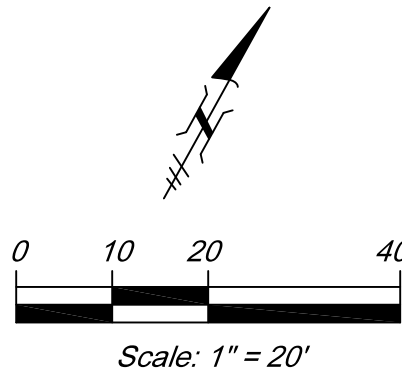
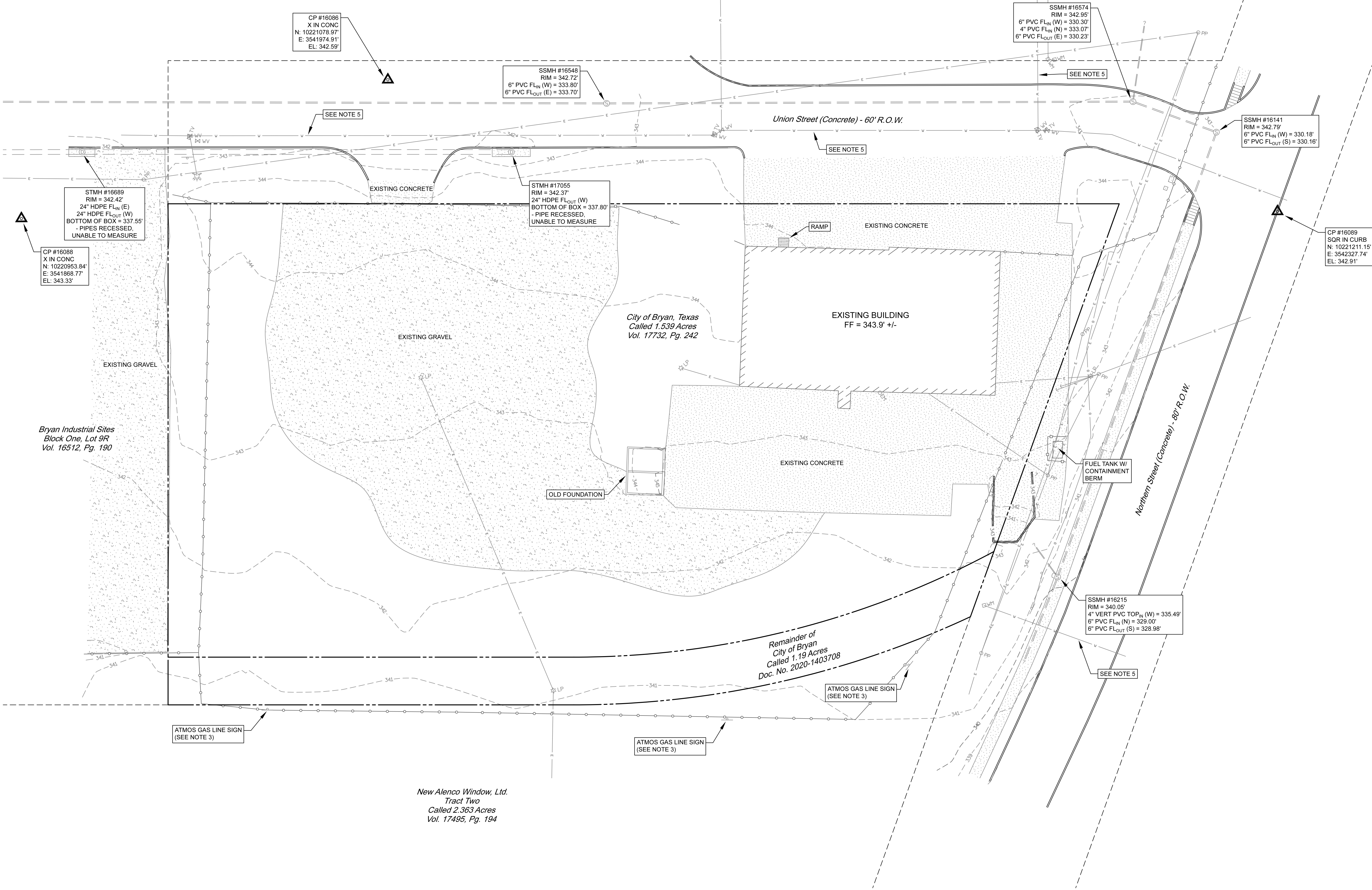


Bryan Industrial Sites
Block One, Lot 9R
Vol. 16512, Pg. 190



| Legend | |
|--------|----------------------------------|
| | Boundary (Approximate) |
| | Adjoining Boundary (Approximate) |
| | Chainlink Fence |
| | Electric Line |
| | Gas Line |
| | Water Line |
| | Power Pole |
| | Light Pole |
| | Guy Wire |
| | Electric Meter |
| | Test Valve |
| | Water Meter |
| | Water Valve |
| | Hydrant |
| | Sanitary Sewer Manhole |
| | Storm Drain Manhole |
| | Sign |
| | Control Point/Benchmark |

- Notes:
- This is not a Boundary Survey. All boundary lines shown hereon are approximated and shown for informational purposes only.
 - Utilities shown are based on a 611 Locate Request (Ticket No. 2460217167), information provided by the City of Bryan, and visible observations.
 - According to Michael Edlen with Magnolia-River (256-957-9711, michael.edlen@magnolia-river.com) there is a gas pipeline in the vicinity of the southeast line of this tract. No marks on the ground were provided.
 - Coordinates and elevations are based on NAD 83 Texas Central Zone Grid Values.
 - Revised 02/27/2025 to show approximate water line locations provided by Garrett Carlson (GIS Project Coordinator, City of Bryan - gcarlson@bryantx.gov, 832-949-6566).
 - Revised 03/18/2025 to change the linetype of the boundary between the two subject tracts.

