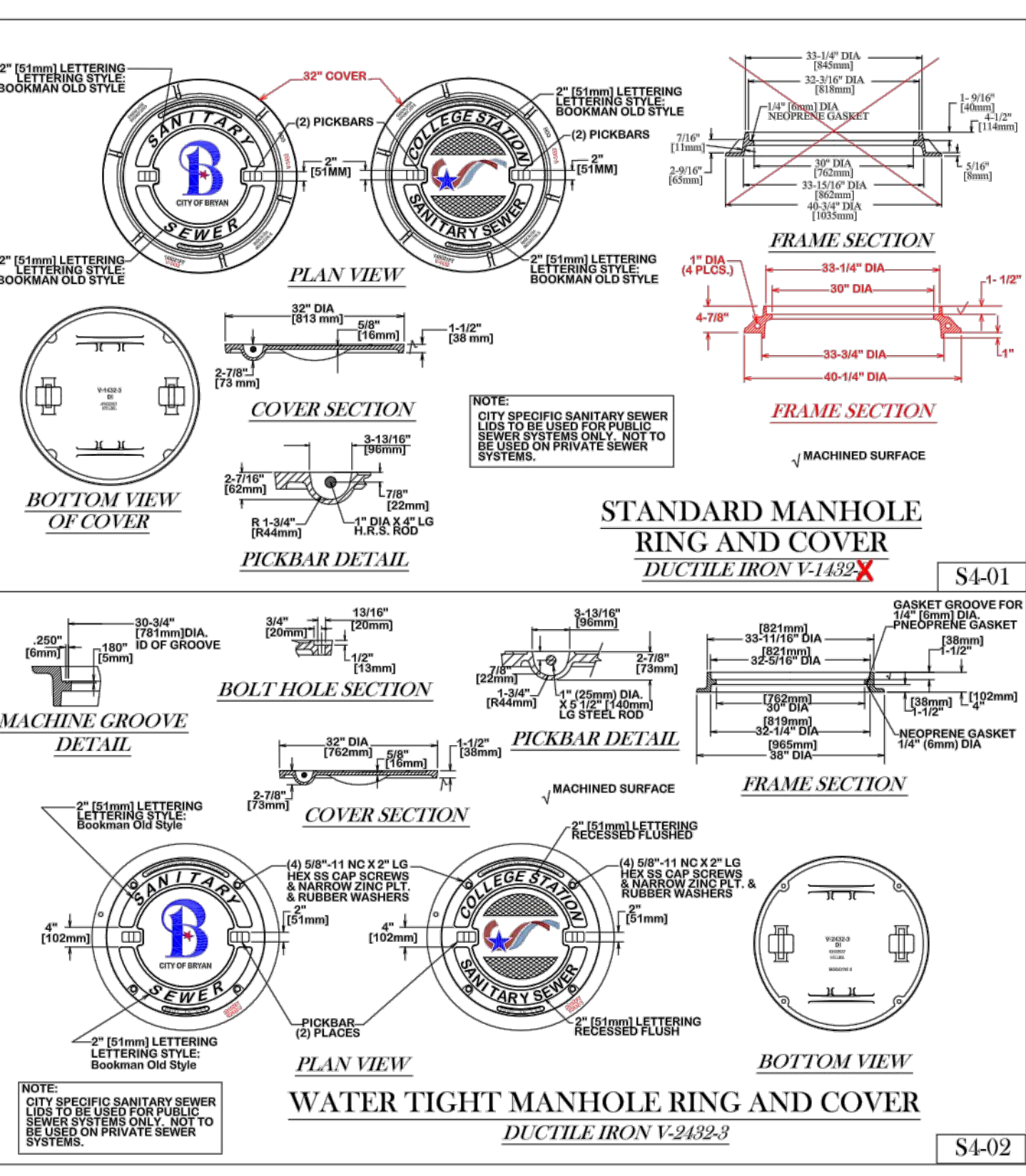
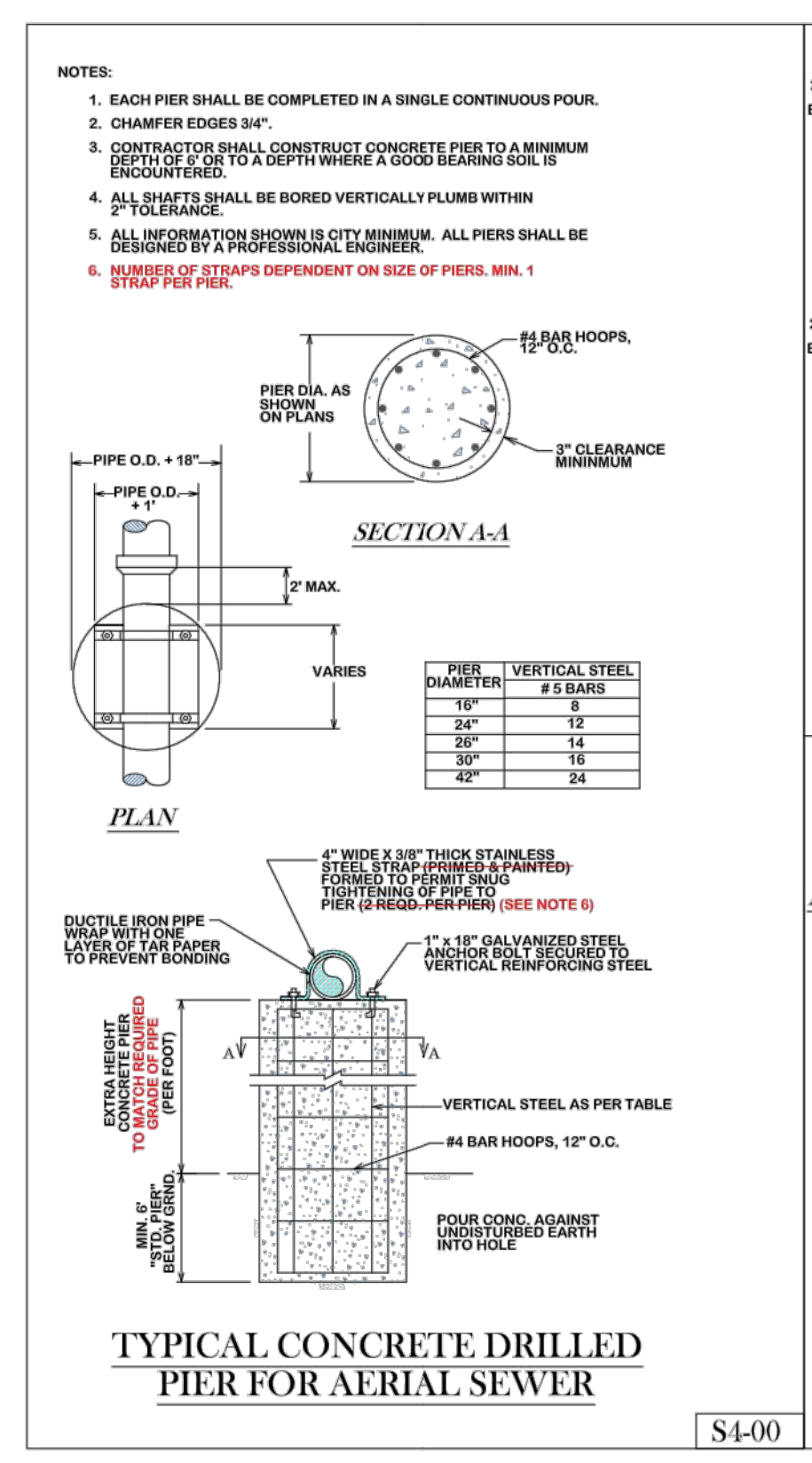
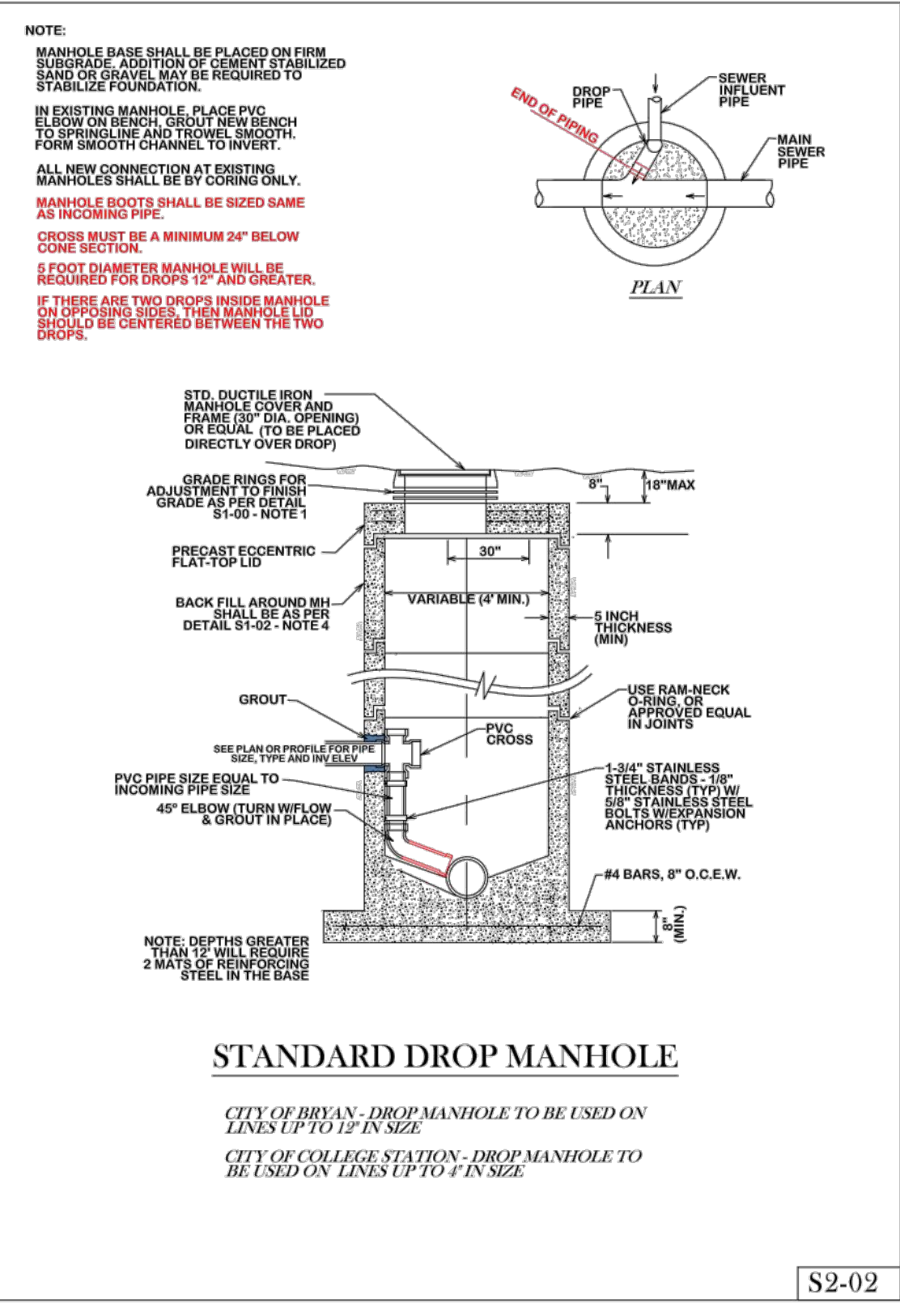
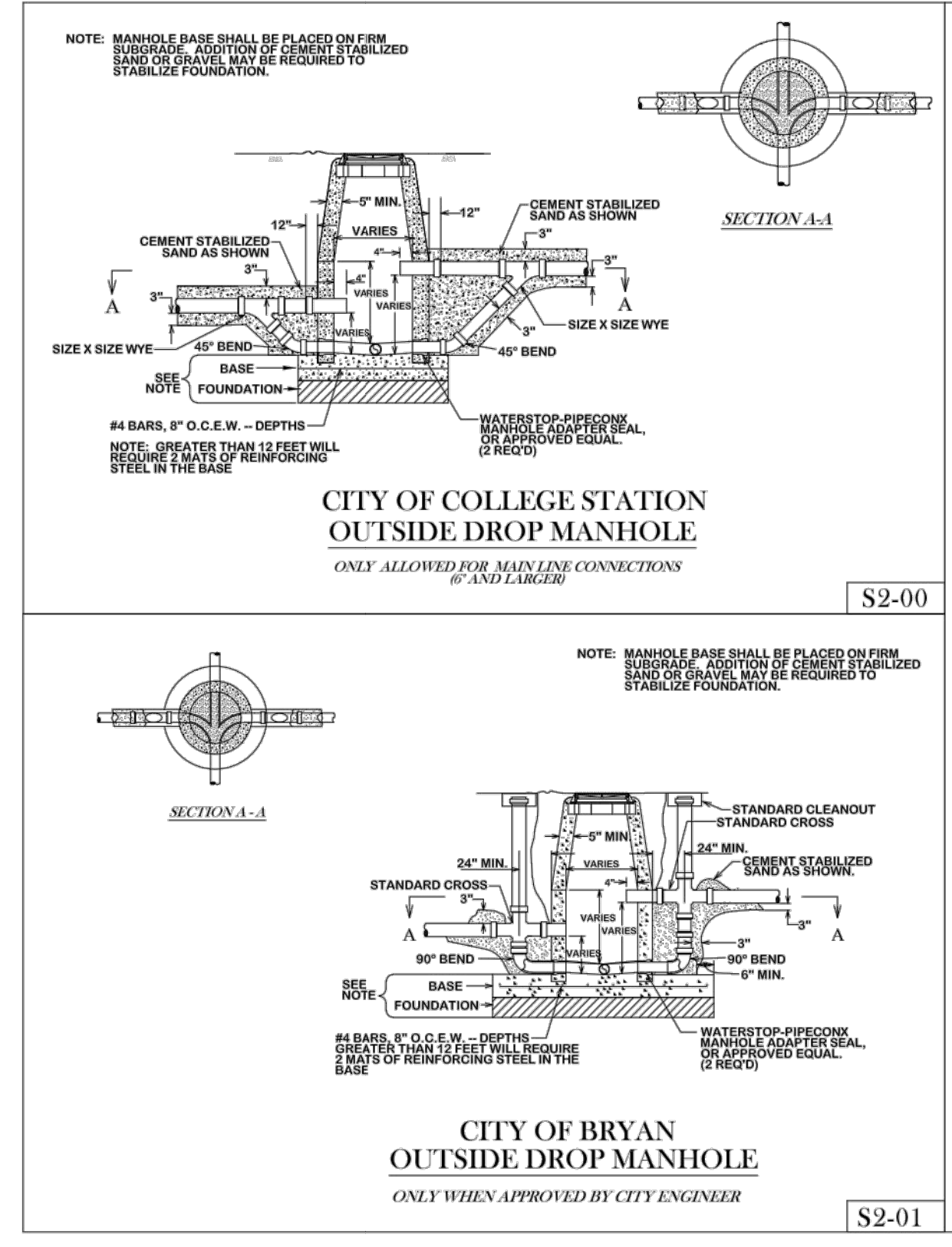
