

CITY OF BRYAN, TEXAS
CONSTRUCTION PLANS

LSPT TRUCK MAINTENANCE SHOP & OFFICE

450 STONE CITY DRIVE, BRYAN TX 77802

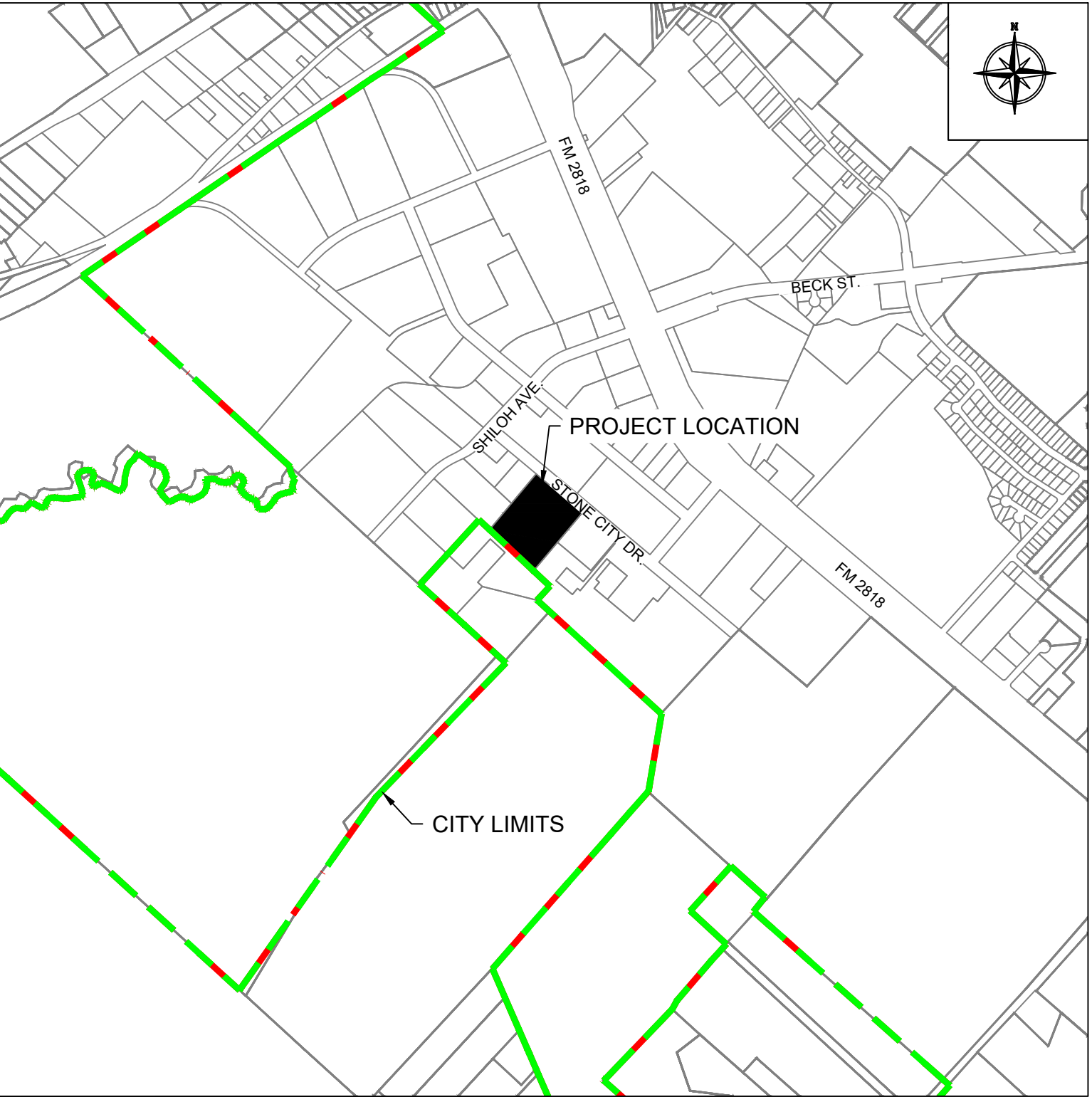
FOR

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

Sheet List Table

Sheet Number	Sheet Title
C0	COVER
C1	GENERAL NOTES & LEGEND
C2	EX. TOPO
C3	DEMOLITION PLAN
C4	SITE PLAN
C5	PAVEMENT PLAN
C6	GRADING PLAN
C7	UTILITY PLAN
C8	STORM SEWET & DETENTION PLAN
C9	EROSION PLAN
C10	LANDSCAPE PLAN
C11	CONSTRUCTION DETAILS (1 OF 3)
C12	CONSTRUCTION DETAILS (2 OF 3)
C13	CONSTRUCTION DETAILS (3 OF 3)
C14	CITY SIDEWALK DETAILS
C15	CITY SWPPP DETAILS

DATE: 04/07/2026
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY COLE CHRISTIAN, P.E. 140209

FIRM NAME

MBC
MANAGEMENT

DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING

PROJECT NAME & LOCATION

LSPT TRUCK MAINTENANCE SHOP & OFFICE
450 STONE CITY DRIVE, BRYAN, TX 77802

PROJECT NO.

25-0046

PROJECT DATE

04/07/2026

PROJECT LOCATION

450 STONE CITY DRIVE, BRYAN, TX 77802

GENERAL NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE UTILITIES SHOWN ON THESE PLANS ARE FOR REFERENCE ONLY TO LET THE CONTRACTOR KNOW THAT A UTILITY MAY EXIST IN THE AREA. THE CONTRACTOR SHALL CONFIRM THE DEPTH AND EXACT HORIZONTAL LOCATION IN THE FIELD.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN AND ACQUIRE ALL FEDERAL, STATE, AND LOCAL CONSTRUCTION PERMITS REQUIRED PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL ABIDE BY ALL FEDERAL, STATE, AND LOCAL REGULATIONS FOR THIS PROJECT.
- ALL WORK WITH TXDOT'S RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE PERMIT REQUIREMENTS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD, OWNER, AND TXDOT A MINIMUM OF 72 HOURS PRIOR TO BEGINNING WORK. IF WILL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH BOTH TXDOT AND THE OWNER.
- CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY TO PROVIDE TRAFFIC CONTROL IN ACCORDANCE WITH THE LATEST EDITIONS OF THE TEXAS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. IN THE EVENT OF STREET CLOSURES, THE CONTRACTOR SHALL NOTIFY ALL EMERGENCY SERVICE PROVIDERS AT LEAST 24 HOURS PRIOR TO CLOSING THE STREET.
- THE CONTRACTOR SHALL REPAIR ALL ADJACENT PROPERTY OWNERS' FENCE, OR DAMAGE STRUCTURES DISTURBED BY CONSTRUCTION TO A CONDITION EQUAL TO OR BETTER THAN THE ORIGINAL.
- ANY UNPAVED AREAS DISTURBED BY CONSTRUCTION SHALL BE REGARDED, SHAPED, AND SEEDED PER THE ORIGINAL CONDITIONS.
- ANY PROPERTY BOUNDARY MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE REPLACED PER ITS ORIGINAL CONDITION BY A REGISTERED PROFESSIONAL SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- EROSION CONTROL MEASURES SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT THE CONSTRUCTION OF THIS PROJECT.
- THE CONTRACTOR SHALL PROVIDE RESIDENTS WITH ACCESS TO THEIR HOME OUTSIDE OF WORKING HOURS. IF AN AREA NEEDS TO BE CLOSED THAT LIMITS ACCESS FOR A PERIOD OF TIME THE OWNER/RESIDENT NEEDS TO BE NOTIFIED 48-HOURS IN PRIOR TO THE CLOSURE.
- ALL STREETS CLOSE AND CONSTRUCTION WITHIN THE CITY'S/LOCAL AUTHORITIES RIGHT-OF-WAY SHALL BE NOTIFIED 48 HOURS PRIOR TO CLOSURE.
- THE CONTRACTOR SHOULD BE AWARE THAT OVERHEAD POWER AND TELEPHONE LINE EXIST WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL ENSURE THAT ALL EQUIPMENT MAINTAINS A MINIMUM SAFE CLEARANCE FROM ALL ENERGIZED POWER LINES.
- THE CONTRACTOR SHALL PROTECT EXISTING YARDS, BOTH PUBLIC AND PRIVATE, DRIVES, CURBS, MAILBOXES, SIGNS, CULVERTS, ETC. FROM DAMAGE DURING CONSTRUCTION. DAMAGES DONE TO THESE ITEMS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL MOVE AND REINSTALL ANY MOVABLE OBJECTS SUCH AS, MAILBOXES, TRAFFIC CONTROL AND STREET SIGNS AS NECESSARY FOR CONSTRUCTION.
- THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS MATERIAL FROM THE PROJECT IN A MANNER ACCEPTABLE TO THE OWNER AND ENGINEER OF RECORD. THE DISPOSAL OF THIS MATERIAL SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS AT THE CONTRACTOR'S EXPENSE.
- UNLESS OTHERWISE STATED, THE OWNER WILL PAY FOR ALL TESTING REQUIRED BY THE PLANS AND SPECIFICATIONS FOR THIS PROJECT. THE CONTRACTOR SHALL GIVE THE ENGINEER 72 HOURS NOTICE PRIOR TO ANY TESTING SCHEDULED. IN THE EVENT A TEST FAILS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING FOR ALL SUCH TESTING UNTIL IT PASSES.
- THE ANY EXISTING UTILITIES SHOWN ON THE PLANS (MANHOLES, VALVES, FIRE HYDRANT, ETC.) SHALL BE ADJUSTED TO THE PROPOSED FINAL SURFACE. NO SEPARATE PAY WILL BE GIVEN FOR THESE ADJUST AND ITS COST SHALL BE INCLUDED IN THE APPLICABLE ITEMS.
- WHERE EXISTING CONCRETE REMOVAL IS REQUIRED, THE CONTRACTOR SHALL SAWCUT THE EXISTING CONCRETE TO A MINIMUM DEPTH OF 2". NO SEPARATE PAY WILL BE MADE FOR SAW CUTTING. ITS COST SHALL BE INCLUDED IN THE APPLICABLE ITEMS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER WITHIN 24 HOURS OF ANY DIFFERENCES THAT AFFECT THE DESIGN AND LAYOUT OF THESE CONSTRUCTION PLANS FOUND IN THE FIELD. THE CONTRACTOR SHALL ALSO NOTE THESE DIFFERENCES ON HIS/HER REDLINE SET THAT WILL BE PROVIDED TO THE OWNER AND ENGINEER AT THE END OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING TRACK OF ALL CHANGES THROUGH OUR CONSTRUCTION TO THE PLANS AGREED ON BY THE ENGINEER OF RECORD. THIS PLAN SET SHALL BE PROVIDED UPON COMPLETION FOR THE ENGINEER TO DEVELOP ACCURATE AS-BUILT DRAWINGS.
- IN AREAS WHERE UNDERGROUND UTILITIES ARE BEING INSTALLED NEAR OR PARALLEL TO POWERLINE THE CONTRACTOR SHALL NOTIFY THE ELECTRICAL COMPANY 48 HOURS IN ADVANCE OF DIGGING SO THEY CAN BRACE THE POLE DURING EXCAVATION AND BACKFILL OF THE PROPOSED UTILITY LINE. A MINIMUM OF 5' FROM THE EDGE OF THE POWER POLE TO THE EDGE OF THE TRENCH SHOULD BE MAINTAINED DURING CONSTRUCTION OF ALL UTILITY LINES. CONSULT THE ELECTRICAL COMPANY WHEN THE MINIMUM CLEARANCE CANNOT BE MAINTAINED.
- ANY BYPASS PUMPING REQUIRED TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE AT THE CONTRACTOR EXPENSE.

LEGEND

PROPOSED LINETYPES		EXISTING LINETYPES		DEMOLITION LINETYPES	
SS	GENERAL SANITARY SEWER LINE	SS	GENERAL SANITARY SEWER LINE	SS	GENERAL SANITARY SEWER LINE
SS-4	4" SANITARY SEWER LINE	SS-4	4" SANITARY SEWER LINE	SS-4	4" SANITARY SEWER LINE
SS-6	6" SANITARY SEWER LINE	SS-6	6" SANITARY SEWER LINE	SS-6	6" SANITARY SEWER LINE
SS-8	8" SANITARY SEWER LINE	SS-8	8" SANITARY SEWER LINE	SS-8	8" SANITARY SEWER LINE
SS-10	10" SANITARY SEWER LINE	SS-10	10" SANITARY SEWER LINE	SS-10	10" SANITARY SEWER LINE
SS-12	12" SANITARY SEWER LINE	SS-12	12" SANITARY SEWER LINE	SS-12	12" SANITARY SEWER LINE
SS-18	18" SANITARY SEWER LINE	SS-18	18" SANITARY SEWER LINE	SS-18	18" SANITARY SEWER LINE
SS	SANITARY SEWER PIPE W/ CENTER LINE	SS	SANITARY SEWER PIPE W/ CENTER LINE	SS	SANITARY SEWER PIPE W/ CENTER LINE
ST	GENERAL STORM SEWER LINE	ST	GENERAL STORM SEWER LINE	ST	GENERAL STORM SEWER LINE
ST	STORM STRUCTURE	ST	STORM STRUCTURE	ST	STORM STRUCTURE
OE	OVERHEAD ELEC. LINE W/ POLE	OE	OVERHEAD ELEC. LINE W/ POLE	OE	OVERHEAD ELEC. LINE W/ POLE
UE	UNDERGROUND ELEC. LINE	UE	UNDERGROUND ELEC. LINE	UE	UNDERGROUND ELEC. LINE
W	GENERAL WATERLINE	W	GENERAL WATERLINE	W	GENERAL WATERLINE
W-4	4" WATERLINE	W-4	4" WATERLINE	W-4	4" WATERLINE
W-6	6" WATERLINE	W-6	6" WATERLINE	W-6	6" WATERLINE
W-8	8" WATERLINE	W-8	8" WATERLINE	W-8	8" WATERLINE
W-10	10" WATERLINE	W-10	10" WATERLINE	W-10	10" WATERLINE
W-12	12" WATERLINE	W-12	12" WATERLINE	W-12	12" WATERLINE
W	WATERLINE PIPE W/ CENTERLINE	W	WATERLINE PIPE W/ CENTERLINE	W	WATERLINE PIPE W/ CENTERLINE
FD	FIRE HYDRANT, METER, & VALVE	FD	FIRE HYDRANT, METER, & VALVE	FD	FIRE HYDRANT, METER, & VALVE
BB	BUILDING BOUNDARY	BB	BUILDING BOUNDARY	BB	BUILDING BOUNDARY
BI	BUILDING INTERIOR	BI	BUILDING INTERIOR	BI	BUILDING INTERIOR
###	TOPO - MAJOR CONTOUR LINE	###	TOPO - MAJOR CONTOUR LINE	###	TOPO - MAJOR CONTOUR LINE
###	TOPO - MINOR CONTOUR LINE	###	TOPO - MINOR CONTOUR LINE	###	TOPO - MINOR CONTOUR LINE
BC	BC & ROADWAY LINE	BC	BC & ROADWAY LINE	BC	BC & ROADWAY LINE
ASPH	ASPHALT PAV. BDRY & HATCH	ASPH	ASPHALT PAV. BDRY & HATCH	ASPH	ASPHALT PAV. BDRY & HATCH
CONC	CONC. PAV. BDRY & HATCH	CONC	CONC. PAV. BDRY & HATCH	CONC	CONC. PAV. BDRY & HATCH
GRAVEL	GRAVEL	GRAVEL	GRAVEL	GRAVEL	GRAVEL
SW	SIDEWALK W/ HATCH	SW	SIDEWALK W/ HATCH	SW	SIDEWALK W/ HATCH
DL	DITCH FLOWLINE	DL	DITCH/SWALE/STREAM FLOWLINE	DL	DITCH/SWALE/STREAM FLOWLINE
TD	TOP OF DITCH	TD	TOP OF DITCH	TD	TOP OF DITCH
SP	STORM PIPE W/ INSIDE WALL	SP	STORM PIPE W/ INSIDE WALL	SP	STORM PIPE W/ INSIDE WALL
TL	TELEPHONE LINE	TL	TELEPHONE LINE	TL	TELEPHONE LINE
GAS	GAS LINE	GAS	GAS LINE	GAS	GAS LINE
LB	LOT LINE	LB	LOT LINE	LB	LOT LINE
PS	PROPERTY SETBACK	PS	PROPERTY SETBACK	PS	PROPERTY SETBACK
APB	ADJACENT PROPERTY BOUNDARY	APB	ADJACENT PROPERTY BOUNDARY	APB	ADJACENT PROPERTY BOUNDARY
P.U.E.	P.U.E.	P.U.E.	P.U.E.	P.U.E.	P.U.E.
EAS	EASEMENT	EAS	EASEMENT	EAS	EASEMENT
F	FENCE	F	FENCE	F	FENCE
T	TREE/LANDSCAPING	T	TREES/SHRUBS	T	TREES/SHRUBS
CS	CONCRETE STRUCTURE/HEADWALL	CS	CONCRETE BOLLARD	CS	CONCRETE BOLLARD
CJ	CONSTRUCTION JOINT	CJ	CAPPED/ABANDONED LINE	CJ	CAPPED/ABANDONED LINE
EJ	EXPANSION JOINT	CJ	CONCRETE BOLLARD	CJ	CONCRETE BOLLARD
DP	DETENTION POND	CP	CAPPED/ABANDONED LINE	CP	CAPPED/ABANDONED LINE
FL	FIRE LANE	CP	CAPPED/ABANDONED LINE	CP	CAPPED/ABANDONED LINE
BM	BENCHMARK	FO	FIBER OPTIC VAULT	FO	FIBER OPTIC VAULT

NO.	REVISION DESCRIPTION	DATE	BY

DATE: 04/07/2026
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY COLE CHRISTIAN, P.E. 140209