New Alenco Window, Ltd.
Tract Two
Called 2.363 Acres
Vol. 17495, Pg. 194

1. CONSTRUCTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY OF BRYAN AND THESE SPECIFICATIONS/PLANS.
2. CONTRACTOR SHALL VISIT THE CONSTRUCTION LOCATION AND FAMILIARIZE THEMSELVES WITH THE WORKING CONDITIONS (TRAFFIC, DEMOLITION WORK, PROPOSED/EXISTING UTILITIES, PAVING, DRAINAGE) OF THE SITE BEFORE BIDDING.
3. CONTRACTOR IS TO DETERMINE ALL QUANTITIES OF WORK PRIOR TO BIDDING TO PROVIDE A COMPLETE AND APPROVED PROJECT TO THE CITY.
4. THE CONTRACTOR IS REQUIRED TO ATTEND A PRE-CONSTRUCTION MEETING WITH CITY ENGINEER, CITY PROJECT MANAGER, CITY INSPECTOR AND CONSULTING ENGINEER PRIOR TO STARTING WORK. NO WORK IS TO BE PERFORMED UNTIL THIS MEETING IS COMPLETED AND A WRITTEN NOTICE TO PROCEED IS ISSUED BY THE CITY ENGINEER'S OFFICE TO THE CONTRACTOR. MONTHLY CONSTRUCTION MEETINGS ON SITE DURING CONSTRUCTION ARE ALSO TO BE SCHEDULED WITH THE CITY'S ENGINEERING PROJECT MANAGER, INSPECTOR, AND CONSULTANT ENGINEER.
5. IN THE ABSENCE OF SPECIFIC REQUIREMENTS FOR ANY WORK, CONTRACTOR SHALL COORDINATE WITH CITY INSPECTOR FOR DIRECTION. CONTRACTORS ARE NOT TO PROCEED WITH ANY WORK WITHOUT PROPER AUTHORIZATION OF THE CITY ENGINEER. PROCEEDING WITHOUT PROPER DIRECTION FROM CITY ENGINEER'S OFFICE WILL BE AT THE CONTRACTORS SOLE RISK.
6. CONTRACTOR TO MAINTAIN SITE IN "FIRST CLASS" NEAT CONDITION. WORK SITE SHALL BE CLEANED UP AT END OF EACH DAY BY REMOVAL OF ANY TRASH AND/OR CONSTRUCTION DEBRIS. CITY ENGINEER'S OFFICE WILL HAVE FINAL DECISION ON ACCEPTABLE "NEAT" CONDITIONS.
7. CONTRACTOR SHALL COORDINATE A STATUS OF CONSTRUCTION SEQUENCE OR REQUEST PROPOSED CHANGES IN CONSTRUCTION SEQUENCE. CONSTRUCTION SEQUENCE IS PROVIDED WITHIN CONSTRUCTION PLANS. CONTRACTOR SHALL INSTALL AND MAINTAIN TWO PERMANENT OBJECTS. UTILITY SERVICE LOCATIONS SHOULD SCHEDULE. FOR BIDDING PURPOSES, THE CONSTRUCTION SEQUENCE WITHIN THE PLANS ARE TO BE FOLLOWED. CONTRACTOR SHALL PREPARE SEQUENCING PLAN AT THE TIME OF PRE-CONSTRUCTION MEETING AND WILL UPDATE THE CITY'S PROJECT MANAGER AS NEEDED TO BE DETERMINED BY THE CITY.
8. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES, AND SERVICE LINES PRIOR TO EXCAVATING FOR UTILITY PLACEMENT. LOCATING METHODS INCLUDE, BUT ARE NOT LIMITED TO: LOCATING SERVICES, "POT HOLING" WITH WATER, SPOT DIGGING, ETC. COSTS FOR VERIFICATION OF EXISTING UTILITIES, AND TIE-IN LOCATIONS ARE TO BE INCLUDED IN BID. THE EXISTING LINES SHOWN ARE APPROXIMATE, BASED ON UTILITY MARKINGS AND CITY'S INFORMATION.
9. CONTRACTOR TO PROTECT UTILITIES, MAIL BOXES, PAVEMENT, TRASH CANS, ETC. FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL REPAIR DAMAGES RESULTING FROM THEIR ACTIVITIES. COSTS FOR REPAIRS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
10. CONTRACTOR IS RESPONSIBLE FOR LOCATING UNKNOWN UTILITIES AS ENCOUNTERED IN CONSTRUCTION. CONFLICTS WILL NOT BE REASON FOR CONTRACTOR TO CLAIM A DELAY OR ADDITIONAL COST ON THE PROJECT. CONTRACTOR SHALL ALERT THE ENGINEERING INSPECTOR IMMEDIATELY.
11. CONTRACTOR TO COORDINATE WORK WITH THE FOLLOWING UTILITY COMPANIES, AGENCIES, AND THE CITY:
WATER & SEWER CITY OF BRYAN, (979)209-5900
GAS DEVON GAS (979)779-4460
ATMOS GAS (979)774-2540/(979)255-4511
TELEPHONE FRONTIER (800)821-8101
ELECTRIC BTU (979)821-5700
CABLE SUDDENLINK (979)693-8695
TEXAS ONE CALL SYSTEM (800)245-4545
12. CONTRACTOR TO CONTACT UTILITY & PIPELINE COMPANIES FORTY- EIGHT (48) HOURS IN ADVANCE OF WORK IN THE VICINITY OF THEIR LINES. TEXAS ONE CALL SYSTEM IS REQUIRED WITH TICKET NUMBER.
13. CONTRACTOR TO MAINTAIN CLEARANCE OF ALL EXISTING UTILITIES AS REQUIRED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) AND THESE PLANS.
14. REMOVE AND DISPOSE OF ALL MATERIALS AND STRUCTURES THAT ARE TO BE DEMOLISHED AND NOT NOTED FOR SALVAGE IN AN APPROVED CONTRACTOR DISPOSAL AREA. EXISTING CURBS, CULVERTS AND DRAINAGE RELATED STRUCTURES WITHIN RIGHT-OF-WAY ARE TO BE REMOVED COMPLETELY. STANDARD SPECIFICATION ("PREPARING R.O.W") ("REMOVING CONCRETE").
15. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING A TRAFFIC HANDLING PLAN. PROVIDE PROPER SIGNING FOR CONSTRUCTION, SAFETY, AND ROUTING OF TRAFFIC AT ALL TIMES DURING CONSTRUCTION. ANY DEVIATIONS FROM THIS PLAN SET'S TRAFFIC CONTROL PLAN ARE TO BE APPROVED BY THE CITY'S PROJECT MANAGER. POSITIONING AND CONTENT OF SIGNS, BARRICADES AND FLAGGING SHALL BE IN ACCORDANCE WITH THE CURRENT TEXAS MUTCD. CONTRACTOR SHALL CHECK TRAFFIC CONTROL SIGNAGE DAILY.
16. CONTRACTOR TO PROVIDE BARRICADES, SIGNS, AND LIGHTING AROUND ALL OPEN CUTS ALONG STREETS IN ACCORDANCE WITH THE TEXAS MUTCD.
17. CONTRACTOR TO MAINTAIN ACCESS TO RESIDENCES/BUSINESSES. DRIVE-WAYS & DOORWAYS & THRESHOLDS SHALL NOT BE IMPASSABLE OVERNIGHT. ADVANCED COORDINATION W/ PROPERTY OWNERS, PRIOR TO DISRUPTION OF SERVICE BY CONSTRUCTION, TO BE COMPLETED BY THE CONTRACTOR. COORDINATE W/ ENGINEERING INSPECTOR.
18. A FIELD SET OF AS-BUILT DRAWINGS SHOULD BE MAINTAINED BY THE CONTRACTOR FOR TRANSFER TO PERMANENT RECORD DRAWINGS. THESE DRAWINGS SHOULD INCLUDE MEASUREMENTS FROM EACH END OF THE PROJECT TO TWO PERMANENT OBJECTS. UTILITY SERVICE LOCATIONS SHOULD ALSO BE DOCUMENTED. PROJECT WILL NOT BE CLOSED OUT UNTIL CONTRACTOR HAS PROVIDED THESE FIELD SET(S) TO THE CONSULTING ENGINEER.
19. CONTRACTOR TO STORE MATERIALS AT LOCATION(S) APPROVED BY & COORDINATED WITH THE OWNER. EQUIPMENT IS TO BE STORED OVERNIGHT AT LOCATIONS SO AS NOT TO BLOCK STREETS OR DRIVES. MATERIALS ARE TO BE PROTECTED FROM DAMAGE BY THE ELEMENTS. CITY IS NOT RESPONSIBLE FOR THEFT OR VANDALISM.
20. CONTRACTOR TO MAINTAIN ADEQUATE SITE DRAINAGE FACILITIES AS REQUIRED DURING CONSTRUCTION. PROTECT EXCAVATIONS FROM FLOODING DUE TO GROUNDWATER INFILTRATION AND RUN-OFF. INSURE THAT NO DRAINAGE ON OR OFF THE SITE IS BLOCKED BY PROPOSED CONSTRUCTION.
21. CONSTRUCTION AREAS ARE TO BE CLEARED/GRUBBED COMPLETELY OF TREES, BRUSH, STUMPS, ROOTS, PIPES, PAVEMENT AND ALL MATERIALS RESULTING FROM DEMOLITION AND CONSTRUCTION. COST OF CLEARING TO COMPLETE ALL IMPROVEMENTS TO BE INCLUDED IN BID TO THE CITY. THE GEOTECHNICAL INVESTIGATION INCLUDES APPROXIMATE PAVEMENT THICKNESS. A COPY OF THE GEOTECHNICAL INVESTIGATION IS INCLUDED IN THE BID DOCUMENTS.
22. CONTRACTOR TO BE RESPONSIBLE FOR EROSION CONTROL DURING AND AFTER CONSTRUCTION. CONTRACTOR SHALL INSTALL EROSION AND SILT CONTROL MEASURES AS REQUIRED DURING CONSTRUCTION AND SHALL REMOVE TEMPORARY MEASURES WHEN PERMANENT COVER IS ESTABLISHED.
23. CONTRACTOR IS RESPONSIBLE FOR O.S.H.A. ESTABLISHED TRENCH SAFETY AS DESCRIBED IN THE FEDERAL REGISTER 29 CFR PART 1926. A TRENCH SAFETY PLAN SHOULD BE PREPARED AND A "COMPETENT PERSON" APPOINTED PRIOR TO ANY AND ALL EXCAVATING OPERATIONS EXCEEDING 5' DEPTH. THE PLAN IS TO BE PREPARED AND SEALED BY A REGISTERED TEXAS PROFESSIONAL ENGINEER AND SHALL BE SUBMITTED TO THE CITY OF BRYAN AND CONSULTING ENGINEER PRIOR TO ANY EXCAVATION ON THE PROJECT. INCLUDE PLAN WITH PROJECT SUBMITTALS.
24. EXISTING GRADES SHALL BE RE-ATTAINED AND PROPOSED GRADES SHALL BE ATTAINED BY SHAPING BACKFILL MATERIAL BY CUT AND FILL OPERATIONS. FILL OPERATIONS ARE TO BE ACCOMPLISHED BY PLACING MATERIAL IN 6-INCH LIFTS AND 98% DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR), OR AS NOTED IN DETAILS. CONTRACTORS (BIDDERS) ARE TO PERFORM THEIR OWN QUANTITIES DETERMINATION PRIOR TO BIDDING. ALL EARTHWORK TO BE INCLUDED IN BID.
25. FINISHED GRADES OF NATURAL GROUND, SOD, PAVEMENT, ETC. TO BE SLOPED TO PROVIDE PROPER DRAINAGE.
26. SELECT BORROW MATERIAL SHALL HAVE A PLASTICITY INDEX (PI) OF 8 TO 20.
27. CONTRACTORS ARE TO COORDINATE THE HOLDING/SUPPORT OF UTILITY POLES WITH RESPECTIVE OWNERS WHERE NECESSARY TO FACILITATE CONSTRUCTION. ALL COORDINATION WITH UTILITY COMPANIES IS TO BE INCLUDED WITH BID ITEMS FOR WORK TO BE PERFORMED.
28. CULVERTS, DRIVEWAYS, SIDEWALKS, SIGNS, MAILBOXES, ETC. DISTURBED/DAMAGED BY CONSTRUCTION THAT ARE NOT SPECIFIED FOR REMOVAL/REPLACEMENT ARE TO BE RESET/REPLACED AT NO ADDITIONAL COST.
29. ON CROSSING OF PAVED ROADS AND DRIVES WHERE TYPE OF CONSTRUCTION IS NOT OTHERWISE INDICATED. THE CONTRACTOR SHALL BORE IN LIEU OF OPEN-CUT AND PAVEMENT REPLACED. CONTRACTOR TO MAINTAIN ACCESS TO RESIDENCES, DRIVEWAYS SHALL NOT BE IMPASSABLE OVERNIGHT. DIRT OR GRAVEL DRIVES MAY BE OPEN CUT PROVIDED THEY ARE BACK FILLED AS DETAILED.
30. ALL EARTHEN AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE REGRADED, HYDROMULCHED, AND FERTILIZED. THIS WORK SHALL BE DONE AS OUTLINED IN THE SPECIFICATION. THIS WORK IS SUBSIDIARY TO SITE RESTORATION LINE ITEMS.
31. EXISTING ELECTRICAL POLES AND WIRES TO BE REMOVED AND DISPOSED OF BY BTU PERSONNEL AND/OR THEIR CONTRACTOR. BTU AND/OR THEIR CONTRACTOR SHALL BACKFILL THE UTILITY POLE HOLES.
32. ITEMS ASSOCIATED WITH GAS SYSTEM ARE TO REMAIN. CONFLICTS TO BE REPORTED TO CITY INSPECTOR. GAS FACILITY OWNER WILL BE NOTIFIED TO ADDRESS THE CONFLICT.
33. FIBER OPTIC CABLE (FOC) IS IN PROJECT AREA. CONTRACTOR TO HAVE FOC PRECISELY LOCATED, INCLUDING DEPTH, PRIOR TO EXCAVATION BEGINNING.
34. ITEMS ASSOCIATED WITH FIBER OPTIC CABLE TO REMAIN. CONFLICTS SHALL BE REPORTED TO CITY INSPECTOR. FIBER OPTIC CABLE OWNER WILL BE NOTIFIED TO ADDRESS THE CONFLICT.
35. VERIFY LOCATION AND GRADE OF STORM SEWER OUTFALLS AND TIE-INS PRIOR TO CONSTRUCTION OF UPSTREAM IMPROVEMENTS.
36. CONTRACTOR TO MAINTAIN STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ON SITE. BEST MANAGEMENT PRACTICES TO BE USED INCLUDING BUT NOT LIMITED TO ROCK FILTER DAMS, HAY BALES, INLET PROTECTION, SILT FENCES, ETC.
37. EXISTING FENCES SHALL BE RELOCATED AS SHOWN ON PLANS. A BID ITEM AND DETAIL IS PROVIDED FOR THIS ITEM.
38. CONTRACTOR TO COORDINATE WITH TRASH COLLECTOR TO ENSURE CONTINUING SERVICE DURING CONSTRUCTION.
39. DEMOLITION AND CONSTRUCTION ACTIVITIES MAY DAMAGE OR KNOCK OUT THE PROJECT CONTROL THAT IS LISTED ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE TO RE-ESTABLISH PROJECT CONTROL BEFORE STARTING DEMOLITION AND CONSTRUCTION. CONTRACTOR SHALL USE THE PROJECT CONTROL PROVIDED IN THE PLANS TO SET THEIR OWN CONTROL (HORIZONTAL AND VERTICAL) OUTSIDE OF THE CONSTRUCTION LIMITS. THE PROJECT CONTROL PROVIDED IS SUFFICIENT FOR THE CONTRACTOR TO RE-ESTABLISH CONTROL ON-SITE, PRIOR TO DEMOLITION/CONSTRUCTION.

