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TBPE FIRM NO.: F-789
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 NAVASOTA, TX 77868
 (P): 936-825-1603
 (F): 936-825-1624

MBC
MANAGEMENT

DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING

CITY OF BRYAN, TEXAS CONSTRUCTION PLANS

LSPT TRUCK MAINTENANCE SHOP & OFFICE

450 STONE CITY DRIVE, BRYAN TX 77802

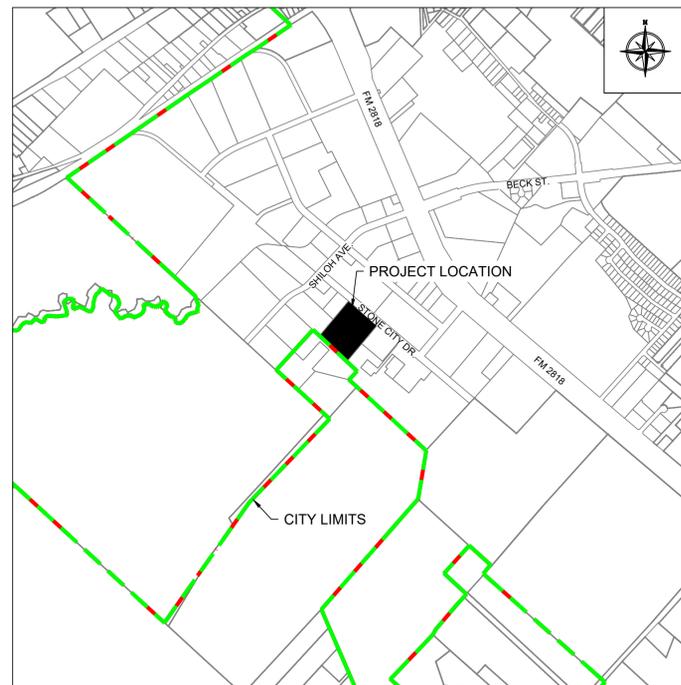
FOR

LSP TRANSPORT, LLC

MBC PROJECT NO. 25-0046



Know what's below.
 Call before you dig.



VICINITY MAP
 N.T.S.

PREPARED BY:



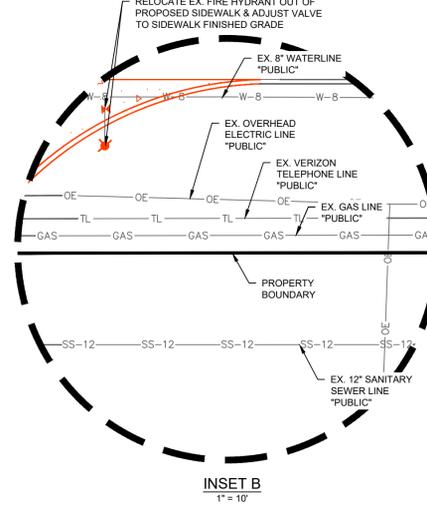
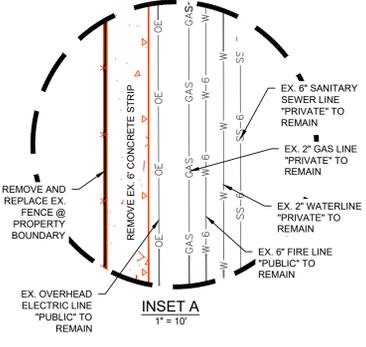
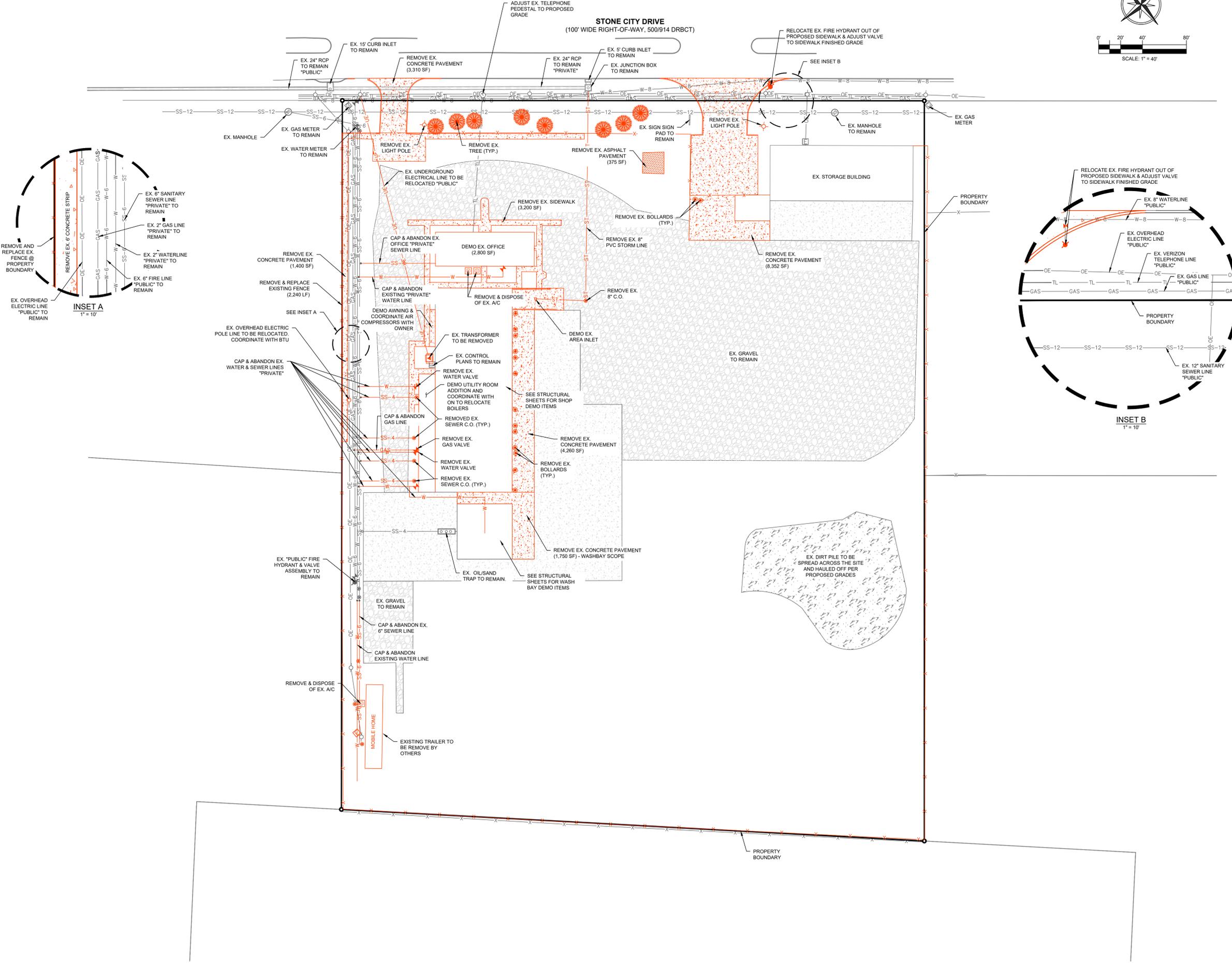
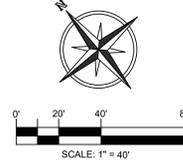
MBC MANAGEMENT, INC.
 NAVASOTA, TEXAS
 FIRM NO. 789

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C15	CITY SWPPP DETAILS

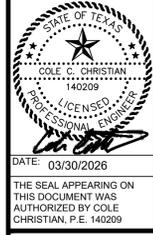
PROJECT NAME & LOCATION:
 LSPT TRUCK MAINTENANCE SHOP & OFFICE
 450 STONE CITY DRIVE, BRYAN, TX 77802

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DEMOLITION NOTES:
 1. ANY CONCRETE OR ASPHALT BEING REMOVED SHALL BE SAWCUT, REMOVED, AND DISPOSED PER THE CITY OF BRYAN STANDARDS.



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PROJECT NAME: LPST TRUCK MAINTENANCE SHOP & OFFICE
 LIQUIDPOWER SPECIALTY PRODUCTS, INC.
 450 STONE CITY DRIVE, BRYAN, TX 77802

DRAFTED BY: CCC
 DESIGNED BY: CCC

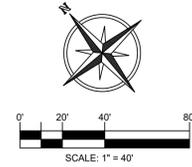
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DRAWING NO.: C3