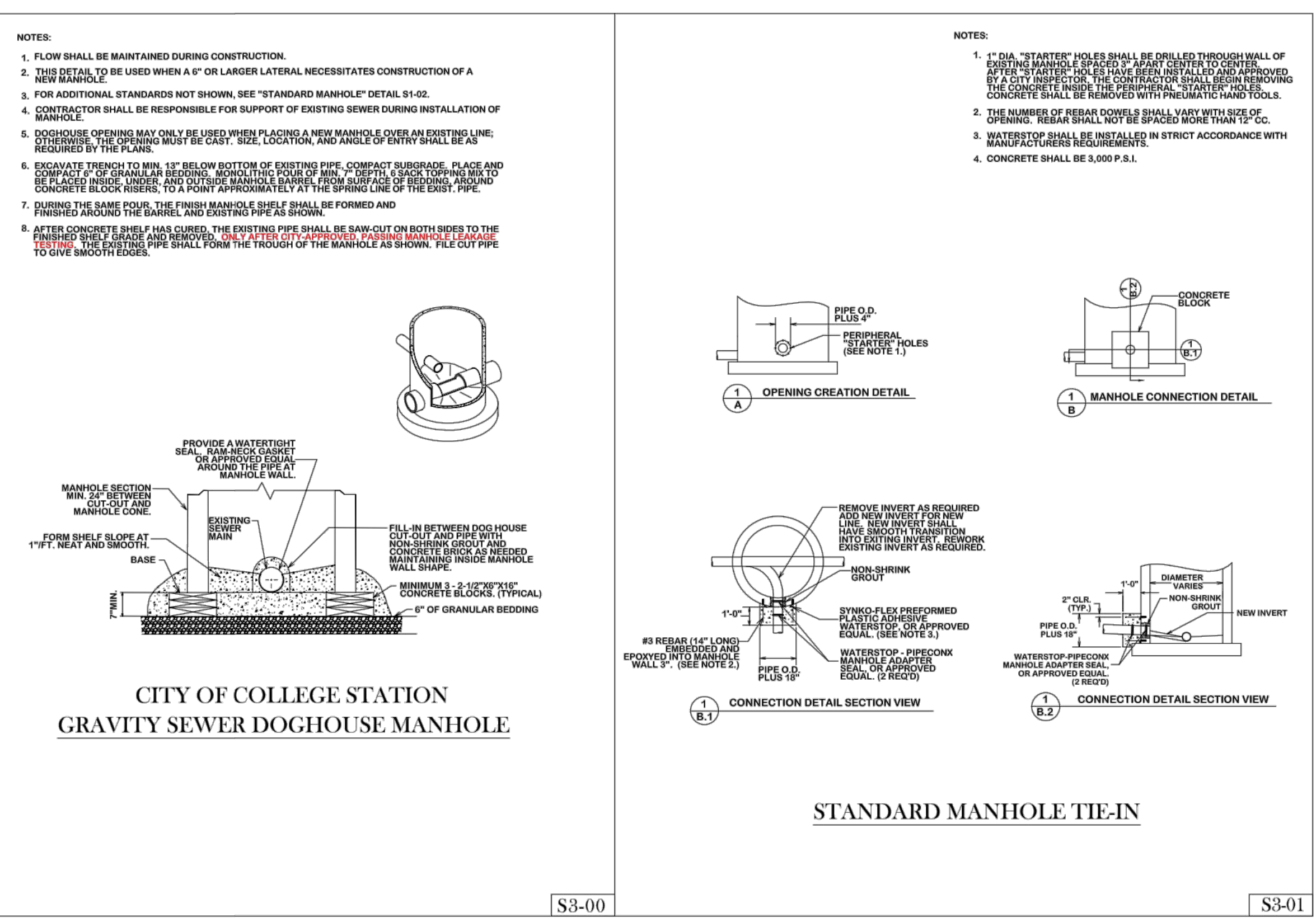
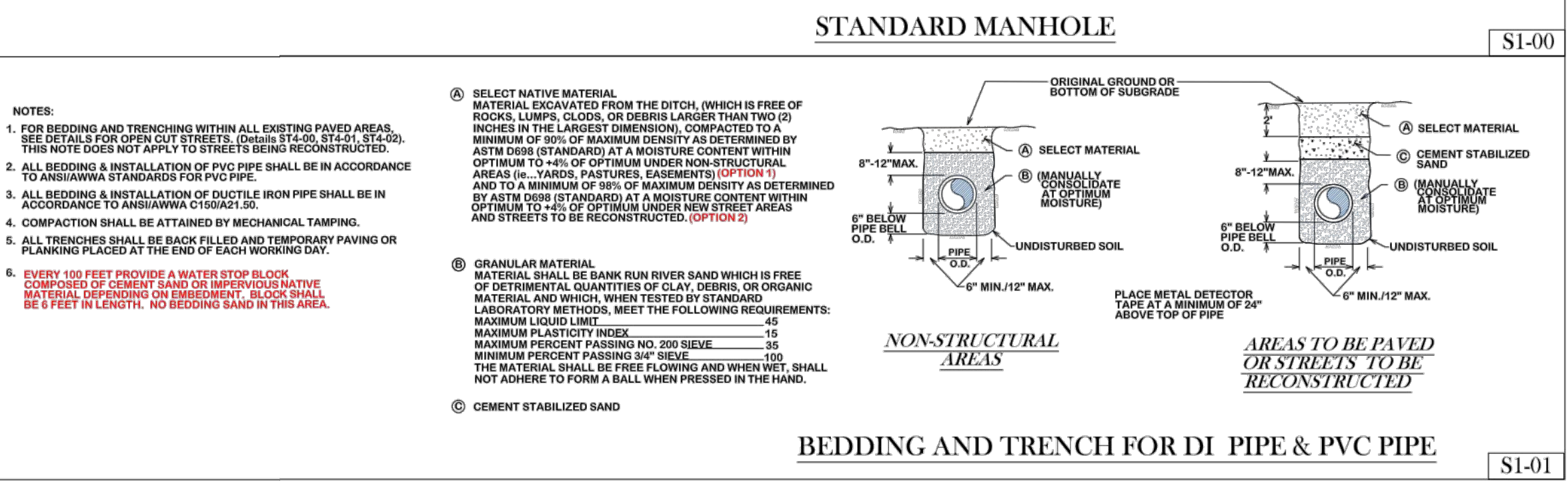
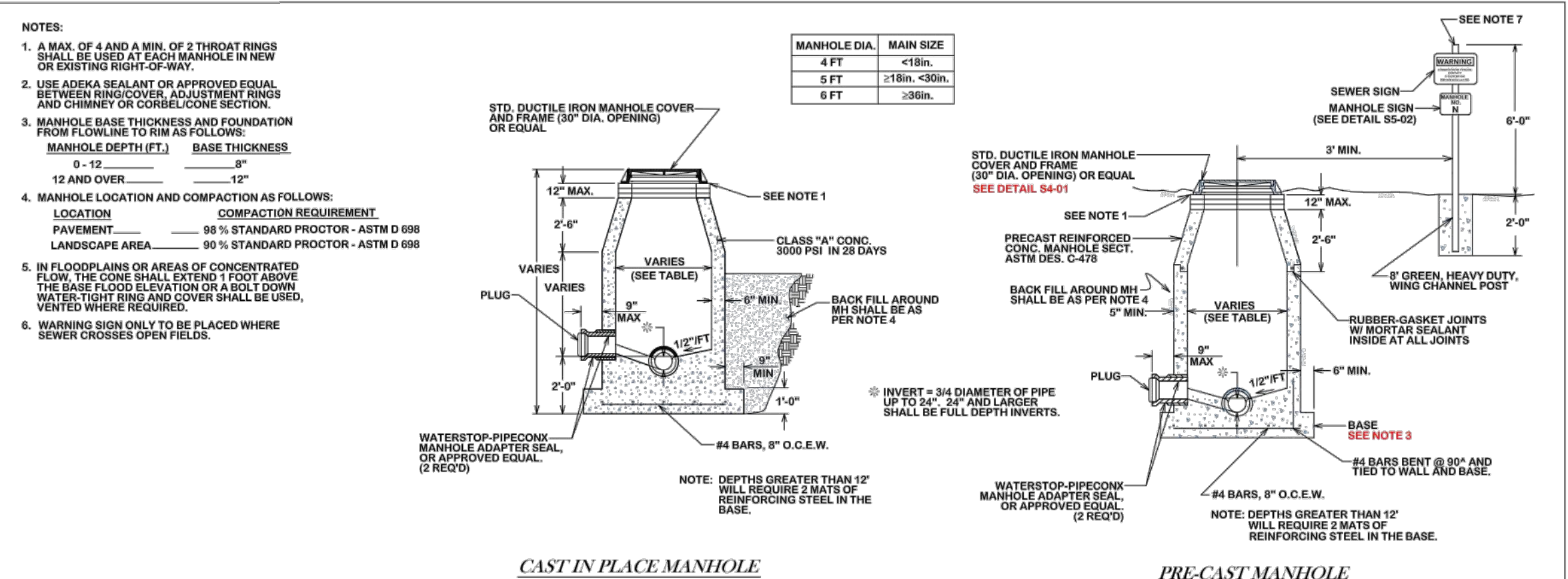
WATER DETAILS PRELIMINARY FOR REVIEW ONLY