General Notes

8

Paving Notes

8

1. UTILITY CONSTRUCTION AND MATERIALS SHALL MEET THE REQUIREMENTS OF THESE PLANS: 2020 B/C/S UNIFIED DESIGN GUIDELINES, SPECIFICATIONS AND DETAILS AND TCEQ "RULES & REGULATIONS FOR PUBLIC WATER SYSTEMS".
2. CONTRACTOR AND HIS SUPPLIER TO SUPPLY & INSTALL FITTINGS AS DESIGNED. ANY ADDITIONAL FITTING REQUIRED BUT NOT NOTED ON PLANS BUT NECESSARY FOR CONSTRUCTION WILL BE CONSIDERED SUBSIDIARY. CONTRACTOR TO MAKE THEIR OWN DETERMINATION FOR SUBSIDIARY ITEMS. COST TO BE INCLUDED IN PIPE BIDS.
3. CONTRACTOR IS TO COORDINATE BACKFILLING OF ALL ITEMS TO BE CONSTRUCTED WITH THE CITY OF BRYAN ENGINEERING DEPARTMENT. ALL UTILITIES TO BE TESTED IN ACCORDANCE WITH PROJECT SPECIFICATIONS. TESTS TO BE COORDINATED WITH & WITNESSED BY THE CITY INSPECTOR.
4. EMBEDMENT REQUIREMENTS NOTED ON THESE PLANS ARE TO BE STRICTLY ADHERED TO.
5. CONTRACTOR SHALL COORDINATE ALL MAIN AND SERVICE CONNECTIONS WITH THE CITY OF BRYAN AND INDIVIDUAL PROPERTY OWNERS (WHERE NECESSARY). CONTRACTOR WILL GIVE 72 HOUR NOTICE TO CUSTOMERS FOR DISRUPTION OF WATER SERVICE. WATER SERVICES SHALL NOT BE INTERRUPTED TO ANY RESIDENCE OR BUSINESS FOR LONGER THAN A SIX HOUR PERIOD.
6. SANITARY SEWER GRAVITY LINE TO BE SDR 26 (HEAVY WALL) PVC AND CONFORM TO ASTM D3034 (AS APPROVED BY THE CITY OF BRYAN). SEPARATION REQUIREMENT TO ADHERE TO TCEQ (RE.DETAIL).
7. WATERLINE TO BE PVC (POLYVINYL CHLORIDE) AND CONFORM TO ASTM D2241. PIPE 6" AND LARGER IN DIAMETER TO BE C-900 PVC. SERVICE LINES SHALL BE 1" OR 1-1/2" COPPER TYPE "K". PVC PIPE JOINTS TO HAVE SINGLE GASKET BELL TYPE JOINTS. PROVIDE 48" MINIMUM COVER FOR WATERLINES UNLESS NOTED.
8. GATE VALVES TO BE SAME SIZE AS LINE IN WHICH INSTALLED UNLESS NOTED. PROVIDE IRON BODIED RESILIENT SEAT GATE VALVES.
9. FITTINGS TO BE DUCTILE IRON CONFORMING TO AWWA C110 AND ANSI A21 10 FOR 2 INCHES IN DIAMETER AND LARGER.
10. CITY WILL SHUT OFF WATER ONLY IF ABSOLUTELY NECESSARY FOR CONTRACTOR TO MAKE TIE-INS. CONTRACTOR WILL GIVE 72 HOUR NOTICE TO CITY. CLOSE COORDINATION IS REQUIRED TO ALLOW CITY SUFFICIENT TIME TO NOTIFY CUSTOMERS WATER WILL BE SHUT-OFF. CITY WILL SHUT WATER OFF ONLY ONCE. CONTRACTOR TO HAVE SUFFICIENT STAFF AND ALL REQUIRED MATERIALS ON SITE PRIOR TO BEGINNING OF WORK AND SYSTEM SHUT DOWN. ALL TIE-INS ARE TO BE COMPLETED WITHIN A 6 HOUR PERIOD.
11. ALL NECESSARY ADJUSTMENTS TO UTILITY RELATED ITEMS (IE: WATER METERS, VALVE BOXES, GAS METERS, VALVE BOXES, MONITORING WELLS, MANHOLES, ETC.) ARE TO BE SUBSIDIARY. COSTS TO BE INCLUDED IN BID.
12. CONTRACTOR IS RESPONSIBLE FOR FINDING ALL SANITARY SEWER SERVICES. PRELIMINARY INVESTIGATION WILL ALSO CONFIRM ADDITIONAL SERVICES THAT ARE NECESSARY WHICH ARE NOT SHOWN IN PLANS. CONTRACTOR SHALL HAVE THE EXISTING SEWER MAIN T'VED PRIOR TO CONSTRUCTION, TO LOCATE ALL SERVICE TIE-IN LOCATIONS.
13. VERIFY LOCATION AND GRADE OF SANITARY SEWER TIE-INS PRIOR TO CONSTRUCTION TO ENSURE NO CONFLICTS WITH OTHER UTILITIES & PROPOSED DRAINAGE SYSTEM.
14. A LICENSED PLUMBER IS REQUIRED FOR ALL WORK RELATED TO WATER AND SANITARY SEWER SERVICES THAT IS ON PRIVATE PROPERTY.
15. ALL MANHOLES ARE TO BE ADJUSTED FOR TEMPORARY & FINAL GRADES SO THAT TRAFFIC CAN PASS DURING ALL PHASES OF CONSTRUCTION. COSTS SHALL BE INCLUDED IN MANHOLE BIDS.
16. CONTRACTOR TO LOCATE ALL INTERCONNECT/DISCONNECT LOCATIONS PRIOR TO CONSTRUCTION. LINES TO BE CUT, DISCONNECTED & CAPPED AS NOTED IN PLANS.
17. BOXES AND TOPS ARE TO BE REMOVED & DISPOSED OF FROM ALL WATER METERS THAT ARE RELOCATED OR RECONNECTED. INSTALL NEW METER BOXES AND TOPS ON RELOCATED OR RECONNECTED WATER METERS. METER BOXES AND TOPS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR.
18. ALL PIPE WITH STEEL CASING SHALL BE RESTRAINED JOINT PIPE. COST FOR PIPING WITHIN CASING TO BE INCLUDED IN CASING BID. RESTRAINED JOINT PIPE TO BE USED AS REQUIRED BY SPECIFICATION. COST OF RESTRAINED JOINT PIPE TO BE INCLUDED IN PIPE BID.
19. ALL MANHOLES ON PROJECT, WHERE TIE-INS ARE MADE, WITH 2" OR GREATER DROPS SHALL BE INTERNALLY PIPE (INCLUDING SERVICES) PER CITY OF BRYAN DETAIL.

