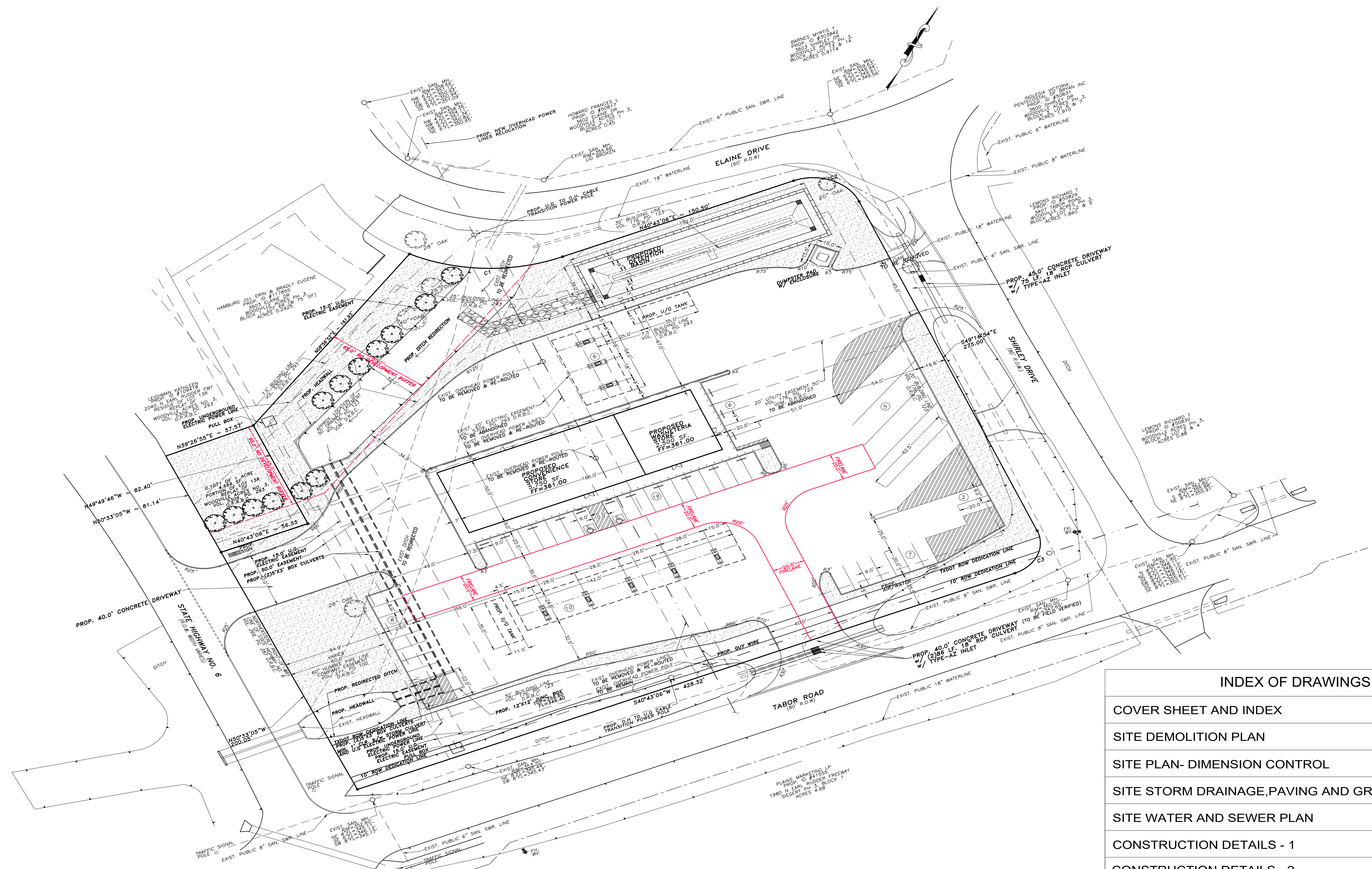
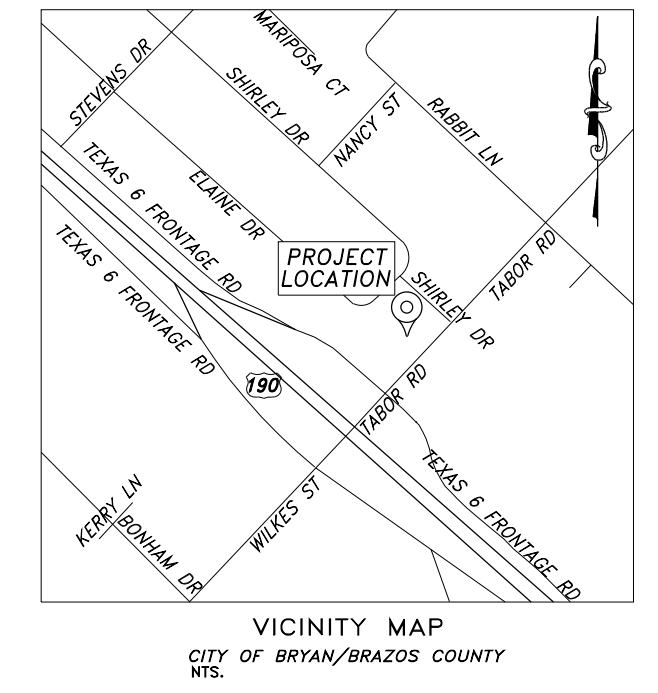


SITE DEVELOPMENT PRIVATE STORM SEWER, WATER, SANITARY SEWER, PAVING AND GRADING FOR PROPOSED GAS STATION, C-STORE, WASHETERIA & TRUCK STOP 3405 TABOR RD., BRYAN, TEXAS, 77808



CONTRACTOR SHALL NOTIFY THE CITY OF BRYAN PUBLIC WORKS OFFICE OF THE CITY ENGINEER, 48 HOURS BEFORE STARTING WORK ON THIS PROJECT. PHONE NO. 800.344.8377.

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD LENGTH
C1	110.00'	94.81'	49°22'54"	N64°54'29"E	91.90'
C2	30'	47.12'	90°00'00"	N85°43'06"E	42.43'
C3	25'	39.27'	90°00'00"	S04°16'54"E	35.36'

PUBLIC WORKS NOTE
 1. CITY OF BRYAN PUBLIC WORKS (979-209-5900), TEXAS ONE-CALL DOES NOT MARK UTILITIES OWNED BY THE CITY OF BRYAN.
BTU NOTE
 1. RELOCATED POWER LINES SHALL BE INSTALLED UNDERGROUND.
 2. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
 3. PLEASE CONTACT BTU LINE DESIGN AT 979-821-5770 120 DAYS BEFORE POWER IS NEEDED TO BEGIN PROCESS OF OBTAINING POWER TO THE SITE.

INDEX OF DRAWINGS	SHEET NO.
COVER SHEET AND INDEX	1
SITE DEMOLITION PLAN	2
SITE PLAN- DIMENSION CONTROL	3
SITE STORM DRAINAGE, PAVING AND GRADING PLAN	4
SITE WATER AND SEWER PLAN	5
CONSTRUCTION DETAILS - 1	6
CONSTRUCTION DETAILS - 2	7
CONSTRUCTION DETAILS - 3	8
STORM WATER POLLUTION PREVENTION PLAN	9
STORM WATER POLLUTION PREVENTION PLAN DETAILS	10
SITE LANDSCAPING PLAN	11
TOPOGRAPHIC SURVEY	12

COVERSHEET & INDEX
N.T.S.

NO.	DATE	REVISIONS

IN THE CITY OF BRYAN, TEXAS
 BRAZOS COUNTY
**PROP GAS STATION, C-STORE
 WASHETERIA & TRUCK STOP**
 3405 TABOR RD.
 BRYAN, TEXAS, 77808

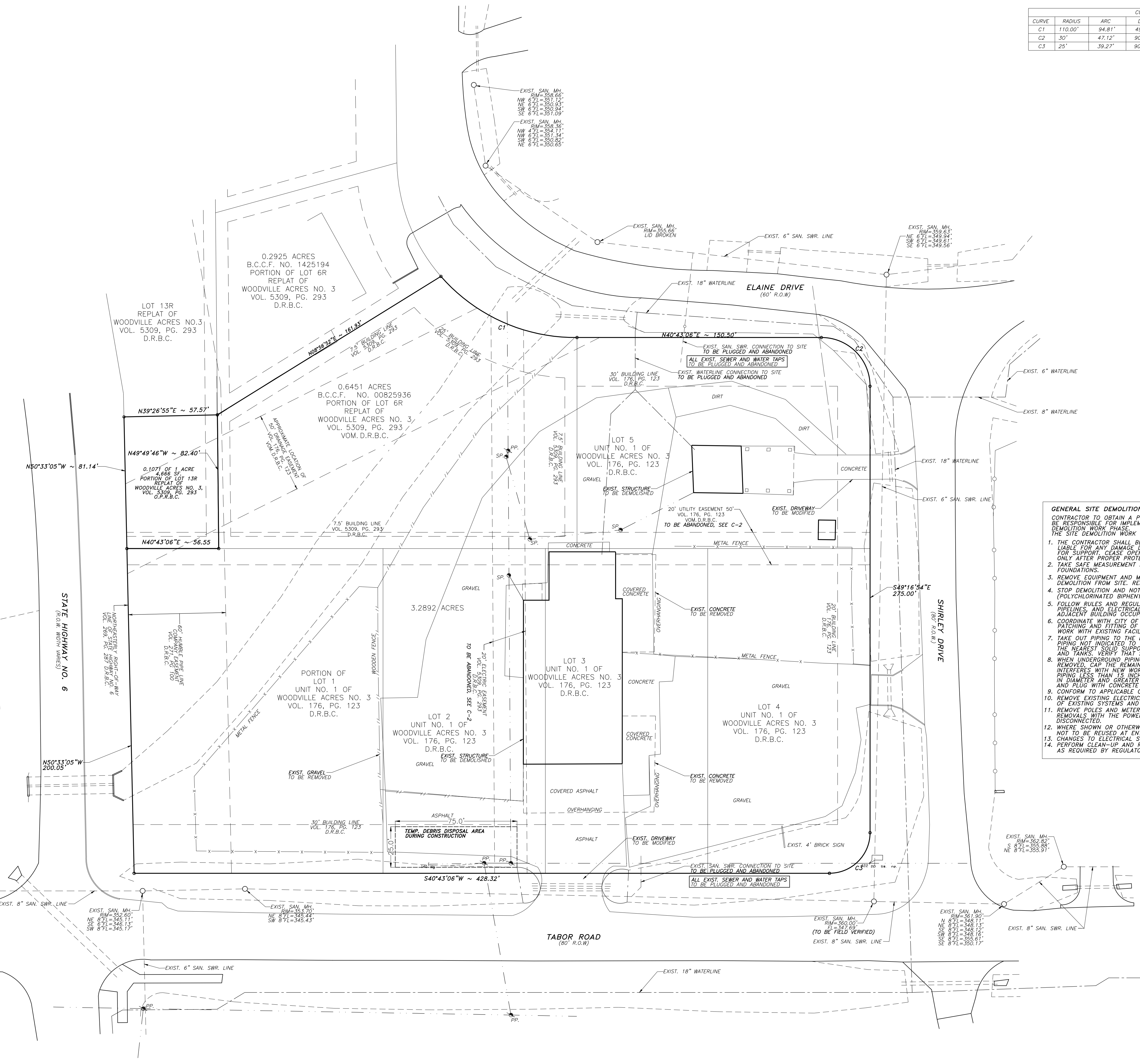
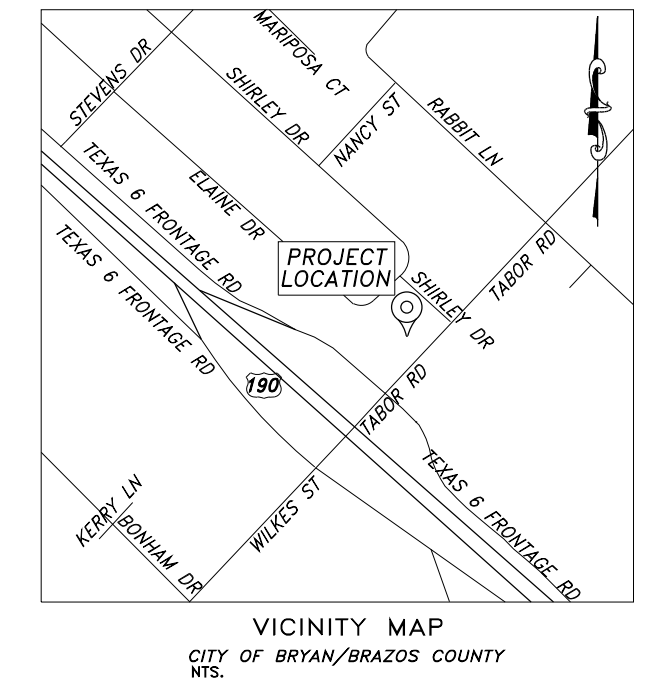
M LANZA ENGINEERING PLLC
 CIVIL STRUCTURAL ENGINEERS & PLANNERS
 1893 SPRING CYPRESS RD., SUITE 6
 TOMBALL, TEXAS 77377
 T 832.559.3816
 F 832.686.4983
 Email: mlanza@mlanzaengineering.com
 FIRM NO.: F-13716



P.E. STAMP:
MARIO E. LANZA
 108702
 LICENSED PROFESSIONAL ENGINEER
 STATE OF TEXAS
 5/15/2023

DESIGN BY: Lanza, Mario E., P.E.
 DRAWING BY: Vatsal Monpara
 DATE: May 15, 2023
 SCALE: NTS
 FILE: ML/2022/TABOR RD., BRYAN
 COVERSHEET & INDEX
 DRAWING:
 SHEET: 1 / 12

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD LENGTH
C1	110.00'	94.81'	49°22'54"	N64°54'29"E	91.90'
C2	30'	47.12'	90°00'00"	N85°43'06"E	42.43'
C3	25'	39.27'	90°00'00"	S04°16'54"E	35.36'



GENERAL SITE DEMOLITION NOTES:
 CONTRACTOR TO OBTAIN A PERMIT FOR BUILDING DEMOLITION, AS REQUIRED BY CITY OF BRYAN AND SHALL BE RESPONSIBLE FOR IMPLEMENTING THE FOLLOWING MINIMUM SITE DEMOLITION NOTES THROUGH ALL THE SITE DEMOLITION WORK PHASE.
 THE SITE DEMOLITION WORK SHALL FOLLOW THE STORM WATER POLLUTION PREVENTION PLAN SITE PLAN.

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY AND INTEGRITY OF ADJACENT STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE DUE TO MOVEMENT OR SETTLEMENT. PROVIDE PROPER FRAMING AND SHORING NECESSARY FOR SUPPORT. CEASE OPERATIONS IF AN ADJACENT STRUCTURE APPEARS TO BE ENDANGERED. RESUME DEMOLITION ONLY AFTER PROPER PROTECTIVE MEASURES HAVE BEEN TAKEN.
2. TAKE SAFE MEASUREMENT FOR REMOVING AND DISPOSING OF CONCRETE SURFACING WITH CURBS, SIDEWALKS AND FOUNDATIONS.
3. REMOVE EQUIPMENT AND MATERIALS NOT DESIGNATED FOR REUSE AND ALL WASTE AND DEBRIS RESULTING FROM DEMOLITION FROM SITE. REMOVE MATERIAL AS WORK PROGRESSES TO AVOID CLUTTER.
4. STOP DEMOLITION AND NOTIFY CITY OF BRYAN IF UNDERGROUND FUEL STORAGE TANKS, ASBESTOS PCB'S (POLYCHLORINATED BIPHENYLS), CONTAMINATED SOILS, OR OTHER HAZARDOUS MATERIALS ARE ENCOUNTERED.
5. FOLLOW RULES AND REGULATIONS OF AUTHORITIES OR COMPANIES HAVING JURISDICTION OVER COMMUNICATIONS, PIPELINES, AND ELECTRICAL DISTRIBUTION SERVICES. NOTIFY AND COORDINATE WITH UTILITY COMPANY AND ADJACENT BUILDING OCCUPANTS WHEN TEMPORARY INTERRUPTION OF UTILITY SERVICE IS NECESSARY.
6. COORDINATE WITH CITY OF HOUSTON OR UTILITY COMPANIES, INSPECTORS AND TESTING WHEN CUTTING, PATCHING AND FITTING OF WORK TO EXISTING FACILITIES, ACCOMMODATING INSTALLATION OR CONNECTION OF WORK WITH EXISTING FACILITIES, OR UNCOVERING WORK FOR ACCESS.
7. TAKE OUT PIPING TO THE LIMITS SHOWN OR TO A POINT WHERE IT WILL NOT INTERFERE WITH THE NEW WORK. PIPING NOT INDICATED TO BE REMOVED OR WHICH DOES NOT INTERFERE WITH NEW WORK SHALL BE REMOVED TO THE NEAREST SOLID SUPPORT, CAPPED, AND THE REMAINDER LEFT IN PLACE. PURGE CHEMICAL AND FUEL LINES AND TANKS. VERIFY THAT SUCH LINES ARE SAFE PRIOR TO REMOVAL OR CAPPING.
8. WHEN UNDERGROUND PIPING WHICH IS NOT LOCATED IN THE PUBLIC RIGHT-OF-WAY, IS TO BE ALTERED OR REMOVED, CAP THE REMAINING PIPING. ABANDONED UNDERGROUND PIPING MAY BE LEFT IN PLACE UNLESS IT INTERFERES WITH NEW WORK OR IS SHOWN OR SPECIFIED TO BE REMOVED.
9. REMOVE EXISTING ELECTRICAL EQUIPMENT AND FIXTURES TO PREVENT DAMAGE TO ALLOW CONTINUED OPERATION OF EXISTING SYSTEMS AND TO MAINTAIN THE INTEGRITY OF THE GROUNDING SYSTEMS.
10. REMOVE POLES AND METERING EQUIPMENT, IF DESIGNATED FOR REMOVAL ON THE PLANS, COORDINATE ELECTRICAL REMOVALS WITH THE POWER COMPANY, AS NECESSARY. VERIFY THAT POWER IS PROPERLY DE-ENERGIZED AND DISCONNECTED.
11. WHERE SHOWN OR OTHERWISE REQUIRED, REMOVE WIRING IN UNDERGROUND DUCT SYSTEMS, VERIFY FUNCTION OF NOT TO BE REUSED AT ENTRY TO BUILDINGS.
12. CHANGES TO ELECTRICAL SYSTEMS SHALL CONFORM TO APPLICABLE CODES.
13. PERFORM CLEAN-UP AND RESTORATION IN AND AROUND CONSTRUCTION ZONE, AND FOLLOW METHOD OF DISPOSAL AS REQUIRED BY REGULATORY AGENCIES.

ALL EXIST. SEWER AND WATER TAPS TO BE PLUGGED AND ABANDONED

BASED ON GRAPHICAL PLOTTING NO PORTION OF THIS TRACT LIES WITHIN A 100 YEAR FLOOD HAZARD AREA AS DESIGNATED ON THE NATIONAL FLOOD INSURANCE PROGRAM- FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER MAP #48041C COMMUNITY PANEL #0203 FOR BRAZOS COUNTY, TEXAS, DATED APRIL 2, 2014. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.

BENCHMARK:
 FLOODPLAIN REFERENCE MARK NUMBER GPS-20 AND IS A BRASS OR ALUMINUM DISK SET IN CONCRETE LOCATED 108.1 FEET NORTHWEST OF LIGHT POLE AT THE INTERSECTION OF MISSOURI AND RUSSELL AND 29.9 FEET SOUTH-WEST OF LIGHT POLE ALONG MISSOURI.
 ELEV. = 328.54' (NAVD 1988, 2001 ADJUSTED)

3.2892 ACRES TRACT OR PARCEL OF LAND, PORTION OF LOT 1 AND LOT 2 THRU S. BLOCK 1 OF UNIT NO. 1 OF WOODVILLE ACRES NO. 3 RECORDED UNDER VOL. 176, PG. 123, D.R.B.C. AND A PORTION OF LOT 6R OF THE REPLAT OF WOODVILLE ACRES NO. 3 RECORDED UNDER VOL. 5309 PG. 293, D.R.B.C.

SITE DEMOLITION PLAN
 SCALE: 1"=30'-0"

REVISIONS

NO. DATE

IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS

PROP GAS STATION, C-STORE, WASHETERIA & TRUCK STOP
 3405 TABORS RD.
 BRYAN, TEXAS, 77808

LEGAL: 3.2892 ACRES TRACT OR PARCEL OF LAND, PORTION OF LOT 1 AND LOT 2 THRU S. BLOCK 1 OF UNIT NO. 1 OF WOODVILLE ACRES NO. 3 RECORDED UNDER VOL. 176, PG. 123, D.R.B.C. AND A PORTION OF LOT 6R OF THE REPLAT OF WOODVILLE ACRES NO. 3 RECORDED UNDER VOL. 5309 PG. 293, D.R.B.C.

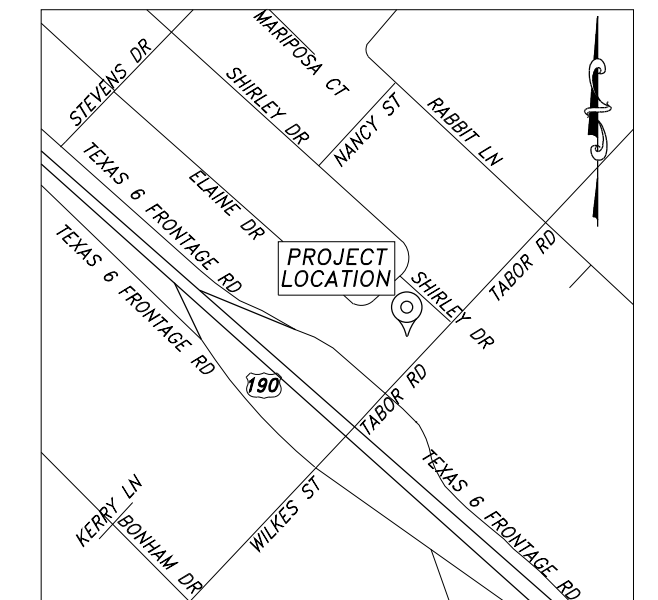
M LANZA ENGINEERING, P.L.L.C.
 CIVIL STRUCTURAL ENGINEERS & PLANNERS
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 UNAUTHORIZED CHANGES & USES: ANY CHANGES TO THIS PLAN MUST BE IN WRITING AND MUST BE APPROVED BY M LANZA ENGINEERING, P.L.L.C.
 DATE: 5/15/2023

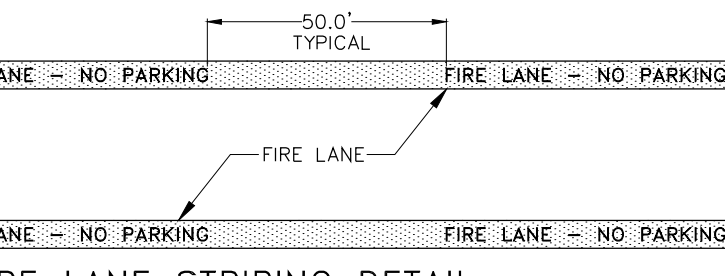
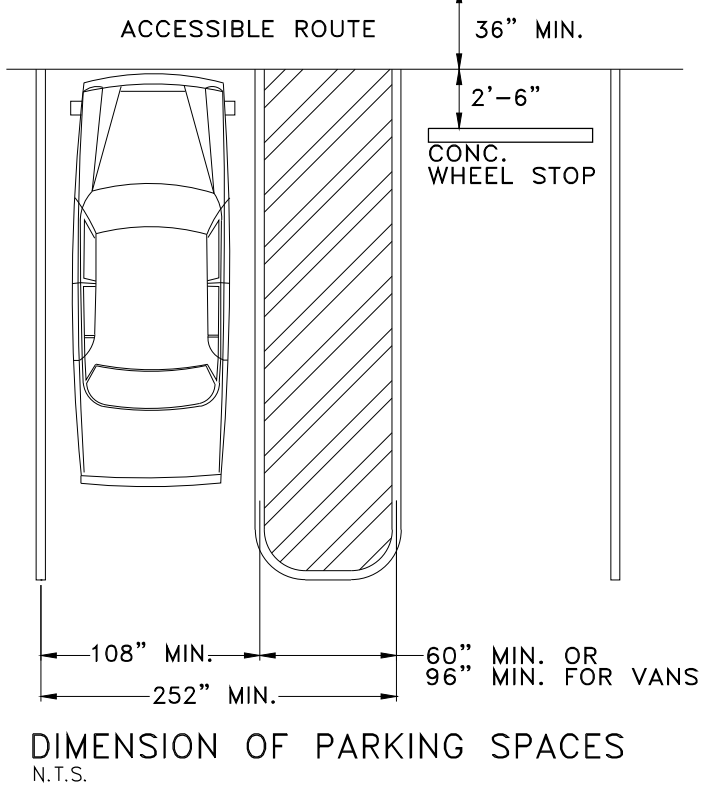
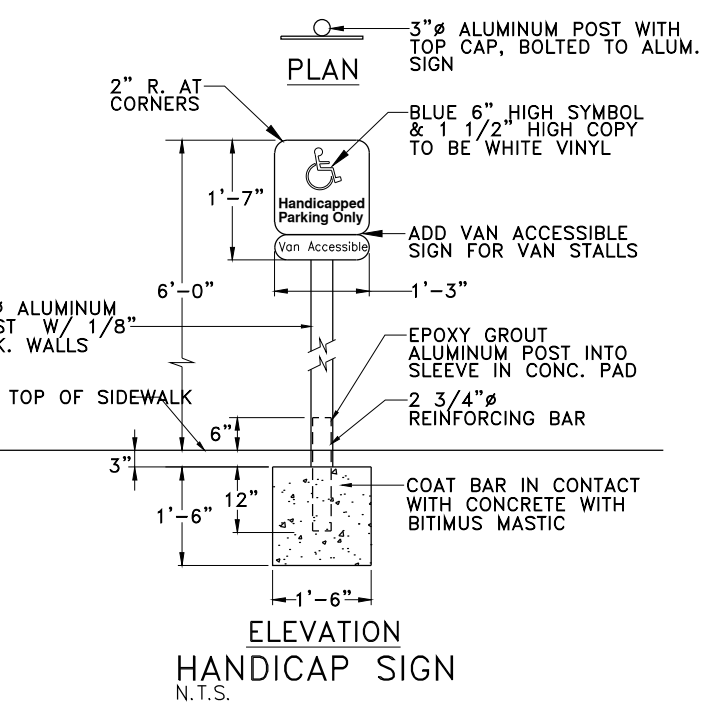
P.E. STAMP:

DESIGN BY: Mario E. Lanza, P.E.
 DRAWING BY: Vatsal Monpara
 DATE: May 15, 2023
 SCALE: 1"=30'-0"
 FILE: M/2022/TABORS RD., BRYAN SITE DEMOLITION PLAN
 DRAWING: **C-1**
 SHEET: 2 / 12

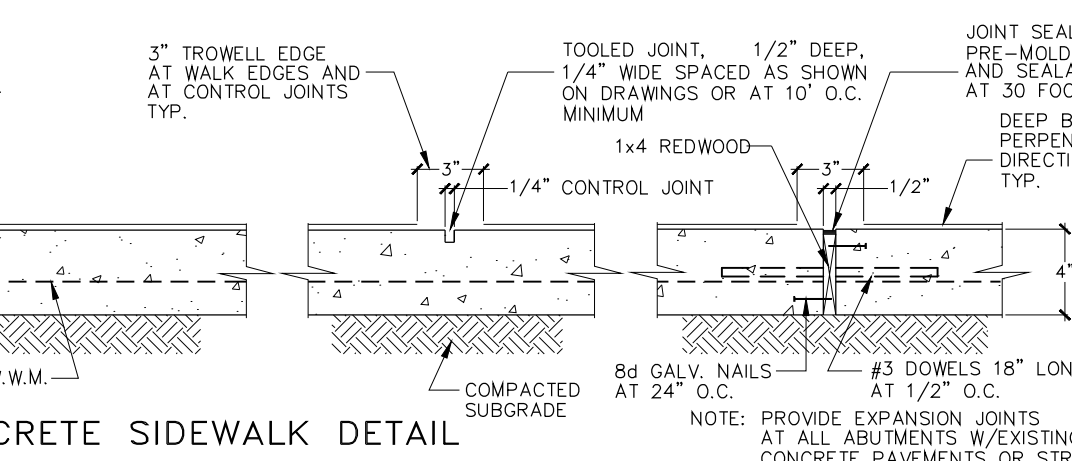
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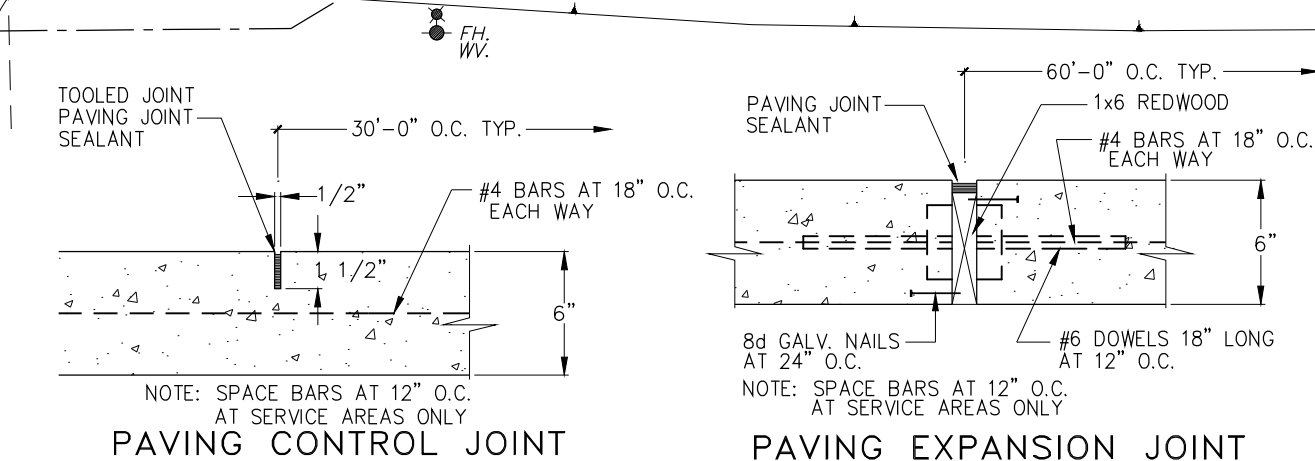
SITE LEGEND	
	EXIST. / PROP. EASEMENT
	NO DEVELOPMENT BUFFER
	U.G. / OVERHEAD ELECTRIC LINE
	EXIST. SAN. SWR. LINE
	EXIST. WATERLINE
	PROPERTY LINE / BOUNDARY
	EXIST. DITCH
	POWER POLE
	NO DEVELOPMENT BUFFER ZONE
	REDUCTION LANDSCAPING TREE



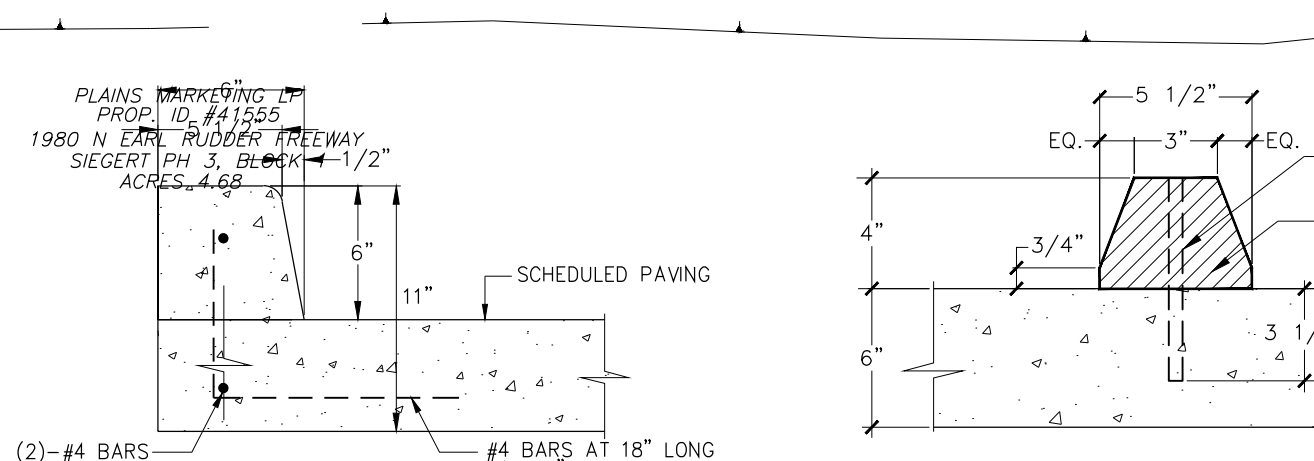
FIRE LANE STRIPING DETAIL
 N.T.S.
 NOTES:
 A. THE PAVEMENT MARKINGS SHALL BE FROM THE TOP OF THE SEAM OF THE CURB TO A POINT EVEN WITH THE DRIVING SURFACE.
 B. STRIPES SHALL BE FOUR (4) INCHES WIDE, PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT. COLOR SHALL BE "TRAFFIC RED" GLOIDEN NO. 63251 OR EQUAL.
 C. LETTERS SHALL BE THREE (3) INCHES HIGH, PAINTED WITH AN EXTERIOR ACRYLIC LATEX PAINT. LETTERS TO BE (1) INCH STROKE. COLOR SHALL BE "TRAFFIC RED" GLOIDEN NO. 563245 OR EQUAL.
 D. APPLICATION:
 STRIPES MAY BE BRUSHED OR SPRAYED, ONE COAT TO FINISH. LETTERS SHALL BE STENCIL FORMED, BRUSH APPLIED AND SPACED AS DETAILED ON THIS SHEET.