DESIGNED	RAM
DRAFTED	LCS
CHECKED	LCS, HBS, CPM
PROJECT NO.	DPS
#56239	4-01167
ON THE DATE SHOWN ON THE DATE STAMP, IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.	DRAWING NO. D108

80% SUBMITTAL

GENERAL NOTES

1. STANDARD SANITARY SEWER MANHOLE COVERS SHALL BE USED IN LIEU OF CITY OF BRYAN MANHOLE COVERS ON PRIVATE PROPERTY.



REVISIONS:

BRYAN - COLLEGE STATION STANDARD SEWER DETAILS

CITY OF COLLEGE STATION

CITY OF BRYAN

THE GOOD LIFE, TEXAS STYLE

DRAWN BY: B.I.
DATE: 02-24-21
SCALE: NTS
APPROVED: W. P.K.

FIGURE: S1
SHEET 1 OF 3

REV.	DESCRIPTION	DATE

Walker Partners
engineers | surveyors
T.B.P.E. Registration No. 8053

SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

SEWER DETAILS

PRELIMINARY FOR REVIEW ONLY

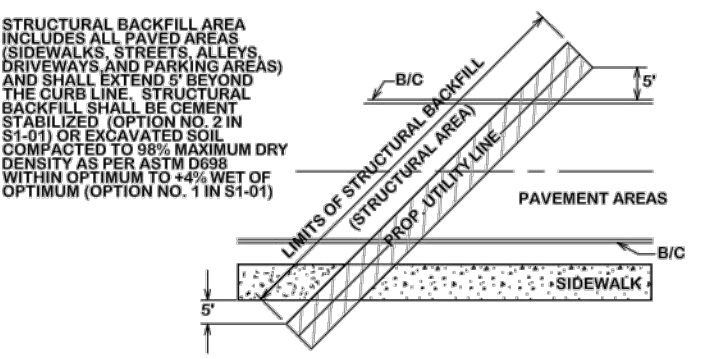
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CHECKED	LCS, HBS, CPM
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	D109