Utility Notes

6

1. SUBGRADE SHALL BE PREPARED WITH A MINIMUM 8" THICKNESS, STABILIZED AS REQUIRED (TYPE AND PERCENTAGE) BY THE GEOTECHNICAL REPORT, COMPACTED TO A MINIMUM OF 98% STANDARD EFFORT.
2. ASPHALT DESIGN SHALL CONFORM TO **B/C/S UNIFIED DESIGN GUIDELINES** AND TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS AND BRIDGES (LATEST EDITION). CONCRETE DESIGN, MATERIALS, AND WORKMANSHIP TO CONFORM TO THE CURRENT EDITION OF THE FOLLOWING STANDARDS UNLESS OTHERWISE MODIFIED ON THE DRAWINGS IN THE SPECIFICATIONS: ACI 318-02 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", ACI 318-99 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" TXDOT STANDARD SPECIFICATION FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS AND BRIDGES (LATEST EDITION)
3. MATERIALS TO BE AS FOLLOWS: ASPHALT - TYPE D ASPHALT SURFACE COURSE
CONCRETE - 28-DAY COMPRESSIVE STRENGTH = 3500 PSI
REINFORCING STEEL - ASTM A615, GRADE 60
4. THE FOLLOWING CONCRETE COVER SHALL BE PROVIDED FOR REINFORCING STEEL, UNLESS OTHERWISE SHOWN:
3" - CONCRETE CAST DIRECTLY AGAINST THE GROUND
2" - FORMED SURFACES OR TOP OF FINISHED SURFACES
5. LAP REINFORCING STEEL IN ACCORDANCE WITH ACI 318-02 (CLASS B). ALL DOWELS SHOULD BE PLACED STRAIGHT IN CONCRETE (NO BENDING) BY USING A DOWEL BASKET, ETC.
6. PAVING RECONSTRUCTION IS NOT TO PROCEED UNTIL UTILITY CONSTRUCTION IS SUCCESSFULLY TESTED, NEW SYSTEM IS OPERATING, & ABANDONMENT OF OLD SYSTEM IS COMPLETE.
7. EXCESS DIRT FROM STREET EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR. CONTRACTOR MAY RETAIN DEMOLISHED ASPHALT. CITY WILL ACCEPT ASPHALT MILLINGS DELIVERED TO DESIGNATED STORAGE BY CONTRACTOR.
8. STREET RECONSTRUCTION SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF **THE B/C/S UNIFIED DESIGN GUIDELINES & UNIFIED TECHNICAL SPECIFICATIONS** AND THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT STANDARDS WHERE APPLICABLE) AND THESE SPECIFICATIONS/PLANS.
9. PAVEMENT TIE-INS TO EXISTING PAVEMENT TO BE SUBSIDIARY TO THE PERTINENT BID ITEMS, SHALL BE SLOPED TO MATCH ADA AND **CITY OF BRYAN SPECIFICATIONS**, AND SLOPED TO ENSURE PROPER DRAINAGE.
10. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING PAVEMENT TIE-IN ELEVATIONS PRIOR TO CONSTRUCTION TO ENSURE THAT TRANSITION FROM EXISTING TO NEW PAVEMENT IS FLUSH AND WITHIN ADA COMPLIANCE. CONTRACTOR SHALL REPORT DISCREPANCIES WITH TIE-IN ELEVATIONS TO PROJECT ENGINEER PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT PROCEED WITHOUT DIRECTION TO RESOLVE THE DISCREPANCIES FROM THE PROJECT ENGINEER. IF THE CONTRACTOR CONSTRUCTS THE NEW PAVEMENT WITHOUT DIRECTION FROM THE PROJECT ENGINEER AND THE PAVEMENT IS OUT OF COMPLIANCE, THE CONTRACTOR SHALL REMOVE AND REPLACE THE PAVEMENT REQUIRED TO MAKE THE NEW PAVEMENT COMPLIANT AT THE CONTRACTOR'S EXPENSE
11. COORDINATE CONSTRUCTION CLOSELY WITH **CITY** TO ASSURE THAT THERE ARE NO CONFLICTS BETWEEN GRADING, DRAINAGE AND PAVING IMPROVEMENTS.
12. PROPOSED PAVEMENT ELEVATIONS SHOWN ARE TOP OF FINISHED PAVEMENT (P), OR CURB (T) AS NOTED. PROPOSED FLOWLINE ELEVATIONS ARE NOTED (FL).
13. PROVIDE EXPANSION JOINTS AND CONTROL JOINTS IN ACCORDANCE WITH CONSTRUCTION PLANS. **CITY OF BRYAN STANDARD SPECIFICATION AND DETAILS**. CURB AND GUTTER SHALL HAVE 1/2" PREMOLDED OR 3/4" REDWOOD OR CYPRESS EXPANSION JOINT AS DETAILED (UNLESS NOTED OTHERWISE), AND SHALL HAVE GROOVED CONTROL JOINTS AS DETAILED. ALL JOINTS WILL BE SEALED IN ACCORDANCE W/ TECHNICAL SPECIFICATIONS. EXPANSION JOINTS FOR CURB AND GUTTER SHALL MATCH EXPANSION JOINTS IN STREET.
14. ALL FORMS MUST BE WELL STAKED AND THOROUGHLY BRACED SO THAT TAMPING OF MATERIALS WILL NOT DISTURB THEM OR MOVE THEM OUT OF LINE.
15. CARE MUST BE TAKEN THAT THE CURB AND GUTTER SHALL NOT SHOW TROWEL MARKS, HIGH SPOTS, SAGS OR HORIZONTAL DEFLECTIONS AND ANY SECTION SHOWING SAME AFTER BEING FINISHED WILL NOT BE ACCEPTED BY **THE CITY OF BRYAN** AND MUST BE REPLACED BY THE CONTRACTOR. OTHER CONCRETE IMPERFECTIONS ON ROADWAY, SIDEWALK, & OTHER STRUCTURES ARE TO BE HANDLED IN SIMILAR FASHION TO ENSURE HIGH QUALITY.
16. THE COMPLETED CONCRETE PAVEMENT SHALL BE CURED BY A METHOD APPROVED BY **THE CITY OF BRYAN**. LIQUID MEMBRANE CURING COMPOUND WHICH COMPLIES WITH THE "STANDARD SPECIFICATIONS FOR LIQUID MEMBRANE FORMING COMPOUNDS FOR CURING CONCRETE", ASTM C309 TYPE 2 WHITE PIGMENTED MAY BE USED.
17. TRAFFIC PAINT SHALL BE APPLIED ONLY AFTER PAVEMENT HAS BEEN PRIMED AND THOROUGHLY CLEANED PER TECHNICAL SPECIFICATIONS AT TIME OF APPLICATION TO REMOVE CURING COMPOUND. CONTRACTOR TO CONFIRM THERE ARE NO ISSUES W/ PAVING NOTE #15 PRIOR TO PAINTING/STRIPING.
18. DRIVEWAY DEMOLITION AND RECONSTRUCTION SHALL BE TO THE CURRENT ROW LINE UNLESS SPECIFICALLY SHOWN OTHERWISE WITHIN THE PLAN. CONTRACTOR TO NOTIFY **CITY INSPECTOR** AND ALLOW SUFFICIENT TIME FOR RESIDENT TO BE NOTIFIED.

