

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE ENGINEER OFFICE.
2. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EXPOSURE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.
DIG TECH: (800) 344-8377
ENR: (979) 202-2908
SUDEN LINE COMMUNICATIONS: (979) 595-2429
PROVIDER COMMUNICATIONS: (979) 821-4763
CITY OF BRYAN: (979) 202-5800
4. THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
6. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TROIS GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
7. ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SOCCOED OR HYDROLOADED, AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOCC WILL BE REQUIRED. BARRED AREAS SHALL BE SEEDED OR SOCCOED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
8. ALL RADI AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
9. ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DETAILS.
10. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
13. A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE DURING CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN A SET OF REVISIONS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.
14. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR AND OBTAIN ALL REQUIRED PERMITS AND INSPECTION APPROVALS FOR ALL WORK SHOWN.
15. ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
16. THE CONTRACTOR SHALL NOT CREATE A DIRT HAZARD OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
17. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE CATCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
18. THE CONTRACTOR AGREES TO REPAIR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE STANDARDS OF THE APPLICABLE REGULATORY AGENCY.
19. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
20. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING.
21. THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED BY SCHULTZ ENGINEERING, LLC (SEL) FOR THIS PROJECT IS CONSIDERED BY SEL TO BE CONFIDENTIAL. WHEN ISSUED, ITS USE IS LIMITED TO THE PROJECT AND THE CONTRACTOR'S OBLIGATIONS. THE CONTRACTOR SHALL NOT GRANT TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR MEDIUM. THE RECIPIENT UNDERSTANDS AND AGREES THAT THIS DATA IS AUTHORIZED ONLY FOR USE AS A REFERENCE TO THE PROJECT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF SCHULTZ ENGINEERING, LLC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE. UPON RELEASE OF SUCH DATA, SEL IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.

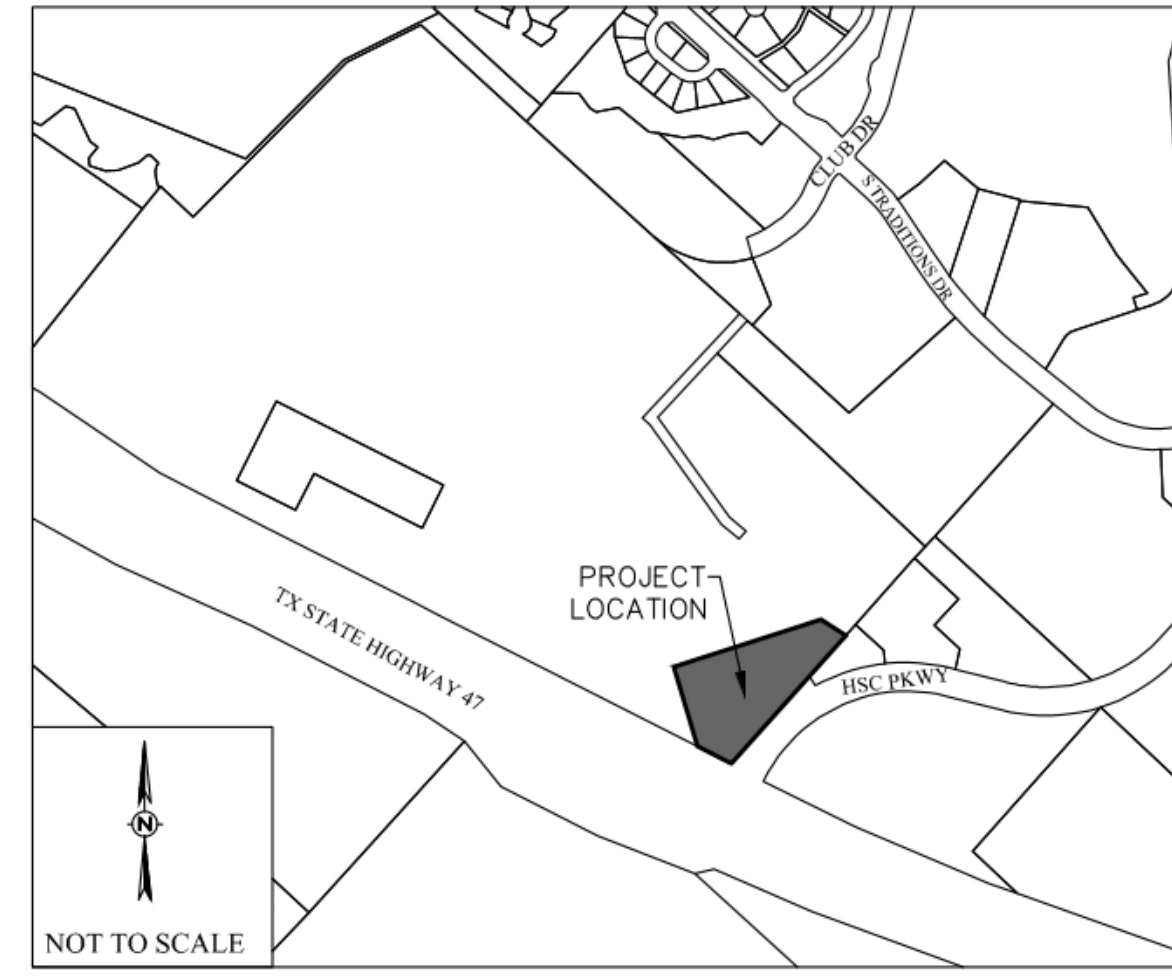
SITE SPECIFIC NOTES:

1. THE OWNER OF THE PROPERTY IS TEXAS A&M UNIVERSITY SYSTEM. THE SUBJECT PROPERTY IS A00001, JOHN H JONES (JCL), TRACT 51.
2. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 0.26 ACRES (1,137.9 SF).
3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREA COMMUNITY NO. 48008, PANEL NO. 0285, MAP NO. 48041C0285E, EFFECTIVE DATE: APRIL 2, 2014.
4. THE MINIMUM REQUIRED FIRE FLOW FOR A STORAGE BUILDING IBC TYPE VB OF 2000 SF IS 1500 GALLONS PER MINUTE. THE BUILDING IS NOT SPRINKLED. ONE FIRE HYDRANT IS REQUIRED. THE EXISTING HYDRANT WILL BE SUFFICIENT.
5. CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.

EROSION CONTROL NOTES:

1. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TROIS GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
2. EROSION CONTROL MEASURES SHOWN IN THESE PLANS SHALL BE CONSIDERED THE VERY MINIMUM REQUIRED. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN ALL OTHER EROSION CONTROL MEASURES (OVERFLOW WEIR, DRAINAGE STRUCTURES, SWALES, ADDITIONAL FENCING, ETC.) NECESSARY TO KEEP THE EXISTING IMPROVEMENTS AND DEVELOPMENTS FROM DAMAGE OF ANY KIND, DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
3. ALL SEDIMENT TRAPPING DEVICES SHALL BE INSTALLED AS SOON AS PRACTICABLE AFTER THE AREA HAS BEEN DISTURBED. ALL SEDIMENT TRAPPING DEVICES SHALL BE CLEANED WHEN SEDIMENT LEVELS REACH 75% CAPACITY. SEDIMENT TRAPPING DEVICES SHALL BE DISPOSED OF BY SPREADING ON SITE OR HAULING AWAY IF NOT SUITABLE FOR FILL.
4. EROSION CONTROL MEASURES SHALL BE IMPLEMENTED PRIOR TO ANY EXCAVATION OR DEMOLITION WORK.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
6. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND MAINTAINING THE EROSION AND SEDIMENT CONTROL DEVICES. INSPECTIONS SHALL BE DONE EVERY 14 DAYS AND AFTER EVERY MAJOR EVENT OF 1/2" OR MORE. THE CONTRACTOR SHALL REMOVE ALL MUD DEPOSITED ON THE ADJACENT STREETS AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT.
7. THE CONTRACTOR SHALL REMOVE THE EROSION CONTROL MEASURES ONCE GRASS IS ESTABLISHED.
8. INLET PROTECTION IS TO BE INSTALLED AT ALL PROPOSED AND EXISTING INLETS ADJACENT TO THE PROJECT SITE.
9. CONSTRUCTION EXIT IS TO BE DRESSED WITH ADDITIONAL ROCK AS NEEDED AND MAINTAINED SO AS TO PREVENT CONSTRUCTION TRAFFIC FROM TRACKING MUD ONTO ADJACENT PUBLIC STREETS.
10. ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SOCCOED OR HYDROLOADED, AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOCC WILL BE REQUIRED. BARRED AREAS SHALL BE SEEDED OR SOCCOED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