MBC MANAGEMENT
DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING

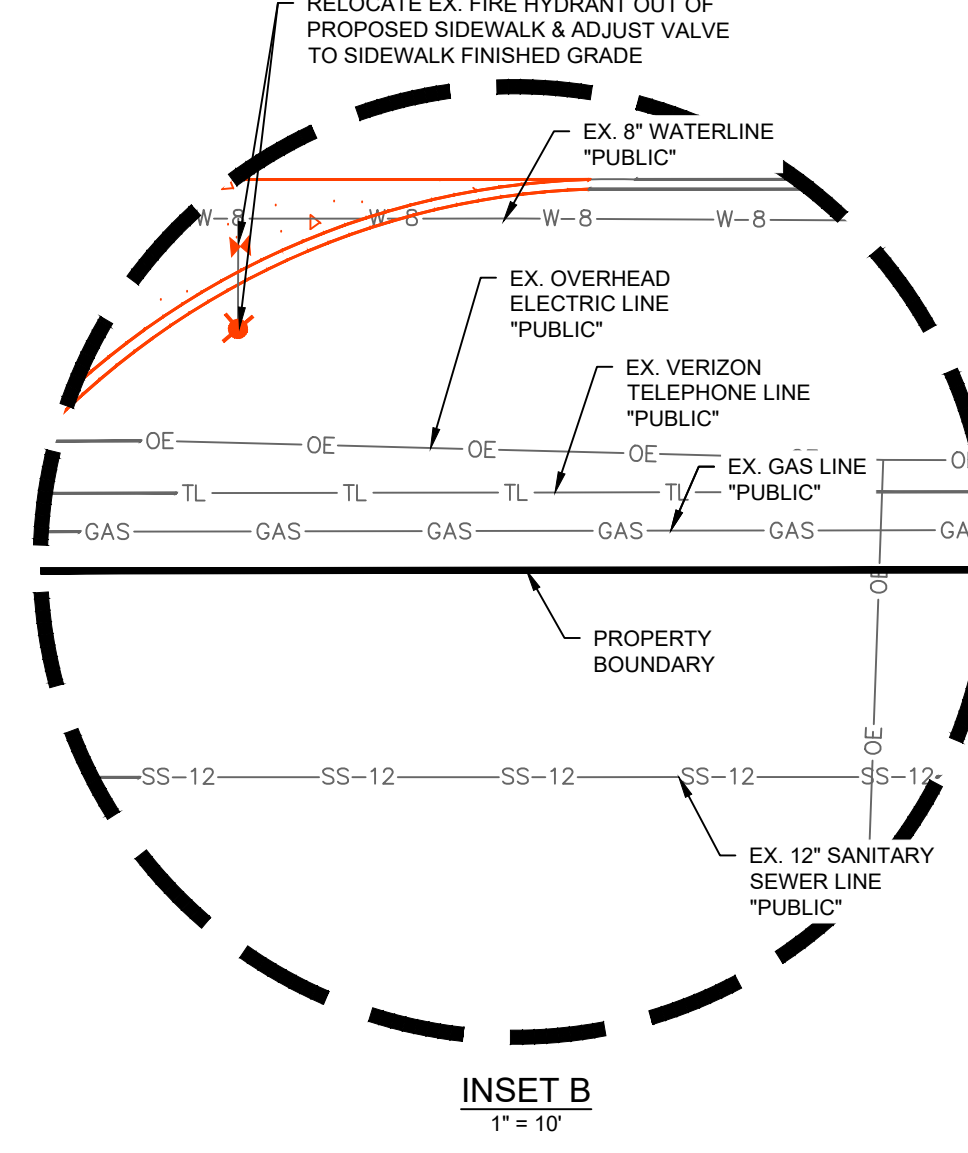
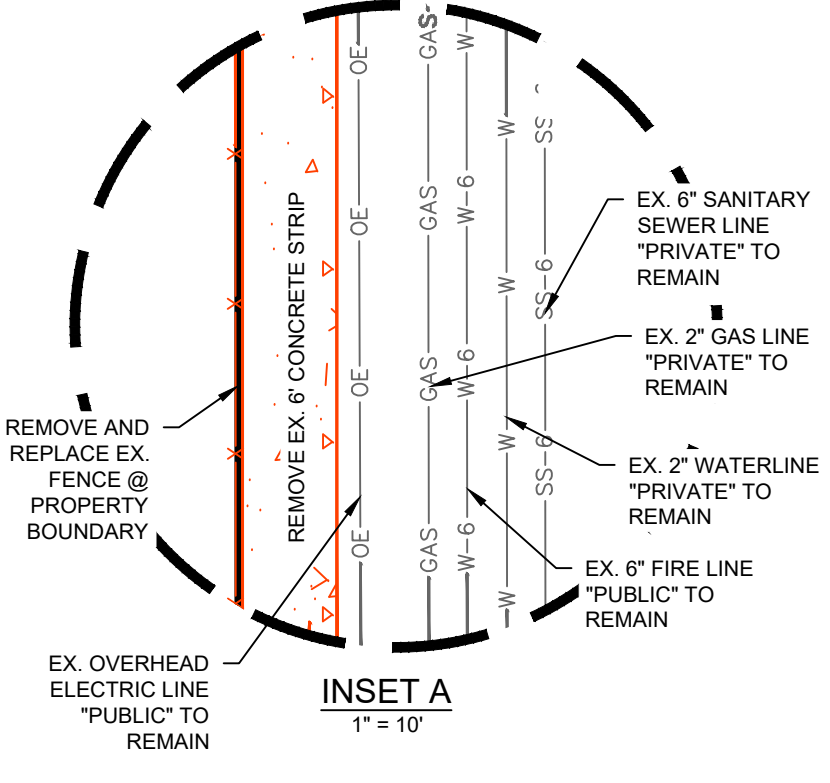
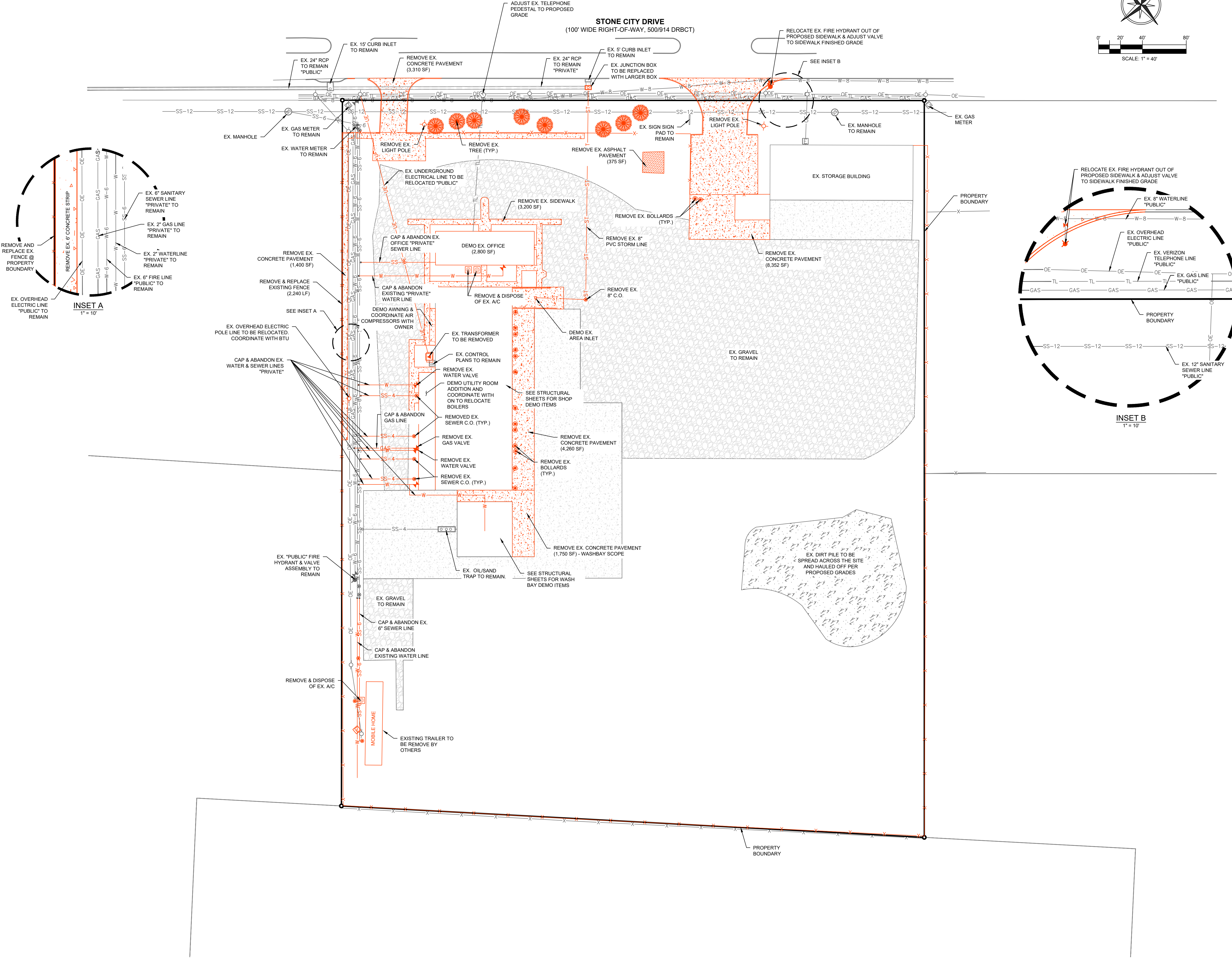
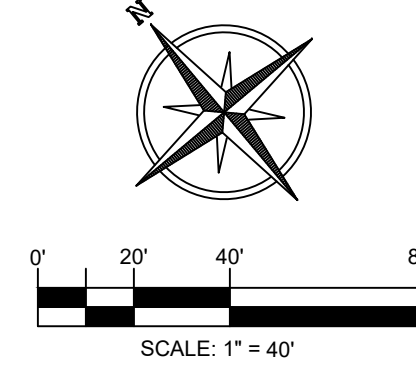
TRPE FIRM NO.: F-789
7984 HWY. 6
NAVASOTA, TX 77868
(P): 936-825-1603
(F): 936-825-1624

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

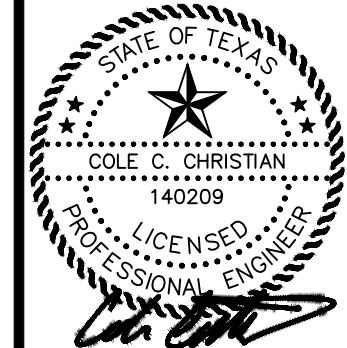
DRAFTED BY: CCC	DESIGNED BY: CCC
SCALE: N/A	
DRAWING TITLE: GENERAL NOTES & LEGEND	
DRAWING NO.: C1	

Y:\MBC PROJECTS\2025\25-0645-LPST TRUCK MAINTENANCE SHOP\DESIGN-CONSULTING\AUTOCAD\DWG\GENERAL NOTES & LEGEND.DWG

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



NO.	REVISION DESCRIPTION	DATE



DATE: 04/07/2026
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY COLE CHRISTIAN, P.E. 140209

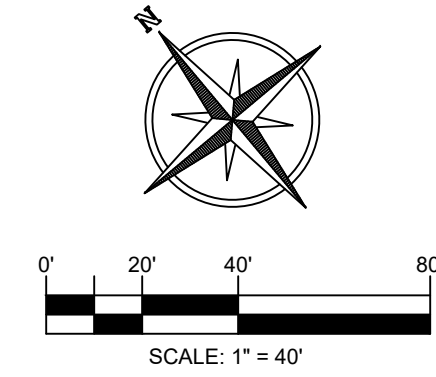
MBC MANAGEMENT
 DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING
 TYPE FIRM NO.: F-789
 7984 HWY. 6
 NAVASOTA, TX 77868
 (P): 936-825-1603
 (F): 936-825-1624

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:	DEMOLITION PLAN
DRAWING NO.:	C3

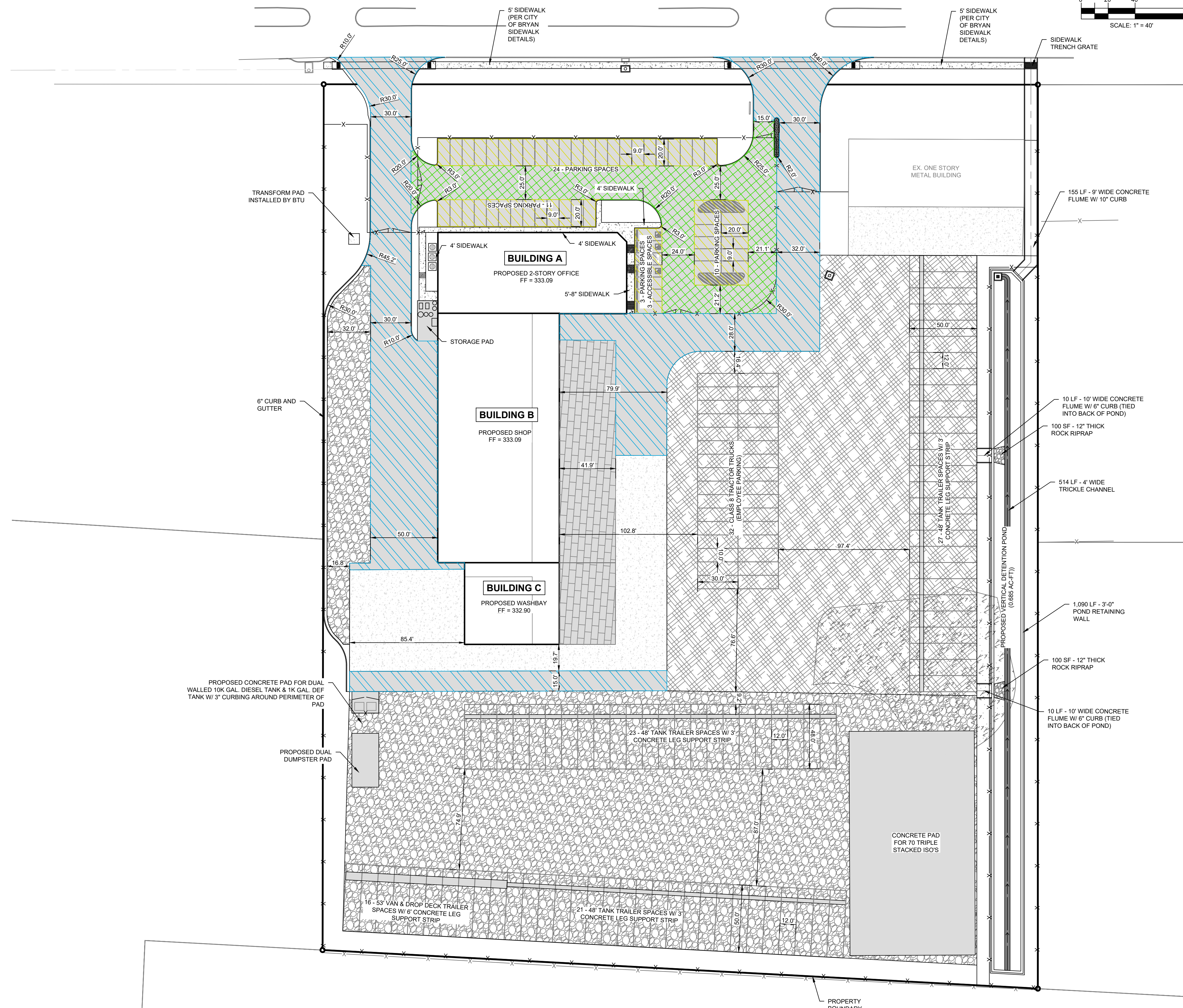
T:\MBC PROJECTS\2025\55-0665-LPST TRUCK MAINTENANCE SHOP\DESIGN-CONSULTING\AUTOCAD\CIVILCS\DEMOLITION PLAN.DWG

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 STRIPED 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



NO.	REVISION DESCRIPTION	DATE	BY

STATE OF TEXAS
SOLE C. CHRISTIAN
140209
LICENSED PROFESSIONAL ENGINEER
DATE: 04/07/2026
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY COLE CHRISTIAN, P.E. 140209