CONCRETE SIDEWALK DETAIL
 N.T.S.
 U.N.O., REFER TO SOILS REPORT FOR PAVING SECTIONS RECOMMENDATIONS



DETAILS FOR 6" CONCRETE PAVING
 N.T.S.
 U.N.O., REFER TO SOILS REPORT FOR PAVING SECTIONS RECOMMENDATIONS



CONC. CURB DETAIL
 N.T.S.



CONCRETE WHEEL STOP DETAIL
 N.T.S.

POWER LINE NOTE
 RELOCATED POWER LINES ON SITE TO BE INSTALLED UNDERGROUND

PARKING LOT ANALYSIS
 CONVENIENCE STORE (GAS STATION): 5,750 SF.
 NUMBER OF PARKING SPACES REQUIRED:
 (5,750 SF. ÷ 1,250 SF.) = 23 SPACES

WASHTERIA: 2,500 SF.
 NUMBER OF PARKING SPACES REQUIRED:
 (2,500 SF. ÷ 1,250 SF.) = 10 SPACES

TOTAL PARKING SPACES PROVIDED: 33
 NUMBER OF PARKING SPACES PROVIDED: 64
 16 AT SERVICE STALLS UNDER CANOPY AND 48 AT PARKING LOT

BASED ON GRAPHICAL PLOTTING NO PORTION OF THIS TRACT LIES WITHIN A 100 YEAR FLOOD HAZARD AREA AS DESIGNATED ON THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER MAP #4801C COMMUNITY PANEL #2025F FOR BRAZOS COUNTY, TEXAS, DATED APRIL 2, 2014. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.

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3.2892 ACRES TRACT OR PARCEL OF LAND, LOT 1R, BLOCK 1 OF WOODVILLE ACRES NO. 3 RECORDED UNDER VOL. 176, PG. 123, D.R.B.C. PROPERTY ZONE: COMMERCIAL C-3

SITE PLAN DIMENSION CONTROL
 SCALE: 1"=30'-0"

REVISIONS

DATE

NO.

IN THE CITY OF BRYAN, TEXAS
 BRAZOS COUNTY

**PROP. GAS STATION, C-STORE
 WASHETERIA & TRUCK STOP**
 3405 TABOR RD
 BRYAN, TEXAS, 77808

LEGAL: 3.2892 ACRES TRACT OR PARCEL OF LAND, LOT 1R, BLOCK 1 OF WOODVILLE ACRES NO. 3 RECORDED UNDER VOL. 176, PG. 123, D.R.B.C.

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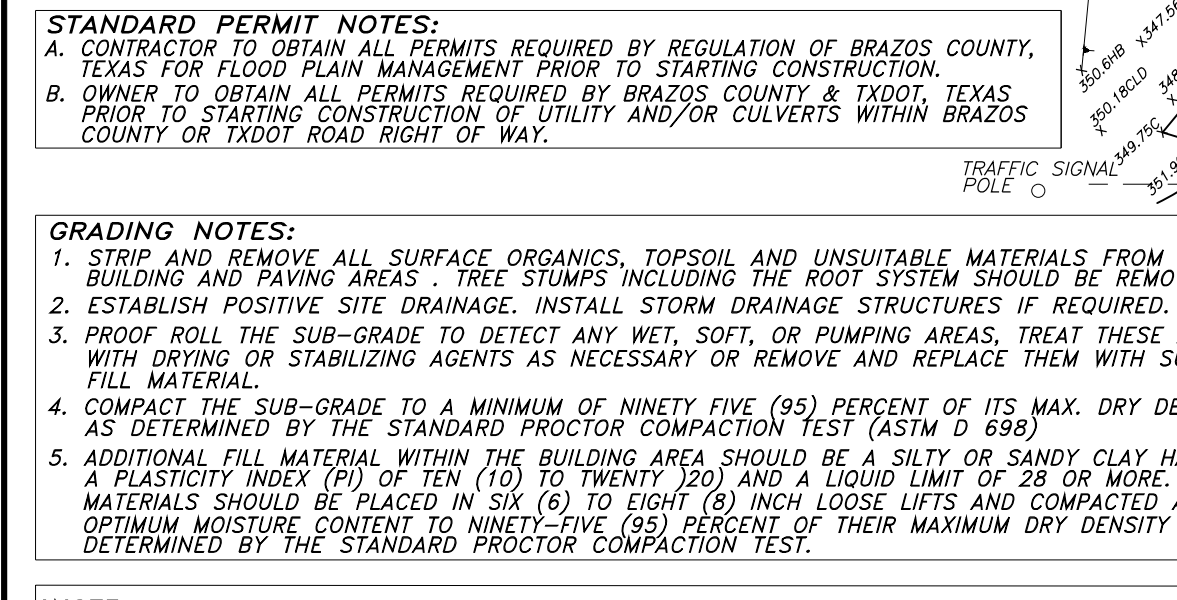
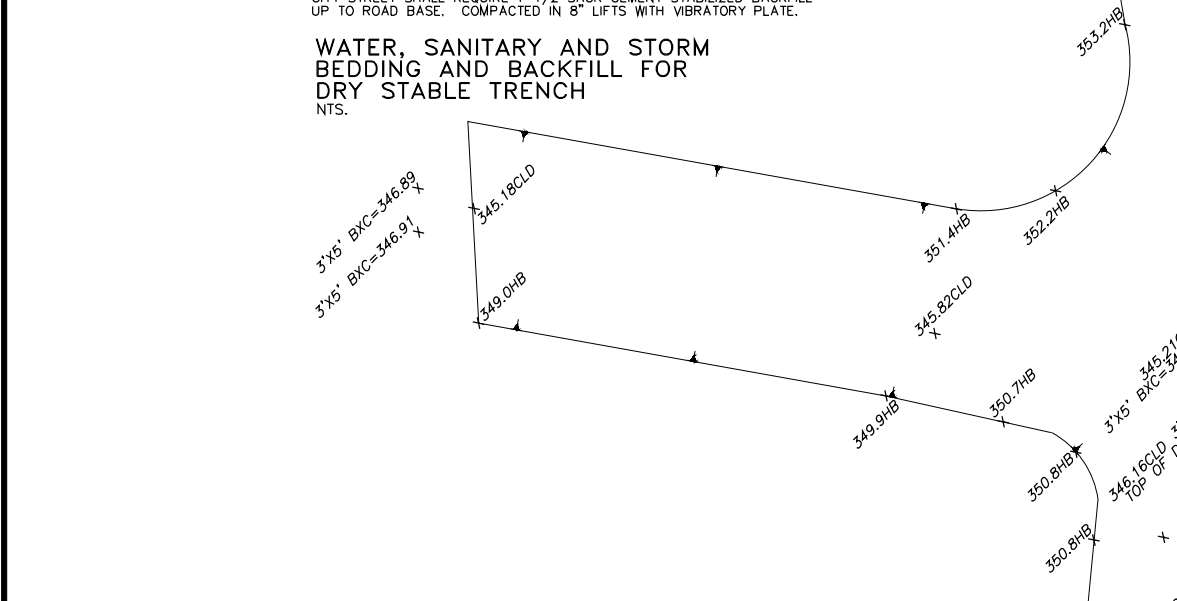
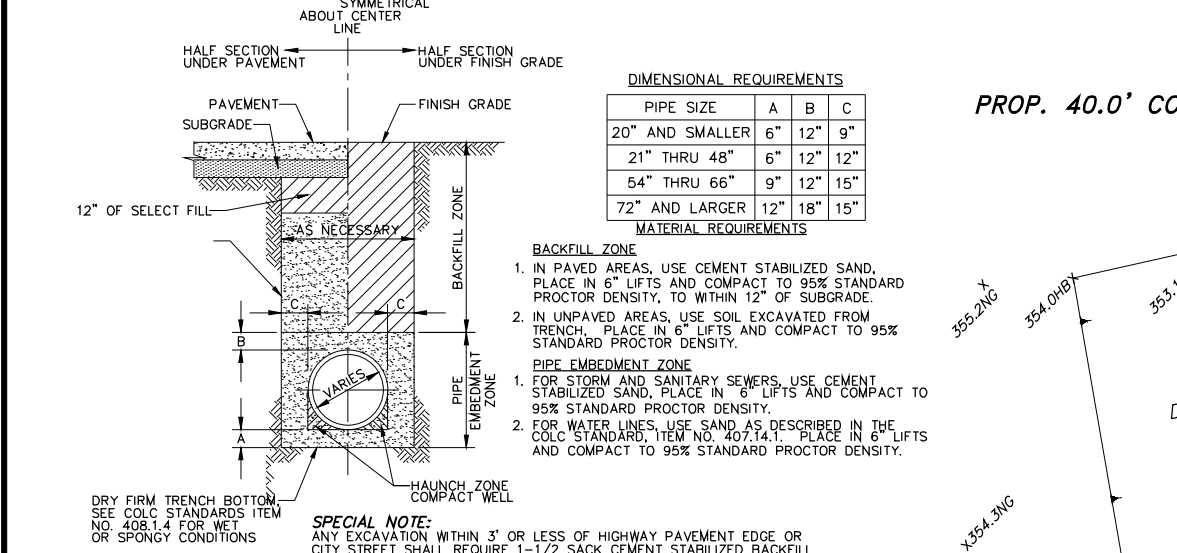
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 UNAUTHORIZED CHANGES & USES: ANY CHANGES TO THE DRAWINGS MUST BE IN WRITING AND MUST BE APPROVED BY M LANZA ENGINEERING, P.L.L.C.

P.E. STAMP:

DESIGN BY: Mario E. Lanza, P.E.
 DRAWING BY: Vatsal Monpara
 DATE: May 15, 2023
 SCALE: 1"=30'-0"
 FILE:ML/2022/TABOR RD., BRYAN SITE PLAN
 DRAWING: **C-2**
 SHEET: **3 / 12**

CONSTRUCTION NOTES

- STORM SEWER PIPE SHALL BE ADS N-12 PIPE [CORRUGATED POLYETHYLENE PIPE] PER A.S. T.M. F-405, A.S. T.M. F-667, A.S. T.M. D-231, AASHTO M-294, BEDDING, BACKFILLING AND INSTALLATION OF PIPE AND CONSTRUCTION OF APPURTENANCES SHALL BE IN ACCORDANCE WITH CITY OF BRYAN SPECIFICATIONS FOR SEWER CONSTRUCTION, INCLUDING ALL AMENDMENTS AND REVISIONS, THERE TO.
- ALL UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN AT THE APPROXIMATE LOCATIONS BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL FIELD DETERMINE THE EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION. HE SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND MAINTAIN THESE UNDERGROUND UTILITIES.
- CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT ALL POINTS OF CROSSING TO DETERMINE IF CONFLICT EXISTS BEFORE COMMENCING ANY CONSTRUCTION NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICT.
- ALL FILL COMPACTION AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH SOIL REPORT SPECIFICATIONS.
- ALL SEWERS UNDER OR WITHIN ONE (1) FOOT OF PROPOSED OR FUTURE PAVEMENT SHALL BE BACKFILLED WITH 1-1/2 SACK CEMENT STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE.
- THE WORK AREA SHALL BE BARRICADED AND ILLUMINATED DURING DARKNESS AND PERIODS OF INACTIVITY, WHEN IN AN AREA OF DIRECT PUBLIC ACCESS.
- CONTRACTOR SHALL PROVIDE SHEETING, SHORING AND BRACING AS NECESSARY TO PROTECT WORKMEN AND EXISTING UTILITIES DURING ALL PHASES OF CONSTRUCTION.
- UTILITIES ARE TO BE TAKEN TO WITHIN FIVE (5) FEET OF BUILDING. SEE PLUMBING SHEETS INDICATED FOR CONTINUATION OF SERVICE CONNECTIONS INTO BUILDING.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, MAINTAINING, AND RESTORING ALL DRAINAGE SYSTEMS.
- ALL FINISHED GRADES SHALL VARY UNIFORMLY BETWEEN FINISHED ELEVATIONS SHOWN.
- CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES.
- CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY ALL GOVERNING AGENCIES.
- CONTRACTOR TO COORDINATE WITH ARCHITECTURAL AND MECHANICAL/ELECTRICAL/PLUMBING DRAWINGS FOR CONNECTION AND/OR LOCATION OF ALL DOWN SPOUTS, EROSION PROTECTION (SPASH BLOCKS) AND ALL PLUMBING AND SERVICE UTILITIES.
- OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING ANY CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH & SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSONS COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. PARTIES RESPONSIBLE FOR THE WORK, INCLUDING CONTRACTORS, ARE LEGALLY RESPONSIBLE FOR THE SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CRIMINAL AND CIVIL LIABILITY. TO ARRANGE FOR LINES TO BE TURNED OFF OR MOVED, RELIANT ENERGY MUST BE CONTACTED AT 713-207-7777.
- CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART VI OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS M. U. T. C. D. MOST RECENT EDITION WITH REVISIONS) DURING CONSTRUCTION.
- CAUTION: UNDERGROUND GAS FACILITIES EXIST MAIN LINES (TO INCLUDE UNIT GAS TRANSMISSION, AND/OR INDUSTRIAL GAS SUPPLY CORPORATION WHERE APPLICABLE) ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. SERVICE LINES ARE USUALLY NOT SHOWN. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT 713-223-4567 OR 1-800-693-8344 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED.
"WHEN RELIANT ENERGY EXPOSED PIPE LINE MARKINGS ARE NOT VISIBLE, CALL 713-967-8037 (7:00A.M. TO 4:30P.M.) FOR STATUS OF LINE LOCATION REQUEST BEFORE EXCAVATION BEGINS."
"WHEN EXCAVATING WITHIN EIGHTEEN INCHES (18") OF THE INDICATED LOCATION OF RELIANT ENERGY EXPOSED FACILITIES, ALL EXCAVATION MUST BE ACCOMPLISHED USING NON-MECHANICAL DECAVATING PROCEDURES."
"WHEN RELIANT ENERGY EXPOSED FACILITIES ARE EXPOSED, SUFFICIENT SUPPORT MUST BE PROVIDED TO THE FACILITIES TO PREVENT EXCESSIVE STRESS ON THE PIPING."
SOUTHWESTERN BELL TELEPHONE CO. UTILITIES MAY EXIST IN STREET RIGHT OF WAY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND UTILITIES.
- ALL EXISTING POWER POLES, LIGHT STANDARDS, SIGNS, ETC. WHICH AFFECT THE PROPOSED CONSTRUCTION SHALL BE REMOVED AND/OR RELOCATED AS REQUIRED WHETHER SHOWN ON DRAWINGS OR NOT.
- ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% PER ADA REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE FOR A MINIMUM OF 6-INCHES OF CLEARANCE AT ALL SANITARY SEWER AND WATER MAIN CROSSINGS, AND 6-INCHES OF MINIMUM CLEARANCE AT ALL SANITARY SEWER AND STORM SEWER CROSSINGS.



STANDARD PERMIT NOTES:

- CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY REGULATION OF BRAZOS COUNTY, TEXAS FOR FLOOD PLAIN MANAGEMENT PRIOR TO STARTING CONSTRUCTION.
- OWNER TO OBTAIN ALL PERMITS REQUIRED BY BRAZOS COUNTY & TxDOT, TEXAS PRIOR TO STARTING CONSTRUCTION OF UTILITY AND/OR CULVERTS WITHIN BRAZOS COUNTY OR TxDOT ROAD RIGHT OF WAY.

GRADING NOTES:

- STRIP AND REMOVE ALL SURFACE ORGANICS, TOPSOIL AND UNSUITABLE MATERIALS FROM ALL BUILDING AND PAVING AREAS. TREE STUMPS INCLUDING THE ROOT SYSTEM SHOULD BE REMOVED.
- ESTABLISH POSITIVE SITE DRAINAGE. INSTALL STORM DRAINAGE STRUCTURES IF REQUIRED.
- PROOF ROLL THE SUB-GRADE TO DETECT ANY WET, SOFT, OR PUMPING AREAS. TREAT THESE AREAS WITH DRYPING OR STABILIZING AGENTS AS NECESSARY OR REMOVE AND REPLACE THEM WITH SUITABLE FILL MATERIAL.
- COMPACT THE SUB-GRADE TO A MINIMUM OF NINETY FIVE (95) PERCENT OF ITS MAX. DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST.
- ADDITIONAL FILL MATERIAL WITHIN THE BUILDING AREA SHOULD BE A SILTY OR SANDY CLAY HAVING A PLASTICITY INDEX (PI) OF TEN (10) TO TWENTY (20) AND A LIQUID LIMIT OF 28 OR MORE. FILL MATERIALS SHOULD BE PLACED IN SIX (6) TO EIGHT (8) INCH LIFTS AND COMPACTED AT OPTIMUM MOISTURE CONTENT TO NINETY-FIVE (95) PERCENT OF THEIR MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST.

NOTE:

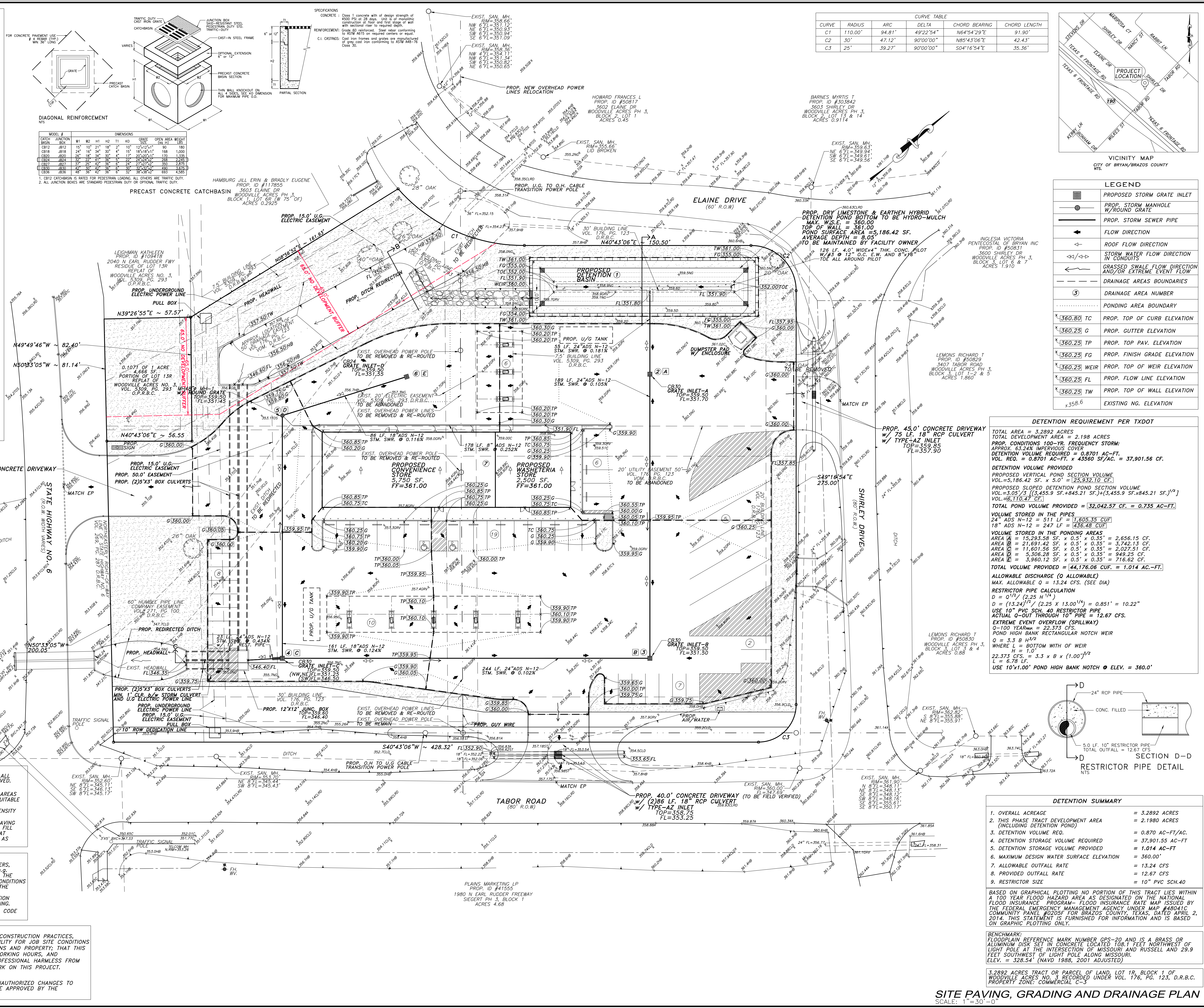
IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADINGS AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (e.g. PERIMETER DITCHES) DURING CONSTRUCTION TO INSURE THAT THE ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE-DEVELOPMENT CONDITIONS FOR STORM EVENTS AND TO INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES, WHERE APPLICABLE. THESE PRACTICES ARE IN ADDITION TO STANDARD STORM WATER POLLUTION PREVENTION DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTING SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086.

PRIVATE ENGINEERING NOTE:

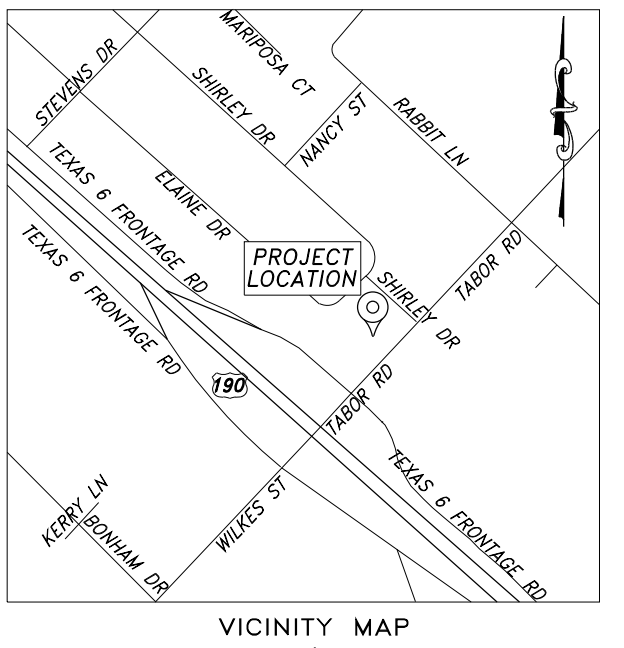
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH THE GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

UNAUTHORIZED CHANGES & USES:

THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.



CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD LENGTH
C1	110.00'	94.81'	49°22'54"	N64°54'29"E	91.90'
C2	30'	47.12'	90°00'00"	N85°43'06"E	42.43'
C3	25'	39.27'	90°00'00"	S04°16'54"E	35.36'



LEGEND

- PROPOSED STORM GRATE INLET
- PROPOSED STORM MANHOLE W/ROUND MANHOLE
- PROPOSED STORM SEWER PIPE
- FLOW DIRECTION
- ROOF FLOW DIRECTION
- STORM WATER FLOW DIRECTION IN CONDUITS
- GRASSY SWALE FLOW DIRECTION AND/OR EXTREME EVENT FLOW
- DRAINAGE AREAS BOUNDARIES
- DRAINAGE AREA NUMBER
- PONDING AREA BOUNDARY
- 360.80 TC PROP. TOP OF CURB ELEVATION
- 360.25 G PROP. GUTTER ELEVATION
- 360.25 TP PROP. TOP PAV. ELEVATION
- 360.25 FG PROP. FINISH GRADE ELEVATION
- 360.25 WEIR PROP. TOP OF WEIR ELEVATION
- 360.25 FL PROP. FLOW LINE ELEVATION
- 360.25 TW PROP. TOP OF WALL ELEVATION
- 360.60 EXISTING NG. ELEVATION

DETENTION REQUIREMENT PER TxDOT

TOTAL AREA = 3.2892 ACRES
 TOTAL DEVELOPMENT AREA = 2.198 ACRES
 PROP. CONDITIONS 100-YR. FREQUENCY STORM:
 APPROX. 63.24% IMPERVIOUS COVER
 DETENTION VOLUME REQUIRED = 8701 AC-FT.
 VOL. REQ. = 0.8701 AC-FT. x 43580 SF/AC. = 37,901.56 CF.

DETENTION VOLUME PROVIDED

PROPOSED VERTICAL POND SECTION VOLUME
 VOL = 5,186.42 SF. x 5.0' = 25,932.10 CF.
 PROPOSED SLOPED DETENTION POND SECTION VOLUME
 VOL = 3,057.3 (3,455.9 SF. x 845.21 SF.) + (3,455.9 SF. x 845.21 SF.)² / 2
 VOL = 6,110.47 CF.

TOTAL POND VOLUME PROVIDED = 32,042.57 CF. = 0.735 AC-FT.

VOLUME STORED IN THE PIPES

24" ADS N-12 = 511 LF = 11,605.35 CU FT
 18" ADS N-12 = 247 LF = 436.48 CU FT

VOLUME STORED IN THE PONDING AREAS

AREA A = 15,283.58 SF. x 0.5' x 0.35' = 2,656.15 CF.
 AREA B = 21,691.42 SF. x 0.5' x 0.35' = 3,742.13 CF.
 AREA C = 11,601.56 SF. x 0.5' x 0.35' = 2,027.51 CF.
 AREA D = 5,306.28 SF. x 0.5' x 0.35' = 949.25 CF.
 AREA E = 3,960.12 SF. x 0.5' x 0.35' = 716.62 CF.

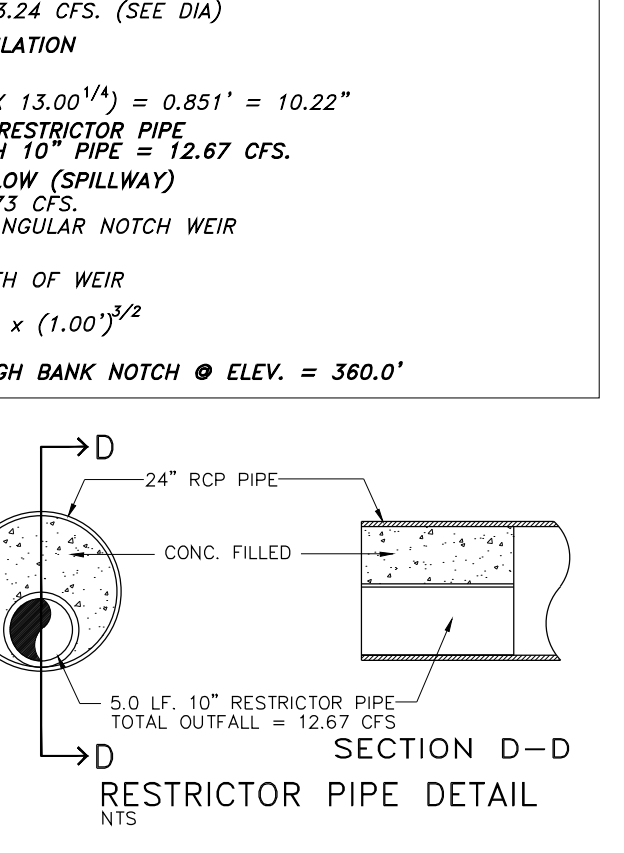
TOTAL VOLUME PROVIDED = 44,176.06 CU FT. = 1.014 AC-FT.

