

PVD DEVELOPMENT

- PH5 COMMERCIAL BUILDINGS -

BRYAN, TEXAS
JANUARY 2024

DEVELOPER:

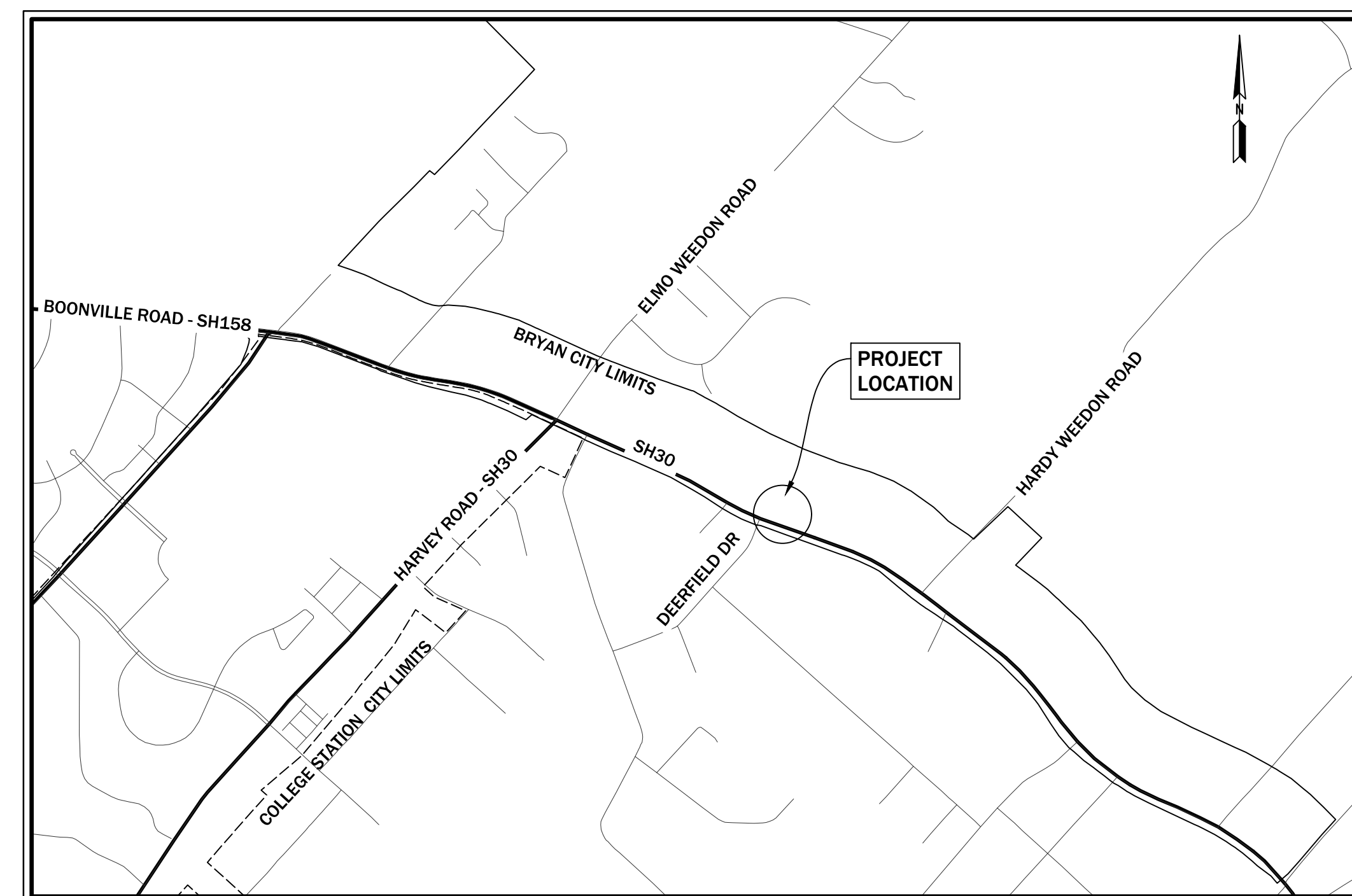
PVD DEVELOPMENT CO, LLC
C/O STEVE VAUGHAN
5222 ENCHANTED OAKS DRIVE
COLLEGE STATION, TEXAS 77845
(979) 225-3222

OWNER:

1983 LAND INVESTMENTS, LLC
4090 STATE HIGHWAY 6 SOUTH
COLLEGE STATION, TEXAS 77845

ENGINEER:

MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FREEWAY S.
COLLEGE STATION, TEXAS 77845
(979) 260-6963



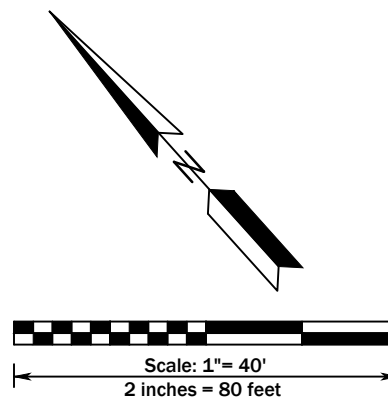
VICINITY MAP

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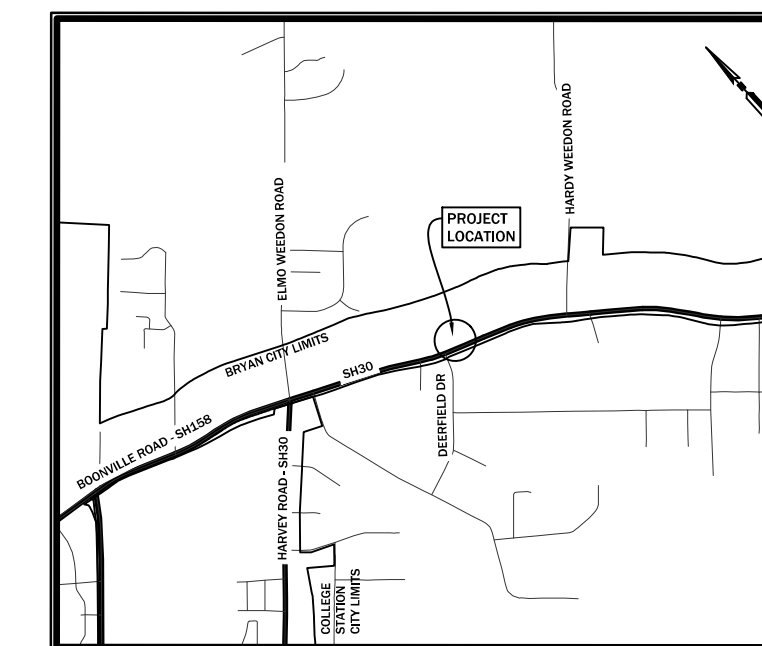
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THESE DOCUMENTS ARE NOT
INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.
PREPARED BY:
JAMES T. BATENHORST
No. 93633

PROJECT BENCHMARK:

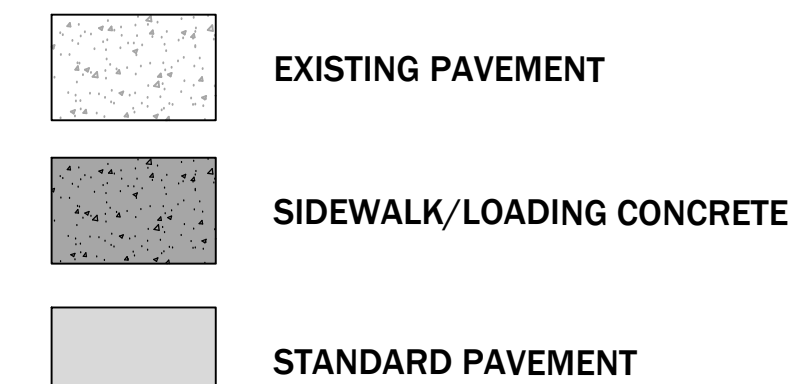


N/F
1983 LAND INVESTMENTS, LLC
PORTION OF CALLED
60.470 ACRE TRACT
15082/21 - OPRBCT

60' WIDE BRAZOS ELECTRIC
COOP. EASEMENT
VOL. 15318/PG. 159 - OPRBCT



VICINITY MAP
NTS



N/F
1983 LAND
INVESTMENTS, LLC
REMAINDER OF
CALLED 11.476 ACRE
TRACT
(15081/152 OPRBCT)

N/F
1983 LAND INVESTMENTS, LLC
PORTION OF CALLED 60.470 ACRE
TRACT
15082/21 - OPRBCT

PVD DEVELOPMENT CO.
BLOCK 1, LOT 1, ACRES 4.237
(14886/263 OPRBCT)

10' WICKSON CREEK
SID. EASEMENT,
VOL. 17838, PG. 154
- OPRBCT

0.39 ACRE CITY OF COLLEGE
STATION PUBLIC UTILITY
EASEMENT
VOL. 7357/PG. 162 - OPRBCT

10' CITY OF BRYAN PUE
VOL. 15469/PG. 32 - OPRBCT

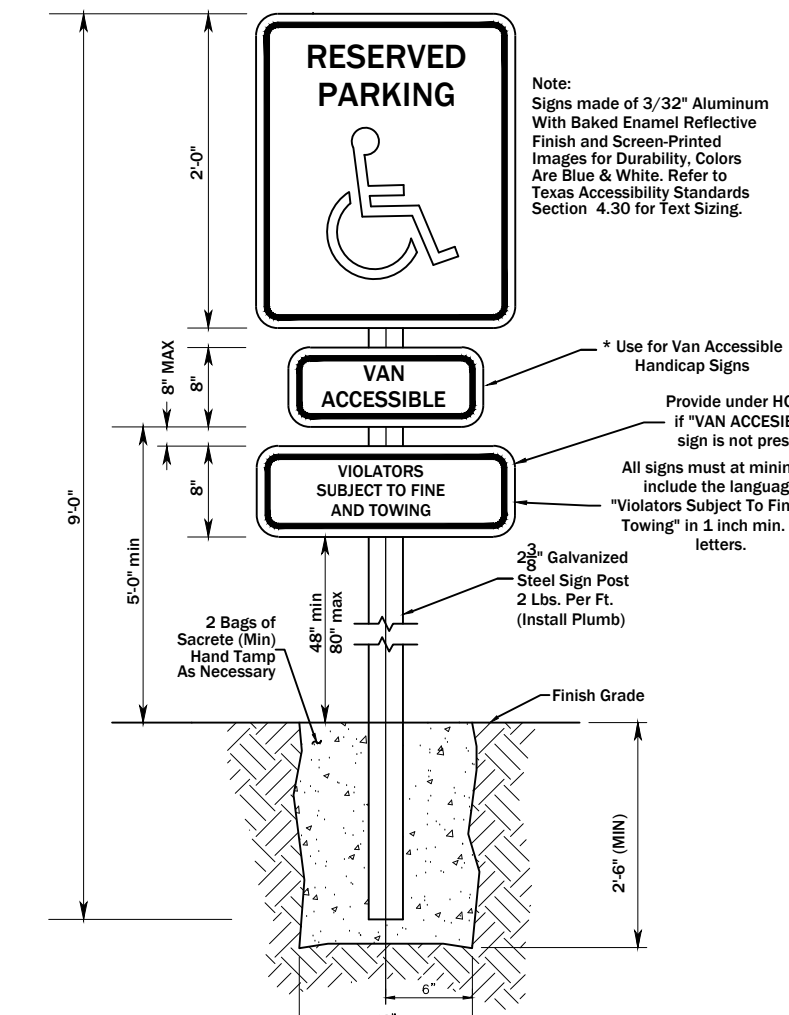
10' GENERAL TELEPHONE COMPANY
OF THE SOUTHWEST EASEMENT,
VOL. 1052/PG. 587 - OPRBCT

15' WICKSON WATER SUPPLY CORP.
WATERLINE EASEMENT
VOL. 512/PG. 4 - OPRBCT

STATE HIGHWAY 30
R.O.W. VARIES

GENERAL CONSTRUCTION NOTES:

- It shall be the responsibility of the Contractor to verify the exact location of ALL existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
 - Contact Dig Test @ 1-800-344-8377
 - Contact Corey Lemond @ ATMOS 286-4939
 - Contact Don Augstburger @ Suddensink 204-8263
 - Contact Brandon Charonzo @ BTU 821-5770
 - Contact Leslie Carroll @ Frontier 821-4781
- All construction shall be in accordance with the current City of Bryan Standard Specifications for Street Construction, B/C/S Unified Technical Specifications, Water and Sewer and Generals, 2012, and B/C/S Unified Design Details. All inspection shall be performed by the staff of the City Engineer of Bryan. All construction shall be coordinated with the City of Bryan City Engineer.
- In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer & Architect for any substitution prior to construction. Requests for changes should include product information and an engineer's seal where applicable. The contractor shall be financially responsible for the engineer's time spent reviewing changes and redesigning based on contractor's requests.
- Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P and all federal, state and local regulations.
- TRENCHING AND BACKFILLING: All trenching and backfilling shall conform to the specifications set out herein. Testing shall be provided by a certified laboratory, at the Owner's expense, to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and shall extend 5' beyond the curb lines of all streets, alleys and parking areas.
- It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with BTU. All materials & labor not identified as a Separate Bid Item shall be considered subsidiary to the item in which it is used. All materials and equipment shall be both furnished and installed unless otherwise noted.
- The Contractor must provide construction staking from the information provide on these plans.
- All soil exposed by construction shall receive hydromulch or sod in accordance with the landscape plan.
- Trenches may not be left open overnight.
- Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. are not separate pay items. The price of the adjustment shall be subsidiary to the construction of Sewer Line, Force Main, etc.
- The contractor shall coordinate with Atmos, Suddensink, Communications, BTU, and Frontier to adjust the location of existing facilities.
- Temporary spoil areas will be identified on site by owner.
- Contractor shall provide parking lot striping in accordance with the layout shown on this plans.
- All storm sewer being constructed with this site plan is private.
- Cross slope and running slope of curb ramps serving the Accessible Parking shall comply with ICC A117.1 - 2009 Accessibility Standards. Maximum cross slope 1:48 (2.08%) and maximum running slope 1:12 (8.33%).
- Contractor shall strip topsoil from the site prior to construction and stockpile and protect from contamination from other soils for later use onsite by the landscape contractor.



NOTE: INSTALL ONE SIGN PER LOCAL ORDINANCE. UNAUTHORIZED VEHICLES PARK IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHED PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES WILL BE FINED.

SIGN INSTALLATION NOTES:
1. All signs shall maintain heights specified but shall be mounted to the building in lieu of the sign post.
2. The signs shall be installed so that the bottom of each sign shall be at least four (4) feet above the ground at the base of the signpost or above an adjacent roadway. All signposts shall be installed 24 inches from the roadway.
3. The hardware used to attach the signs to the signposts shall be the same as that currently used by the city.
4. Signs shall be positioned facing perpendicular to the parking stall.

VAN ACCESSIBLE HANDICAP SIGN INSTALLATION DETAIL

MITCHELL MORGAN

T.979.260.6963
F.979.260.3564

TX. FIRM # F-1443

3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845

PLAN & DESIGN SPECIALISTS IN
CIVIL ENGINEERING HYDRAULICS
HYDROLOGY UTILITIES STREETS
SITE PLANS SUBDIVISIONS

www.mitchellandmorgan.com

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Not to be used for construction,
bidding, or permit purposes.
James T. Blalock
No. 93851

JANUARY 2023
Drawn By: JB, JT, SB
Checked By: JDM

Prepared For:
PVD Development Co, LLC
5222 Enchanted Oaks Dr.
College Station, TX 77845
(979) 225-2222

Revisions

OVERALL SITE PLAN
PHASE 5 - COMMERCIAL BUILDING
SH30 - BRYAN



PROJECT BENCHMARK:

SITE PLAN NOTES:

- Name of Project: PHS Commercial Buildings
- Legal: PVD Development, Block 1, Lot 3
- Address: 10258 State Hwy 30
- Owner: PVD Development Co., LLC
Mark Demiard & Steve Vaughan
5222 Enchanted Oaks Drive
College Station TX 77845
- Engineer: Mitchell & Morgan, L.L.P.
3204 Earl Rudder Fwy, S.
College Station, Texas 77845
(979) 260-6963
- Zoning: C-3 Commercial
- Existing Use: Undeveloped-Vacant
Proposed Use: Commercial Buildings for lease
- Setbacks: Per City of Bryan Ordinances
- Site Area: 2.96 Acres
- Water Demands: Min.=00 gpm,
Avg.=07 gpm,
Peak=28 gpm
- Sanitary Demands: Avg.=5,040 GPD
MAX.=20,180 GPD
- This project is located within the FM158 Corridor Overlay.
- All Signage will be permitted separately through the Building Services Department.
- Sewer for this property is being provided by COCS.
- Water to this property is being provided by Wickson Water Supply Corporation.
- All Storm Sewer on this plan is private.
- The subject tract does not lie within the 100 year floodplain according to the F.E.M.A. Flood Insurance Rate Maps for Brazos County, Texas and incorporated areas. Community No. 480083, Panel No. 0220F, Map No. 48041C0220F. Effective Date: April 2, 2014.
- A separate sealed irrigation plan must be submitted to the COB for a plumbing permit prior to installation. The irrigation system must meet all state requirements, including backflow prevention.
- All private plumbing requires a plumbing permit.
- Each building is one story tall.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- 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.
- Impervious cover for this phase = 85%.
- Owner or future owner shall be responsible for repair to the pavement/sidewalk if waterline is repaired by Wickson Creek SUD.


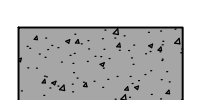

PHASE 5 - PARKING LEGEND:

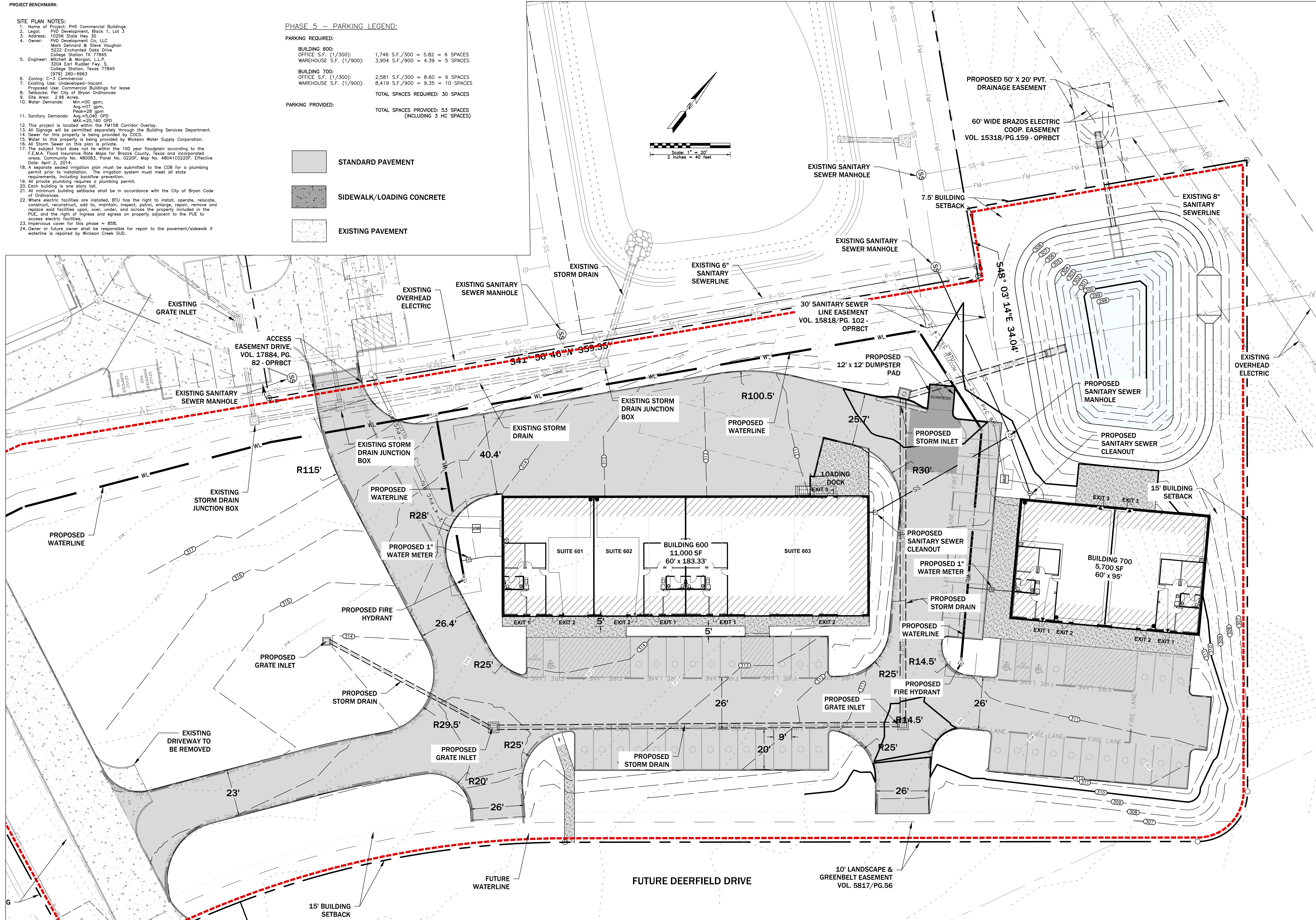
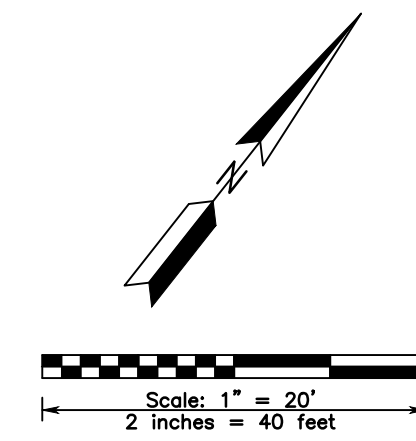
PARKING REQUIRED:

BUILDING 600:		
OFFICE S.F. (1/300):	1,746 S.F./300 = 5.82 = 6 SPACES	
WAREHOUSE S.F. (1/900):	3,954 S.F./900 = 4.39 = 5 SPACES	
BUILDING 700:		
OFFICE S.F. (1/300):	2,581 S.F./300 = 8.60 = 9 SPACES	
WAREHOUSE S.F. (1/900):	8,419 S.F./900 = 9.35 = 10 SPACES	
TOTAL SPACES REQUIRED:	30 SPACES	

PARKING PROVIDED:

TOTAL SPACES PROVIDED: 53 SPACES
(INCLUDING 3 HC SPACES)

	STANDARD PAVEMENT
	SIDEWALK/LOADING CONCRETE
	EXISTING PAVEMENT



MITCHELL & MORGAN

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HYDROLOGY, UTILITIES, STREETS,
SITE PLANS, SUBDIVISIONS

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Prepared by:
JTB
Jan
No. 583531

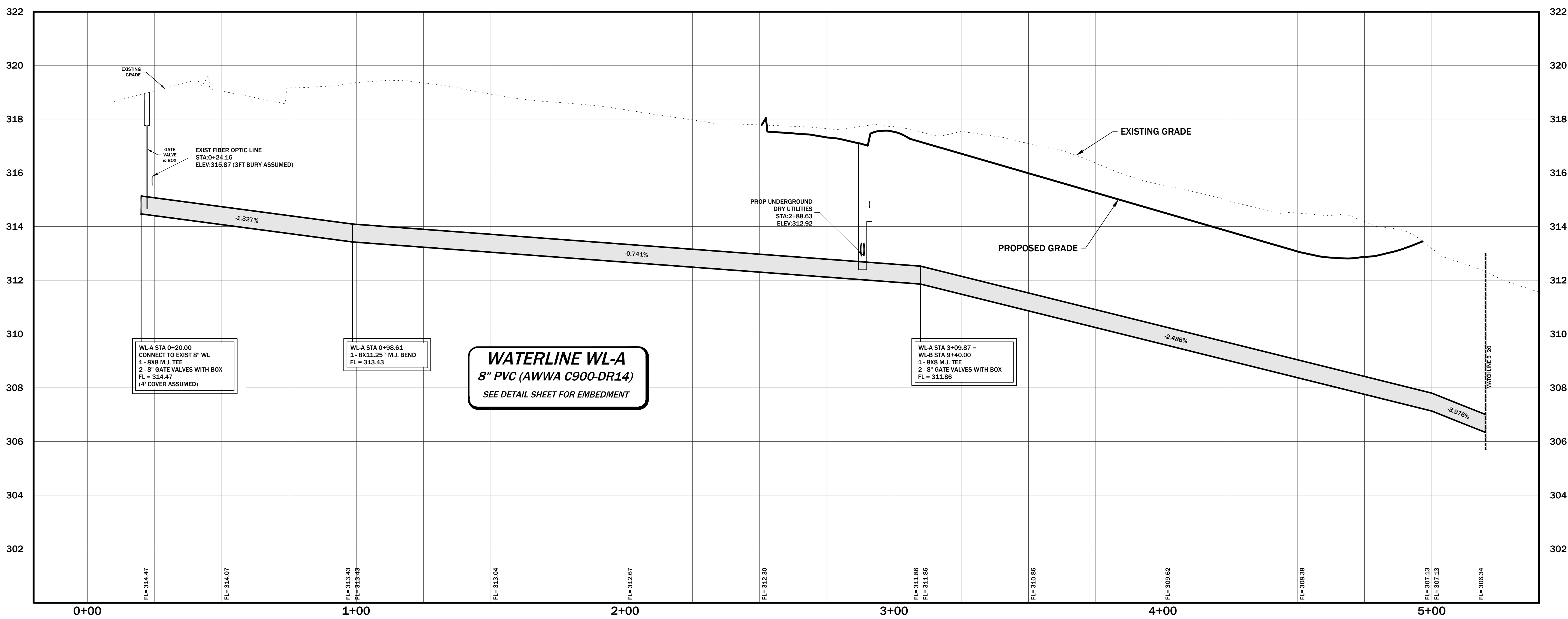
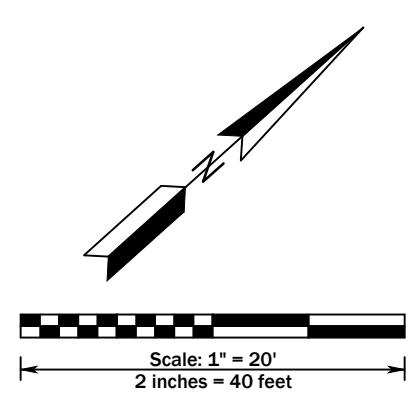
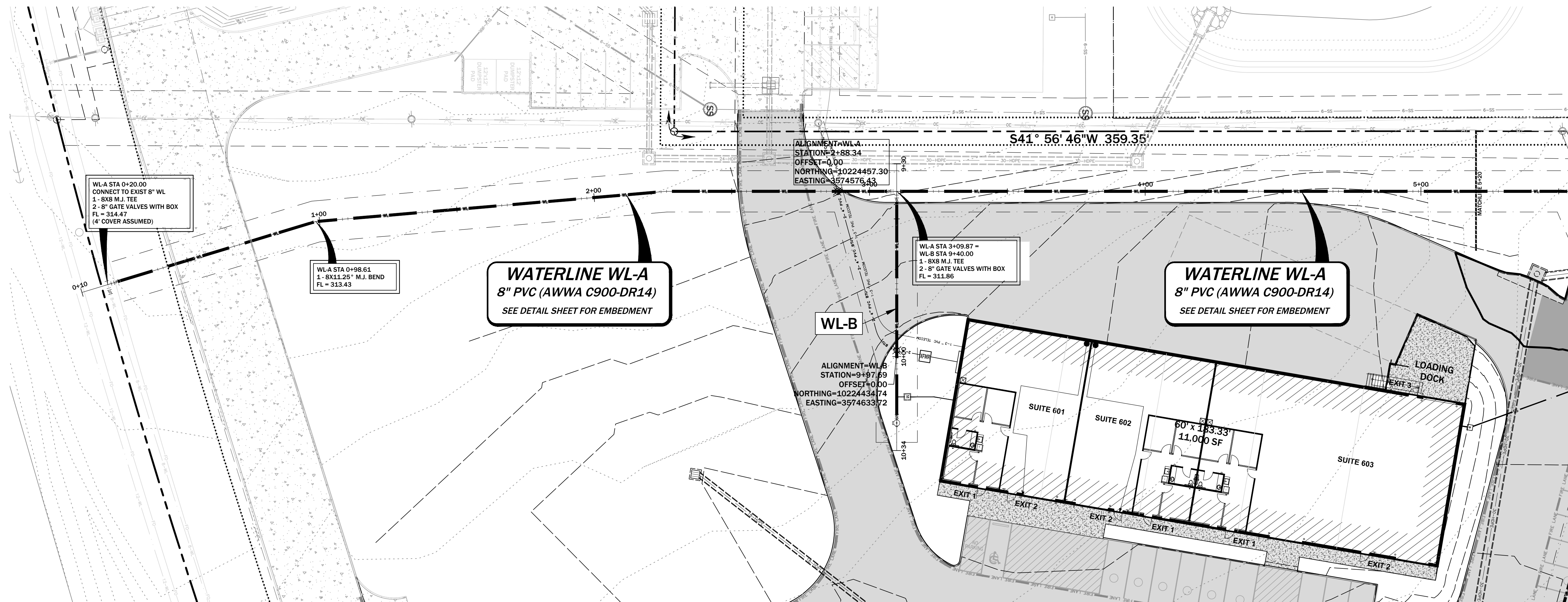
JANUARY 2023
Drawn By: JTB, TF, SB
Checked By: VJBM