VICINITY MAP



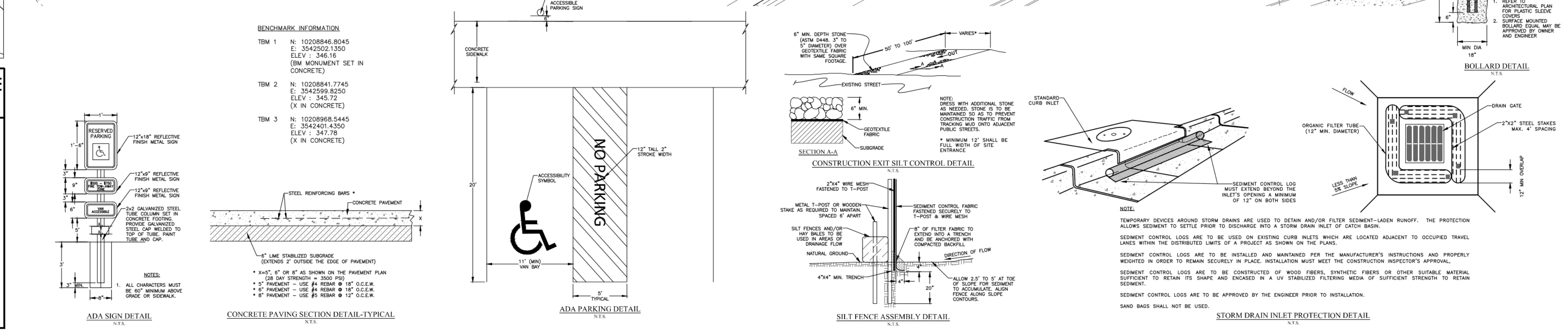
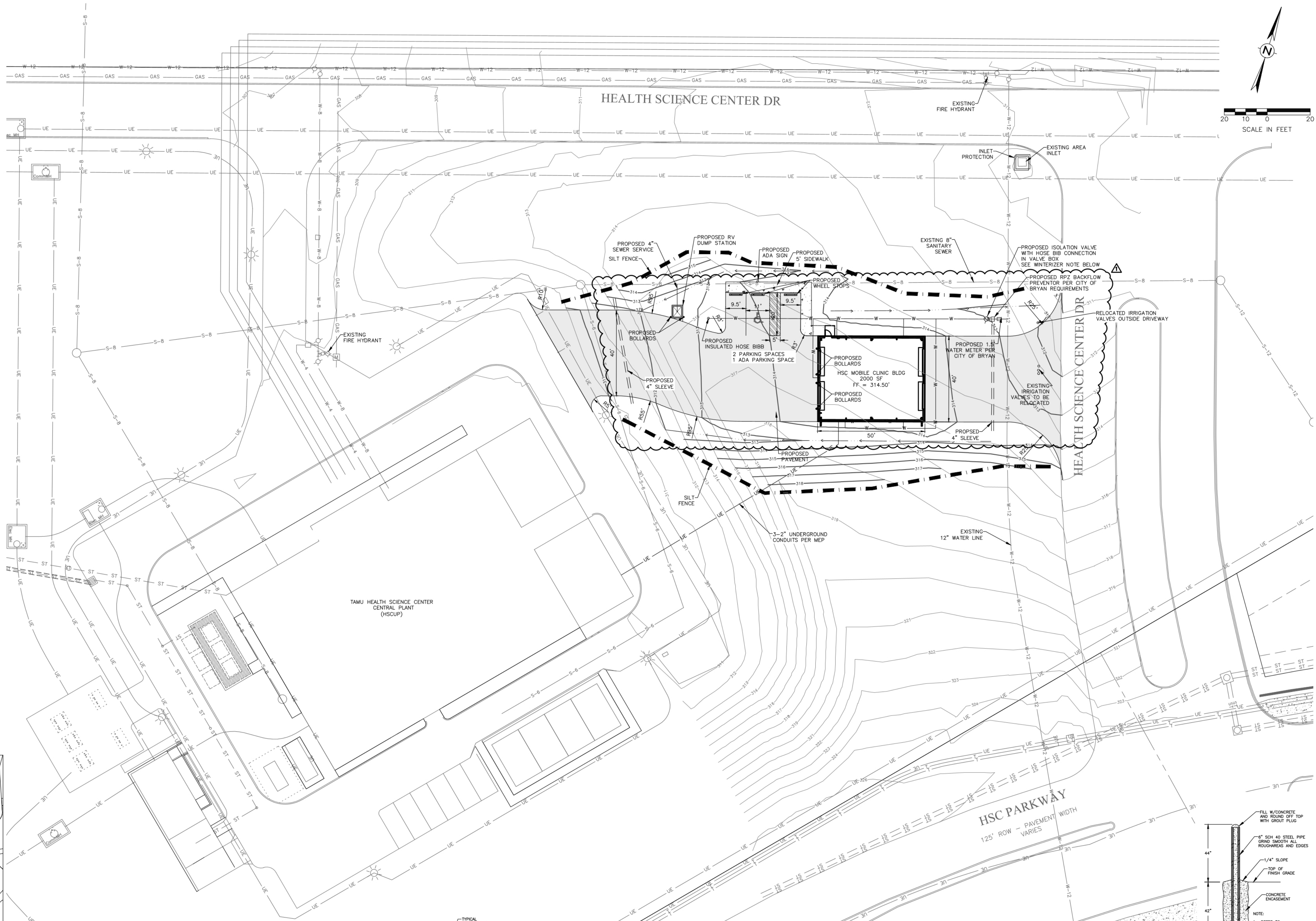
HSC CLINIC PARKING AND STORAGE
8447 RIVERSIDE PARKWAY (SH 47)