5

Vicinity Map

5



Utility Locate Service

N.T.S.

4

| Bench Mark List | | |
|-----------------|--|-----------|
| NO. | DESCRIPTION | ELEVATION |
| 16089 | SQUARE IN CONCRETE LOCATED ALONG THE EAST SIDE OF NORTHERN STREET, APPROXIMATELY 42' IN A SOUTHEASTERLY DIRECTION FROM THE SANITARY SEWER MANHOLE IN THE INTERSECTION OF UNION STREET AND NORTHERN STREET, AND APPROXIMATELY 48' IN A NORTHEASTERLY DIRECTION FROM THE GATE CONTROLS IN THE SOUTHWEST CORNER OF THE SAME INTERSECTION. | 342.91 |

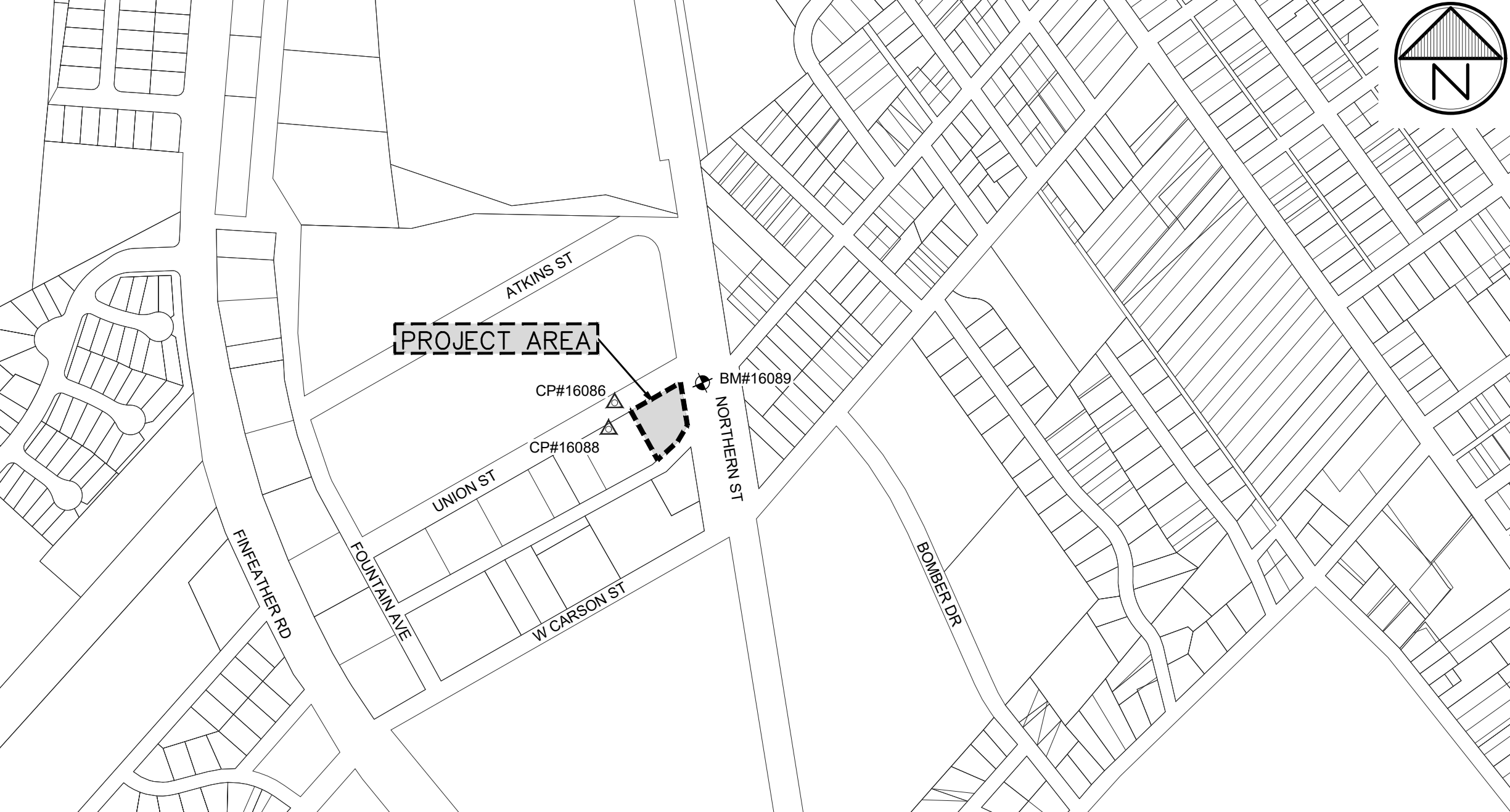
| Control Point List | | |
|--------------------|--|---------------------------------|
| NO. | DESCRIPTION | ELEV./COORD. |
| 16086 | "X" IN CONCRETE LOCATED ALONG THE NORTH SIDE OF UNION STREET APPROXIMATELY 348' IN A SOUTHWESTERLY DIRECTION FROM A SANITARY SEWER MANHOLE IN THE INTERSECTION OF UNION STREET AND NORTHERN STREET, AND APPROXIMATELY 90' IN A NORTHEASTERLY DIRECTION FROM A FIRE HYDRANT LOCATED ALONG THE SOUTH SIDE OF UNION STREET. | N: 10221078.97 E: 3541974.91 |
| 16088 | "X" IN CONCRETE LOCATED ALONG THE SOUTH SIDE OF UNION STREET APPROXIMATELY 38' IN A SOUTHERLY DIRECTION FROM A CURB INLET ALONG THE SOUTH SIDE OF UNION STREET, AND APPROXIMATELY 76' IN A SOUTHWESTERLY DIRECTION FROM A FIRE HYDRANT LOCATED ALONG THE SOUTH SIDE OF UNION STREET. | N: 10220953.84 E: 3541868.77 |

Bench Mark/Control Point List

3

Legend

2



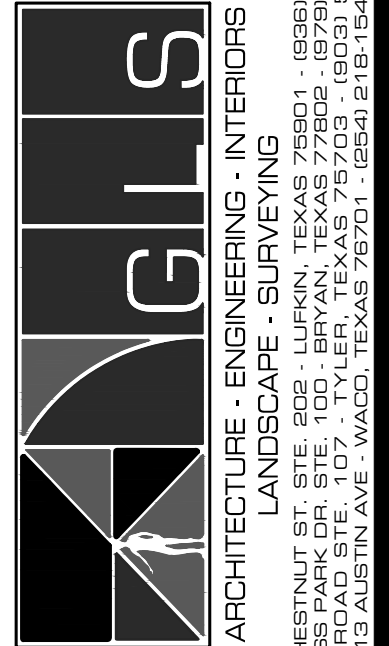
G=GROUND
T=TOP OF CURB
P=TOP OF PAVEMENT
FL=FLOW LINE

NOTE: LEGENDS WITHIN SPECIFIC SECTIONS APPLY ONLY TO THOSE SECTIONS. THE ITEMS LISTED ABOVE ARE TYPICAL UNLESS NOTED OTHERWISE.

- Existing
- EXISTING RIGHT-OF-WAY
SANITARY SEWER
WATER LINE
NATURAL GAS LINE
UNDERGROUND FIBER OPTIC CABLE
OVERHEAD ELECTRIC
CHAINLINK FENCE
BARBED WIRE FENCE
WOOD FENCE
IRRIGATION CONTROL VALVE
FIRE HYDRANT
WATER VALVE
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
POWER POLE
GUY WIRE
WATER METER
- GAS METER
GAS VALVE
BENCH MARK
CONTROL POINT
ASPHALT
GRAVEL
CONCRETE
TREE

- Proposed
- CLEANOUT
GAS LINE SERVICE
SEWER SERVICE (SIZE NOTED)
WATER SERVICE (SIZE NOTED)
SIGN (TYPE NOTED)
CONCRETE SIDEWALK PAVEMENT
CEMENT STABILIZED BASE
6" CONCRETE PAVEMENT
8" CONCRETE PAVEMENT

| REVISIONS | | DATE | BY | ISSUED |
|---|-----|------|-----|--------|
| 1 | --- | --- | --- | --- |
| 2 | --- | --- | --- | --- |
| 3 | --- | --- | --- | --- |
| 4 | --- | --- | --- | --- |
| #### | | | | |
| T.B.P.E.L.B. FIRM NO. F-413 T.B.A.E. FIRM NO. BR 301 T.B.P.E.L.B. FIRM NO. 10110000 | | | | |
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BTU Transmission Warehouse
Bryan Texas Utilities
Bryan, Texas
Project Notes & Information