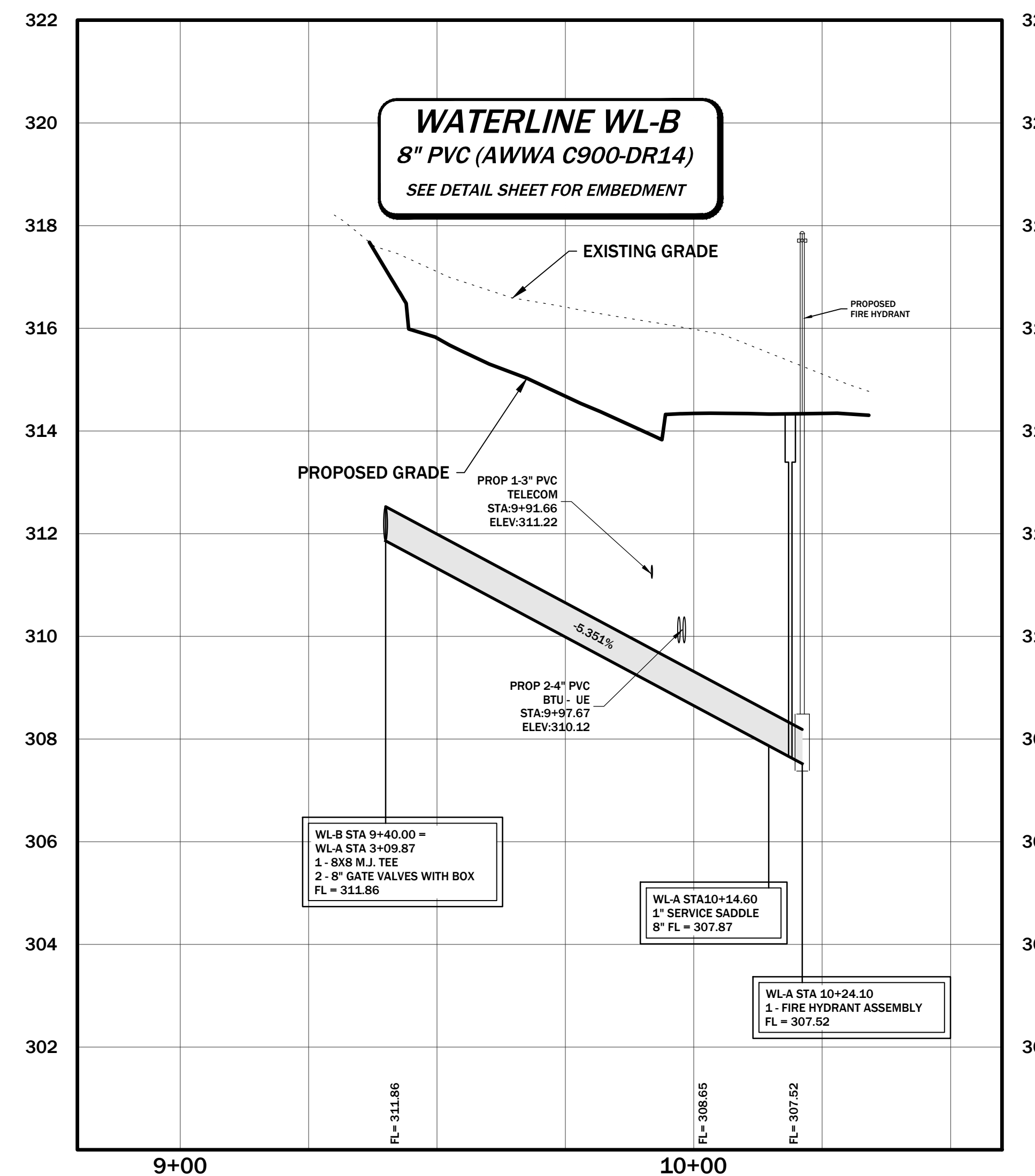
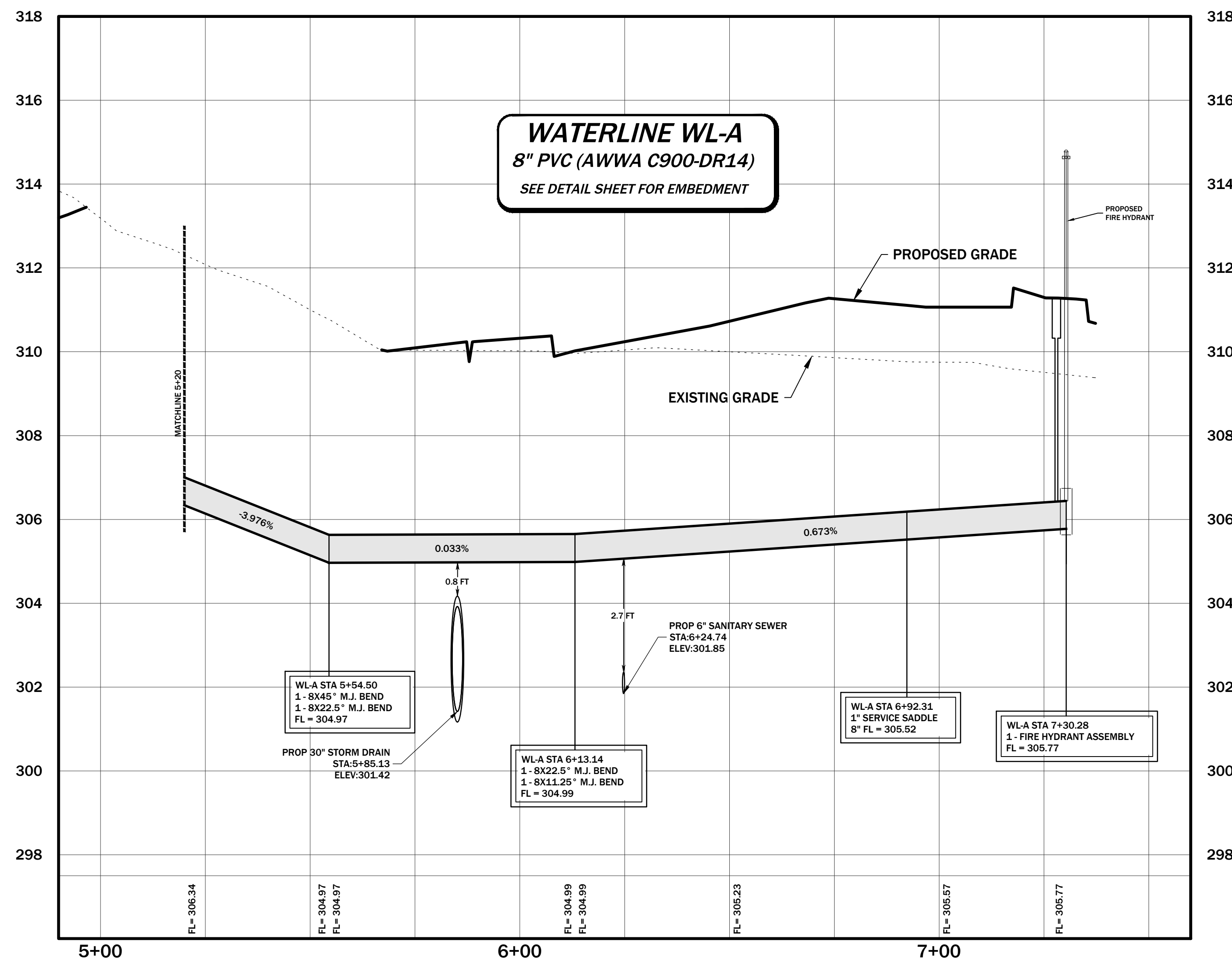
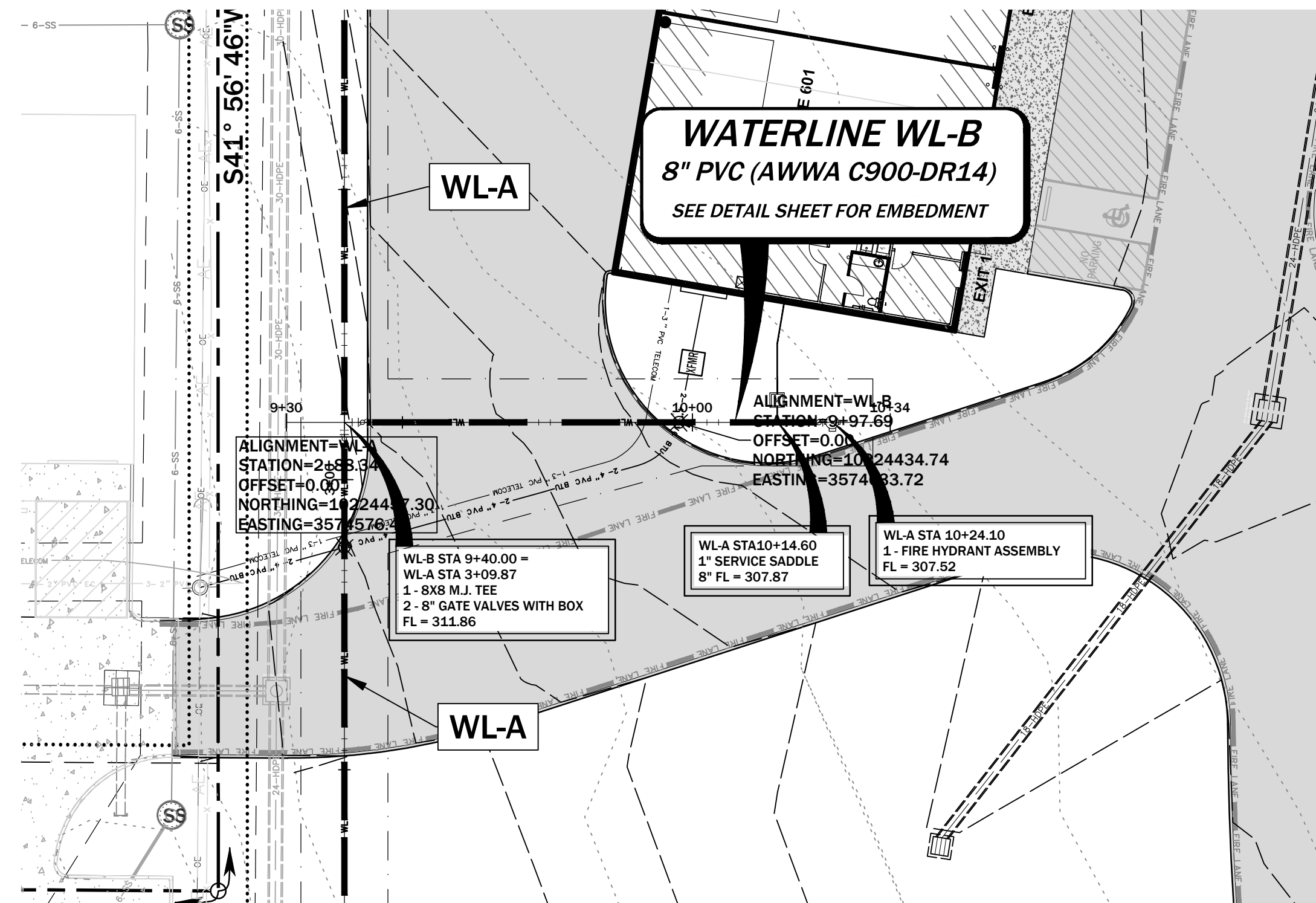
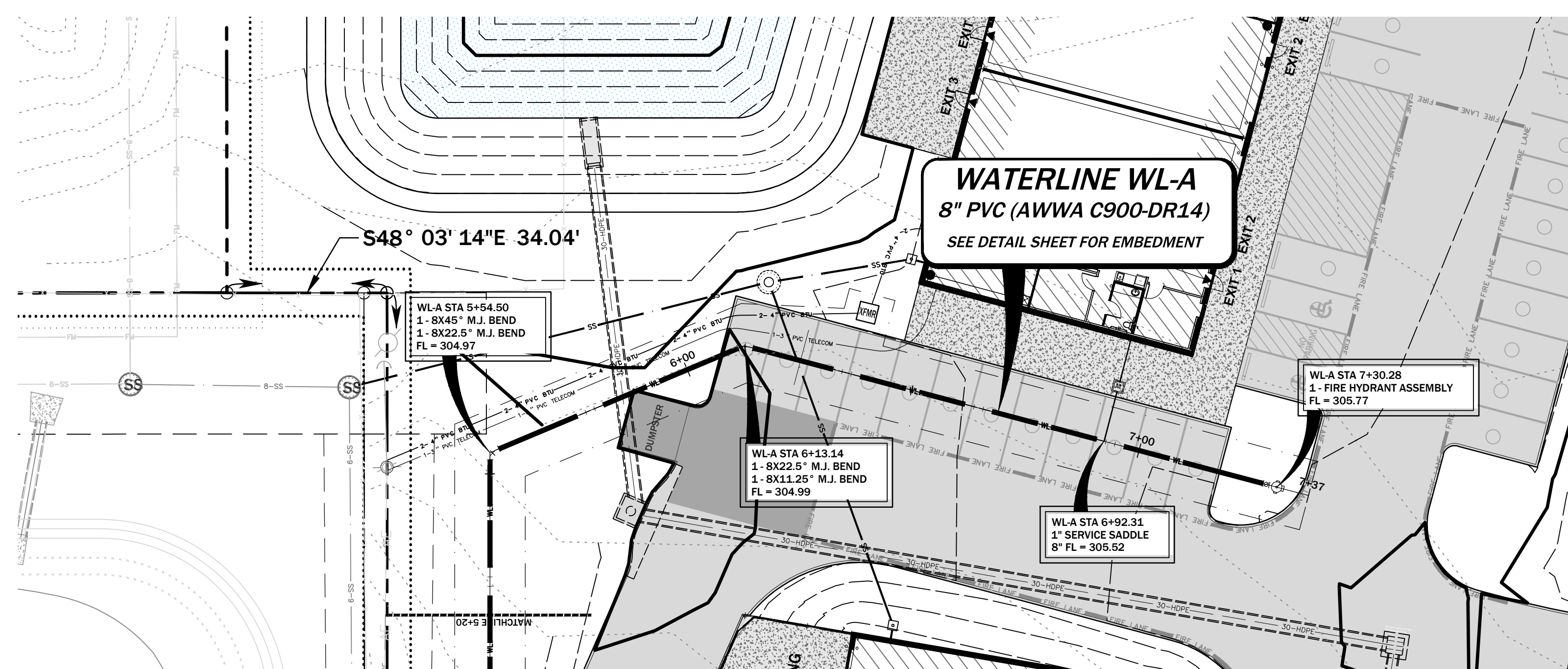
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Revisions

SITE PLAN
PHASE 5 - COMMERCIAL BUILDING
SH30 - BRYAN

SP



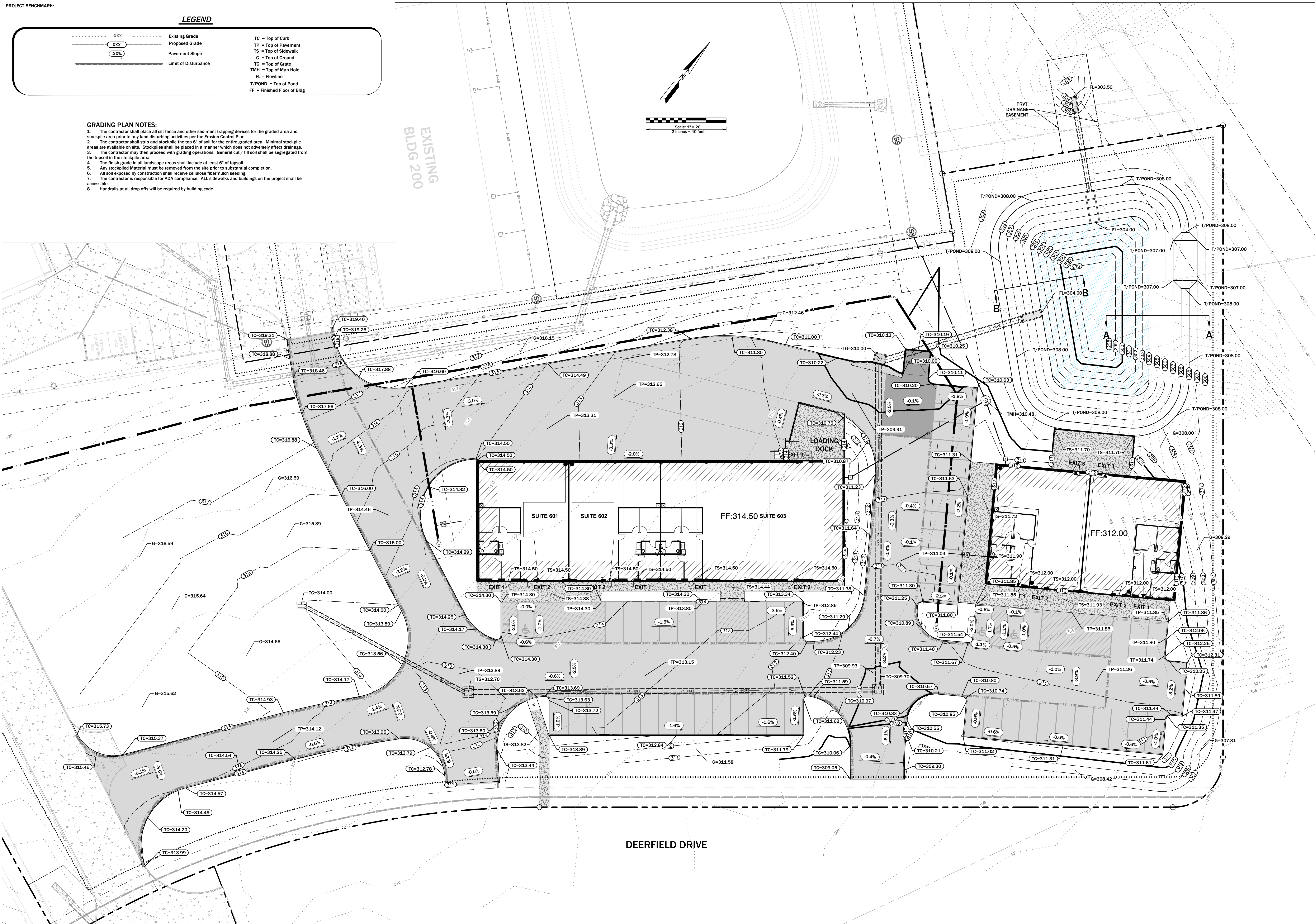


LEGEND

---	Existing Grade	TC = Top of Curb
-XXX-	Proposed Grade	TP = Top of Pavement
---	Pavement Slope	TS = Top of Sidewalk
---	Limit of Disturbance	G = Top of Ground
		TG = Top of Gate
		TMH = Top of Man Hole
		FL = Flowline
		T/POND = Top of Pond
		FF = Finished Floor of Bldg

GRADING PLAN NOTES:

- The contractor shall place all silt fence and other sediment trapping devices for the graded area and stockpile area prior to any land disturbing activities per the Erosion Control Plan.
- The contractor shall strip and stockpile the top 6" of soil for the entire graded area. Minimal stockpile areas are available on site. Stockpiles shall be placed in a manner which does not adversely affect drainage.
- The contractor may then proceed with grading operations. General cut / fill soil shall be segregated from the topsoil in the stockpile area.
- The finish grade in all landscape areas shall include at least 6" of topsoil.
- Any stockpiled Material must be removed from the site prior to substantial completion.
- All soil exposed by construction shall receive cellulose fibermulch seeding.
- The contractor is responsible for ADA compliance. ALL sidewalks and buildings on the project shall be accessible.
- Handrails at all drop offs will be required by building code.



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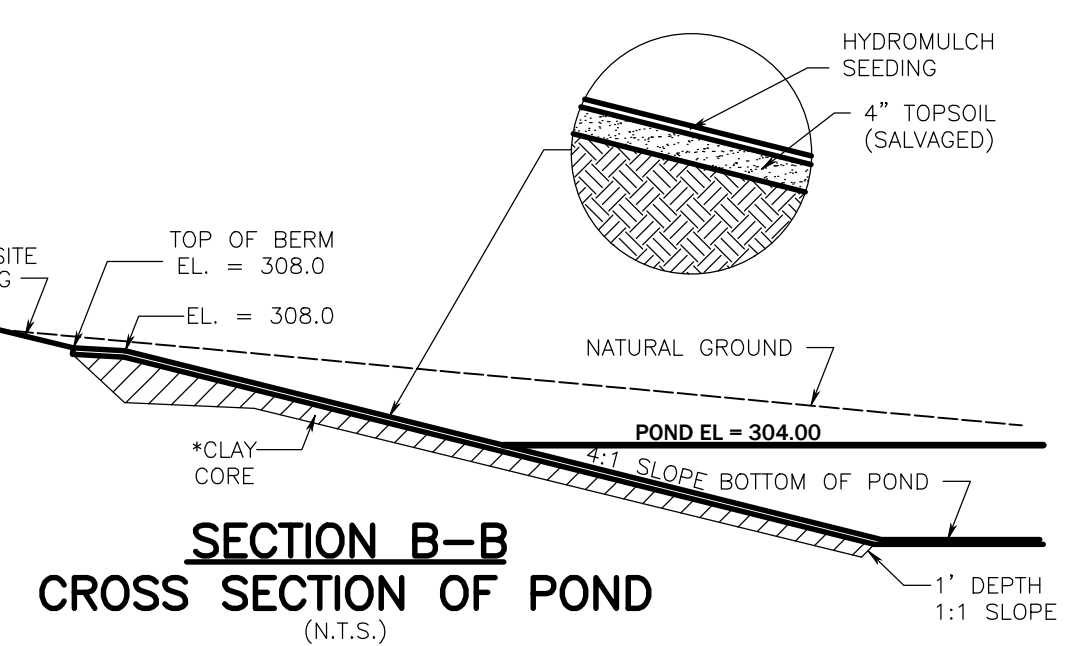
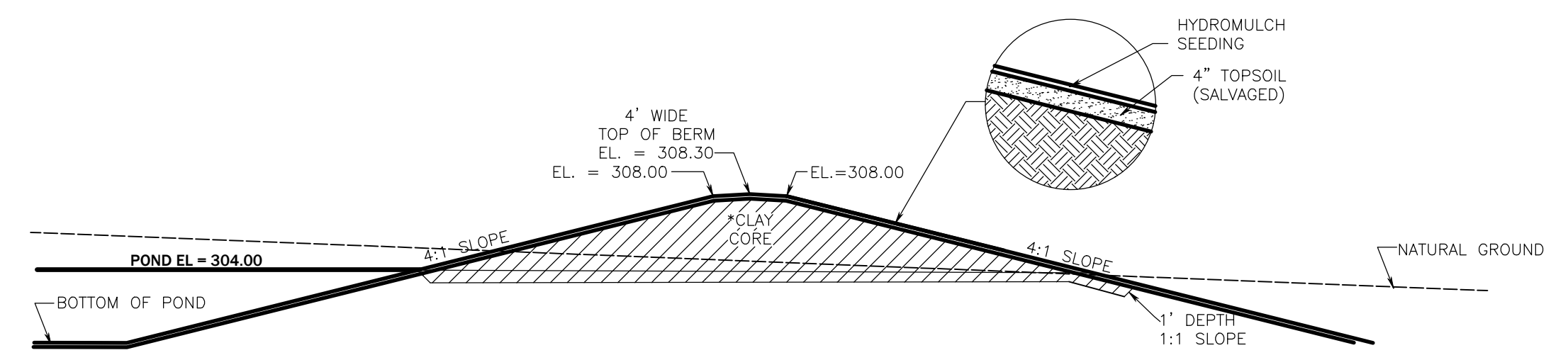
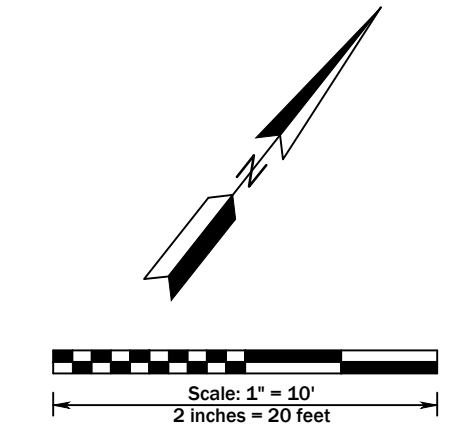
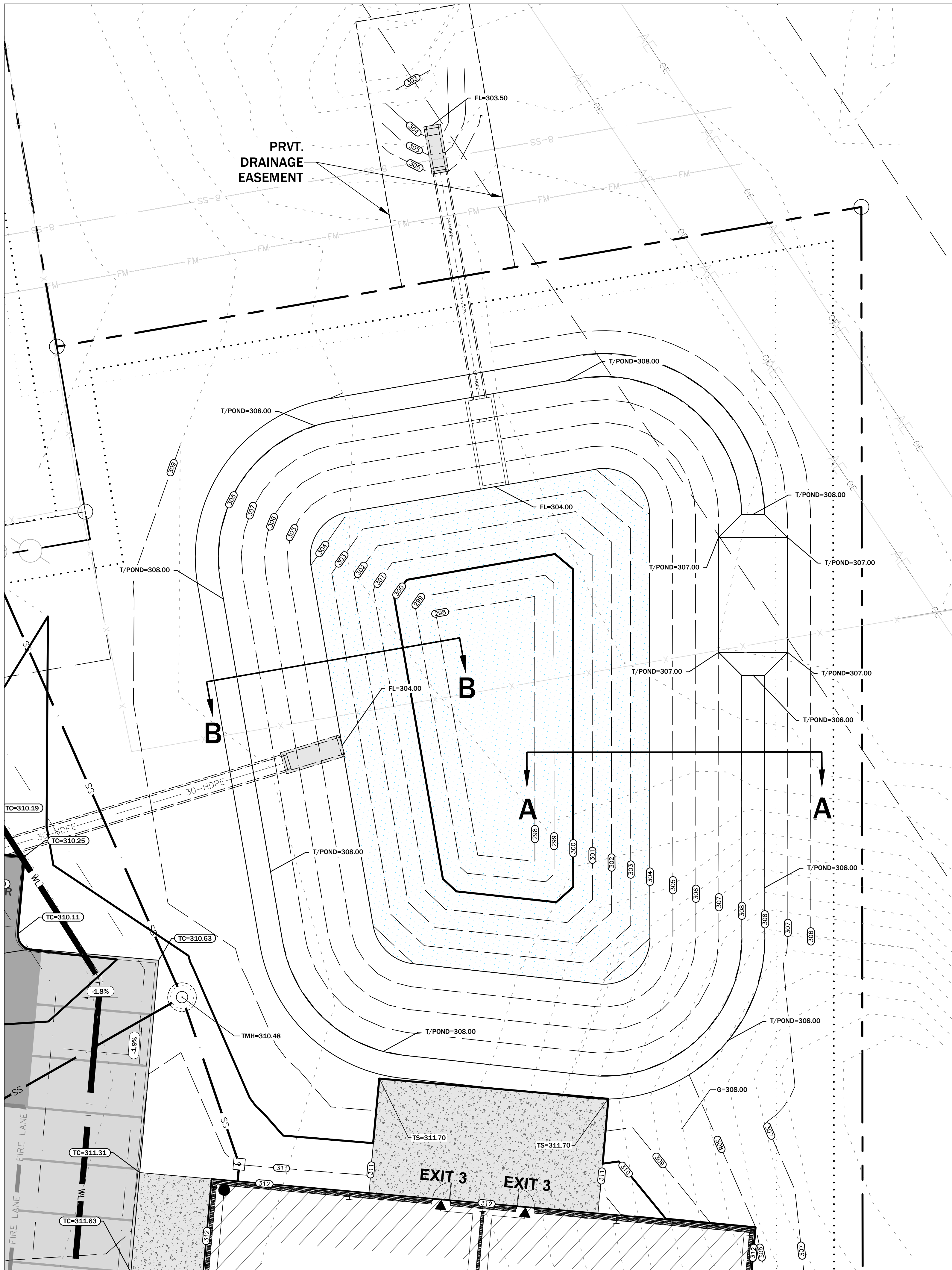
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Drawn By: JB, JT, SB
Checked By: JZBH