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

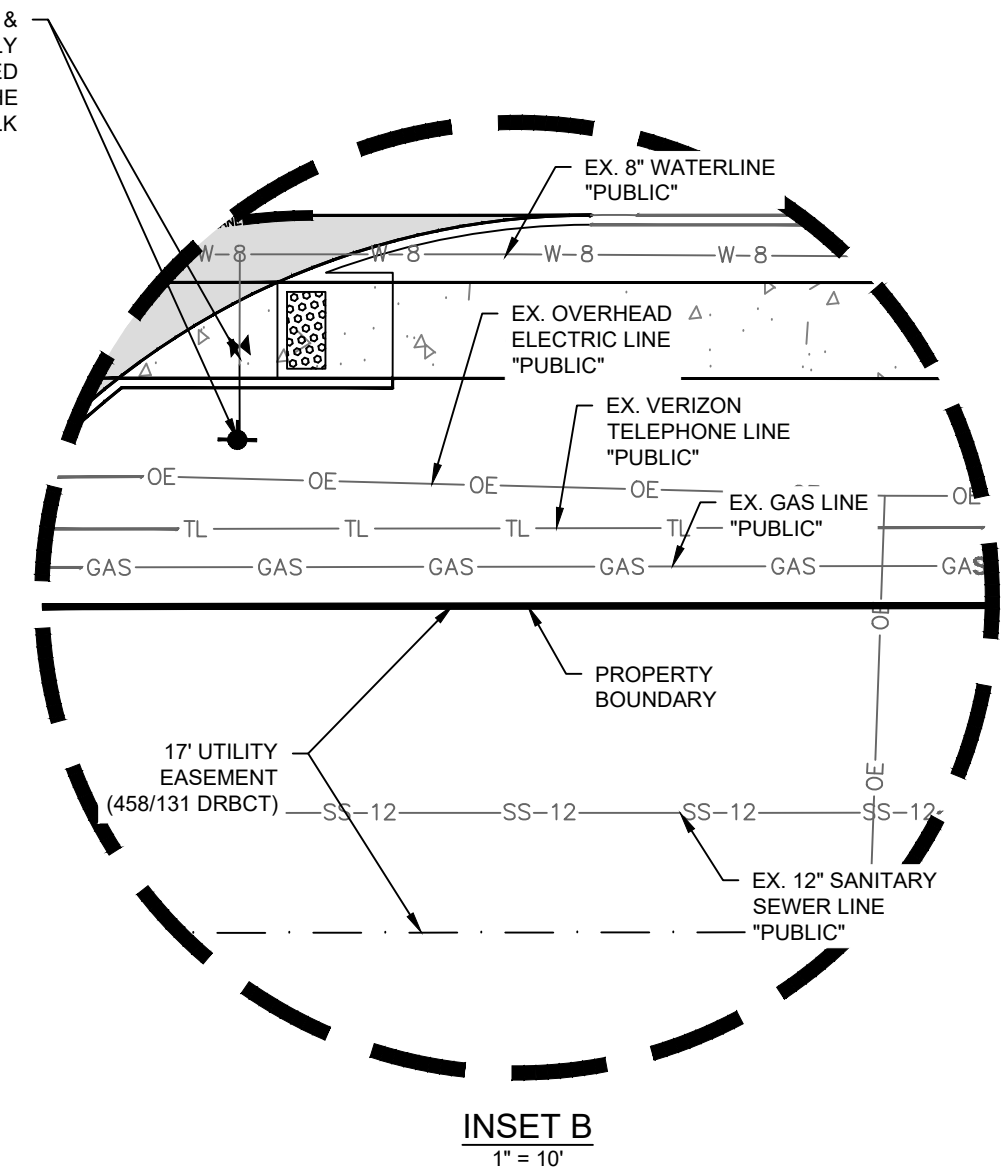
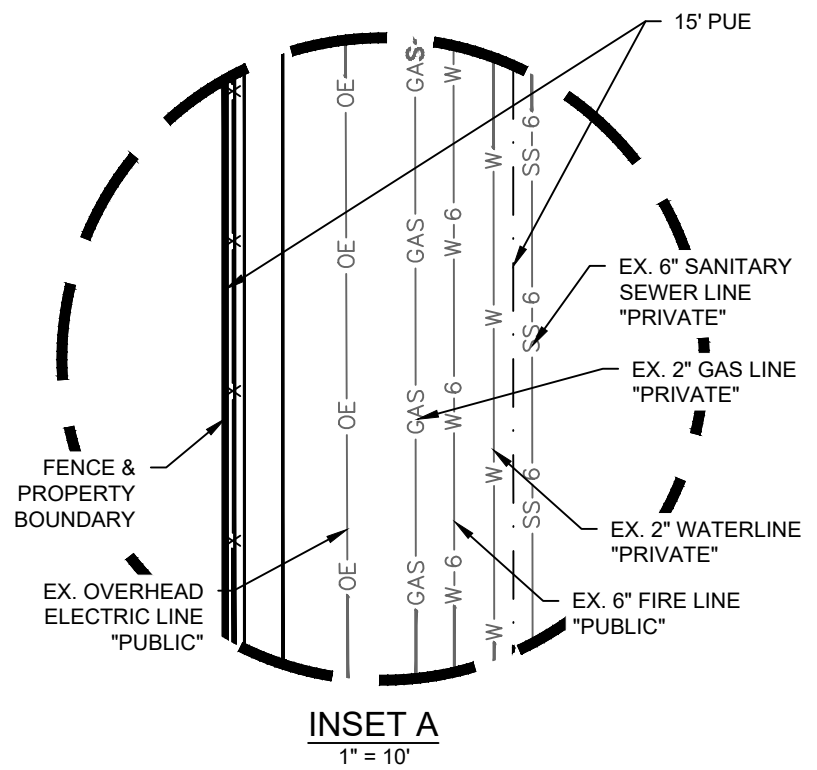
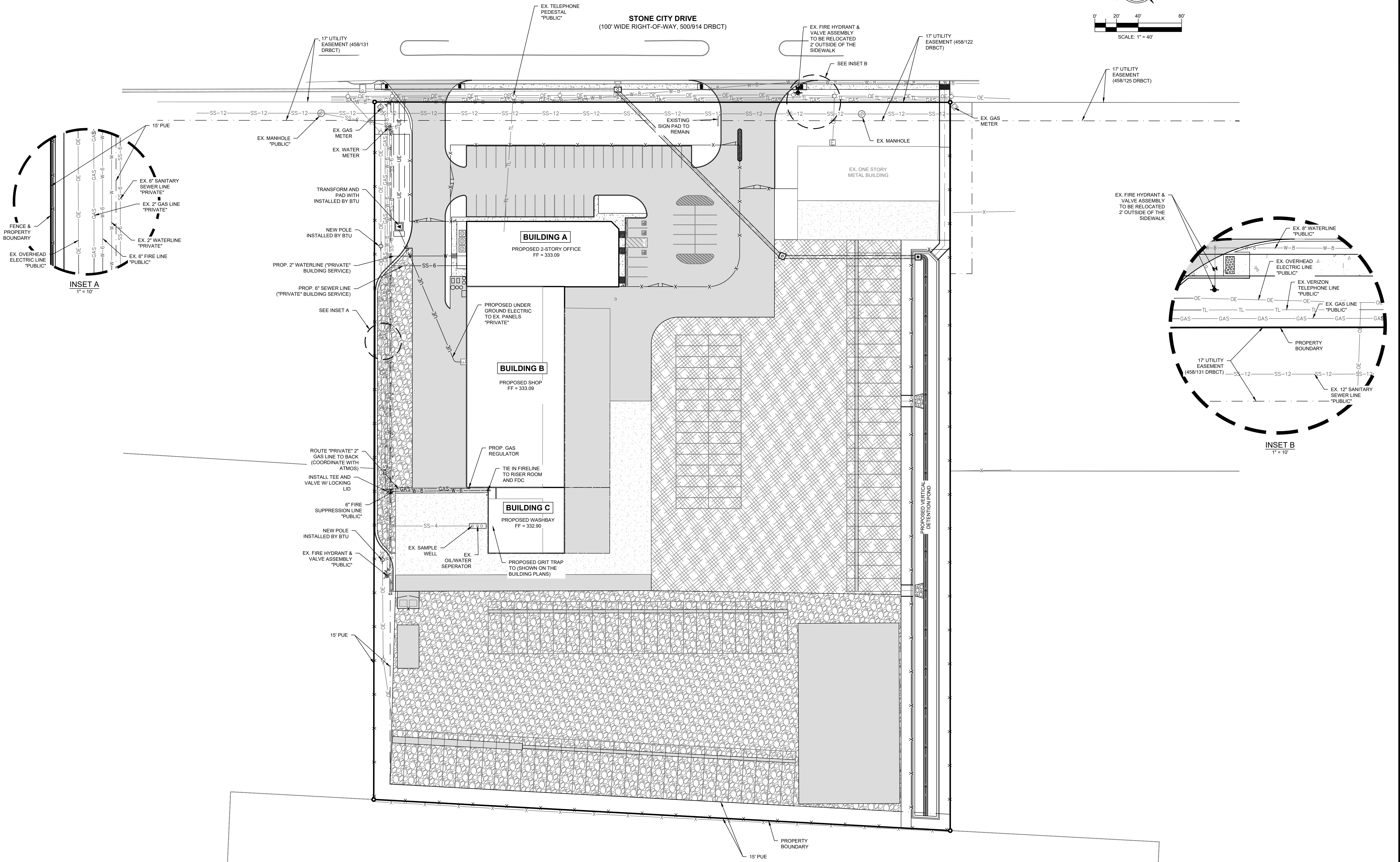
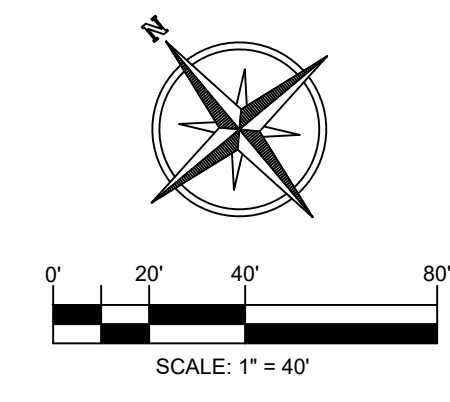
DRAFTED BY: CCC
DESIGNED BY: CCC

SCALE: 1" = 40'

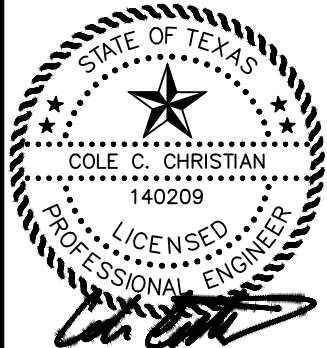
DRAWING TITLE: PAVEMENT PLAN

DRAWING NO.: C5

T:\MBC PROJECTS\2025\06-06-25-LPST TRUCK MAINTENANCE SHOP\DESIGN-CONSULTING\AUTOCAD\CIVILCS PAVEMENT PLAN.DWG



NO.	REVISION DESCRIPTION	DATE	BY



DATE: 04/07/2026
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY COLE CHRISTIAN, P.E. 140209

MBC MANAGEMENT
 DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING

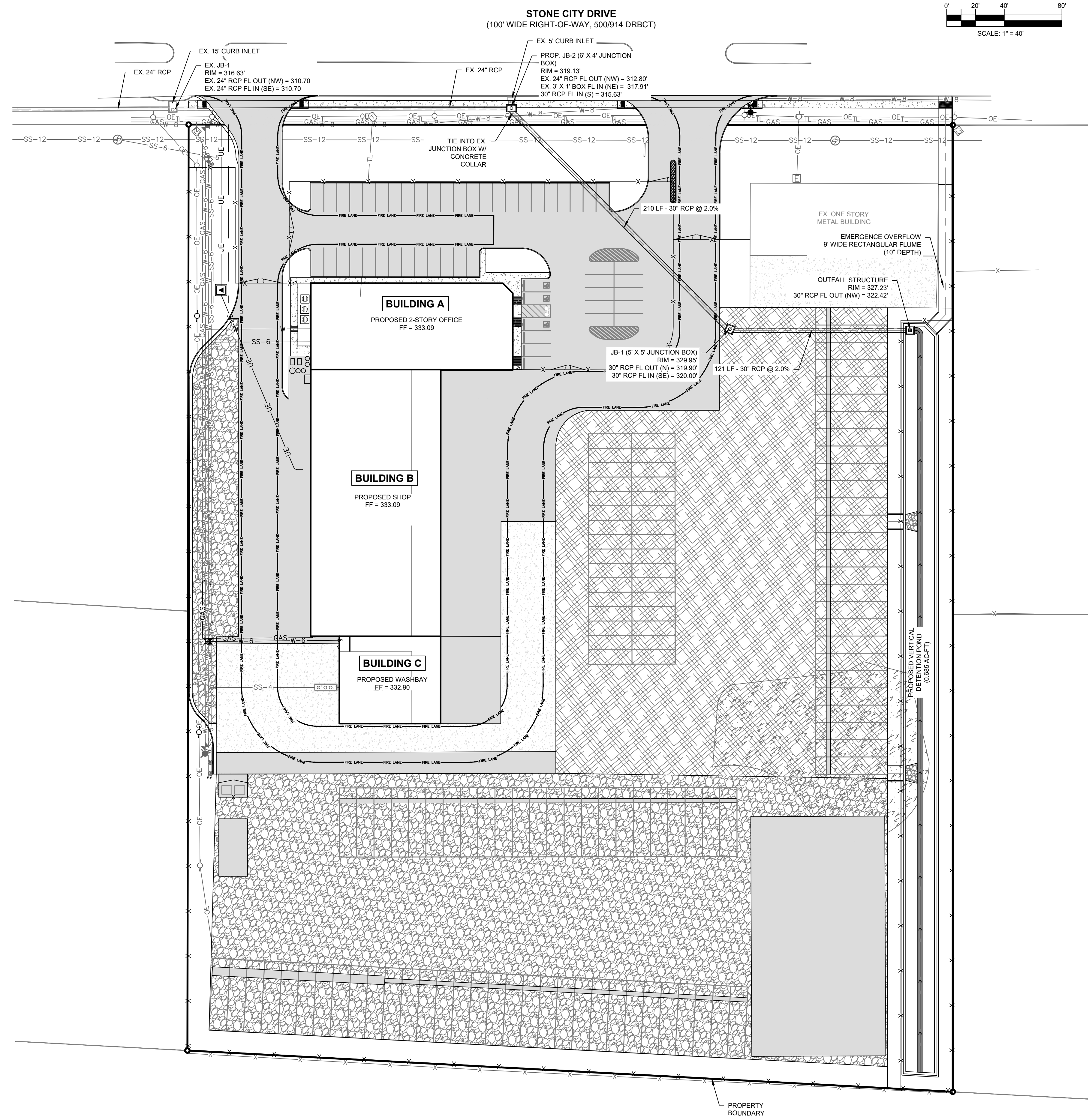
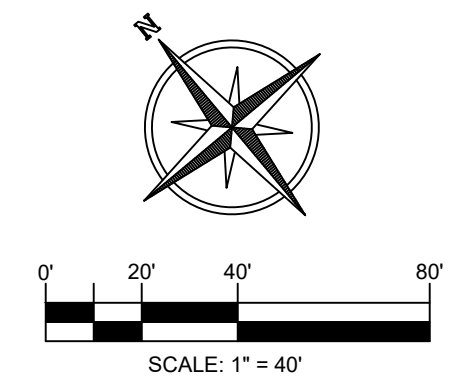
FIRM NAME:
 TRPE FIRM NO.: F-789
 7984 HWY. 6
 NAVASOTA, TX 77868
 (P): 936-825-1603
 (F): 936-825-1624

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

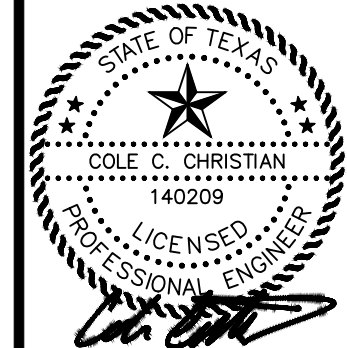
DRAFTED BY: CCC	DESIGNED BY: CCC
SCALE: 1" = 40'	
DRAWING TITLE: UTILITY PLAN	
DRAWING NO.: C7	

T:\MBC PROJECTS\2025\55-0645-LPST TRUCK MAINTENANCE SHOP\DESIGN-CONSULTING\AUTOCAD\DWG\UTILITY PLAN.DWG

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



NO.	REVISION DESCRIPTION	DATE	BY



DATE: 04/07/2026
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY COLE CHRISTIAN, P.E. 140209

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

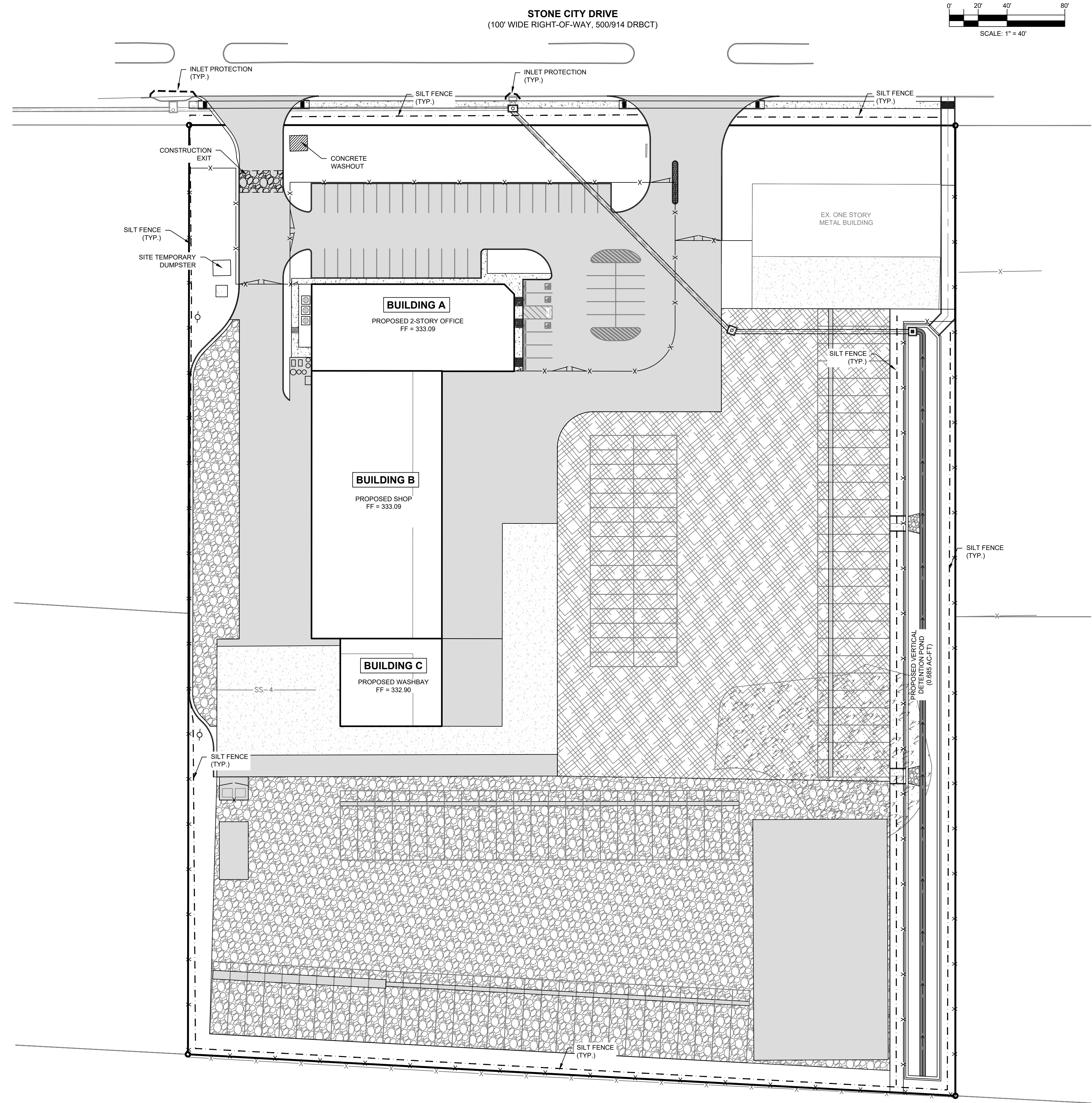
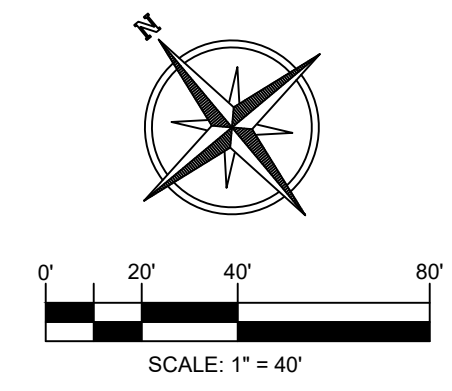
SCALE:
 1" = 40'

DRAWING TITLE:
 STORM SEWET & DETENTION PLAN

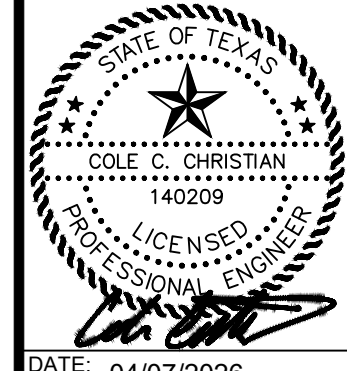
DRAWING NO.:
C8

T:\MBC PROJECTS\2025\5046-LPST TRUCK MAINTENANCE SHOP\DESIGN-CONSULTING\AUTOCAD\CIVIL\CS STORM SEWET & DETENTION PLAN.DWG

- 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.



NO.	REVISION DESCRIPTION	DATE	BY



DATE: 04/07/2026
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY COLE CHRISTIAN, P.E. 140209

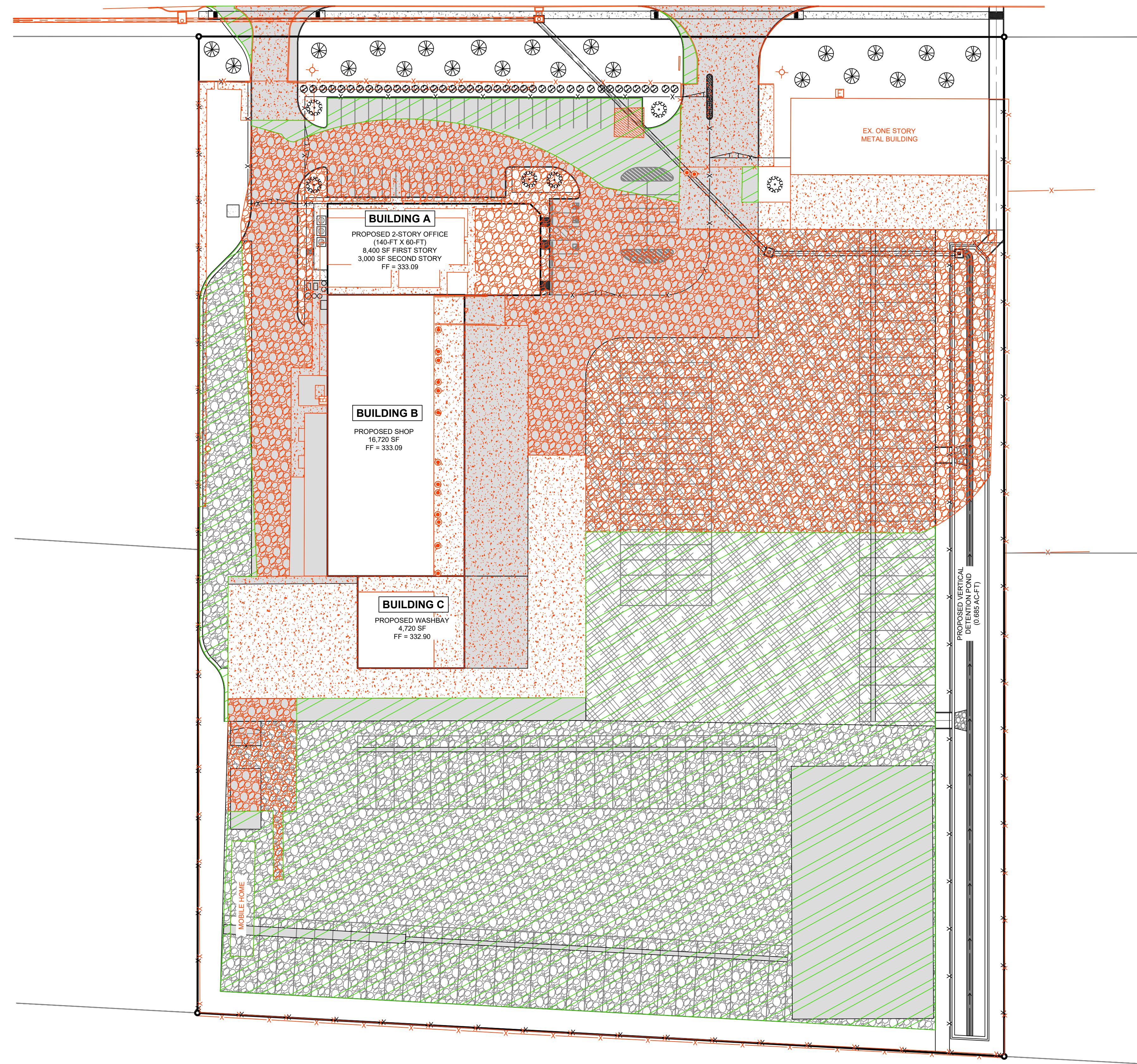
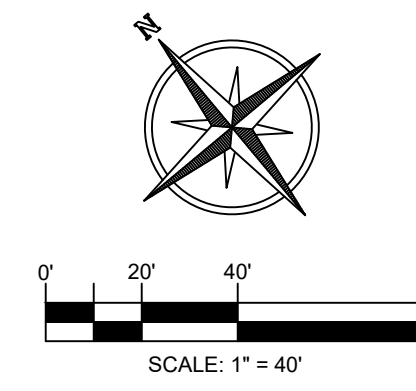
MBC MANAGEMENT
 DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING

FIRM NAME:
 TBPE 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: 1" = 40'
 DRAWING TITLE:
EROSION PLAN
 DRAWING NO.:
C9

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 @ 250 PTS =	5,500 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
TOTAL =	6,810 PTS
**NOTE: THIS DOES NOT MEET THE REQUIRED AMOUNT OF 19,950 POINTS.	