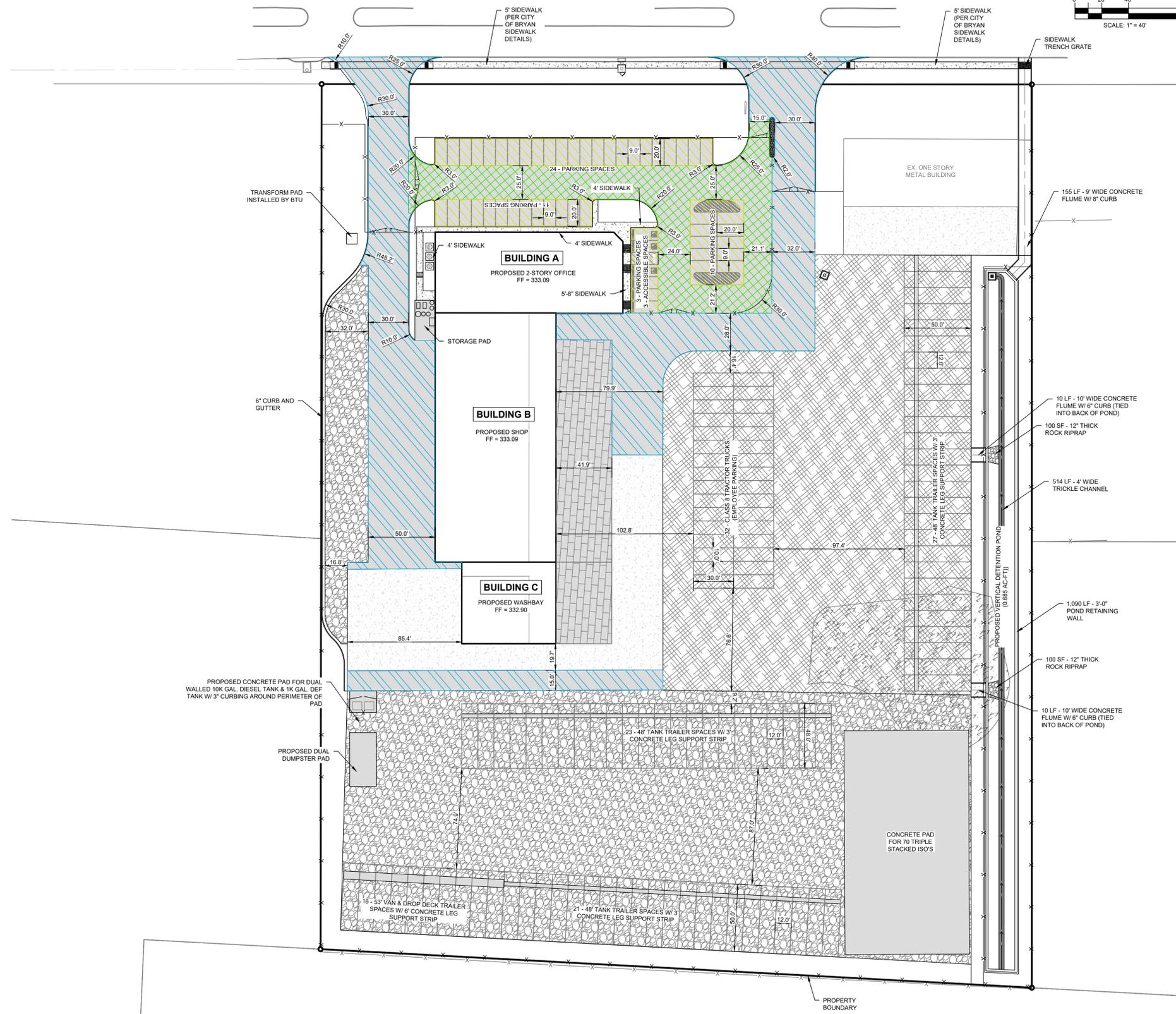
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STONE CITY DRIVE
(100' WIDE RIGHT-OF-WAY, 500/914 DRBCT)



- PAVEMENT NOTES:**
1. ALL CONCRETE PAVEMENT SHALL BE CONSTRUCTED PER THE PAVEMENT SECTIONS SHOWN IN THE CONSTRUCTION DETAILS OF THESE PLANS.
 2. ALL ADA RAMP ARE TO BE CONSTRUCTED PER THE CITY OF BRYAN AND TAS STANDARDS.
 3. THE CONTRACTOR SHALL INSTALL WHEEL STOPS AT EACH PARKING SPACE AS SHOWN ON THESE PLANS.
 4. ALL PAVEMENT STRIPING FOR ADA PARKING SHALL MEET ALL TAS STANDARDS.
 5. CONTRACTOR SHALL STRIPE THE PARKING WITH WHITE PAINT PER THE CITY OF BRYAN STANDARDS.
 6. THE FIRE LANE SHALL BE STRIPE PER THE CITY OF BRYAN STANDARDS AND AS APPROVED BY THE FIRE MARSHAL.
 7. JOINTS SHALL MEET JOINT DETAIL SHOWN IN THE CONSTRUCTION DETAILS.

- LEGEND**
- 5" PAVEMENT SECTION (SEE DETAILS)
 - 6" PAVEMENT SECTION (SEE DETAILS)
 - 7" PAVEMENT SECTION (SEE DETAILS)
 - 4 - 8" PAVEMENT SECTION ON TOP OF EX. CONCRETE (SEE DETAILS)
 - 2" ASPHALT MILLINGS PAVEMENT SECTION
 - 10" GRAVEL BASED PAVEMENT SECTION
 - 4" SIDEWALK (SEE DETAILS)
 - 8" RAISED CONCRETE MEDIAN



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LPST TRUCK MAINTENANCE SHOP & OFFICE
LIQUIDPOWER SPECIALTY PRODUCTS, INC.
450 STONE CITY DRIVE, BRYAN, TX 77802

PROJECT NAME: LPST TRUCK MAINTENANCE SHOP

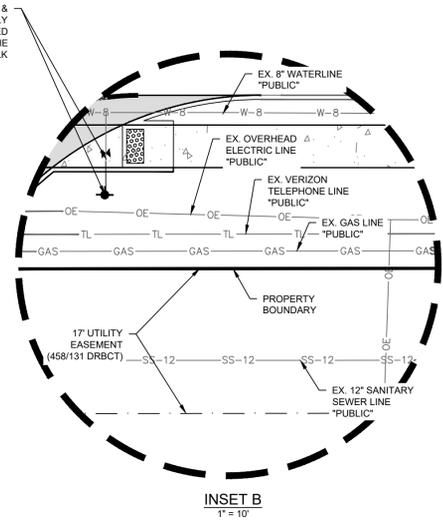
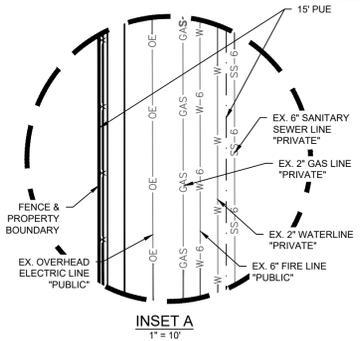
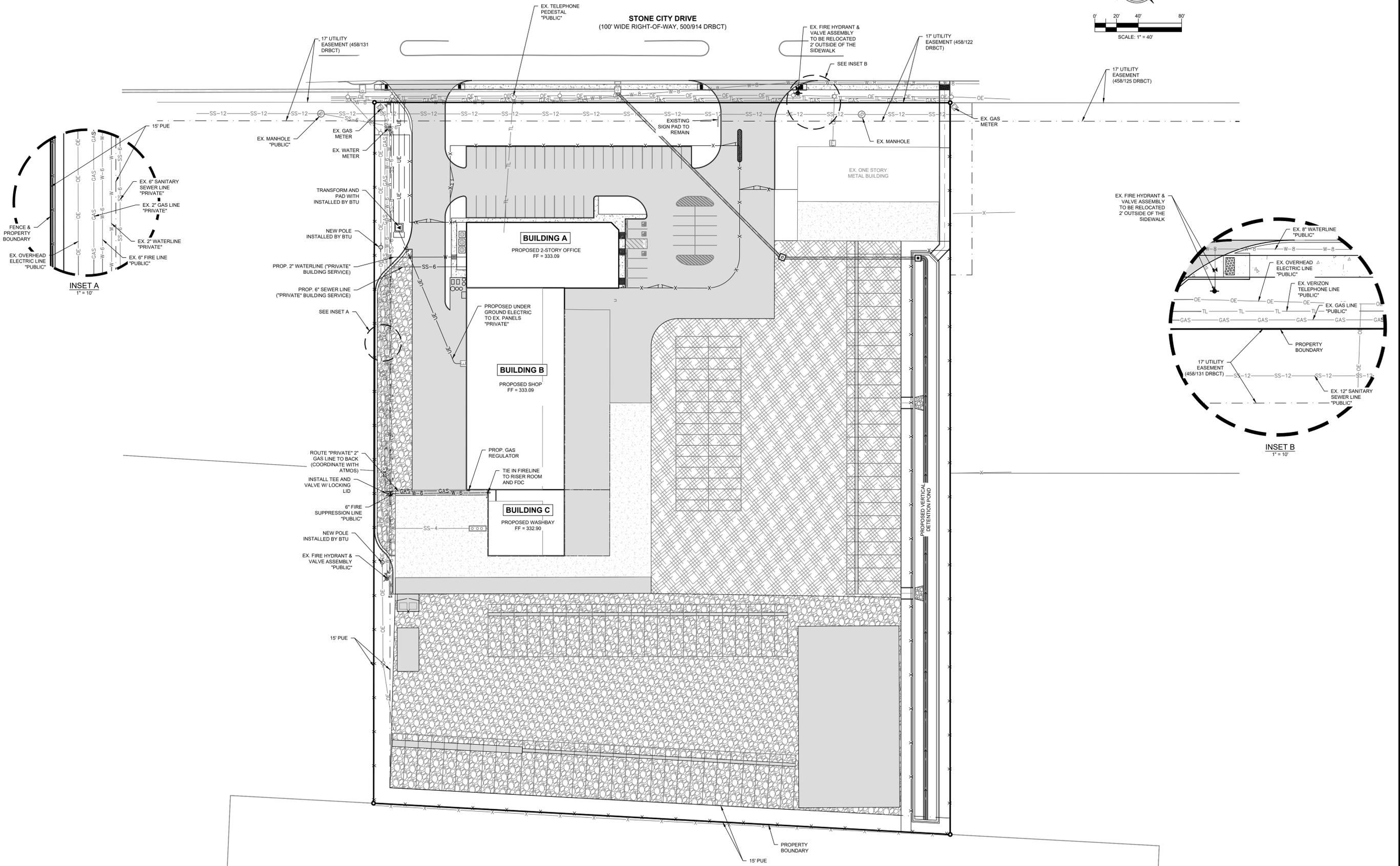
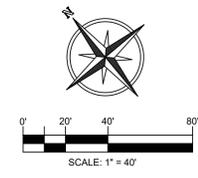
DRAFTED BY: CCC DESIGNED BY: CCC

SCALE: 1" = 40'