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Revisions

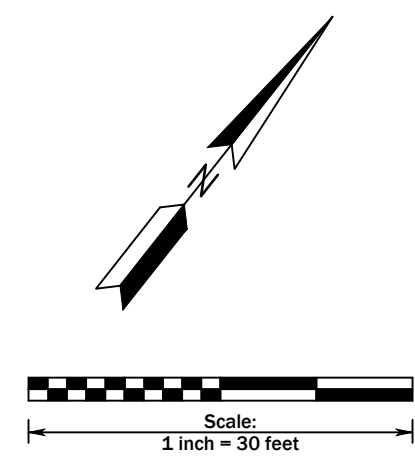
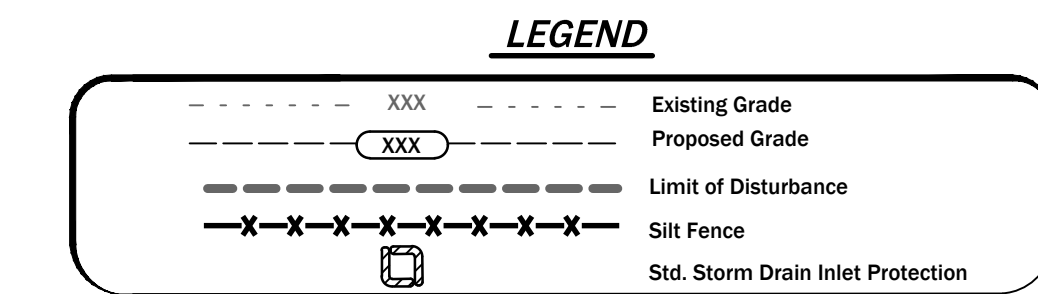
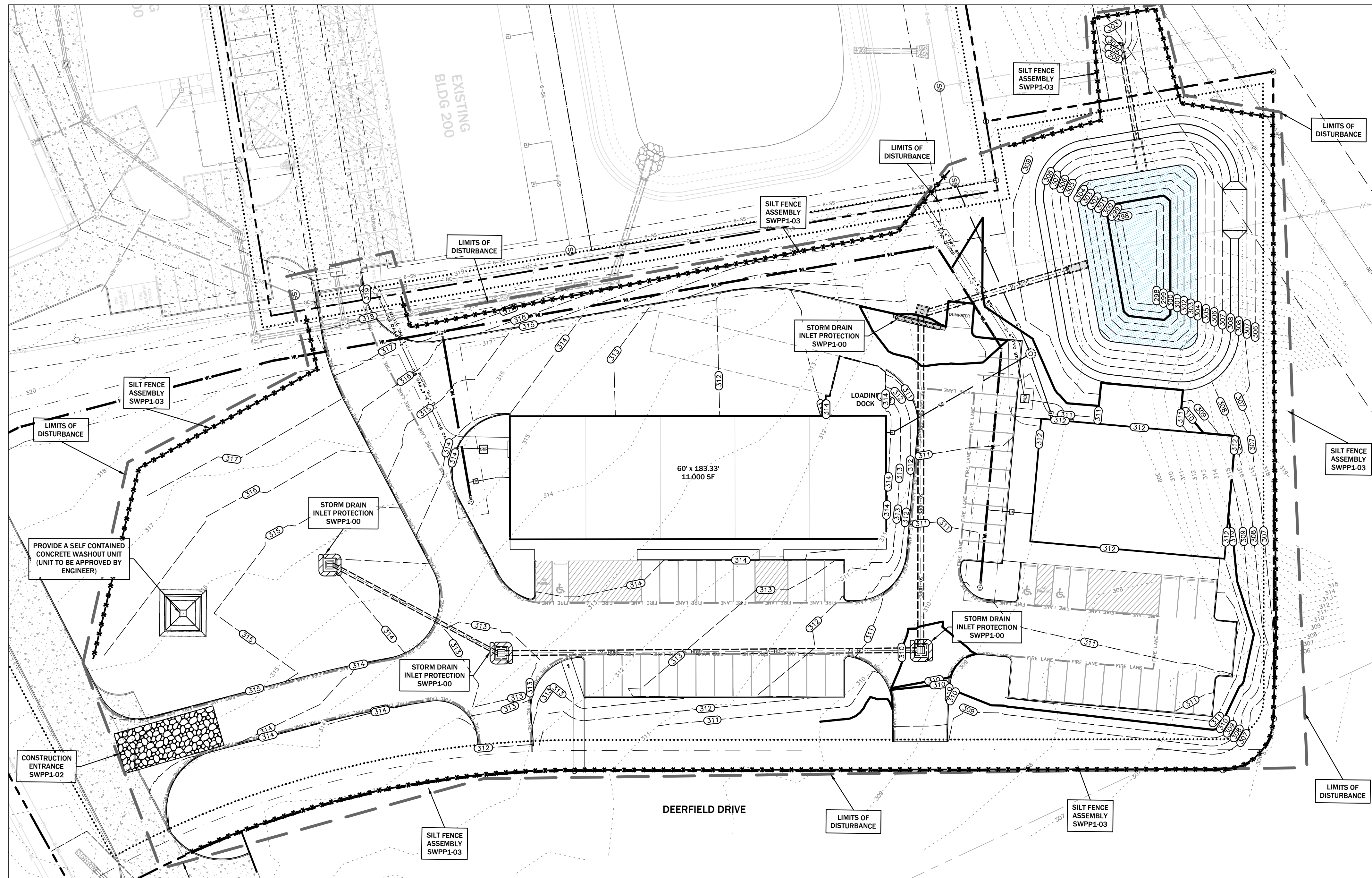
OVERALL GRADING PLAN
PHASE 5 - COMMERCIAL BUILDING
SH30 - BRYAN

GP1



* Clay Core as shown shall consist of soil group classification CH or CH/CL as defined by ASTM D2487. Minimum PI of 30.
 Compaction requirements for Clay Core: 95% maximum per ASTM D1557 @ 0% - 4% Wet of Optimum Moisture. Lifts shall not exceed 6" compacted lifts.

Revisions



SWPP Information:

Nature of Construction Activity:
Drainage, utility, and pavement improvements for building construction. Potential pollutants and sources - Sediment from excavation and equipment movement around the site.

Schedule of Events:

1. Install silt fencing.
2. Install stabilized construction exit.
3. Clear and grub.
4. Install utilities.
5. Install pavement.
6. Complete grading and install permanent seeding.
7. When all construction activity is completed the site is stabilized. Remove silt fence and re-seed any area disturbed during construction and assure a healthy ground cover.

Area of Disturbance:

During the construction of the pavement, drainage, and utility improvements the entire lot will be disturbed except for the existing structures and the grass area behind the existing building.

Structural Controls:

A stabilized construction entrance - areas where construction activity temporarily ceases for at least 21 days will be stabilized with temporary seed no later than 14 days from the last construction activity in that area all proposed fill material will be seeded.

Silt fence and/or hay bales will be installed at all outfalls, areas where water runs off the site.

Storm Water Management:

Storm water drainage will be controlled by existing grassed areas adjacent to the site. All areas affected by construction will be fine graded and have permanent seeding. The remainder of the area will remain in its natural state.

Offsite vehicle tracking:

A stabilized construction entrance will be provided to help reduce vehicle tracking of sediments. The paved street adjacent to the site entrance will be swept to remove any excess mud, dirt, or rock tracked from the site. Dump trucks hauling material from the construction site will be covered with a tarpaulin.

Certification of Compliance with State and Local Regulations:

This storm water pollution prevention plan reflects the city's/state's requirements for storm water management, erosion, and sediment control. To ensure compliance, this plan was prepared in accordance with the city's drainage policy.

Maintenance/Inspection Procedures:

- These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls:
- All control measures will be inspected at least once every 14 days and following any storm event of 0.50 inches or greater.
 - All BMP's will be maintained in good working order; if a repair is necessary it will be initiated within 24 hours of the report.
 - Built up sediment will be removed from silt fence when it has reached one-half the height of the fence.
 - Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
 - Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
 - A maintenance inspection report will be made after each inspection. The inspection report form will be prepared by the site superintendent and filed for record.
 - A site superintendent will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.

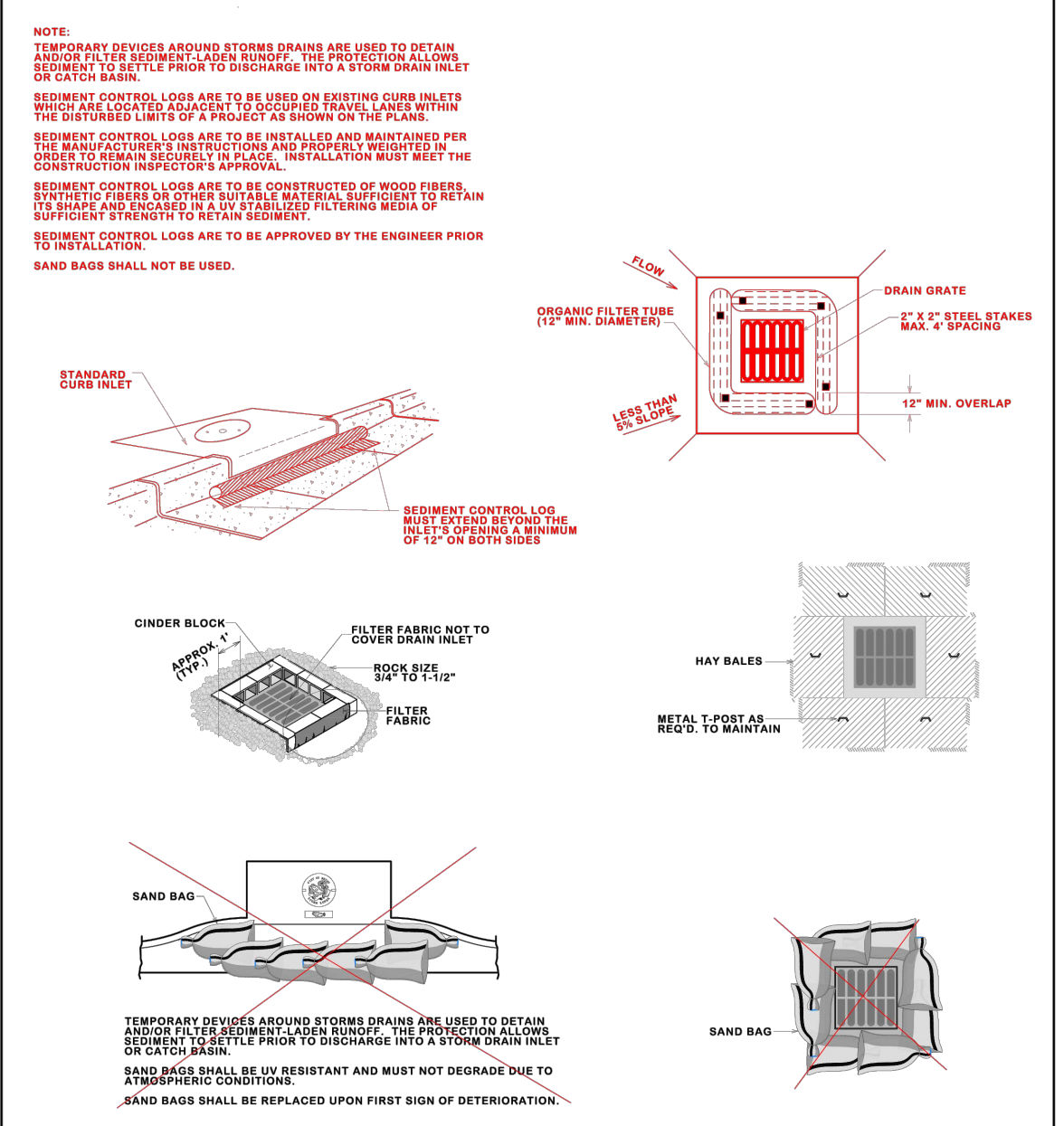
Non-storm Water Discharges:

It is expected that the following non-storm water discharges will occur from the site during the construction period:

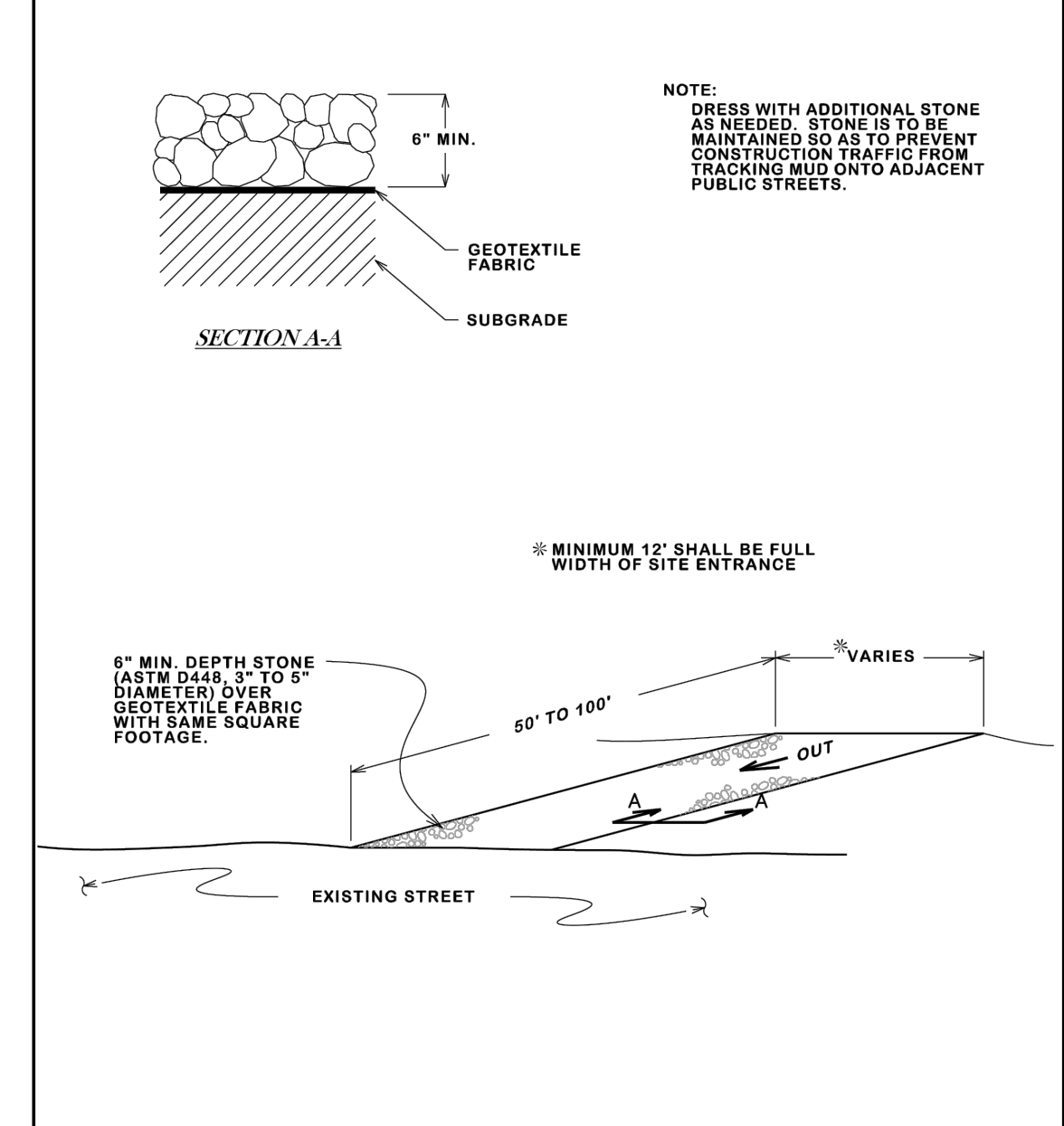
- Water from water line flushing

SWPP PLAN NOTES:

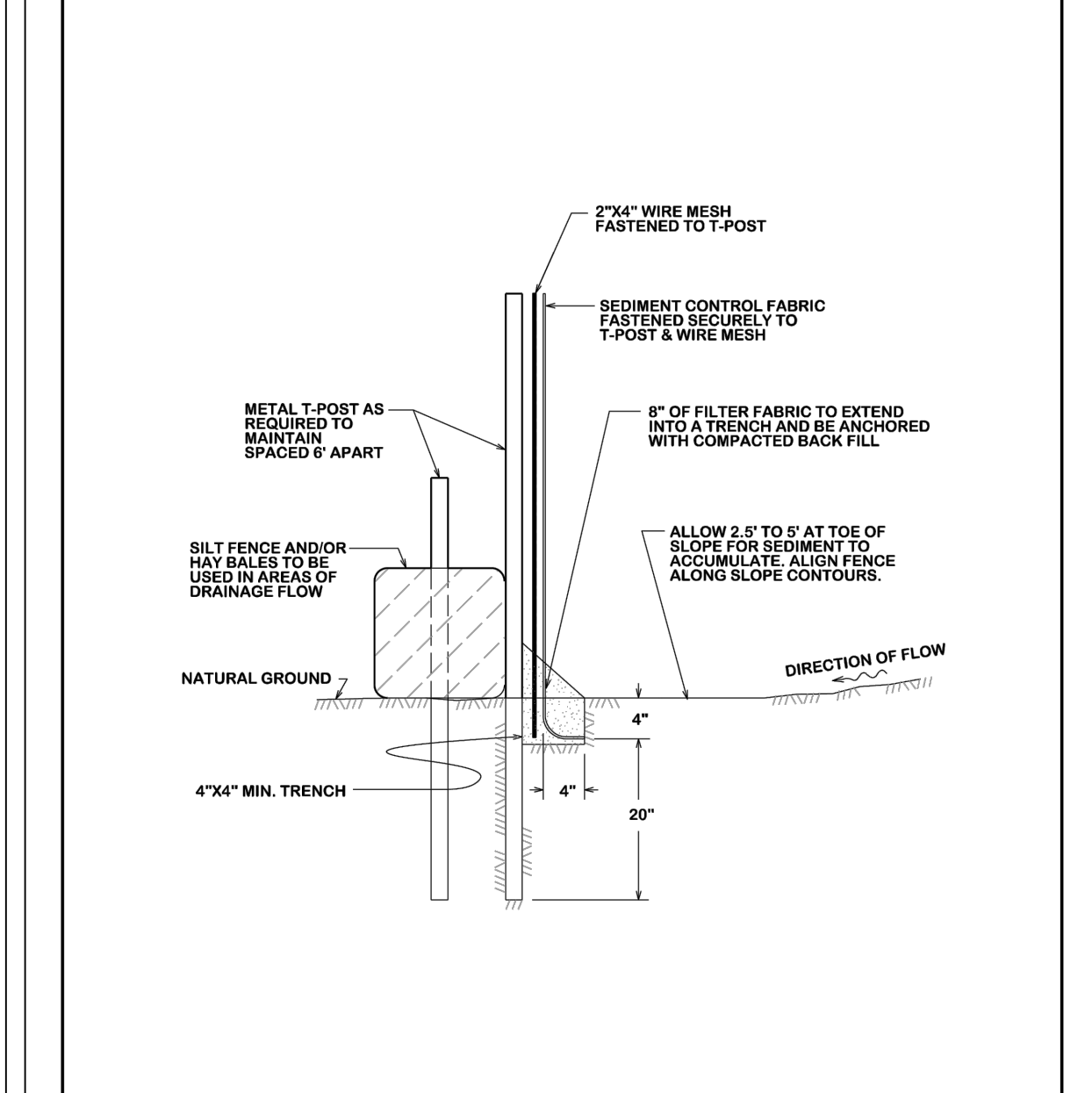
1. All contractor vehicles, including employee's vehicles, shall park within the project site to minimize traffic on the public streets adjacent to the worksite entrance. Contractor will provide sufficient parking areas to accommodate his vehicles. Any areas disturbed by vehicular parking will be repaired to original condition prior to completion of project.
2. If required on the plans, the contractor shall maintain a vehicle wash down area of sufficient size and in a location to facilitate cleaning his vehicles prior to leaving the work site.
3. 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 seeded or sodded within 14 calendar days of last disturbance. All erosion control measures shall remain in place until acceptable vegetative growth is established after construction is complete and then removed by contractor.
4. Approved erosion control measures must be installed during the entire time 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 the contractor.
5. All erosion control measures should be cleaned of silt after every rain event.
6. Approved erosion control measures must be installed during the entire time earth has been bared by construction.
7. It is the responsibility of the contractor to use whatever means necessary to minimize erosion and prevent sediment from leaving the project site.
8. The contractor is responsible for implementing, inspecting and maintaining the erosion and sediment control devices.
9. Construction exit is to be dressed with additional rock as needed and maintain so as to prevent construction traffic from tracking mud onto adjacent public streets.
10. Inspection shall be performed every 14 days and every rainfall event of 1/2" or more. All erosion control devices shall be cleaned of silt (as needed) after every rain.
11. Structural controls shall be installed as soon after clearing as practical and maintained in good working order until the site is stabilized. Alternate structural controls may be utilized if approved by Engineer.
12. The contractor is responsible for complying with the TPDES General Permit No. TXR150000 requirements for construction sites.
13. The contractor shall coordinate with the owner to determine a temporary spoils, earthwork, and topsoil area for the site.
14. All areas that have a slope >15% shall be hydromulched (mix determined based upon season) upon completion of grading and contractor shall utilize a rolled single net straw erosion control blanket with poly netting (US-15) as produced by US Erosion Control Products or approved equal to lay over the hydromulched slope. Contractor shall be responsible for watering and assuring 80% coverage in 21 days.
15. Contractor shall strip topsoil from the site prior to construction and stockpile and protect from contamination from other soils for later use onsite by the landscape contractor.



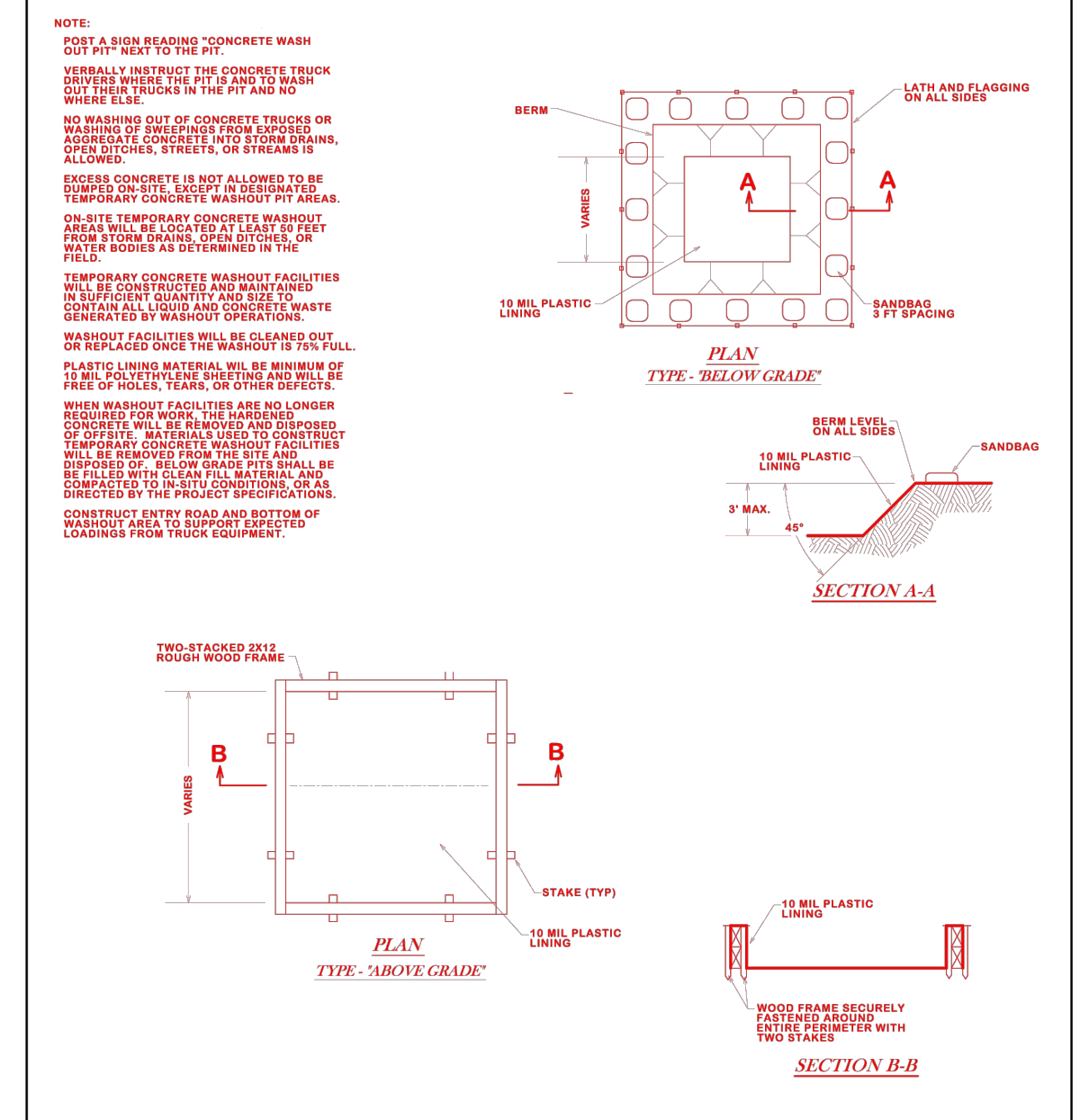
STORM DRAIN INLET PROTECTION
DATE: DECEMBER 2020
B/C/S UNIFIED STANDARD DETAIL: SWPP1-00
CITY OF BRYAN / CITY OF COLLEGE STATION



CONSTRUCTION EXIT SILT CONTROL
DATE: AUG. 2012
B/C/S UNIFIED STANDARD DETAIL: SWPP1-02
CITY OF BRYAN / CITY OF COLLEGE STATION



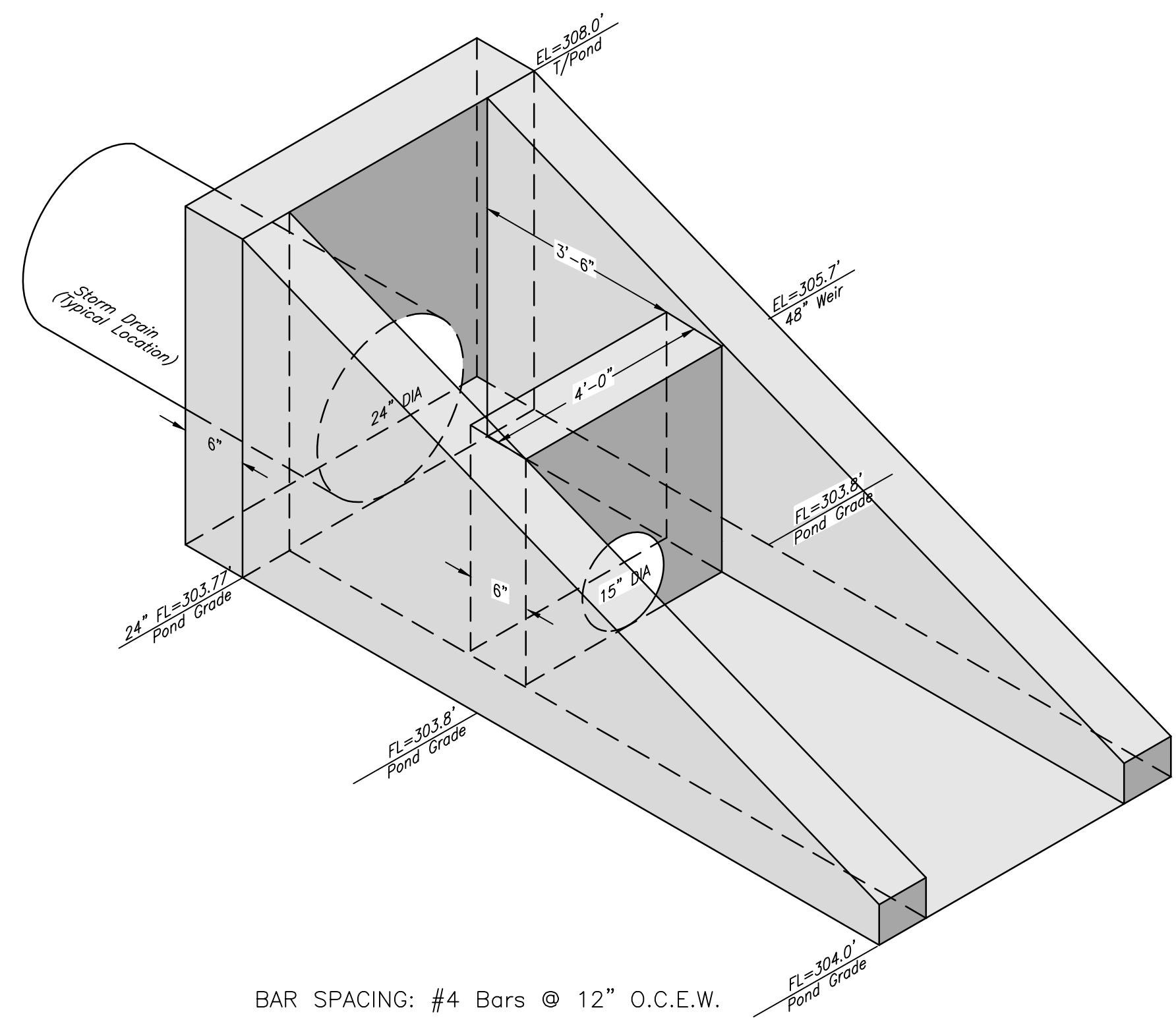
SILT FENCE ASSEMBLY
DATE: AUG. 2012
B/C/S UNIFIED STANDARD DETAIL: SWPP1-03
CITY OF BRYAN / CITY OF COLLEGE STATION