NO.	REVISION DESCRIPTION	DATE	BY

DATE: 04/07/2026
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY COLE CHRISTIAN, P.E. 140209

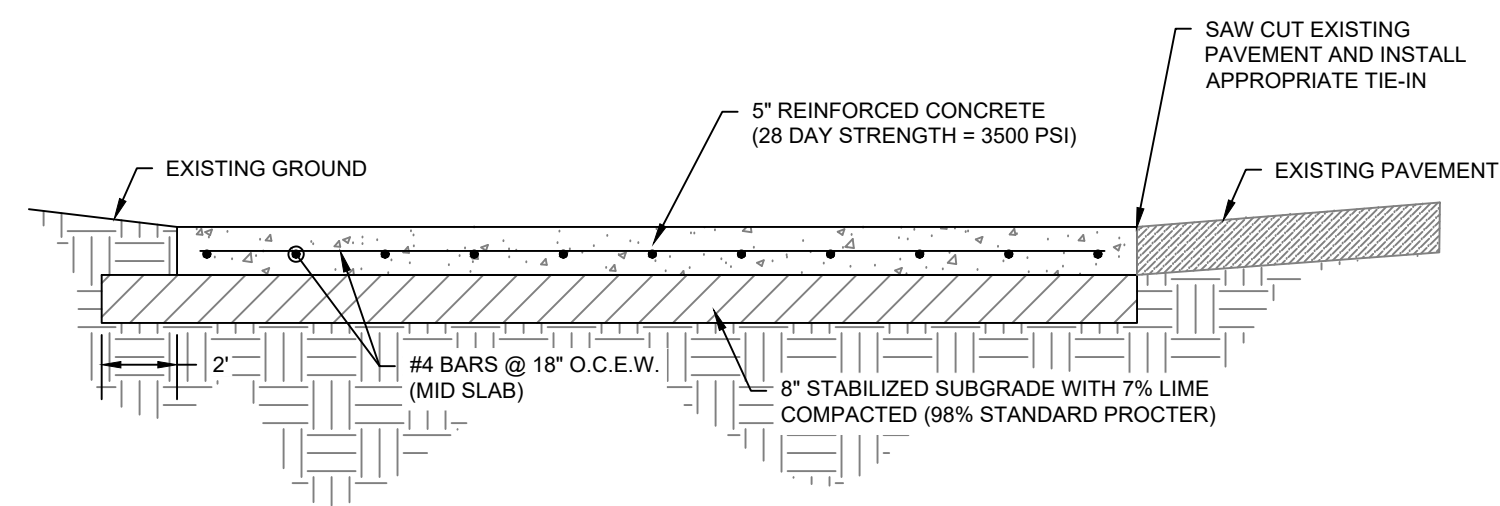
MBC MANAGEMENT
DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING

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

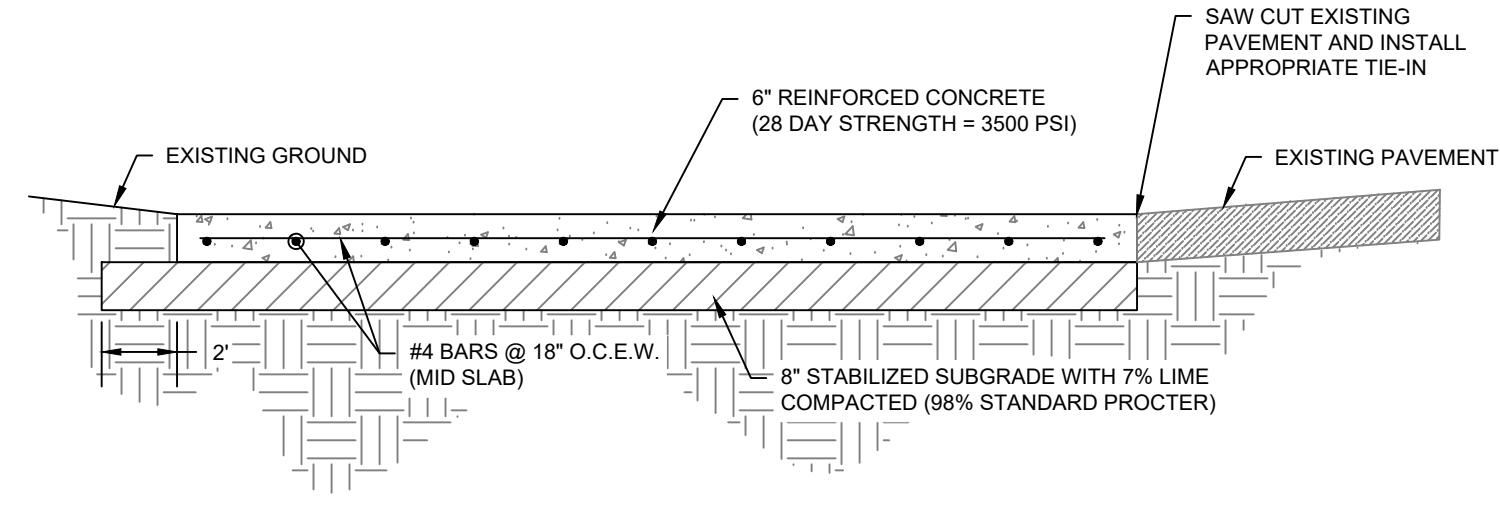
PROJECT NAME:
LPST TRUCK MAINTENANCE SHOP & OFFICE
 LIQUIDPOWER SPECIALTY PRODUCTS, INC.
 450 STONE CITY DRIVE, BRYAN, TX 77802

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

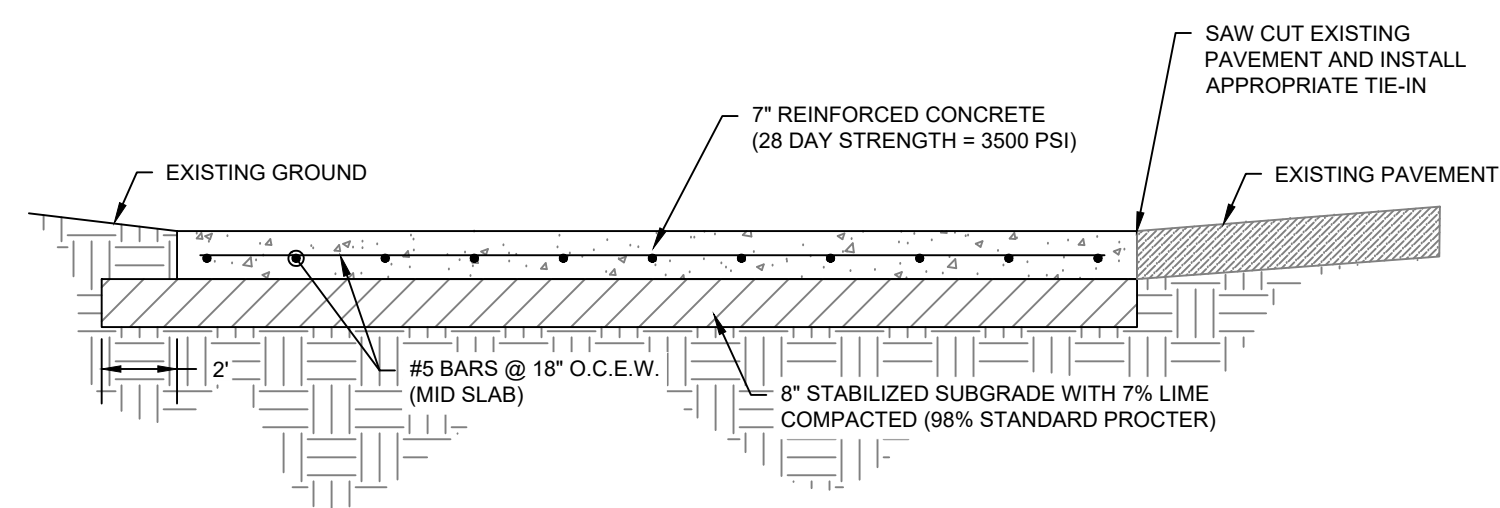
T:\MBC PROJECTS\2025\55-0645-LPST TRUCK MAINTENANCE SHOP\DESIGN-CONSULTING\AUTOCAD\CIVIL\CU LANDSCAPE-PLAN.DWG



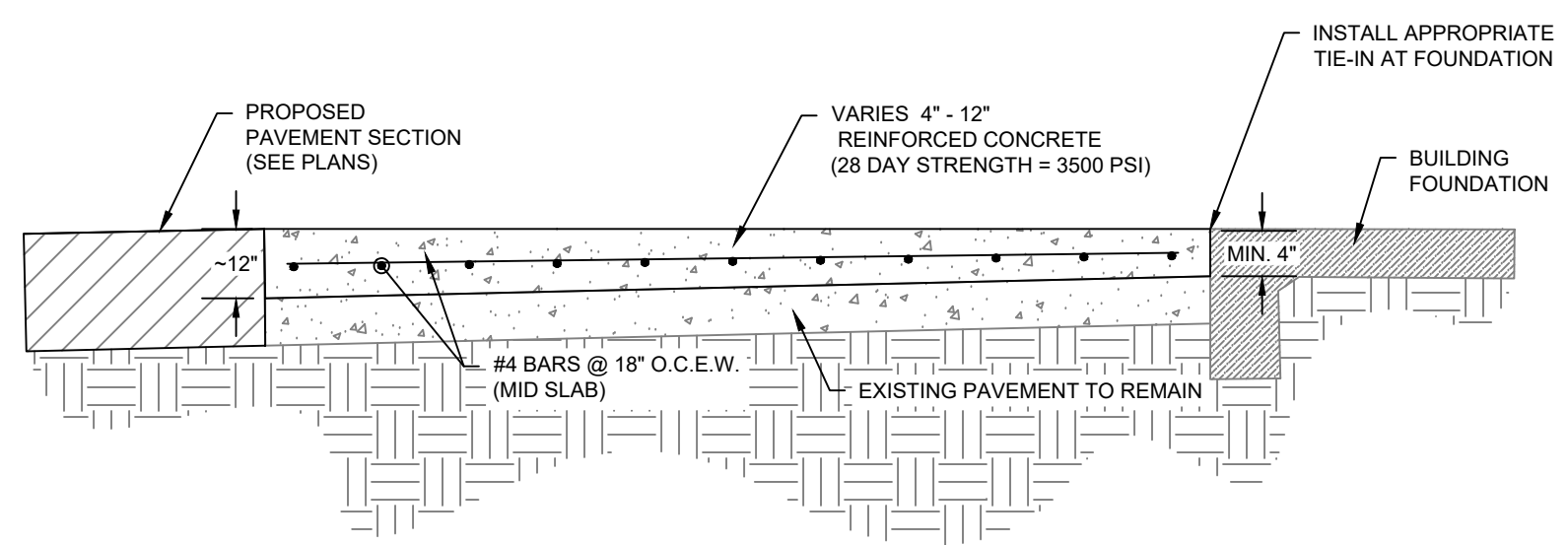
A 6" TxDOT PAVEMENT SECTION
C11 N.T.S.



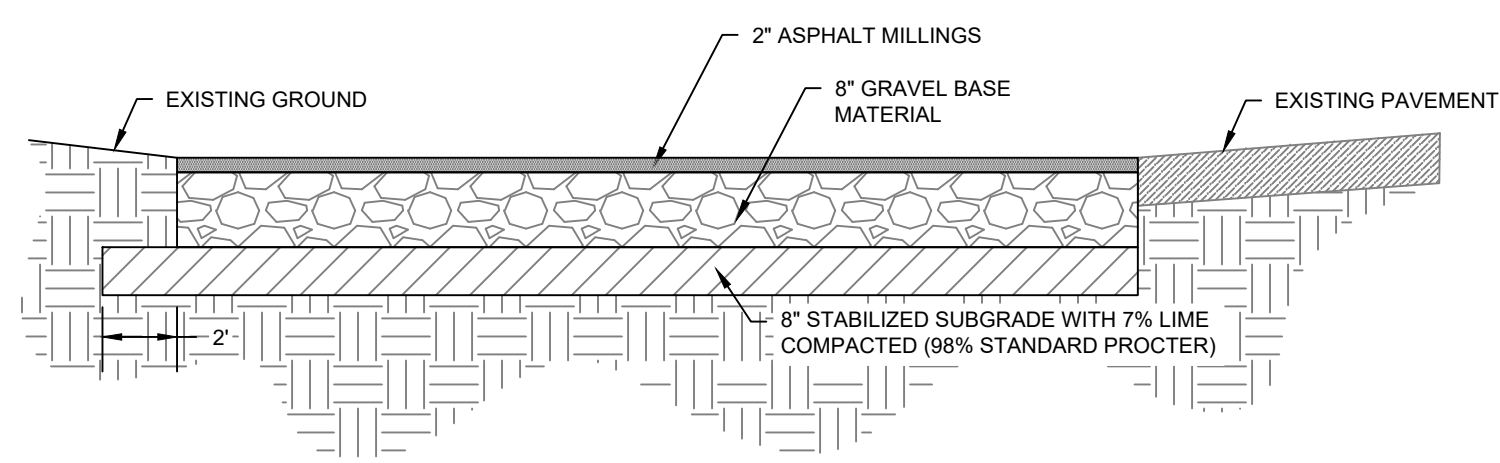
B 6" CONCRETE PAVEMENT SECTION
C11 N.T.S.



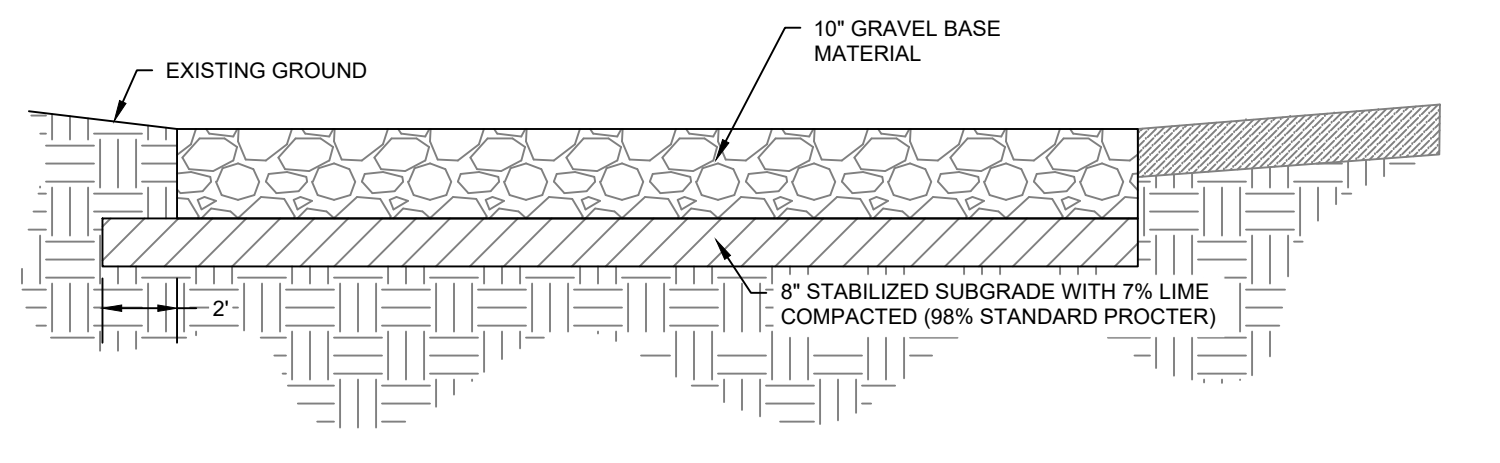
C 7" CONCRETE PAVEMENT SECTION
C11 N.T.S.



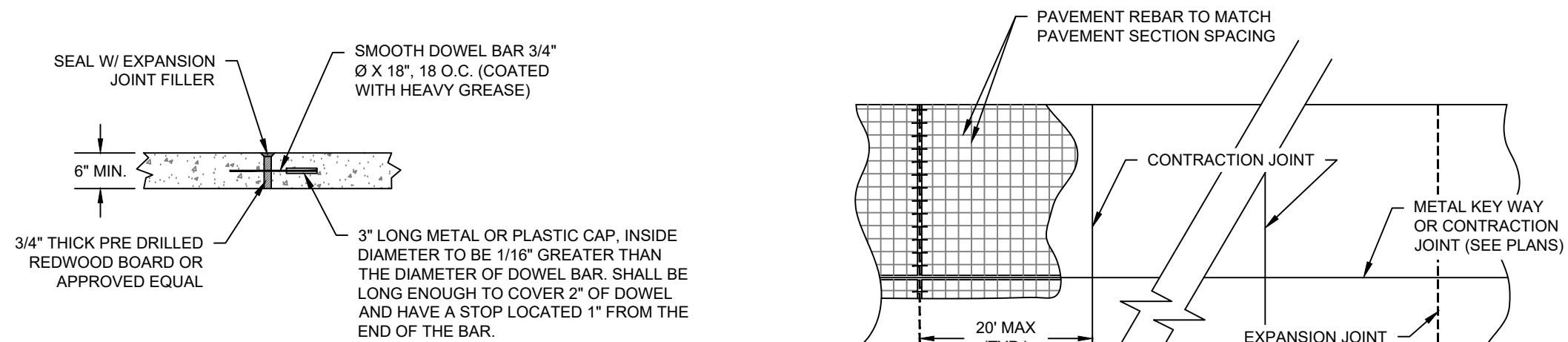
D 4" TO 12" CONCRETE PAVEMENT SECTION ON TOP OF EX. PAVEMENT
C11 N.T.S.