TOTAL DISTURBED AREA = 0.26 ACRES
PORTION OF
154.61 ACRE TRACT
VOL. 7908, PG. 209
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=20'
OWNER/DEVELOPER:
THE TEXAS A&M UNIVERSITY SYSTEM
301 TARBORNS ST
COLLEGE STATION, TX
(979) 458-7700

ENGINEER:
SCHULTZ ENGINEERING, LLC
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900

JANUARY 2024



SZS ARCHITECTURE
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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE STATE OF TEXAS, LICENSE NO. 10983-1, JANUARY 19, 2024.

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SCHULTZ ENGINEERING, LLC
011 Southview Pkwy E
College Station, Texas 77840
979.764.3900
TBE FIRM NO. 1327

REVISIONS	
NUMBER	DATE
1	01/19/2024

TAMU HSC MOBILE CLINICS 2022-08006

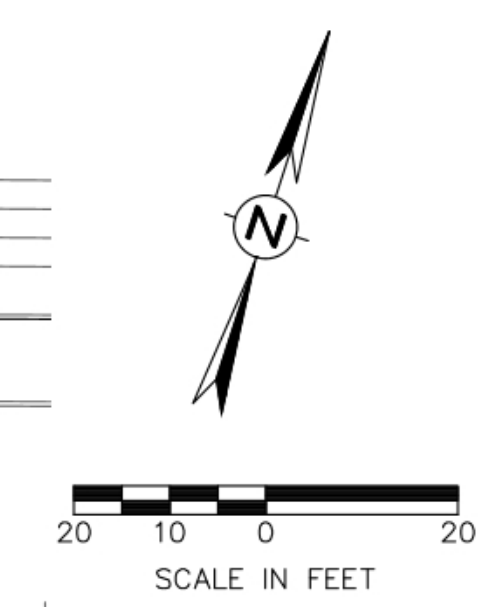
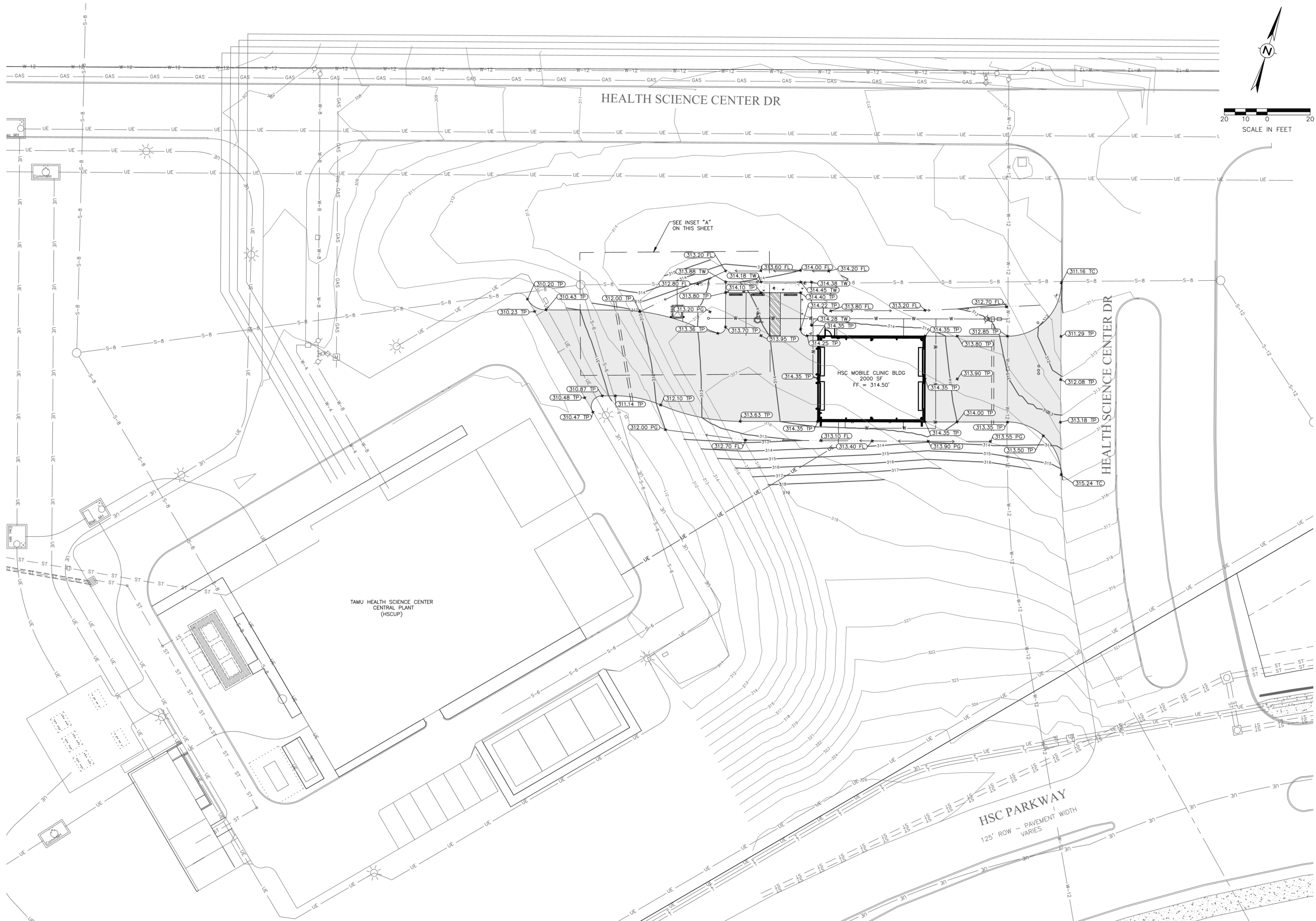
TAMU HSC CENTRAL UTILITY PLANT

SITE AND EROSION CONTROL PLAN

Project Number: 202209
Sheet Issue Date: 2023.11.01
Horizontal Scale: 1"=20'
Vertical Scale: N/A