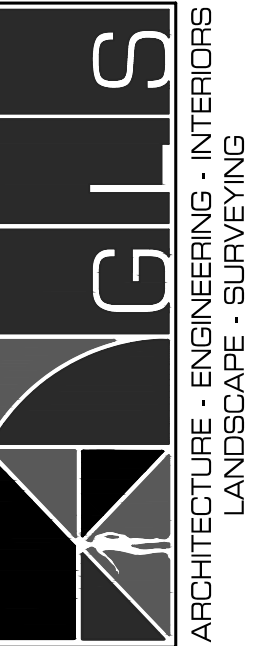
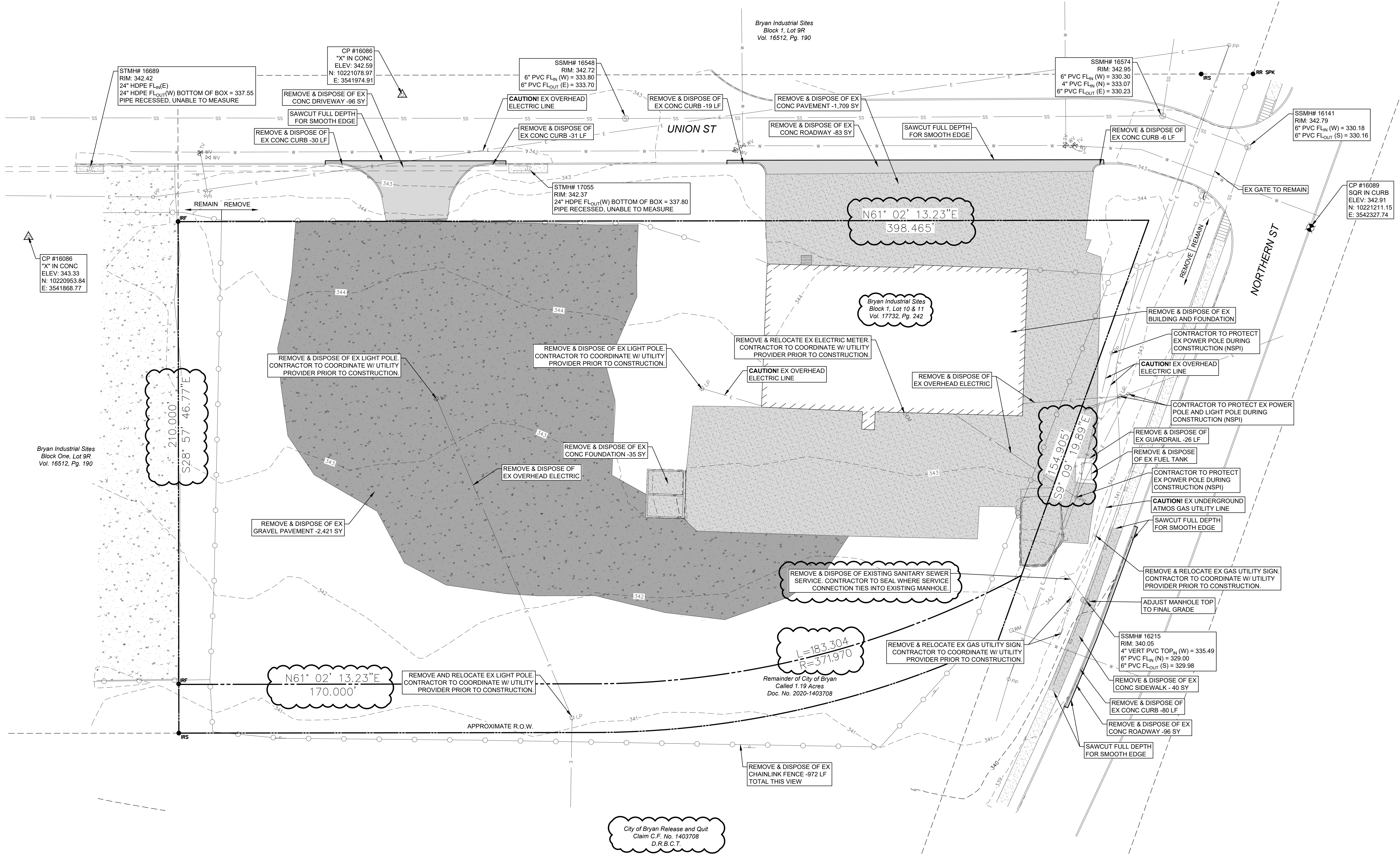
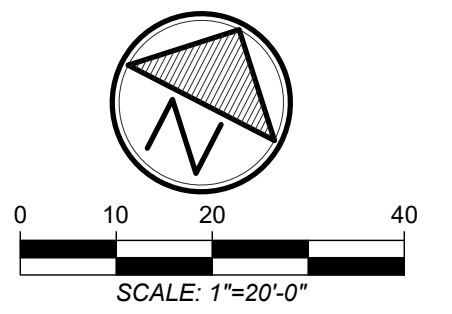
JOB NUMBER
631048
SHEET NO.

GC1.00

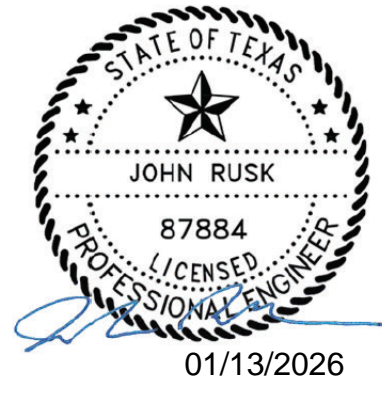
N.T.S.

1

NOTE:
1. THE PROJECT SITE IS NOT LOCATED IN THE 100-YEAR FLOODPLAIN. FIRM PANEL NO. -48041C0215F.



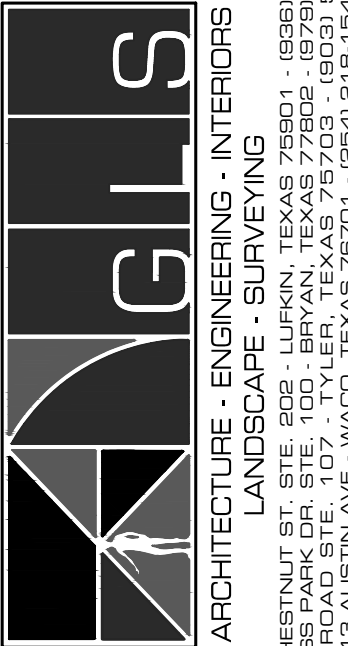
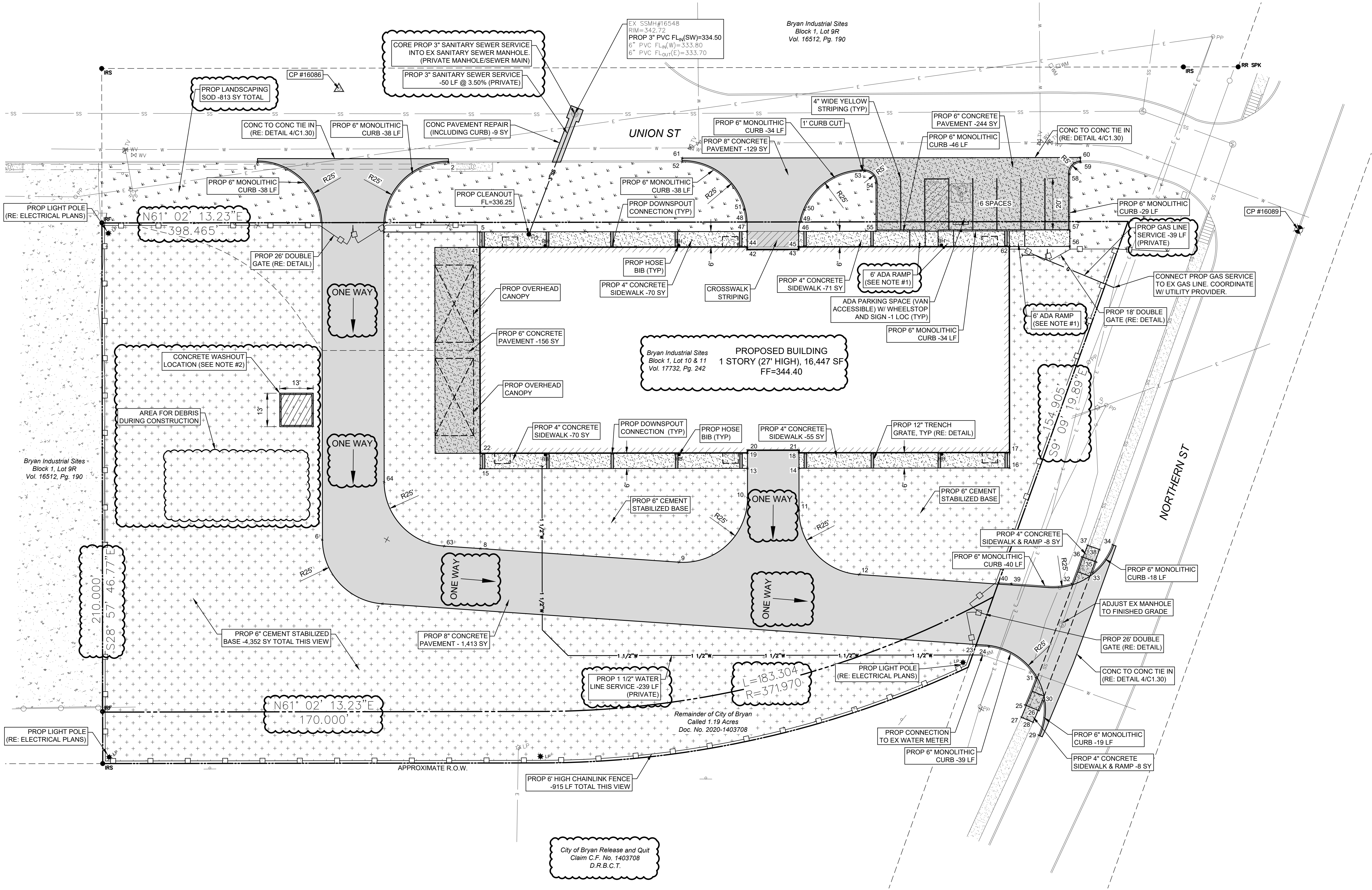
BTU Transmission Warehouse
Bryan Industrial Sites Block 1, Lot 10 & 11 Vol. 17732, Pg. 242
2301 Fountain Avenue #247, Bryan, Texas
Existing Conditions & Demolition Plan