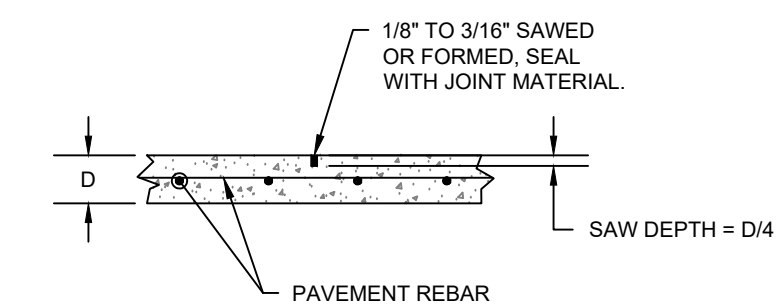
E 2" ASPHALT MILLINGS PAVEMENT SECTION
C11 N.T.S.



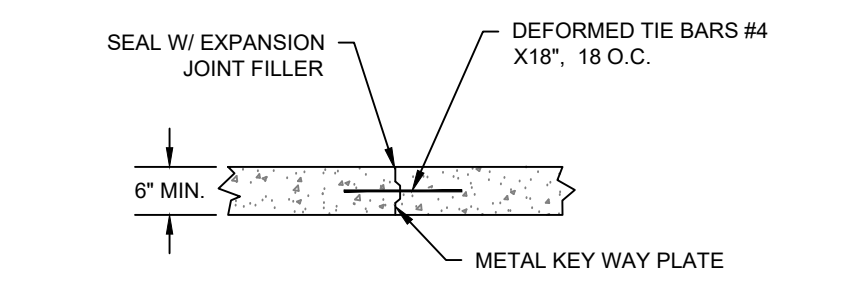
F 10" GRAVEL BASE PAVEMENT SECTION
C11 N.T.S.



EXPANSION JOINT

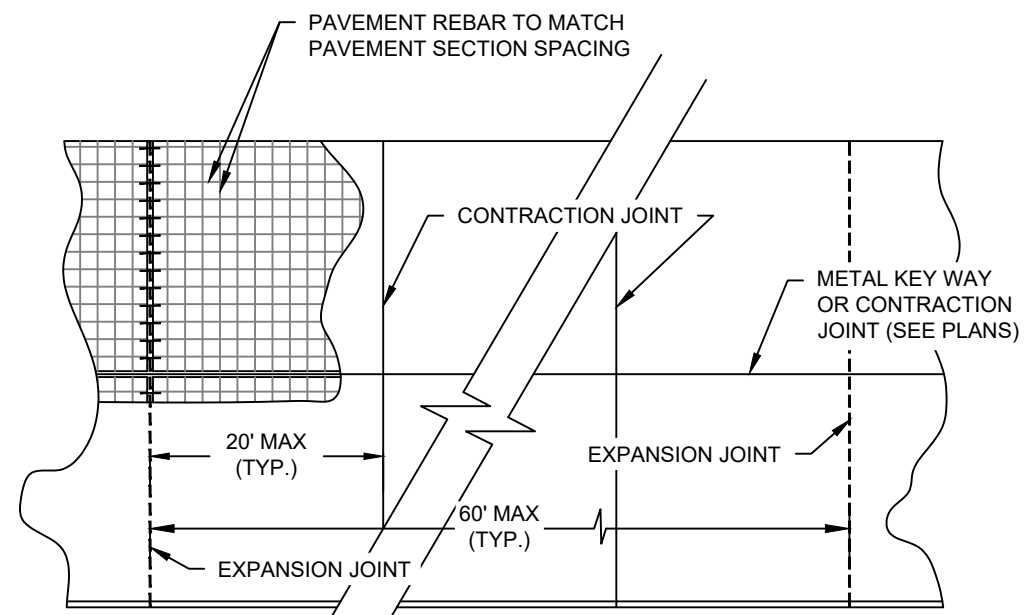


CONTRACTION JOINT

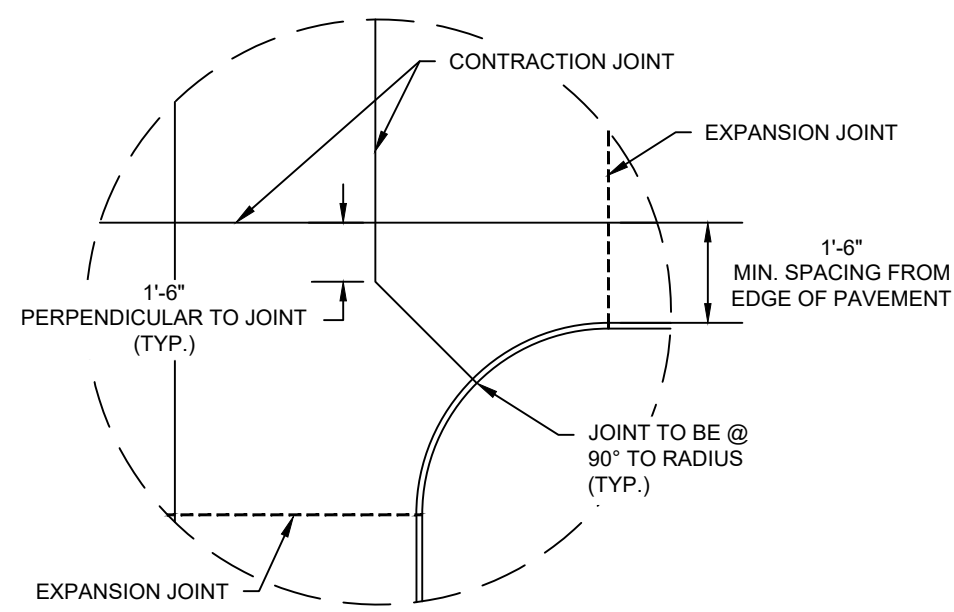


METAL KEY WAY JOINT

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

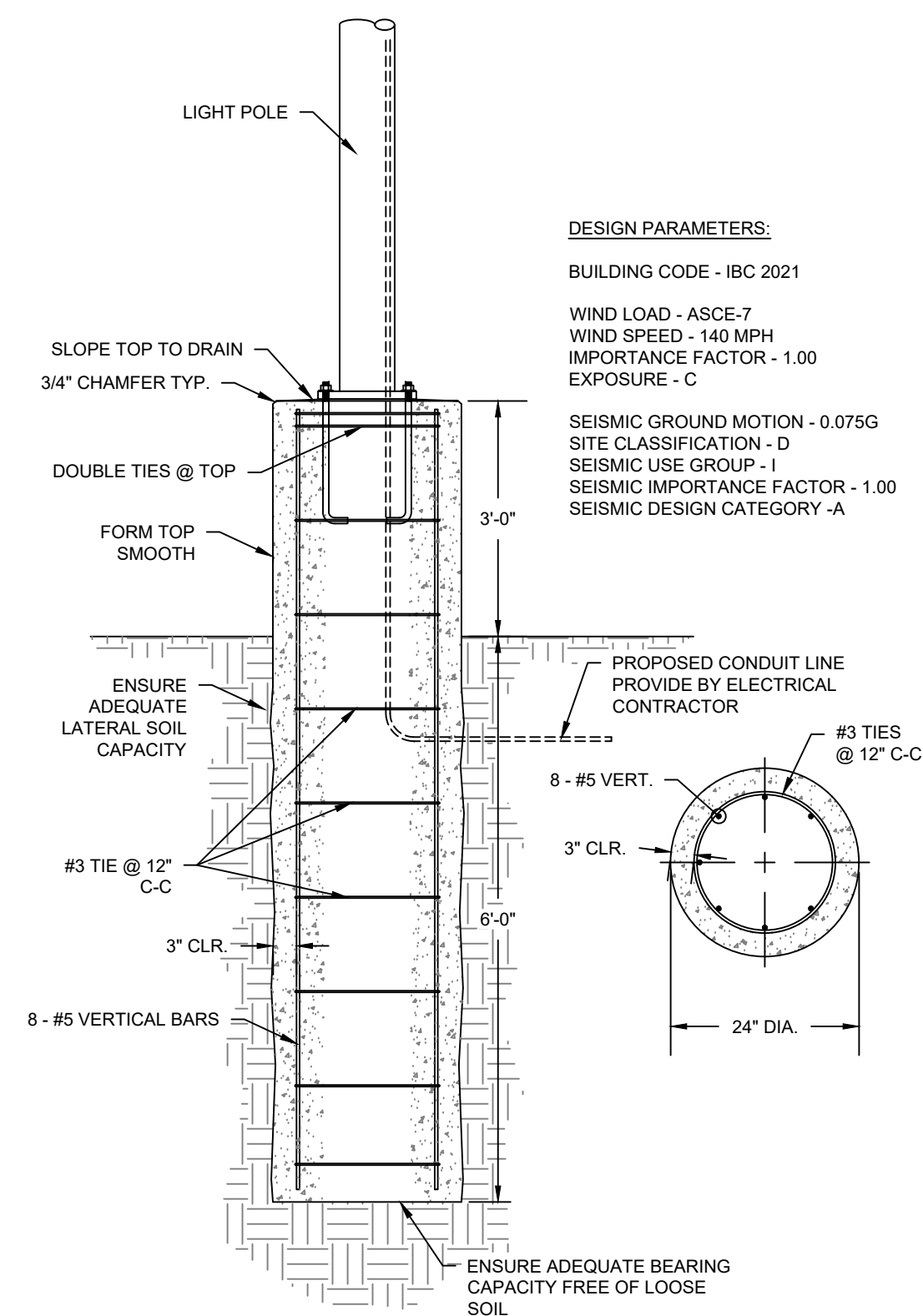


TYPICAL JOINT SPACING



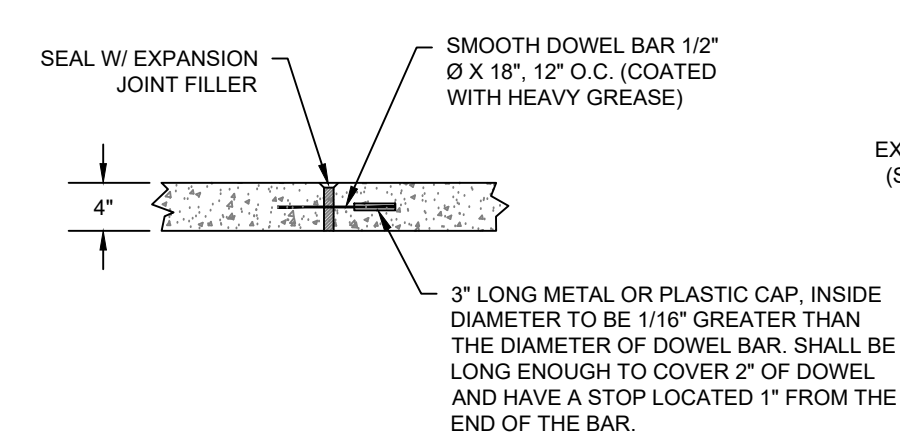
TYPICAL JOINT LAYOUT

G CONCRETE PAVING JOINT DETAILS
C11 N.T.S.

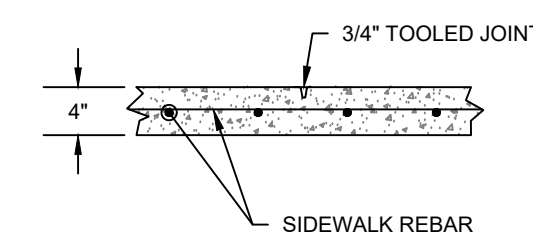


H LIGHT POLE FOUNDATION
C11 N.T.S.

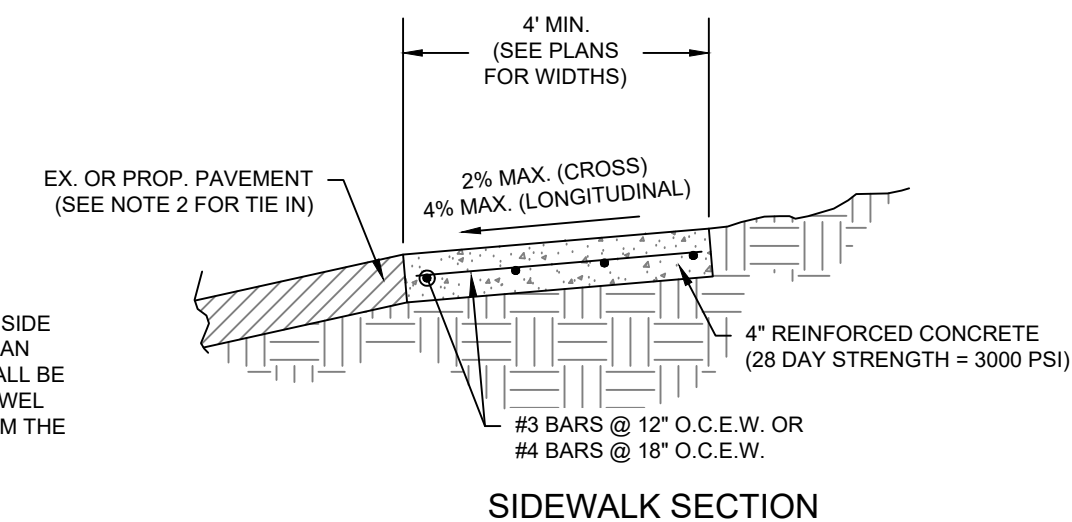
L NOT USED
C11 N.T.S.



SIDEWALK EXPANSION JOINT



SIDEWALK CONTRACTION JOINT

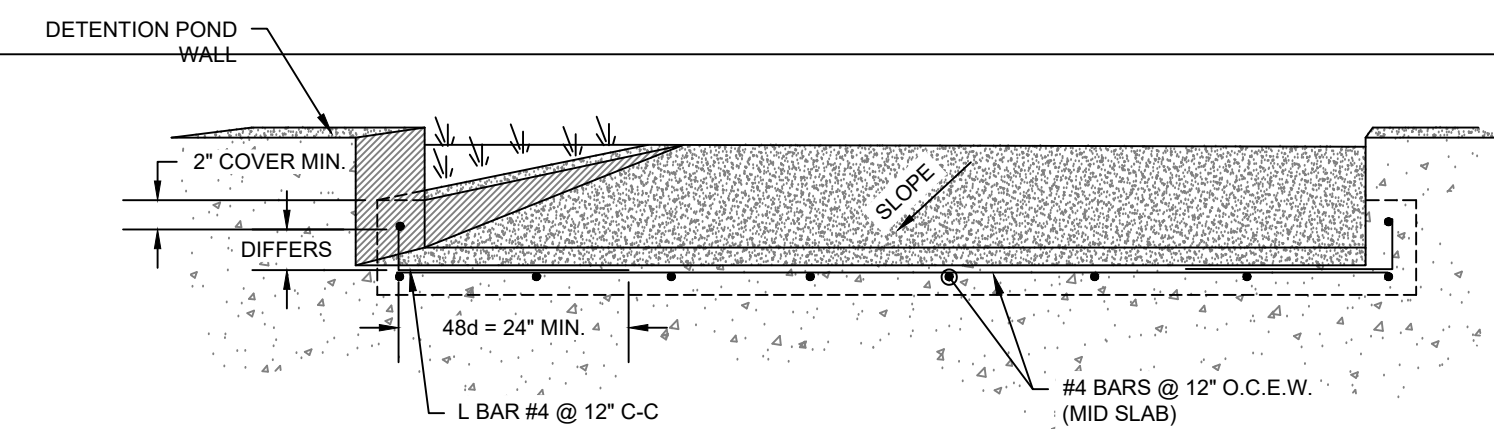


SIDEWALK SECTION

SIDEWALK NOTES:

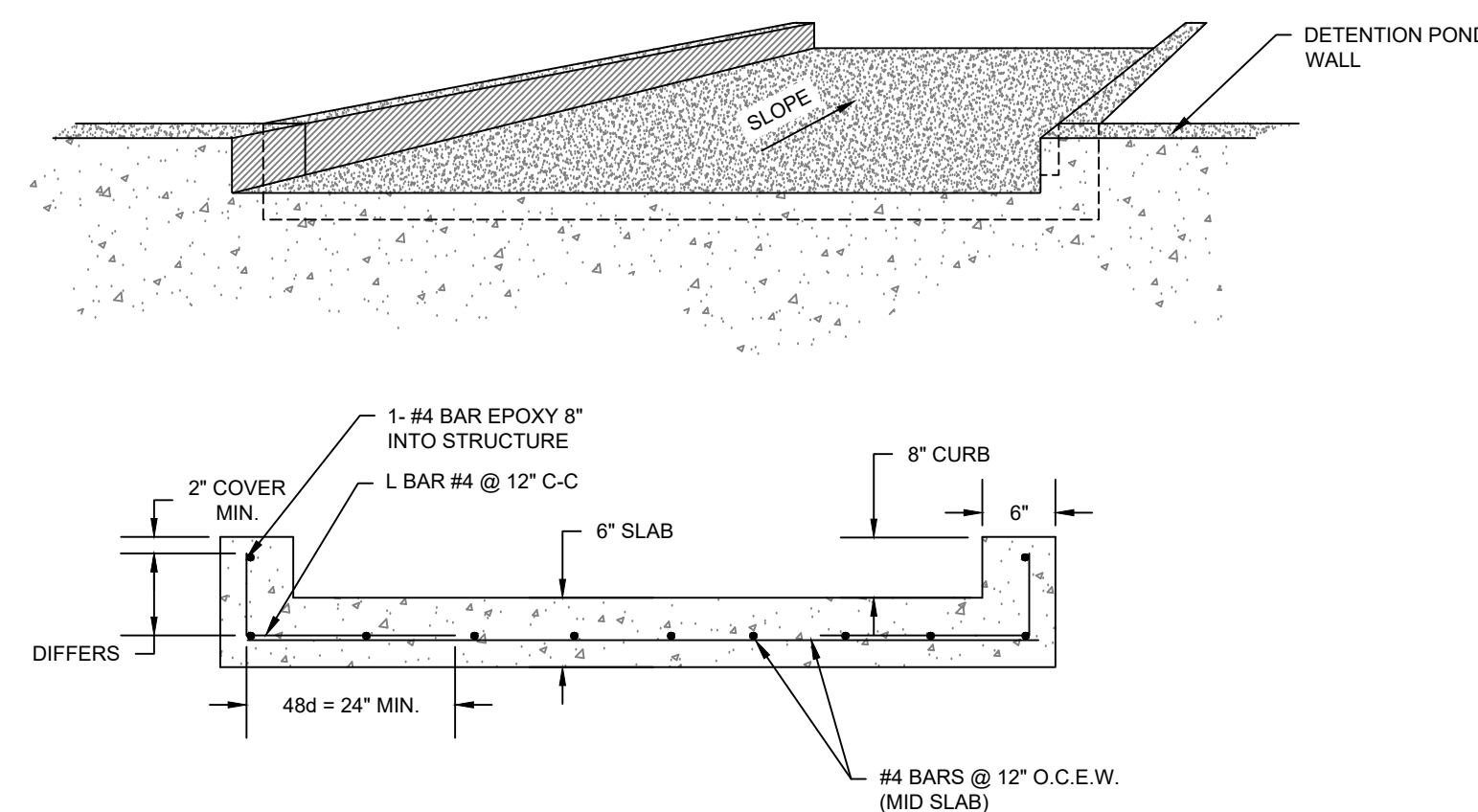
1. FINISH: LIGHT BROOM FINISH. JOINTS TO BE TOOLED 1" DEEP AT AN INTERVAL EQUAL TO THE SIDEWALK WIDTH. EXPANSION JOINTS 40' O.C. CONTRACTION JOINTS @ 4' O.C.
2. DOWEL IN AND TIE TO ANY CONCRETE STRUCTURE ADJACENT TO SIDEWALK (DRIVEWAY, INLET BOX, CURB, JUNCTION BOX, ETC.) WITH #3 X 12" BARS @ 12" O.C. OR #4 X 12" BARS @ 18" O.C.
3. 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
4. A MINIMUM CLEAR PEDESTRIAN WIDTH AS DEFINED BY T&S AND ADA SHALL BE PROVIDED FOR ENTIRE LENGTH OF SIDEWALK.
5. JOINTS: CONTRACTION JOINTS SHALL BE SPACED EVERY 5' AND EXPANSION JOINTS EVERY 20'.