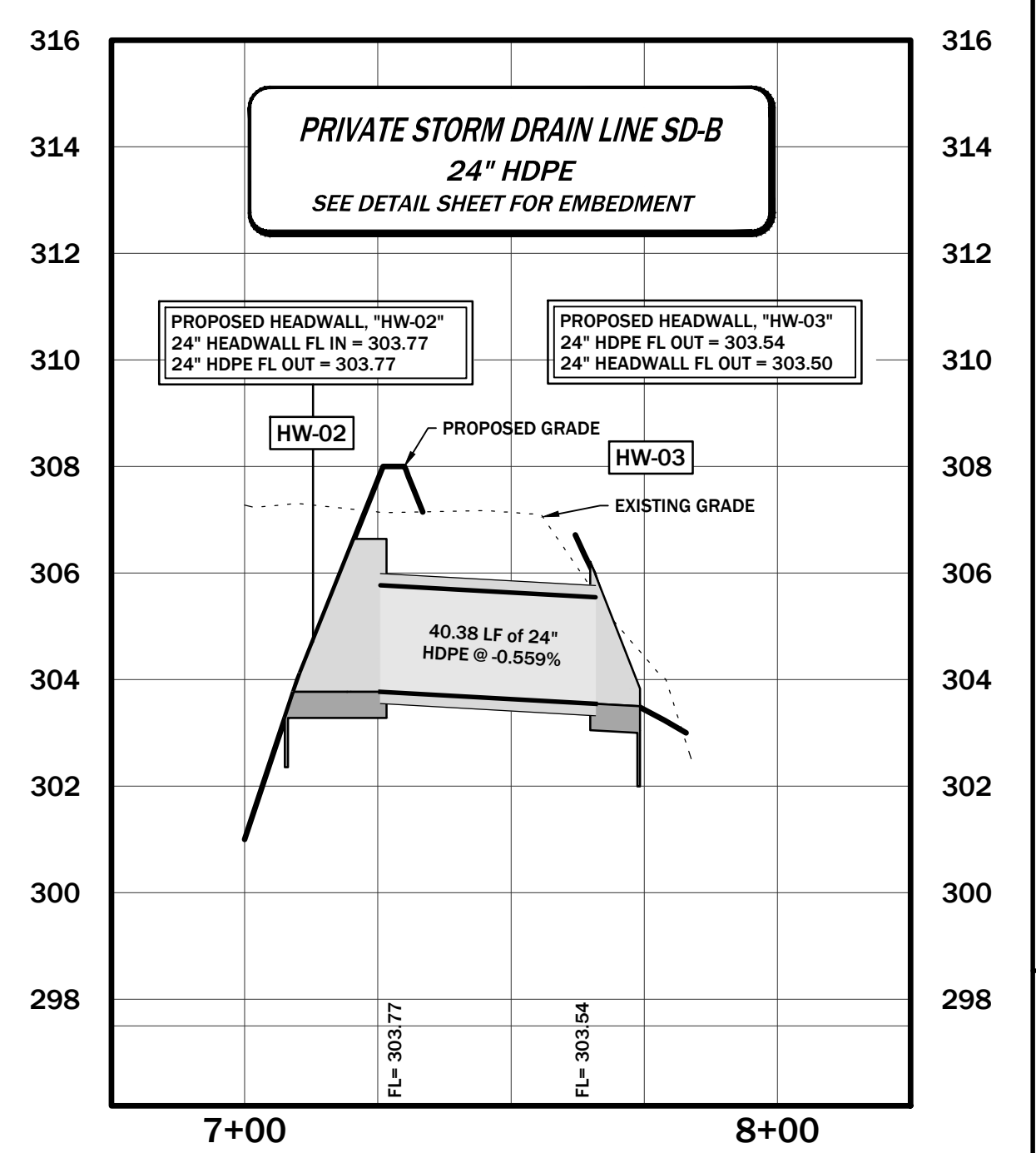
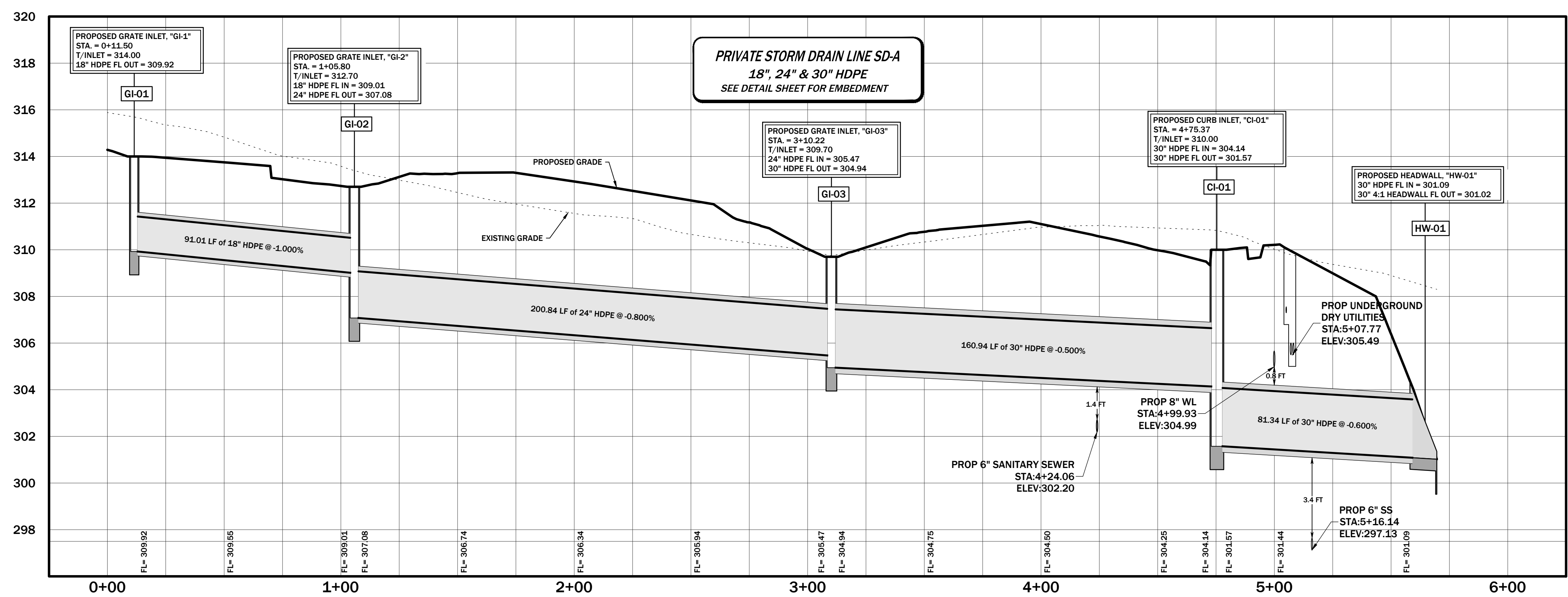
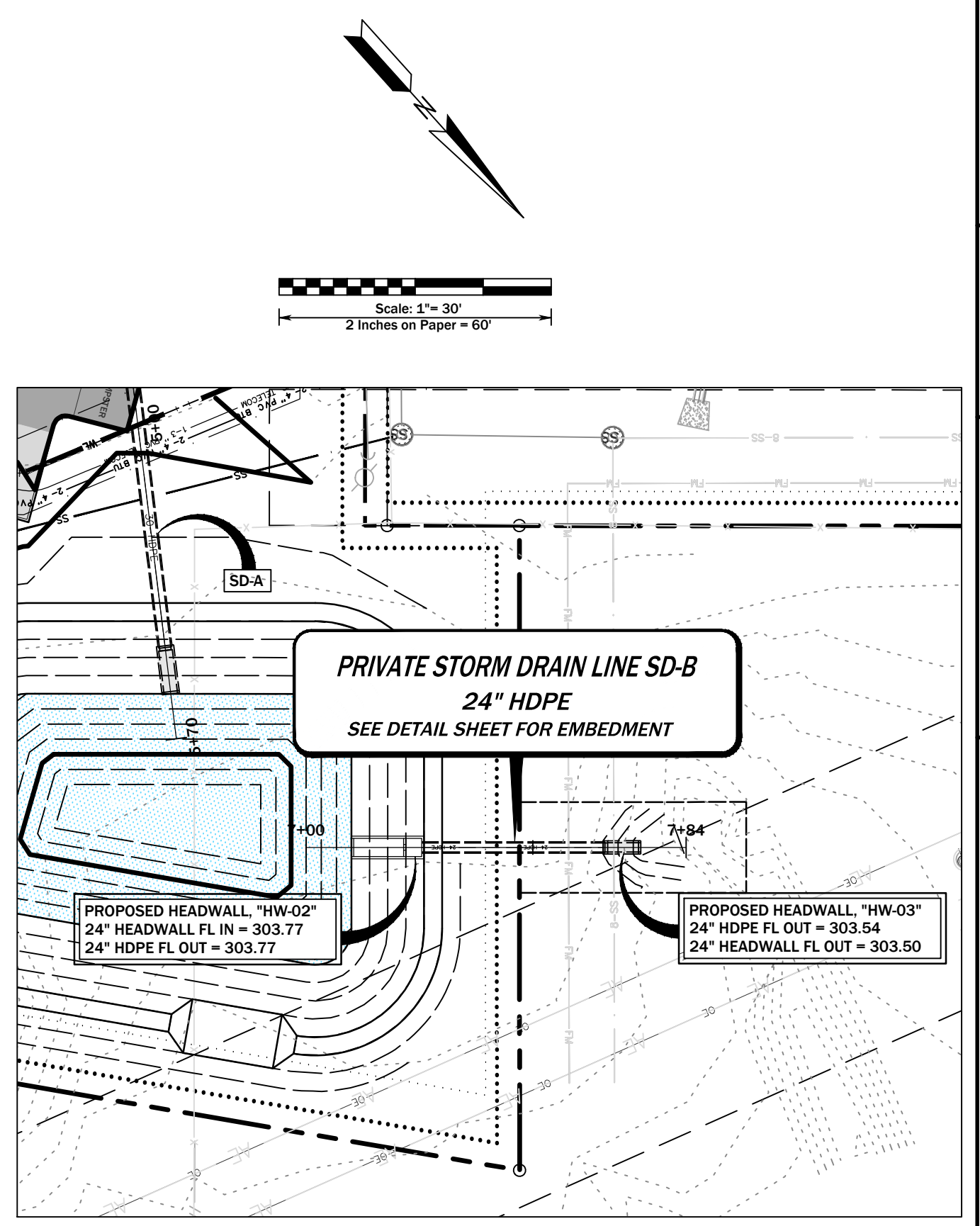
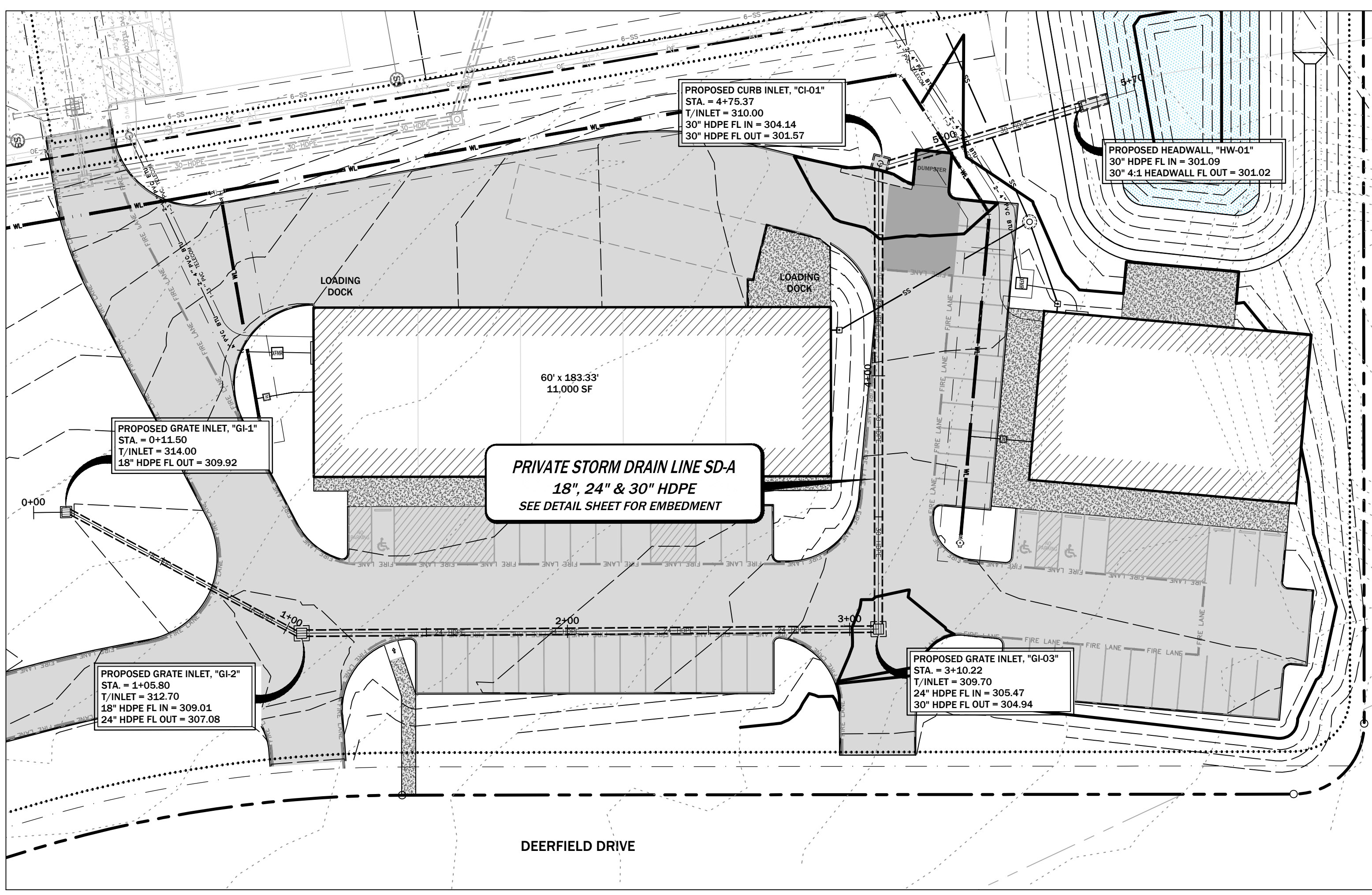
CONCRETE WASHOUT
DATE: DECEMBER 2020
B/C/S UNIFIED STANDARD DETAIL: SWPP1-04
CITY OF BRYAN / CITY OF COLLEGE STATION

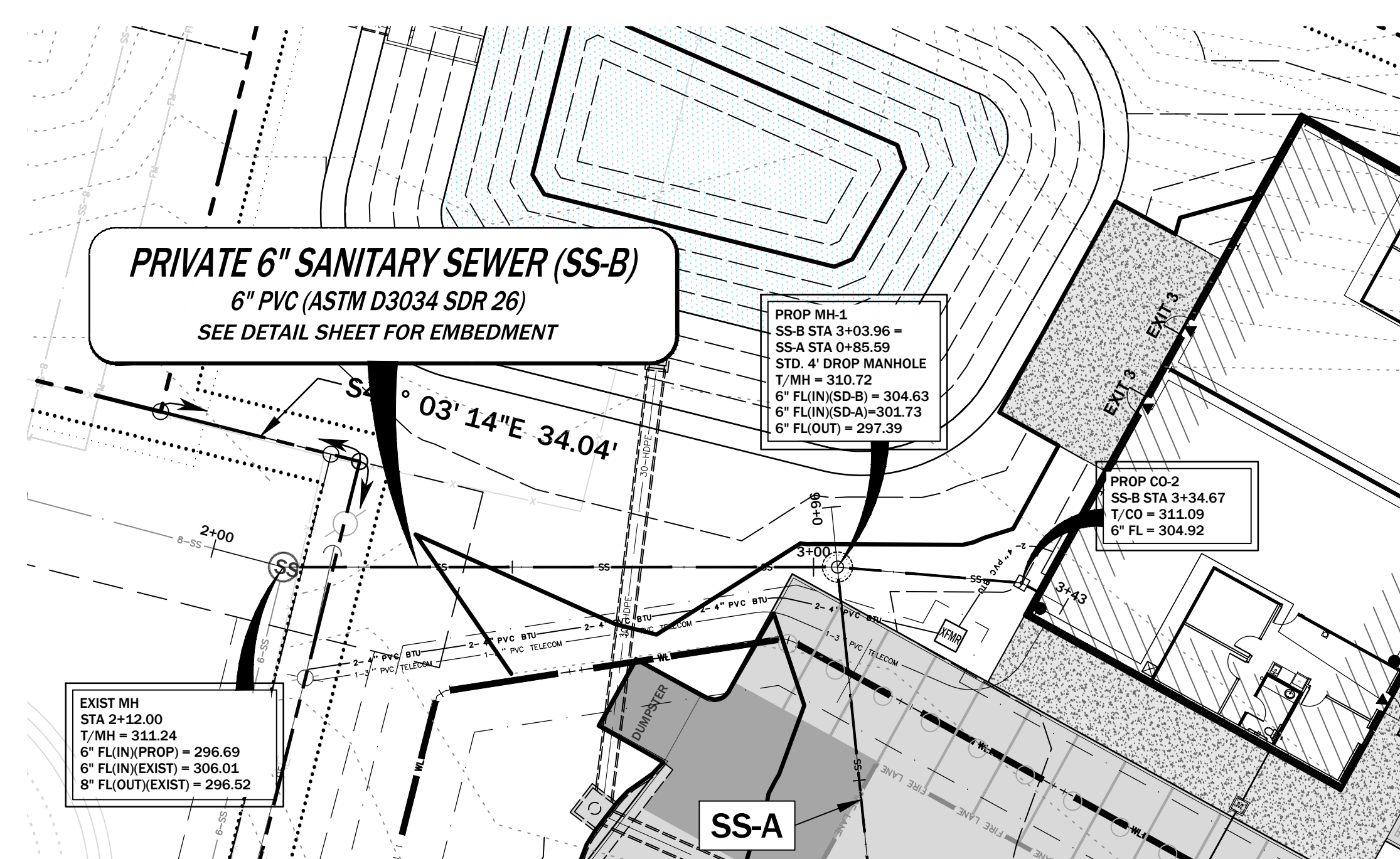
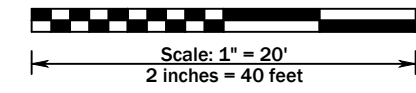
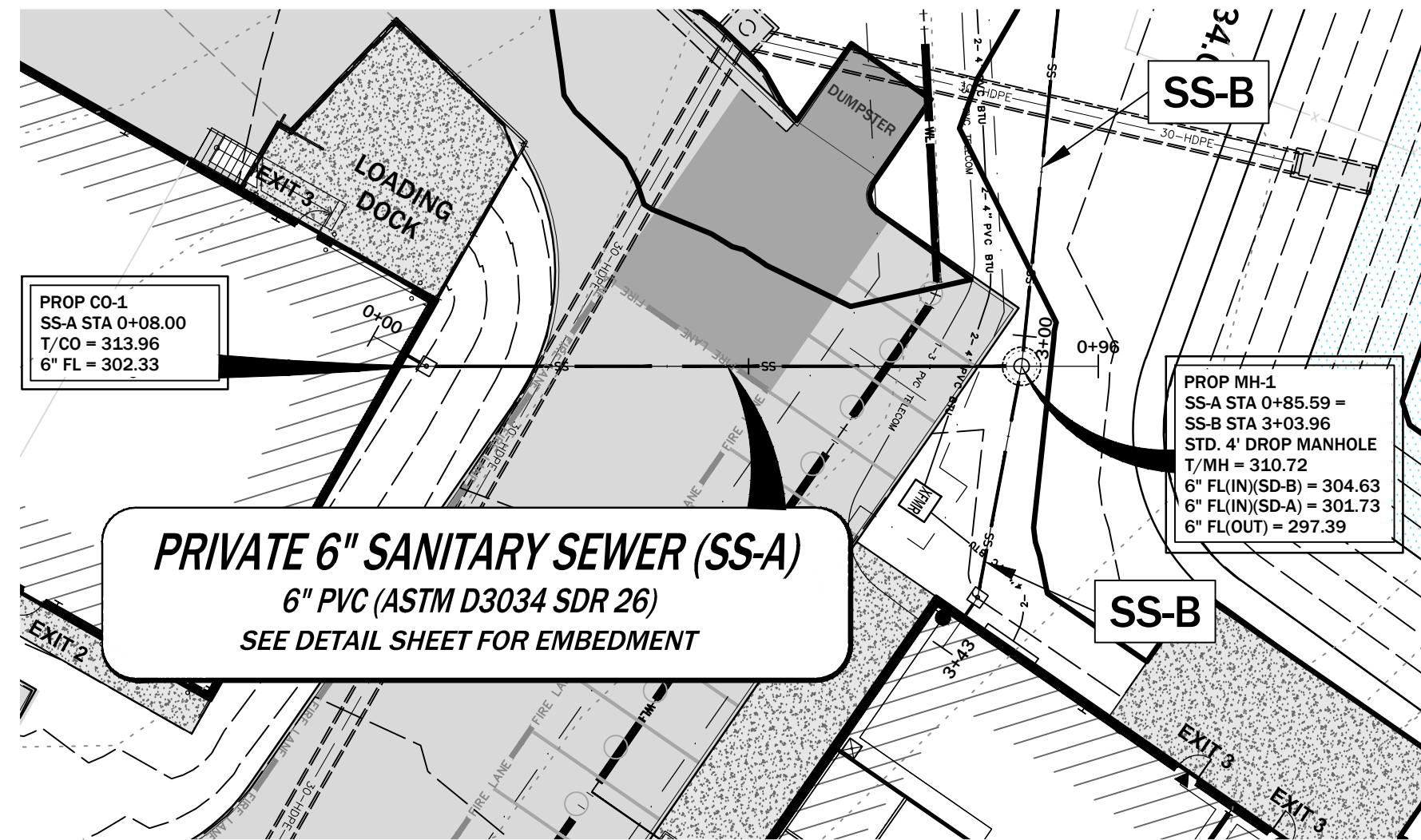
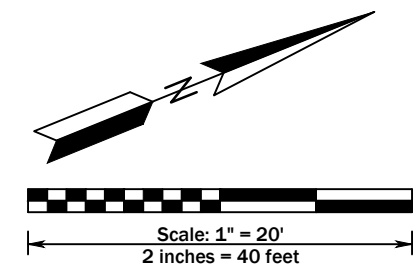
Site Description:
Project name and location: PVD Phase 5, Bryan, Brazos County, Texas
Developer: PVD Development Co., LLC, C/O Mark Dennard, 5222 Enchanted Oaks Dr., College Station, TX 77845
Latitude: 30° 39' 10.19" N, Longitude: 96° 16' 6.23" W
MS4 operator name: City of Bryan, Texas
Receiving water body: Brushy Creek Tributary 11
Estimated area to be disturbed: 3.54 acres
The storm water pollution prevention plan shall be in compliance with state and local sediment and erosion plans.
Operator Requirements:
The operator shall submit a NOI to TCEQ (when applicable) and a copy to the operator and post a copy at the construction site in a location where it is readily available for viewing prior to commencing construction activities, and maintain the notice in that location until completion of the construction activity.
The operator shall provide a copy of NOI to the operator of the municipal separate storm sewer system receiving the discharge, at least two (2) days prior to commencing construction activities.
The operator shall submit a NOT to TCEQ (when applicable) and a copy to the operator of the municipal storm sewer system once the final stabilization has been achieved and the temporary erosion controls have been removed.
Controls must be developed to limit, to the extent practicable, offsite transport of litter, construction debris and construction materials.
Operator Inspection Requirements:
The following records must be maintained and either attached to or referenced in the storm water plan:
The dates when major grading activities occur.
The dates when construction activities temporarily or permanently cease on a portion of the site.
The dates when stabilization measures are initiated.
A report summarizing the scope of the inspection, name and qualifications of personnel making the inspection, the dates of the inspection, and major observations must be made and retained with the storm water plan. Major observations should include:
The locations of discharges of sediment or other pollutants from the site;
Locations of BMP's that failed to operate as designed or proved inadequate for a particular location; and
Location where additional BMP's are needed.
Operator's Record Keeping:
The permittee must retain the following records for a minimum of 3 years from the date that a NOT is submitted:
A copy of the storm water plan and
All reports and actions required by this permit, including a copy of the construction site notice all data used to complete the NOI.