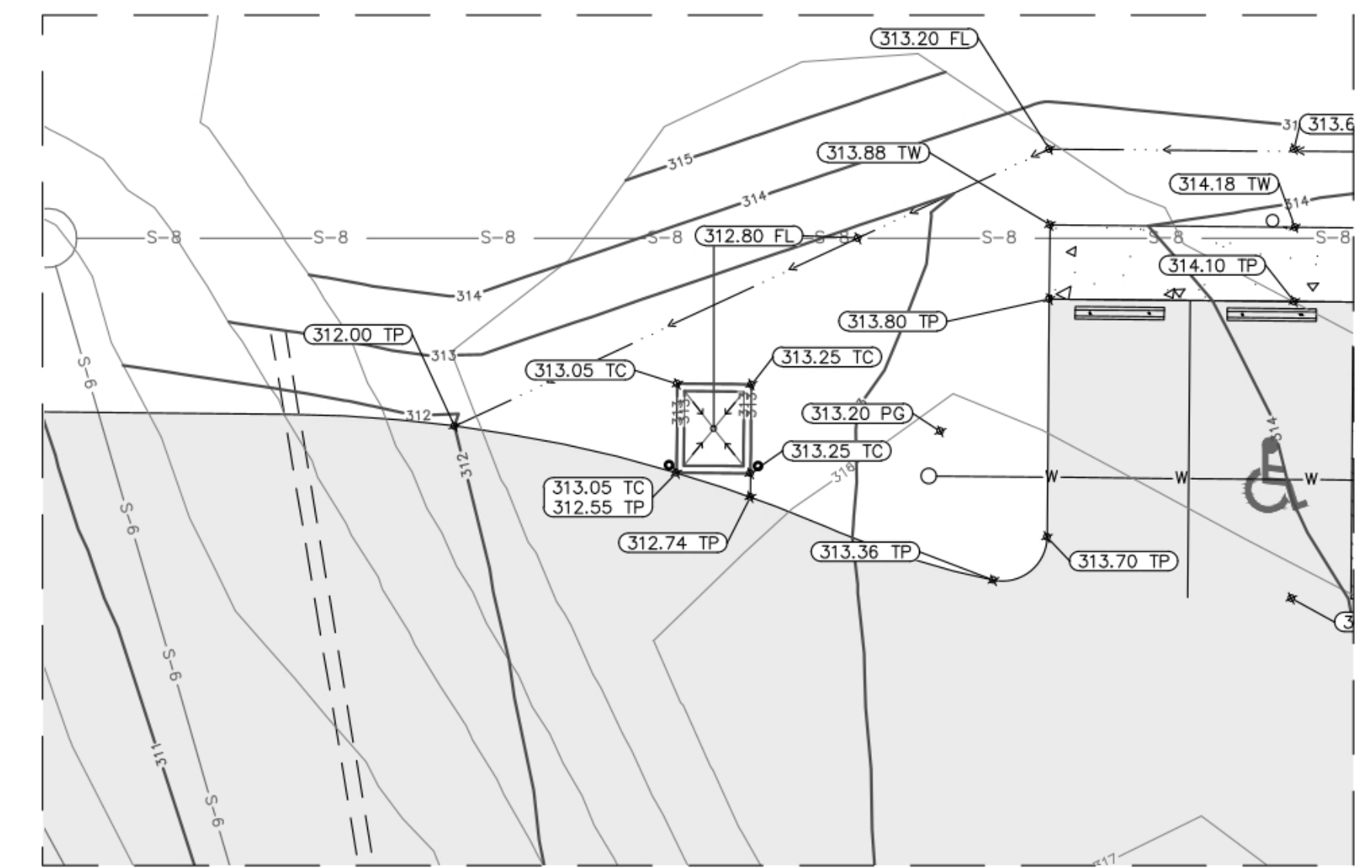
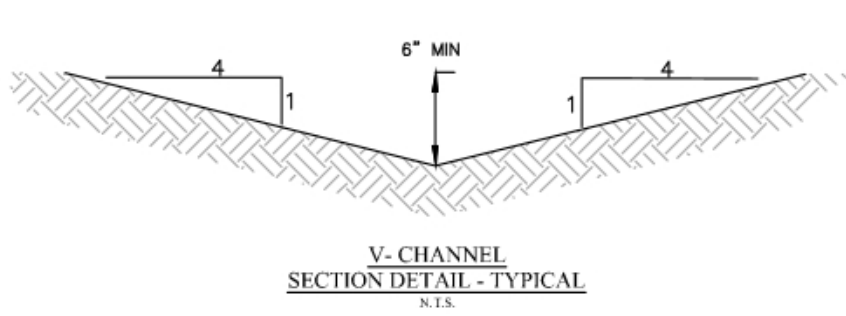
3-C1