ALLOWABLE DISCHARGE (Q ALLOWABLE)

MAX. ALLOWABLE Q = 13.24 CFS. (SEE DIA)

RESTRICTOR PIPE CALCULATION

Q = 0.192 (2.25 H^{1.49})
 Q = (13.24)^{1.49} / (2.25 x 13.00^{1.49}) = 0.851' = 10.22"
 USE 10" PVC SCH. 40 RESTRICTOR PIPE
 ACTUAL Q-OUT THROUGH 10" PIPE = 12.67 CFS.
 EXTREME EVENT OVERFLOW (SPILLWAY)
 Q-100 YEAR MAX = 22.373 CFS.
 POND HIGH BANK RECTANGULAR NOTCH WEIR
 Q = 8.5 B H^{1.5}
 WHERE B = BOTTOM WIDTH OF WEIR
 H = 1.0
 22.373 CFS = 3.3 x B x (1.0)^{1.5}
 L = 6.78 LF.
 USE 10'x1.00' POND HIGH BANK NOTCH @ ELEV. = 360.0'



DETENTION SUMMARY

1. OVERALL ACREAGE	= 3.2892 ACRES
2. THIS PHASE TRACT DEVELOPMENT AREA (INCLUDING DETENTION POND)	= 2.1980 ACRES
3. DETENTION VOLUME REQ.	= 8701 AC-FT./AC.
4. DETENTION STORAGE VOLUME REQUIRED	= 37,901.55 AC-FT
5. DETENTION STORAGE VOLUME PROVIDED	= 1,014 AC-FT
6. MAXIMUM DESIGN WATER SURFACE ELEVATION	= 360.00'
7. ALLOWABLE OUTFALL RATE	= 13.24 CFS
8. PROVIDED OUTFALL RATE	= 12.67 CFS
9. RESTRICTOR SIZE	= 10" PVC SCH. 40

BASED ON GRAPHICAL PLOTTING NO PORTION OF THIS TRACT LIES WITHIN A 100 YEAR FLOOD HAZARD AREA AS DESIGNATED ON THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER MAP #4201C COMMUNITY PANEL #0205E FOR BRAZOS COUNTY, TEXAS, DATED APRIL 2, 2014. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.

BENCHMARK: FLOODPLAIN REFERENCE MARK NUMBER GPS-20 AND IS A BRASS OR ALUMINUM DISK SET IN CONCRETE LOCATED 108.1 FEET NORTHWEST OF LIGHT POLE AT THE INTERSECTION OF MISSOURI AND RUSSELL AND 29.9 FEET SOUTHWEST OF LIGHT POLE ALONG MISSOURI.
 ELEV. = 328.34' (NAVD 1986, 2001 ADJUSTED)

3.2892 ACRES TRACT OR PARCEL OF LAND, LOT 1R, BLOCK 1 OF WOODVILLE ACRES NO. 3 RECORDED UNDER VOL. 176, PG. 123, D.R.B.C. PROPERTY ZONE: COMMERCIAL C-3

SCALE: 1" = 30'-0"
 FILE: ML/2022/TABOR RD., BRYAN
 SITE DRAINAGE PLAN
 DRAWING: C-3
 SHEET: 4 / 12

DESIGNED BY: M.LANZA ENGINEERING, P.L.L.C. CIVIL STRUCTURAL ENGINEERS, PLANNERS
 11803 SPRING CYPRESS RD., SUITE B
 TOMBALL, TEXAS 77377
 FIRM NO.: F-13716
 Mlanza@mianzanengineering.com
 (832) 599-9816
 (832) 599-9818
 (832) 668-4883

IN THE CITY OF BRYAN, TEXAS
 BRAZOS COUNTY

DATE: _____

NO. _____

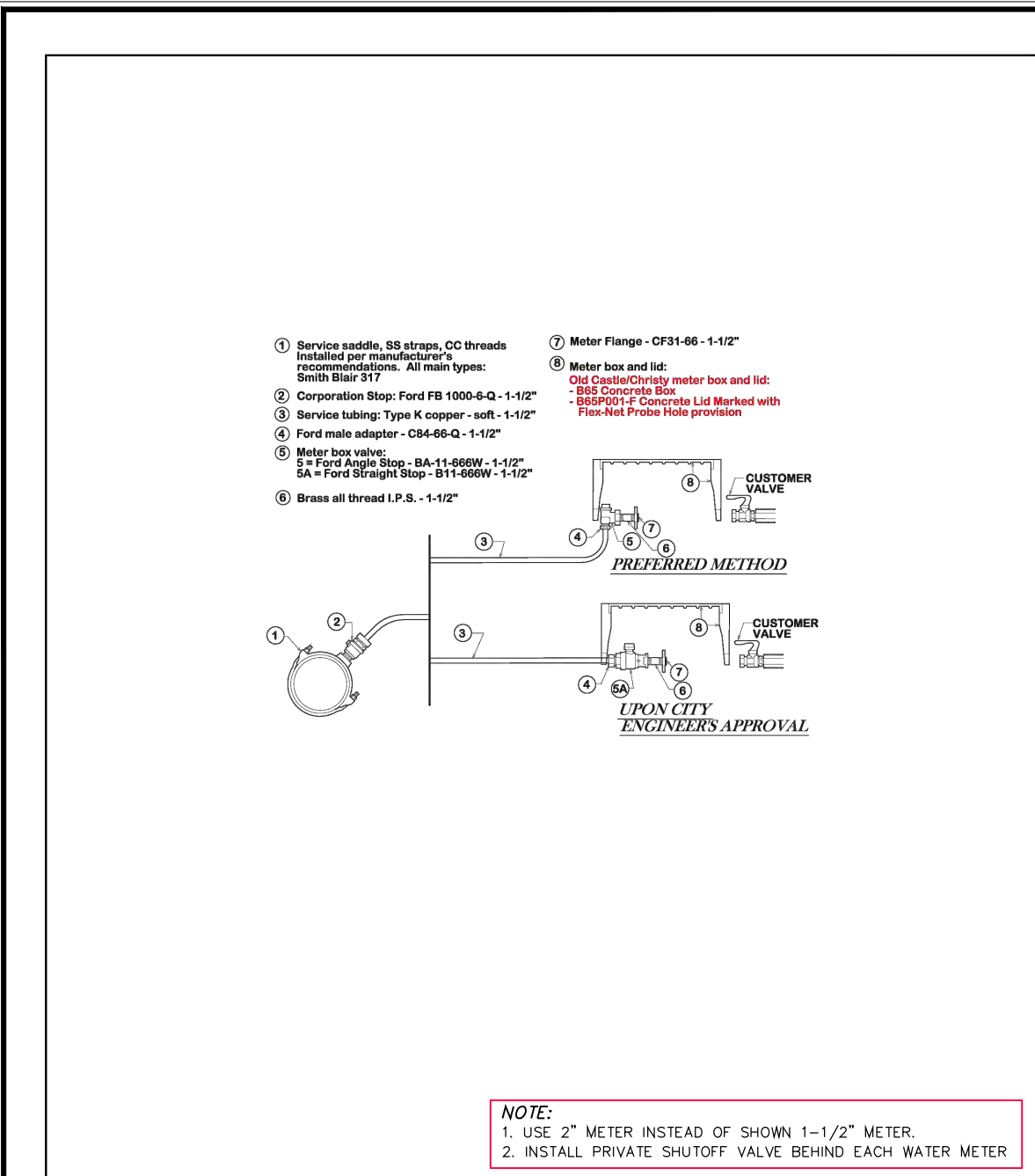
REVISIONS: _____

DESIGNED BY: M.LANZA ENGINEERING, P.L.L.C. CIVIL STRUCTURAL ENGINEERS, PLANNERS
 11803 SPRING CYPRESS RD., SUITE B
 TOMBALL, TEXAS 77377
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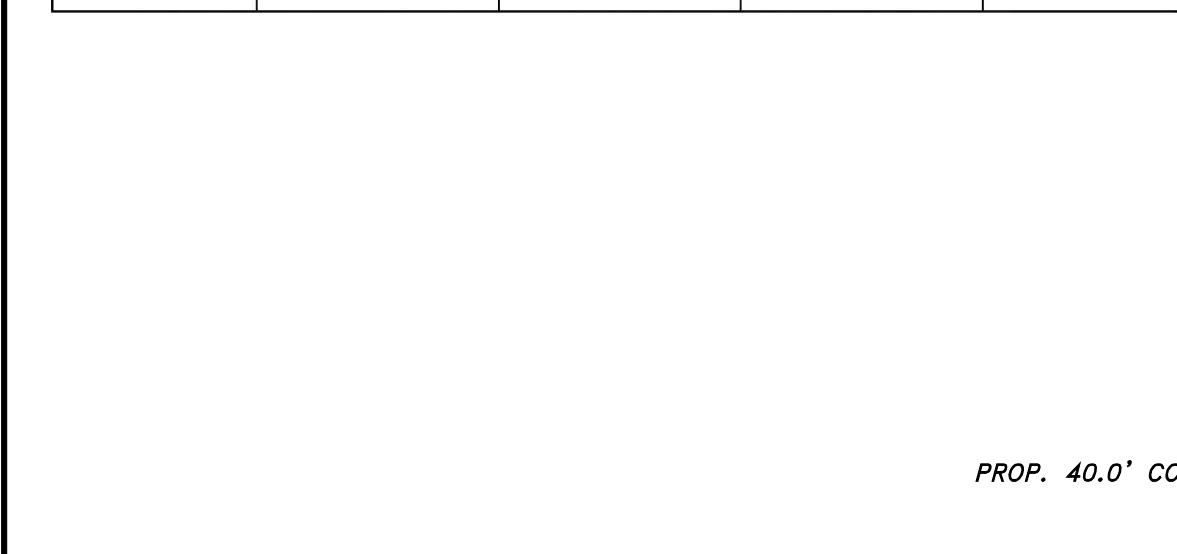
DESIGN BY: Mario E. Lanza, P.E.
 Vatsal Monpara
 DATE: May 15, 2023

SCALE: 1" = 30'-0"
 FILE: ML/2022/TABOR RD., BRYAN
 SITE DRAINAGE PLAN
 DRAWING: C-3
 SHEET: 4 / 12

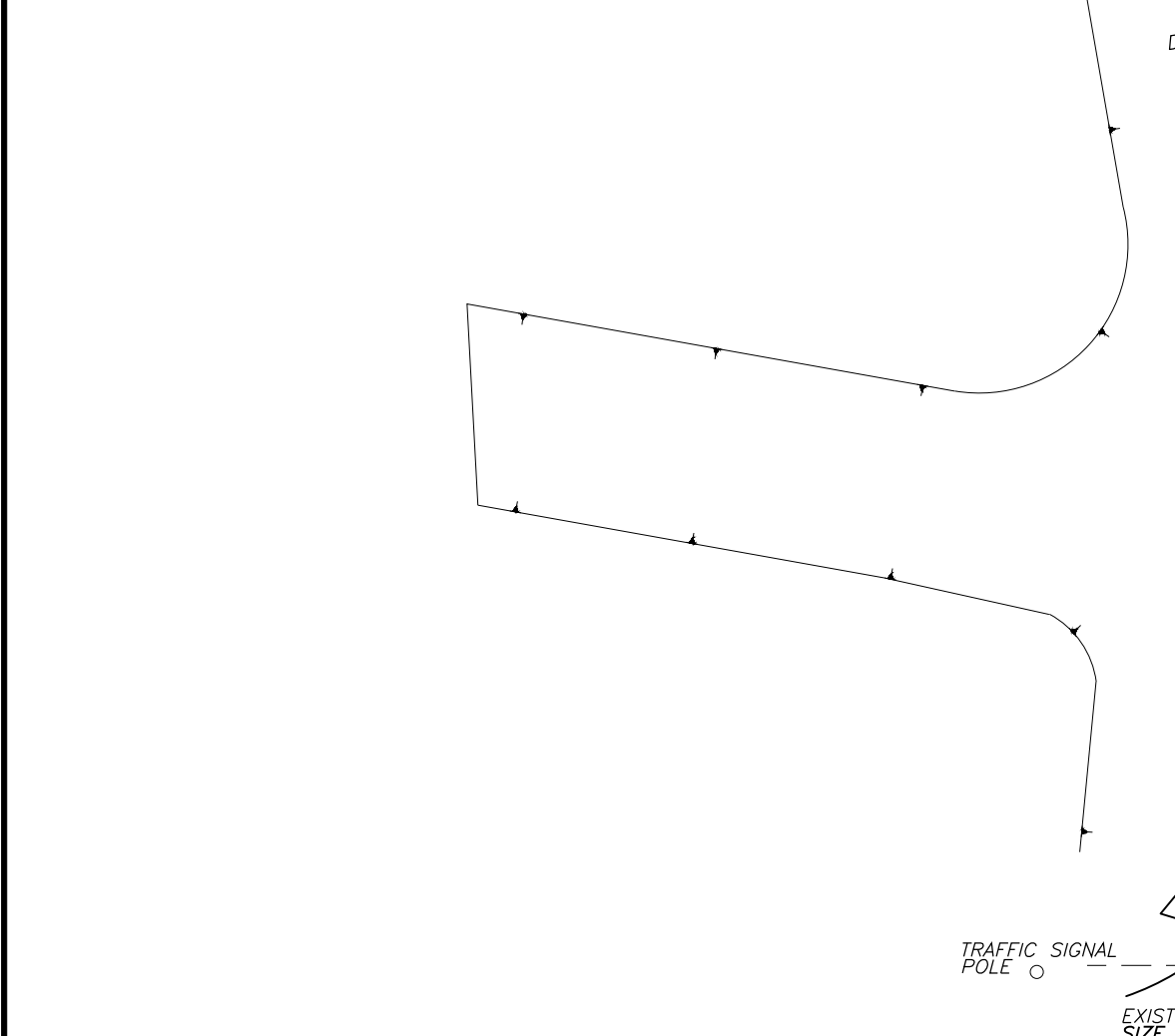
STATE OF TEXAS
 MARIO E. LANZA
 108702
 PROFESSIONAL ENGINEER
 5/15/2023



CITY OF BRYAN	STRAIGHT OR ANGLE TAP 1 1/2"
DATE: DECEMBER 2020	DETAIL NO: W6-02
STANDARD: B/C/S UNIFIED	

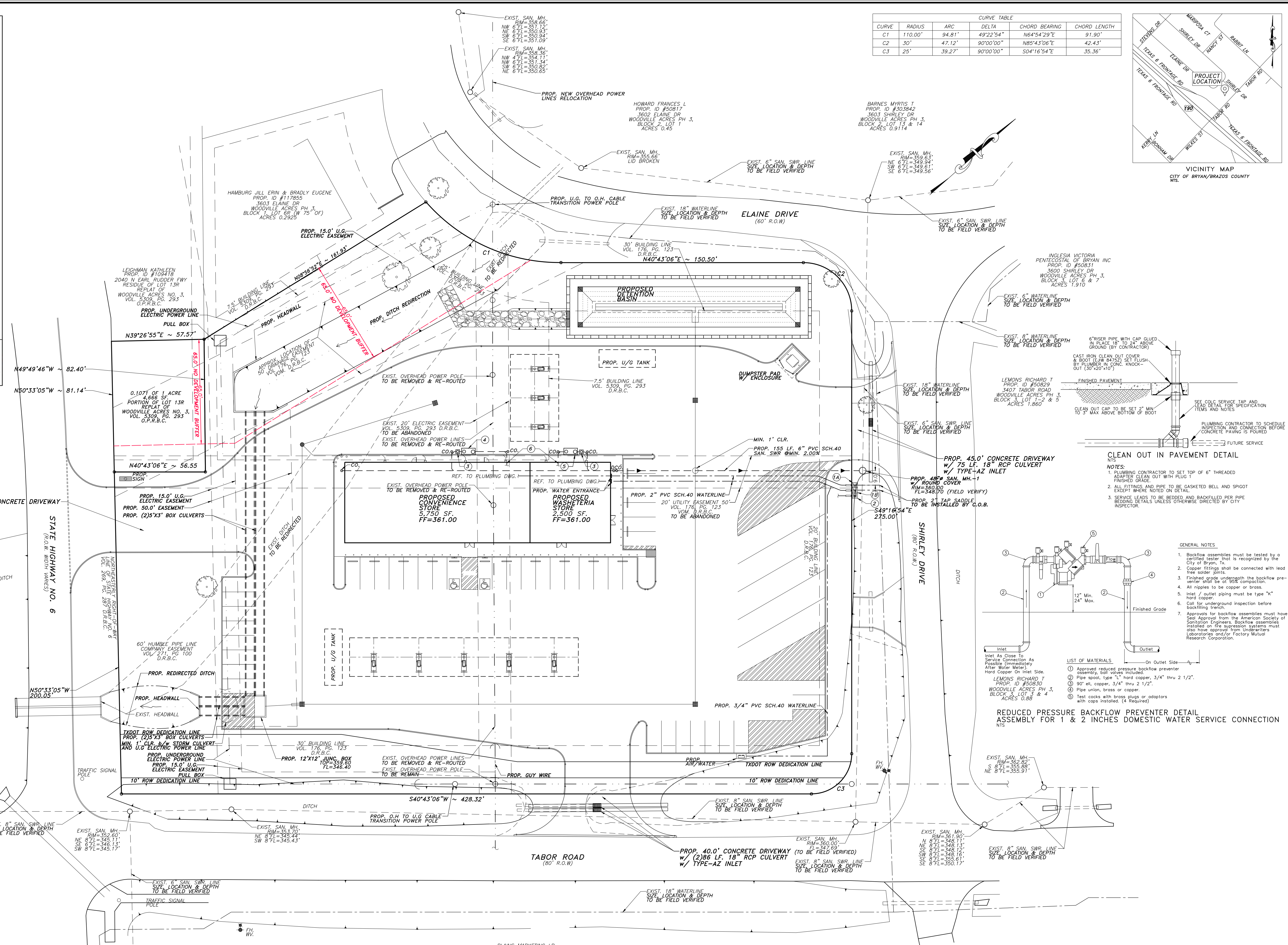


NOTE:
 1. USE 2" METER INSTEAD OF SHOWN 1 1/2" METER.
 2. INSTALL PRIVATE SHUT-OFF VALVE BEHIND EACH WATER METER.

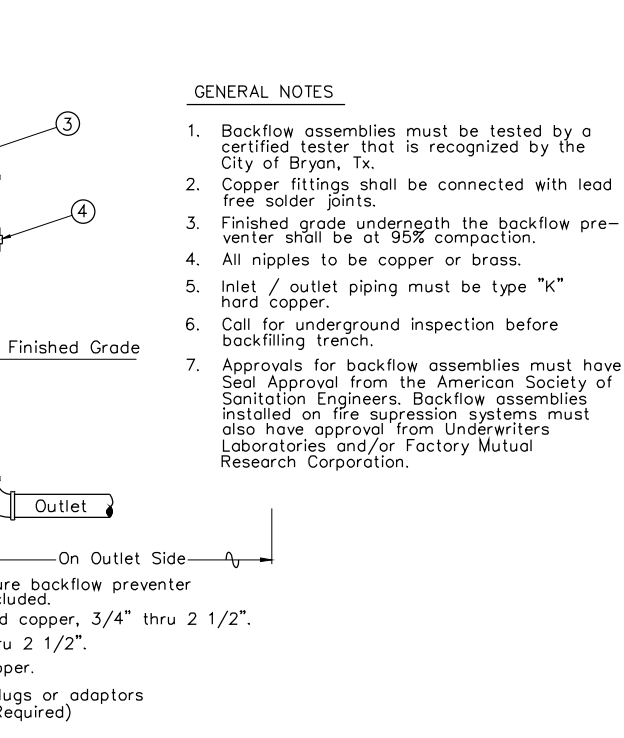
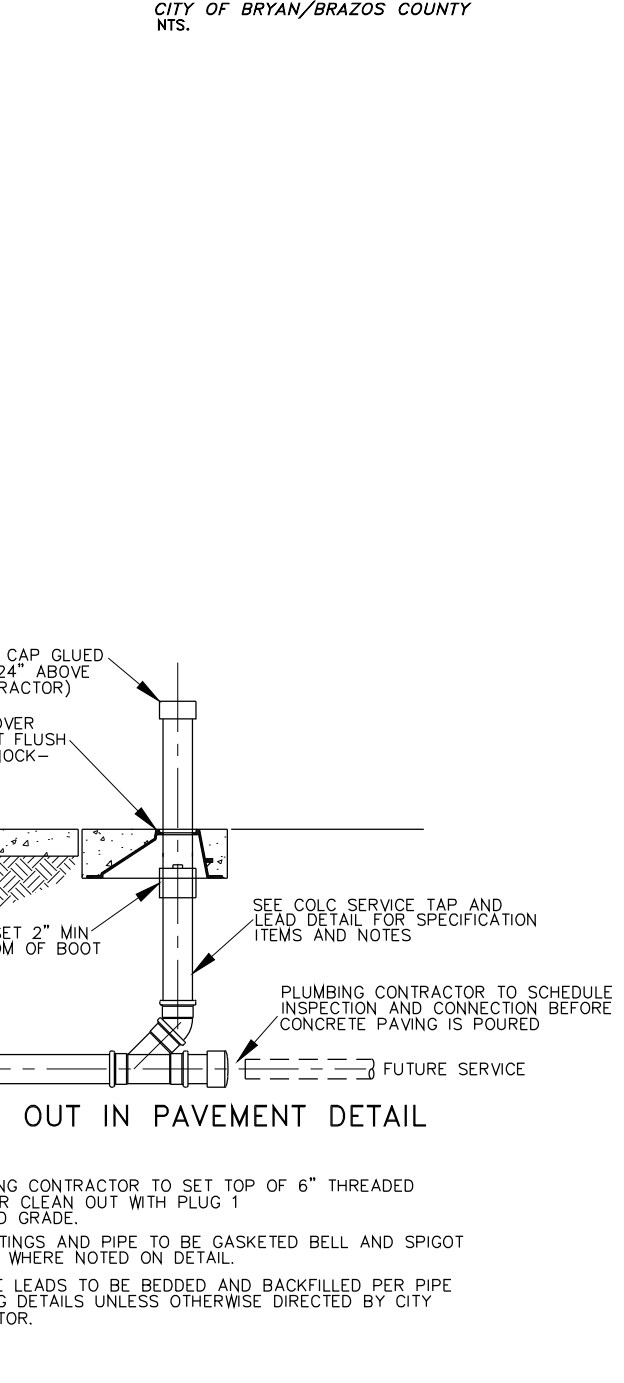
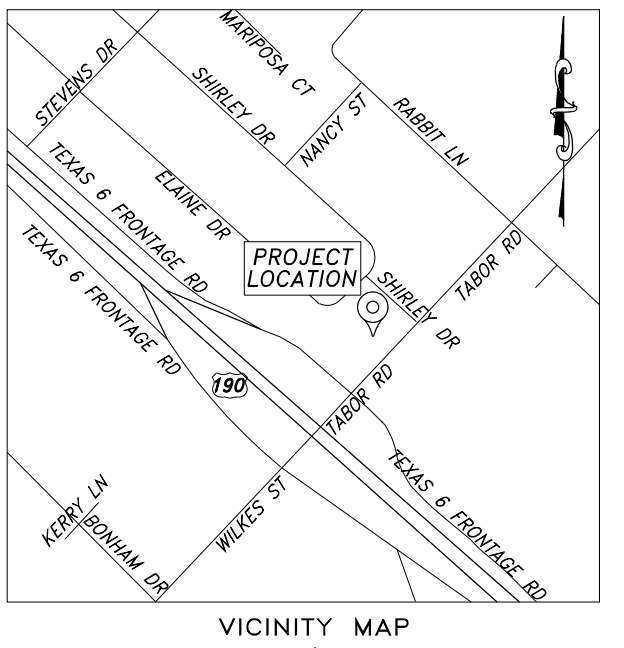


LEGEND	
(M) (A) (B)	DOMESTIC SERVICE
(C)	STORE
(W)	WASHERIA
(M) (2)	IRRIGATION SERVICE
---	PROP. PVC SCH. 40 SAN. SWR. LINE
---	PROP. PVC C-900 WATERLINE
(S)	PROP. SAMPLE WELL
(4)	PROP. 1,000 GALLON GREASE INTERCEPTOR
(5)	PROP. 1,500 GALLON LINT INTERCEPTOR
(6)	PROP. 4" PVC SCH. 40 SAN. SWR. Ø2.5X

PRIVATE ENGINEERING NOTE:
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UNAUTHORIZED CHANGES & USES:
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CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD LENGTH
C1	110.00'	94.81'	49°22'54"	N64°54'29"E	91.90'
C2	30'	47.12'	90°00'00"	N85°43'06"E	42.43'
C3	25'	39.27'	90°00'00"	S04°16'54"E	35.36'



- GENERAL NOTES:**
- Backflow assemblies must be tested by a certified tester that is recognized by the City of Bryan, TX.
 - Copper fittings shall be connected with lead free copper joints.
 - Finished grade underground backflow preventer shall be of 305 connection.
 - All nipples to be copper or brass.
 - Inlet/outlet piping must be type "h" hard copper.
 - Call for underground inspection before backfilling trench.
 - Approvals for backflow assemblies must have Seal Approval from the American Society of Sanitary Engineers. Backflow assemblies installed on fire suppression systems must also have approval from Underwriters Laboratories and/or Factory Mutual Research Corporation.
- LIST OF MATERIALS:**
- Approved reduced pressure backflow preventer assembly, ball valves included.
 - Pipe nipple, type "L", hard copper, 3/4" thru 2 1/2".
 - 90° elbow, copper, 1/4" thru 2 1/2".
 - Pipe union, brass or copper.
 - Test cocks with brass plugs or adapters with cocks included (4 Required).

IN THE CITY OF BRYAN, TEXAS
 BRAZOS COUNTY

**PROP. GAS STATION, C-STORE
 WASHERIA & TRUCK STOP**
 3405 TABOR RD.
 BRYAN, TEXAS, 77808

DESIGNED BY: **M. LANZA ENGINEERING, P.L.L.C.**
 11893 SPRING CYPRESS RD., SUITE B
 TOMBALL, TEXAS 77377
 FIRM NO.: F-13716
 Mlanza@mianzaengineering.com
 T 832.599.9816
 F 832.686.4983

M. LANZA ENGINEERING, P.L.L.C.
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P.E. STAMP:

DESIGN BY: Mario E. Lanza, P.E.
 DRAWING BY: Vatsal Monpara
 DATE: May 15, 2023

SCALE: 1" = 30'-0"
 FILE: ML/2022/TABOR RD., BRYAN, TEXAS WATER & SAN. SEWER PLAN

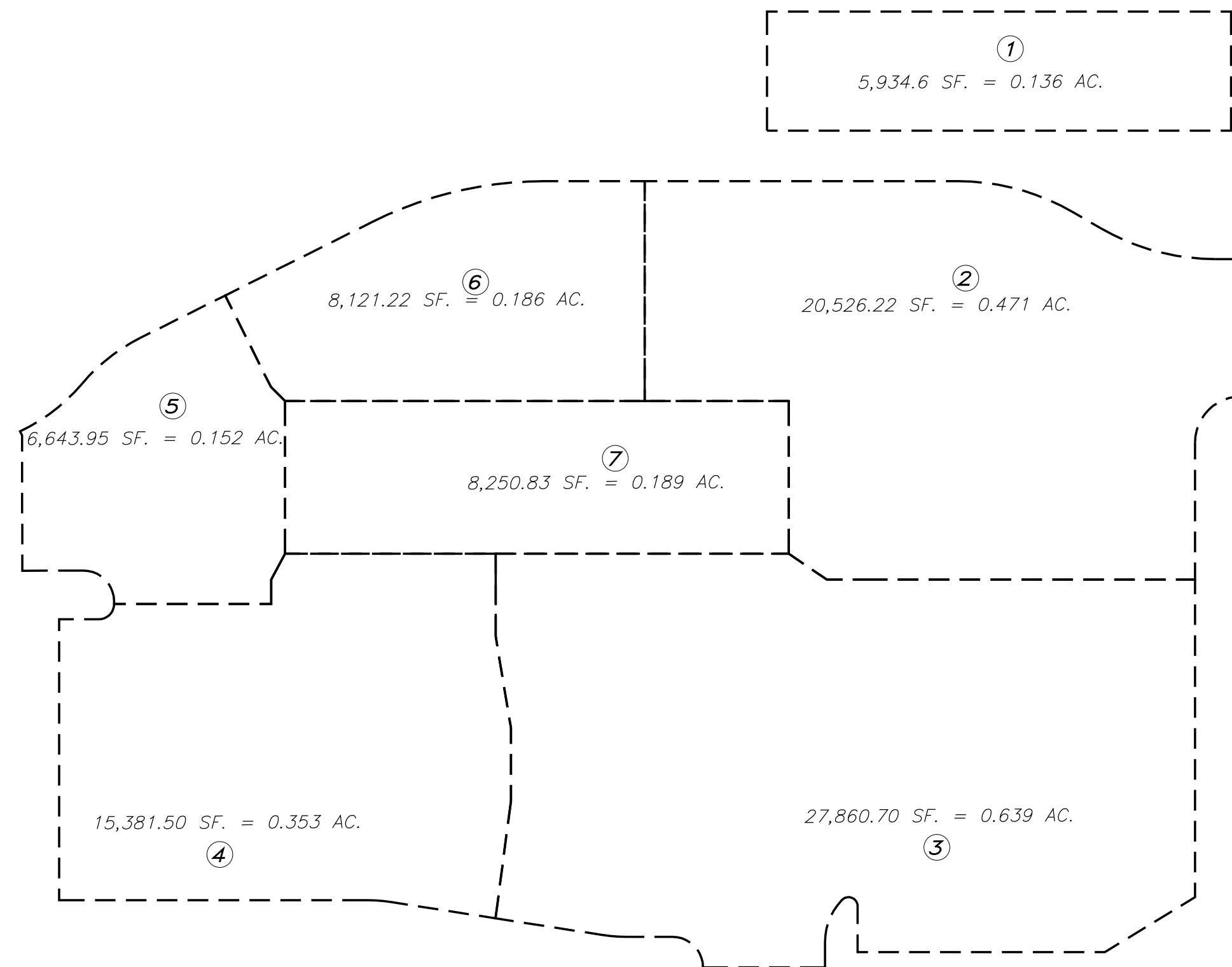
DRAWING: **C-4**
 SHEET: **5 / 12**

BASED ON GRAPHICAL PLOTTING NO PORTION OF THIS TRACT LIES WITHIN A 100 YEAR FLOOD HAZARD AREA AS DESIGNATED ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER MAP #42041C COMMUNITY PANEL #2025F FOR BRAZOS COUNTY, TEXAS, DATED APRIL 2, 2014. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.