MITCHELL M&M MORGAN
T.979.260.6963
F.979.260.3564
TX. FIRM # F-1443
3304 EARL RUDDER FWY. S. COLLEGE STATION, TX 77845
PLAN & DESIGN SPECIALISTS IN CIVIL ENGINEERING, HYDRAULICS, HYDROLOGY, UTILITIES, STREETS, SITE PLANS, SUBDIVISIONS
www.mitchellandmorgan.com
For Item Review Only: intended for construction, bidding, or permit purposes. James T. Blalock, No. 93831
JANUARY 2023
Drawn By: JB, JT, SB
Checked By: JB
Prepared For: PVD Development Co., LLC, 5222 Enchanted Oaks Dr., College Station, TX 77845, (979) 225-2222
Revisions:
EROSION CONTROL PLAN
PHASE 5 - COMMERCIAL BUILDING
SH30 - BRYAN
ECP

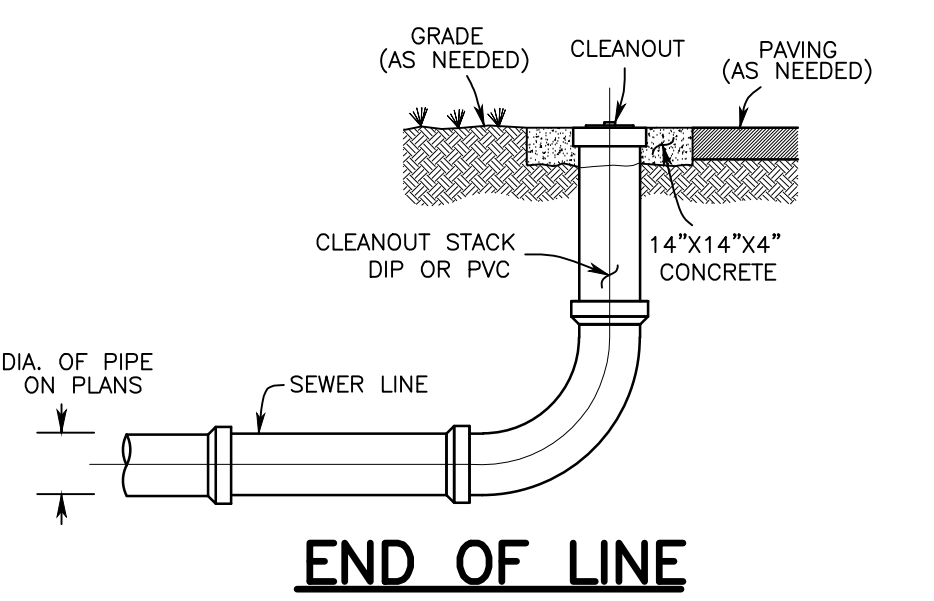
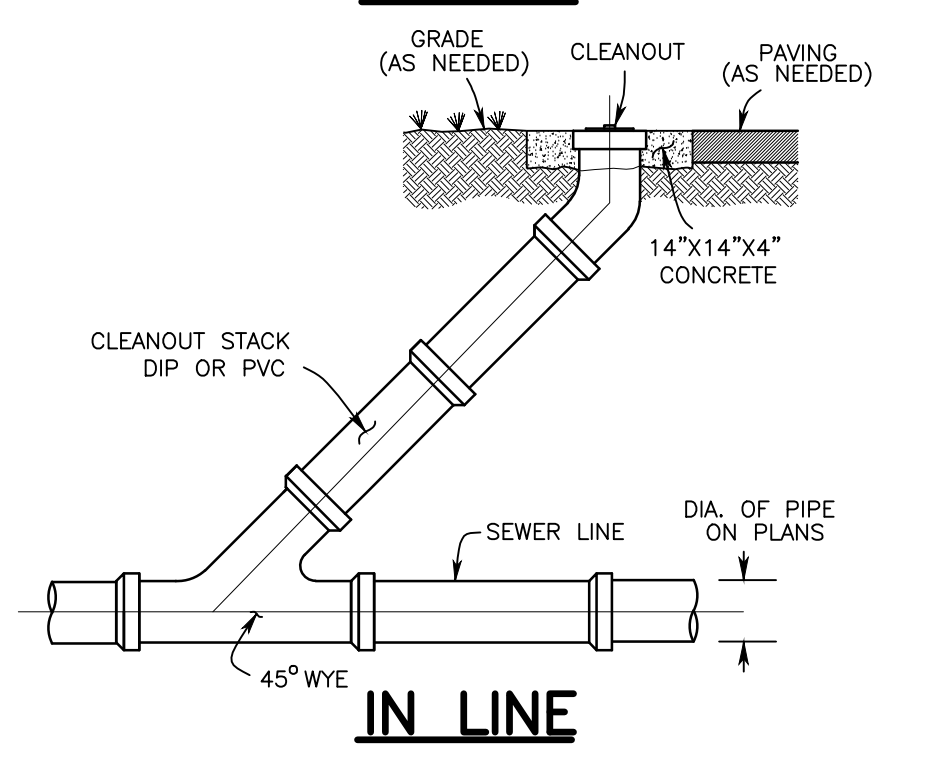
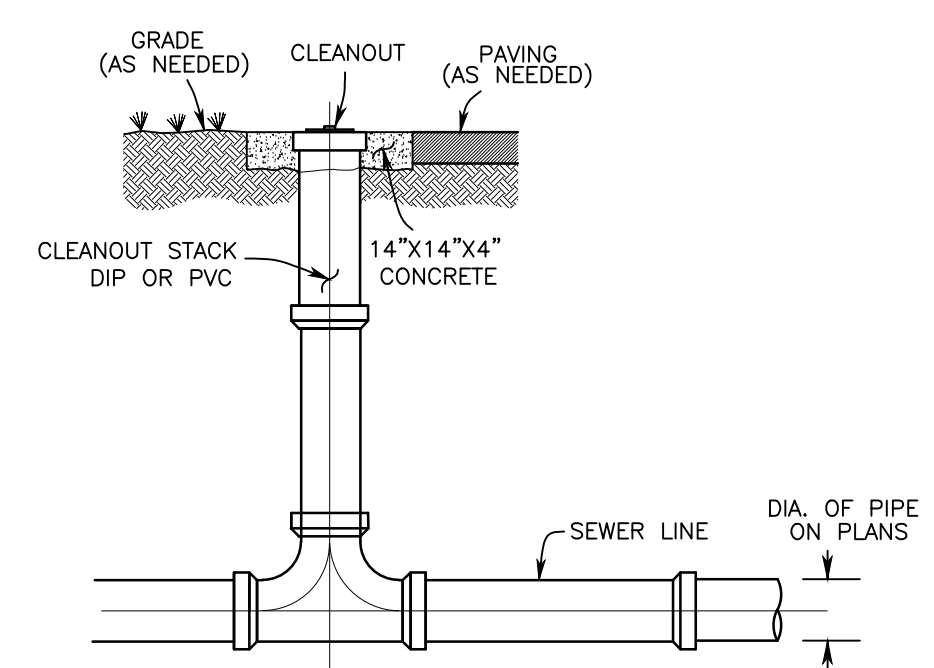


POND OUTLET CONTROL STRUCTURE
NTS

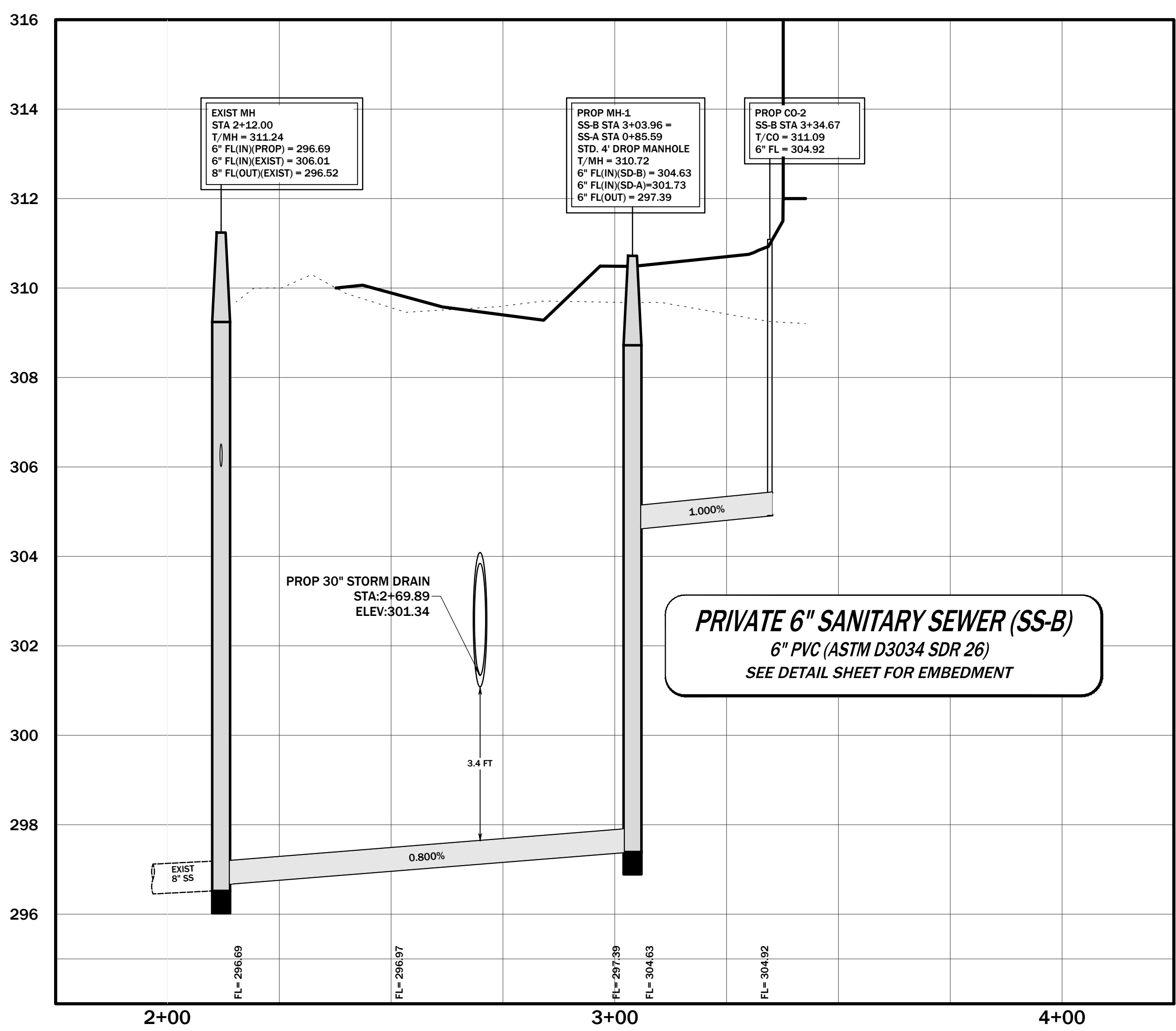
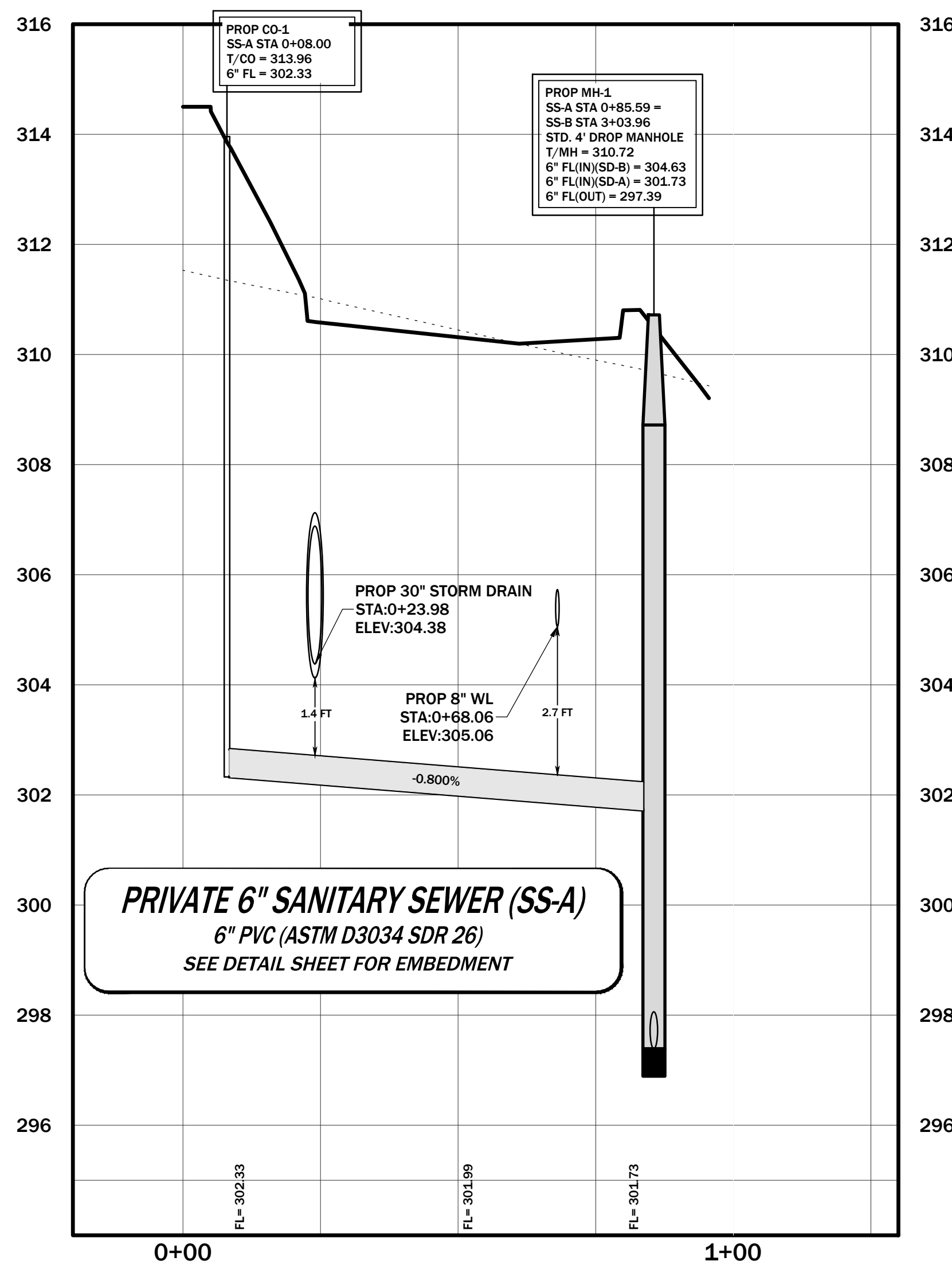
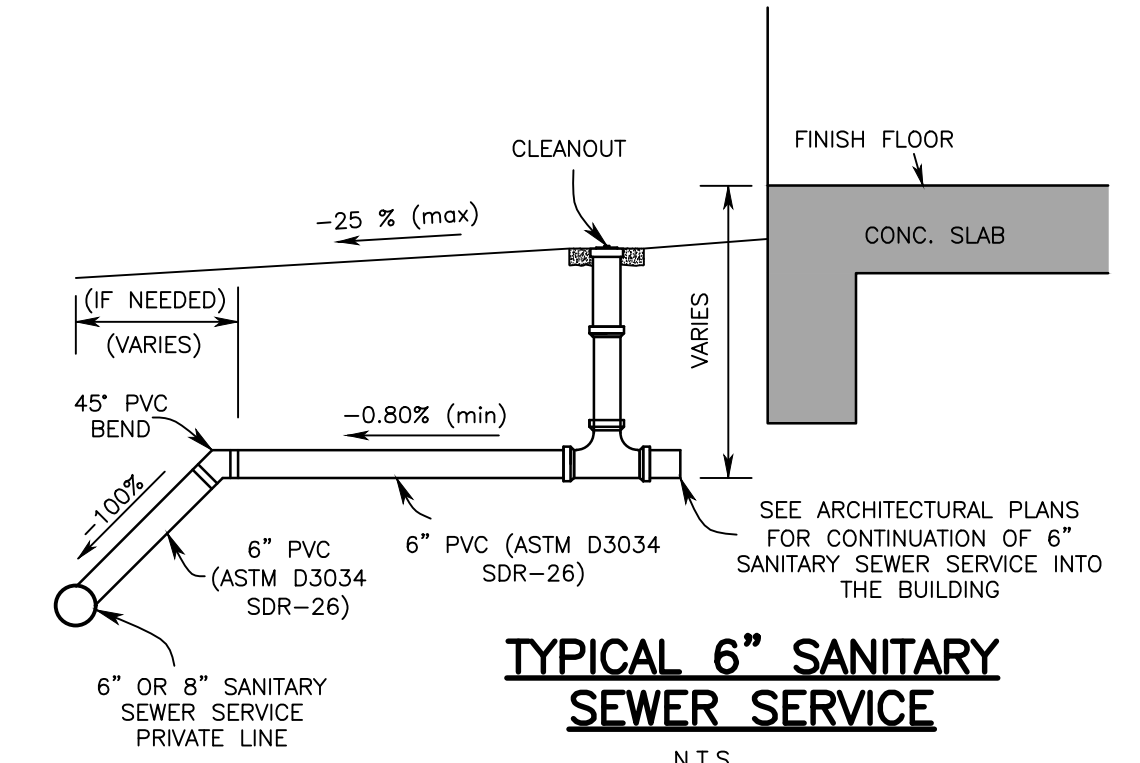




NOTES:
ALL SANITARY SEWER SHOWN IS PRIVATE. ALL MANHOLE LIDS SHALL BE LABELLED AS PRIVATE AND SHALL NOT CONTAIN CITY OF BRYAN LOGO.
ALL PIPE AND FITTINGS SHALL MEET SDR26-ASTM D3034. PIPE SHALL BE GREEN PVC.



ONE WAY CLEANOUT
N.T.S.

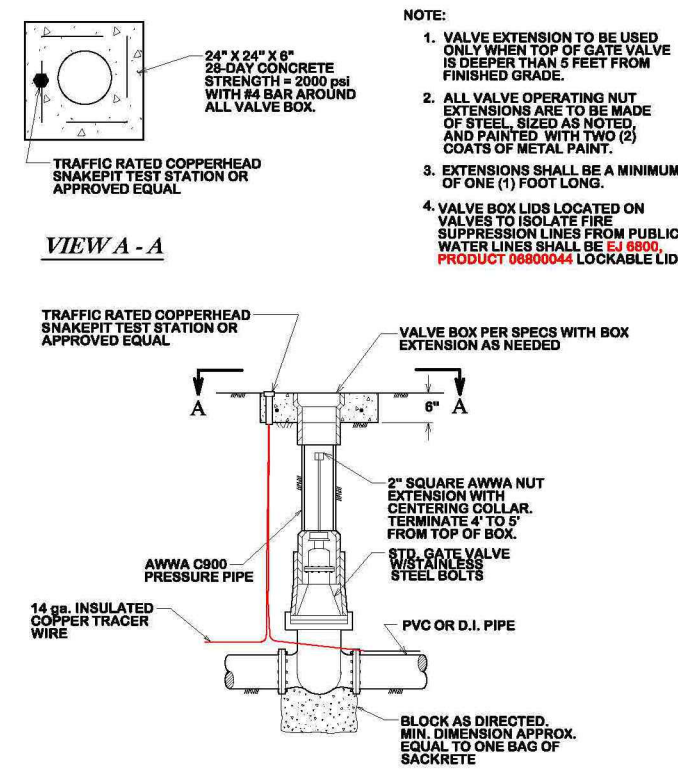


GENERAL NOTES:

ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOC SODDED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOC SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

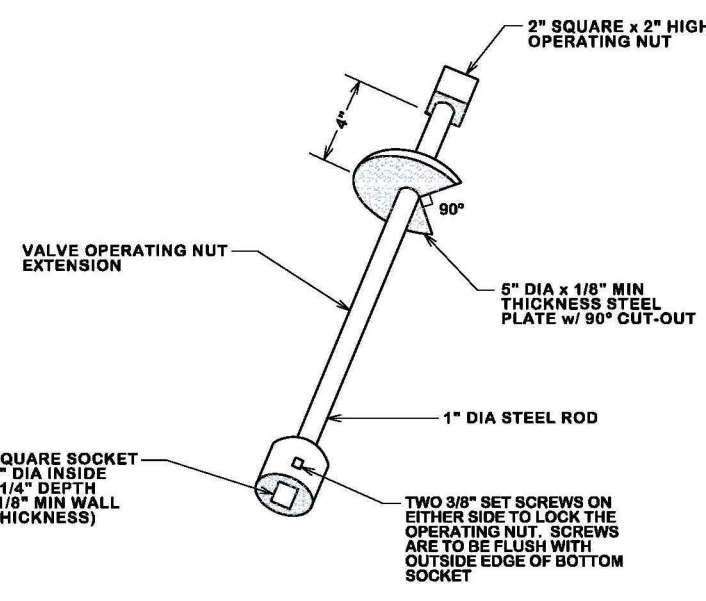
APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.
ESTABLISHMENT OF VEGETATION MAY BE A WARRANTY ITEM.



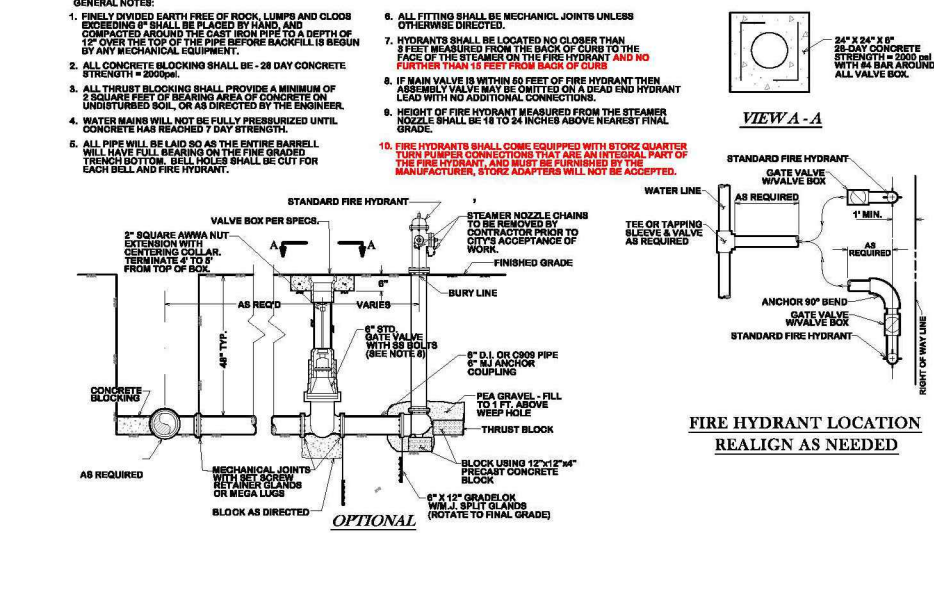
GATE VALVE & BOX

DATE	BICS UNIFIED	DETAIL NO.
FEB. 2021	STANDARD DETAIL	W1-00



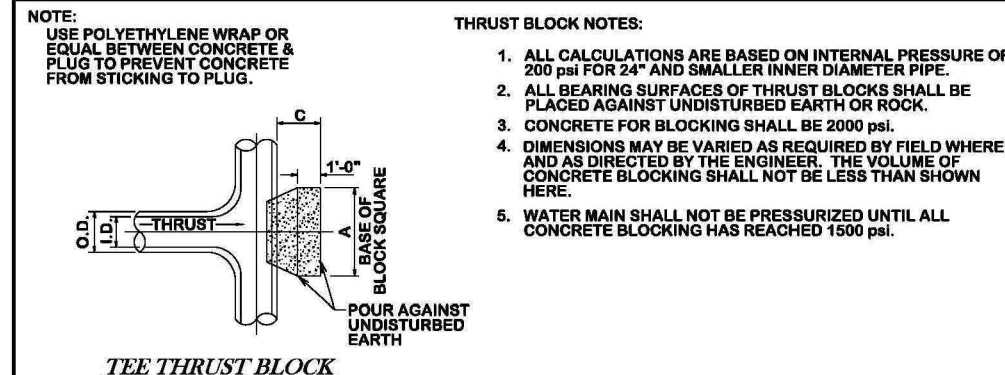
GATE VALVE EXTENSION

DATE	BICS UNIFIED	DETAIL NO.
AUG. 2012	STANDARD DETAIL	W1-01



STANDARD FIRE HYDRANT ASSEMBLY

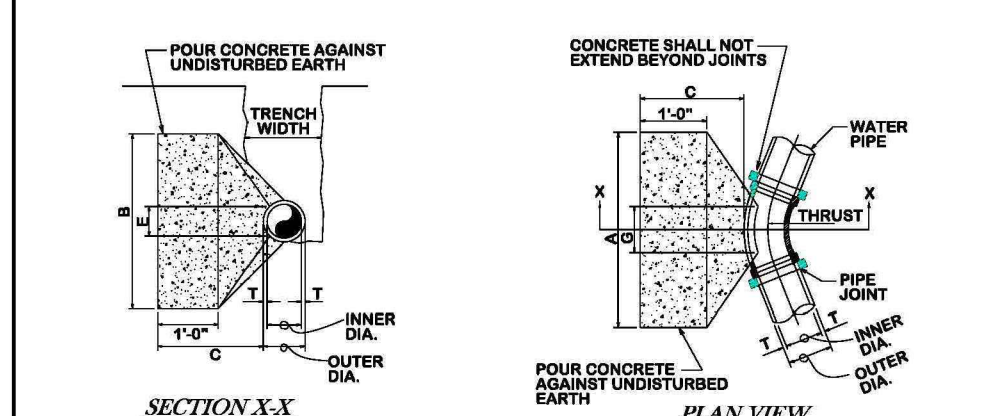
DATE	BICS UNIFIED	DETAIL NO.
DECEMBER 2020	STANDARD DETAIL	W1-02



TEE THRUST BLOCK

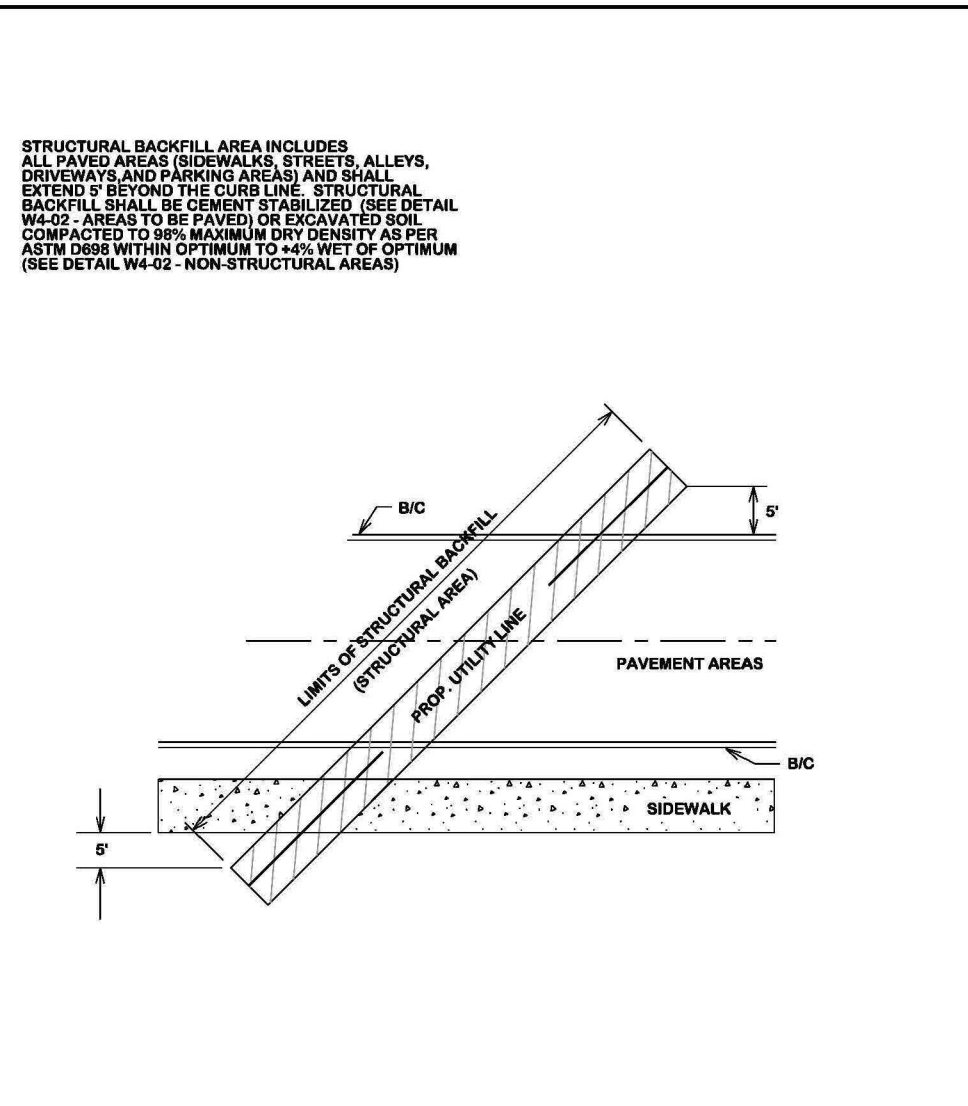
TEE SCHEDULE	
ID	WALL THICKNESS
10.75"	0.315"
12.75"	0.375"
15.75"	0.4375"
18.75"	0.500"
21.75"	0.5625"
24.75"	0.625"
27.75"	0.6875"
30.75"	0.750"
33.75"	0.8125"
36.75"	0.875"
39.75"	0.9375"
42.75"	1.000"
45.75"	1.0625"
48.75"	1.125"
51.75"	1.1875"
54.75"	1.250"
57.75"	1.3125"
60.75"	1.375"
63.75"	1.4375"
66.75"	1.500"
69.75"	1.5625"
72.75"	1.625"
75.75"	1.6875"
78.75"	1.750"
81.75"	1.8125"
84.75"	1.875"
87.75"	1.9375"
90.75"	2.000"