DRAWING TITLE: PAVEMENT PLAN

DRAWING NO.: C5

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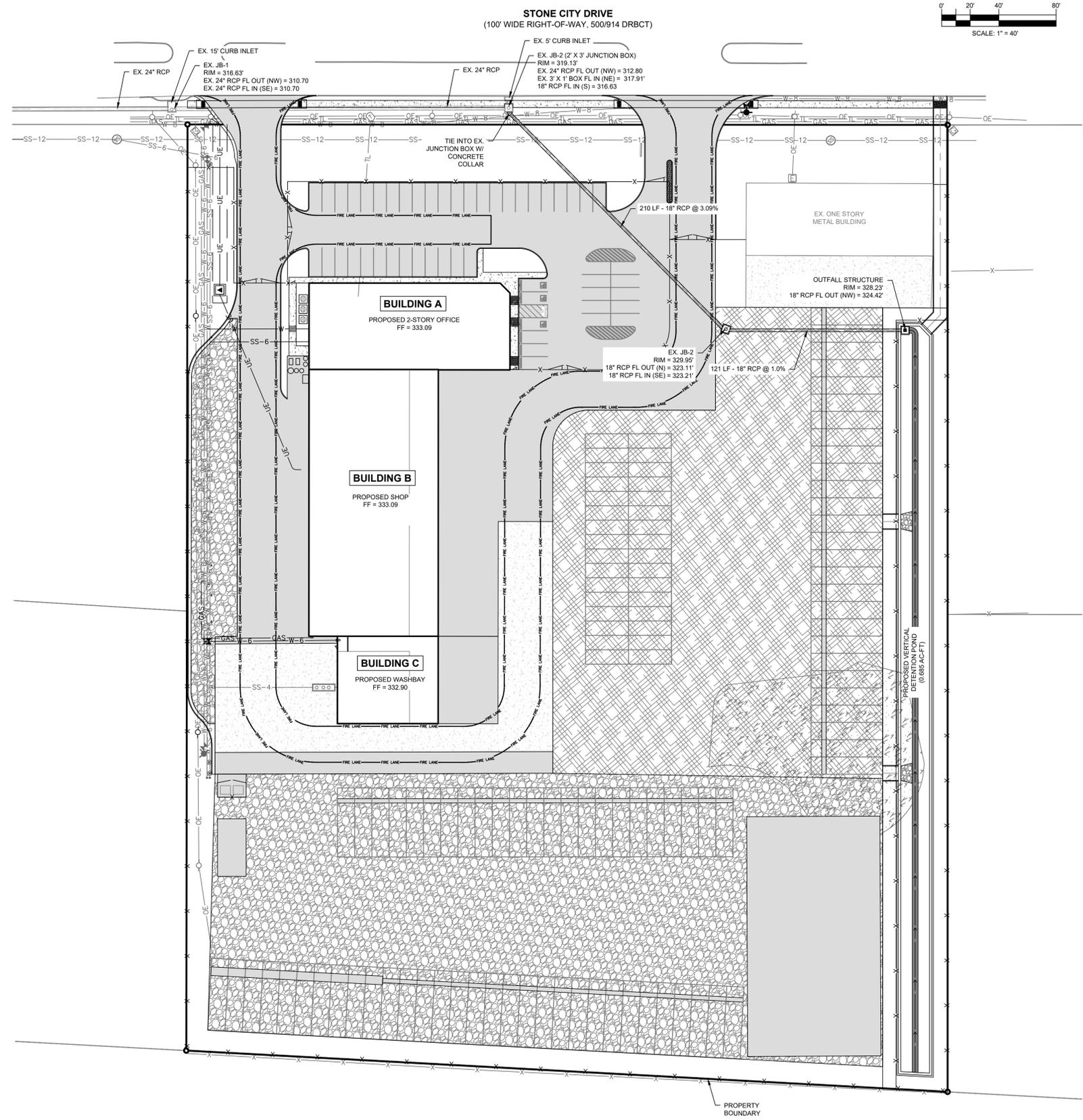
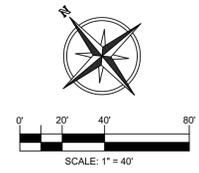
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SCALE: 1" = 40'	
DRAWING TITLE: UTILITY PLAN	
DRAWING NO.: C7	

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STORM SEWER NOTES:
 1. ALL STORM SEWER PIPES SHALL BE BEDDED PER THE CITY OF BRYAN DETAILS.



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 SCALE: 1" = 40'
 DRAWING TITLE:
STORM SEWER & DETENTION PLAN
 DRAWING NO.:
C8

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- EROSION CONTROL NOTES:**
1. THE CONTRACTOR WILL BE RESPONSIBLE FOR MAINTAINING AND IMPLEMENTING ALL EROSION CONTROL MEASURES FOR THE DURATION OF THE ENTIRE PROJECT.
 2. CONTRACTOR SHALL COMPLY WITH ALL SWPPP STANDARDS FOR THE CITY OF BRYAN.
 3. CONTRACTOR SHALL COMPLY WITH ALL TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM REQUIREMENTS, INCLUDING THE CREATION, IMPLEMENTATION, AND MAINTENANCE OF A SWPPP AND THE ESTABLISHMENT OF ALL REQUIRED NOTICES AND BMPs.

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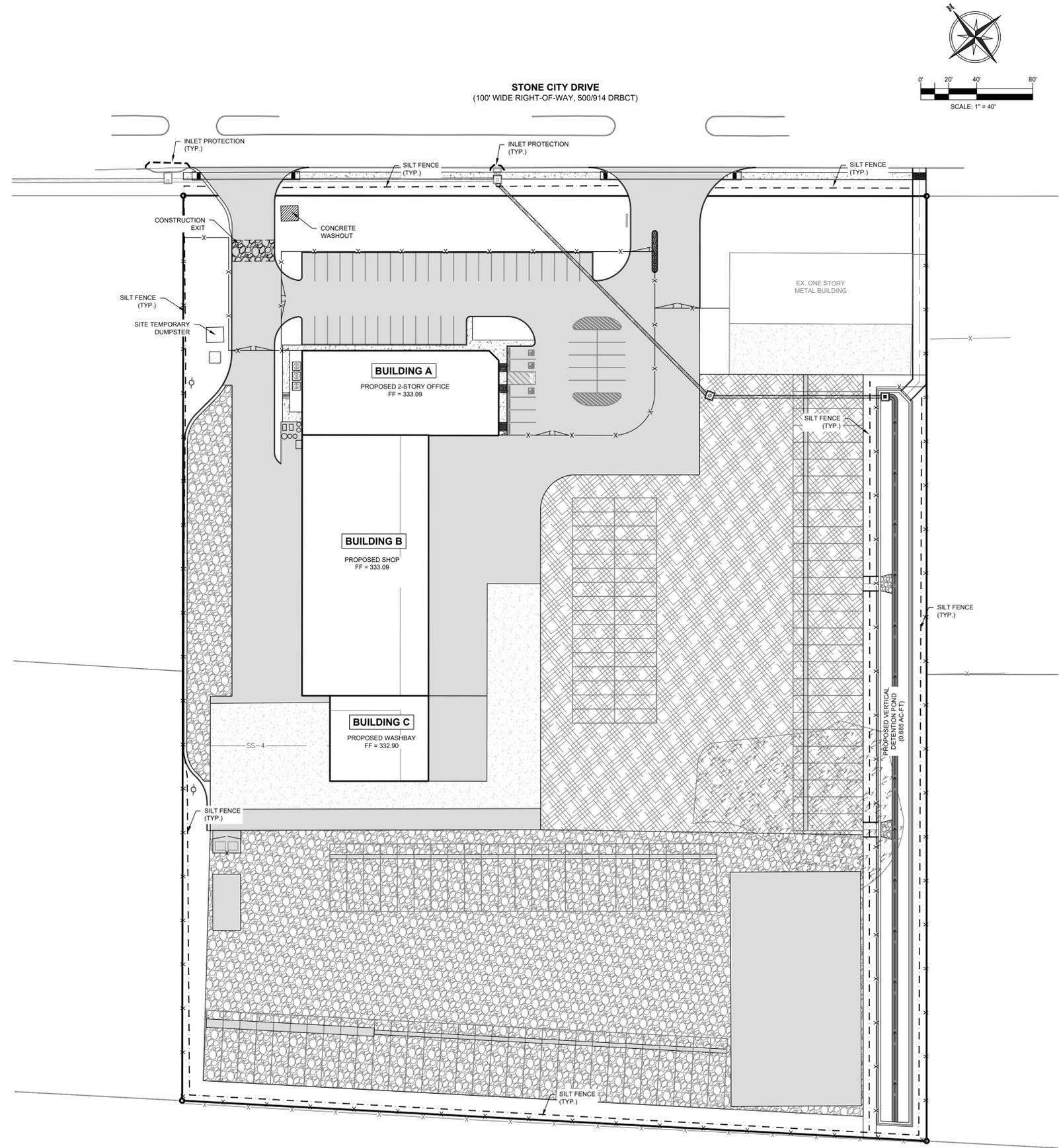
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SCALE: 1" = 40'