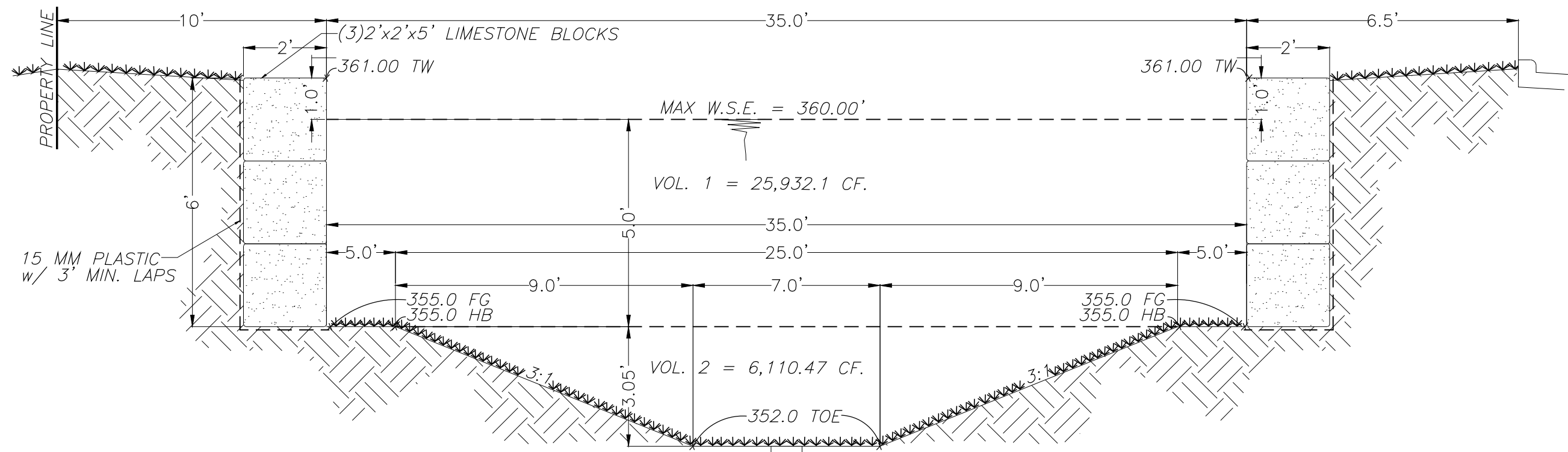
BENCHMARK:
 FLOODPLAIN REFERENCE MARK NUMBER GPS-20 AND IS A BRASS OR ALUMINUM DISK SET IN CONCRETE LOCATED 138.1 FEET NORTHWEST OF LIGHT POLE AT THE INTERSECTION OF MISSOURI AND RUSSELL AND 29.9 FEET SOUTHWEST OF LIGHT POLE ALONG MISSOURI.
 ELEV. = 328.54' (NAVD 1986, 2001 ADJUSTED)

3.2892 ACRES TRACT OR PARCEL OF LAND, LOT 1R, BLOCK 1 OF WOODVILLE ACRES NO. 3 RECORDED UNDER VOL. 176, PG. 123, D.R.B.C. PROPERTY ZONE: COMMERCIAL C-3

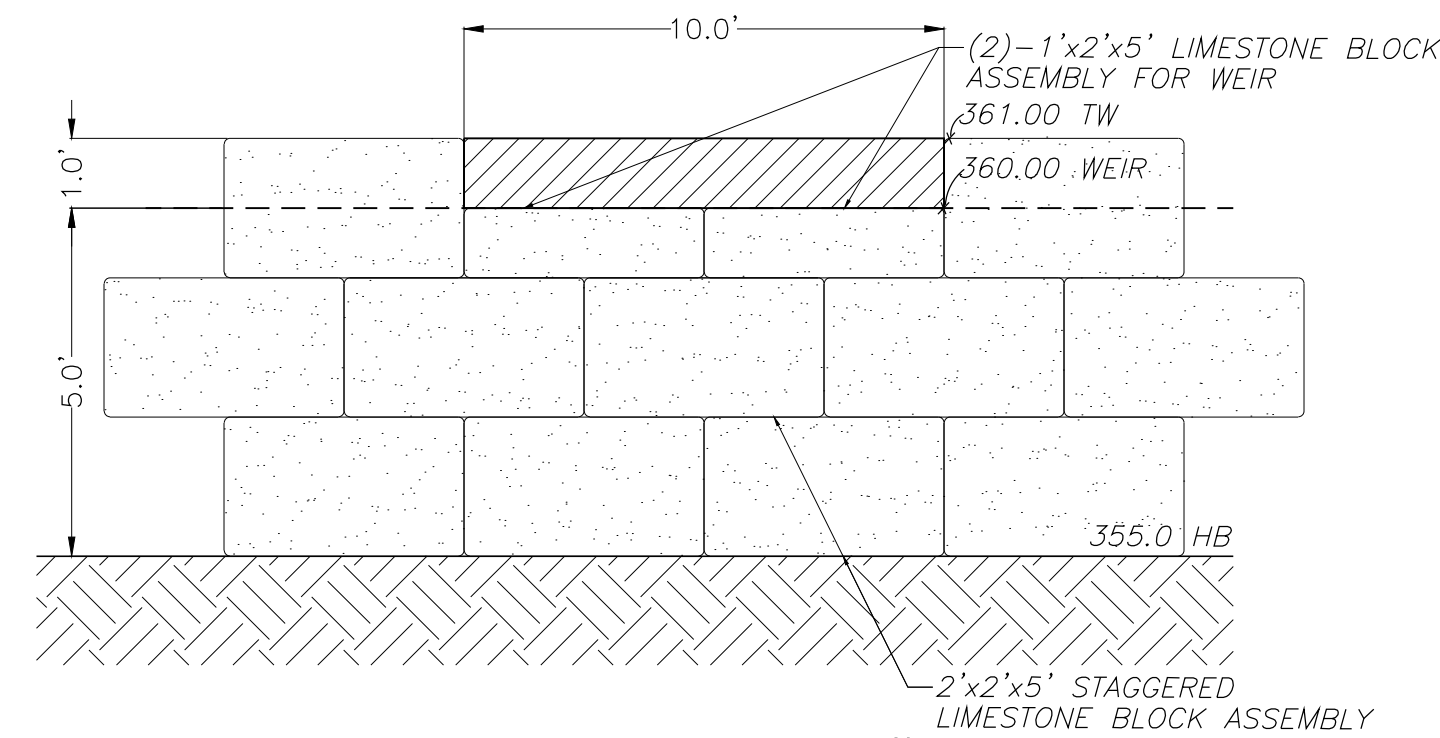
SITE WATER AND SANITARY SEWER PLAN
 SCALE: 1" = 30'-0"



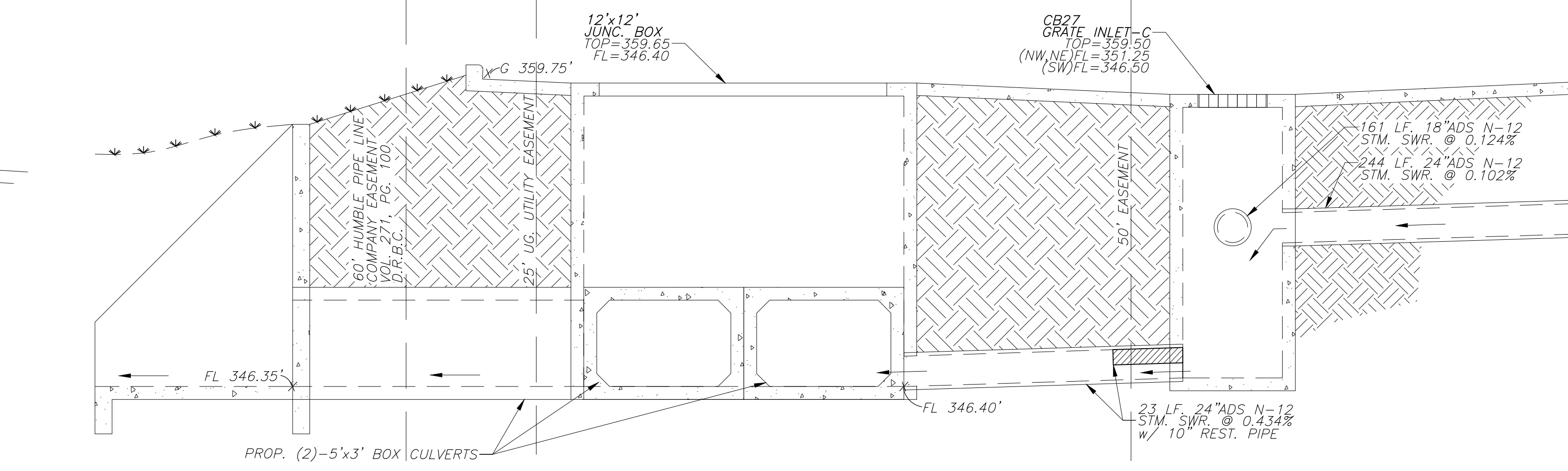
DRAINAGE AREA MAP
NTS



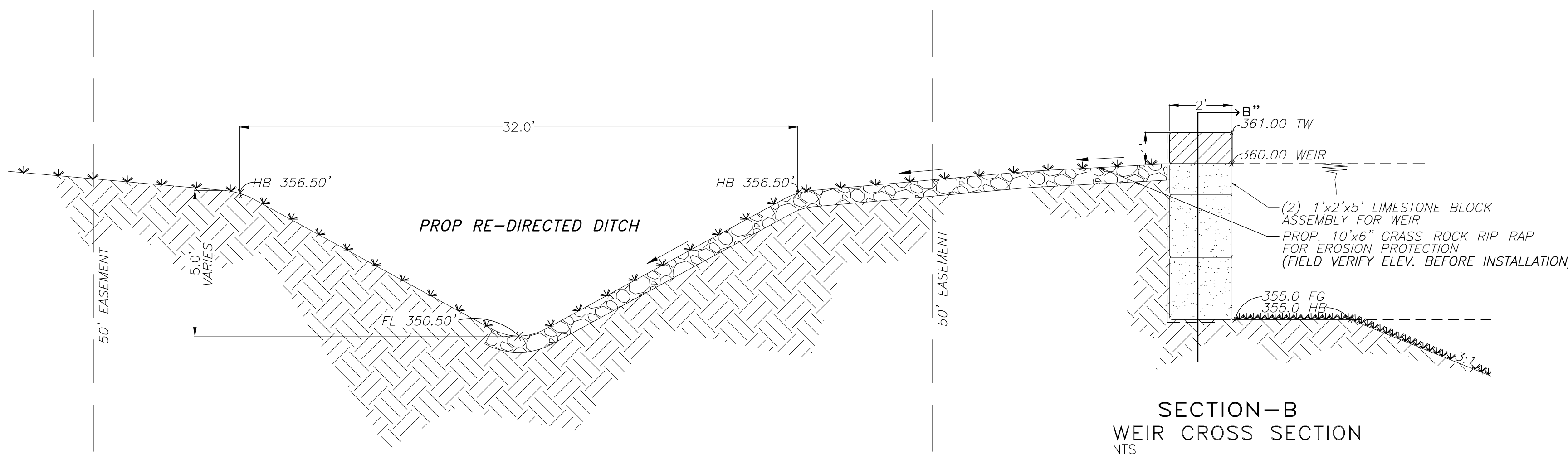
SECTION-A
SIDE SLOPE & VERTICAL WALL DRY POND
NTS



SECTION-B"
WEIR CROSS SECTION
NTS



SECTION-C
SITE OUTFALL DETAIL
NTS



SECTION-B'
WEIR OUTFALL DETAIL
NTS

STORM SEWER CALCULATIONS

Project: 3405 TABOR RD., BRYAN, TX. 77808
By: V. Monpara
Checked By: M. Lanza
Date: March 14, 2023

CRITERIA
TEXAS DEPARTMENT OF TRANSPORTATION
HGL Starting Elevation = 348.4
Design Storm = 2 Year Event
b = 61.37
d = 12.15
e = 0.8038

M.H. From	M.H. To	Area A (Acres)	Area A (Acres)	Runoff Coeff C	Sum of C * A	Intensity I IN/HR	Sum of Flows CFS	Time of Conc. (MIN.)	Reach Length (FT)	Diamt. or Rise (IN.)	Slope (%)	Mann-ings n	Design Capac. (cfs)	Design V (FT/S)	Fall (ft)	Man-hole drop (ft)	Flowline Elevatn Upstrm (ft)	Flowline Elevatn Dnstrm (ft)	Actual Vel. (fps)	Hydraulic grad-ient (%)	Change In Head	El. Hydr. Gradient Upstrm (ft)	El. Hydr. Gradient Dnstrm (ft)	Natural Ground Upstrm (ft)	Natural Ground Dnstrm (ft)	
POND - SITE OUTFALL STORM SEWER CONNECTION																										
POND (1)	CB-A	0.136	0.136	0.68	0.09	3.59	0.33	22.04	55	24	0.181	0.012	10.43	3.32	0.10		351.80	351.70	0.11	0.00	0.00	353.70	353.70	359.60	360.50	
CB-A (1.2)	CB-B	0.471	0.607	0.68	0.41	3.57	1.47	22.31	189	24	0.105	0.012	7.94	2.53	0.20		351.70	351.50	0.47	0.00	0.01	353.51	353.50	360.50	358.20	
CB-B (1.2,3)	CB-C	0.639	1.246	0.68	0.85	3.47	2.93	23.56	244	24	0.102	0.012	7.83	2.49	0.25		351.50	351.25	0.93	0.01	0.03	353.28	353.25	358.20	355.70	
CB-C (1.2,3,4,5,6,7)	REST. PIPE	0.880	2.126	0.68	1.44	3.37	4.87	24.78	5	10	0.434	0.012	1.56	2.87	0.02	4.75	346.50	346.48	8.93	4.21	0.21	348.62	348.41	355.70	355.70	
REST. PIPE (1.2,3,4,5,6,7)	12x12 JB. (CUT)	0.000	2.126	0.68	1.44	3.37	4.87	24.81	18	24	0.434	0.012	16.15	5.14	0.08		346.48	346.40	1.55	0.04	0.01	348.41	348.40	355.70	355.00	
CB-D TO CB-C STORM SEWER CONNECTION																										
CB-D (6)	MH-1	0.188	0.19	0.68	0.13	3.56	0.45	22.44	86	18	0.116	0.012	3.88	2.19	0.10		351.55	351.45	0.25	0.00	0.00	353.27	353.27	357.30	353.10	
MH-1 (5,6,7)	CB-C	0.341	0.53	0.68	0.36	3.50	1.25	23.09	161	18	0.124	0.012	4.01	2.27	0.20		351.45	351.25	0.71	0.01	0.02	353.27	353.25	353.10	355.70	

STORM SEWER CALCULATIONS

Project: 3405 TABOR RD., BRYAN, TX. 77808
By: V. Monpara
Checked By: M. Lanza
Date: March 14, 2023

CRITERIA
TEXAS DEPARTMENT OF TRANSPORTATION
HGL Starting Elevation = 351.83
Design Storm = 100 Year Event
b = 86.31
d = 10.79
e = 0.7141

M.H. From	M.H. To	Area A (Acres)	Area A (Acres)	Runoff Coeff C	Sum of C * A	Intensity I IN/HR	Sum of Flows CFS	Time of Conc. (MIN.)	Reach Length (FT)	Diamt. or Rise (IN.)	Slope (%)	Mann-ings n	Design Capac. (cfs)	Design V (FT/S)	Fall (ft)	Man-hole drop (ft)	Flowline Elevatn Upstrm (ft)	Flowline Elevatn Dnstrm (ft)	Actual Vel. (fps)	Hydraulic grad-ient (%)	Change In Head	El. Hydr. Gradient Upstrm (ft)	El. Hydr. Gradient Dnstrm (ft)	Natural Ground Upstrm (ft)	Natural Ground Dnstrm (ft)	
POND - SITE OUTFALL STORM SEWER CONNECTION																										
POND (1)	CB-A	0.136	0.136	0.68	0.09	7.13	0.66	22.04	55	24	0.181	0.012	10.43	3.32	0.10		351.80	351.70	0.21	0.00	0.00	353.70	353.70	359.60	360.50	
CB-A (1.2)	CB-B	0.471	0.607	0.68	0.41	7.09	2.92	22.31	189	24	0.105	0.012	7.94	2.53	0.20		351.70	351.50	0.93	0.01	0.03	353.53	353.50	360.50	358.20	
CB-B (1.2,3)	CB-C	0.639	1.246	0.68	0.85	6.91	5.84	23.56	244	24	0.102	0.012	7.83	2.49	0.25		351.50	351.25	1.86	0.06	0.14	353.39	353.25	358.20	355.70	
CB-C (1.2,3,4,5,6,7)	REST. PIPE	0.880	2.126	0.68	1.44	6.74	9.72	24.78	5	10	0.434	0.012	1.56	2.87	0.02	4.75	346.50	346.48	17.83	16.79	0.84	352.70	351.86	355.70	355.70	
REST. PIPE (1.2,3,4,5,6,7)	12x12 JB. (CUT)	0.000	2.126	0.68	1.44	6.73	9.72	24.81	18	24	0.434	0.012	16.15	5.14	0.08		346.48	346.40	3.09	0.16	0.03	351.86	351.83	355.70	355.00	
CB-D TO CB-C STORM SEWER CONNECTION																										
CB-D (6)	MH-1	0.188	0.19	0.68	0.13	7.07	0.89	22.44	86	18	0.116	0.012	3.88	2.19	0.10		351.55	351.45	0.51	0.01	0.01	353.33	353.33	357.30	353.10	
MH-1 (5,6,7)	CB-C	0.341	0.53	0.68	0.36	6.97	2.50	23.09	161	18	0.124	0.012	4.01	2.27	0.20		351.45	351.25	1.41	0.05	0.08	353.33	353.25	353.10	355.70	

REVISIONS

NO. DATE

IN THE CITY OF BRYAN, TEXAS
BRAZOS COUNTY

**PROP. GAS STATION, C-STORE
WASHETERIA & TRUCK STOP**
3405 TABOR RD.
BRYAN, TEXAS, 77808

LEGAL: 3.2892 ACRES TRACT OF LAND, PORTION OF LOT 1 AND LOT 2 T
3405 TABOR RD., BRYAN, TEXAS, 77808. A PORTION OF LOT 6R
RECORDED UNDER VOL. 116, P. 106, OF THE PUBLIC RECORDS
OF BRAZOS COUNTY, TEXAS. FILED FOR RECORDING IN THE
OFFICE OF THE COUNTY CLERK OF BRAZOS COUNTY, TEXAS, ON
05/15/2023.

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APPROVED BY M. LANZA ENGINEERING, P.L.L.C.

P.E. STAMP:
MARIO E. LANZA
108702
LICENSED PROFESSIONAL ENGINEER
5/15/2023

DESIGN BY: Mario E. Lanza, P.E.
DRAWING BY: Vatsal Monpara
DATE: May 15, 2023
SCALE: 1" = 30'-0"
FILE: ML/2022/TABOR RD., BRYAN
CONSTRUCTION DETAILS-1

DRAWING: **C-5**
SHEET: **6 / 12**

CONSTRUCTION DETAILS-1
SCALE: NTS.

PROPOSED DRIVEWAY DETAIL REINFORCED CONCRETE AT CONCRETE CURB AND GUTTER ROADWAY

PROPOSED DRIVEWAY DETAIL ASPHALT W/ PCTB AT ASPHALT ROADWAY

PROPOSED DRIVEWAY DETAIL ASPHALT W/ FLEX BASE AT ASPHALT ROADWAY

DRIVEWAY DETAILS

TABLE OF DIMENSIONS AND REINFORCING STEEL

TABLE OF ESTIMATED CULVERT TOEWALL QUANTITIES

WING DIMENSION FORMULAS:

TABLE OF ESTIMATED CULVERT TOEWALL QUANTITIES

CONCRETE WINGWALLS WITH FLARED CULVERTS FOR 0° SKEW BOX CULVERTS

FW-0

Texas Department of Transportation

DD

CONCRETE WINGWALLS WITH FLARED CULVERTS FOR 0° SKEW BOX CULVERTS

FW-0

TABLE OF DIMENSIONS AND REINFORCING STEEL

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FW-0

CONCRETE WINGWALLS WITH FLARED CULVERTS FOR 0° SKEW BOX CULVERTS

FW-0

PROP GAS STATION C STORE WASHETERIA & TRUCK STOP

3405 TABOR RD BRYAN, TEXAS, 77808

DESIGNED BY:

M.LANZA ENGINEERING, P.L.L.C.

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DESIGNER: Mario E. Lanza, P.E.

DRAWING BY: Vatsal Monpara

DATE: May 15, 2023

SCALE: 1" = 30'-0"

FILE: M/2022/TABOR RD., BRYAN CONSTRUCTION DETAIL-2

DRAWING: C-6

SHEET: 7 / 12

CITY OF BRYAN STRAIGHT OR ANGLE TAP 2"

DATE: DECEMBER 2020

B/C'S UNIFIED STANDARD DETAIL W6-03

DETAIL NO. W6-03

CITY OF COLLEGE STATION

CITY OF BRYAN

DATE: DECEMBER 2020

B/C'S UNIFIED STANDARD DETAIL W6-03

DETAIL NO. W6-03

CITY OF COLLEGE STATION

GATE VALVE & BOX

DATE: DECEMBER 2020

B/C'S UNIFIED STANDARD DETAIL W1-00

DETAIL NO. W1-00

CITY OF COLLEGE STATION

CITY OF BRYAN

DATE: DECEMBER 2020

B/C'S UNIFIED STANDARD DETAIL W1-00

DETAIL NO. W1-00

CITY OF COLLEGE STATION

BEDDING AND TRENCH FOR DI PIPE & PVC PIPE WITHIN NON-STRUCTURAL OR NEW PAVED AREAS

DATE: AUG. 2012

B/C'S UNIFIED STANDARD DETAIL W4-02

DETAIL NO. W4-02

CITY OF COLLEGE STATION

CITY OF BRYAN

DATE: AUG. 2012

B/C'S UNIFIED STANDARD DETAIL W4-02

DETAIL NO. W4-02

CITY OF COLLEGE STATION

NEW WATER SERVICE (SHORT AND LONG SIDE)

DATE: JAN. 2009

B/C'S UNIFIED STANDARD DETAIL W2-01

DETAIL NO. W2-01

CITY OF COLLEGE STATION

CITY OF BRYAN

DATE: JAN. 2009

B/C'S UNIFIED STANDARD DETAIL W2-01

DETAIL NO. W2-01

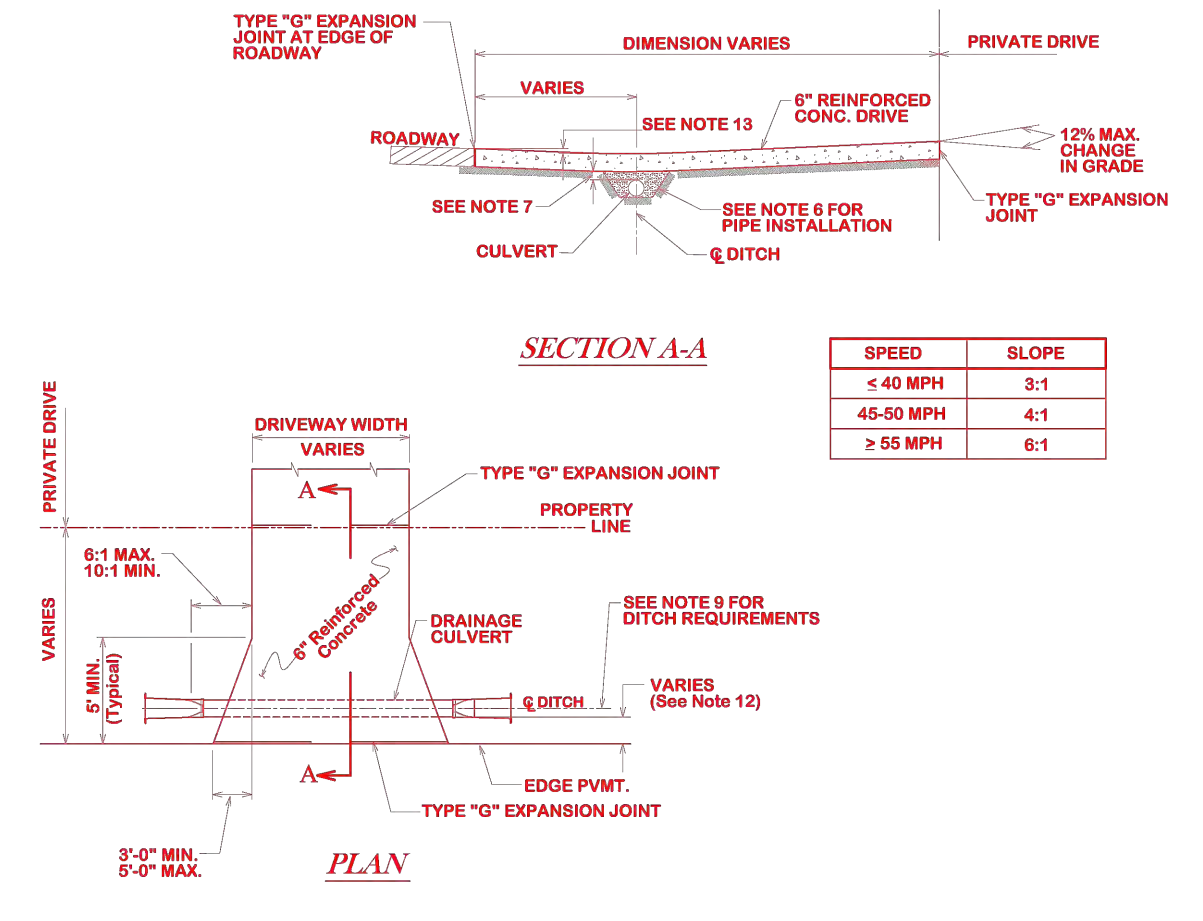
CITY OF COLLEGE STATION

CONSTRUCTION DETAILS-2

SCALE: NTS.