THRUST BLOCK DETAILS



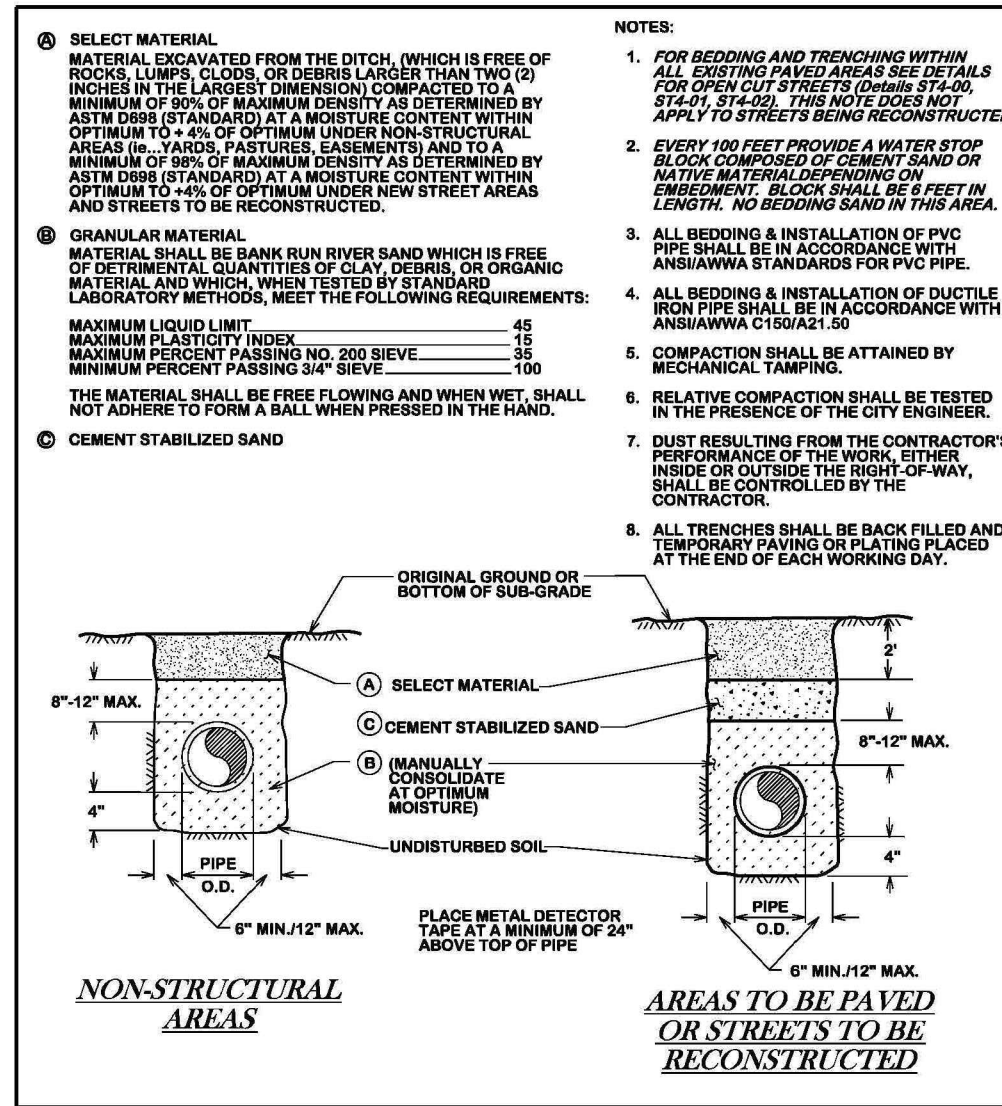
TYPICAL HORIZONTAL THRUST BLOCK

DATE	BICS UNIFIED	DETAIL NO.
AUG. 2012	STANDARD DETAIL	W2-00



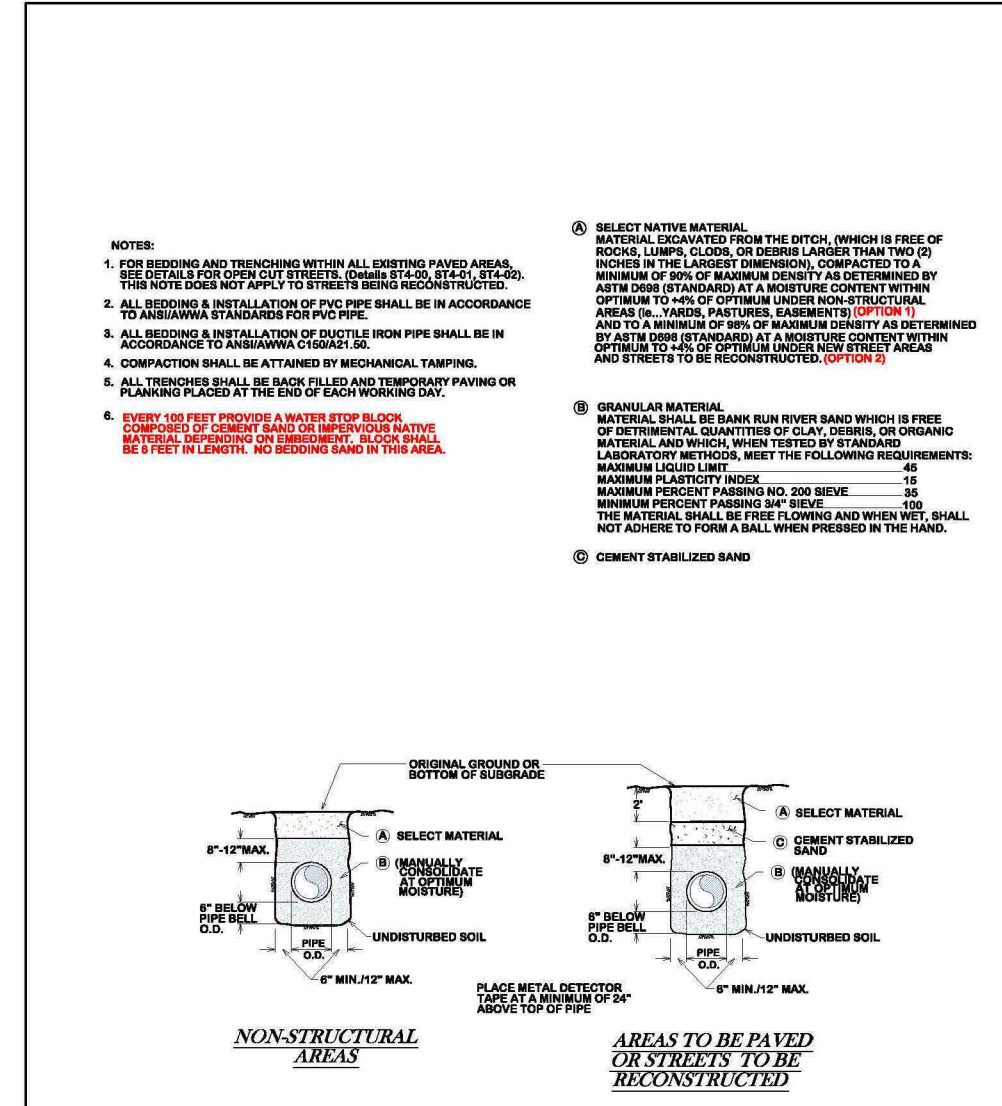
STRUCTURAL BACKFILL AREA FOR WATER MAIN

DATE	BICS UNIFIED	DETAIL NO.
AUG. 2012	STANDARD DETAIL	W2-02



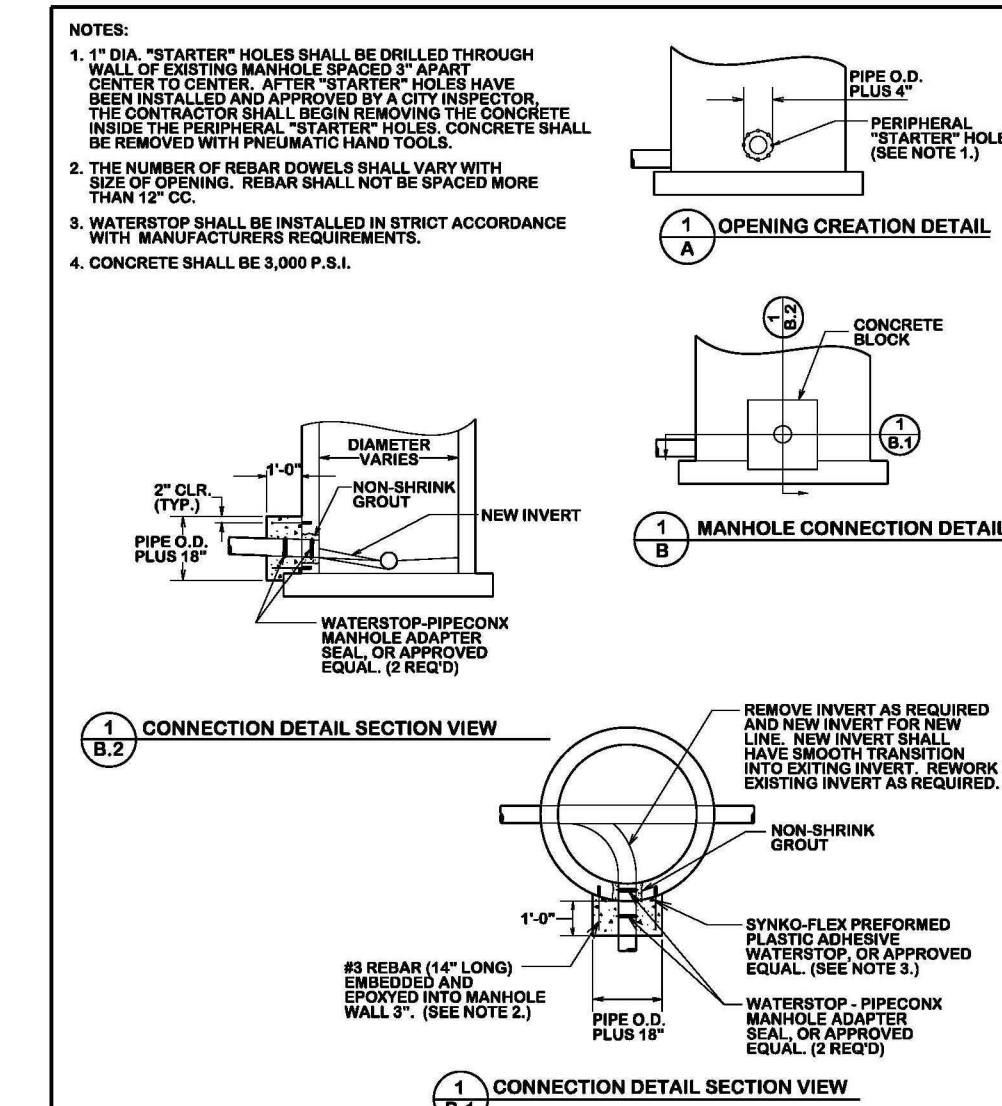
BEDDING AND TRENCH FOR DI PIPE & PVC PIPE WITHIN NON-STRUCTURAL OR NEW PAVED AREAS

DATE	BICS UNIFIED	DETAIL NO.
AUG. 2012	STANDARD DETAIL	W4-02



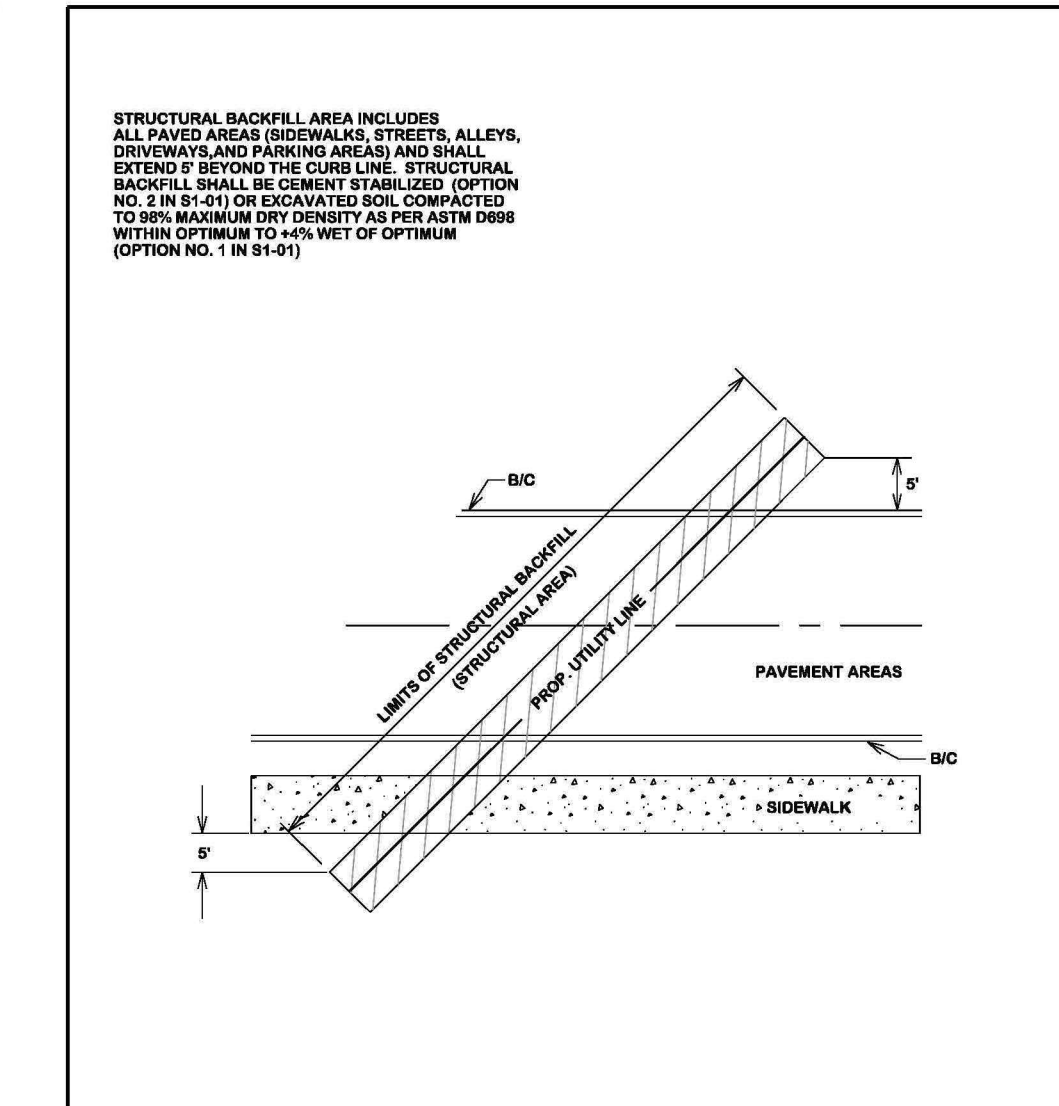
BEDDING AND TRENCH FOR DI PIPE & PVC PIPE