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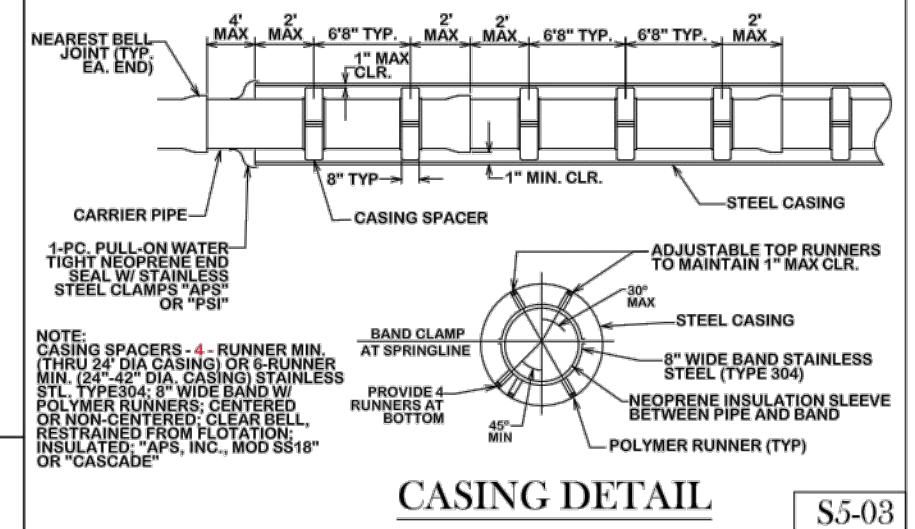
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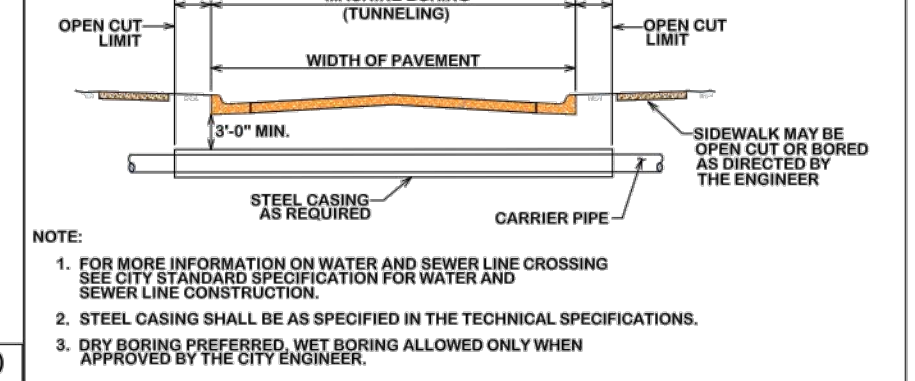
GENERAL NOTES: ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARRIED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SOGGED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED...



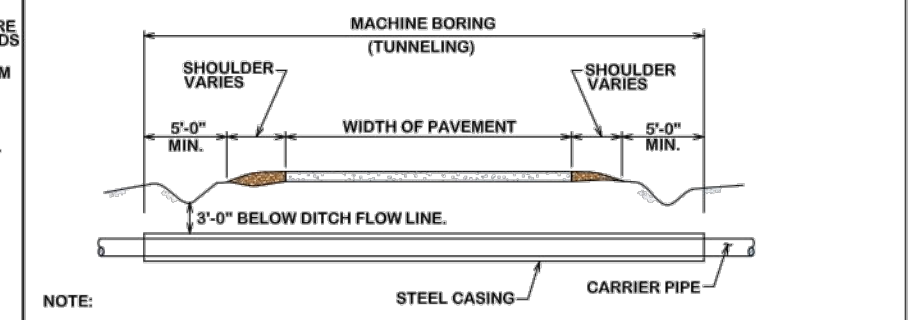
STRUCTURAL BACKFILL AREA S5-00



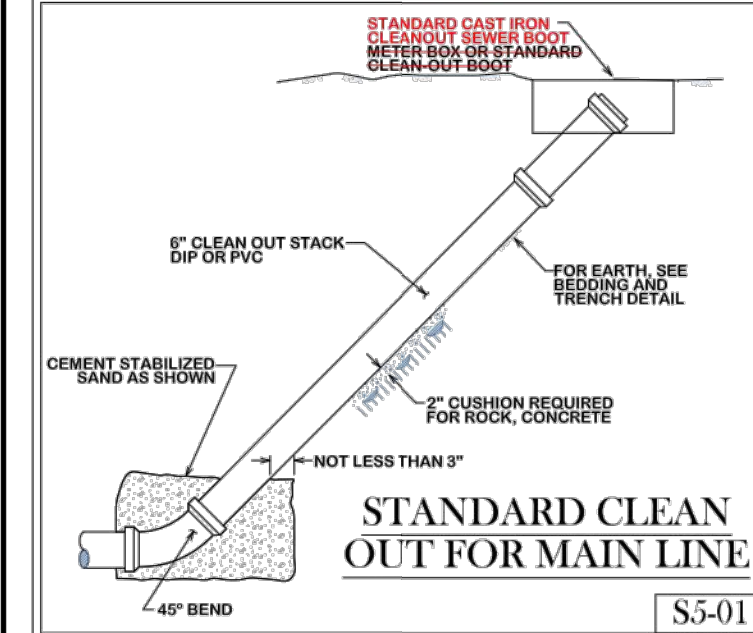
CASING DETAIL S5-03



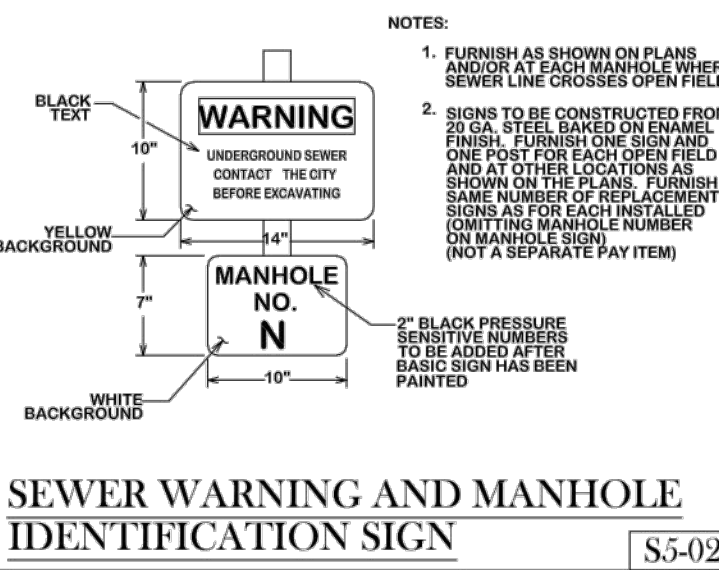
TYPICAL URBAN CITY STREET CROSSING S5-04