- GRADING NOTES:**
- FILL MATERIAL USED TO ACHIEVE GRADE IN AREAS TO RECEIVE PAVEMENT OR WITHIN THE STREET RIGHT-OF-WAY SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR TEST (ASTM D999) AT A MOISTURE CONTENT FROM OPTIMUM MOISTURE CONTENT TO AN ABOVE THE OPTIMUM MOISTURE CONTENT. AREAS OUTSIDE OF THE STREET RIGHT-OF-WAY OR PAVEMENT AREAS SHALL BE COMPACTED TO 90% OF THE MAXIMUM DRY DENSITY.
 - THE SUBGRADE BENEATH THE CONCRETE SIDEWALKS SHALL BE 6" STABILIZED SUBGRADE OR SELECT FILL.
 - HANDICAP RAMP SLOPES SHALL NOT EXCEED 1:12.14.
 - THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA.
 - STRUCTURAL BACKFILL FOR UTILITY OR STORM DRAIN TRENCHES IS REQUIRED WHENEVER THE TRENCH IS WITHIN 5' OF PAVEMENT OR SIDEWALK.
 - THE CONTRACTOR SHALL FOLLOW THE GENERAL INTENT OF THE GRADING PLANS. MINOR ADJUSTMENTS TO THE ELEVATIONS SHOWN ON THE GRADING PLAN MAY BE REQUIRED TO MATCH EXISTING GROUND ELEVATIONS AND STRUCTURES. THE PROPOSED CONTOUR LINES SHOWN ARE APPROXIMATE ONLY. THE DESIGN GRADE SPOT ELEVATIONS SHOULD BE USED FOR CONSTRUCTION OF THE SITE WORK.
 - THE CONTRACTOR SHALL SALVAGE ALL TOPSOIL AND REPLACE IT ON ALL DISTURBED AREAS. ALL PAVING LOT BORDERS AND AREAS ADJACENT TO PAVING AND SIDEWALK AREAS SHALL RECEIVE 6" SANDY LOAM TOPSOIL PRIOR TO PLACEMENT OF GRASS SOO OR HYDROSEED.
 - POSITIVE DRAINAGE AWAY FROM ALL SIDES OF THE PROPOSED BUILDING PAD SHALL BE PROVIDED. USE OF INTERCEPTOR DRAINAGE SWALES OR DRAINAGE PIPING SYSTEMS TO ROUTE STORMWATER AROUND AND NOT THROUGH THE BUILDING PAD AREA. INSTALLATION OF LANDSCAPING SHALL NOT BLOCK POSITIVE DRAINAGE AWAY FROM BUILDING SLABS. IF POSITIVE DRAINAGE CANNOT BE MAINTAINED DUE TO LANDSCAPING, ADDITIONAL SURFACE AND SUBSURFACE DRAINAGE SYSTEMS SHALL BE ADDED.
 - THE SELECT FILL FOR THE BUILDING FOUNDATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
 - THE UPPER PORTION OF ALL UTILITY EXCAVATIONS SHOULD BE BACKFILLED WITH PROPERLY COMPACTED CLAY SOILS TO MINIMIZE INFILTRATION OF SURFACE WATER. A "CLAY TILT" SHOULD BE PROVIDED IN THE TRENCH ON THE EXTERIOR OF THE BUILDING TO PREVENT WATER FROM GAINING ACCESS ALONG THE TRENCH TO THE SUBGRADE BENEATH THE STRUCTURE. THE PLUS SHALL EXTEND TWO FEET BEYOND THE PIPE FACE IN ALL DIRECTIONS, AND A MINIMUM OF TWO FEET THICK.
 - REFER TO THE GEOTECHNICAL REPORT FOR DETAILED SPECIFICATIONS ON SUBGRADE, PAVEMENT, FOUNDATIONS, ETC.
 - ALL UNPAVED AREAS SHALL BE ADEQUATELY GRADED TO DRAIN, SO THAT NO PONDING OCCURS.