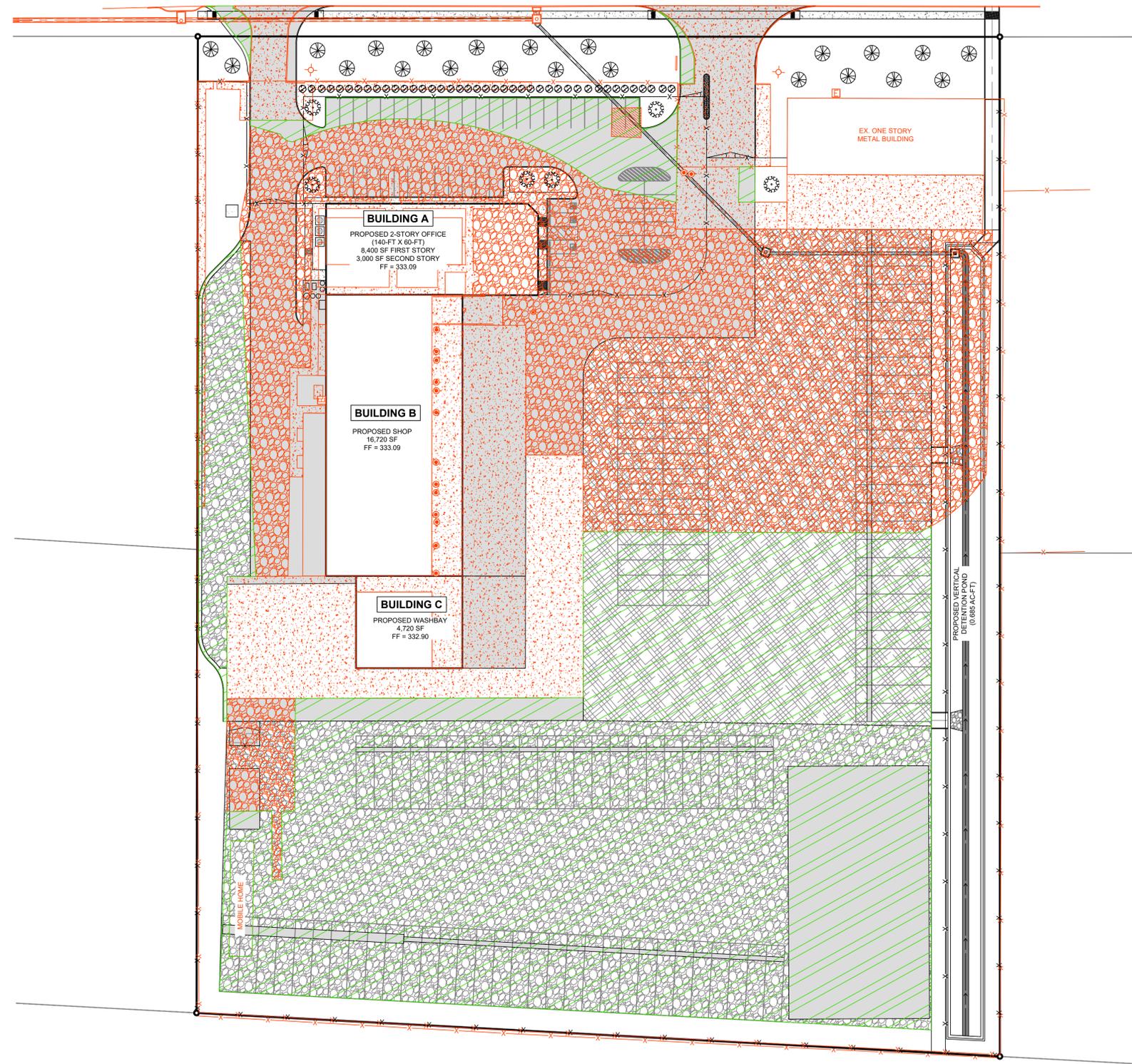
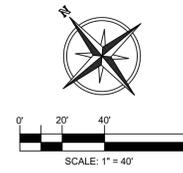
DRAWING TITLE: EROSION PLAN

DRAWING NO.: C9



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STONE CITY DRIVE
(100' WIDE RIGHT-OF-WAY, 500/914 DRBCT)



LANDSCAPING NOTES:

- IRRIGATION TO BE PROVIDED BY AN AUTOMATIC LANDSCAPE SYSTEM.
- ALL UNPAVED AREAS SHALL BE COVERED WITH GROUND COVER OR SOLID SOD - BUFFALO GRASS
- PARKING TO BE SCREENED

LEGEND

- LIVE OAK - GREATER THAN 3" CALIPER QUERCUS VIRGINIANA
- LIVE OAK - 1 1/2" TO 3" CALIPER QUERCUS VIRGINIANA
- CREPE MYRTLE - 1 1/2" CALIPER LAGERSTROEMIA INDICA
- 5 GALLON SHRUBS (BURFORD HOLLY - ILEX CORNUTA BURFORDY INDIAN HAWTHORN - RHAPHIOLEPIS INDICA WAXLEAF LIGUSTRUM - LIGUSTRUM JAPONICUM)
- EXISTING DEVELOPED AREA
- PROPOSED DISTURBED AREA

LANDSCAPE ANALYSIS

DISTURBED AREA:	
PROPOSED DISTURBED AREA =	133,000 SF
CITY OF BRYAN REQUIREMENTS:	
15% OF DISTURBED AREA (SF) - BUILDINGS, PAVEMENT, & PARKING 133,000 SF * 15% = 19,950 PTS (REQUIRED)	
1 CANOPY TREE REQUIRED FOR EVERY 12 PARKING SPACES 83 TOTAL PARKING SPACES / 12 = 7 CANOPY TREES REQUIRED 19 CANOPY TREES PROVIDE (MEETS CITY REQUIREMENT)	
POINTS PROVIDED:	
CANOPY TREES:	
GREATER THAN 3" CAL - 22 @ 350 PTS =	7700 PTS
1 1/2" TO 3" CAL - 0 @ 200 PTS =	0 PTS
NON-CANOPY TREES:	
1 1/2" CREPE MYRTLE - 6 @ 150 PTS =	900 PTS
SHRUBS	
FIVE GALLON - 41 @ 10 PTS =	410 PTS
GRASS:	
10 PTS PER 100 SF - 20,475 SF @ 0.10 PTS =	2,047 PTS
*MAXIMUM 15% OF REQUIRED LANDSCAPING =	2,992 PTS (MAX)
TOTAL =	9,010 PTS
**NOTE: THIS DOES NOT MEET THE REQUIRED AMOUNT OF 19,950 POINTS.	

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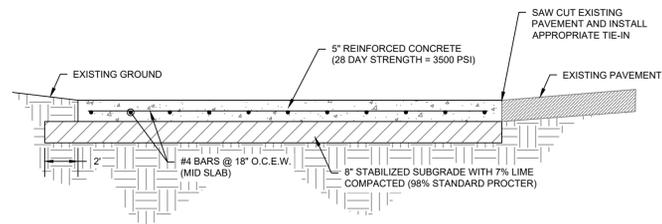
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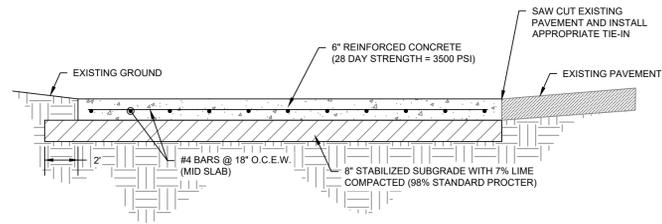
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DESIGNED BY: CCC
SCALE: 1" = 40'
DRAWING TITLE: LANDSCAPE PLAN
DRAWING NO.: C10

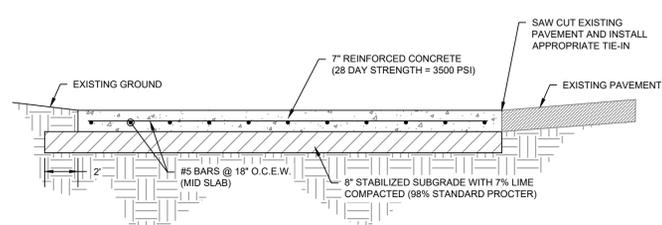
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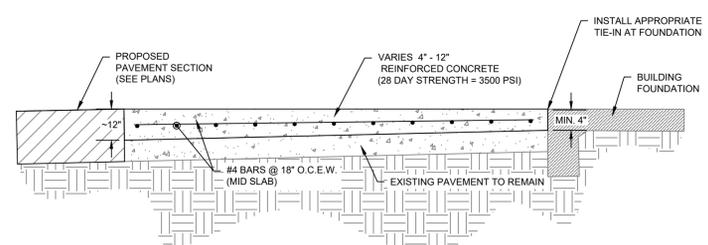
A 6" TxDOT PAVEMENT SECTION
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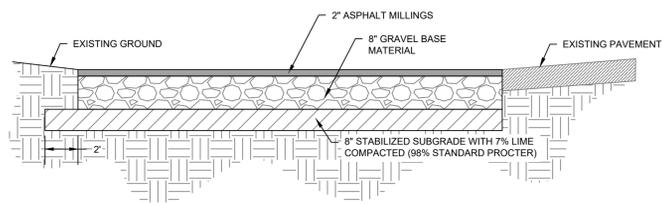
B 6" CONCRETE PAVEMENT SECTION
C11 N.T.S.



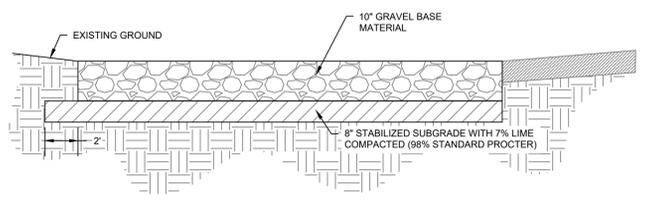
C 7" CONCRETE PAVEMENT SECTION
C11 N.T.S.



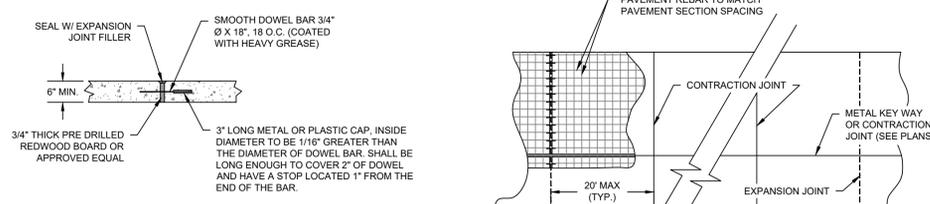
D 4" TO 12" CONCRETE PAVEMENT SECTION ON TOP OF EX. PAVEMENT
C11 N.T.S.