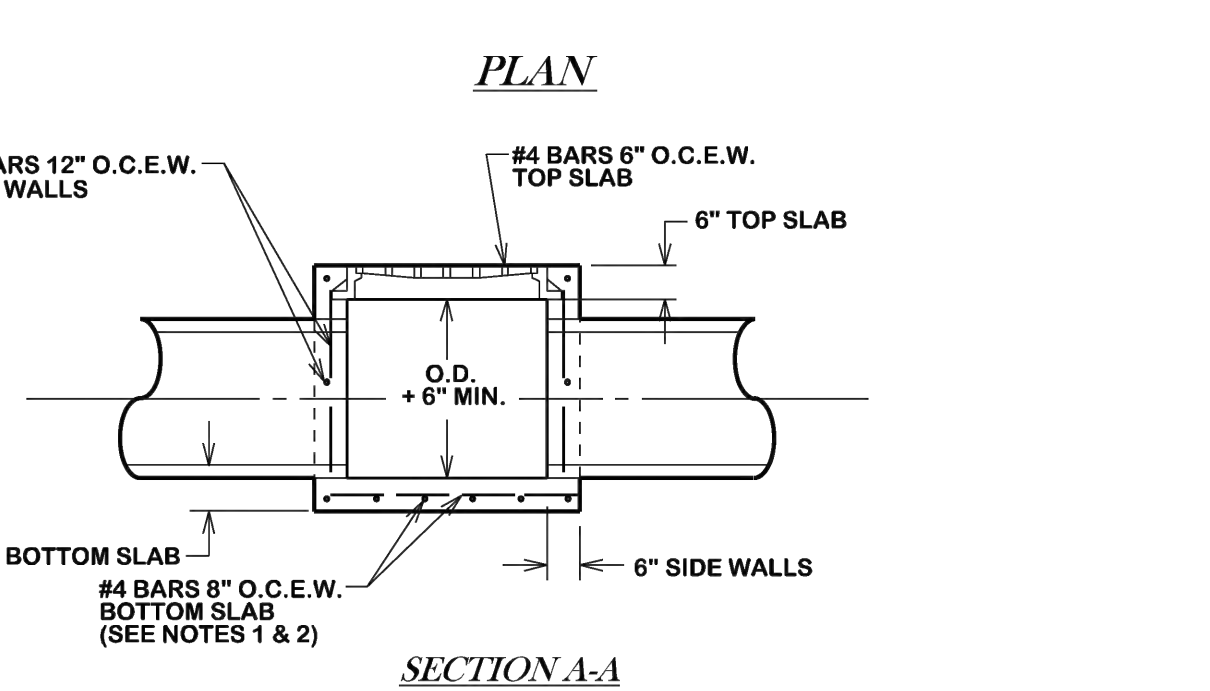
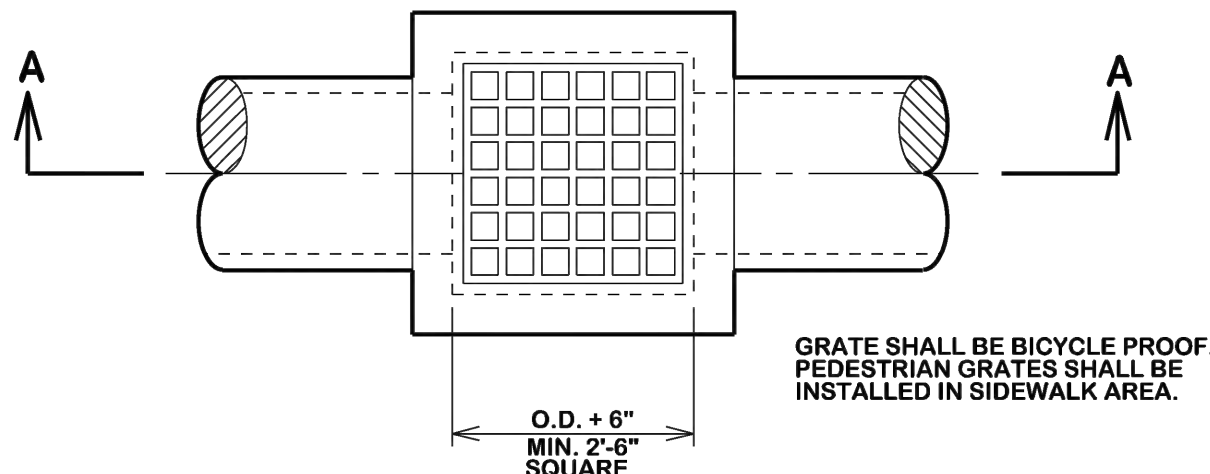
SHEET: 7 / 12

- NOTE:
- LENGTH OF DRAINAGE PIPE FOR RESIDENTIAL DRIVES IS 30' MAX & 30' MIN.
 - ALL DRIVEWAY PIPES WITHIN ROW MUST HAVE CONCRETE (E.T.E. SURETY END TREATMENT) BELL ENDS.
 - CULVERT DIAMETER TO BE APPROVED BY THE CITY ENGINEER. THE SIZE OF THE DRIVE CULVERT SHALL BE A MINIMUM OF 18" AND DESIGNED FOR A 10-YEAR RETURN PERIOD. THE SLOPE OF THE PIPE SHALL BE A MINIMUM OF 0.5%.
 - CULVERT SHALL BE RCP OR HDPE MEETING THE CITY'S SPECIFICATIONS FOR STORM PIPE. CMP IS NOT ALLOWED.
 - BELL AND SPIGOT GASKETED JOINTS OR MANUFACTURED COUPLING BANDS ARE REQUIRED WITH HDPE.
 - CEMENT STABILIZED SAND IS REQUIRED WITH HDPE.
 7. THERE SHALL BE A MINIMUM OF 12" COVER FOR HDPE PIPE AND 6" COVER FOR RCP PIPE.
 - TOP OF CONCRETE DRIVE TO BE LEVEL WITH ROAD SURFACE.
 - DITCH NEEDS TO BE CLEANED BOTH UPSTREAM AND DOWNSTREAM TO MATCH DITCH SOPE.
 - SLOPES TRANSVERSE TO THE PUBLIC STREET (E.G. DRIVEWAY SIDE SLOPES) SHOULD BE AS FLAT AS PRACTICAL. WHERE PRACTICAL, A SLOPE OF 1:1 VERTICAL TO HORIZONTAL (V:H) OR FLATTER SHALL BE CONSTRUCTED WITH A MINIMUM OF 2" OF COVER BEING ALLOWED. IN NO INSTANCE SHALL THE SLOPE EXCEED 1:1 WITHOUT SPECIFIC CITY APPROVAL.
 - DRIVEWAY CULVERTS:
 - SHALL BE PLACED AS FAR AWAY FROM THE PUBLIC ROADWAY AS PRACTICAL.
 - SHALL BE CUT TO MATCH THE DRIVEWAY SLOPE.
 - SHALL HAVE DELINEATORS PLACED AT EACH END FOR HAZARD IDENTIFICATION.
 - REFER TO THE CURRENT ADDITION OF THE AASHTO ROADSIDE DESIGN GUIDE FOR ADDITIONAL INFORMATION ON THE CONSTRUCTION OF THE DRIVEWAY AND CULVERT TO ALLOW SUFFICIENT CLEAR ZONE AND FLARE RATES.
 - DRIVEWAY ELEVATION OVER THE CULVERT MUST BE A MINIMUM 4" BELOW ROAD SURFACE WHEN DIP AND MAXIMUM OF 12" ABOVE ROAD SURFACE IF A HUMP.



TYPICAL DRIVEWAY ENTRANCE WITH CULVERT

DATE: FEB. 2021 | B/C'S UNIFIED STANDARD DETAIL: ST2-02 | CITY OF COLLEGE STATION



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

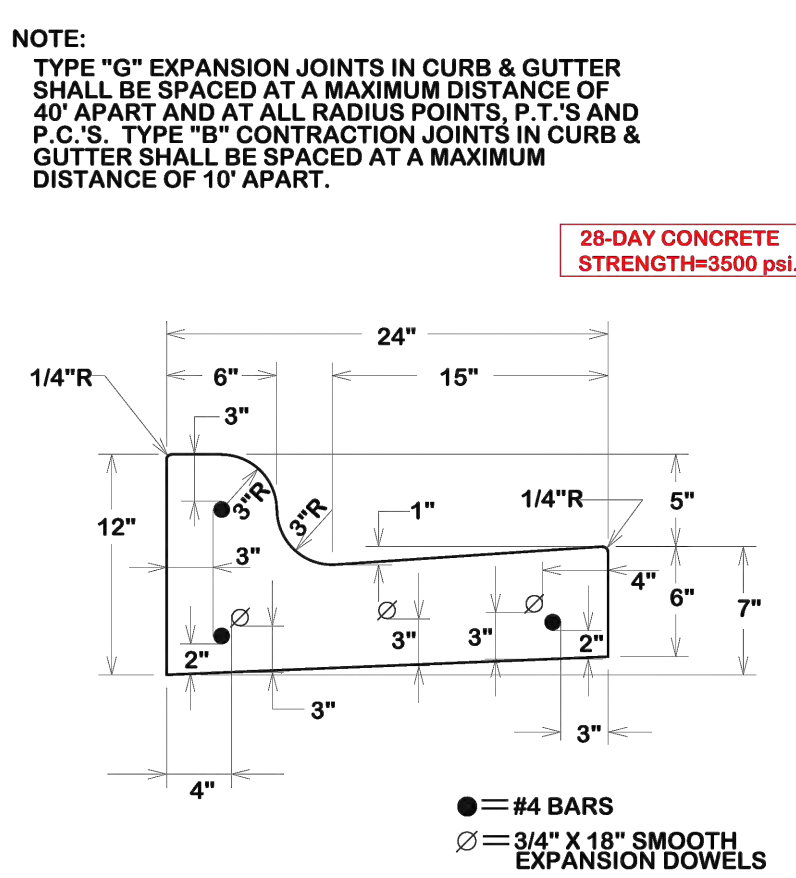
INLET DEPTH (FT.) (MEASURED FROM FLOWLINE TO FINAL GROUND)	BASE THICKNESS
0 - 12	8"
12 AND OVER	12"
 - DEPTHS GREATER THAN 12' WILL REQUIRE 2 MATS OF REINFORCING STEEL IN THE BASE.

SINGLE GRATE INLET

DATE: AUG. 2012 | B/C'S UNIFIED STANDARD DETAIL: D1-01 | CITY OF COLLEGE STATION

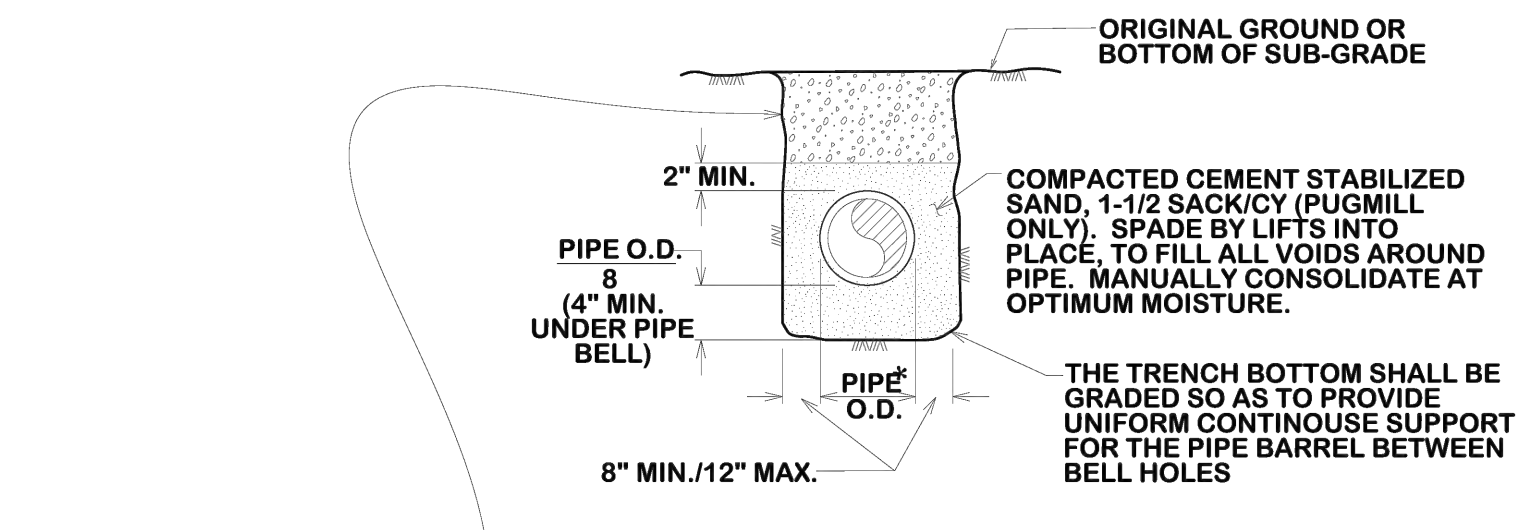
GENERAL NOTES:

- ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOC, SODDED OR HYDRATED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOC SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED 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 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 TxDOT STANDARDS.
- REFER TO SPEC 31 17.23.23 (PAVEMENT MARKINGS) FOR ADDITIONAL LOCAL REQUIREMENTS.



TYPICAL COMBINED CURBS & GUTTER SECTION

DATE: FEB. 2021 | B/C'S UNIFIED STANDARD DETAIL: ST1-01 | CITY OF COLLEGE STATION



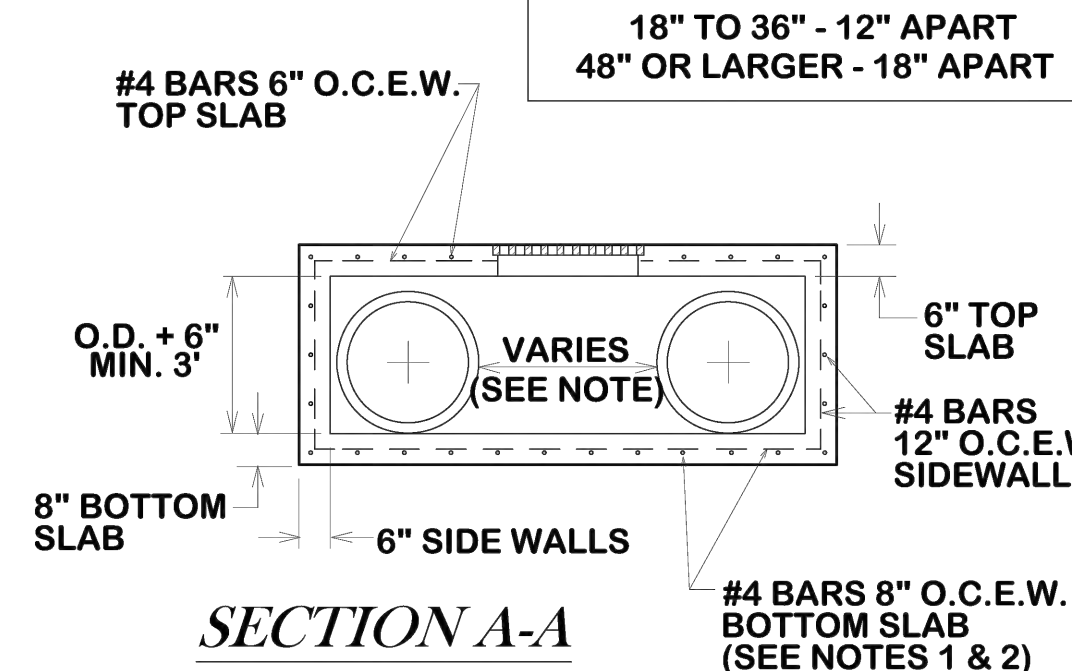
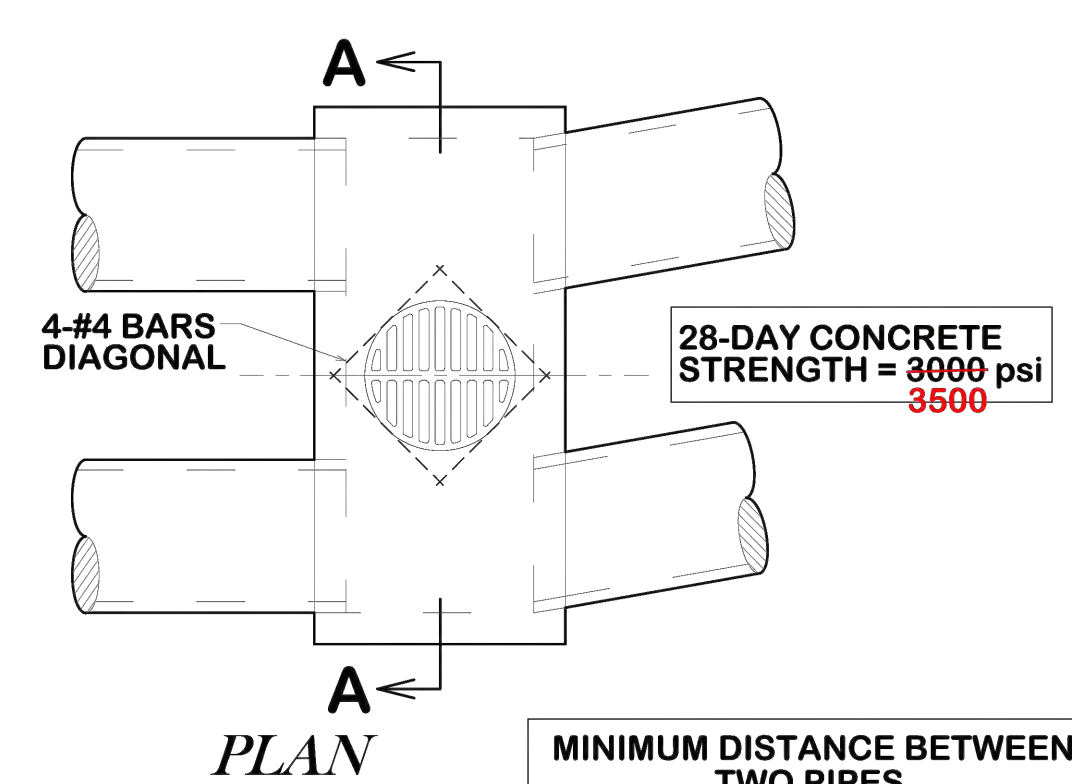
SELECT MATERIAL

MATERIAL EXCAVATED FROM THE DITCH, (WHICH IS FREE OF ROCKS, LUMPS, CLODS, OR DEBRIS LARGER THAN TWO (2) INCHES IN THE LARGEST DIMENSION, COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NON-STRUCTURAL AREAS (i.e., YARDS, PASTURES, EASEMENTS) AND TO A MINIMUM OF 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NEW STREET AREAS AND STREETS TO BE RECONSTRUCTED.

* PE MUST DESIGN TRENCH DETAIL SITE SPECIFIC FOR HDPE PIPE. HDPE PIPE IS NOT TO BE USED UNDER PUBLIC STREET PAVEMENT WITHIN STRUCTURAL BACKFILL AREA. CEMENT STABILIZED SAND AS A MINIMUM WILL ALWAYS BE REQUIRED.

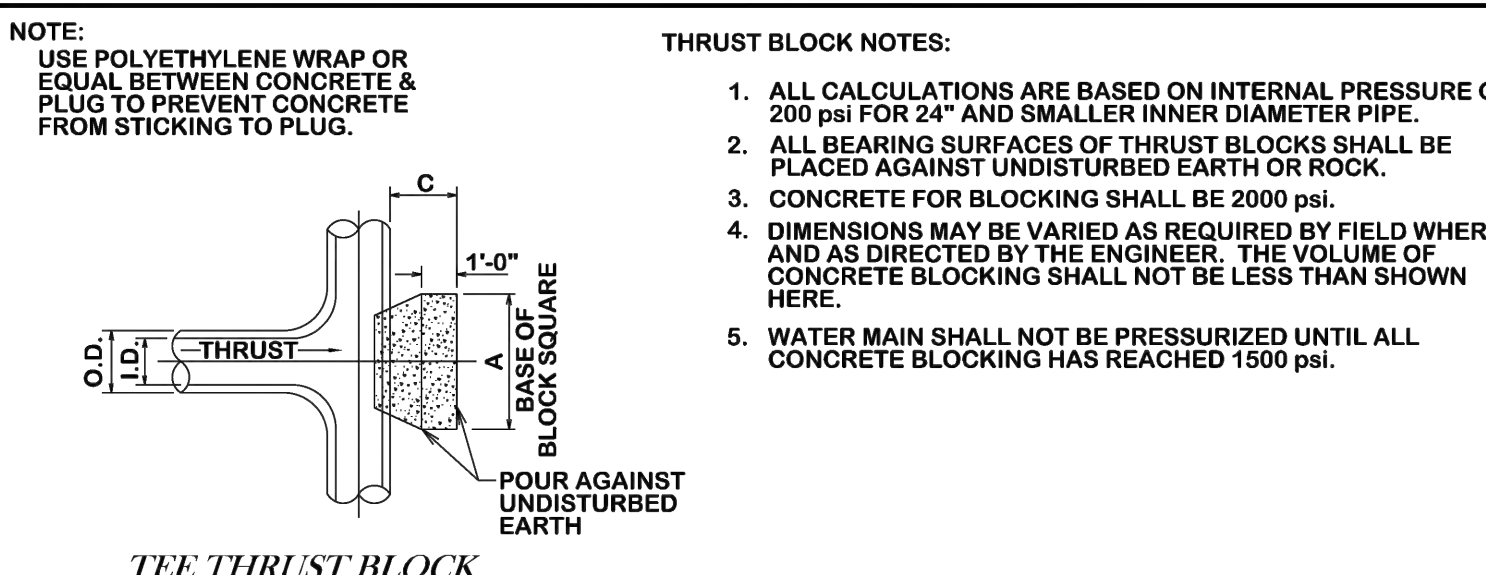
BEDDING AND TRENCH FOR REINFORCED CONCRETE PIPE AND BOX CULVERTS

DATE: DECEMBER 2020 | B/C'S UNIFIED STANDARD DETAIL: D3-03 | CITY OF COLLEGE STATION



DOUBLE BARREL INLET

DATE: DECEMBER 2020 | B/C'S UNIFIED STANDARD DETAIL: D1-04 | CITY OF COLLEGE STATION

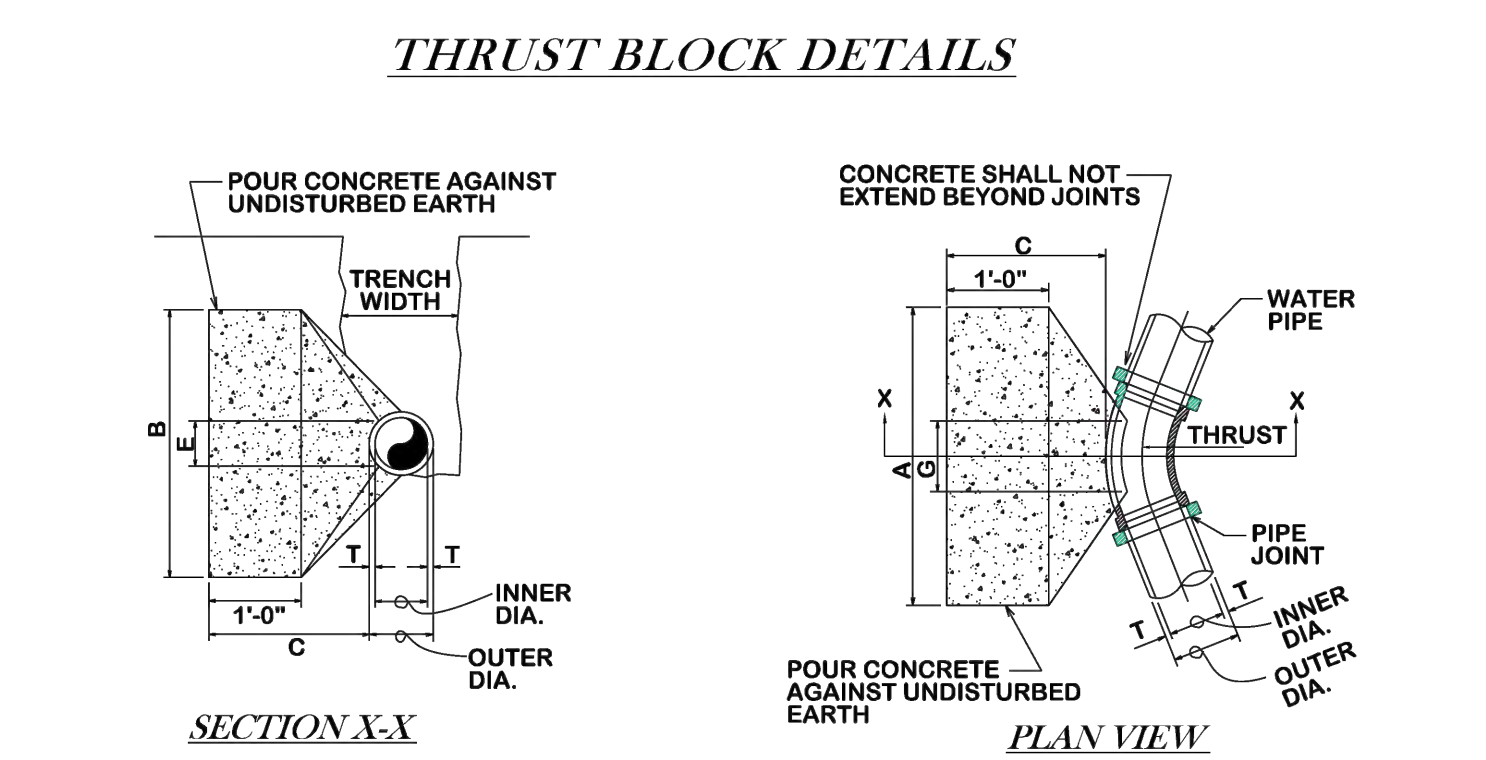


TEE SCHEDULE

ID (in)	THRUST (tons)	C (in)	A (in)	VOLUME (c.y.)
4, 6, 8	5.1	1.5	2.5	0.3
10, 12	11.3	1.5	3.5	0.6

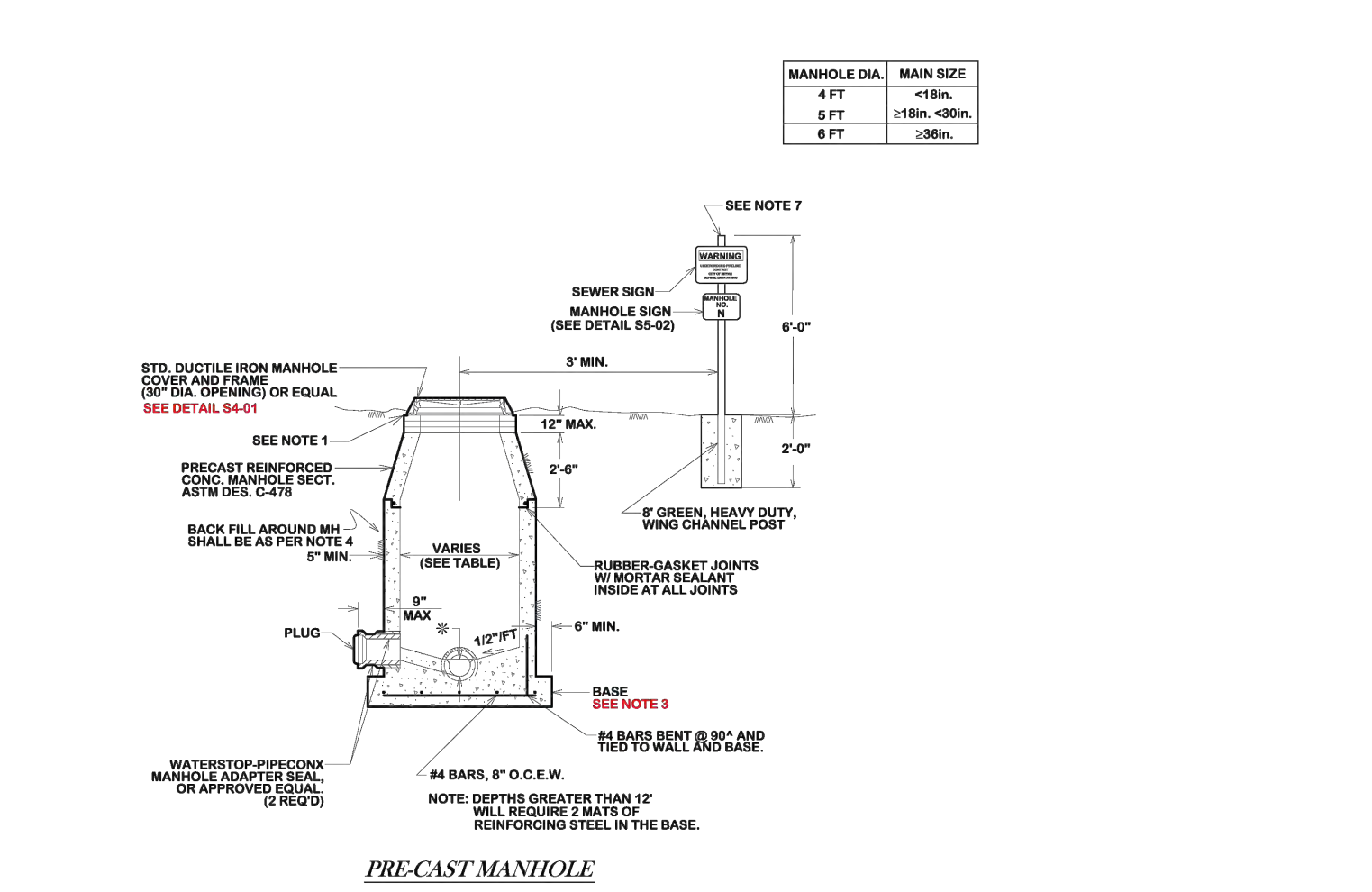
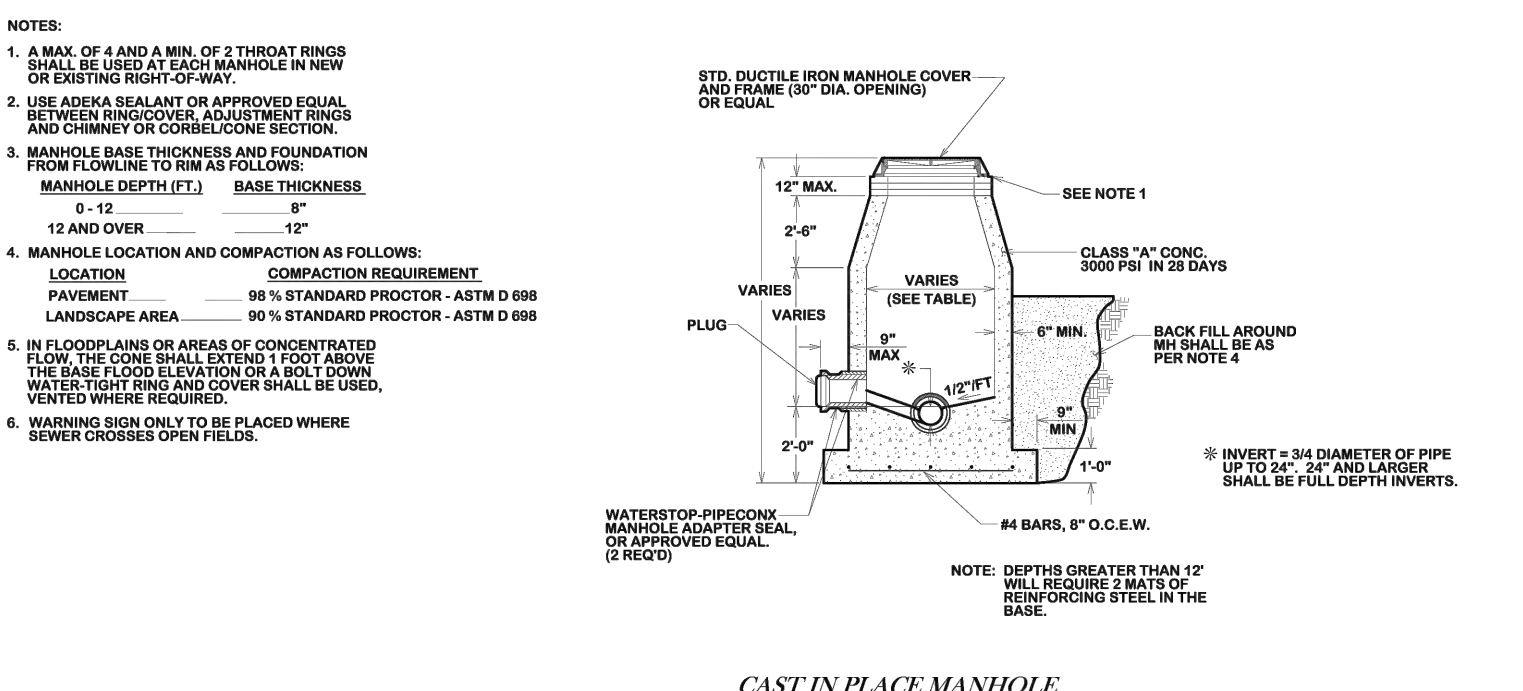
HORIZONTAL THRUST BLOCK SCHEDULE

BEND	SIZE (in)	A (in)	B (in)	C (in)	E (in)	G (in)	VOLUME (c.y.)
90°	6, 8	5.0	1.5	1.5	0.9	2.7	0.4
	10, 12	6.5	2.5	1.5	1.2	4.0	1.0
	6, 8	2.0	1.5	0.9	1.5	0.2	
45°	6, 8	3.5	2.5	1.5	1.2	2.2	0.5
	10, 12	2.0	2.5	1.5	1.2	1.1	0.3
	6, 8	1.0	1.5	0.9	0.4	0.1	
22.5°	6, 8	1.5	1.5	0.9	0.8	0.1	
	10, 12	2.0	2.5	1.5	1.2	1.1	0.3
11.25°	6, 8	1.0	1.5	0.9	0.4	0.1	
	10, 12	1.5	1.5	1.2	0.6	0.1	