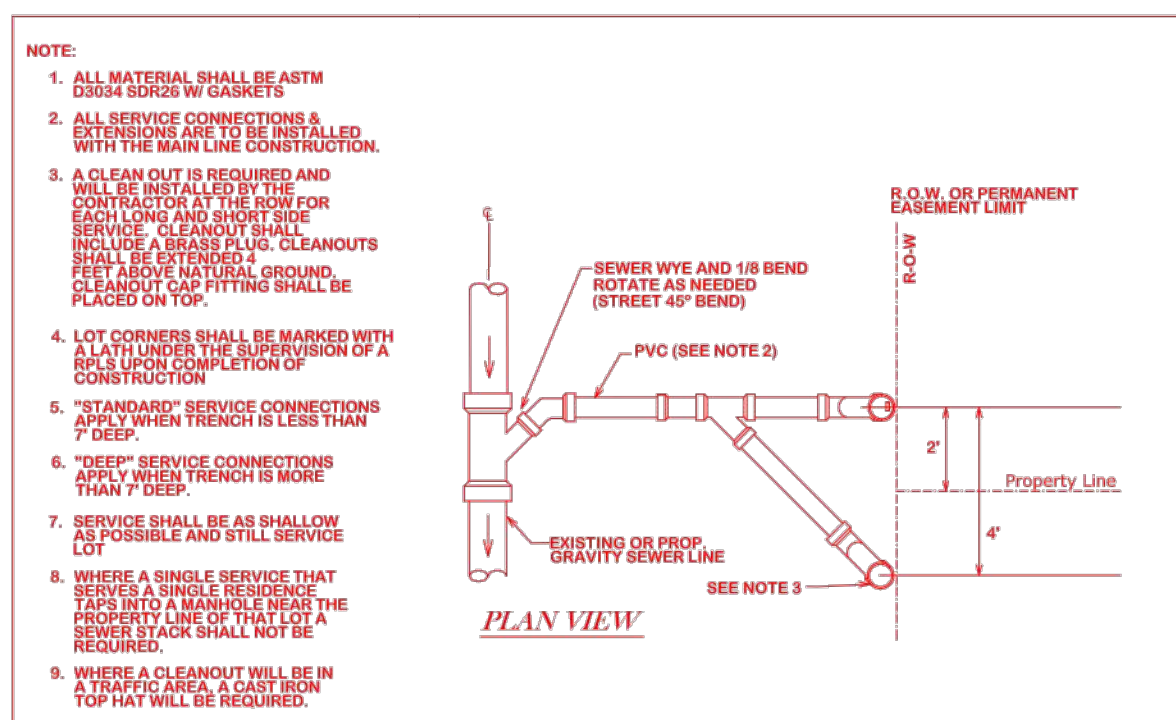
TYPICAL RURAL STREET CROSSING S5-05



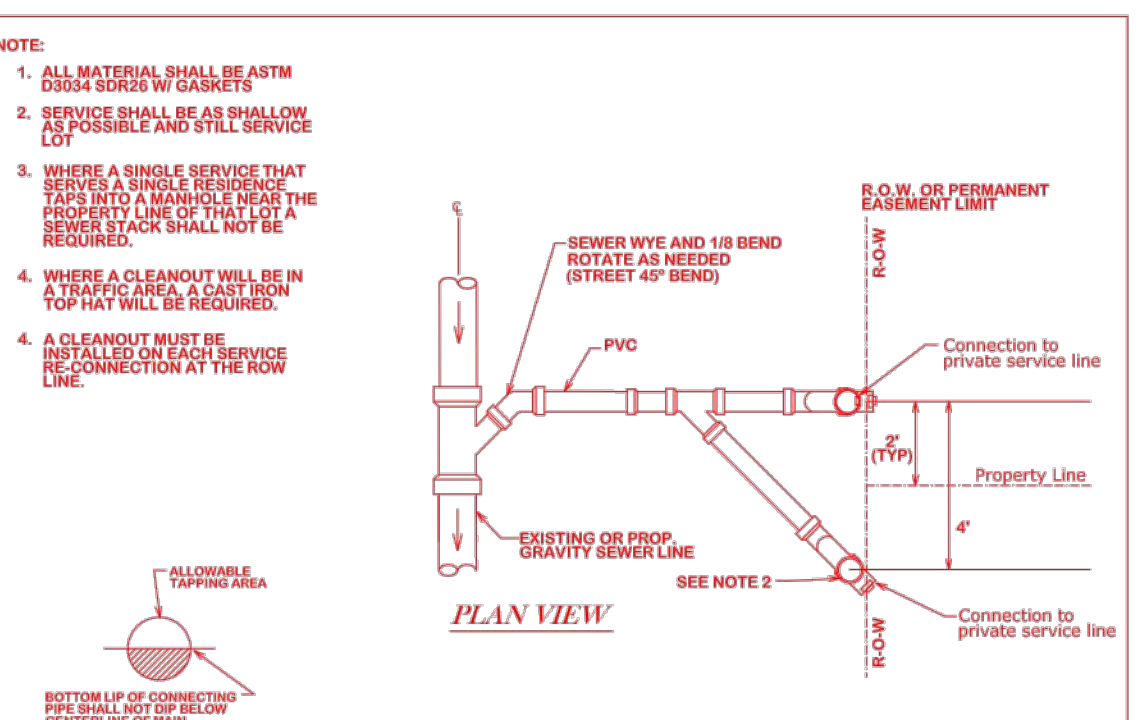
STANDARD CLEAN OUT FOR MAIN LINE S5-01



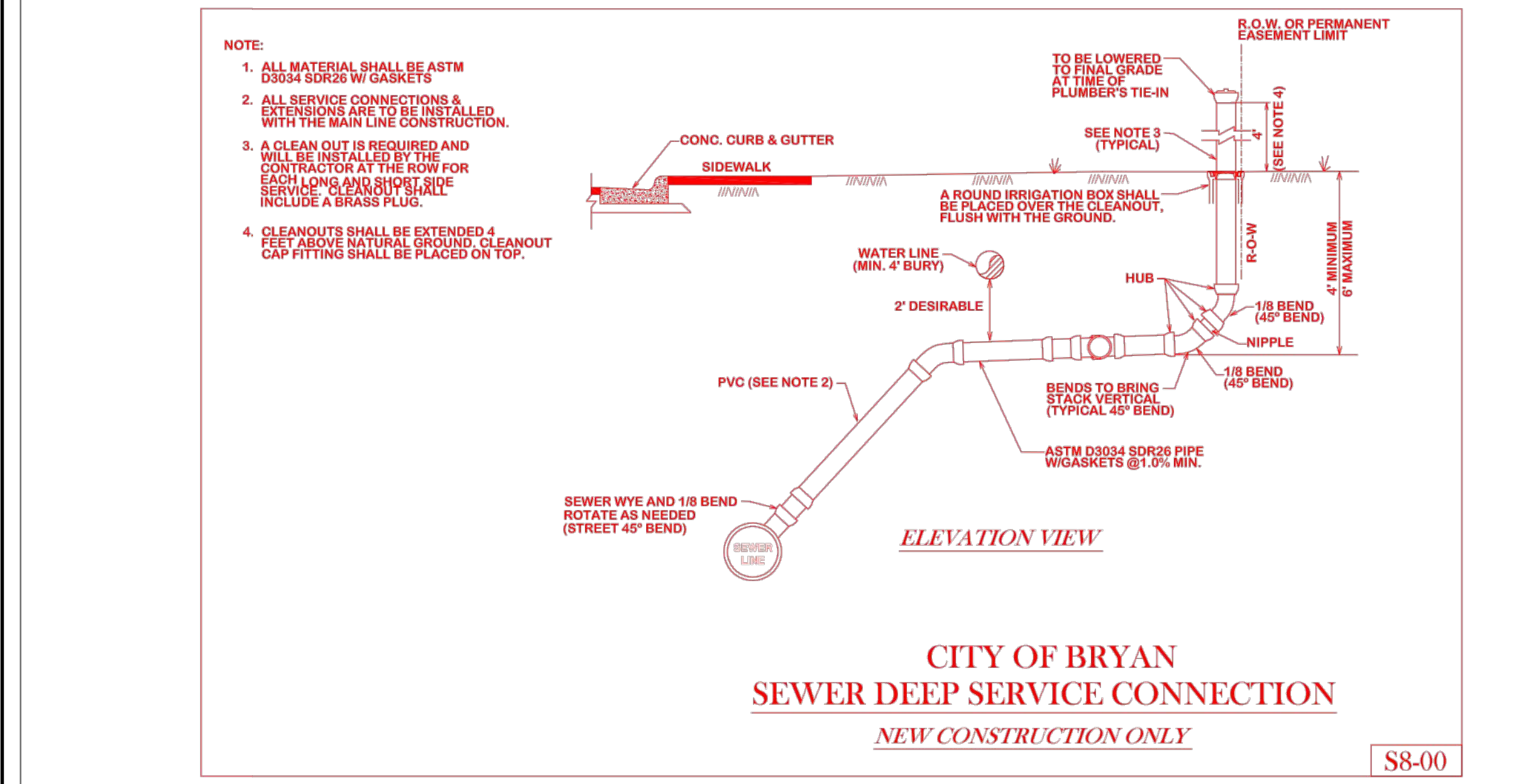
SEWER WARNING AND MANHOLE IDENTIFICATION SIGN S5-02