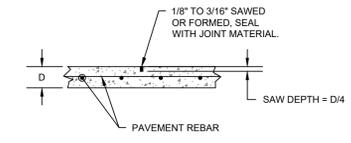
E 2" ASPHALT MILLINGS PAVEMENT SECTION
C11 N.T.S.



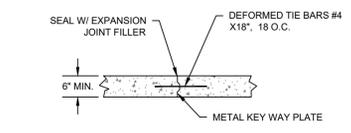
F 10" GRAVEL BASE PAVEMENT SECTION
C11 N.T.S.



EXPANSION JOINT

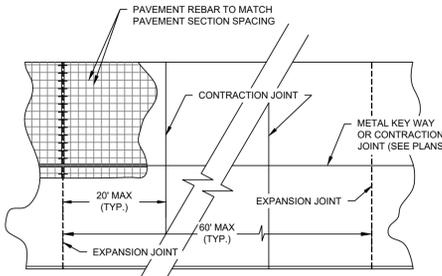


CONTRACTION JOINT

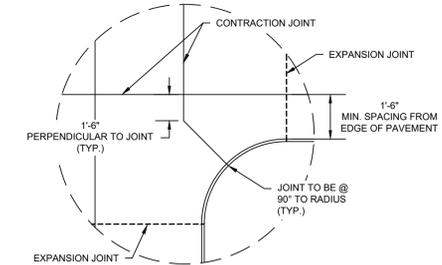


METAL KEY WAY JOINT

NOTE: TYPICALLY ONLY USED FOR LONGITUDINAL JOINTS AND CENTERLINE OF PAVEMENT. SEE PLANS FOR SPECIFIED LOCATIONS

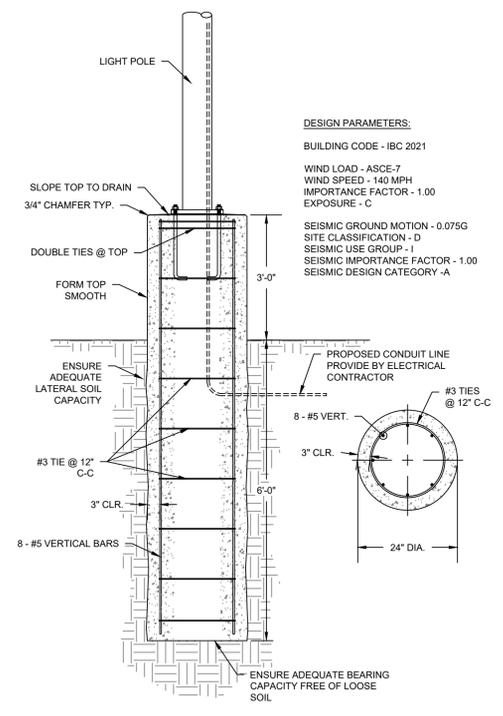


TYPICAL JOINT SPACING



TYPICAL JOINT LAYOUT

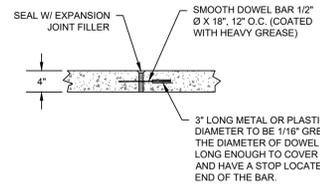
G CONCRETE PAVING JOINT DETAILS
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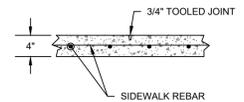
H LIGHT POLE FOUNDATION
C11 N.T.S.

DESIGN PARAMETERS:
BUILDING CODE - IBC 2021
WIND LOAD - ASCE-7
WIND SPEED - 140 MPH
IMPORTANCE FACTOR - 1.00
EXPOSURE - C
SEISMIC GROUND MOTION - 0.075G
SITE CLASSIFICATION - D
SEISMIC USE GROUP - I
SEISMIC IMPORTANCE FACTOR - 1.00
SEISMIC DESIGN CATEGORY - A

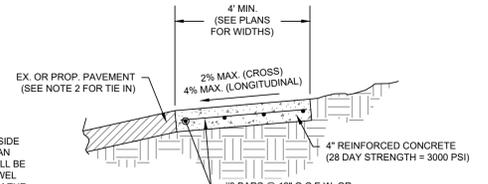
L NOT USED
C11 N.T.S.



SIDEWALK EXPANSION JOINT



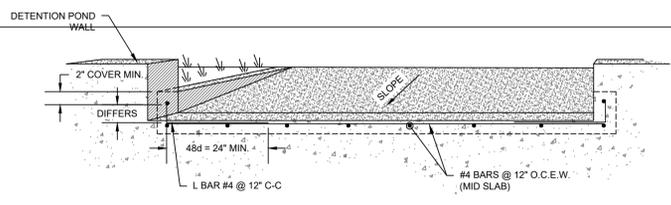
SIDEWALK CONTRACTION JOINT



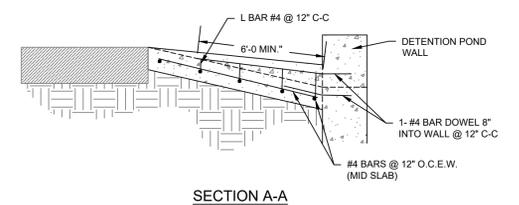
SIDEWALK SECTION

- SIDEWALK NOTES:**
- FINISH: LIGHT BROOM FINISH. JOINTS TO BE TOOLED 1" DEEP AT AN INTERVAL EQUAL TO THE SIDEWALK WIDTH. EXPANSION JOINTS 40' O.C. CONTRACTION JOINTS AT 4' O.C.
 - DOWEL IN AND TIE TO ANY CONCRETE STRUCTURE ADJACENT TO SIDEWALK (DRIVEWAY, INLET BOX, CURB, JUNCTION BOX, ETC.) WITH #3 X 12" BARS @ 12" O.C. OR #4 X 12" BARS @ 18" O.C.
 - COMPACTION: COMPACTED SUBGRADE MATERIAL COMPACTED TO A DENSITY AT LEAST 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY PROCTOR COMPACTION TEST ASTM D698 (STANDARD) AND SHALL BE 0-4% WET OF THE OPTIMUM MOISTURE CONTENT
 - A MINIMUM CLEAR PEDESTRIAN WIDTH AS DEFINED BY T&S AND ADA SHALL BE PROVIDED FOR ENTIRE LENGTH OF SIDEWALK.
 - JOINTS: CONTRACTION JOINTS SHALL BE SPACED EVERY 5' AND EXPANSION JOINTS EVERY 20'.

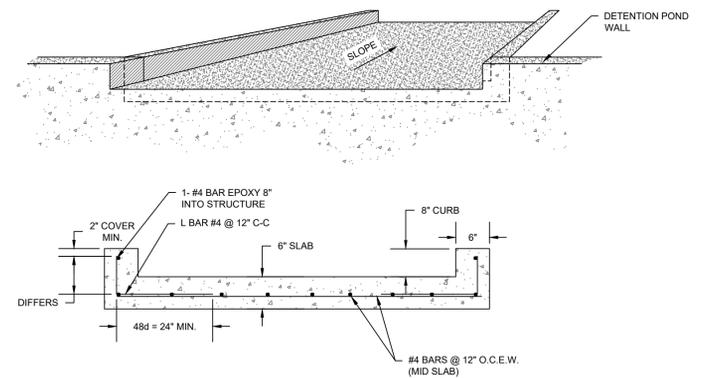
I 4" SIDEWALK DETAILS
C11 N.T.S.



J 10' POND INFLOW FLUME
C11 N.T.S.

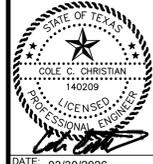


SECTION A-A



K 9' EMERGENCY OVERFLOW FLUME
C11 N.T.S.

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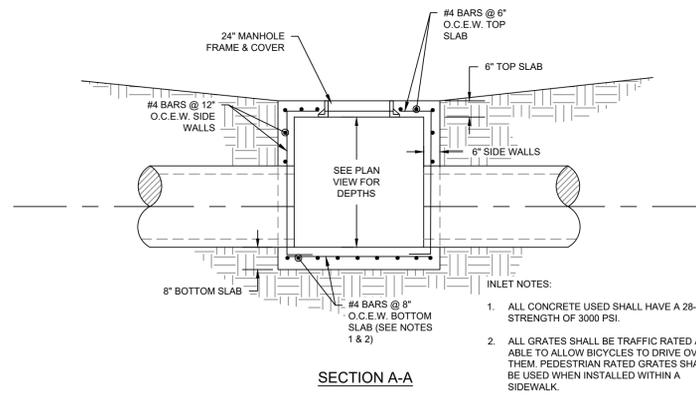
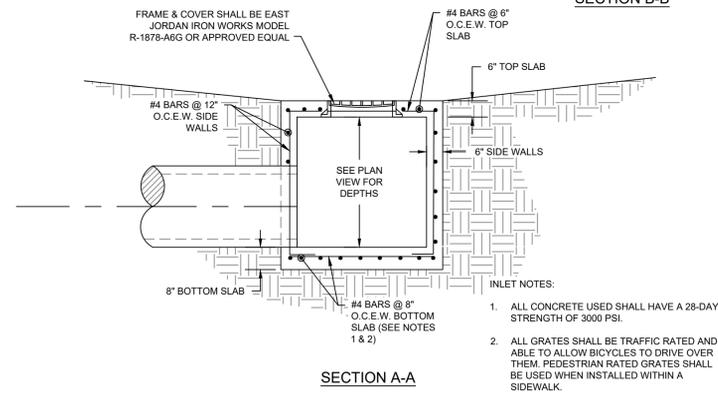
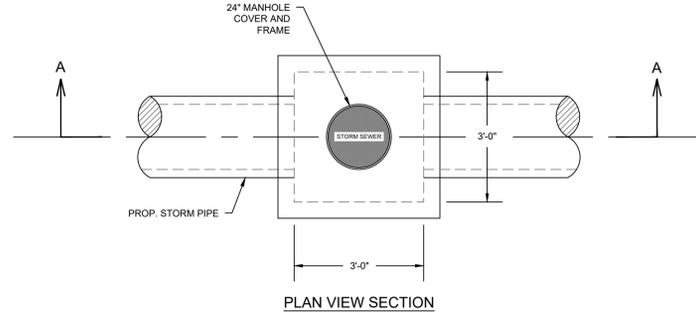
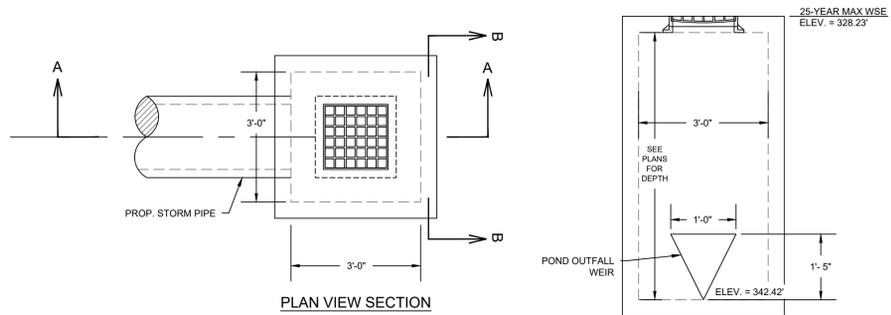
LPST TRUCK MAINTENANCE SHOP & OFFICE
LIQUIDPOWER SPECIALTY PRODUCTS, INC.
450 STONE CITY DRIVE, BRYAN, TX 77802