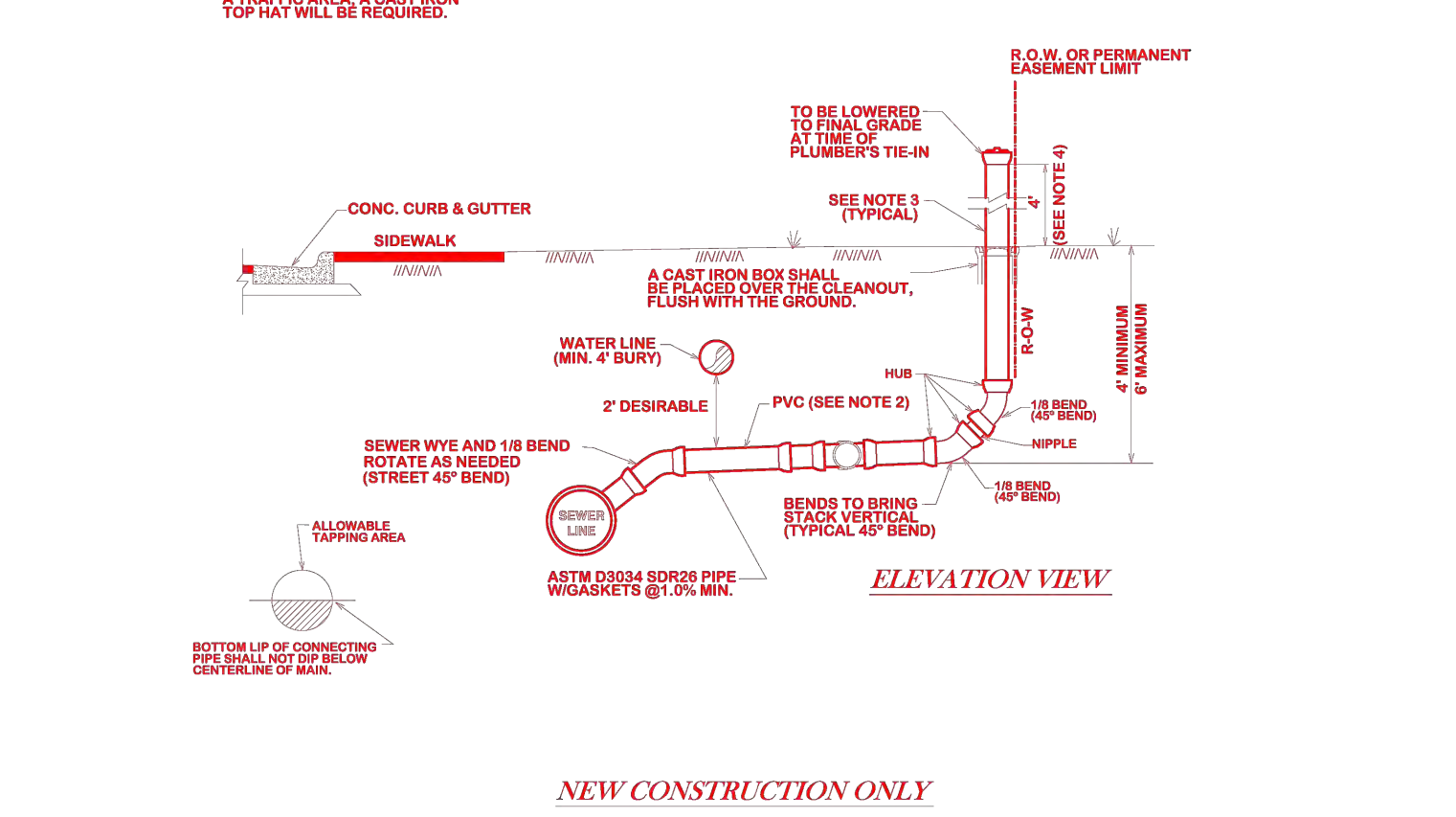
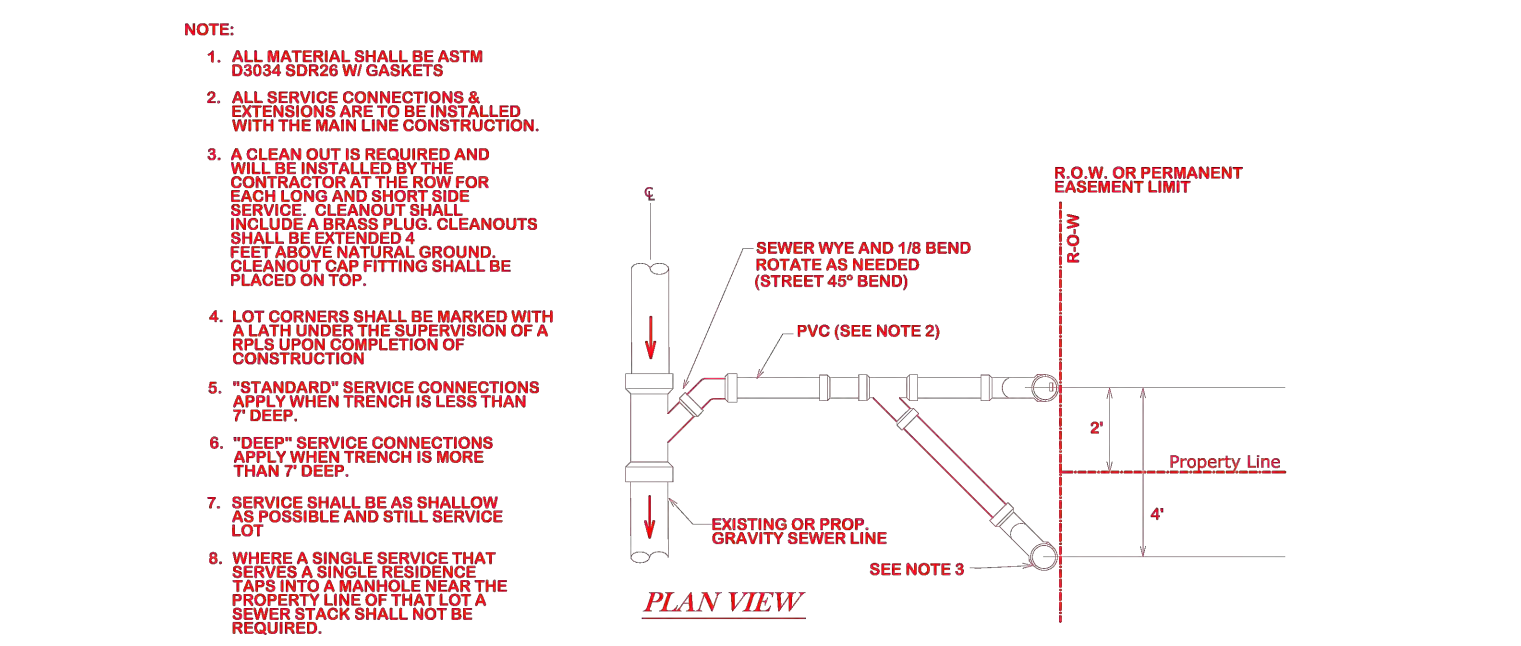
TYPICAL HORIZONTAL THRUST BLOCK

DATE: AUG. 2012 | B/C'S UNIFIED STANDARD DETAIL: W2-00 | CITY OF COLLEGE STATION



STANDARD MANHOLE

DATE: DECEMBER 2020 | B/C'S UNIFIED STANDARD DETAIL: S1-00 | CITY OF COLLEGE STATION



STANDARD SEWER SERVICE CONNECTION

DATE: DECEMBER 2020 | B/C'S UNIFIED STANDARD DETAIL: S6-00 | CITY OF COLLEGE STATION

REVISIONS

NO.	DATE	DESCRIPTION

IN THE CITY OF BRYAN, BRAZOS COUNTY

PROP. GAS STATION, C-STORE WASHETERIA & TRUCK STOP
3405 TABOR RD., BRYAN, TEXAS, 77808

LEGAL: 3.2892, ACRES TRACT OF PARCELS OF LAND, PORTION OF LOT 1 AND LOT 2 T 3405 TABOR RD., BRYAN, TEXAS, 77808. RECORDED UNDER VOL. 116, PAGE 103 AND A PORTION OF LOT 6B RECORDED UNDER VOL. 116, PAGE 103. PROJECT NO. 2020-001. DESIGNED BY: M.LANZA ENGINEERING, P.L.L.C.

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P.E. STAMP: MARIO E. LANZA, P.E. 108702

DESIGN BY: Mario E. Lanza, P.E.
DRAWING BY: Vatsal Monpara
DATE: May 15, 2023
SCALE: 1" = 30'-0"
FILE: ML/2022/TABOR RD., BRYAN CONSTRUCTION DETAIL-3
DRAWING: C-7

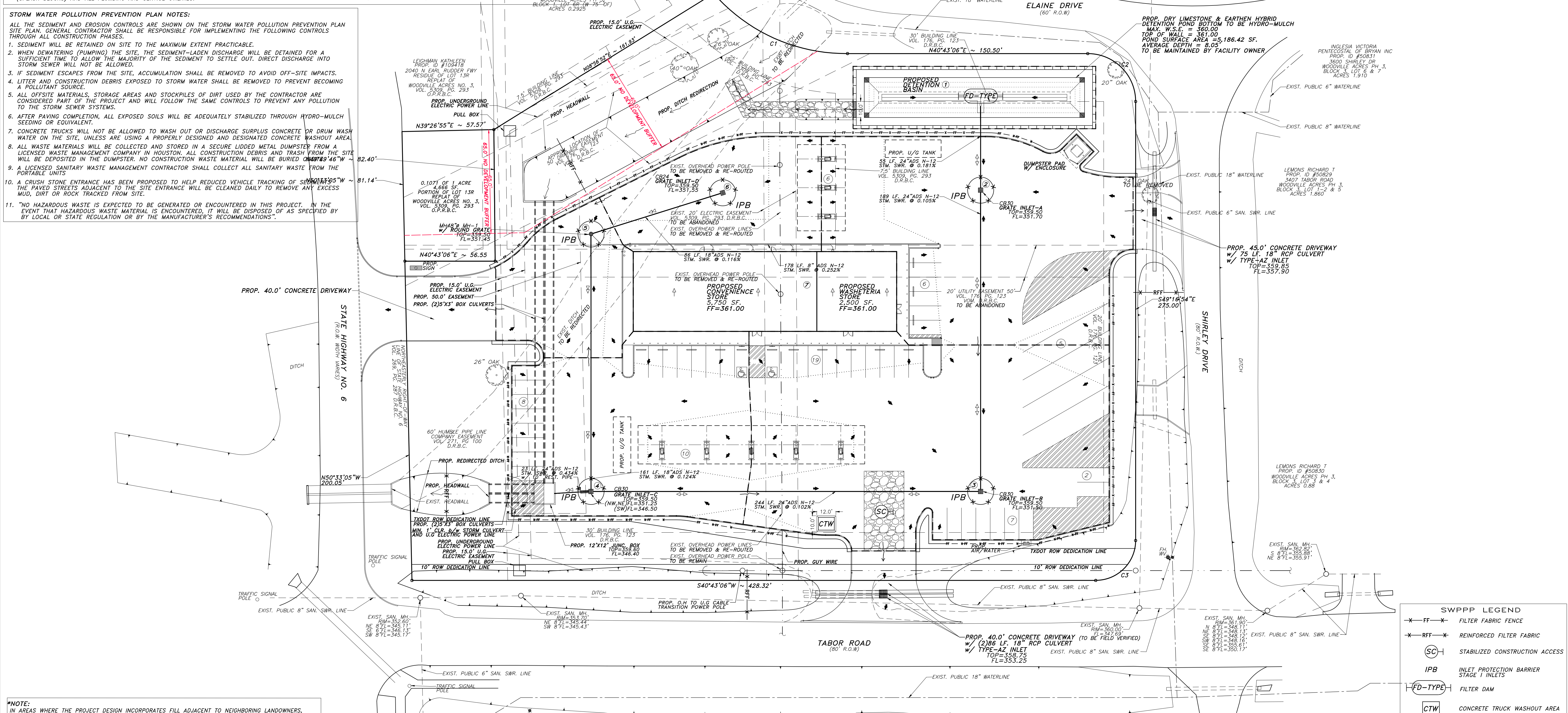
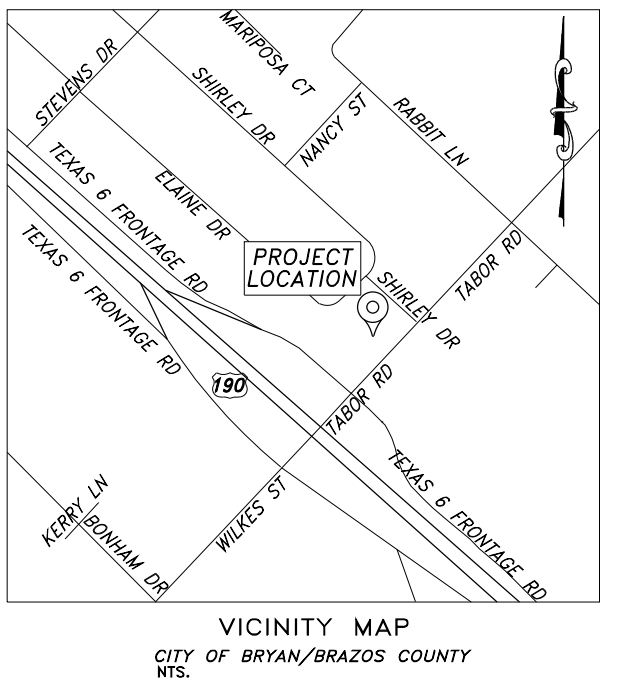
STORM WATER POLLUTION PREVENTION PLAN NOTES:

- ALL THE SEDIMENT AND EROSION CONTROLS ARE SHOWN ON THE STORM WATER POLLUTION PREVENTION PLAN SITE PLAN. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE FOLLOWING CONTROLS THROUGH ALL CONSTRUCTION PHASES.
- SEDIMENT WILL BE RETAINED ON SITE TO THE MAXIMUM EXTENT PRACTICABLE. BASED ON THE BEST AVAILABLE INFORMATION, THE CONTRACTOR SHALL FIELD DETERMINE THE EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION. HE SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND MAINTAIN THESE UNDERGROUND UTILITIES.
 - CONTRACTOR SHALL UNCOVER EXISTING UTILITIES AT ALL POINTS OF CROSSING TO DETERMINE IF CONFLICT EXISTS BEFORE COMMENCING ANY CONSTRUCTION. NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICT.
 - ALL FILL COMPACTION AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH SOIL REPORT SPECIFICATIONS.
 - ALL SEWERS UNDER OR WITHIN ONE (1) FOOT OF PROPOSED OR FUTURE PAVEMENT SHALL BE BACKFILLED WITH 1-1/2 SACK CEMENT STABILIZED SAND TO WITHIN ONE (1) FOOT OF SUBGRADE.
 - THE WORK AREA SHALL BE BARRICADED AND ILLUMINATED DURING DARKNESS AND PERIODS OF INACTIVITY, WHEN IN AN AREA OF DIRECT PUBLIC ACCESS.
 - CONTRACTOR SHALL PROVIDE SHEETING, SHORING AND BRACING AS NECESSARY TO PROTECT WORKMEN AND EXISTING UTILITIES DURING ALL PHASES OF CONSTRUCTION.
 - UTILITIES ARE TO BE TAKEN TO WITHIN FIVE (5) FEET OF BUILDING. SEE PLUMBING SHEETS INDICATED FOR CONTINUATION OF SERVICE CONNECTIONS INTO BUILDING.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING, MAINTAINING, AND RESTORING ALL DRAINAGE SYSTEMS.
 - ALL FINISHED GRADES SHALL VARY UNIFORMLY BETWEEN FINISHED ELEVATIONS SHOWN.
 - CONTRACTOR IS TO NOTIFY ALL UTILITY COMPANIES TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITY LINES.
 - CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY ALL GOVERNING AGENCIES.
 - CONTRACTOR TO COORDINATE WITH ARCHITECTURAL AND MECHANICAL/ELECTRICAL/PLUMBING DRAWINGS FOR CONNECTION AND/OR LOCATION OF ALL DOWN SPOUTS, EROSION PROTECTION (SPASH BLOCKS) AND ALL PLUMBING AND SERVICE UTILITIES.
 - CONTRACTOR SHALL PROVIDE AND INSTALL TRAFFIC CONTROL DEVICES IN CONFORMANCE WITH PART V OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TEXAS M.U.T.C.D., MOST RECENT EDITION WITH REVISIONS) DURING CONSTRUCTION.
 - CAUTION: UNDERGROUND GAS FACILITIES
EXIST MAIN LINES (TO INCLUDE UNIT GAS TRANSMISSION, AND/OR INDUSTRIAL GAS SUPPLY CORPORATION WHERE APPLICABLE) ARE SHOWN IN AN APPROXIMATE LOCATION ONLY. SERVICE LINES ARE USUALLY NOT SHOWN. THE CONTRACTOR SHALL CONTACT THE UTILITY COORDINATING COMMITTEE AT 713-223-4567 OR 1-800-669-8344 A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION TO HAVE MAIN AND SERVICE LINES FIELD LOCATED.
* WHEN RELIANT ENERGY ENTEN PIPE LINE MARKINGS ARE NOT VISIBLE CALL 713-967-8037 (7:00A.M. TO 4:30P.M.) FOR STATUS OF LINE LOCATION REQUEST BEFORE EXCAVATION BEGINS.
* WHEN EXCAVATING WITHIN EIGHTEEN INCHES (18") OF THE INDICATED LOCATION OF RELIANT ENERGY ENTEN FACILITIES, ALL EXCAVATION MUST BE ACCOMPLISHED USING NON-MECHANICAL EXCAVATING PROCEDURES.
* WHEN RELIANT ENERGY ENTEN FACILITIES ARE EXPOSED, SUFFICIENT SUPPORT MUST BE PROVIDED TO THE FACILITIES TO PREVENT EXCESSIVE STRESS ON THE PIPING.
 - SOUTHWESTERN BELL TELEPHONE CO. UTILITIES MAY EXIST IN STREET RIGHT OF WAY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND UTILITIES.
 - ALL EXISTING POWER POLES, LIGHT STANDARDS, SIGNS, ETC. WHICH AFFECT THE PROPOSED CONSTRUCTION SHALL BE REMOVED AND/OR RELOCATED AS REQUIRED WHETHER SHOWN ON DRAWINGS OR NOT.
 - ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.00% PER ADA REQUIREMENTS.
 - THE CONTRACTOR SHALL PROVIDE FOR A MINIMUM OF 6-INCHES OF CLEARANCE OVER ALL SANITARY SEWER AND WATER MAIN CROSSINGS, AND 6-INCHES OF MINIMUM CLEARANCE OVER ALL SANITARY SEWER AND STORM SEWER CROSSINGS.

STORM WATER POLLUTION PREVENTION PLAN NOTES:

- ALL THE SEDIMENT AND EROSION CONTROLS ARE SHOWN ON THE STORM WATER POLLUTION PREVENTION PLAN SITE PLAN. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTING THE FOLLOWING CONTROLS THROUGH ALL CONSTRUCTION PHASES.
- SEDIMENT WILL BE RETAINED ON SITE TO THE MAXIMUM EXTENT PRACTICABLE.
 - WHEN DOWATERING (PUMPING) THE SITE, THE SEDIMENT-LADEN DISCHARGE WILL BE DETAINED FOR A SUFFICIENT TIME TO ALLOW THE MAJORITY OF THE SEDIMENT TO SETTLE OUT. DIRECT DISCHARGE INTO STORM SEWER WILL NOT BE ALLOWED.
 - IF SEDIMENT ESCAPES FROM THE SITE, ACCUMULATION SHALL BE REMOVED TO AVOID OFF-SITE IMPACTS.
 - LITTER AND CONSTRUCTION DEBRIS EXPOSED TO STORM WATER SHALL BE REMOVED TO PREVENT BECOMING A POLLUTANT SOURCE.
 - ALL OFFSITE MATERIALS, STORAGE AREAS AND STOCKPILES OF DIRT USED BY THE CONTRACTOR ARE CONSIDERED PART OF THE PROJECT AND WILL FOLLOW THE SAME CONTROLS TO PREVENT ANY POLLUTION TO THE STORM SEWER SYSTEMS.
 - AFTER PAVING COMPLETION, ALL EXPOSED SOILS WILL BE ADEQUATELY STABILIZED THROUGH HYDRO-MULCH SEEDING OR EQUIVALENT.
 - CONCRETE TRUCKS WILL NOT BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON THE SITE, UNLESS ARE USING A PROPERLY DESIGNED AND DESIGNATED CONCRETE WASHOUT AREA.
 - ALL WASTE MATERIALS WILL BE COLLECTED AND STORED IN A SECURE LIDDED METAL DUMPSTER FROM A LICENSED WASTE MANAGEMENT COMPANY IN HOUSTON. ALL CONSTRUCTION DEBRIS AND TRASH FROM THE SITE WILL BE DEPOSITED IN THE DUMPSTER. NO CONSTRUCTION WASTE MATERIAL WILL BE BURIED ON SITE.
 - A LICENSED SANITARY WASTE MANAGEMENT CONTRACTOR SHALL COLLECT ALL SANITARY WASTE FROM THE PORTABLE UNITS.
 - A CRUSH STONE ENTRANCE HAS BEEN PROPOSED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENT FROM THE PAVED STREETS ADJACENT TO THE SITE ENTRANCE. IT WILL BE CLEANED DAILY TO REMOVE ANY EXCESS MUD, DIRT OR ROCK TRACKED FROM SITE.
 - "NO HAZARDOUS WASTE IS EXPECTED TO BE GENERATED OR ENCOUNTERED IN THIS PROJECT. IN THE EVENT THAT HAZARDOUS WASTE MATERIAL IS ENCOUNTERED, IT WILL BE DISPOSED OF AS SPECIFIED BY LOCAL OR STATE REGULATION OR BY THE MANUFACTURER'S RECOMMENDATIONS."

CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD LENGTH
C1	110.00'	94.81'	49°22'54"	N6°54'29"E	91.90'
C2	30'	47.12'	90°00'00"	N85°43'06"E	42.43'
C3	25'	39.27'	90°00'00"	S04°16'54"E	35.36'



SWPPP LEGEND

- FF - FILTER FABRIC FENCE
- RFF - REINFORCED FILTER FABRIC
- SC - STABILIZED CONSTRUCTION ACCESS
- IPB - INLET PROTECTION BARRIER STAGE I INLETS
- FD-TYPE - FILTER DAM
- CTW - CONCRETE TRUCK WASHOUT AREA

NOTE:
IN AREAS WHERE THE PROJECT DESIGN INCORPORATES FILL ADJACENT TO NEIGHBORING LANDOWNERS, THE CONTRACTOR SHALL IMPLEMENT GRADING AND/OR PERIMETER RUNOFF CATCHMENT DEVICES (e.g. PERIMETER DITCHES) DURING CONSTRUCTION TO INSURE THAT THE ADJACENT PARCELS BORDERING THE PROJECT SITE DO NOT EXPERIENCE INTERIM DRAINAGE FLOWS THAT EXCEED PRE-DEVELOPMENT CONDITIONS FOR STORM EVENTS UP TO AND INCLUDING THE CURRENT STORM DRAINAGE DESIGN CRITERIA AT THE TIME OF PERMIT OR CARRY SEDIMENT GENERATED AS PART OF CONSTRUCTION ACTIVITIES, WHERE APPLICABLE. THESE PRACTICES ARE IN ADDITION TO STANDARD STORM WATER POLLUTION PREVENTION DESIGN AND SHALL INCLUDE ADDITIONAL DITCHES REDIRECTING SITE DRAINAGE OR TEMPORARY PIPING. THIS NOTE IS NOT INTENDED TO ADDRESS ANY LIABILITY OR RESPONSIBILITY UNDER TEXAS WATER CODE 11.086.

PRIVATE ENGINEERING NOTE:
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH THE GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.

UNAUTHORIZED CHANGES & USES:
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

BASED ON GRAPHICAL PLOTTING NO PORTION OF THIS TRACT LIES WITHIN A 100 YEAR FLOOD HAZARD AREA AS DESIGNATED ON THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER MAP #4201C COMMUNITY PANEL #2025F FOR BRAZOS COUNTY, TEXAS, DATED APRIL 2, 2014. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.

BENCHMARK: FLOODPLAIN REFERENCE MARK NUMBER GPS-20 AND IS A BRASS OR ALUMINUM DISK SET IN CONCRETE LOCATED 108.1 FEET NORTHWEST OF LIGHT POLE AT THE INTERSECTION OF MISSOURI AND RUSSELL AND 29.9 FEET SOUTHWEST OF LIGHT POLE ALONG MISSOURI.
ELEV. = 328.54' (NAVD 1986, 2001 ADJUSTED)

3.2892 ACRES TRACT OR PARCEL OF LAND, LOT 1R, BLOCK 1 OF WOODVILLE ACRES NO. 3 RECORDED UNDER VOL. 176, PG. 123, D.R.B.C. PROPERTY ZONE: COMMERCIAL C-3

STORM WATER POLLUTION PREVENTION PLAN
SCALE: 1"=30'-0"

REVISIONS: _____

DATE: _____

NO: _____

IN THE CITY OF BRYAN, TEXAS
BRAZOS COUNTY

**PROP. GAS STATION, C-STORE
WASHETERIA & TRUCK STOP**
3405 TABOR RD. S.W.
BRYAN, TEXAS, 77808

LEGAL: 3.2892 ACRES TRACT OR PARCEL OF LAND, LOT 1R, BLOCK 1 OF WOODVILLE ACRES NO. 3 RECORDED UNDER VOL. 176, PG. 123, D.R.B.C.

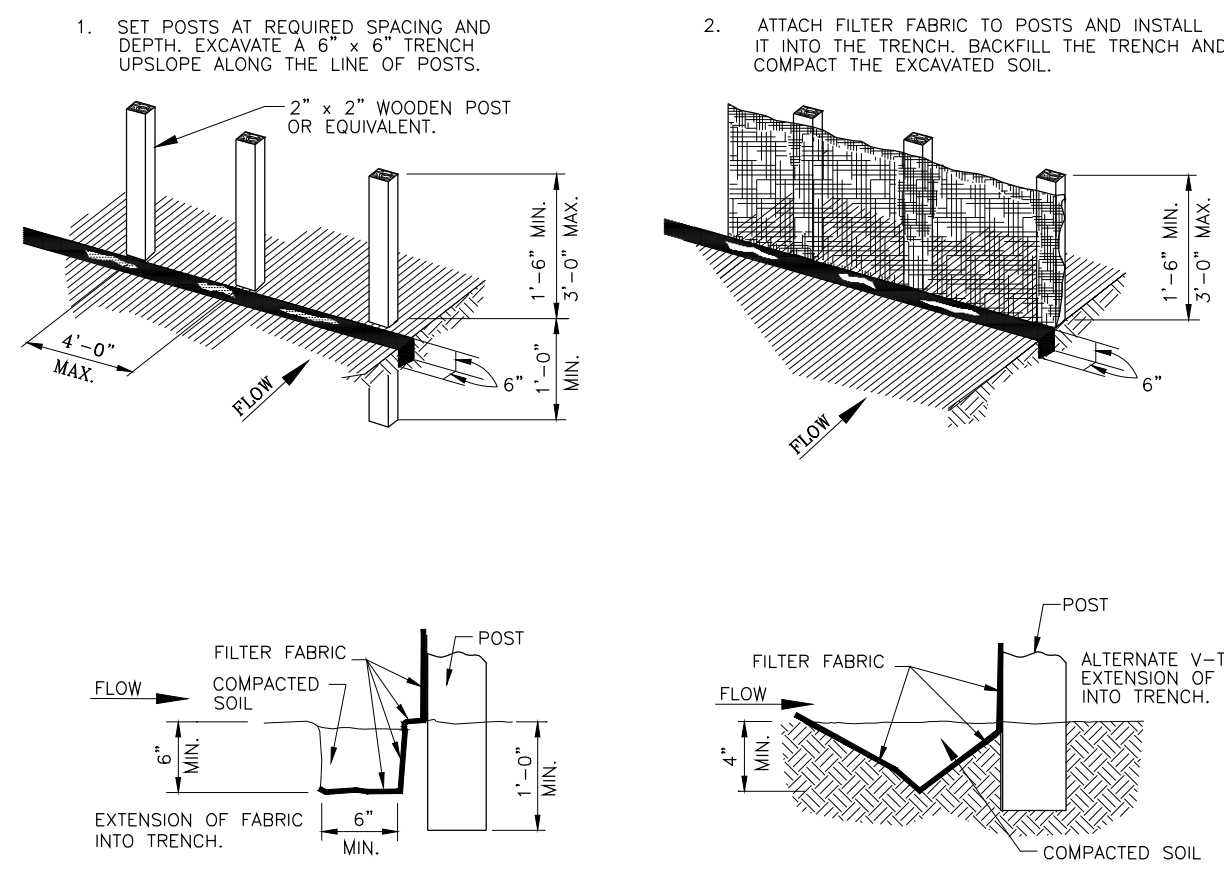
M LANZA ENGINEERING P.L.L.C.
CIVIL STRUCTURAL ENGINEERS & PLANNERS
11803 SPRING CYPRESS RD., SUITE B
TOMBALL, TEXAS 77458
P 832.959.9816
F 832.959.4983
Mlanza@mianzaengineering.com
FIRM NO.: F-13716

engineering
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UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

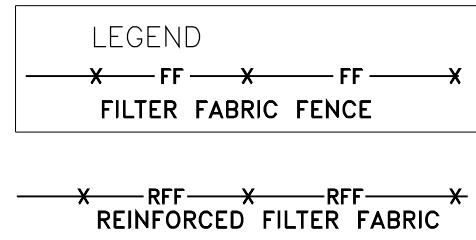
P.E. STAMP:
MARIO E. LANZA, P.E.
108702
PROFESSIONAL ENGINEER
5/15/2023

DESIGN BY: Mario E. Lanza, P.E.
DRAWING BY: Vatsal Monpara
DATE: May 15, 2023

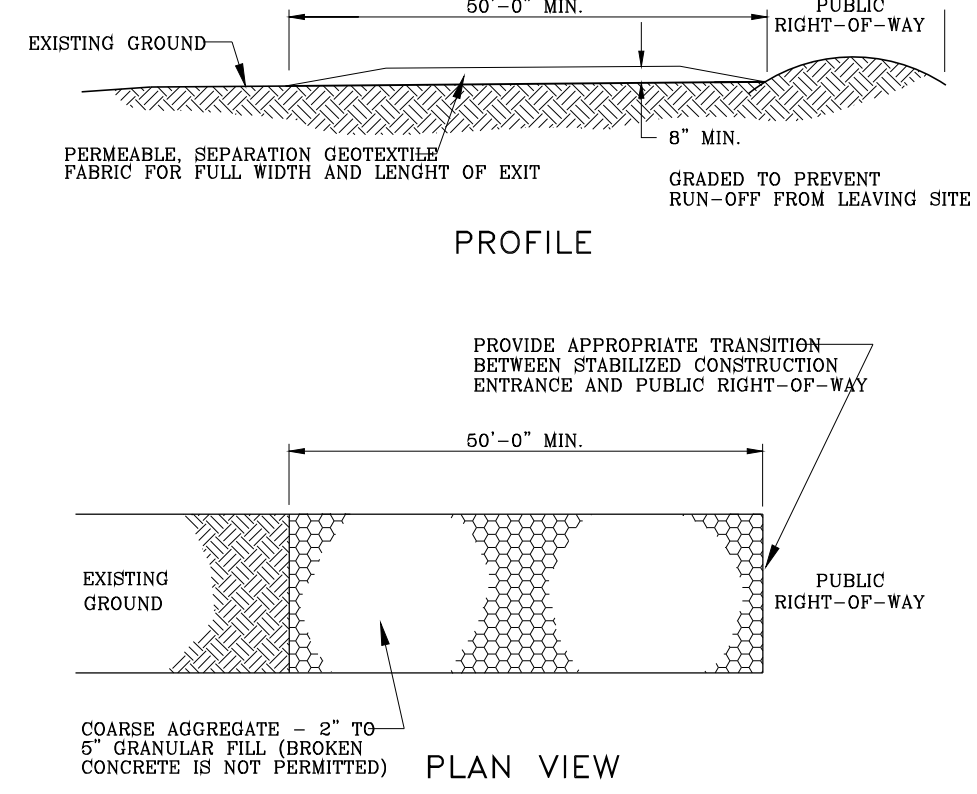
SCALE: 1"=30'-0"
FILE: ML/2022/TABOR RD., BRYAN SWPPP
DRAWING: **C-8**
SHEET: **9 / 12**



- GENERAL NOTES:
1. SET POSTS AT 4- FEET MAXIMUM SPACING. IF FACTORY PREASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POSTS MAY BE INCREASED TO 8 FEET MAXIMUM.
 2. WHEN TWO SECTIONS OF FILTER FABRIC ADJOIN EACH OTHER, OVERLAP 6 INCHES AT THE POST, FOLD TOGETHER, AND ATTACH TO THE POSTS.
 3. REMOVE SEDIMENT DEPOSITS WHEN SILT DEPTH REACHES ONE-THIRD OF THE HEIGHT OF THE FENCE.