DATE	BICS UNIFIED	DETAIL NO.
FEB. 2021	STANDARD DETAIL	S1-01



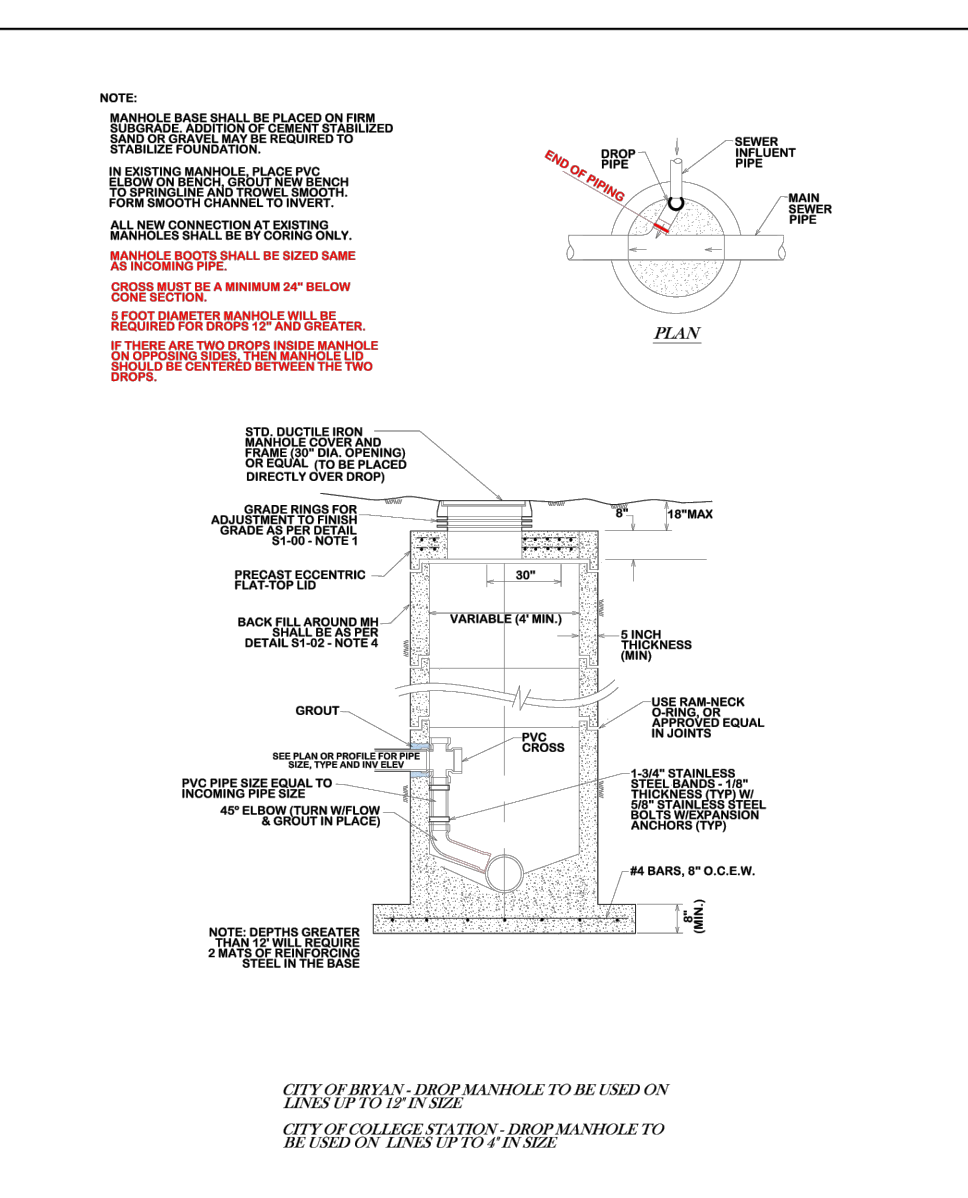
STANDARD MANHOLE TIE-IN

DATE	BICS UNIFIED	DETAIL NO.
AUG. 2012	STANDARD DETAIL	S3-01



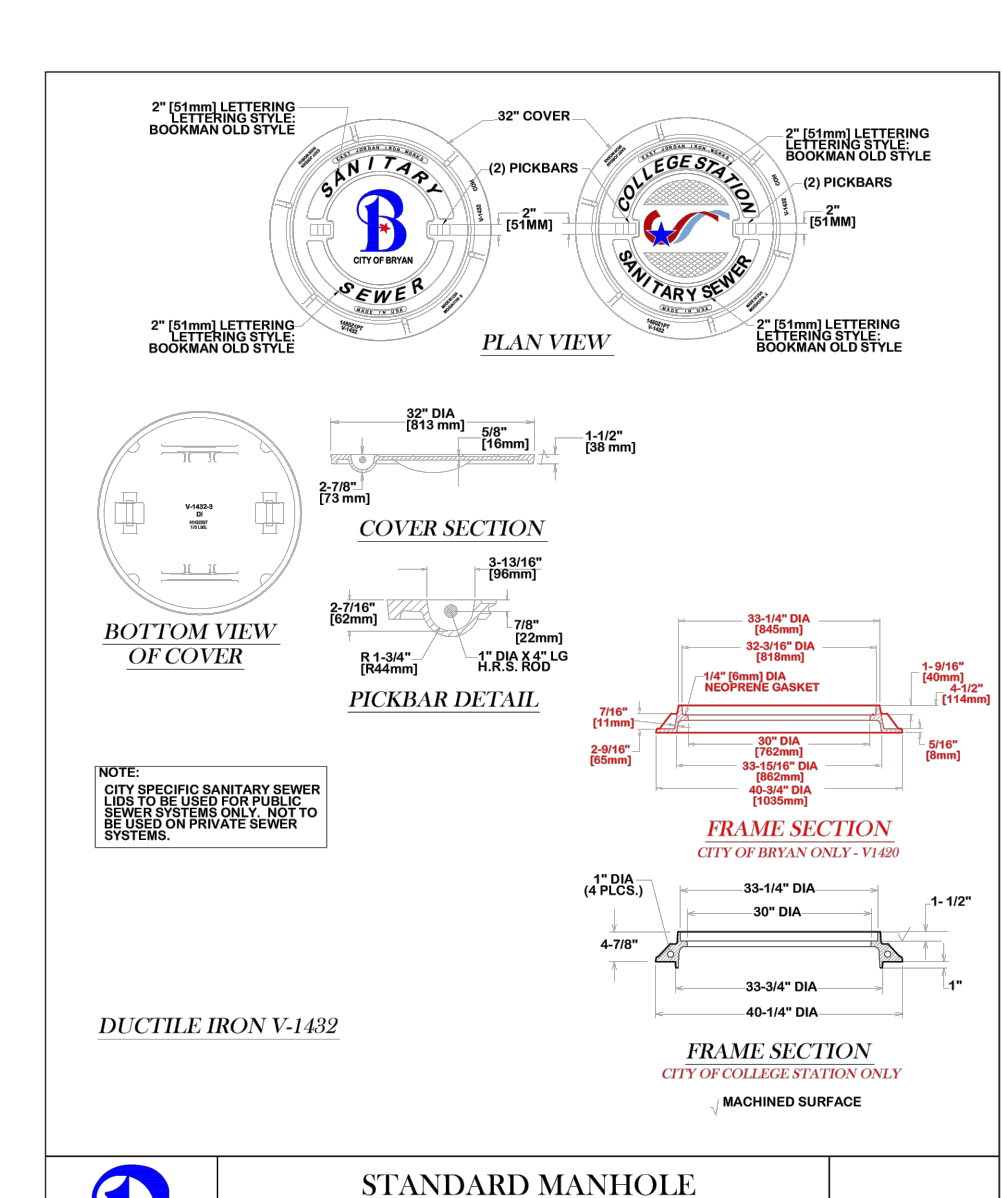
STRUCTURAL BACKFILL AREA FOR SEWER MAIN

DATE	BICS UNIFIED	DETAIL NO.
AUG. 2012	STANDARD DETAIL	S5-00



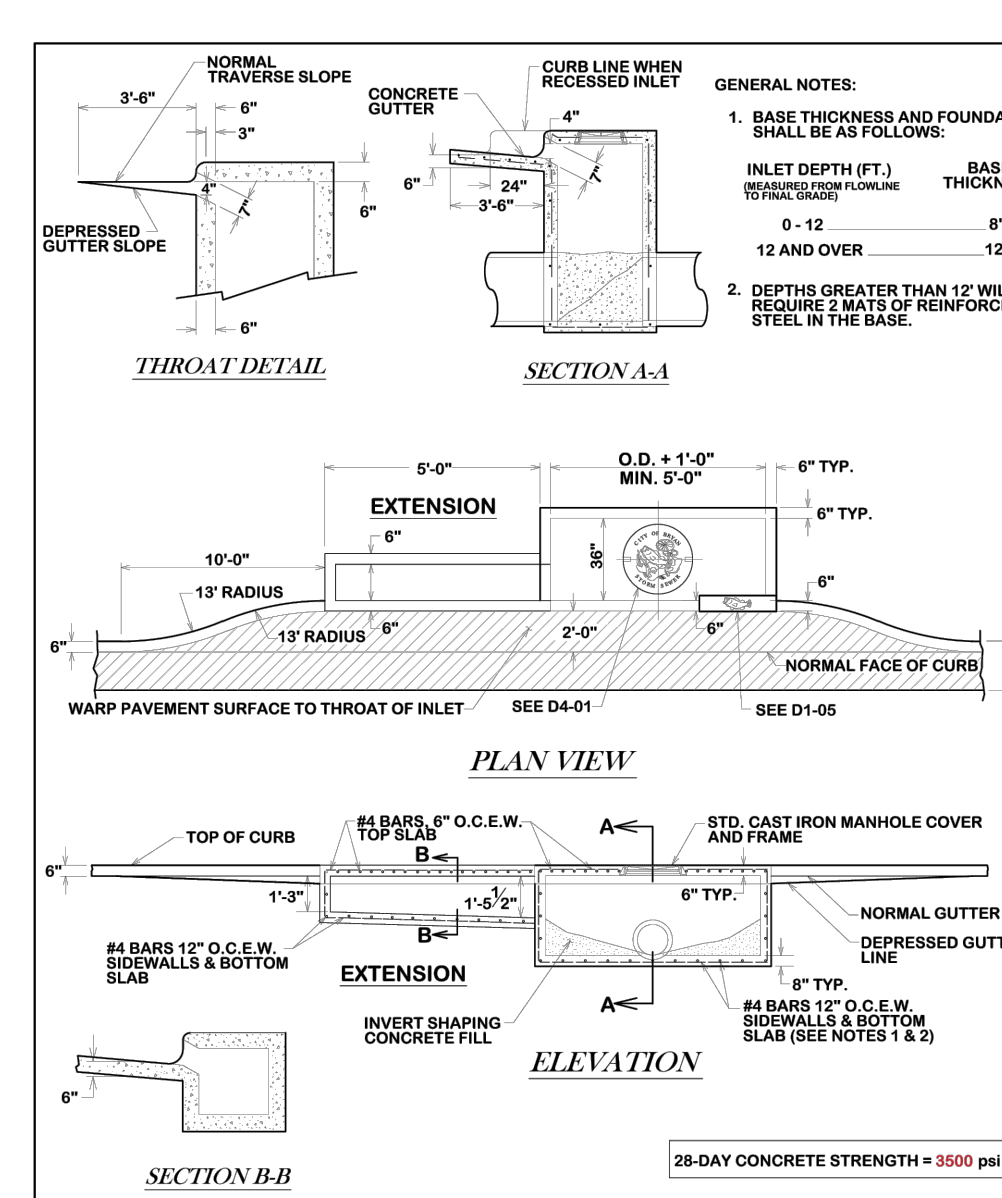
STANDARD DROP MANHOLE

DATE	BICS UNIFIED	DETAIL NO.
DECEMBER 2020	STANDARD DETAIL	S2-02



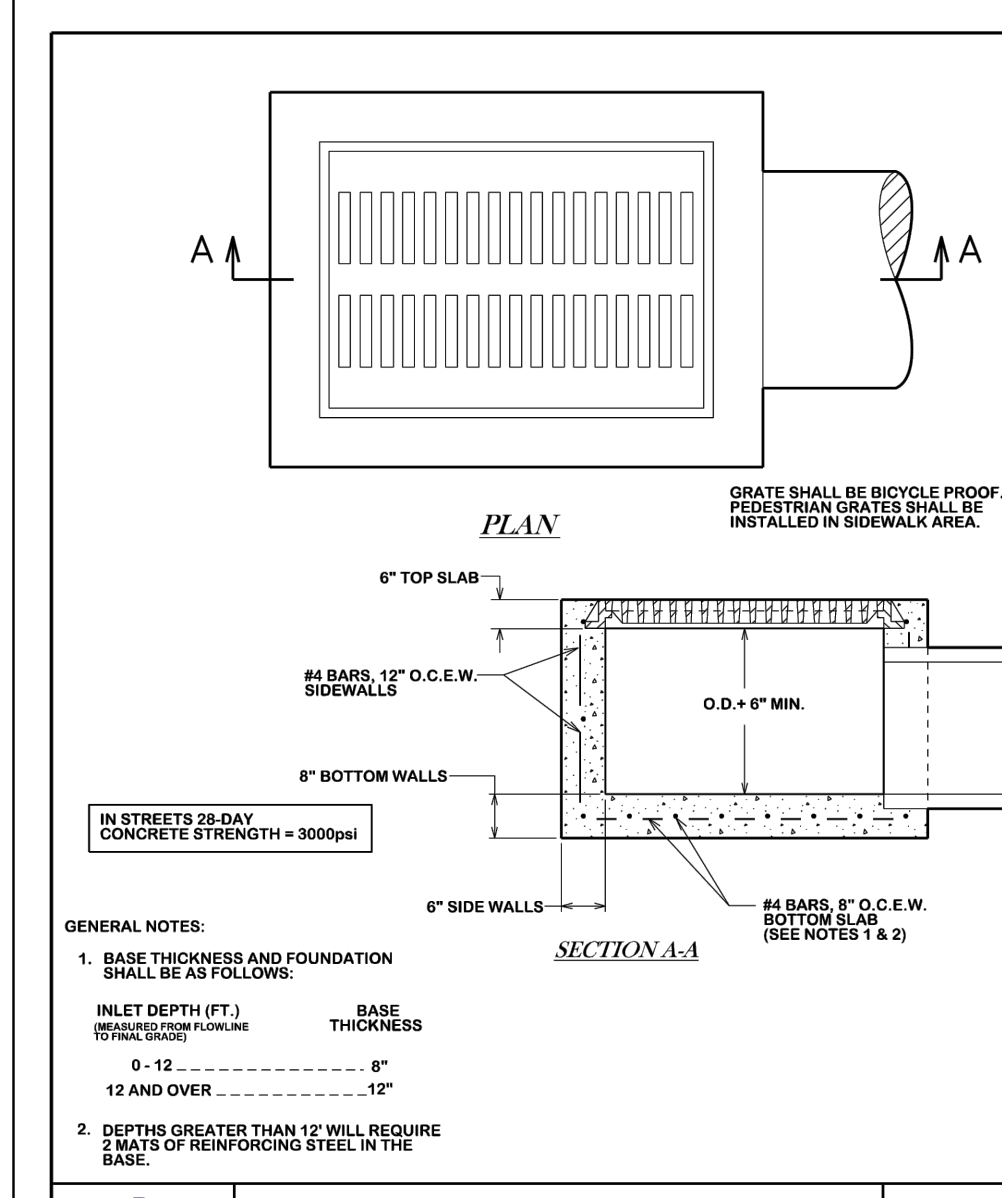
STANDARD MANHOLE RING AND COVER

DATE	BICS UNIFIED	DETAIL NO.
JULY 2022	STANDARD DETAIL	S4-01



SINGLE RECESSED CURB INLET & CURB INLET W/EXTENSION

DATE	BICS UNIFIED	DETAIL NO.
DECEMBER 2020	STANDARD DETAIL	D1-00

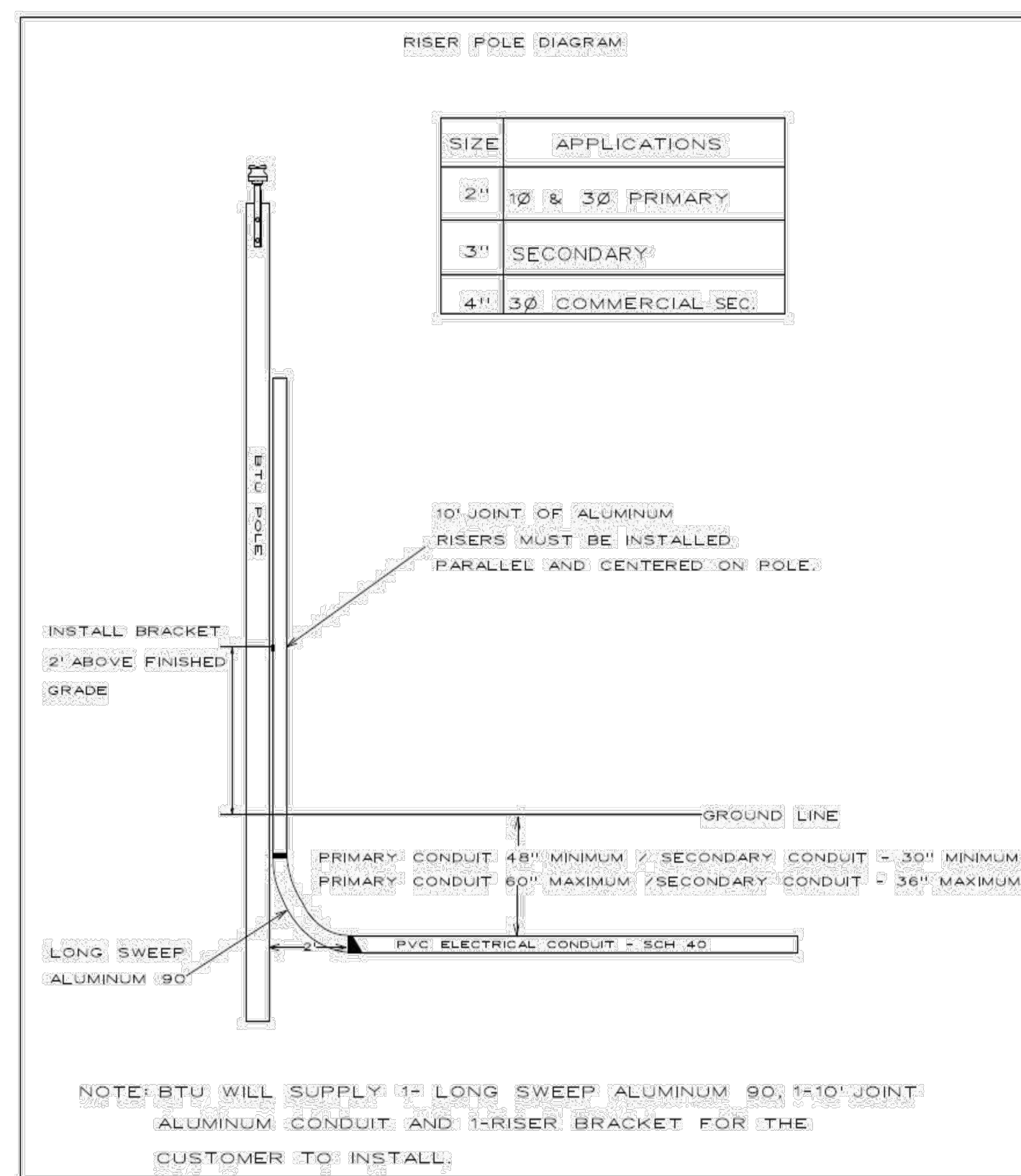


GRATE INLET

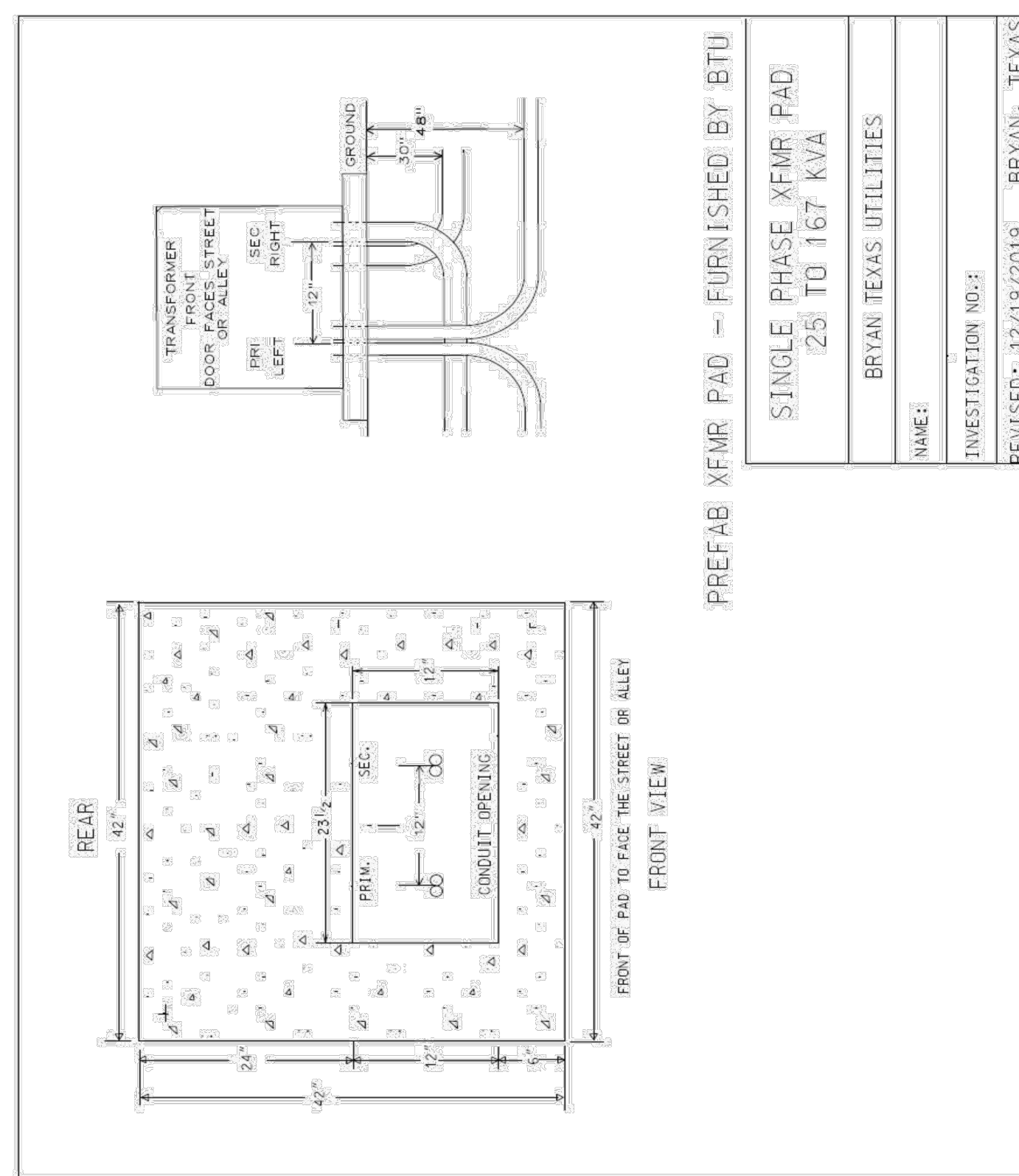
DATE	BICS UNIFIED	DETAIL NO.
AUG. 2012	STANDARD DETAIL	D1-03

MITCHELL MORGAN
 T.979.260.6963
 F.979.260.3564
 TX. FIRM # F-1443
 3204 EARL RUDDER FWY. S. COLLEGE STATION, TX 77845
 For Information Only
 JANUARY 2023
 Drawn By: JB, VT, SB
 Checked By: JWHM
 Prepared For:
 PVD Development Co, LLC
 5222 Enchanted Oaks Dr.
 College Station, TX 77845
 (979) 225-2222
 Revisions
 MISCELLANEOUS DETAILS
 PHASE 5 - COMMERCIAL BUILDING
 SH30 - BRYAN
 MD1

P. Riser Diagram for as Primary or Secondary Installations Attached to a Pole



J. BTU Transformer Specification for Single Phase Transformer Pad



B. General Specifications for Developer Installed Conduit

- Ditch Line** – On all underground installations BTU will allow a shared ditch line with dry utilities only (Cable TV, Telephone). Refer to section V (E&F) for installation. BTU does not allow any type of public or private wet utilities (Sewer, Water, or Gas) installed in the same ditch with any BTU owned electrical line.
- Conduit and Elbows** – All conduit used shall be minimum schedule 40 grey electrical PVC. All conduits shall be properly glued at all couplings and joints.

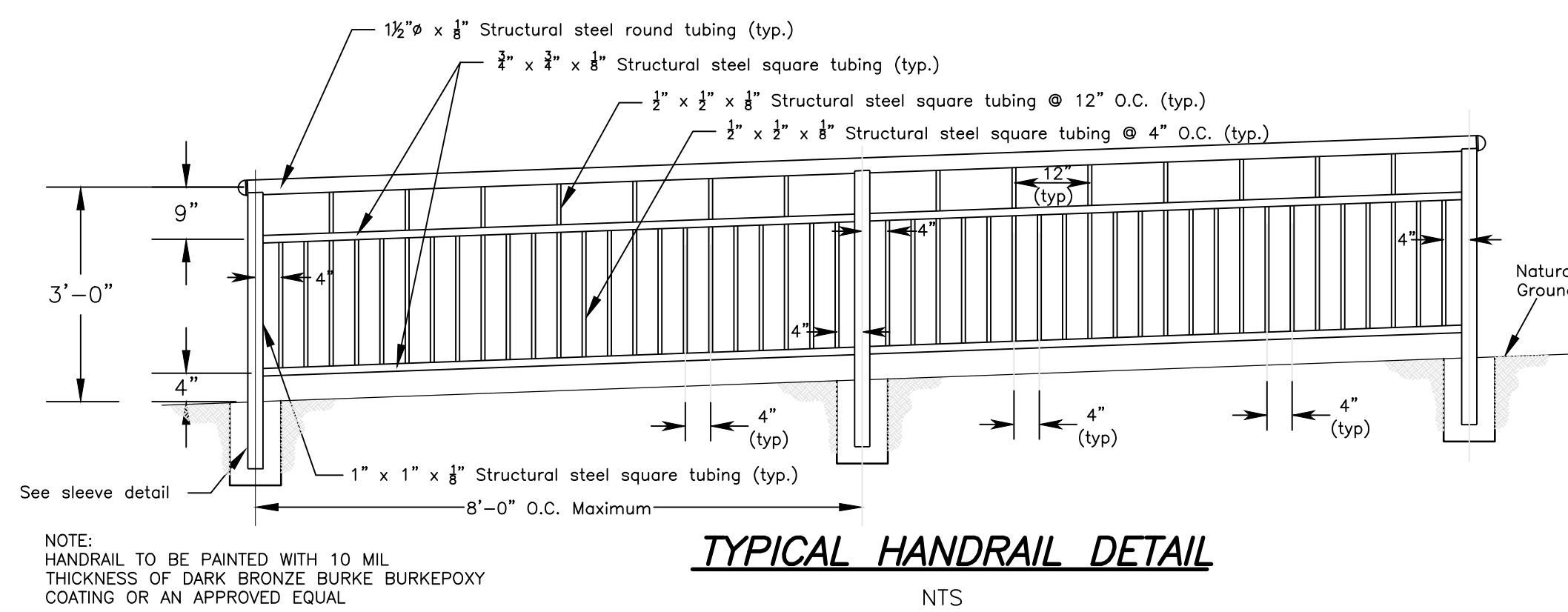
Description	600A Primary	200A Primary	Secondary to Pedestal	Service to Meter	Streetlight
Conduit Size/Type	4" PVC	2" PVC	3" PVC	3" PVC (See Notes 2 & 4)	2" PVC
Elbow Type	Aluminum wrapped with Scotchrap™ 50 (See Note 3)	PVC (See Note 1)	PVC	PVC	PVC
Elbow radius	42"	36"	12"	12"	9"
Maximum Wire Pull Lengths	500'	700'	150'	200'	300'

NOTE 1: All primary runs in excess of 300' and with (3) or more 90 degree elbows OR all runs in excess of 500' shall have aluminum elbows installed at all ditch line elbow locations and at all equipment locations.

NOTE 2: Single phase services larger than 320 amps and three phase services may require larger PVC conduit to be installed. Consult with BTU Line Design on these installations. Combined lengths of service and secondary to any meter shall not exceed 200 feet.

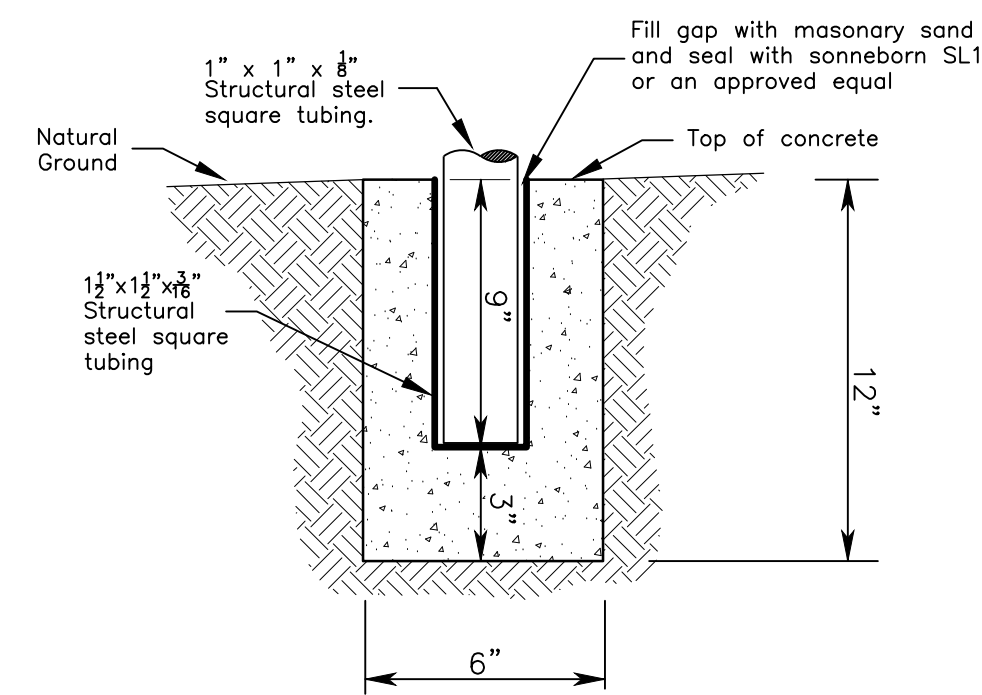
NOTE 3: Information on Scotchrap™ 50 can be found at <https://www.3m.com/>

NOTE 4: All primary and secondary stub outs shall be extended a minimum of 10' from transformer or pedestal. End of stub out shall be marked with a 6" x 6" T-Post painted red to denote electric.



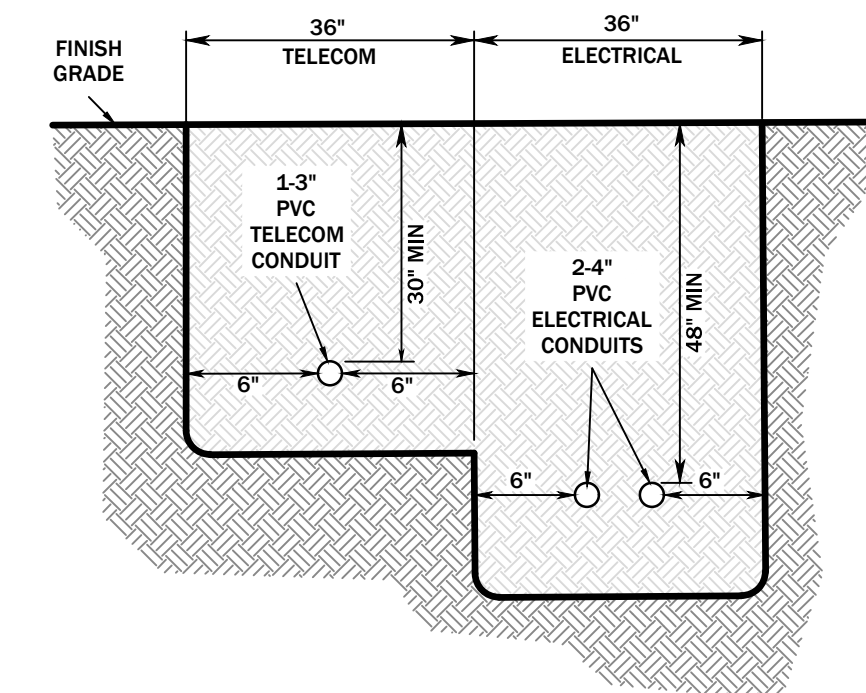
TYPICAL HANDRAIL DETAIL

NTS



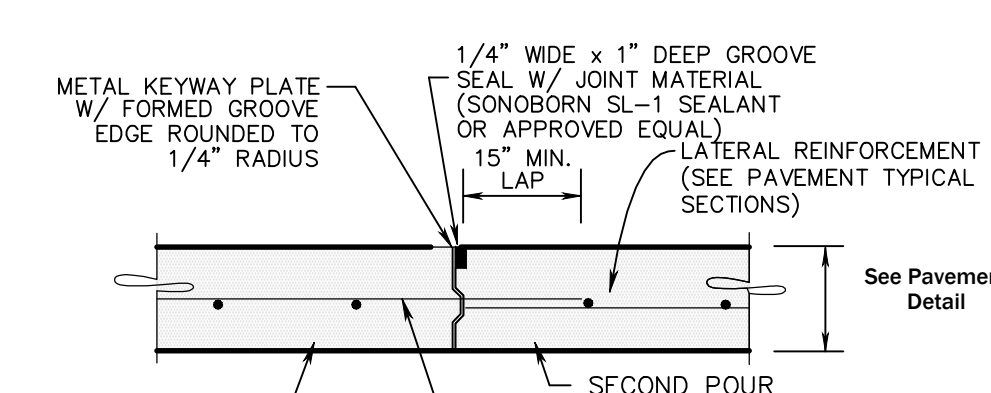
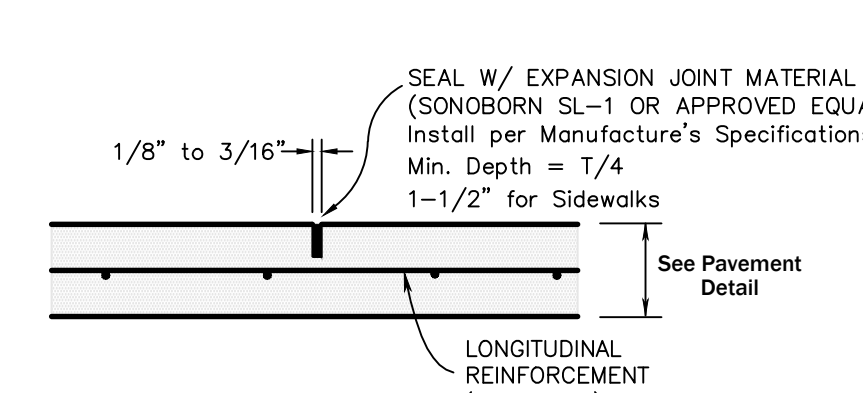
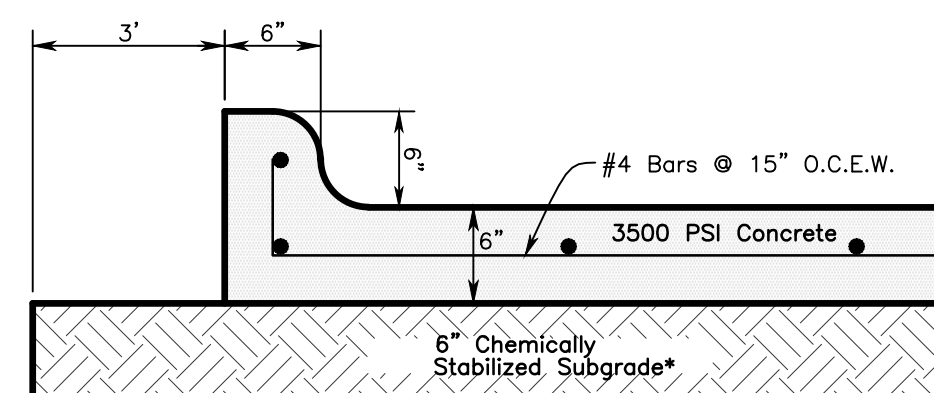
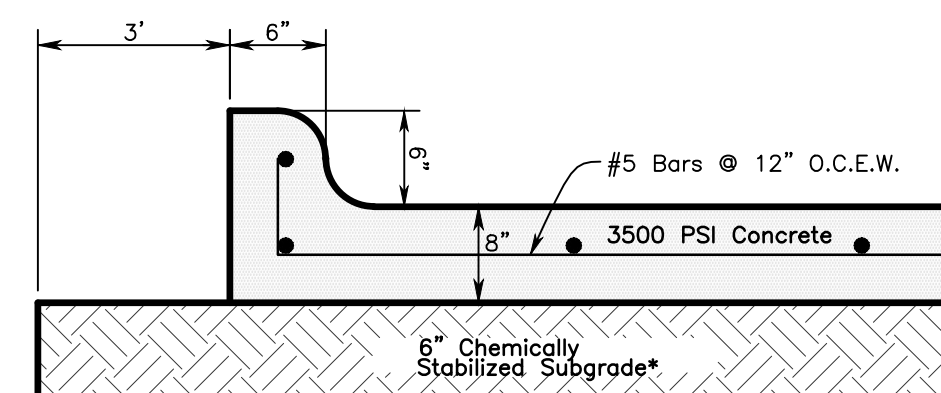
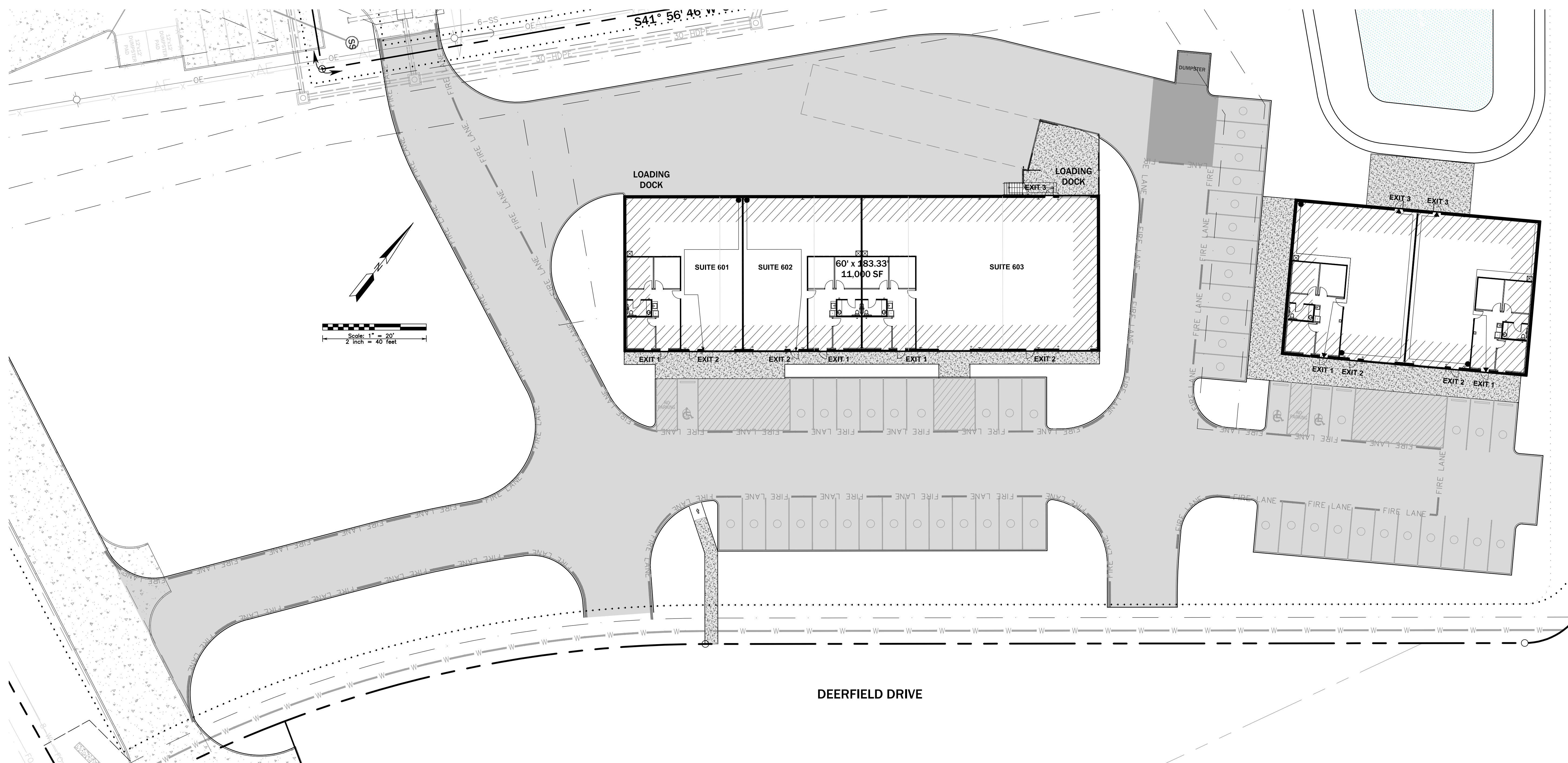
SLEEVE DETAIL

NTS



**PROPOSED
TRENCH DETAIL FOR UNDERGROUND
DRY UTILITIES**

N.T.S.

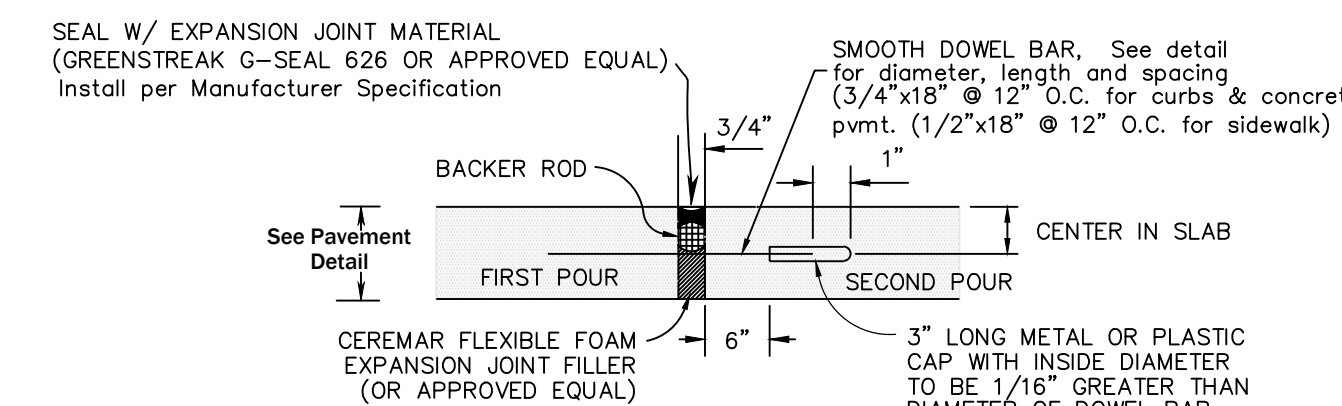
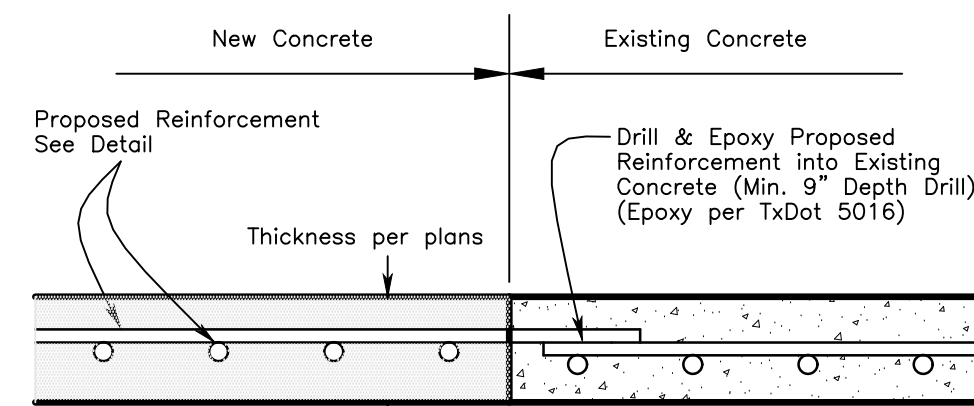
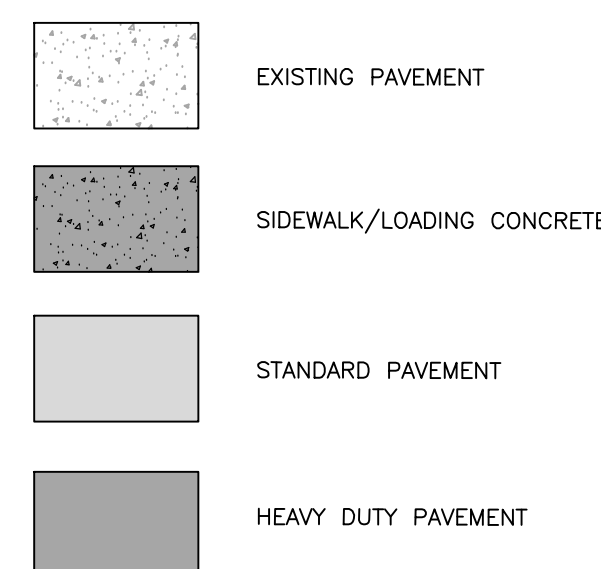


* LIME OR CEMENT AS DETERMINED FROM THE GEOTECHNICAL REPORT.