DRAFTED BY: CCC
DESIGNED BY: CCC
SCALE: N/A

DRAWING TITLE:
CONSTRUCTION DETAILS (1 OF 3)

DRAWING NO.:
C11

I:\MBC_HQ_SERVER\MBC_SHARE\MBC_PROJECTS\2025\25-066- LPST TRUCK MAINTENANCE SHOP\DESIGN-CONSULTING\AUTOCAD\DWG\11 CONSTRUCTION DETAILS (1 OF 3).DWG



A POND OUTFALL STRUCTURE
C12 N.T.S.

B JUNCTION BOX
C12 N.T.S.

NO.	REVISION DESCRIPTION	DATE	BY



DATE: 03/30/2026
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY COLE CHRISTIAN, P.E. 140209

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DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING

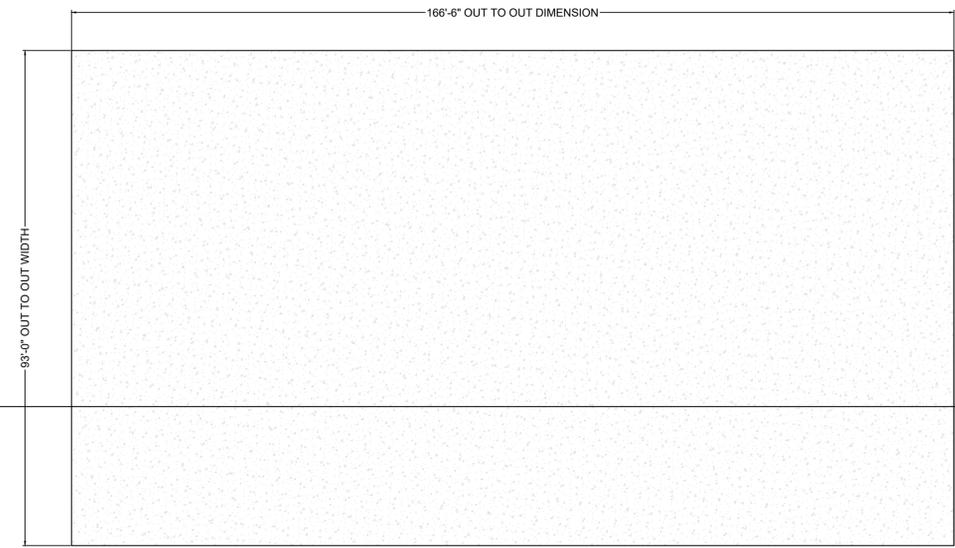
TRPE FIRM NO.: F-789
7984 HWY. 6
NAVASOTA, TX 77868
(P): 936-825-1603
(F): 936-825-1624

PROJECT NAME:
LPST TRUCK MAINTENANCE SHOP & OFFICE
LIQUIDPOWER SPECIALTY PRODUCTS, INC.
450 STONE CITY DRIVE, BRYAN, TX 77802

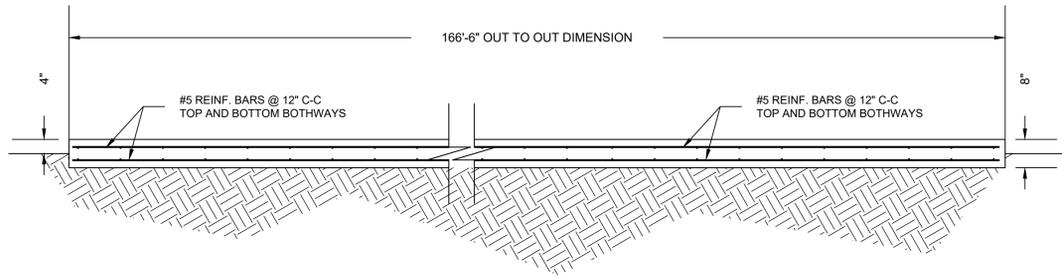
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CCC	CCC
SCALE:	N/A

DRAWING TITLE:
CONSTRUCTION DETAILS (2 OF 3)

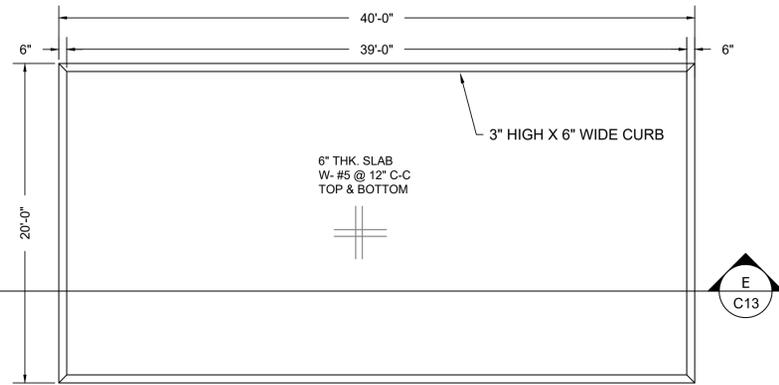
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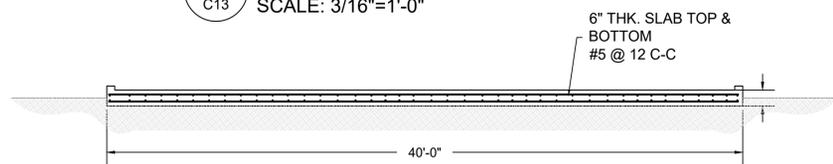
A ISOPOD FOUNDATION PLAN
C13 SCALE: 1/16"=1'-0"



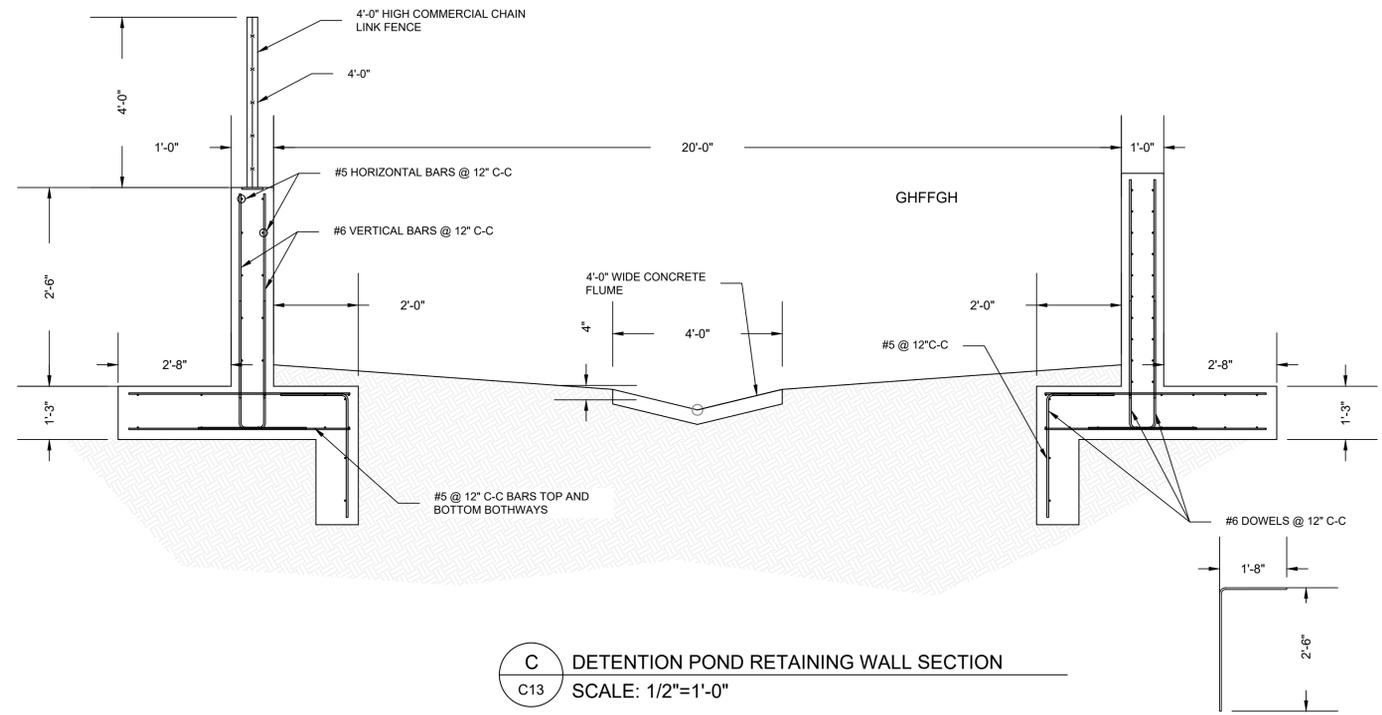
B ISOPOD FOUNDATION SECTION B-B
C13 SCALE: 1/2"=1'-0"