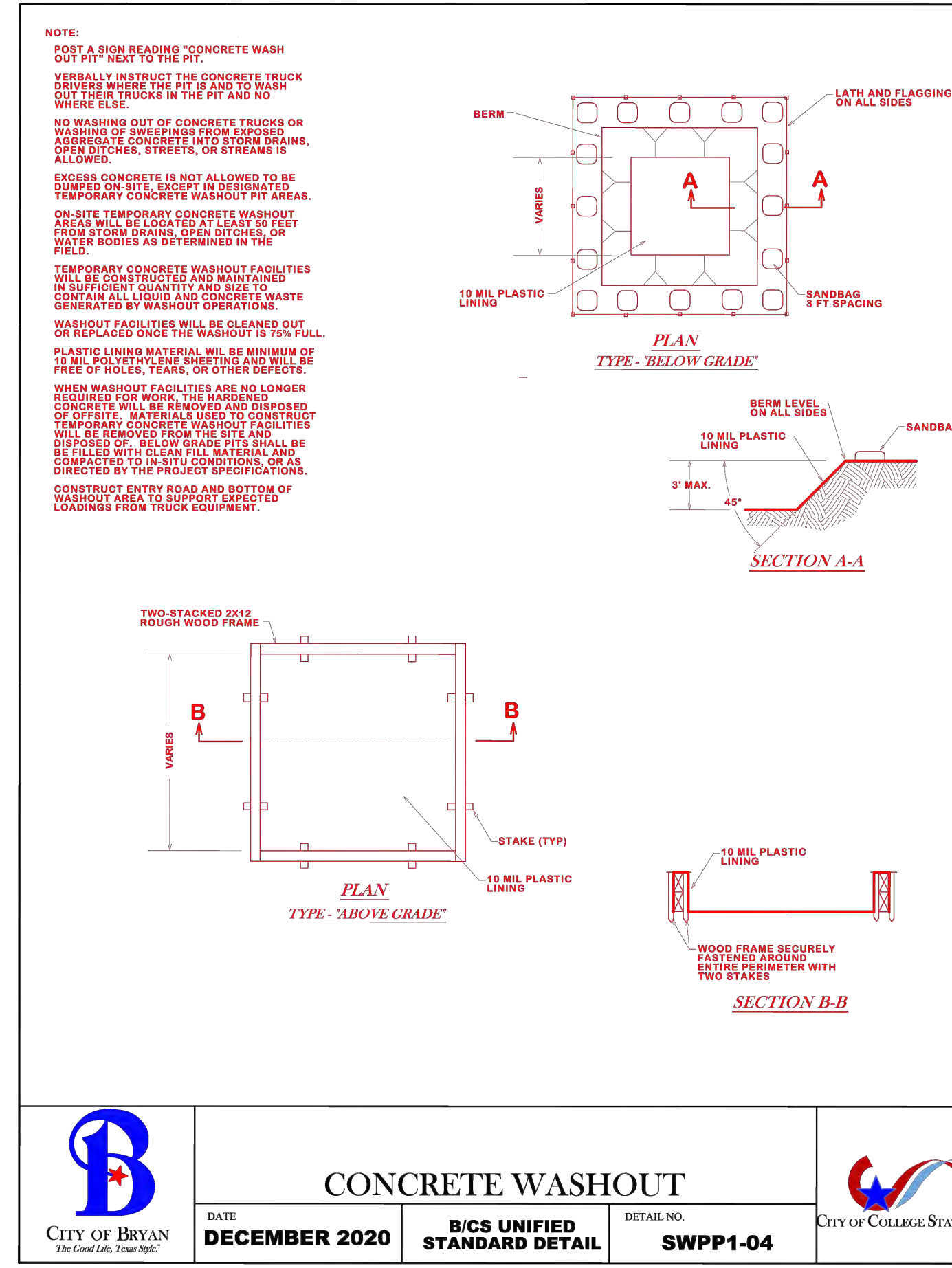
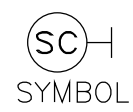


FILTER FABRIC FENCE

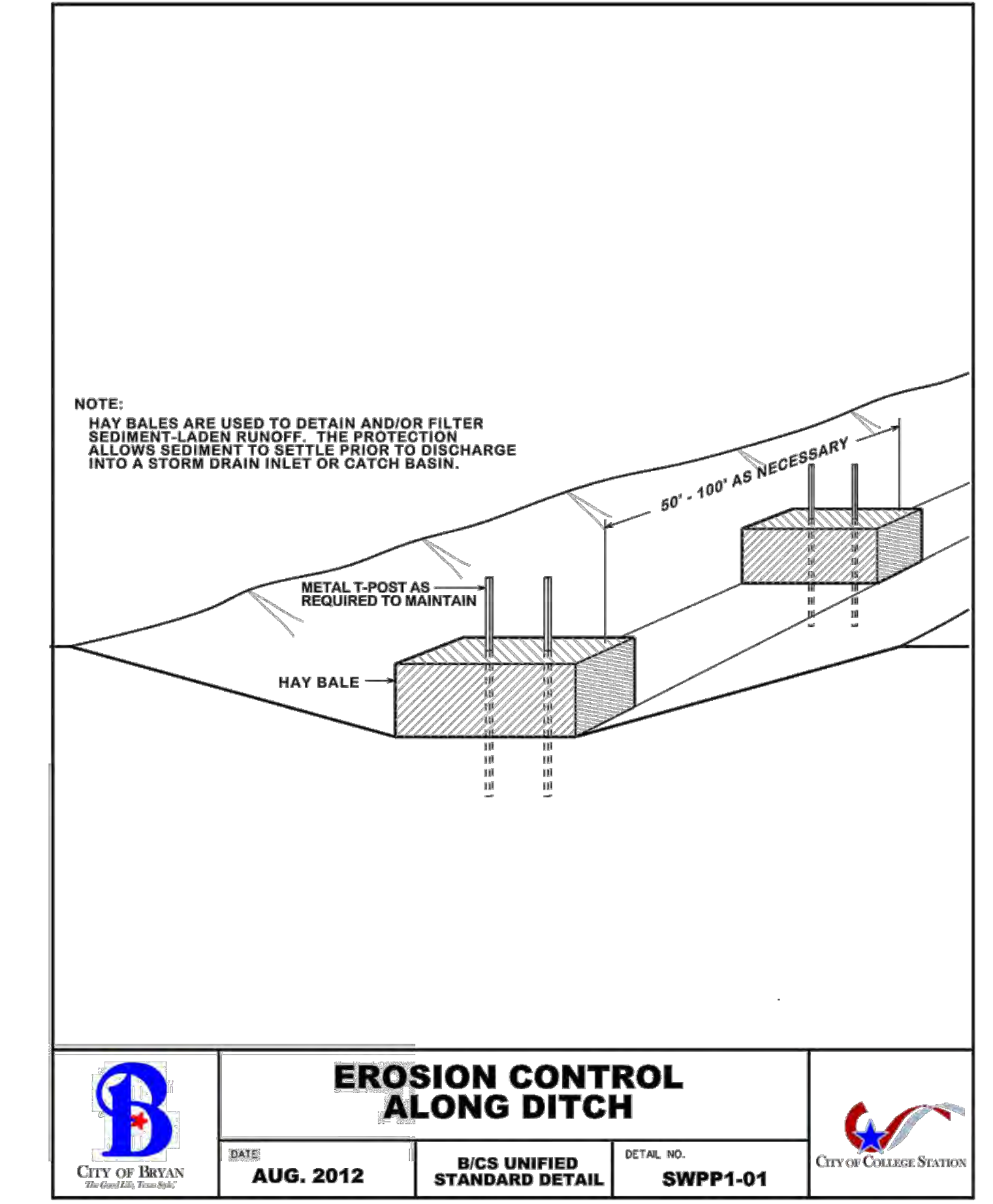


- GENERAL NOTES:
1. MINIMUM LENGTH IS AS SHOWN ON CONSTRUCTION DRAWINGS OR 50 FEET, WHICHEVER IS MORE.
 2. CONSTRUCT AND MAINTAIN CONSTRUCTION EXIT WITH CONSTANT WIDTH ACROSS ITS LENGTH, INCLUDING ALL POINTS OF INGRESS OR EGRESS.
 3. UNLESS SHOWN ON THE CONSTRUCTION DRAWINGS, STABILIZATION FOR OTHER AREAS WILL HAVE THE SAME AGGREGATE THICKNESS AND WIDTH REQUIREMENTS AS THE STABILIZED CONSTRUCTION EXIT.
 4. WHEN SHOWN ON THE CONSTRUCTION DRAWINGS, WIDER OR LONGER STABILIZED AREA TO ACCOMMODATE A TRUCK WASHING AREA. PROVIDE OUTLET SEDIMENT TRAP FOR THE TRUCK WASHING AREA.
 5. PROVIDE PERIODIC TOP DRESSING WITH ADDITIONAL COARSE AGGREGATE TO MAINTAIN THE REQUIRED DEPTH OR WHEN SURFACE BECOMES PACKED WITH MUD.
 6. PERIODICALLY TURN AGGREGATE TO EXPOSE A CLEAN DRIVING SURFACE.
 7. ALTERNATIVE METHODS OF CONSTRUCTION INCLUDE:
 - CEMENT STABILIZED SOIL: COMPACTED CEMENT STABILIZED SOIL, LIMESTONE AGGREGATE, OR OTHER FILL MATERIAL IN AN APPLICATION OF THICKNESS OF 8 INCHES.
 - WOOD MATS: OAK OR OTHER HARDWOOD TIMBERS PLACED EDGE TO EDGE AND ACROSS SUPPORT WOODEN BEAMS WHICH ARE PLACED ON TOP OF EXISTING SOIL IN AN APPLICATION THICKNESS OF 6 INCHES.
 - STEEL MATS: PERFORATED MATS PLACED ACROSS PERPENDICULAR SUPPORT MEMBERS.
 8. MINIMUM 14' WIDTH FOR ONE WAY TRAFFIC AND 20' WIDTH FOR TWO WAY TRAFFIC.

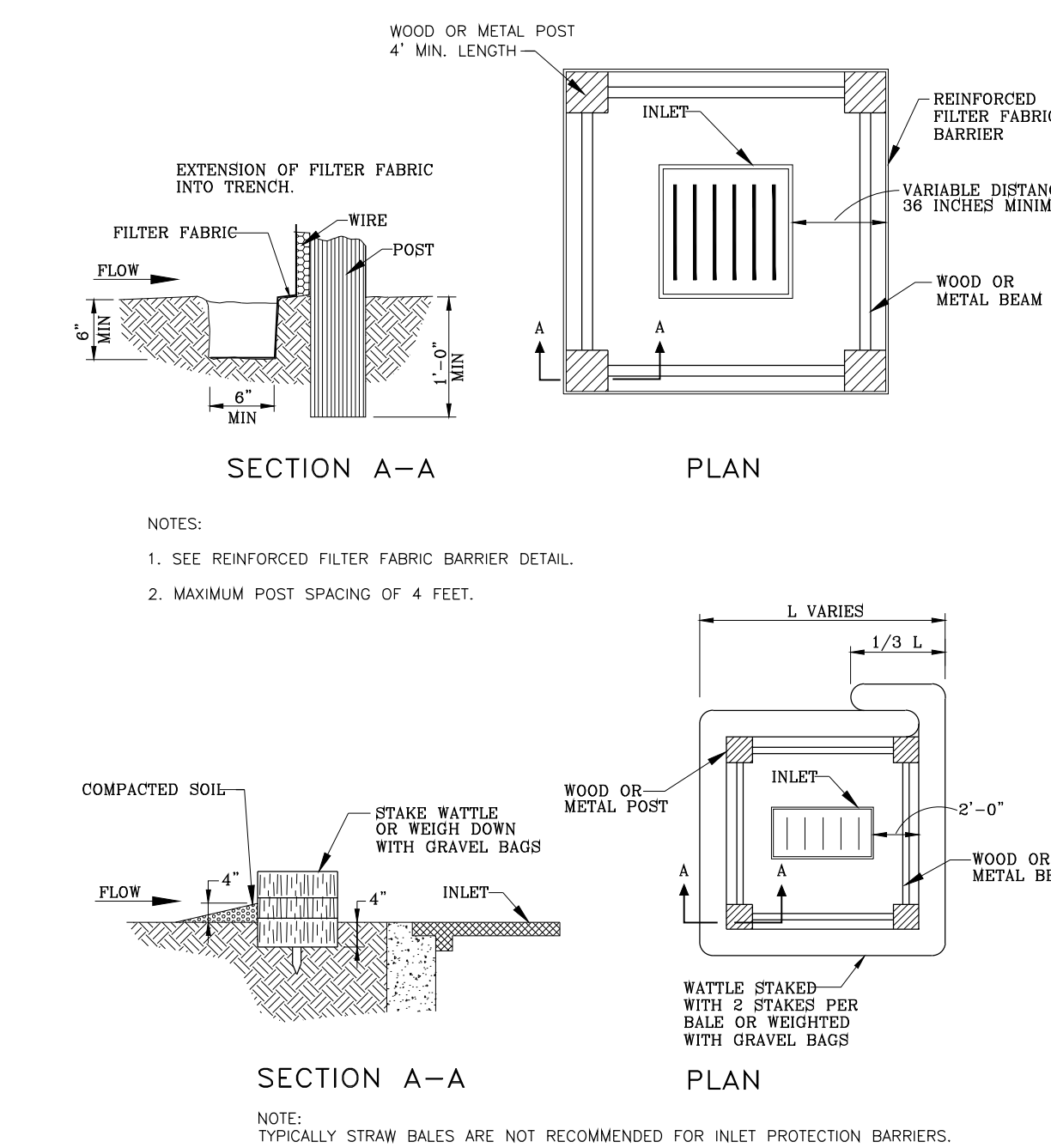
STABILIZED CONSTRUCTION ACCESS



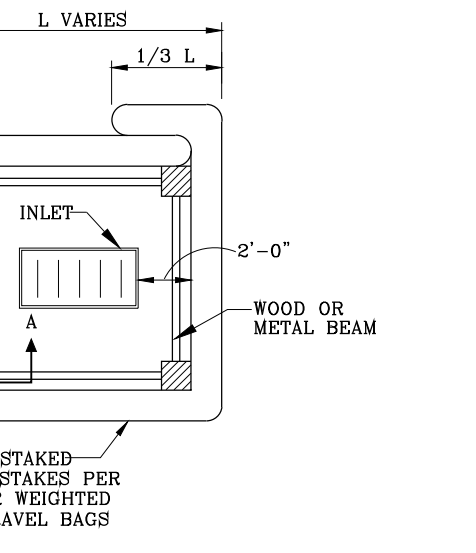
	CONCRETE WASHOUT			
	DATE	B/C/S UNIFIED STANDARD DETAIL	DETAIL NO.	
	DECEMBER 2020	SWPP1-04		



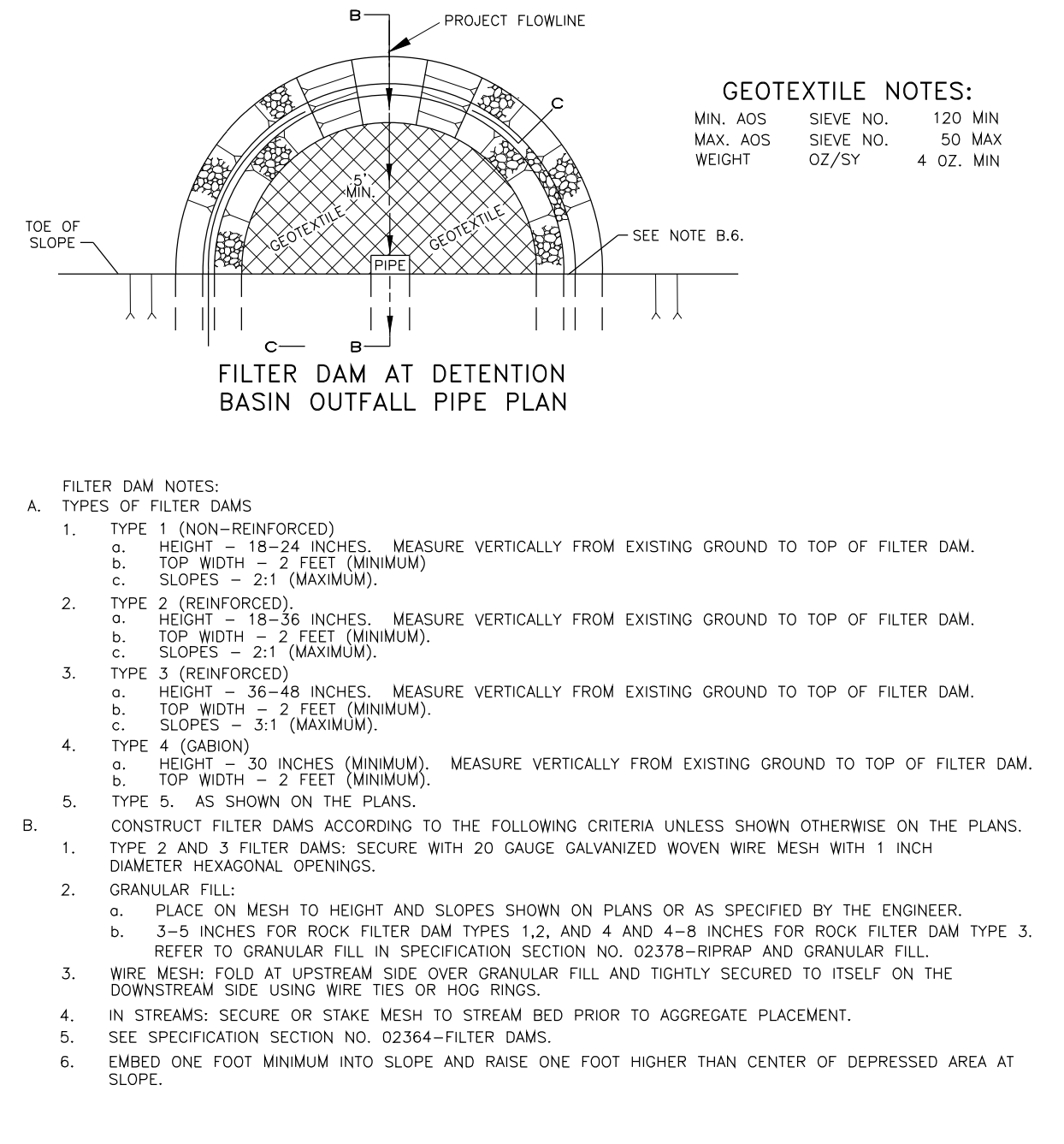
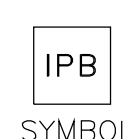
	EROSION CONTROL ALONG DITCH			
	DATE	B/C/S UNIFIED STANDARD DETAIL	DETAIL NO.	
	AUG. 2012	SWPP1-01		



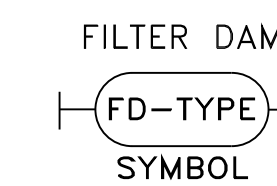
- GENERAL NOTES:
1. SEE REINFORCED FILTER FABRIC BARRIER DETAIL.
 2. MAXIMUM POST SPACING OF 4 FEET.



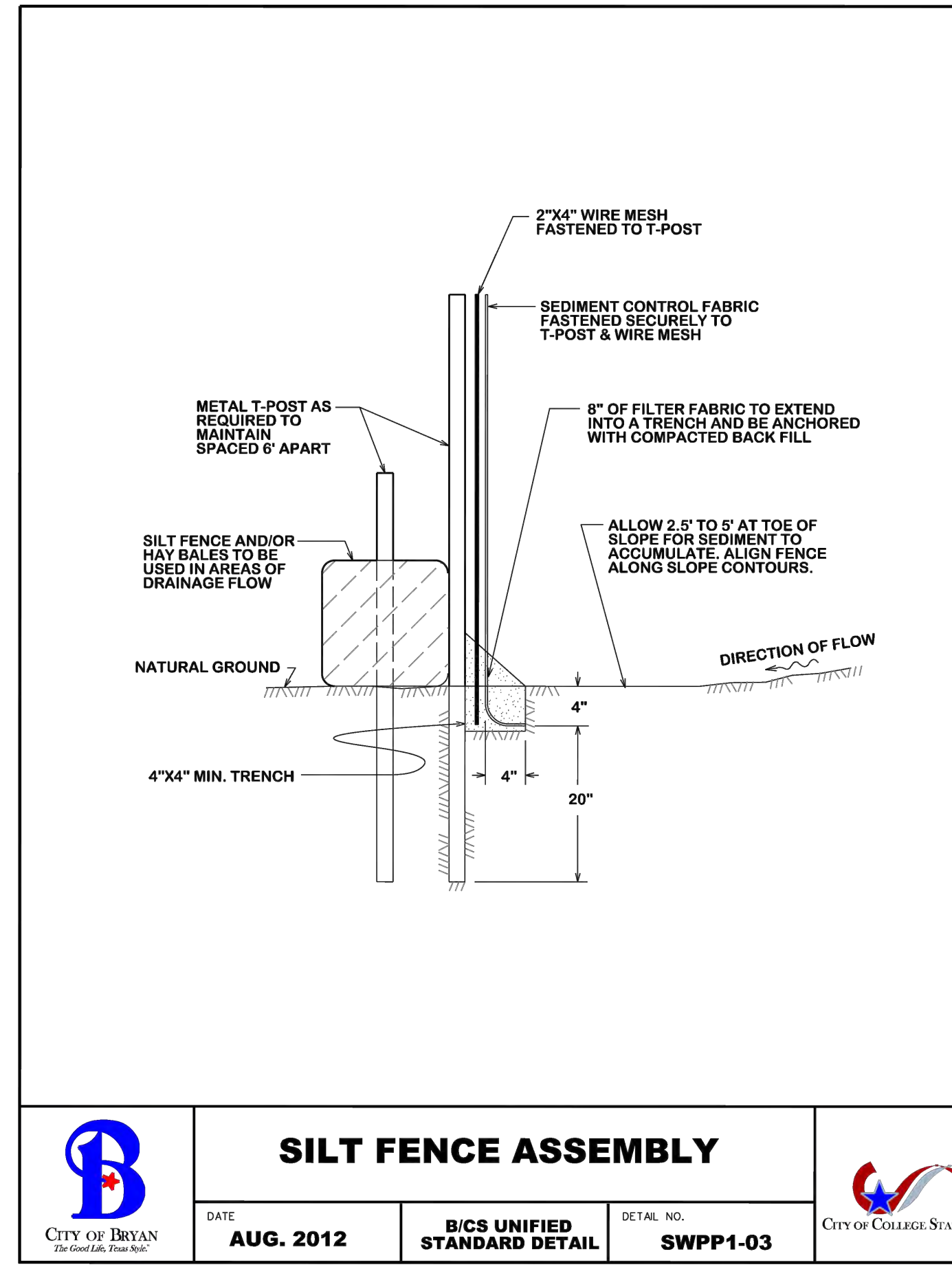
INLET PROTECTION BARRIERS FOR STAGE I INLETS



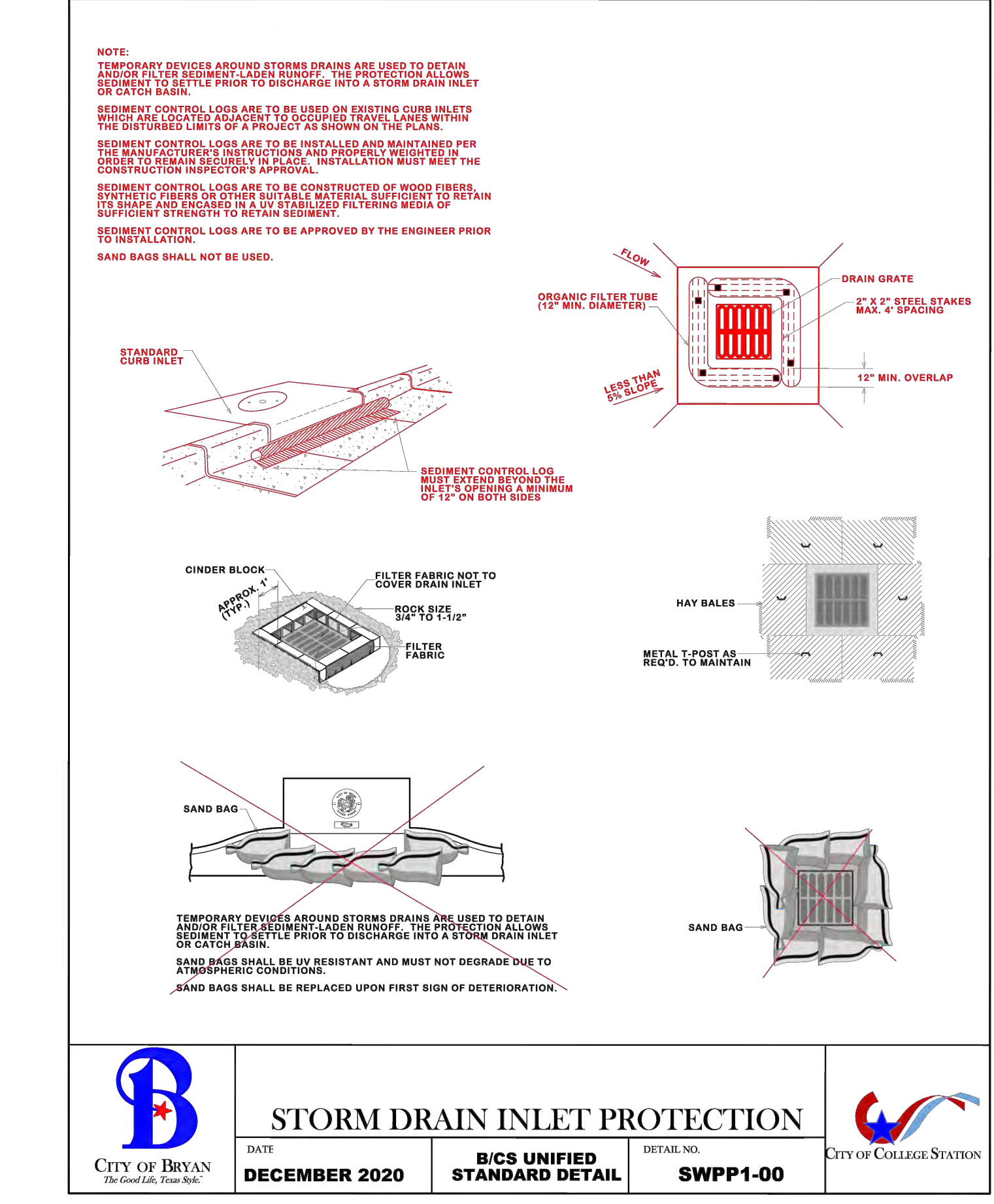
- GEOTEXTILE NOTES:
- MIN. ADS SIEVE NO. 120 MIN
MAX. ADS SIEVE NO. 50 MAX
WEIGHT 02/3' 4.02 MIN
- FILTER DAM NOTES:
1. TYPES OF FILTER DAMS:
 - A. TYPE 1 (NON-REINFORCED)
 - c. HEIGHT = 18-24 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - d. TOP WIDTH = 2 FEET (MINIMUM).
 - e. SLOPES = 2:1 (MAXIMUM).
 2. TYPE 2 (REINFORCED)
 - c. HEIGHT = 18-36 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - d. TOP WIDTH = 2 FEET (MINIMUM).
 - e. SLOPES = 2:1 (MAXIMUM).
 3. TYPE 3 (REINFORCED)
 - c. HEIGHT = 36-48 INCHES. MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - d. TOP WIDTH = 2 FEET (MINIMUM).
 - e. SLOPES = 3:1 (MAXIMUM).
 4. TYPE 4 (GABION)
 - c. HEIGHT = 30 INCHES (MINIMUM). MEASURE VERTICALLY FROM EXISTING GROUND TO TOP OF FILTER DAM.
 - d. TOP WIDTH = 2 FEET (MINIMUM).
 5. TYPE 5. AS SHOWN ON THE PLANS.
- CONSTRUCT FILTER DAMS ACCORDING TO THE FOLLOWING CRITERIA UNLESS SHOWN OTHERWISE ON THE PLANS.
1. TYPE 2 AND 3 FILTER DAMS: SECURE WITH 20 GAUGE GALVANIZED WOVEN WIRE MESH WITH 1 INCH DIAMETER HEXAGONAL OPENINGS.
 2. GRANULAR FILL:
 - a. PLACE ON MESH TO HEIGHT AND SLOPES SHOWN ON PLANS OR AS SPECIFIED BY THE ENGINEER.
 - b. 3-6 INCHES FOR ROCK FILTER DAM TYPES 1,2, AND 4 AND 4-8 INCHES FOR ROCK FILTER DAM TYPE 3. REFER TO GRANULAR FILL IN SPECIFICATION SECTION NO. 02378-RIPRAP AND GRANULAR FILL.
 3. WIRE MESH: FOLD AT UPSTREAM SIDE OVER GRANULAR FILL AND TIGHTLY SECURE TO ITSELF ON THE DOWNSTREAM SIDE USING WIRE TIES OR HOG RINGS.
 4. IN STREAMS: SECURE OR STAKE MESH TO STREAM BED PRIOR TO AGGREGATE PLACEMENT.
 5. SEE SPECIFICATION SECTION NO. 02364-FILTER DAMS.
 6. EMBED ONE FOOT MINIMUM INTO SLOPE AND RAISE ONE FOOT HIGHER THAN CENTER OF DEPRESSED AREA AT SLOPE.