 - FINISH GRADE ADJACENT TO CURBING OR SIDEWALK SHALL BE 1/4" BELOW THE TOP OF CONCRETE AND 2" BELOW IN LANDSCAPING AREAS.
 - ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE CATCH BASINS, EXISTING DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
 - THE APPROVAL OF THESE PLANS IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING. PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNER(S). ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITIONS OR BETTER.
 - THE DETENTION FACILITIES MUST BE CONSTRUCTED FIRST.
 - THE CONTRACTOR SHALL REFER TO THE STRUCTURAL ENGINEER'S PLANS FOR SPECIFICATIONS, PROCEDURES, AND REQUIREMENTS FOR THE BUILDING PAD.
 - EXISTING TREES, STUMPS, AND LARGE TREE SYSTEMS SHALL BE GRUBBED AND REMOVED. VEGETATION SHALL BE REMOVED AND THE TOP 6-24 INCHES OF TOP SOIL AND SUB-GRADE BE STRIPPED FROM THE AREAS TO BE COVERED BY THE PROPOSED IMPROVEMENTS.
 - EXISTING DRAINAGE WAYS THAT ARE TO BE FILLED SHALL HAVE BENCHES EXCAVATED INTO THE SIDE WALLS OF THE CHANNEL PRIOR TO PLACEMENT OF FILL. BENCHES SHOULD BE AT LEAST 3 FEET IN WIDTH WITH ONE BENCH BEING PLACED VERTICALLY FOR EVERY 2 FEET OF CHANNEL DEPTH.
 - MATERIAL EXCAVATED ON SITE, EXCLUDING THE TOP 6-24 INCHES OF TOP SOIL, MAY BE USED AS A FILL MATERIAL, UNDER PAVEMENT AREAS ONLY, IF THE MATERIAL IS FREE FROM TRUNKS, LIMBS, CLOGS, ORGANIC SUBSTANCE, & OTHER FOREIGN MATTER AND SUBGRADE PREPARATION FILL MATERIAL PLACEMENT UNDER BUILDINGS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
 - STABILIZED MATERIAL OR FILL MATERIAL SHALL BE PLACED IN EQUAL MINIMUM LAYERS UP TO 6" WITH EACH LIFT WETTED OR OILED TO A MOISTURE CONTENT RANGE OF 0% TO 44% OF THE OPTIMUM MOISTURE CONTENT AND COMPACTED TO A UNIFORM DENSITY OF 95% (FOR STABILIZED) AND 90% (FOR GENERAL FILL) OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D999.
- TP = TOP OF PAVEMENT
TW = TOP OF WALK
FL = FLOW LINE
PF = PROPOSED GRADE



BENCHMARK INFORMATION

TBM 1	N: 10208846.8045 E: 3542502.1350 ELEV: 346.16 (BM MONUMENT SET IN CONCRETE)
TBM 2	N: 10208841.7745 E: 3542599.8250 ELEV: 345.72 (X IN CONCRETE)
TBM 3	N: 10208866.5445 E: 3542401.4350 ELEV: 347.78 (X IN CONCRETE)



INSET "A"
1" = 20'

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TBE FIRM NO. 1327

REVISIONS

NUMBER	DATE
1	01/19/2024

TAMU HSC MOBILE CLINICS 2022-08006
TAMU HSC CENTRAL UTILITY PLANT
GRADING PLAN

Project Number: 202209
Sheet issue date: 2023.11.01
Horizontal Scale: 1"=20'
Vertical Scale: N/A

3-C2