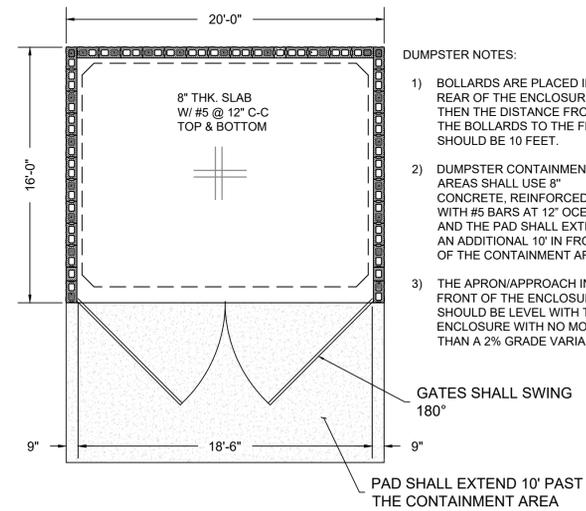
D 10K DIESEL & 1K DEF TANK PAD PLAN
C13 SCALE: 3/16"=1'-0"



E 10K DIESEL & 1K DEF TANK PAD SECTION E-E
C13 SCALE: 3/16"=1'-0"

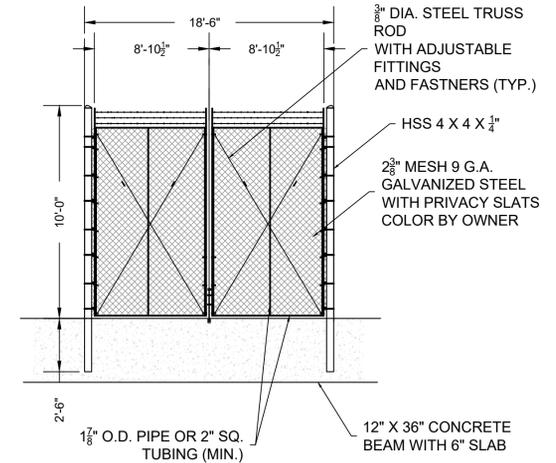


C DETENTION POND RETAINING WALL SECTION
C13 SCALE: 1/2"=1'-0"

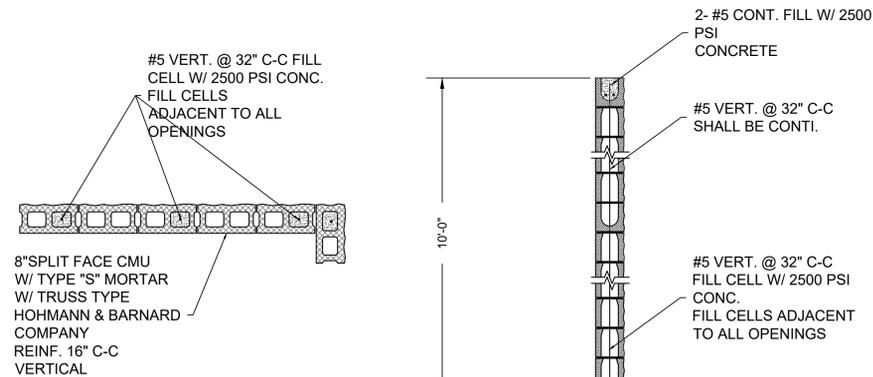


F DUMPSTER PAD FOUNDATION PLAN
C13 SCALE: 3/16"=1'-0"

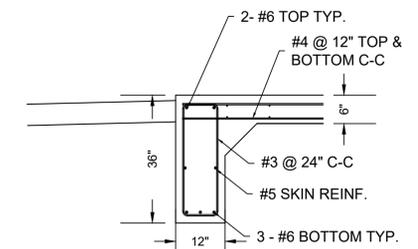
- DUMPSTER NOTES:
- 1) BOLLARDS ARE PLACED IN THE REAR OF THE ENCLOSURE. THEN THE DISTANCE FROM THE BOLLARDS TO THE FRONT SHOULD BE 10 FEET.
 - 2) DUMPSTER CONTAINMENT AREAS SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF THE CONTAINMENT AREA.
 - 3) THE APRON/APPROACH IN FRONT OF THE ENCLOSURE SHOULD BE LEVEL WITH THE ENCLOSURE WITH NO MORE THAN A 2% GRADE VARIANCE.



G DUMPSTER PAD GATE ELEVATION
C13 SCALE: 1/4"=1'-0"



H DUMPSTER PAD MASONRY DETAILS
C13 SCALE: 1/4"=1'-0"



I DUMPSTER PAD BEAM DETAILS
C13 SCALE: NTS

NO.	REVISION DESCRIPTION	DATE	BY

THIS IS A PRELIMINARY DOCUMENT SHALL NOT BE USED FOR ANY CONSTRUCTION PURPOSES OR SHARED UNLESS AGREED UPON BY MBC.

DATE: 03/17/2026

TRPE FIRM NO.: F-789
7984 HWY. 6
NAVASOTA, TX 77868
(P): 936-825-1603
(F): 936-825-1624

MBC
MANAGEMENT

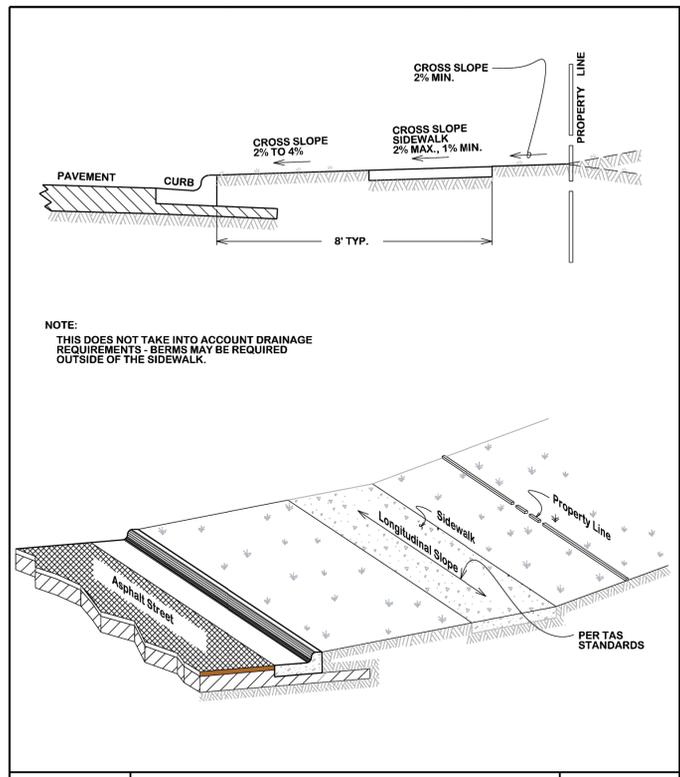
DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING

PROJECT NAME:
LPST TRUCK MAINTENANCE SHOP & OFFICE
LIQUIDPOWER SPECIALTY PRODUCTS, INC.
450 S STONE CITY DRIVE, BRYAN, TX 77802

DRAFTED BY: SAB
DESIGNED BY: PEM
SCALE: AS SHOWN

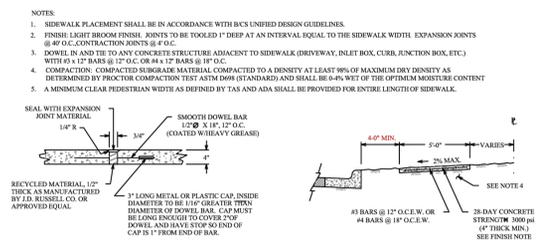
DRAWING TITLE:
MISCELLANEOUS DETAILS

DRAWING NO.:
C13



NOTE:
THIS DOES NOT TAKE INTO ACCOUNT DRAINAGE REQUIREMENTS - BERMS MAY BE REQUIRED OUTSIDE OF THE SIDEWALK.

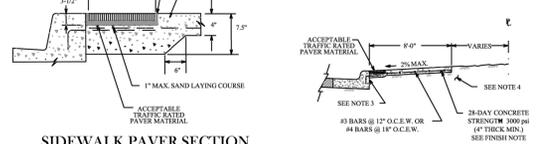
	SIDEWALK SLOPE REQUIREMENTS			
	DATE AUG. 2012	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO. SW1-00	