FILTER DAM



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



	STORM DRAIN INLET PROTECTION			
	DATE	B/C/S UNIFIED STANDARD DETAIL	DETAIL NO.	
	DECEMBER 2020	SWPP1-00		

STORM WATER POLLUTION PREVENTION PLAN NOTES AND DETAILS NOT TO SCALE

REVISIONS

NO. DATE

IN THE CITY OF BRYAN, TEXAS
BRAZOS COUNTY

**PROP GAS STATION C-STORE
WASHETERIA & TRUCK STOP**
3405 TABOR RD.
BRYAN, TEXAS, 77808

LEGAL: 3.2892, ACRES TRACT OR PARCELS OF LAND, PORTION OF LOT 1 AND LOT 2 T 3405 TABOR RD., BRYAN, TEXAS, 77808, AS SHOWN ON A POSITION OF LOT, BR RECORDED UNDER VOL. 118, P. 104, AND A POSITION OF LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 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982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

DESIGNED BY: MARIO E. LANZA, P.E.

DRAWING BY: Vatsal Monpara

DATE: May 15, 2023

SCALE: NTS.

FILE: ML/2022/TABOR RD., BRYAN SWPPP DETAILS

DRAWING: C-9

SHEET: 10 / 12

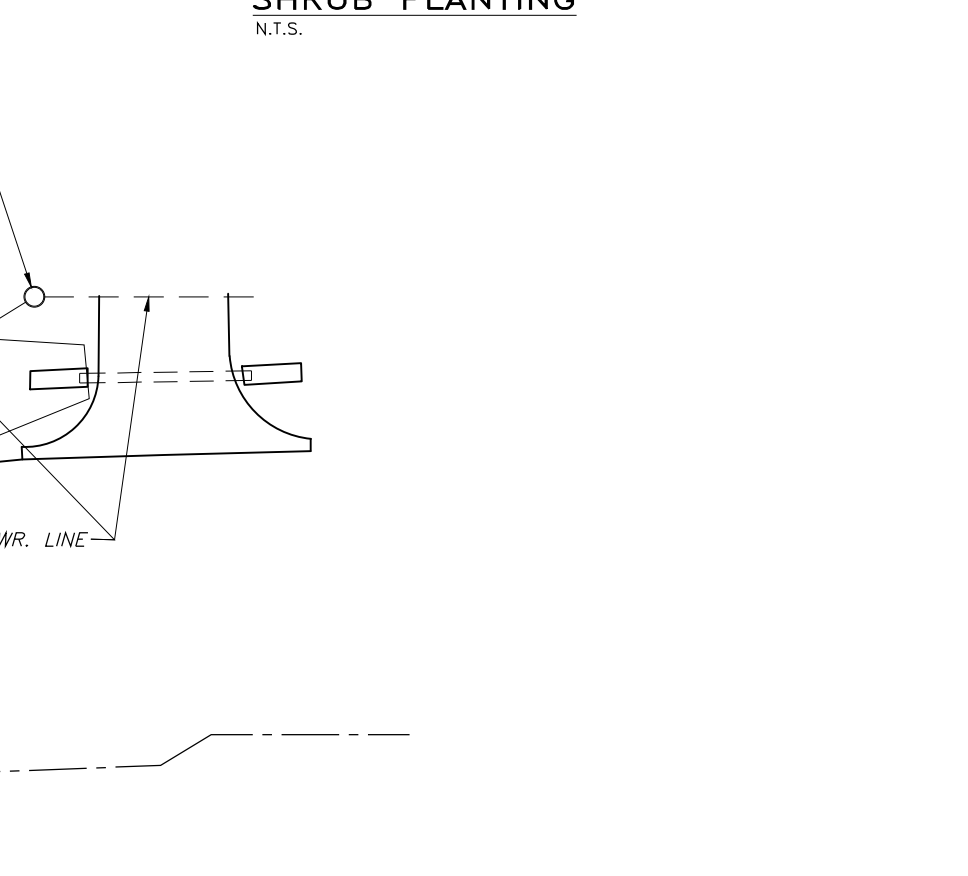
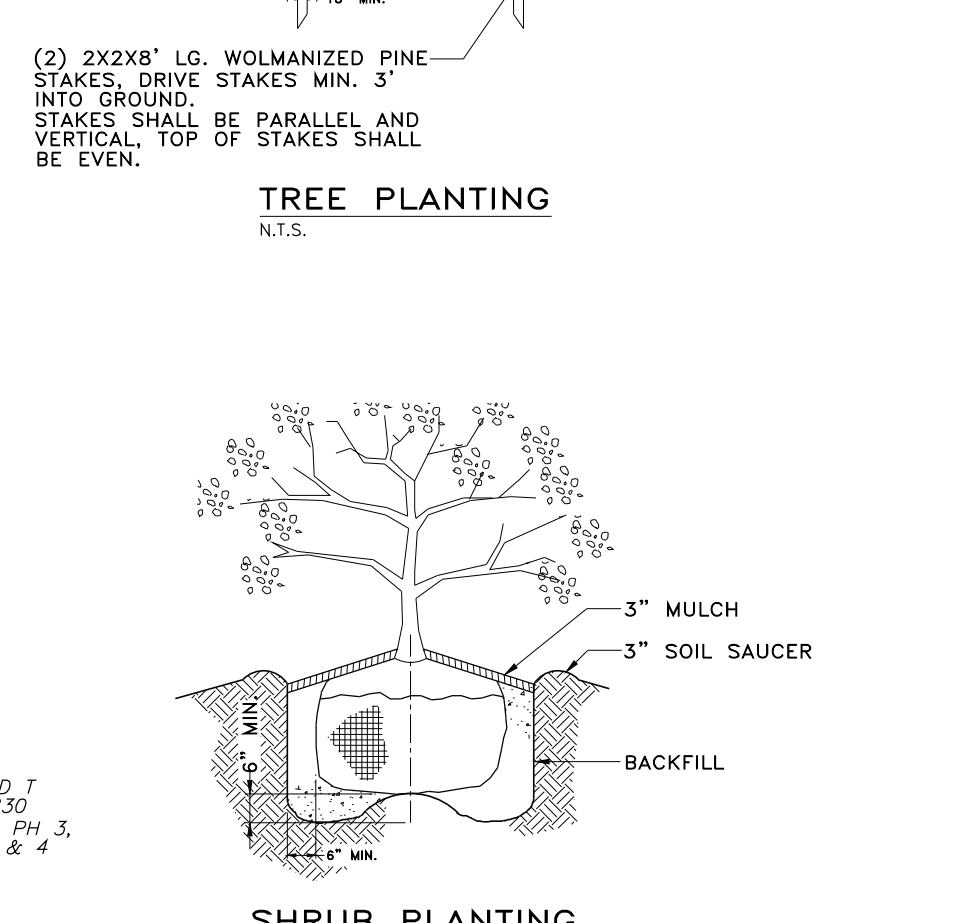
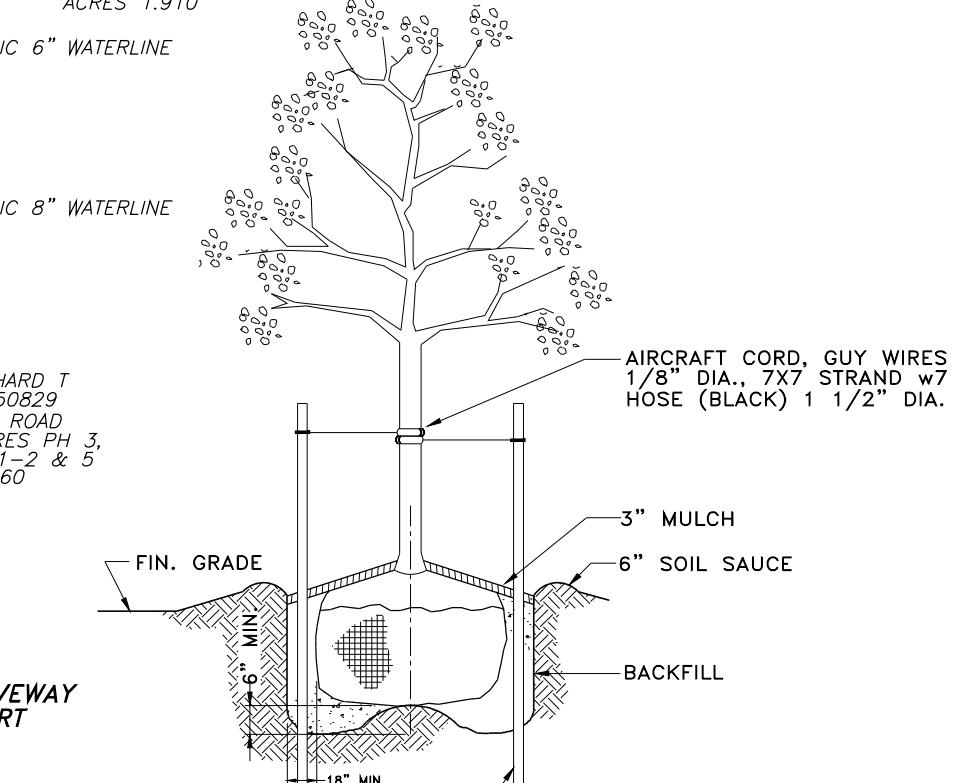
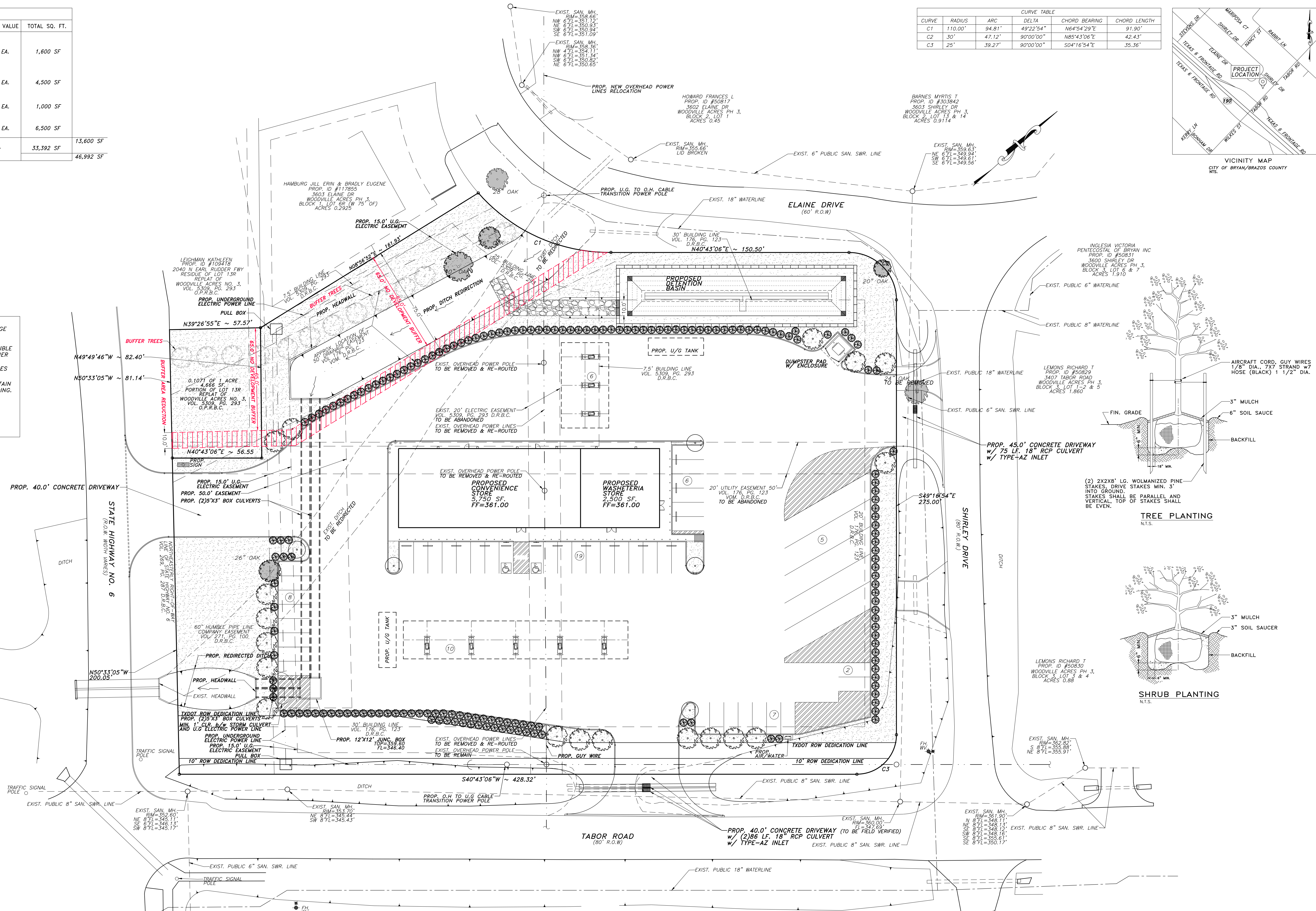
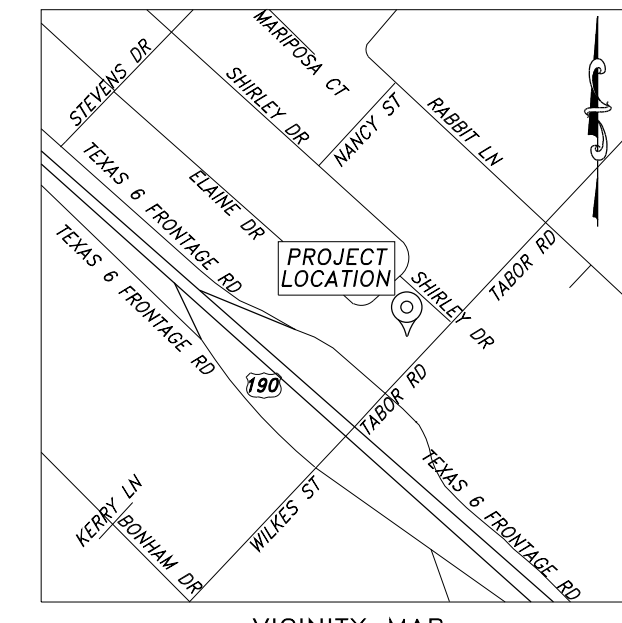
LANDSCAPING SCHEDULE					
SYMBOL	SIZE	OFFICIAL NAME	QUANTITY	SQ. FT. VALUE	TOTAL SQ. FT.
	OVER 4-1/2"	LIVE OAK QUERCUS VIRGINIANA EXIST. CANOPY TREE	4	400 EA.	1,600 SF
	4"	LIVE OAK QUERCUS VIRGINIANA CANOPY TREE	18	250 EA.	4,500 SF
	2"	MEXICAN WHITE OAK QUERCUS POLYMORPHA CANOPY TREE	5	200 EA.	1,000 SF
	5 GAL.	SHRUB WAXLEAF LIGUSTRUM	650	10 EA.	6,500 SF
	COVER	BERMUDA GRASS	33,392	-	33,392 SF
					13,600 SF
					46,992 SF

LANDSCAPING REQUIREMENT	
BUILDING SITE	15% OF DEVELOPED AREA 90,613.51 SF x 15% = 13,592 SF.
TREES	TOTAL TREES > 50% REQ. AREA 13,592 SF x 50% = 6,796 SF. PROVIDED: 7,100 SF. CANOPY TREES > 50% TOTAL TREES 6,796 SF x 50% = 3,398 SF. PROVIDED: 7,100 SF.
ALL PARKING ISLANDS MUST HAVE A CANOPY TREE	
TOTAL AREA REQUIRED = 13,592 SF. TOTAL AREA PROVIDED = 13,600 SF. GRAND TOTAL AREA PROVIDED = 46,992 SF.	

- GENERAL NOTES:**
- ALL PLANTS SHALL BE FULL POT AND HEAD, SYMMETRICAL FOLIAGE AND BRANCHING STRUCTURE.
 - CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.
 - GRADE SURFACE TO ENSURE AREAS DRAIN AWAY FROM STRUCTURES AND TO PREVENT PONDING AND POCKETS OF SURFACE DRAINAGE. SOLID SODDED. HAND RAKE ENTIRE AREA PRIOR TO SODDING; OBTAIN OWNER'S REPRESENTATIVE'S APPROVAL OF GRADE PRIOR TO SODDING.
 - ALLOW FOR FINISHED GRADE AT EDGE OF WALKS AND CURBS TO BE A MINIMUM OF 1" TO 1 1/2" BELOW TOP OF SIDEWALK AND CURBS AREAS SO GRASS WILL NOT HOLD WATER ON WALK AND SHALL BE CONSISTENT ALONG EDGE.
 - LANDSCAPE CONTRACTOR TO COORDINATE AND SCHEDULE HIS WORK WITH OTHER CONTRACTORS WORKING ON THE PROJECT

NO DEVELOPMENT BUFFER AREA REDUCTION			
REQUIRED 75' NO DEVELOPMENT BUFFER TO BE PROPOSED TO 65' NO DEVELOPMENT BUFFER BY PROVIDING EQUIVALENT SQUARE FOOTAGE OF CANOPY TREES PER SF. BUFFER AREA REDUCTION.			
75' BUFFER AREA = 19,273.92 SF.			
65' BUFFER AREA = 16,273.92 SF.			
PROPOSED BUFFER REDUCTION AREA = 3,000 SF.			
LANDSCAPING REQUIRED FOR 3,000 SF. REDUCTION = 3,000 / 250 SF			
= 12 CANOPY TREES			
THEREFORE, 12 CANOPY TREES ARE REQUIRED TO REDUCE THE NO DEVELOPMENT BUFFER BY 3,000 SF. (10.0')			
TREES TO BE MIN. 4' TALL AT TIME OF PLANTATION			
	LIVE OAK QUERCUS VIRGINIANA CANOPY TREE	12	250 EA. 3,000 SF

CURVE TABLE					
CURVE	RADIUS	ARC	DELTA	CHORD BEARING	CHORD LENGTH
C1	110.00'	94.81'	49°22'54"	N64°54'29"E	91.90'
C2	30'	47.12'	90°00'00"	N85°43'06"E	42.43'
C3	25'	39.27'	90°00'00"	S04°16'54"E	35.36'



BASED ON GRAPHICAL PLOTTING NO PORTION OF THIS TRACT LIES WITHIN A 100 YEAR FLOOD HAZARD AREA AS DESIGNATED ON THE NATIONAL FLOOD INSURANCE PROGRAM - FLOOD INSURANCE RATE MAP ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY UNDER MAP #45041C COMMUNITY PANEL #2025F FOR BRAZOS COUNTY, TEXAS, DATED APRIL 2, 2014. THIS STATEMENT IS FURNISHED FOR INFORMATION AND IS BASED ON GRAPHIC PLOTTING ONLY.

BENCHMARK: FLOODPLAIN REFERENCE MARK NUMBER GPS-20 AND IS A BRASS OR ALUMINUM DISK SET IN CONCRETE LOCATED 108.1 FEET NORTHWEST OF LIGHT POLE AT THE INTERSECTION OF MISSOURI AND RUSSELL AND 29.9 FEET SOUTHWEST OF LIGHT POLE ALONG MISSOURI.
ELEV. = 328.54' (NAVD 1986, 2001 ADJUSTED)

3.2892 ACRES TRACT OR PARCEL OF LAND, LOT 1R, BLOCK 1 OF WOODVILLE ACRES NO. 3 RECORDED UNDER VOL. 176, PG. 123, D.R.B.C. PROPERTY ZONE: COMMERCIAL C-3

SITE LANDSCAPING PLAN
SCALE: 1"=30'-0"

REVISIONS

NO.	DATE	DESCRIPTION

IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS

PROP. GAS STATION, C-STORE WASHETERIA & TRUCK STOP
3405 TABOR RD.
BRYAN, TEXAS, 77808

LEGAL: 3.2892 ACRES TRACT OR PARCEL OF LAND, LOT 1R, BLOCK 1 OF WOODVILLE ACRES NO. 3 RECORDED UNDER VOL. 176, PG. 123, D.R.B.C.

M LANZA ENGINEERING PLANNERS & DESIGNERS, P.L.L.C.
11893 SPRING CYPRESS RD., SUITE B
TOMBALL, TEXAS 77377
FIRM NO.: F-13716
Mlanza@mianzanengineering.com
T 832.559.3616
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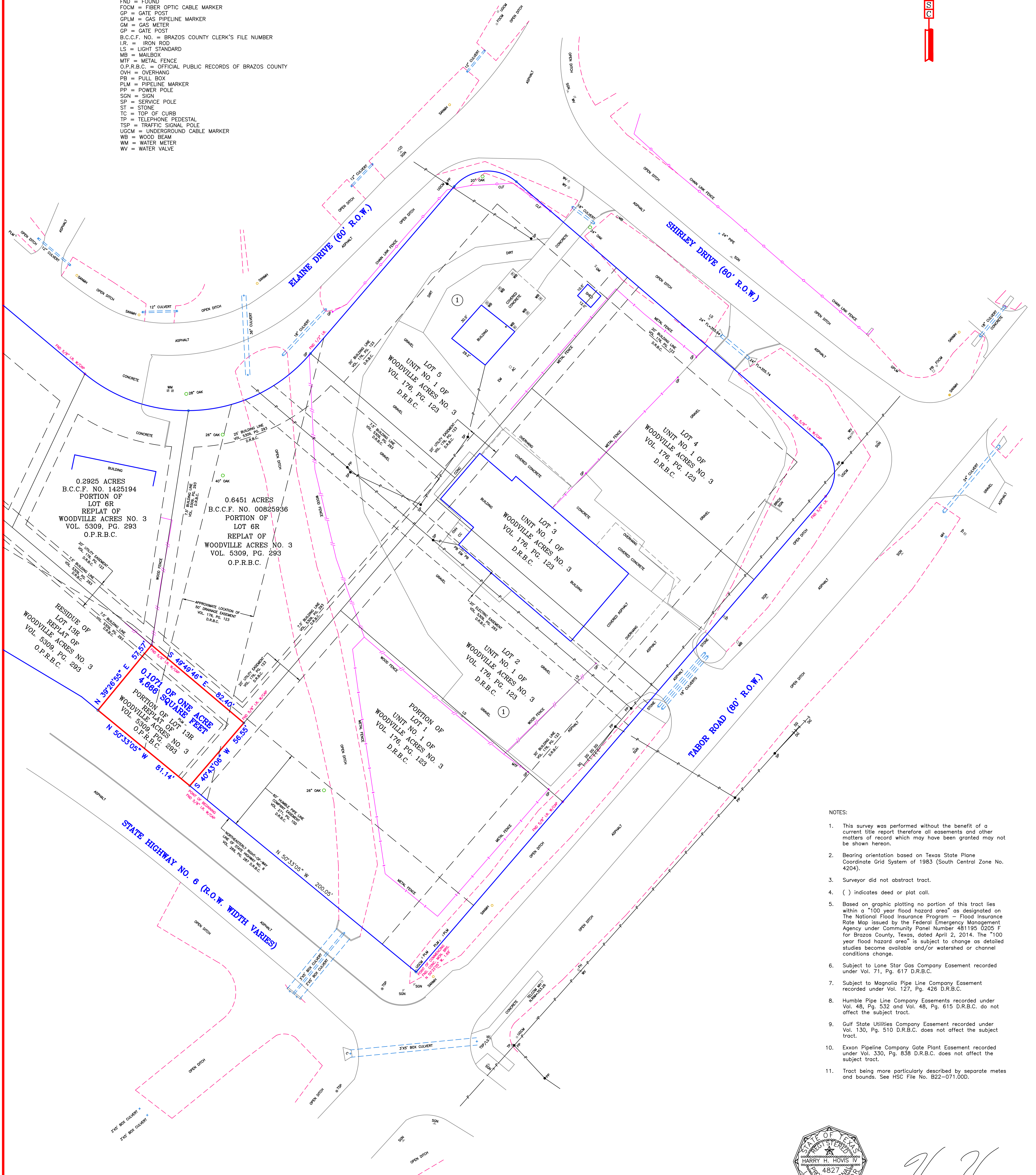
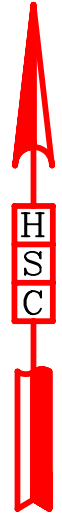
engineering
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P.E. STAMP:

DESIGN BY: Mario E. Lanza, P.E.
DRAWING BY: Vatsal Monpara
DATE: May 15, 2023
SCALE: 1" = 30'-0"
FILE: ML/2022/TABOR RD., BRYAN SITE LANDSCAPING PLAN
DRAWING: **C-10**
SHEET: **11 / 12**

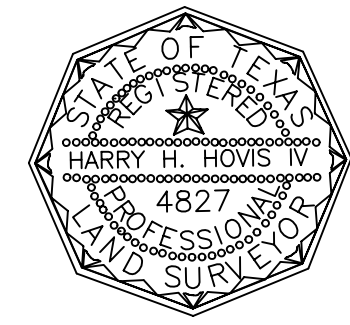
LEGEND:

- CC = COVERED CONCRETE
- CD = CLEANOUT
- D = DIRT
- DG = DOWN GUY
- D.R.B.C. = DEED RECORDS OF BRAZOS COUNTY
- FH = FIRE HYDRANT
- FND = FOUND
- FOCM = FIBER OPTIC CABLE MARKER
- GP = GATE POST
- GPLM = GAS PIPELINE MARKER
- GM = GAS METER
- GP = GATE POST
- B.C.C.F. NO. = BRAZOS COUNTY CLERK'S FILE NUMBER
- I.R. = IRON ROD
- LS = LIGHT STANDARD
- MB = MAILBOX
- MTF = METAL FENCE
- O.P.R.B.C. = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY
- OVH = OVERHANG
- PB = PULL BOX
- PLM = PIPELINE MARKER
- PP = POWER POLE
- SGN = SIGN
- SP = SERVICE POLE
- ST = STONE
- TC = TOP OF CURB
- TP = TELEPHONE PEDESTAL
- TSP = TRAFFIC SIGNAL POLE
- UCM = UNDERGROUND CABLE MARKER
- WB = WOOD BEAM
- WM = WATER METER
- WV = WATER VALVE



NOTES:

1. This survey was performed without the benefit of a current title report therefore all easements and other matters of record which may have been granted may not be shown hereon.
2. Bearing orientation based on Texas State Plane Coordinate Grid System of 1983 (South Central Zone No. 4204).
3. Surveyor did not abstract tract.
4. () indicates deed or plot call.
5. Based on graphic plotting no portion of this tract lies within a "100 year flood hazard area" as designated on The National Flood Insurance Program - Flood Insurance Rate Map issued by the Federal Emergency Management Agency under Community Panel Number 481195 0205 F for Brazos County, Texas, dated April 2, 2014. The "100 year flood hazard area" is subject to change as detailed studies become available and/or watershed or channel conditions change.
6. Subject to Lone Star Gas Company Easement recorded under Vol. 71, Pg. 617 D.R.B.C.
7. Subject to Magnolia Pipe Line Company Easement recorded under Vol. 127, Pg. 426 D.R.B.C.
8. Humble Pipe Line Company Easements recorded under Vol. 48, Pg. 532 and Vol. 48, Pg. 615 D.R.B.C. do not affect the subject tract.
9. Gulf State Utilities Company Easement recorded under Vol. 130, Pg. 510 D.R.B.C. does not affect the subject tract.
10. Exxon Pipeline Company Gate Plant Easement recorded under Vol. 330, Pg. 838 D.R.B.C. does not affect the subject tract.
11. Tract being more particularly described by separate metes and bounds. See HSC File No. B22-071.00D.



HH
 Registered Professional Land Surveyor

HSC HOVIS SURVEYING COMPANY
 Land Surveys - Computer Mapping
 5000 Cabbage - Spring, Texas 77379
 (81) 320-9591
 Accege - Residential - Industrial - Commercial
 Texas Firm Registration No. 10039400

STANDARD LAND SURVEY OF 0.1071 OF ONE ACRE OR 4,666 SQUARE FEET OF LAND, BEING A PORTION OF LOT 13R OF THE REPLAT OF WOODVILLE ACRES NO. 3 RECORDED UNDER VOL. 5309, PG. 293, O.P.R.B.C.