(NSPI) = NO SEPARATE PAY ITEM

| Point Table | | | |
|-------------|-----------------|---------------|--------------|
| Point # | Raw Description | Northing | Easting |
| 1 | CONC | 10221038.7068 | 3541961.0761 |
| 2 | CONC | 10221074.4889 | 3542026.0401 |
| 3 | CONC | 10221042.1902 | 3542015.7782 |
| 4 | CONC | 10221038.7311 | 3542017.0871 |
| 5 | CONC/SW | 10221056.7934 | 3542049.7222 |
| 6 | CONC | 10220922.5602 | 3542053.8066 |
| 7 | CONC | 10220912.0222 | 3542086.3625 |
| 8 | CONC | 10220949.1644 | 3542109.2911 |
| 9 | CONC | 10220981.7515 | 3542179.3133 |
| 10 | CONC | 10221016.5233 | 3542190.6385 |
| 11 | CONC | 10221021.9184 | 3542210.5114 |
| 12 | CONC | 10221011.3588 | 3542242.9329 |
| 13 | CONC/SW | 10221026.5602 | 3542185.0834 |
| 14 | CONC/SW | 10221036.2451 | 3542202.5821 |
| 15 | CONC/SW | 10220976.2996 | 3542094.2727 |
| 16 | SW | 10221075.8522 | 3542274.1443 |
| 17 | BLDG/SW | 10221081.1018 | 3542271.2388 |
| 18 | BLDG/SW | 10221041.4947 | 3542199.6766 |
| 19 | BLDG/SW | 10221031.8098 | 3542182.1779 |
| 20 | BLDG/CONC | 10221032.7212 | 3542181.6735 |
| 21 | BLDG/CONC | 10221042.4060 | 3542199.1722 |
| 22 | BLDG/CONC | 10220981.5492 | 3542091.3672 |
| 23 | BC | 10221009.1032 | 3542296.1530 |
| 24 | BC | 10221011.1653 | 3542300.6763 |
| 25 | BC | 10220998.1529 | 3542323.8713 |
| 26 | BC | 10220998.7414 | 3542329.3397 |
| 27 | SW | 10220993.2403 | 3542324.9520 |
| 28 | SW | 10220993.7646 | 3542329.8235 |
| 29 | BC | 10220990.3846 | 3542334.1638 |
| 30 | BC | 10221003.0596 | 3542329.3778 |
| 31 | BC | 10221009.3265 | 3542322.4931 |
| 32 | BC | 10221048.2232 | 3542317.0163 |
| 33 | BC | 10221055.8141 | 3542321.9724 |
| 34 | BC | 10221069.0510 | 3542323.5263 |
| 35 | BC | 10221060.1019 | 3542321.2790 |
| 36 | BC | 10221059.1441 | 3542315.3559 |
| 37 | SW | 10221064.1791 | 3542315.1706 |
| 38 | SW | 10221064.9419 | 3542320.0099 |
| 39 | BC | 10221036.8039 | 3542296.4238 |
| 40 | BC | 10221034.6943 | 3542291.8906 |
| 41 | BLDG/CONC | 10221051.5438 | 3542052.6277 |
| 42 | BLDG/CONC | 10221100.8930 | 3542143.9428 |
| 43 | BLDG/CONC | 10221110.5779 | 3542161.4415 |
| 44 | CONC/SW | 10221101.8044 | 3542143.4384 |
| 45 | CONC/SW | 10221111.4893 | 3542160.9370 |
| 46 | CONC/SW | 10221116.7523 | 3542158.0559 |
| 47 | CONC/SW | 10221107.0540 | 3542140.5329 |
| 48 | BC | 10221110.0235 | 3542138.2884 |
| 49 | BC | 10221120.4412 | 3542157.1110 |
| 50 | BC | 10221125.2299 | 3542156.1119 |
| 51 | BC | 10221113.9136 | 3542135.3224 |
| 52 | BC | 10221118.5144 | 3542105.3601 |
| 53 | BC | 10221149.4844 | 3542169.0340 |
| 54 | BC | 10221147.7263 | 3542175.1503 |
| 55 | BC/SW | 10221131.2581 | 3542184.2649 |
| 56 | SW | 10221162.4883 | 3542253.0820 |
| 57 | BC/SW | 10221167.7379 | 3542250.1765 |
| 58 | BC | 10221187.1495 | 3542239.4328 |
| 59 | BC | 10221193.1199 | 3542240.9459 |
| 60 | CONC | 10221194.7086 | 3542239.9301 |
| 61 | CONC | 10221119.8256 | 3542104.6316 |
| 62 | BLDG/SW | 10221151.0964 | 3542232.4992 |
| 63 | CONC | 10220943.2232 | 3542096.5246 |
| 64 | CONC | 10220953.7170 | 3542064.1394 |

NOTE:
1. REFERENCE B/C/S UNIFIED DESIGN GUIDELINES FOR ADA RAMPS ON SITE.
2. REFERENCE B/C/S UNIFIED DESIGN GUIDELINES FOR CONCRETE WASHOUT.
3. THE PROJECT SITE IS NOT LOCATED IN THE 100-YEAR FLOODPLAIN. FIRM PANEL NO. - 48041C0215F.



BTU Transmission Warehouse
Bryan Industrial Sites Block 1, Lot 10 & 11 Vol. 17732, Pg. 242
2301 Fountain Avenue #247, Bryan, Texas
Site and Utility Plan

JOB NUMBER
631048

SHEET NO.