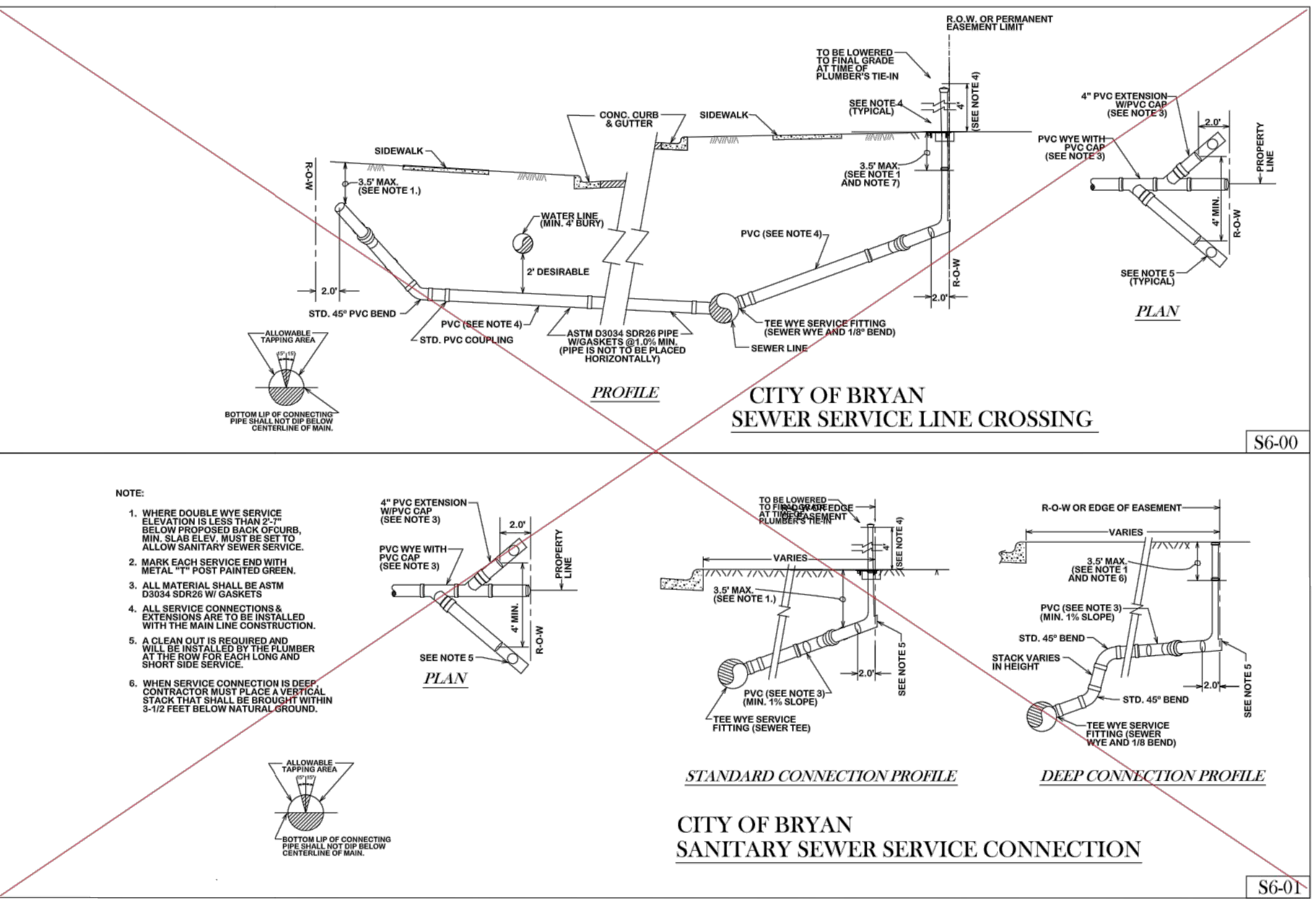
CITY OF BRYAN STANDARD SEWER SERVICE CONNECTION NEW CONSTRUCTION ONLY S6-00



CITY OF BRYAN STANDARD SEWER SERVICE RE-CONNECTION PLUMBER CONNECTION OR CIP RECONSTRUCTION S6-01



CITY OF BRYAN SEWER DEEP SERVICE CONNECTION NEW CONSTRUCTION ONLY S8-00

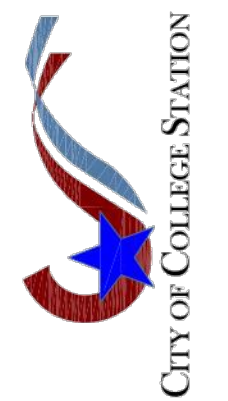


CITY OF BRYAN SEWER SERVICE LINE CROSSING S6-00

CITY OF BRYAN SANITARY SEWER SERVICE CONNECTION S6-01

REVISED: S8-00 & S6-01 revised 10/26/2012.

BRYAN - COLLEGE STATION STANDARD SEWER DETAILS



DRAWN BY: B.L. DATE: 02-24-21 SCALE: N.T.S. APPROVED: W. P. K. FIGURE: S2 SHEET 2 OF 3

Table with columns: REV., DESCRIPTION, DATE



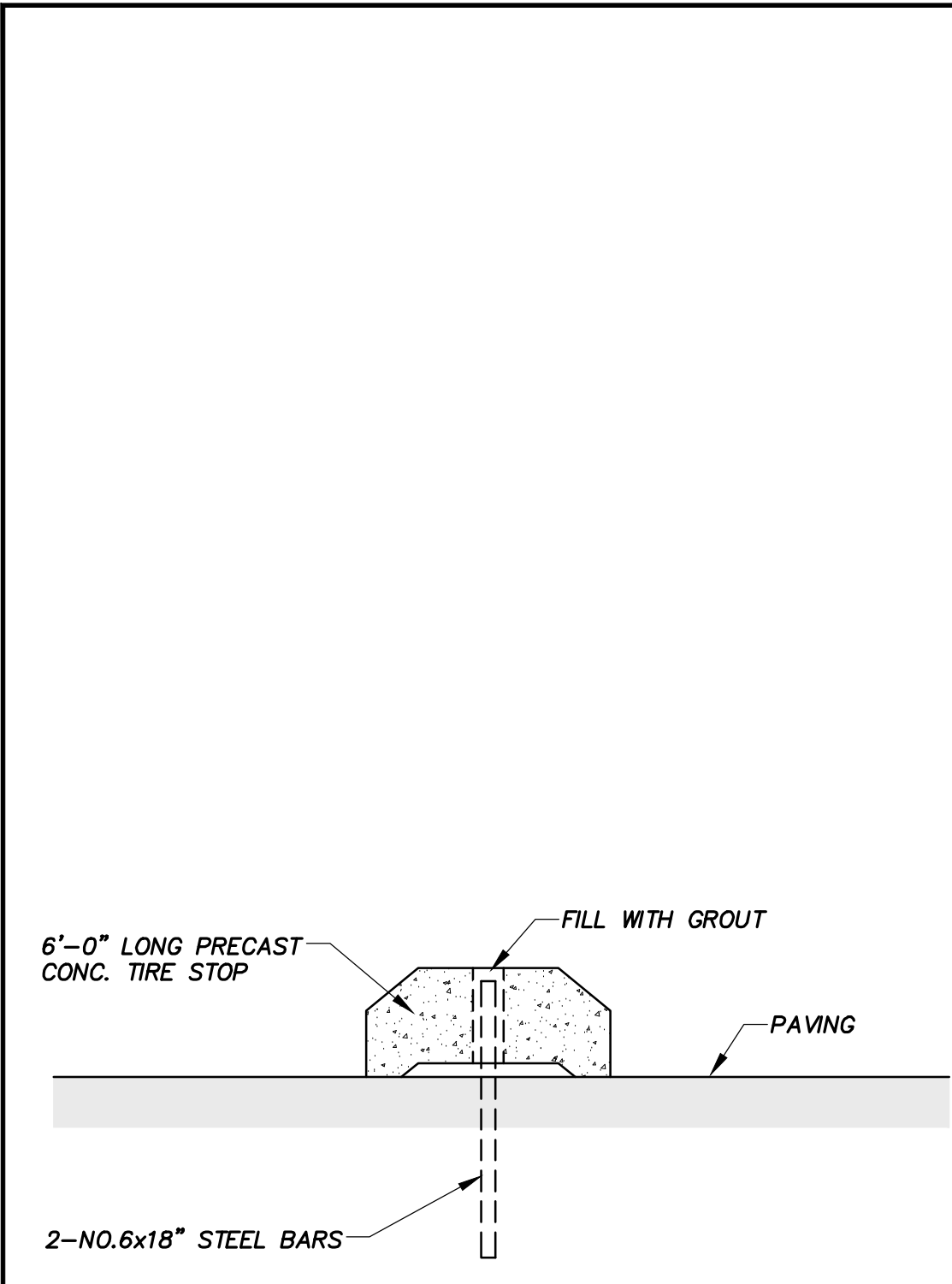
SMBG BRYAN, LLC T.B.P.E. Registration No. 8053

