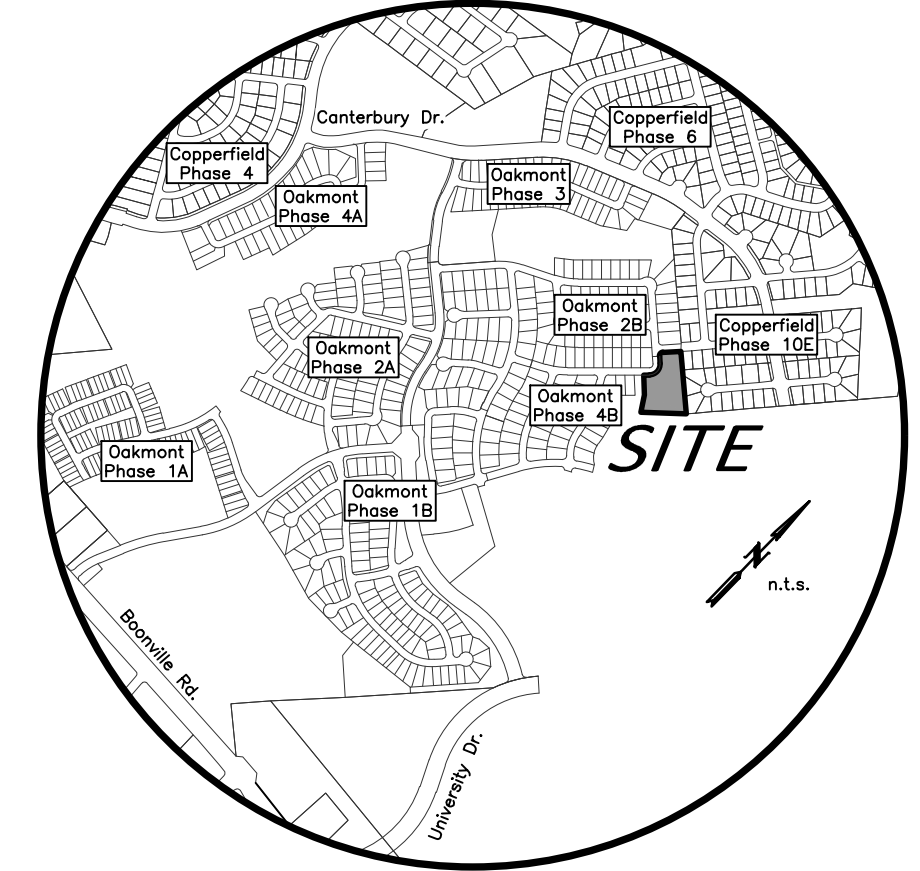




LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 44°58'00" E	120.00'
L2	S 51°39'29" W	305.84'

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C3	94°04'09"	75.00'	123.14'	80.53'	N 2°00'03" E	109.76'

1. This property is zoned Planned Development – Mixed Use District (PD-M), as approved by City Council on March 9, 2021 (Ord. No. 2475).
2. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
3. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 480410C2202F, effective 04/02/2014, no portion of this property is located within a Special Flood Hazard Area, Zone AE. Location shown is approximate and was scaled from said map.
4. It shall be the responsibility of the Contractor to verify the exact location of all existing underground utilities. If the Contractor, the City Engineer, or the City Public Works representative estimates a minimum of 48 hours in advance of any excavation.
 - A. Contact Texas811 @ 811
 - B. Contact TADOT @ 979-778-2165
5. Construction within Public Right-of-Ways and easements must equal or exceed the BCS Unified Technical Specification and Standard Construction Details. All inspections shall be coordinated with the staff of the City Engineer of College Station.
6. In lieu of using the construction materials specified in these plans, the Contractor shall obtain written approval from the Engineer for any substitution.
7. Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart L.
8. **TRENCHING AND BACKFILLING:** The backfilling of all trenches within structural areas shall be accomplished with cement stabilized sand placed to within 6" of paving sub-grade. The backfilling of all trenches outside of structural areas shall be placed as to achieve a minimum of 95 percent optimum moisture content. Backfilling shall be between optimum and 4 percent (4%) above optimum moisture content. Testing shall be provided by a certified laboratory at the Owner's expense to verify these standards. Any retesting due to substandard results at the expense of the Contractor. Structural curbs shall include all sidewalks and paved areas. For streets, alleys and parking areas, the limits of the structural areas shall extend 5' beyond the curb lines or other paved areas.
9. It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction near energized overhead power lines. All bidding shall include the contractor shall coordinate all proposed work and procedures with the City of College Station Electrical Division.
10. Where a contradiction between plans and specifications occurs, the plans shall be ruled as superior.
11. Trenches may be left open overnight if properly barricaded to prevent pedestrian access.
12. It shall be the responsibility of the Contractor to file a NOI with the TCEQ and coordinate with City staff.

EXCAVATION, EMBANKMENT AND COMPACTED FILL:

1. Prior to any excavation or embankment activity, the topsoil (six (6) inches maximum) shall be removed and stockpiled from the Lot area and ROW for reuse on the lots and behind the curb as directed by the engineer. This work is considered subsidiary to payment for Excavation and Embankment.
2. All Excavation and Embankment within the public ROW and Utility Easements shall conform with current City of College Station Specifications.
3. The entire area and all embankment shall be compacted and well composed of material so graded that the density and uniformity of the surface layer may be secured by the Ordinary Compaction Method. Ordinary Compaction consists of rolling and sprinkling each embankment layer to the extent directed by the engineer. Each layer shall not exceed six inches (6") in loose depth and six inches (6") in compacted depth as approved by the engineer. Compaction shall continue until there is no evidence of further compaction. Prior to and in conjunction with the rolling operation, each layer shall be broken to the required depth by the use of a roller or other approved equipment with suitable equipment to insure uniform compaction of the entire layer. Should the subgrade, for any reason or cause, lose the required stability of finish, it shall be re-compacted and refinished at the contractor's expense.
4. The price for "EXCAVATION" shall contain all labor and materials for excavation and placement of embankment within the limits of the work; the removal, import, hauling, disposal or proper utilization of all excavated materials; and the constructing, maintaining, shaping and finishing of all curbs, gutters, sidewalks, and approaches in conformity with the required lines, grades and typical cross sections.

Legend

— 295 — Existing Ground Contour
— 224 — Prop. Finish Grade Contour

SITE PLAN

*OAKMONT SUBDIVISION
PARK #3
2.176 ACRES
within the 5.002 ac.
Common Area in Oakmont Phase 5A*

*J.W. SCOTT LEAGUE, A-49
BRYAN, BRAZOS COUNTY, TEXAS
OCTOBER 2025
SCALE: 1"=40'*

<u>OWNER:</u>	<u>SURVEYOR:</u>	Texas Firm Registration No. 10103300
Adam Development Properties, LP	McClure & Browne Engineering/Surveying, Inc.	
One Momentum Blvd., Suite 1000	1008 Woodcreek Dr., Suite 103	
College Station, TX 77845	College Station, Texas 77845	
(979) 776-1111	(979) 693-3838	

MB

10520083=sp. partial dwo