SIDEWALK EXPANSION & CONTRACTION JOINT

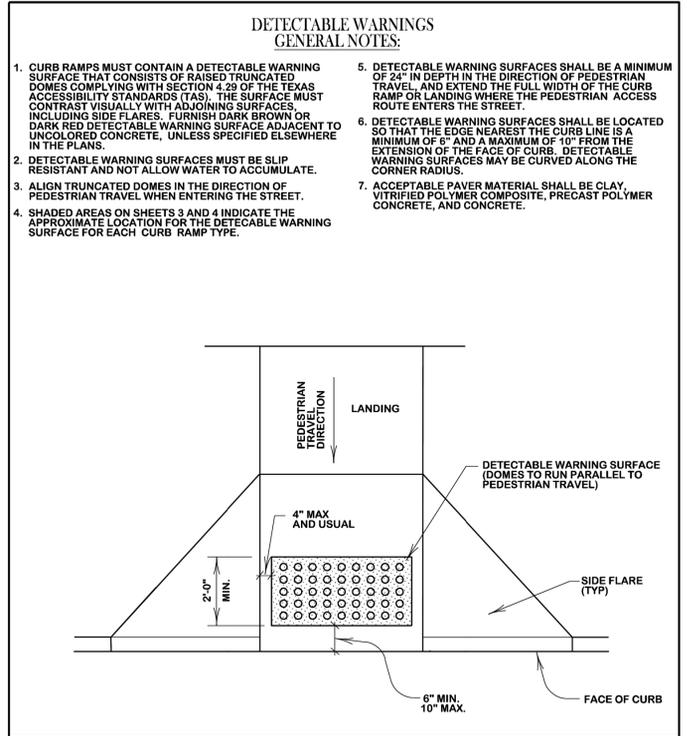


SIDEWALK PAVER SECTION



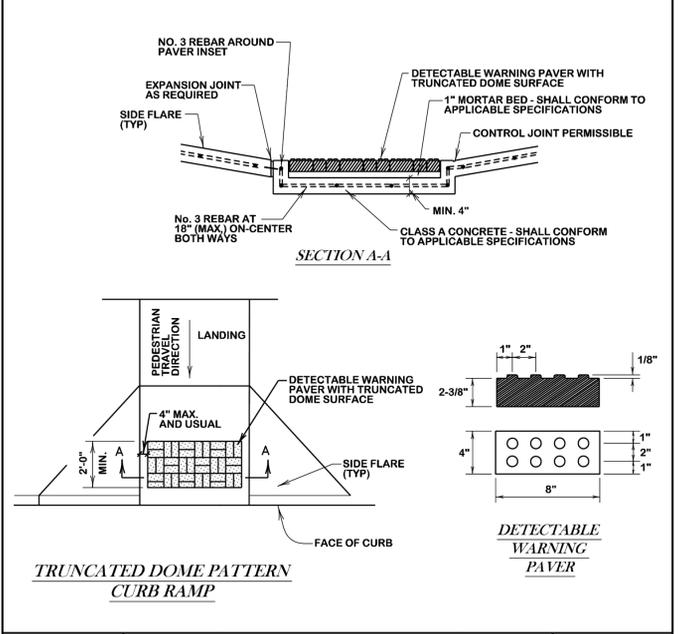
CONCRETE SIDEWALK

	CONCRETE SIDEWALK			
	DATE DECEMBER 2020	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO. SW1-02	



	TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN			
	DATE AUG. 2012	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO. SW2-01	

GENERAL NOTES (PAVERS)
FURNISH DETECTABLE WARNING PAVER UNITS MEETING ALL REQUIREMENTS OF ASTM C-936, C-33. LAY IN A TWO BY TWO UNIT BASKET WEAVE PATTERN OR AS DIRECTED.
LAY FULL-SIZE UNITS FIRST FOLLOWED BY CLOSURE UNITS CONSISTING OF AT LEAST 25 PERCENT OF A FULL UNIT. CUT DETECTABLE WARNING PAVER UNITS USING A POWER SAW.



	DETECTABLE WARNING PAVER (OPTIONAL)			
	DATE AUG. 2012	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO. SW2-03	

BY	
DATE	
REVISION DESCRIPTION	
NO.	

DATE: 03/30/2026
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MBC MANAGEMENT
 DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING
 TRPE FIRM NO.: F-789
 7984 HWY. 6
 NAVASOTA, TX 77868
 (P): 936-825-1603
 (F): 936-825-1624

PROJECT NAME:
LPST TRUCK MAINTENANCE SHOP & OFFICE
 LIQUIDPOWER SPECIALTY PRODUCTS, INC.
 450 STONE CITY DRIVE, BRYAN, TX 77802

DRAFTED BY: CCC	DESIGNED BY: CCC
SCALE: N/A	
DRAWING TITLE: CITY SIDEWALK DETAILS	
DRAWING NO.: C14	

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REVISIONS:

NO.	
DATE	
REVISION DESCRIPTION	

**BRYAN - COLLEGE STATION
STANDARD STORM WATER
POLLUTION PREVENTION DETAILS**



FIGURE:
SWPP
SHEET 1 OF 1

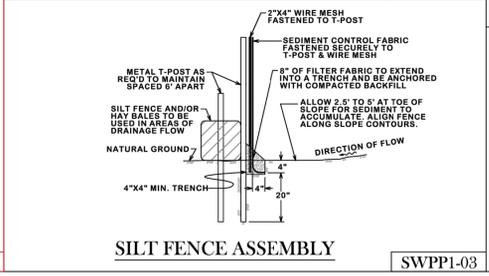
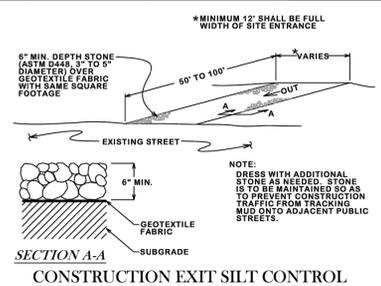
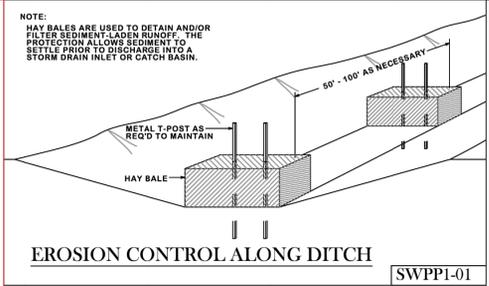
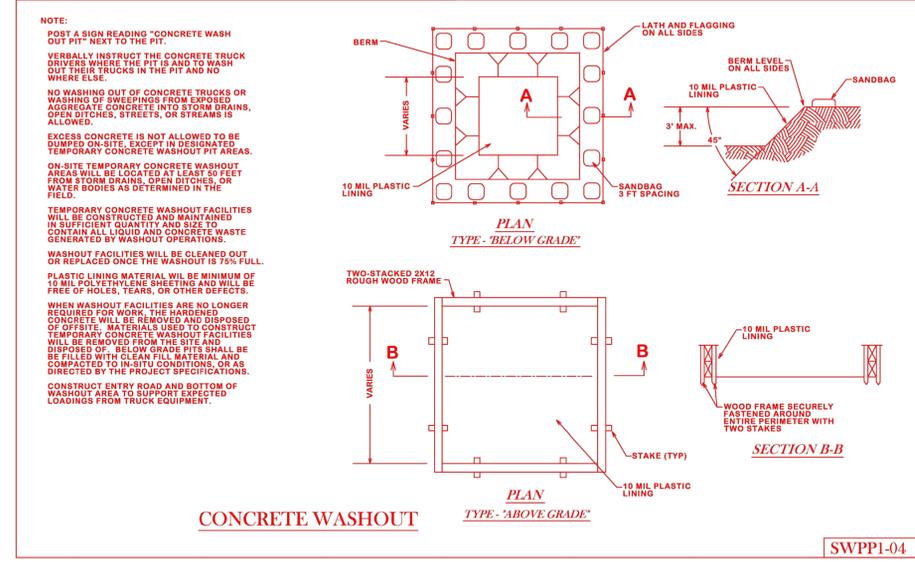
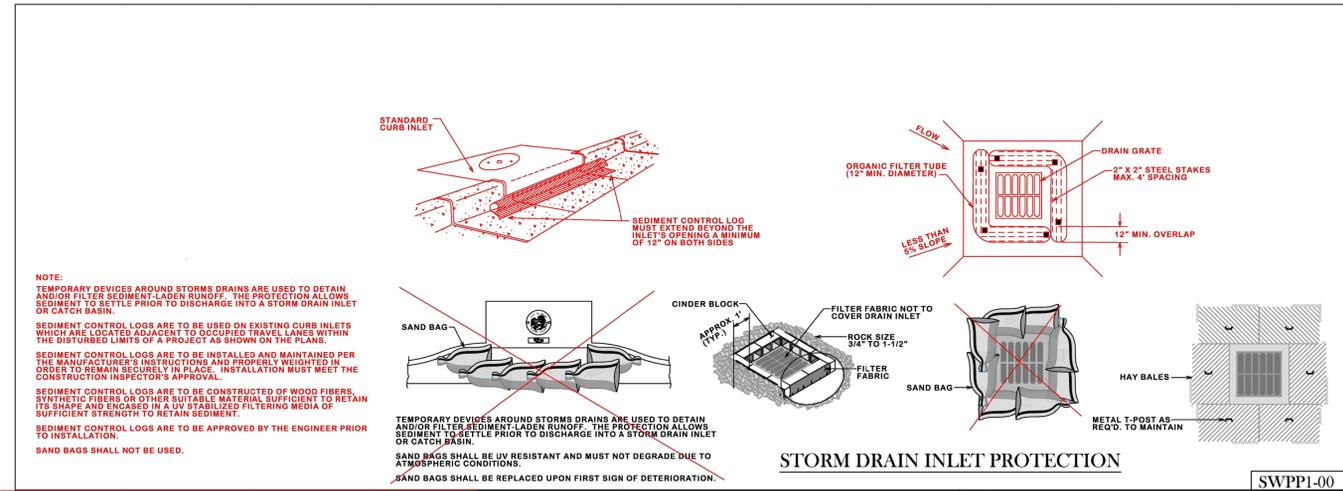
DRAWN BY: B.I.
DATE: 12/2020
SCALE: NTS
APPROVED: W. P. K.

PROFESSIONAL SEAL
STATE OF TEXAS
140209
COLE CHRISTIAN, P.E.
LICENSED PROFESSIONAL ENGINEER
DATE: 03/30/2026
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY COLE CHRISTIAN, P.E. 140209

MBC
MANAGEMENT
DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING
FIRM NAME:

LPST TRUCK MAINTENANCE SHOP & OFFICE
LIQUIDPOWER SPECIALTY PRODUCTS, INC.
450 STONE CITY DRIVE, BRYAN, TX 77802

PROJECT NAME:
DRAFTED BY: CCC
DESIGNED BY: CCC
SCALE: N/A
DRAWING TITLE:
CITY SWPPP
DETAILS
DRAWING NO.:
C15



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