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



SECTION A-A

J 10" POND INFLOW FLUME
C11 N.T.S.



K 9" EMERGENCY OVERFLOW FLUME
C11 N.T.S.

NO.	REVISION DESCRIPTION	DATE

DATE: 04/07/2026
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY COLE CHRISTIAN, P.E. 140209

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

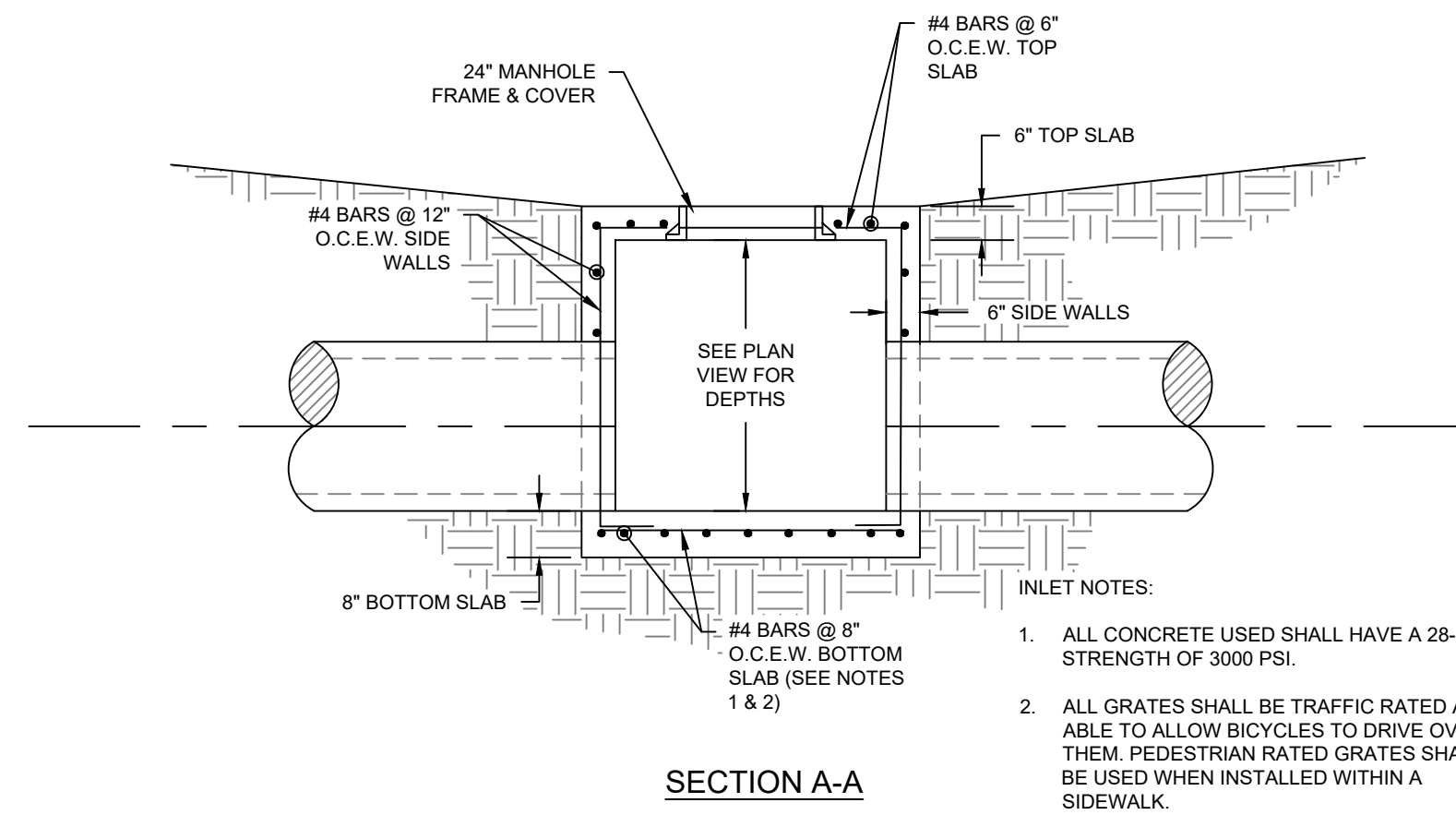
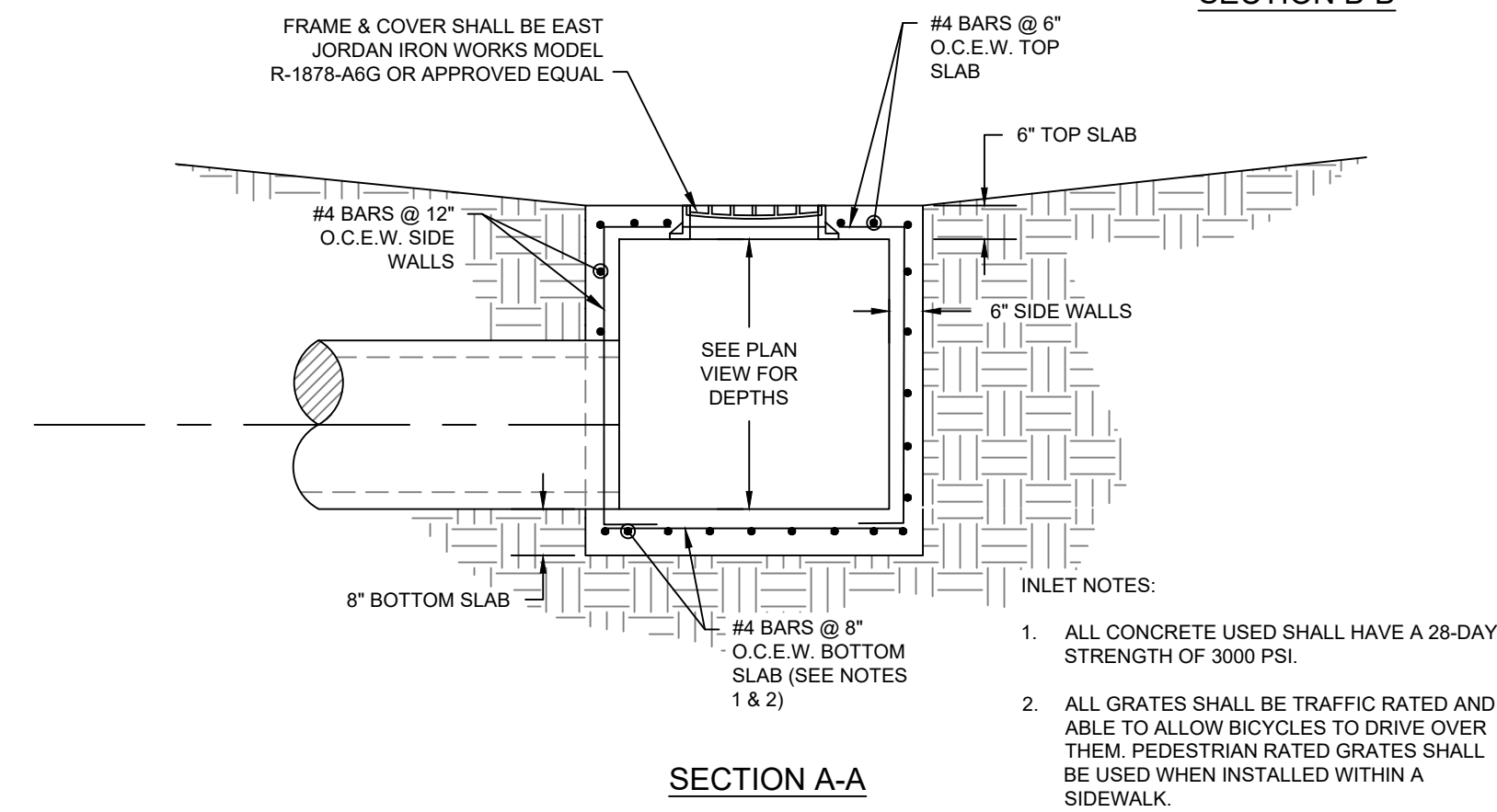
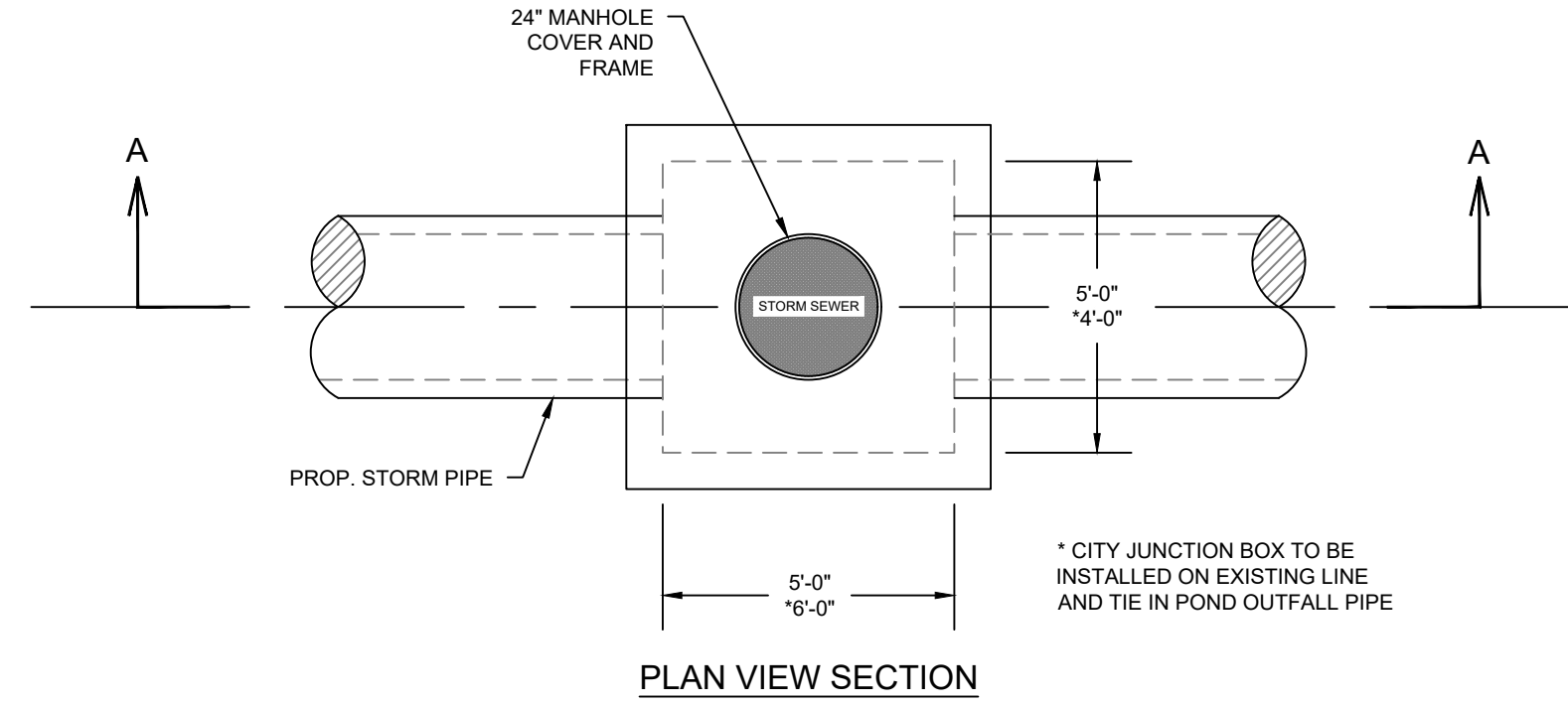
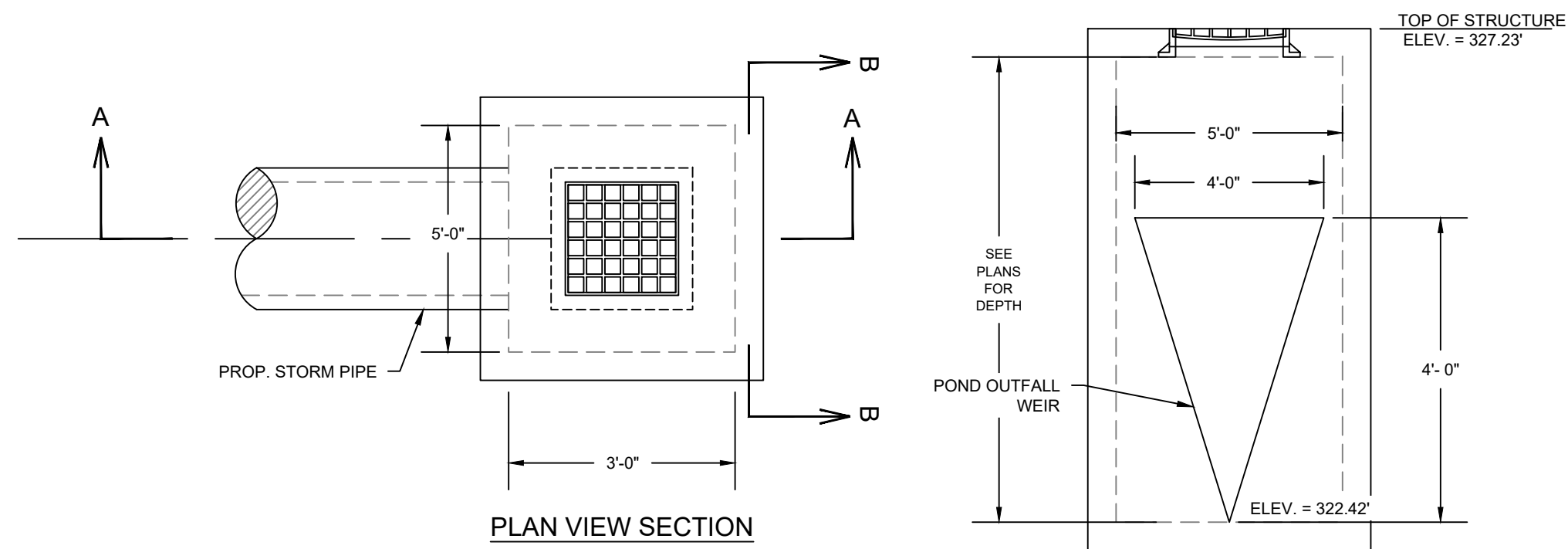
MBC
MANAGEMENT
DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING

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

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

DRAWING TITLE:
CONSTRUCTION DETAILS (1 OF 3)

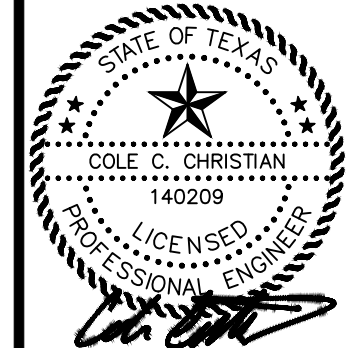
DRAWING NO.:
C11



A POND OUTFALL STRUCTURE
C12 N.T.S.

B JUNCTION BOX
C12 N.T.S.

NO.	REVISION DESCRIPTION	DATE	BY



DATE: 04/07/2026
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY COLE CHRISTIAN, P.E. 140209

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

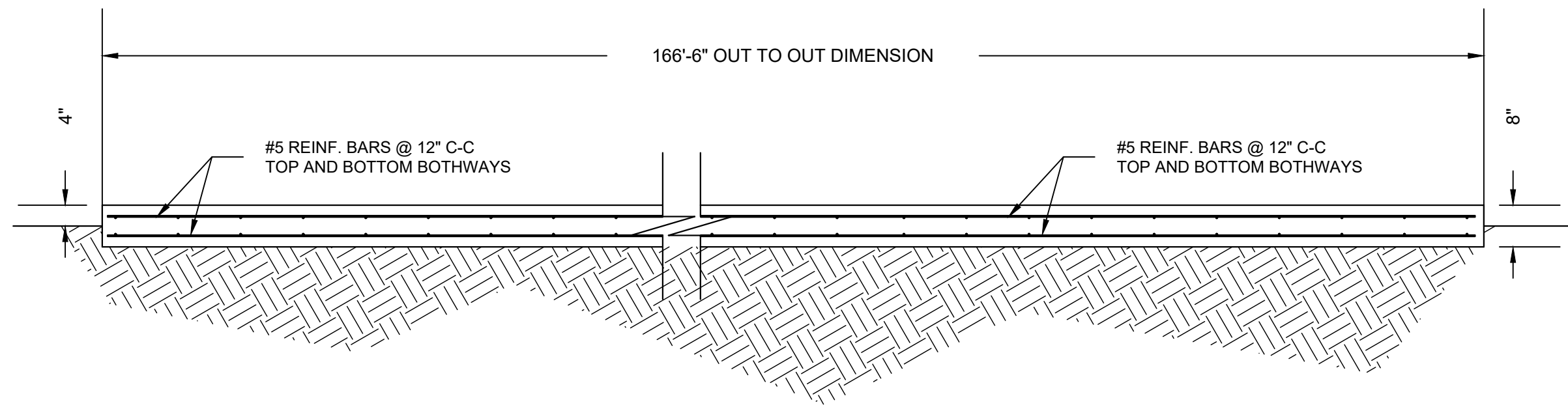
DRAFTED BY: CCC
DESIGNED BY: CCC
SCALE: N/A

DRAWING TITLE:
CONSTRUCTION DETAILS (2 OF 3)