C1.10

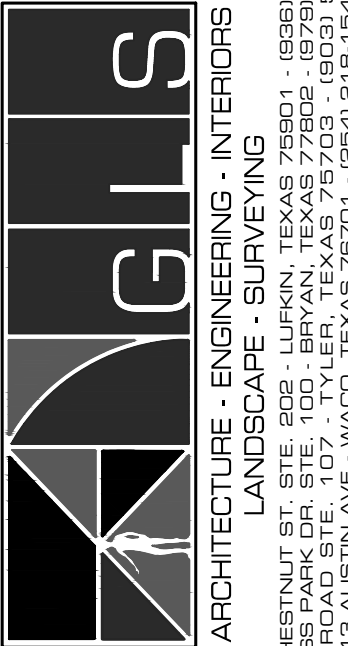
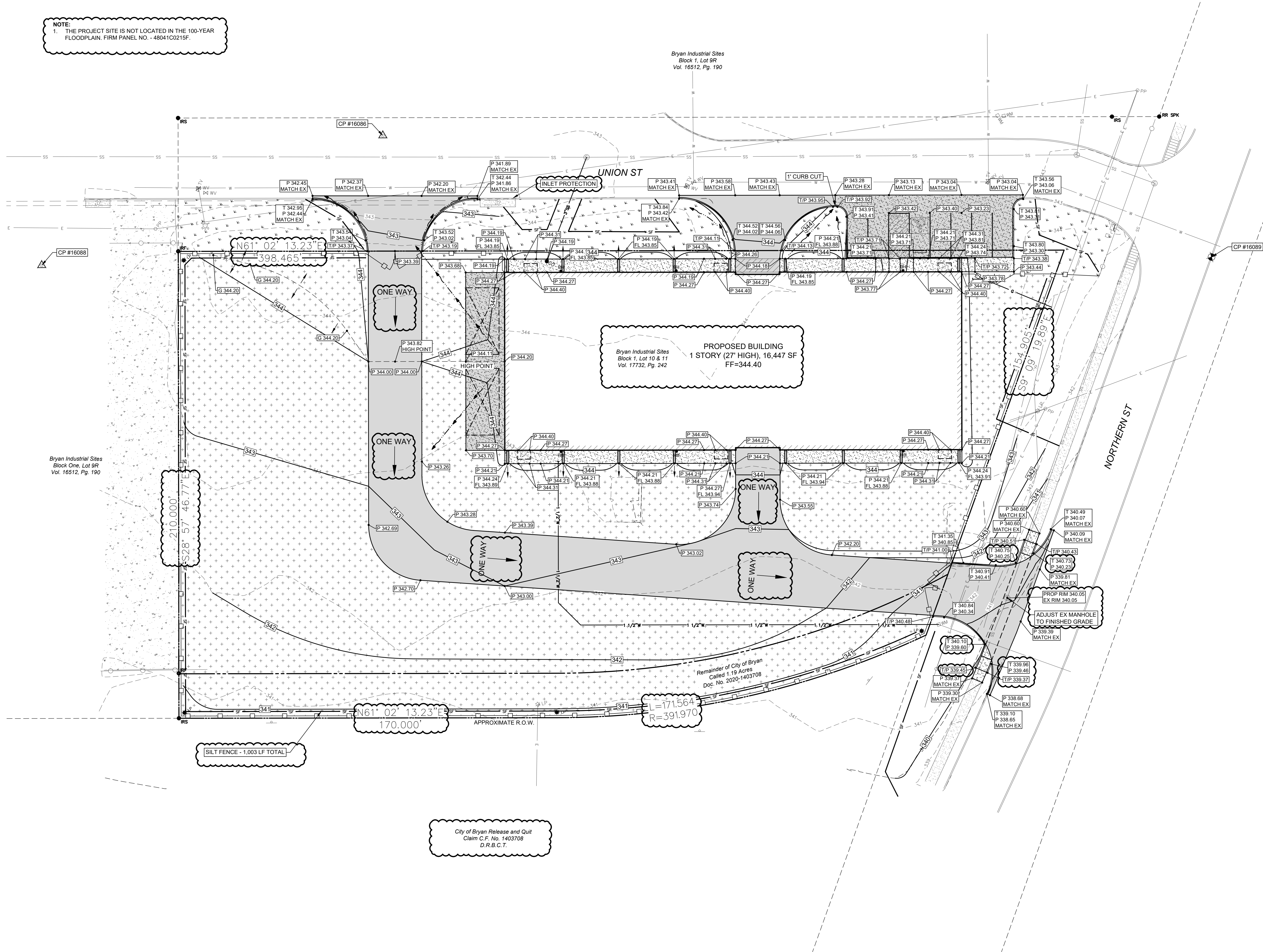
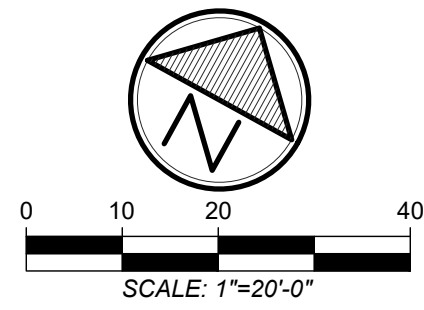


01/13/2026

1"=20'-0"

1

NOTE:
1. THE PROJECT SITE IS NOT LOCATED IN THE 100-YEAR FLOODPLAIN. FIRM PANEL NO. - 48041C0215F.



BTU Transmission Warehouse
Bryan Industrial Sites Block 1, Lot 10 & 11 Vol. 17732, Pg. 242
2301 Fountain Avenue #247, Bryan, Texas
Grading Plan

JOB NUMBER
631048
SHEET NO.

C1.20

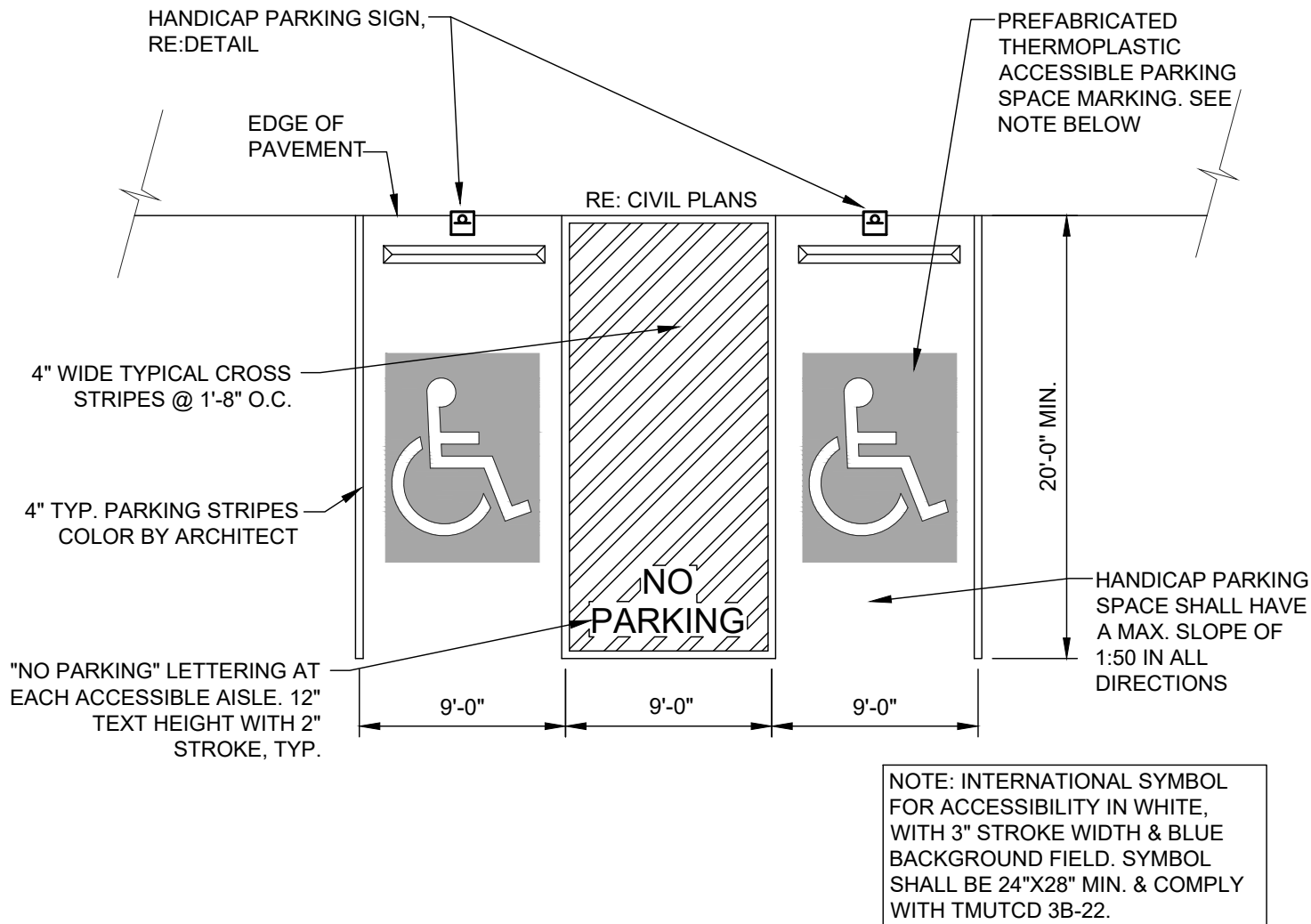


| | | | |
|----------|-----|----|----------|
| | | | |
| Not Used | NTS | 1 | Not Used |
| | | | |
| Not Used | NTS | 5 | Not Used |
| | | | |
| Not Used | NTS | 9 | Not Used |
| | | | |
| Not Used | NTS | 13 | Not Used |

| | |
|----------|-----|
| | |
| Not Used | NTS |
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| Not Used | NTS |
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| Not Used | NTS |
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| Not Used | NTS |
| | |
| Not Used | NTS |
| | |
| ADA Parking Stall | NTS |



REVISIONS

| # | DATE | |
|---|------|--|
| 1 | --- | |
| 2 | --- | |
| 3 | --- | |
| 4 | --- | |

DRAWN BY: LM / RC APP'D BY: JIR ISSUED: ###

T.B.P.E.L.B FIRM NO. F-4113
T.B.A.E. FIRM NO. BR 351
T.B.P.E.L.B FIRM NO. 131110000

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455 RICE ROAD, STE. 107 - TYLER, TEXAS 75703 - (800) 581-3805
612 DUSTY AVE. WACO, TEXAS 76704 - (817) 864-1504



05/19/2025

BTU Transmission Warehouse
Bryan Texas Utilities
Bryan, Texas
Civil Details

JOB NUMBER
631048

SHEET NO.
C1.31