

Site Specific Notes:

- The owner of the property is City of Bryan. The subject property is Zeno Phillips Tract 227.
- The proposed building is a One-Story Type IIB with sprinklers totaling 13,074 sq. ft., FF = 324.50, Height 27' 6".
- The subject property is Zoned (PD) Planned Development as approved by the Bryan City Council On 03/29/2017 with Ordinance #2208.
- Fire flow hydrant demand is 2,500 gpm. The existing hydrant at 512 W Carson St & the existing hydrant apart of the Travis Park Improvements on Bomber Dr will provide the hydrant flow for this project.
- This lot is not within the 100-yr floodplain according to the Dfirm for Brazos County, Texas and Incorporated Areas, Map No. 48041C0215F, effective April 2, 2014.
- The developed area for this project is 0.94 acres (40,794 sq. ft.).
- Solid waste pickup will be one 90 gal. can.
- Proposed Signage must be permitted separately.

Parking Analysis:

- Proposed Improvements:**
13,074 SF Proposed Building
- New Required Parking:**
53... 1 Space per 260 SF of GFA
- Provided Parking:**
- ADA Parking w/ Van Accessible
 - Straight In Parking
 - Shared Parking
- 53... Total Provided

Fire Lane Striping:

All curbs and curb ends shall be painted red with 4" white lettering stating "FIRE LANE-NO PARKING-TOW AWAY ZONE". The phrases should be spaced 15' apart continuously. Fire Lane line work shown on this Site Plan is used to delineate the location of the fire lane for permitting purposes and is not intended to show required painted Fire Lane Striping.

■ FIRE LANE ■ NO PARKING ■ TOW AWAY ZONE ■

Note: Fire lane shall not be painted on Flat work/surface with use of Fire Lane Signage.

NOTICE!

The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. It is the contractor's responsibility to avoid all existing utilities and repair any damaged lines, at his own expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation.

Contact Information:

Texas One Call: 800-245-4545
 Lone Star One Call: 800-689-8344
 Texas Excavation Safety: 800-344-8377
 City of Bryan: 979-209-5900
 System (Digless)
 Bryan Texas Utilities: 979-821-5885
 Atmos Energy: 979-774-2508
 Frontier: 979-821-4300
 Suddenlink: 979-840-2229

Construction Notes:

- All concrete to be constructed with 3,500 psi (Min) - 28 day strength portland cement concrete.
- All items to be removed during clearing and grubbing. Remove not only the above ground elements, but all underground elements as well. All excavated material shall become the property of the contractor unless otherwise directed by the Owner. All debris must be disposed of off site.
- Prior to grading operations, contractor is to strip the first 6" of soil. Contractor shall proof roll the entire site and remove any unstable materials according to TxDOT Specifications. Select fill is to be used in replacing objectionable material.
- Assure positive drainage across project site to the storm water structures.
- Normal Domestic Wastewater is anticipated to be discharged from this development.
- Potable Water Protection - All devices, appurtenances, appliances, and apparatus intended to serve some special function and that connects to the water supply system, shall be provided with protection against backflow and contamination of the water supply system. As noted in Texas Administrative code 30 TAC 290.47 - Appendix F.
- Irrigation System - Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed per City Ordinance.
- Each utility contractor is responsible for positioning and trenching of service lines. Mark all lines with utility tape. Utility contractors are responsible for coordinating with paving contractor in placement and installation of any necessary utility conduit prior to subgrade preparation. Lines requiring slope control are to be installed first. All other lines not requiring slope control or elevation shall be installed deepest first. Each contractor is responsible for knowing final determination of installation order.
- Materials and methods for pavement markings shall conform to TxDOT Standard Specifications for Construction of Highways, Streets, and Bridges (current edition), with the following exceptions: 1) Type II marking materials need not be purchased from the Department, and 2) Glass beads may be omitted, but marking material shall be Type II paint-type material.
- The Contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The Contractor shall use all means necessary to prevent the occurrence of windblown litter from the project site.
- Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City to permitted contractor(s) only.
- Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.

Utility Notes:

- Private water line and private sanitary sewer line construction shall be in accordance with the plumbing code. Cleanouts shall be installed per plumbing code.
- Private water and sewer line service materials to be in accordance with plumbing code.
- Contractor shall coordinate conduit end/or line installation for telecommunication providers for the site.
- Depth of the existing water and sewer lines to be verified by the contractor.
- Traffic control for utility work shall be provided by the contractor as needed.
- The domestic RPZ and Fire line must be tested by a City of Bryan-permitted backflow assembly tester upon installation. Contact Mark Jurica @ 979-209-5932.