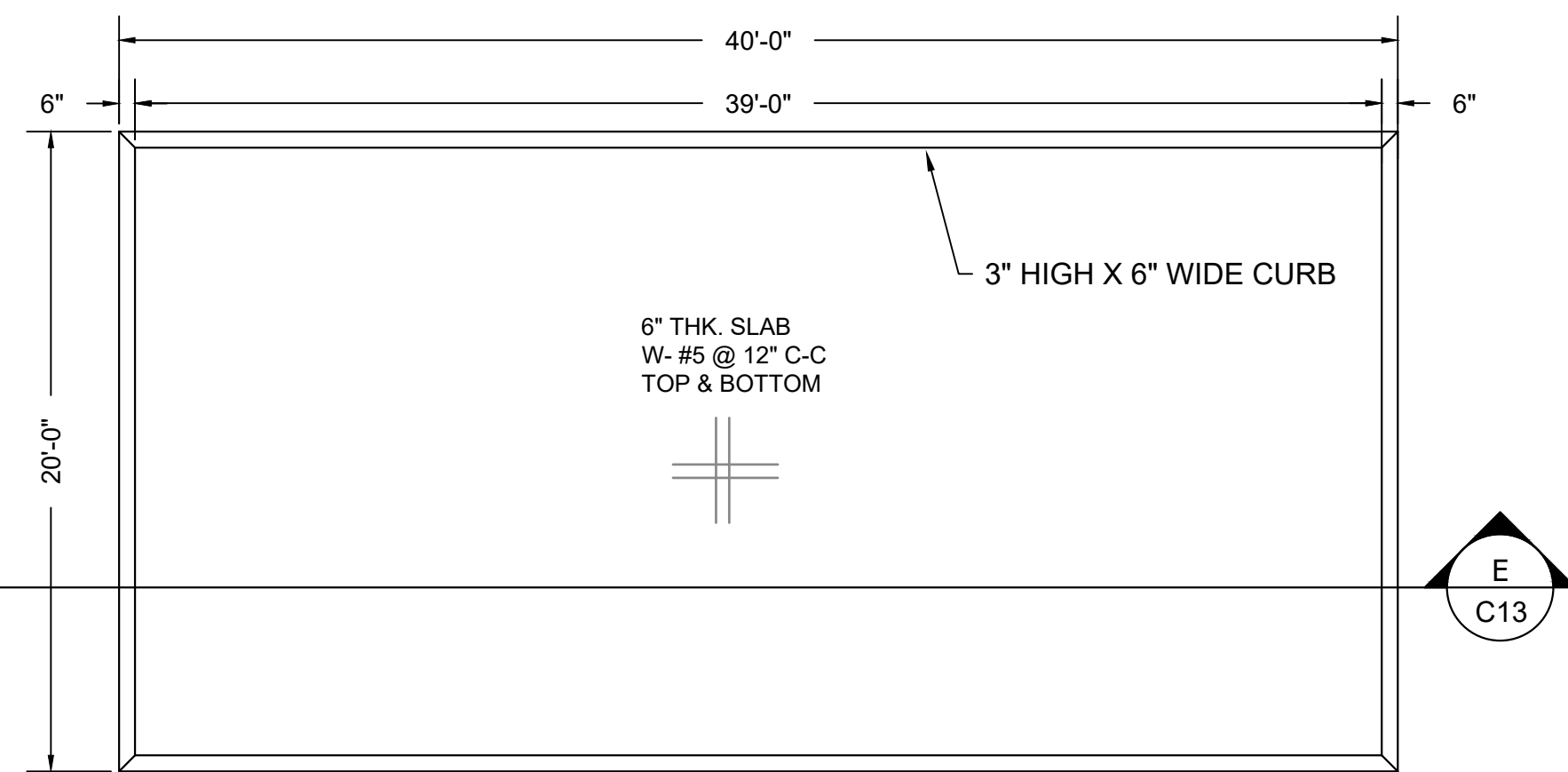
DRAWING NO.:
C12



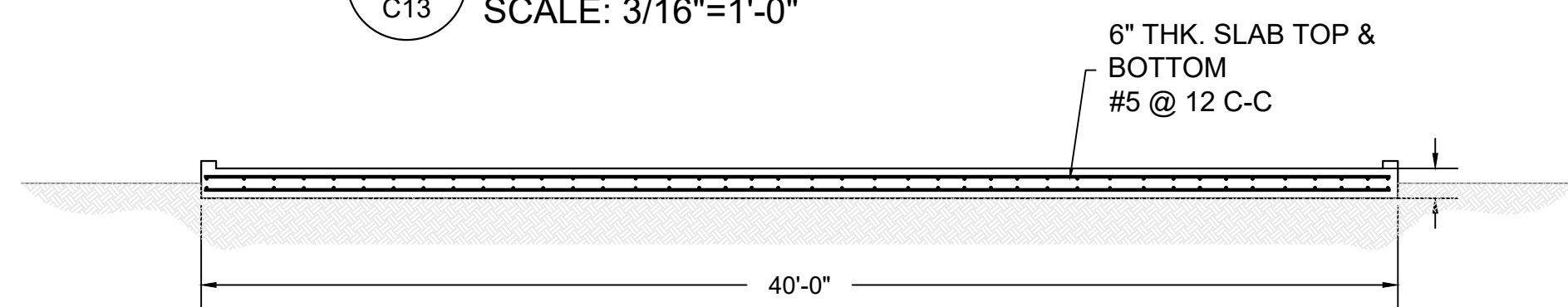
A ISOPOD FOUNDATION PLAN
C13 SCALE: 1/16"=1'-0"



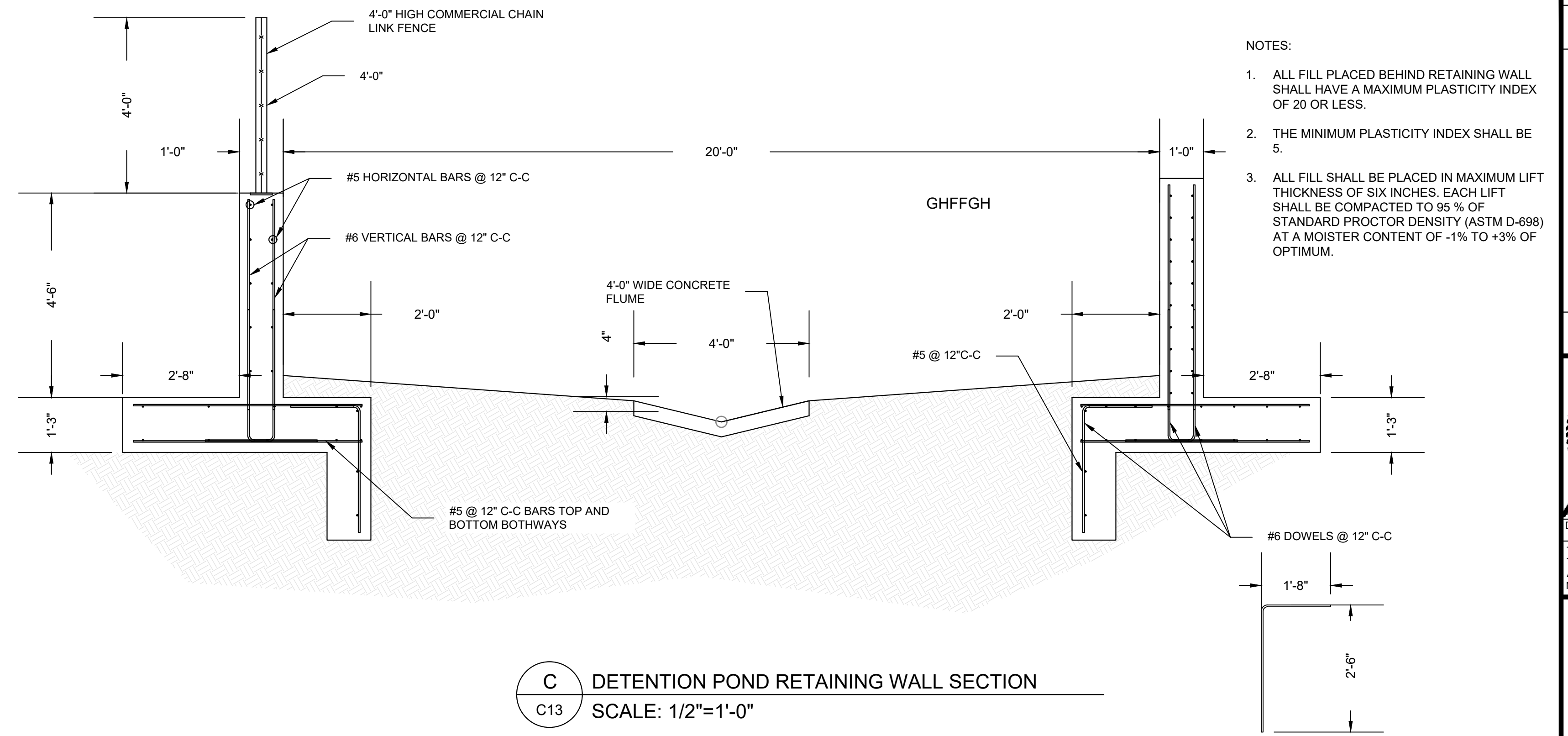
B ISOPOD FOUNDATION SECTION B-B
C13 SCALE: 1/2"=1'-0"



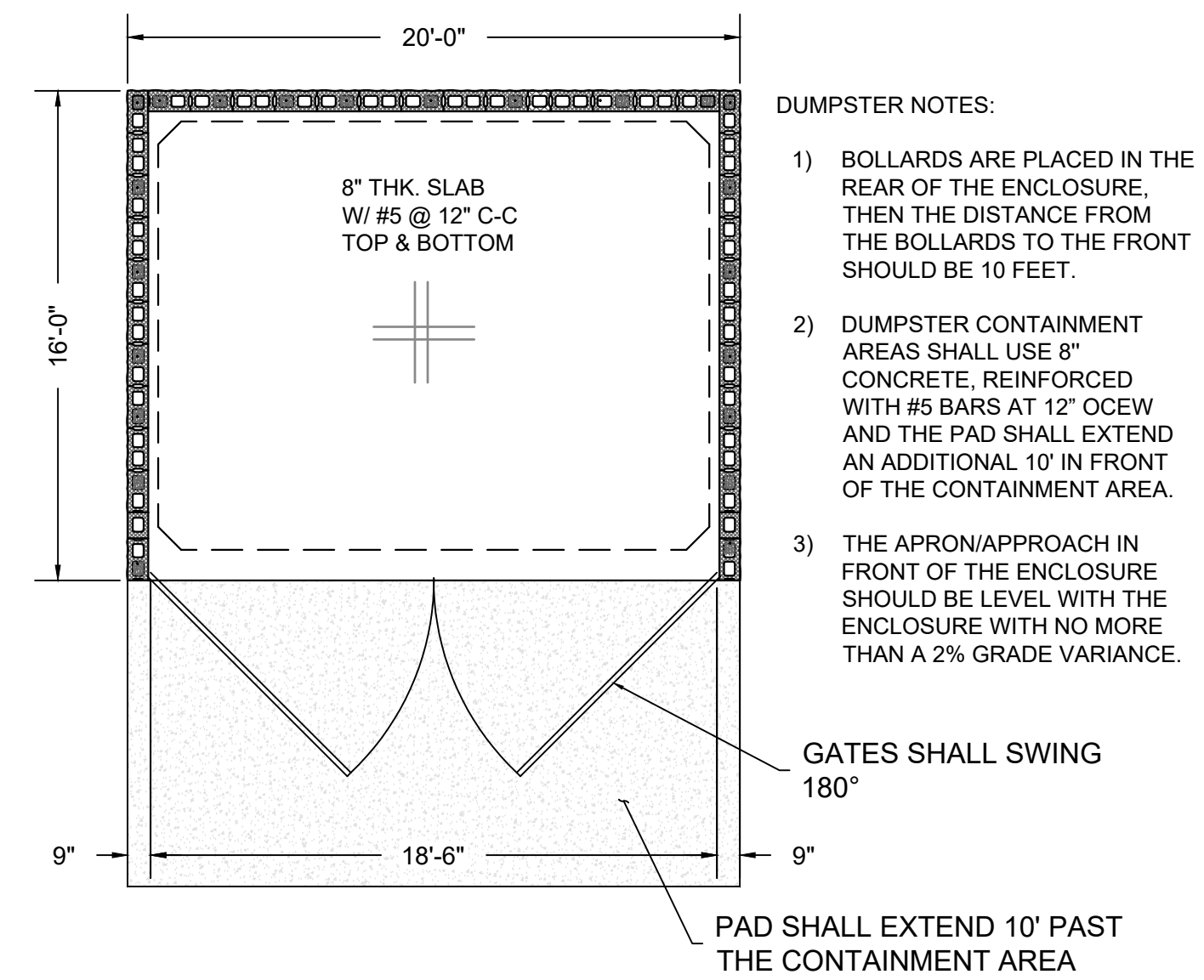
D 10K DIESEL & 1K DEF TANK PAD PLAN
C13 SCALE: 3/16"=1'-0"



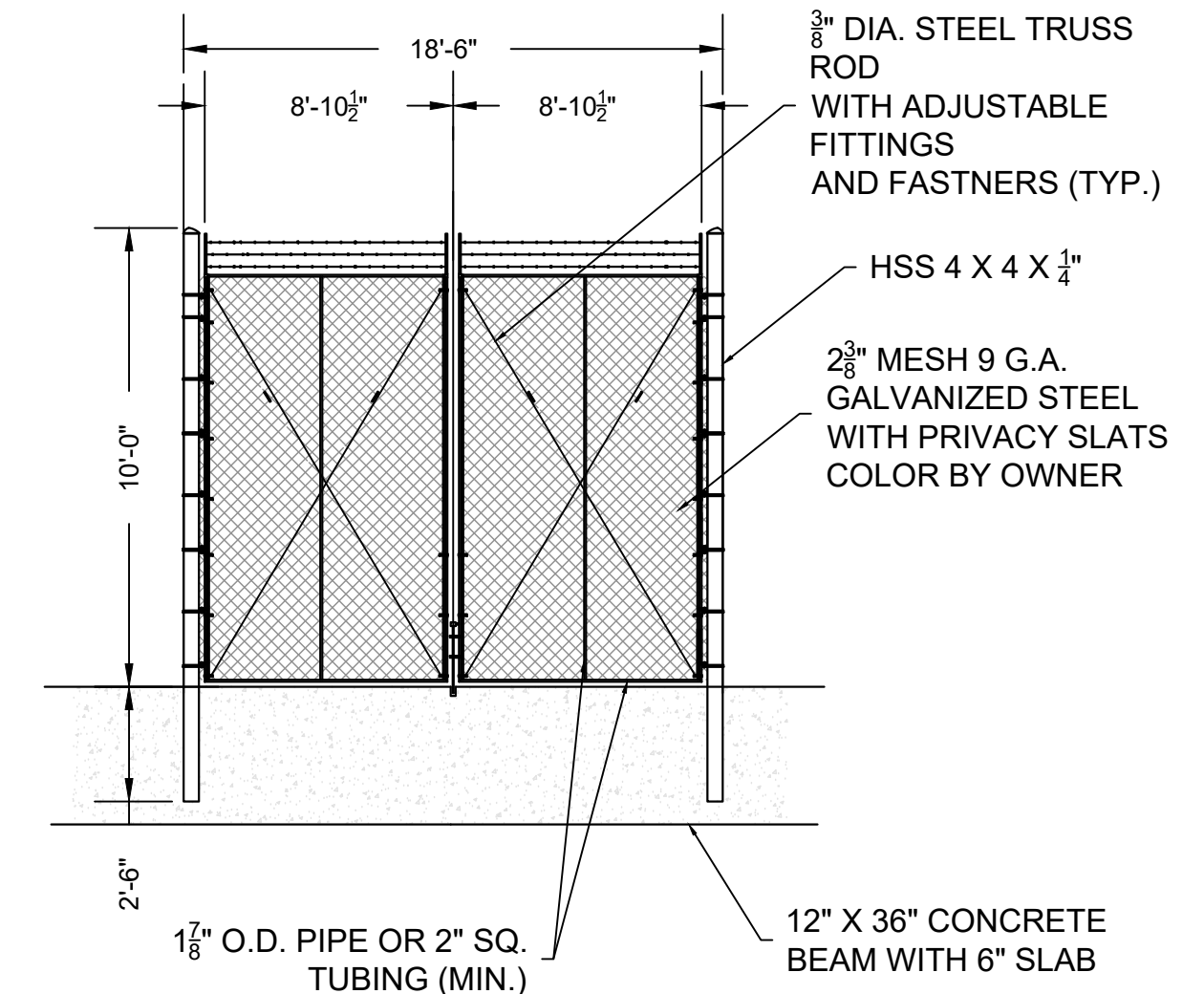
E 10K DIESEL & 1K DEF TANK PAD SECTION E-E
C13 SCALE: 3/16"=1'-0"



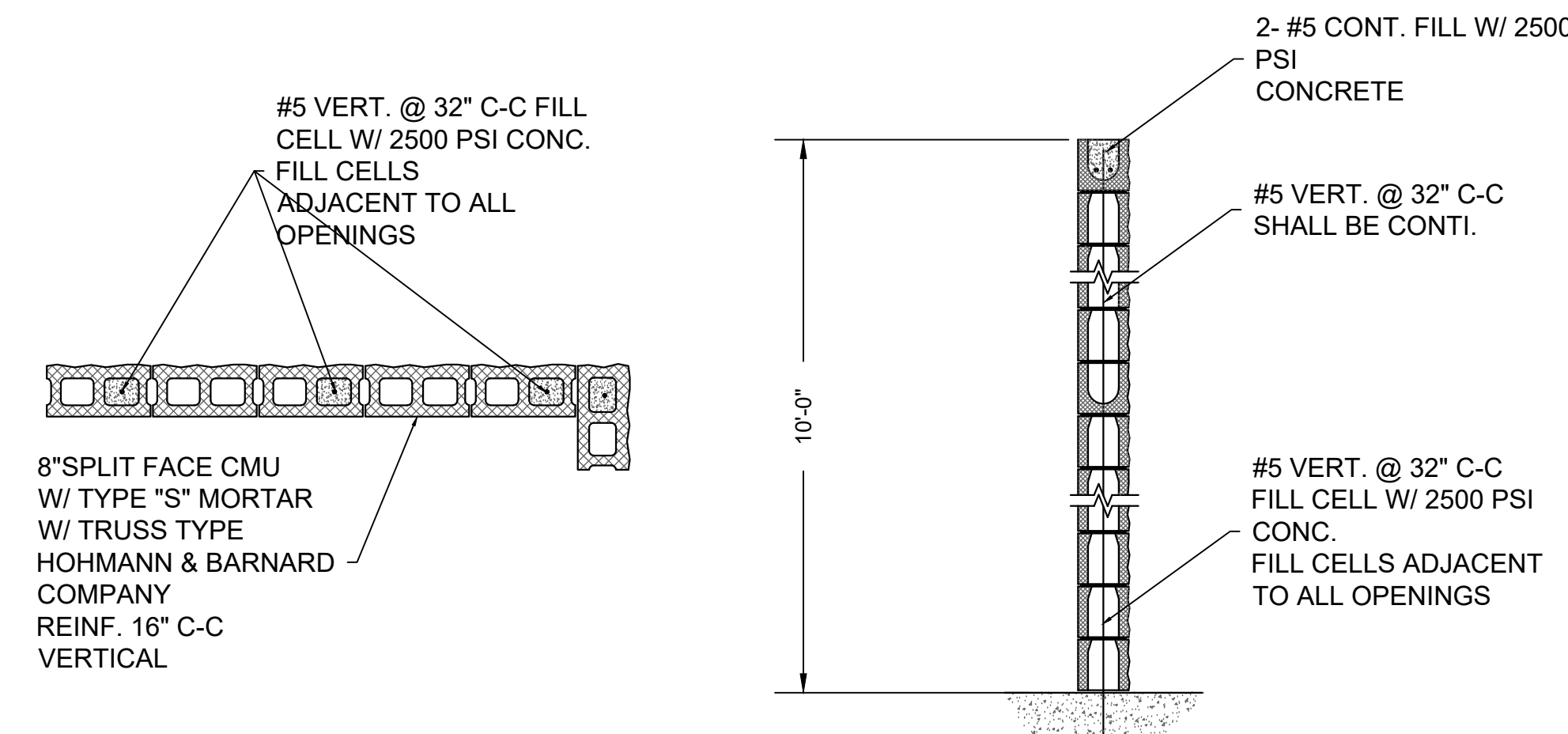
C DETENTION POND RETAINING WALL SECTION
C13 SCALE: 1/2"=1'-0"