* LIME OR CEMENT AS DETERMINED FROM THE GEOTECHNICAL REPORT.

NOTE:

- ISOLATION JOINS SHALL BE PLACED BETWEEN THE PAVEMENT AND ALL EXISTING AND PROPOSED PERMANENT STRUCTURES (SUCH AS MANHOLES AND DRAINAGE INLETS).
- ALL JOINTS SHALL BE SEALED WITH SONNEBORN SONOLASTIC (SL-1) OR EQUIVALENT.



- NOTE:
- CAP MUST BE LONG ENOUGH TO COVER 2" OF THE DOWEL WITH ONE CLOSED END AND WITH A SUITABLE STOP TO HOLD THE END OF THE CAP AT LEAST 1" FROM THE END OF THE DOWEL BAR.
 - EXPANSION JOINT WIDTH SHOWN IS THE MINIMUM. SHOULD THE SEALANT OR PLACEMENT CONDITIONS REQUIRE A GREATER WIDTH, THE GREATER WIDTH SHALL BE PROVIDED AT THE EXPENSE OF THE CONTRACTOR.
 - GREENSTREAK G-SEAL 626 MODIFIED PVC MATERIAL AND CERAMAR FLEXIBLE FOAM IS THE PREFERRED MATERIAL FOR THE EXPANSION JOINT. INSTALL PER MANUFACTURERS' RECOMMENDATIONS.

NTS
FILENAME: ccs001-exist-Concrete.dwg
PLOTED: 24 Nov 2020 - 10:22 am

GENERAL REQUIREMENTS

OSHA STANDARD 29 CFR PART 1926, SUBPART P shall be used for design of trench safety requirements. Should there be any conflict between this drawing and OSHA 1926, SUBPART P, the OSHA Standard shall prevail.

SOIL CLASSIFICATION

TYPE A Type A means cohesive soils with an unconfined compressive strength of 1.5 tcf (144kPa) or greater. Examples of cohesive soils are: clay, silty clay, sandy clay, clay loam and in some cases, silty clay loam and sandy clay loam.

REQUIREMENT FOR PROTECTIVE SYSTEMS

- SLOPING AND BENCHING SYSTEMS (FOUR OPTIONS) 1) A slope of 34 degrees or less. In lieu of soil classification, a slope of this gradation or less is considered safe for any type of soil.

TABLE OF MAXIMUM ALLOWABLE SLOPES

Table with columns: SOIL OR ROCK TYPE, MAXIMUM ALLOWABLE SLOPES (H:V) FOR EXCAVATIONS LESS THAN 20 FEET DEEP. Rows include Stable Rock, Type A, Type B, and Type C with corresponding slope ratios.

TIMBER TRENCH SHORING - MINIMUM TIMBER REQUIREMENTS

Table for Mixed oak or equiv. w/bending strength not less than 850 psi. Columns: Depth of Trench (feet), Cross Braces, Wales, Uprights. Rows for trench depths from 5 to over 20 feet.

Soil Type A Pa=25xH+72 psf (2 ft Surcharge)

Table for Douglas fir or equiv. w/bending strength not less than 1500 psi. Columns: Depth of Trench (feet), Cross Braces, Wales, Uprights. Rows for trench depths from 5 to over 20 feet.

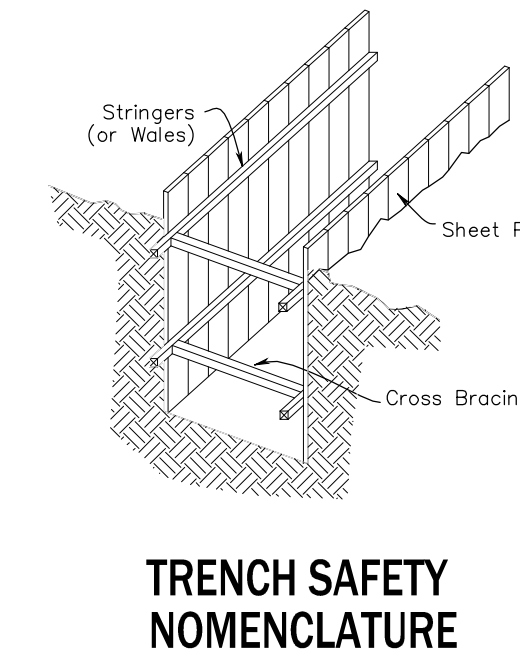


Table for Soil Type B Pa=45xH+72 psf (2 ft Surcharge). Columns: Depth of Trench (feet), Cross Braces, Wales, Uprights. Rows for trench depths from 5 to over 20 feet.

Soil Type C Pa=80xH+72 psf (2 ft Surcharge)

Table for Soil Type B Pa=45xH+72 psf (2 ft Surcharge). Columns: Depth of Trench (feet), Cross Braces, Wales, Uprights. Rows for trench depths from 5 to over 20 feet.

Table for Soil Type C Pa=80xH+72 psf (2 ft Surcharge). Columns: Depth of Trench (feet), Cross Braces, Wales, Uprights. Rows for trench depths from 5 to over 20 feet.

ALUMINUM HYDRAULIC SHORING

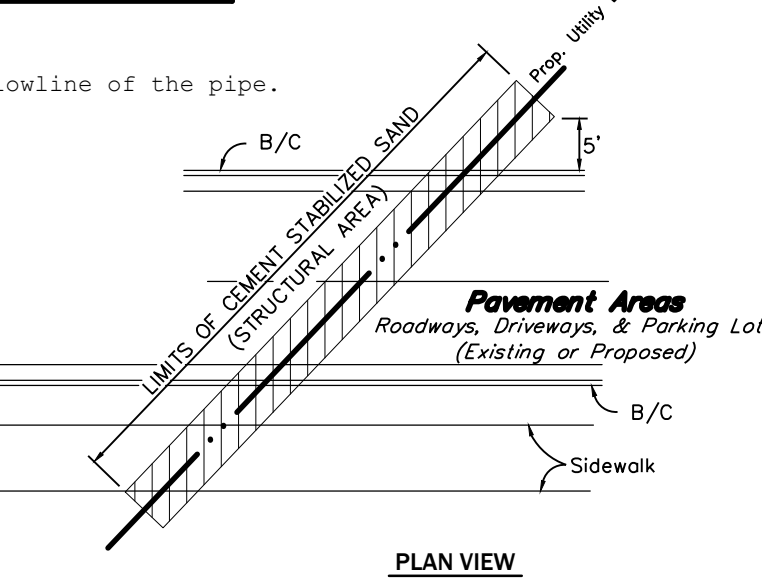
Table for Vertical Shores for Soil Types A & B. Columns: Depth of Trench (feet), Maximum Horizontal Spacing (feet), Maximum Vertical Spacing (feet), Width of Trench (feet).

Table for Water Systems for Soil Type B. Columns: Depth of Trench (feet), Vertical Spacing (feet), Section Modulus (in³), Width of Trench (feet).

Table for Water Systems for Soil Type C. Columns: Depth of Trench (feet), Vertical Spacing (feet), Section Modulus (in³), Width of Trench (feet).

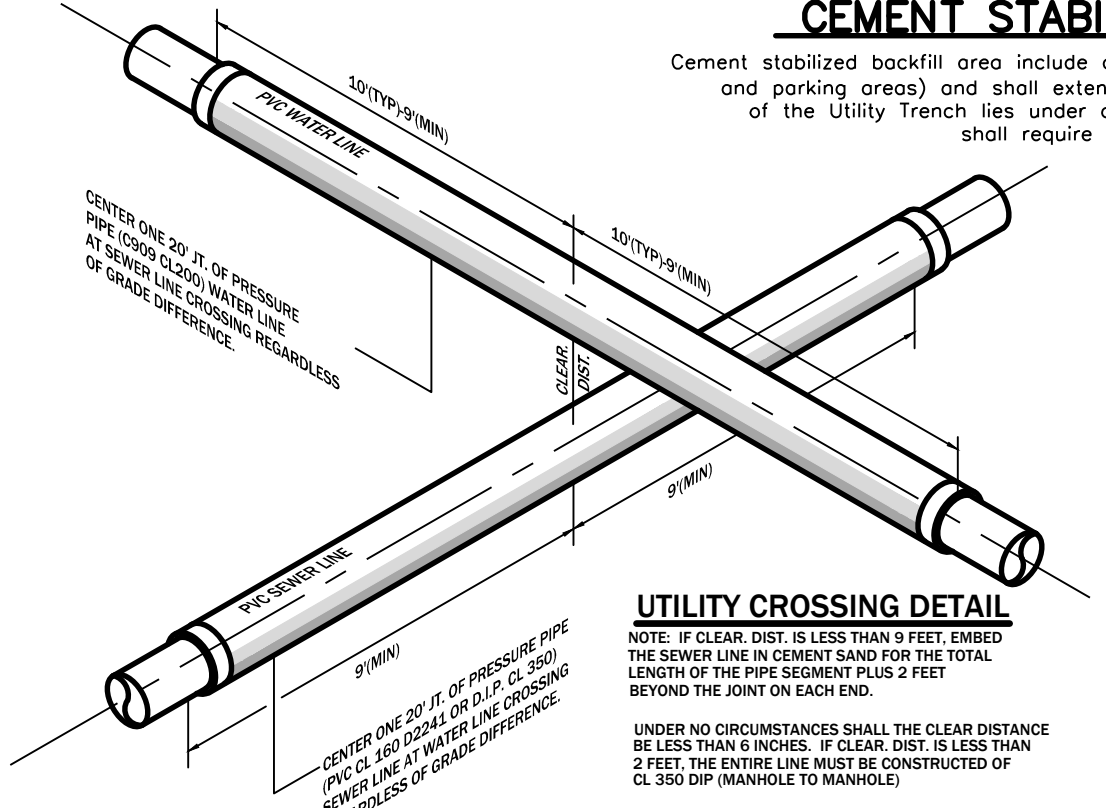
Maximum Depth Chart Using Typical Water and Sewer Trench Detail

Table showing Spec., SDR, Class, Size, and Maximum Depth of Bury (feet) for various pipe materials and sizes.

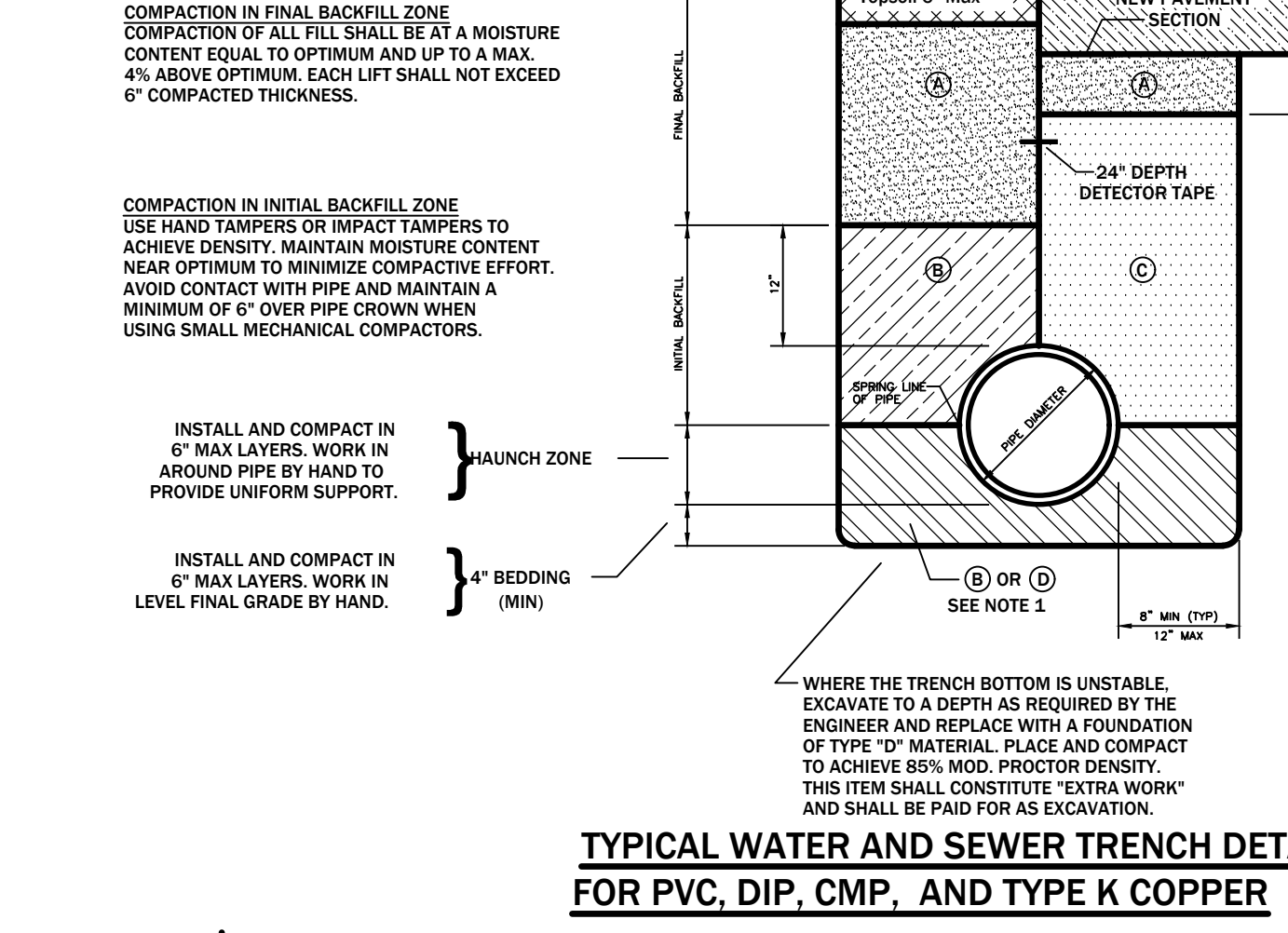


CEMENT STABILIZED BACKFILL AREA

Cement stabilized backfill area include oil paved areas (sidewalks, streets, alleys, driveways and parking areas) and shall extend 5' beyond the curb line.



TYPICAL WATER AND SEWER TRENCH DETAIL FOR PVC, DIP, CMP, AND TYPE K COPPER



CEMENT STABILIZED SAND BACKFILL/BEDDING SPECIFICATIONS:

DESCRIPTION: This item shall govern the mixing and placement of cement stabilized sand as a trench backfill material or bedding material.

- MATERIALS: A. SAND- Clean durable sand meeting grading requirements for fine aggregates of ASTM C33, and the following requirements: 1. Classified as SW, SP or SM by the United Soil Classification System of ASTM D2487.

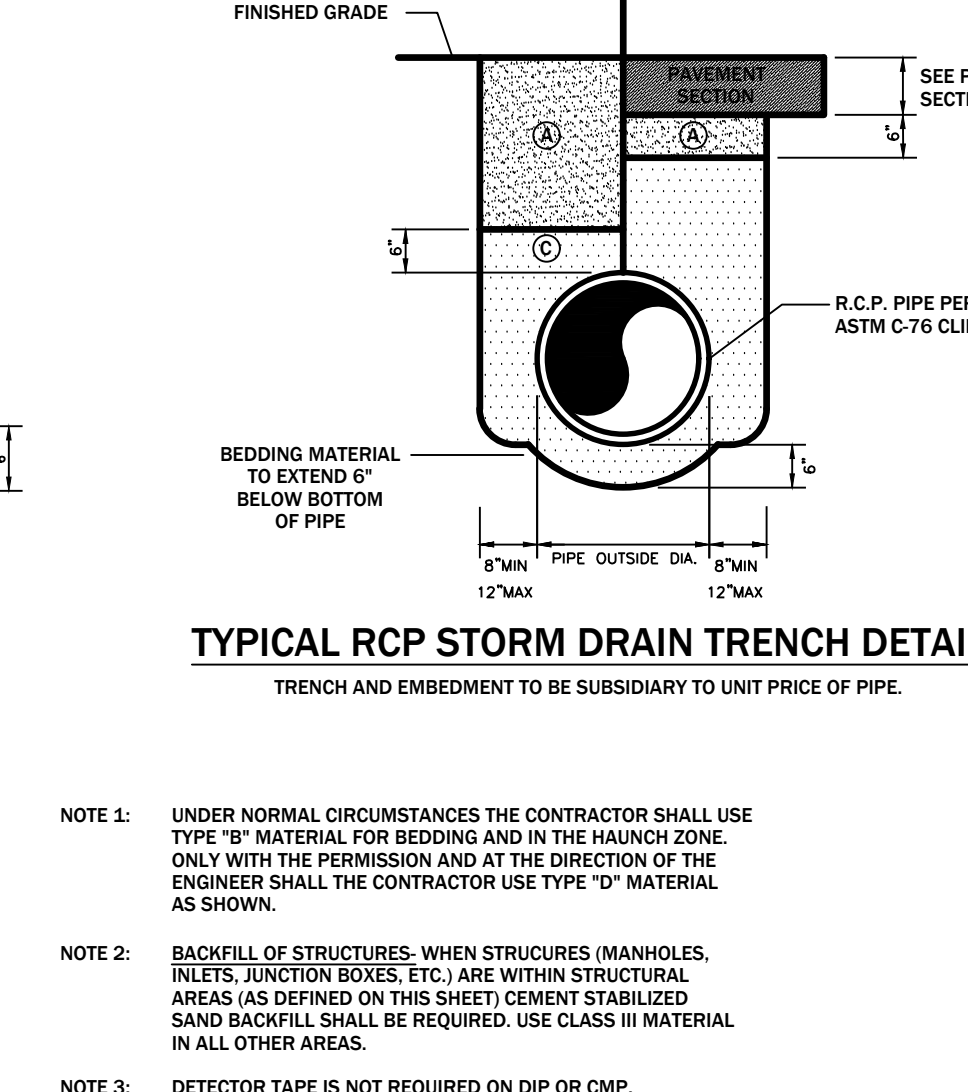
REQUIREMENTS FOR DESIGN: Design sand-cement mixture to produce a minimum unconfined compressive strength of 50 pounds per square inch in 48 hours and 100 pounds per square inch in 7 days.

PLACING CEMENT STABILIZED SAND: A. Place cement stabilized sand mixture in 8-inch lifts and compact to 95% of ASTM D558, unless otherwise specified.

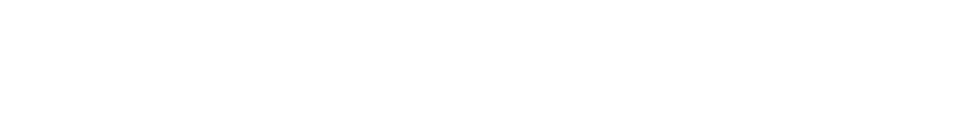
FIELD QUALITY CONTROL: A. The cement content will be checked on samples obtained in the field whenever there are apparent changes in the mix proportions.

MEASUREMENT AND PAYMENT: No direct payment will be made for cement stabilized sand under this item. Payment for cement stabilized sand should be included in the unit price for the applicable utility or structure installation.

TYPICAL RCP STORM DRAIN TRENCH DETAIL



TYPICAL HDPE STORM DRAIN TRENCH DETAIL



BACKFILL MATERIAL LEGEND

Table with columns: CLASS OF MATERIAL, CLASS OF MATERIAL PER ASTM D2321-89, COMPACTION REQUIREMENTS. Rows A, B, C, D.

ASTM D2321-89 CLASSES OF EMBEDMENT & BACKFILL MATERIALS Class IA: Angular, Crushed Rock, no fines. Class IB: Angular, Crushed Rock and sand, well graded to minimize migration of adjacent soils.

Mitchell M&M Morgan logo, contact information: T.979.260.6963, F.979.260.3564, TX. FIRM # F-1443.

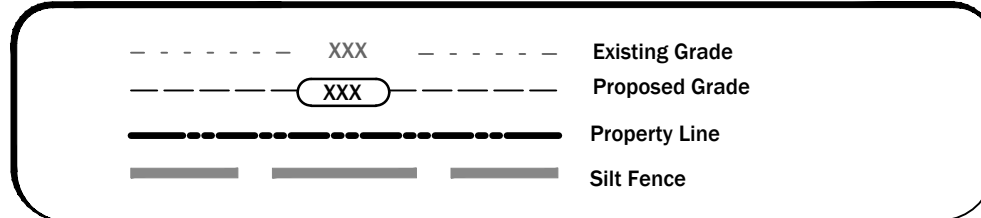
Prepared For: PVD Development Co., LLC, 5222 Eastcham Oaks Dr., College Station, TX 77845, (979) 225-2222.

Revisions table with columns: No., Description, Date, By, Check.

EMBEDMENT & TRENCH SAFETY PHASE 5 - COMMERCIAL BUILDING SH30 - BRYAN logo.

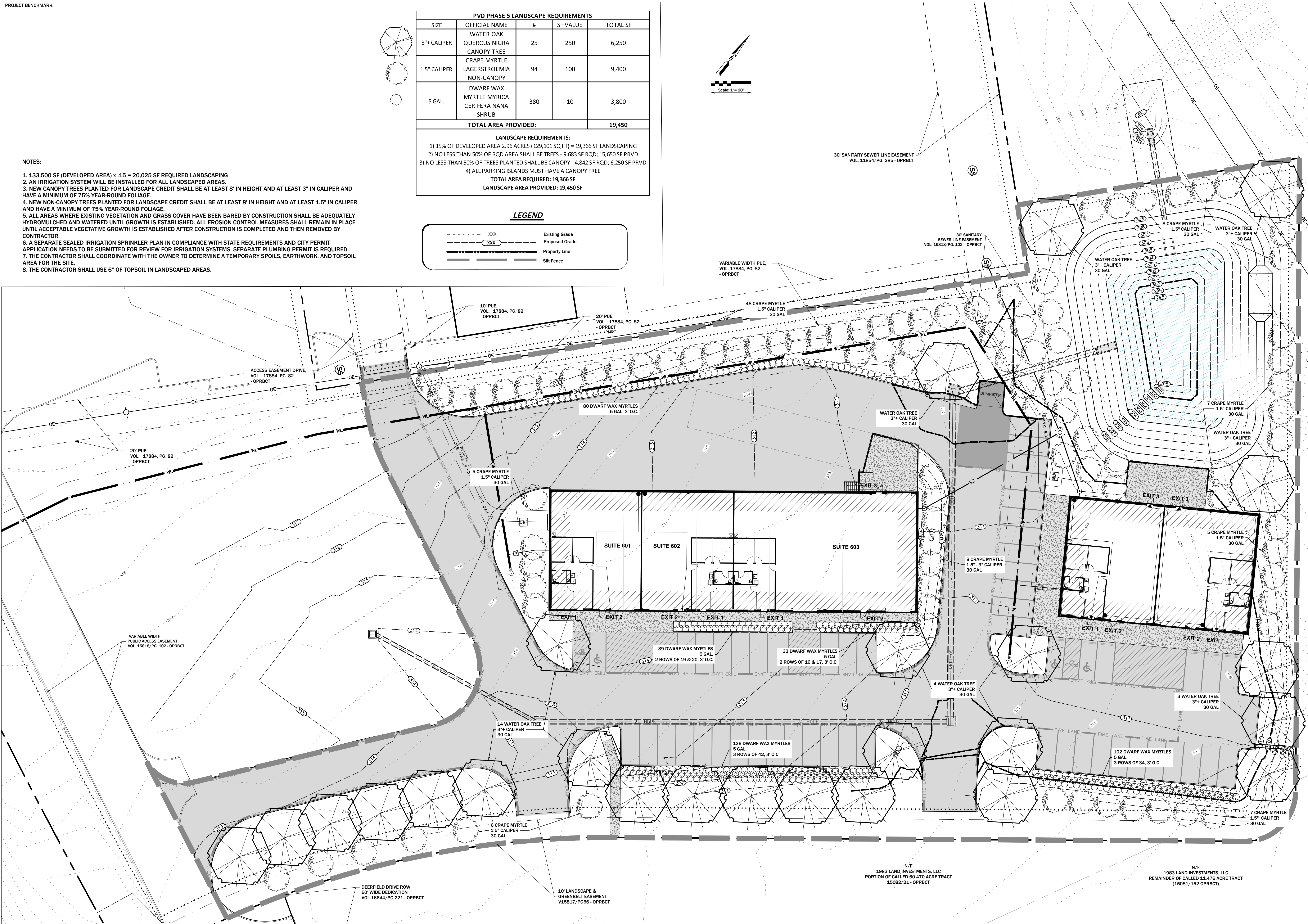
PVD PHASE 5 LANDSCAPE REQUIREMENTS				
SIZE	OFFICIAL NAME	#	SF VALUE	TOTAL SF
3"+ CALIPER	WATER OAK QUERCUS NIGRA CANOPY TREE	25	250	6,250
1.5" CALIPER	CRAPE MYRTLE LAGERSTROEMIA NON-CANOPY	94	100	9,400
5 GAL.	DWARF WAX MYRTLE MYRICA CERIFERA NANA SHRUB	380	10	3,800
TOTAL AREA PROVIDED:				19,450
LANDSCAPE REQUIREMENTS:				
1) 15% OF DEVELOPED AREA 2.95 ACRES (129,101 SQ FT) = 19,366 SF LANDSCAPING				
2) NO LESS THAN 50% OF RQD AREA SHALL BE TREES - 9,683 SF RQD; 15,650 SF PRVD				
3) NO LESS THAN 50% OF TREES PLANTED SHALL BE CANOPY - 4,842 SF RQD; 6,250 SF PRVD				
4) ALL PARKING ISLANDS MUST HAVE A CANOPY TREE				
TOTAL AREA REQUIRED: 19,366 SF				LANDSCAPE AREA PROVIDED: 19,450 SF

LEGEND



NOTES:

1. 133,500 SF (DEVELOPED AREA) x .15 = 20,025 SF REQUIRED LANDSCAPING
2. AN IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL LANDSCAPED AREAS.
3. NEW CANOPY TREES PLANTED FOR LANDSCAPE CREDIT SHALL BE AT LEAST 8' IN HEIGHT AND AT LEAST 3" IN CALIPER AND HAVE A MINIMUM OF 75% YEAR-ROUND FOLIAGE.
4. NEW NON-CANOPY TREES PLANTED FOR LANDSCAPE CREDIT SHALL BE AT LEAST 8' IN HEIGHT AND AT LEAST 1.5" IN CALIPER AND HAVE A MINIMUM OF 75% YEAR-ROUND FOLIAGE.
5. ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETED AND THEN REMOVED BY CONTRACTOR.
6. A SEPARATE SEALED IRRIGATION SPRINKLER PLAN IN COMPLIANCE WITH STATE REQUIREMENTS AND CITY PERMIT APPLICATION NEEDS TO BE SUBMITTED FOR REVIEW FOR IRRIGATION SYSTEMS. SEPARATE PLUMBING PERMIT IS REQUIRED.
7. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE A TEMPORARY SPOILS, EARTHWORK, AND TOPSOIL AREA FOR THE SITE.
8. THE CONTRACTOR SHALL USE 6" OF TOPSOIL IN LANDSCAPED AREAS.



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N/F
1983 LAND INVESTMENTS, LLC
PORTION OF CALLED 60.470 ACRE TRACT
15082/21 - OPRBCT

N/F
1983 LAND INVESTMENTS, LLC
REMAINDER OF CALLED 60.470 ACRE TRACT
(15081/152 OPRBCT)