MIDTOWN PARK M-B-G

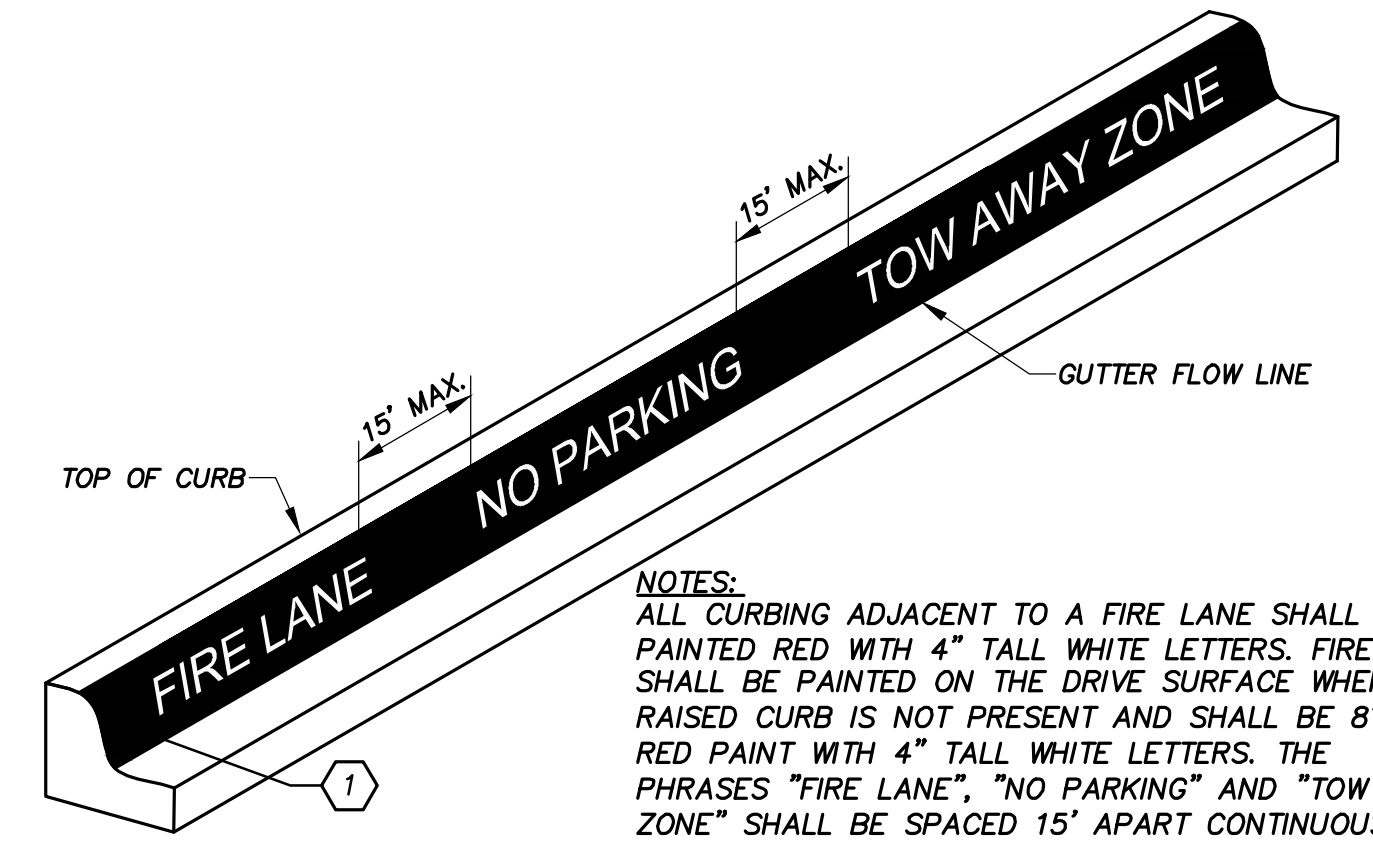
SEWER DETAILS

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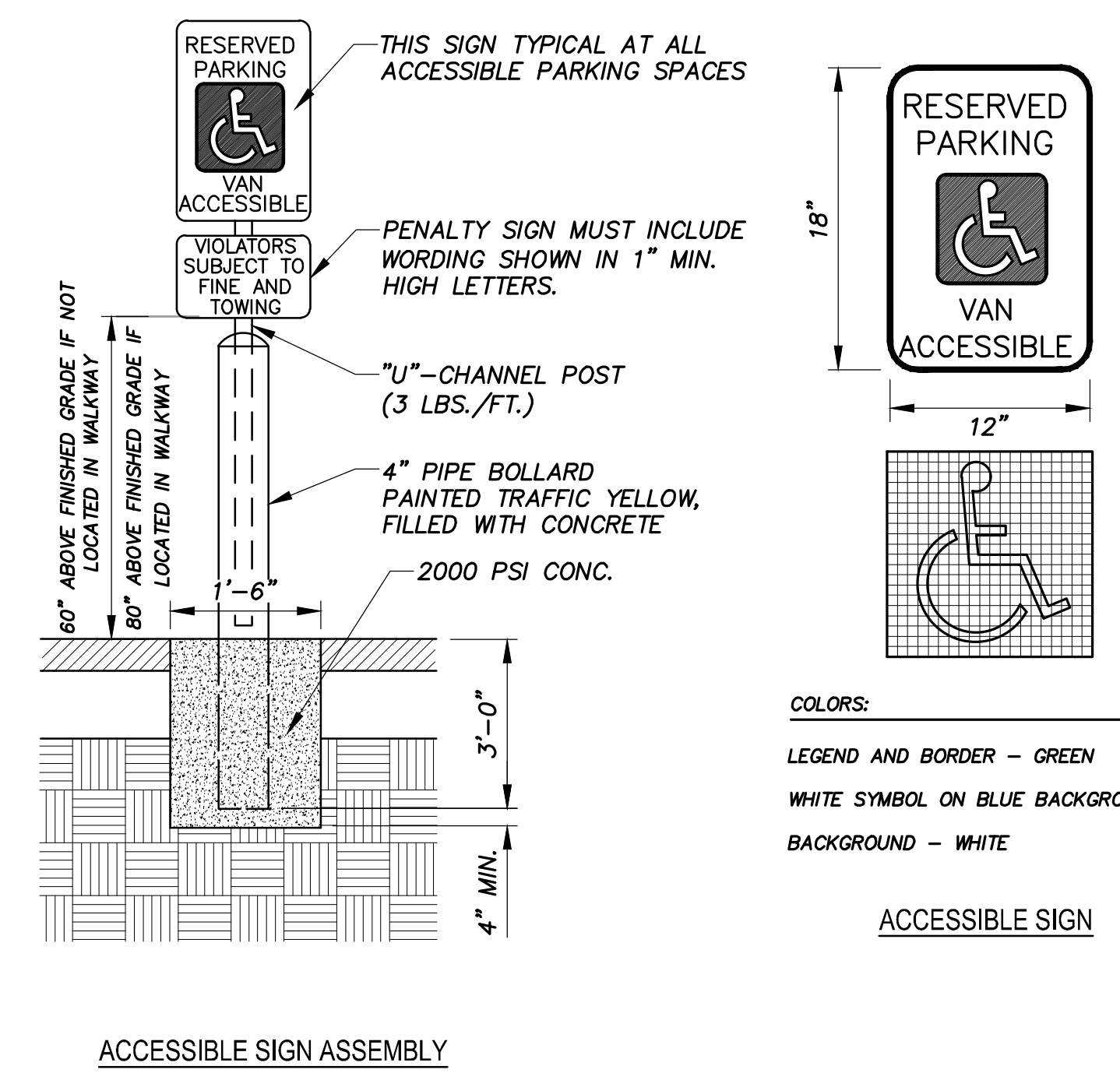
Table with columns: PM, DESIGNED, DRAFTED, CHECKED, PROJECT NO., DRAWING NO. Includes project details like #56239 and drawing number D110.



A1 TIRE STOP
N.T.S.



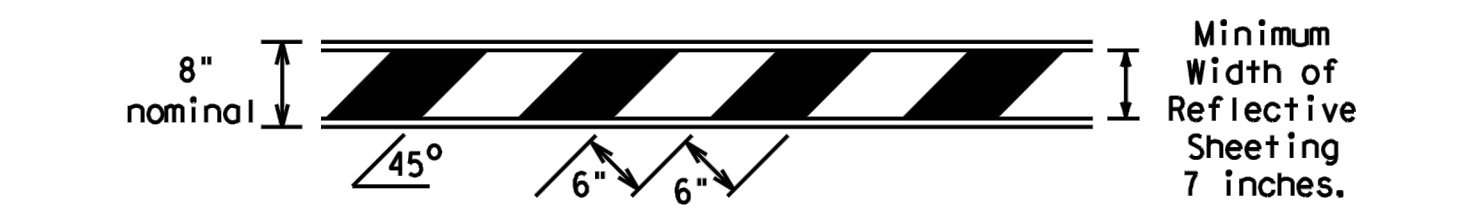
A4 FIRE LANE MARKING
N.T.S.



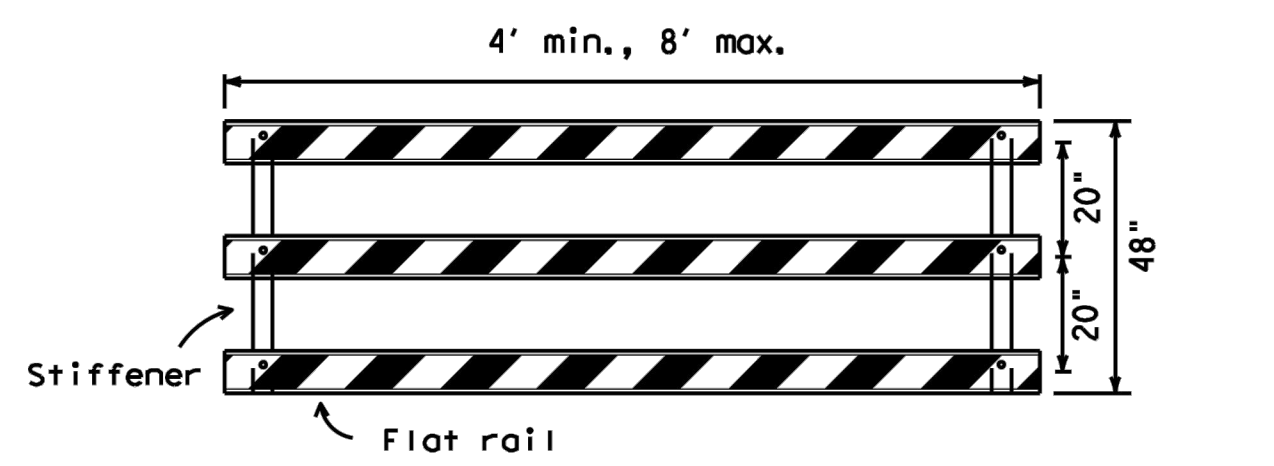
A8 ACCESSIBLE PARKING SIGN
N.T.S.