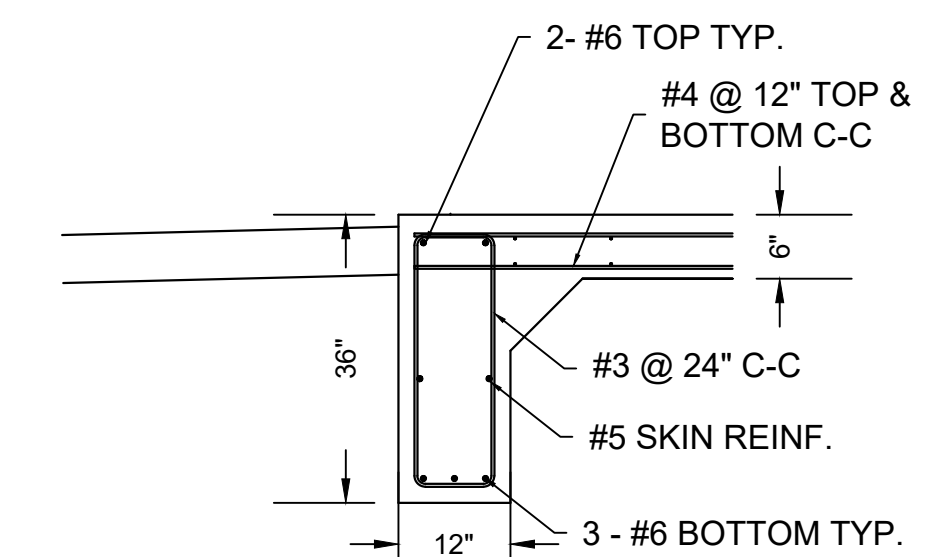
F DUMPSTER PAD FOUNDATION PLAN
C13 SCALE: 3/16"=1'-0"



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

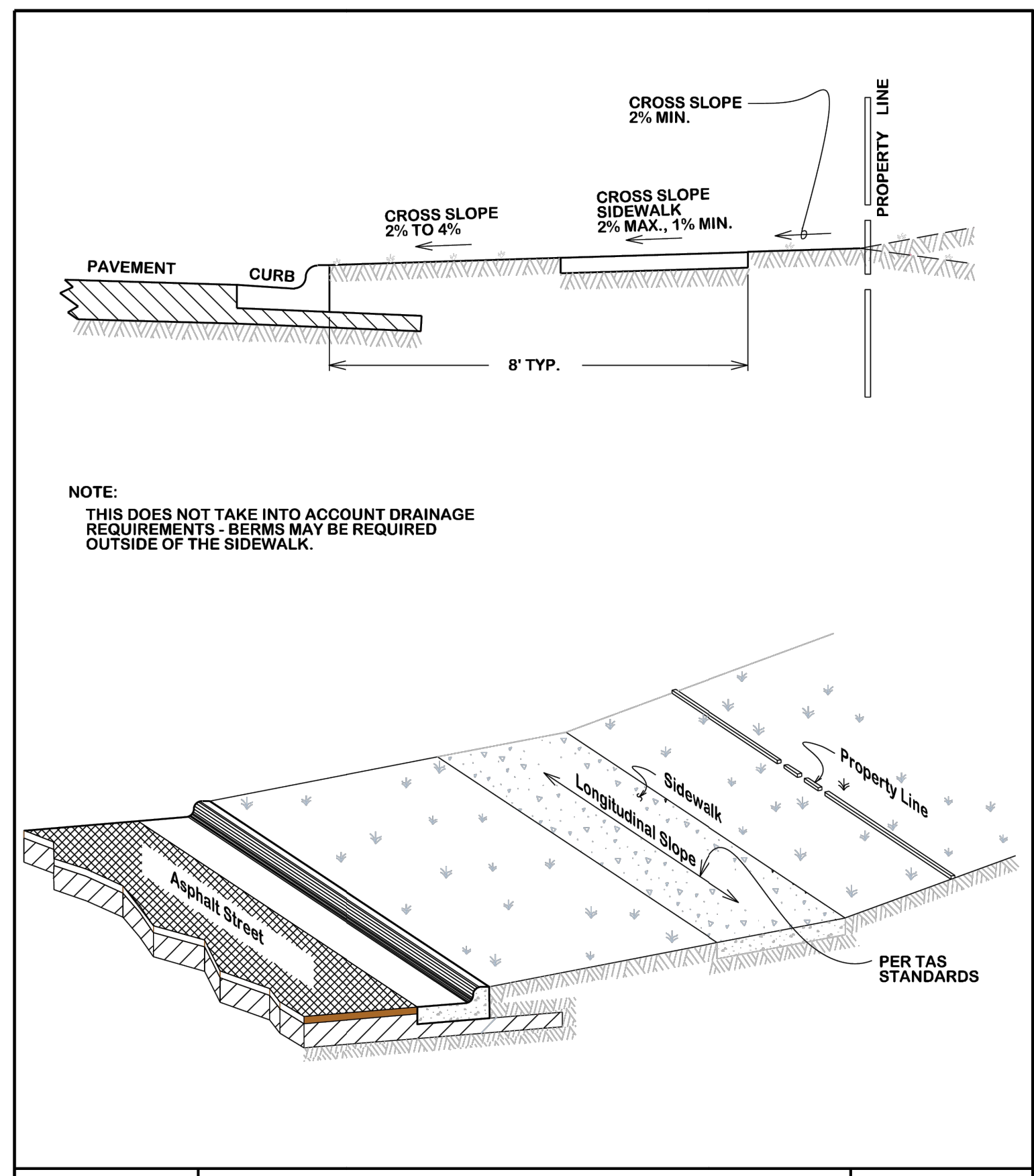


H DUMPSTER PAD MASONRY DETAILS
C13 SCALE: 1/4"=1'-0"

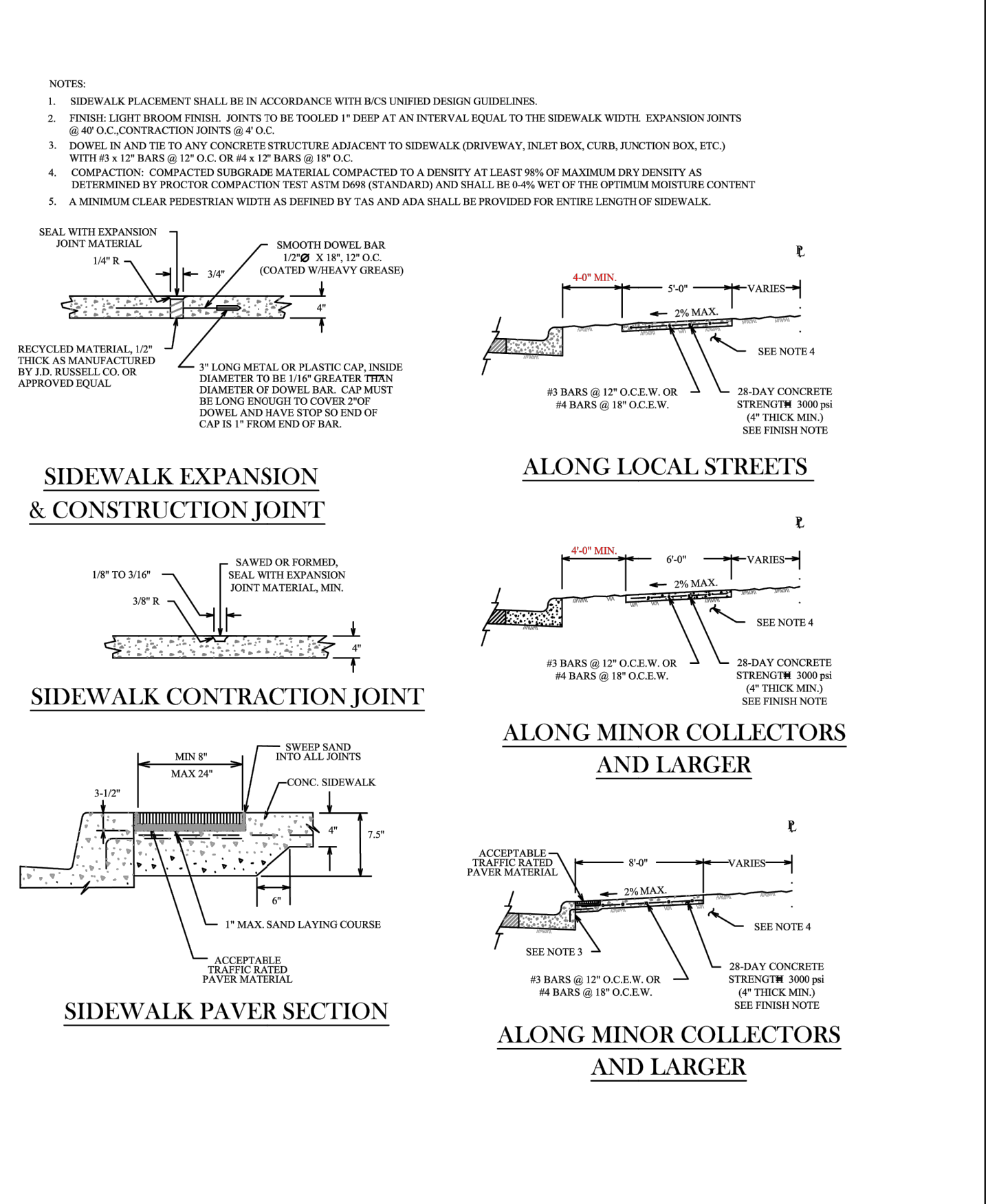


I DUMPSTER PAD BEAM DETAILS
C13 SCALE: NTS

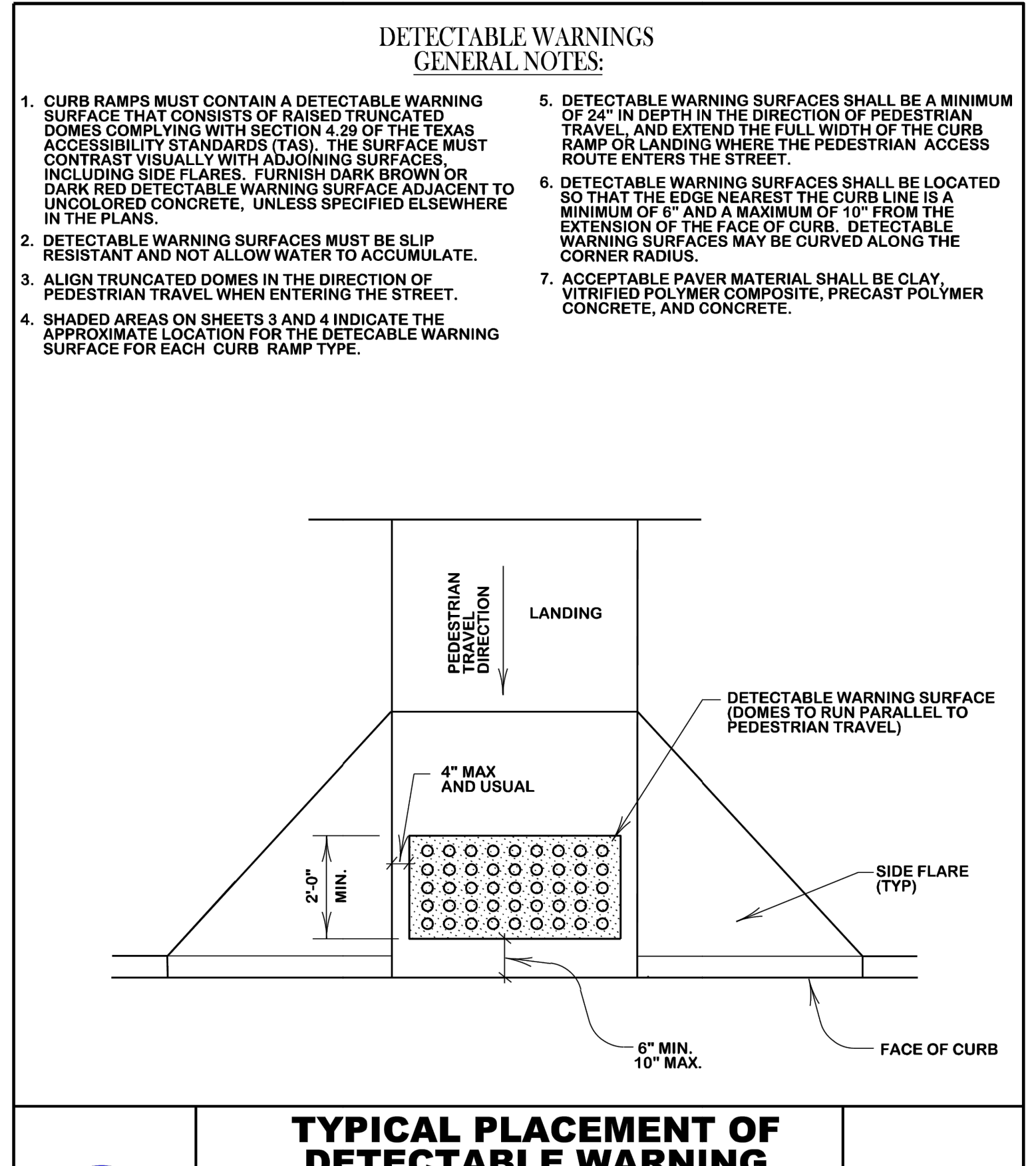
BY	
DATE	
REVISION DESCRIPTION	
NO.	
DATE: 04/06/2026 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY PAUL MALEK, P. E. 62860	
TRPE FIRM NO.: F-789 7984 HWY. 6 NAVASOTA, TX 77868 (P): 936-825-1603 (F): 936-825-1624	GENERAL CONTRACTING
MBC MANAGEMENT DESIGN-BUILD ENGINEERING GENERAL CONTRACTING	
PROJECT NAME: LPST TRUCK MAINTENANCE SHOP & OFFICE LIQUIDPOWER SPECIALTY PRODUCTS, INC. 450 STONE CITY DRIVE, BRYAN, TX 77802	
DRAFTED BY: SAB SCALE: AS SHOWN	DESIGNED BY: PEM DRAWING TITLE: CONSTRUCTION DETAILS (3 OF 3)
DRAWING NO.: C13	



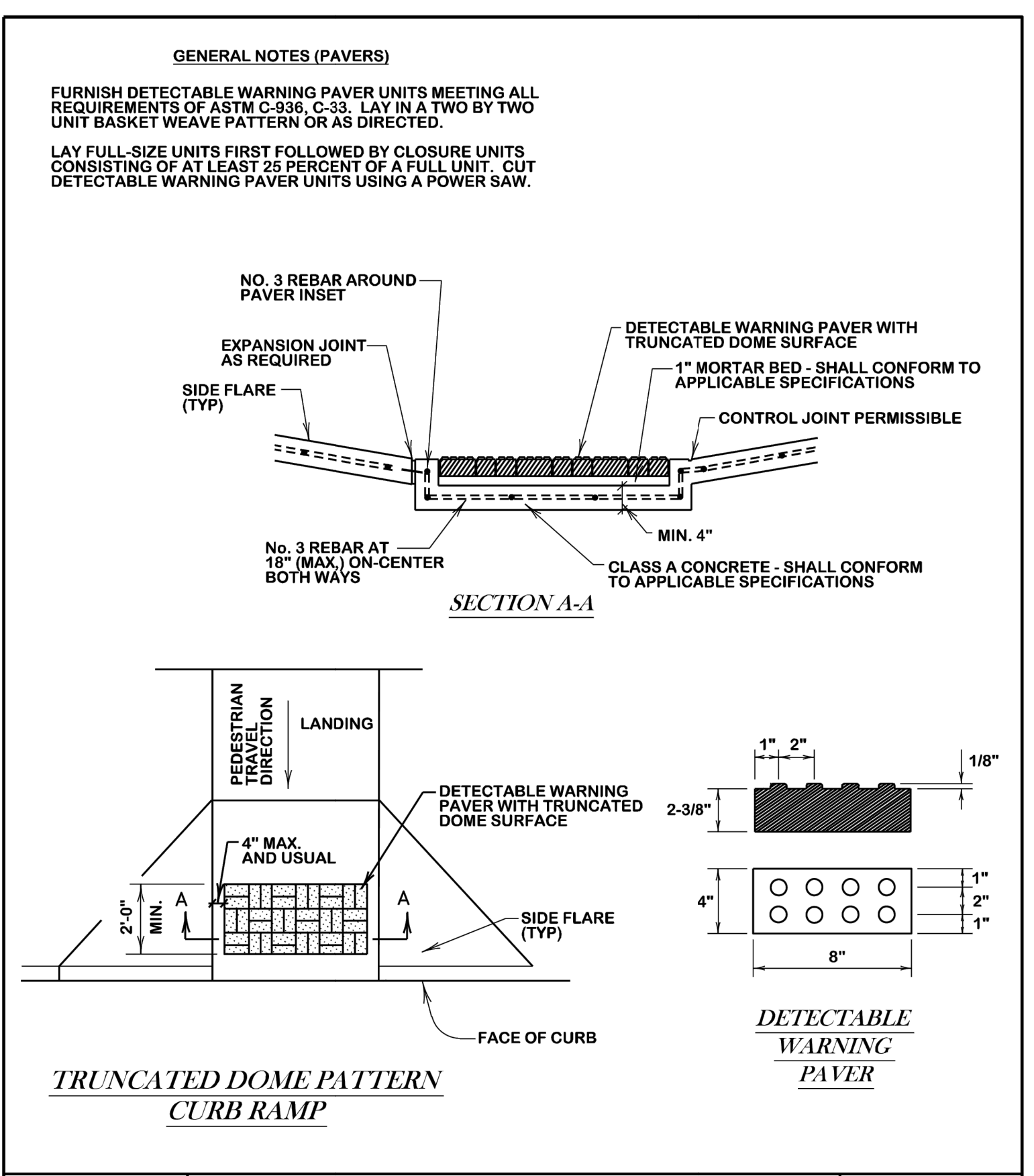
	SIDEWALK SLOPE REQUIREMENTS			
	DATE AUG. 2012	B/C'S UNIFIED STANDARD DETAIL	DETAIL NO. SW1-00	



	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	



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

**DETECTABLE WARNINGS
GENERAL NOTES:**

- CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 4.28 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. FURNISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
- DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
- ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
- SHADED AREAS ON SHEETS 3 AND 4 INDICATE THE APPROXIMATE LOCATION FOR THE DETECTABLE WARNING SURFACE FOR EACH CURB RAMP TYPE.
- DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
- DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 10" FROM THE EXTENSION OF THE FACE OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.
- ACCEPTABLE PAVER MATERIAL SHALL BE CLAY, VITRIFIED POLYMER COMPOSITE, PRECAST POLYMER CONCRETE, AND CONCRETE.

BY	
DATE	
REVISION DESCRIPTION	
NO.	

DATE: 04/07/2026
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY COLE CHRISTIAN, P.E. 140209

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

LPST TRUCK MAINTENANCE SHOP & OFFICE
LIQUIDPOWER SPECIALTY PRODUCTS, INC.

450 STONE CITY DRIVE, BRYAN, TX 77802

PROJECT NAME:	LPST TRUCK MAINTENANCE SHOP/DESIGN-CONSULTING/AUTOCAD/CONTRACT CONSTRUCTION DETAILS (1 OF 9) DWG
DRAFTED BY:	DESIGNED BY:
CCC	CCC
SCALE:	N/A
DRAWING TITLE:	CITY SIDEWALK DETAILS
DRAWING NO.:	C14