- REFER TO THE COMPLIANT WORK ZONE TRAFFIC CONTROL DEVICES LIST (CWZTCD) FOR DETAILS OF THE TYPE 3 BARRICADES AND A LIST OF ALL MATERIALS USED IN THE CONSTRUCTION OF TYPE 3 BARRICADES.
- TYPE 3 BARRICADES SHALL BE USED AT EACH END OF CONSTRUCTION PROJECTS CLOSED TO ALL TRAFFIC.
- BARRICADES EXTENDING ACROSS A ROADWAY SHOULD HAVE STRIPES THAT SLOPE DOWNWARD IN THE RIGHT DIRECTION TOWARD WHICH TRAFFIC MUST TURN IN DETOURING. WHEN BOTH RIGHT AND LEFT TURNS ARE PROVIDED, THE CHEVRON STRIPING MAY SLOPE UPWARD IN BOTH DIRECTIONS FROM THE CENTER OF THE BARRICADE. WHERE NO TURNS ARE PROVIDED AT A CLOSED ROAD STRIPING SHOULD SLOPE DOWNWARD IN BOTH DIRECTIONS TOWARD THE CENTER OF ROADWAY.
- STRIPING OF RAILS, FOR THE RIGHT SIDE OF THE ROADWAY, SHOULD SLOPE DOWNWARD TO THE LEFT. FOR THE LEFT SIDE OF THE ROADWAY, STRIPING SHOULD SLOPE DOWNWARD TO THE RIGHT.
- IDENTIFICATION MARKINGS MAY BE SHOWN ONLY ON THE BACK OF THE BARRICADE RAILS. THE MAXIMUM HEIGHT OF LETTERS AND/OR COMPANY LOGOS USED FOR IDENTIFICATION SHALL BE 1".
- BARRICADES SHALL NOT BE PLACED PARALLEL TO TRAFFIC UNLESS AN ADEQUATE CLEAR ZONE IS PROVIDED.
- WARNING LIGHTS SHALL NOT BE INSTALLED ON BARRICADES.
- WHERE BARRICADES REQUIRE THE USE OF WEIGHTS TO KEEP FROM TURNING OVER, THE USE OF SANDBAGS WITH DRY, COHESIONLESS SAND IS RECOMMENDED. THE SANDBAGS WILL BE TIED SHUT TO KEEP THE SAND FROM SPILLING AND TO MAINTAIN A CONSTANT WEIGHT. SAND BAGS SHALL NOT BE STACKED IN A MANNER THAT COVERS ANY PORTION OF A BARRICADE RAILS REFLECTIVE SHEETING. ROCK, CONCRETE, IRON, STEEL, OR OTHER SOLID OBJECTS WILL NOT BE PERMITTED. SANDBAGS SHALL WEIGH A MINIMUM OF 35 LBS AND A MAXIMUM OF 50 LBS. SANDBAGS SHALL BE MADE OF A DURABLE THAT TEARS UPON VEHICULAR IMPACT. RUBBER (SUCH AS TIRE INNER TUBES) SHALL NOT BE USED FOR SANDBAGS. SANDBAGS SHALL ONLY BE PLACED ALONG OR UPON THE BASE SUPPORTS OF THE DEVICE AND SHALL NOT BE SUSPENDED ABOVE GROUND LEVEL OR HUNG WITH ROPE, WIRE, CHAINS, OR OTHER FASTENERS.
- SHEETING FOR BARRICADES SHALL BE RETROREFLECTIVE TYPE A CONFORMING TO TXDOT MATERIAL SPECIFICATION DMS-8300 UNLESS OTHERWISE NOTED.

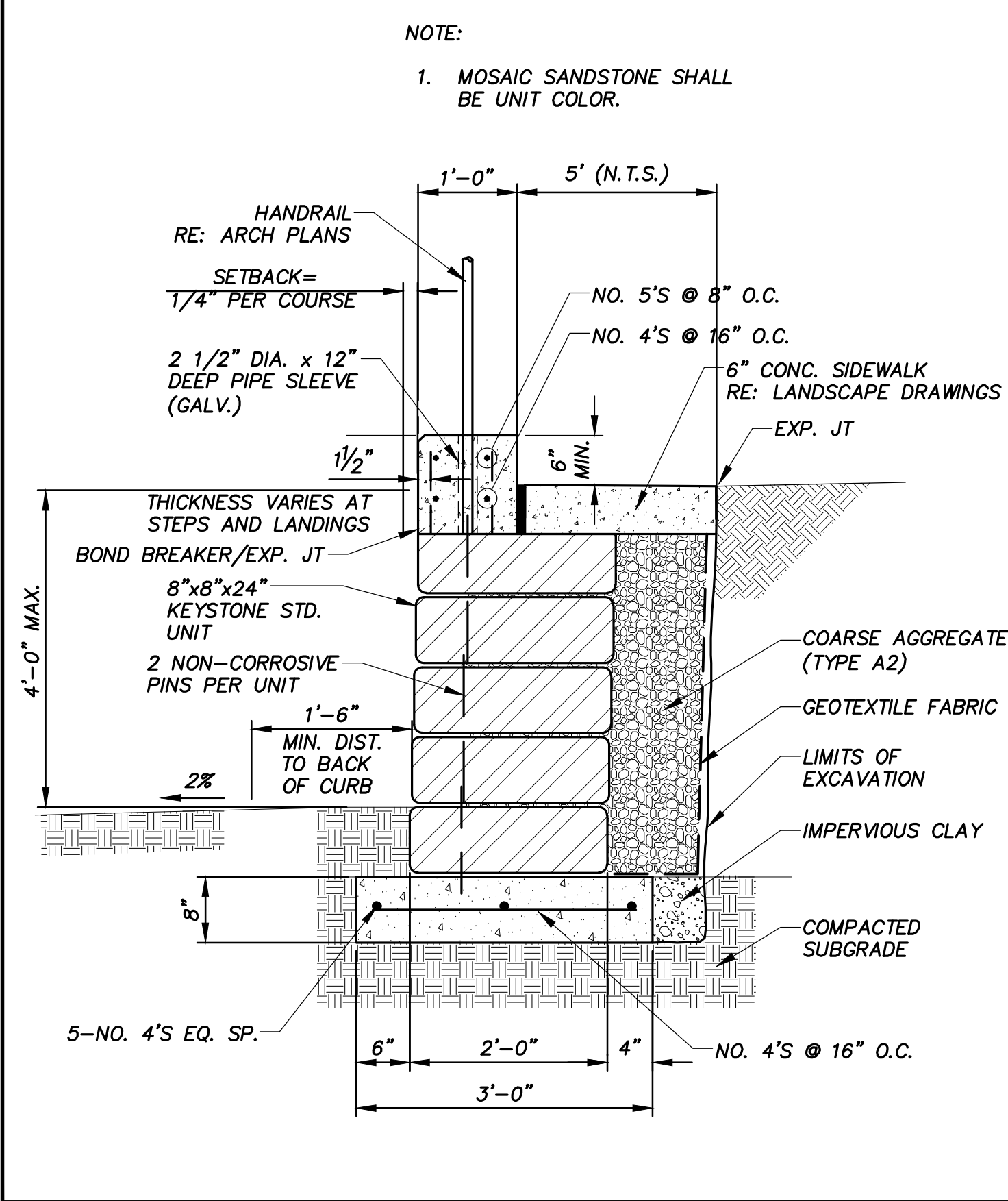
Barricades shall NOT be used as a sign support.



TYPICAL STRIPING DETAIL FOR BARRICADE RAIL



TYPICAL PANEL DETAIL FOR SKID OR POST TYPE BARRICADES



G1 LOW KEYSTONE RETAINING WALL
DETAIL NO. 8040 SPECIFICATION SECTION: 32 32 23

G3 TYPE 3 BARRICADE
N.T.S.

G:\PROJECTS\4-01167\2 ENGINEERING\2.0 CAD\4-01167 - MIDTOWN PARK M-B-G\4-01167DETAILS.DWG, D111 CIVIL DETAILS, 6/13/2023 9:12:59 PM, c Schroeder

REV.	DESCRIPTION	DATE

Walker Partners
engineers | surveyors
T.B.P.E. Registration No. 8053

SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

CIVIL DETAILS

PRELIMINARY FOR REVIEW ONLY

DESIGNED	RAM
DRAFTED	LCS
CHECKED	LCS, HBS, CPM
PROJECT NO.	DPS
#56239	4-01167
ON THE DATE SHOWN ON THE DATE STAMP, IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.	DRAWING NO.
	D111