Utility Demand:

Water Demand:
(Land-use Method)

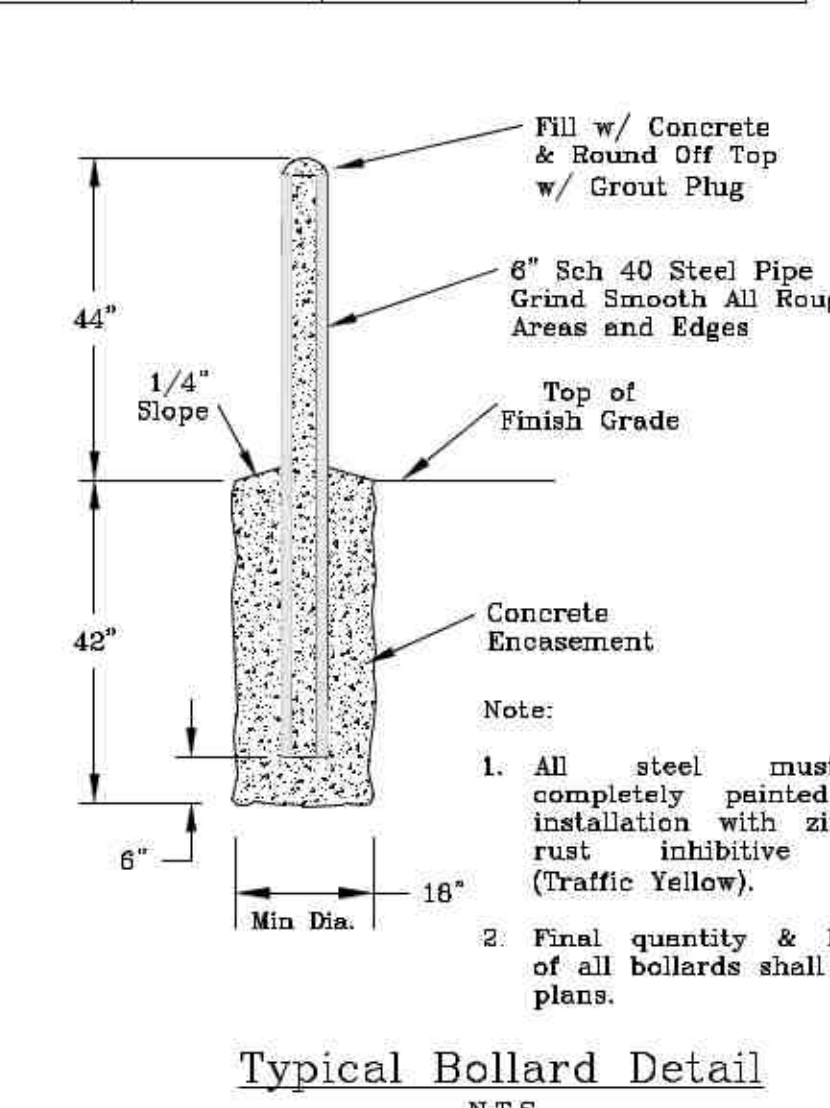
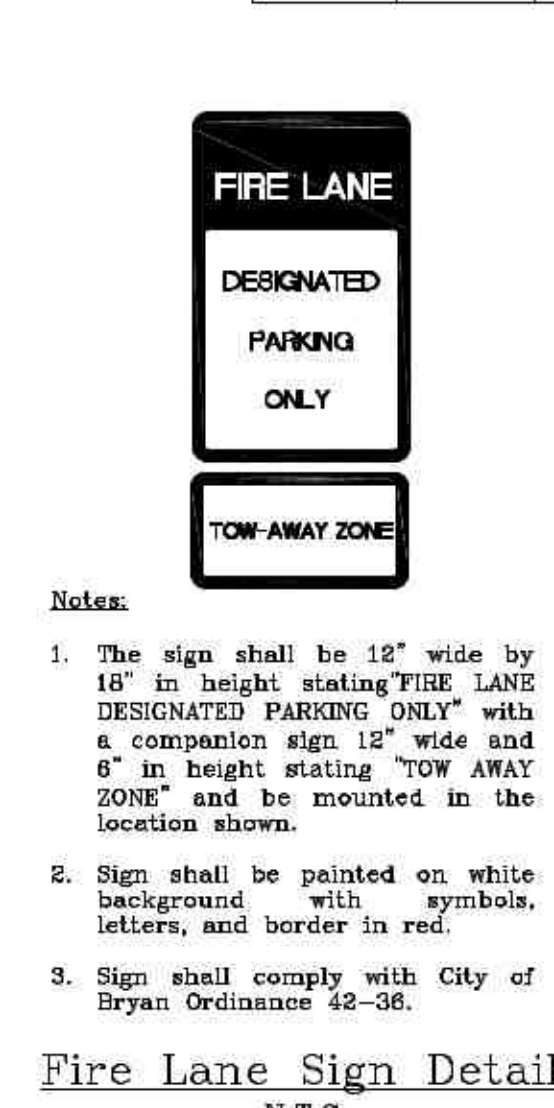
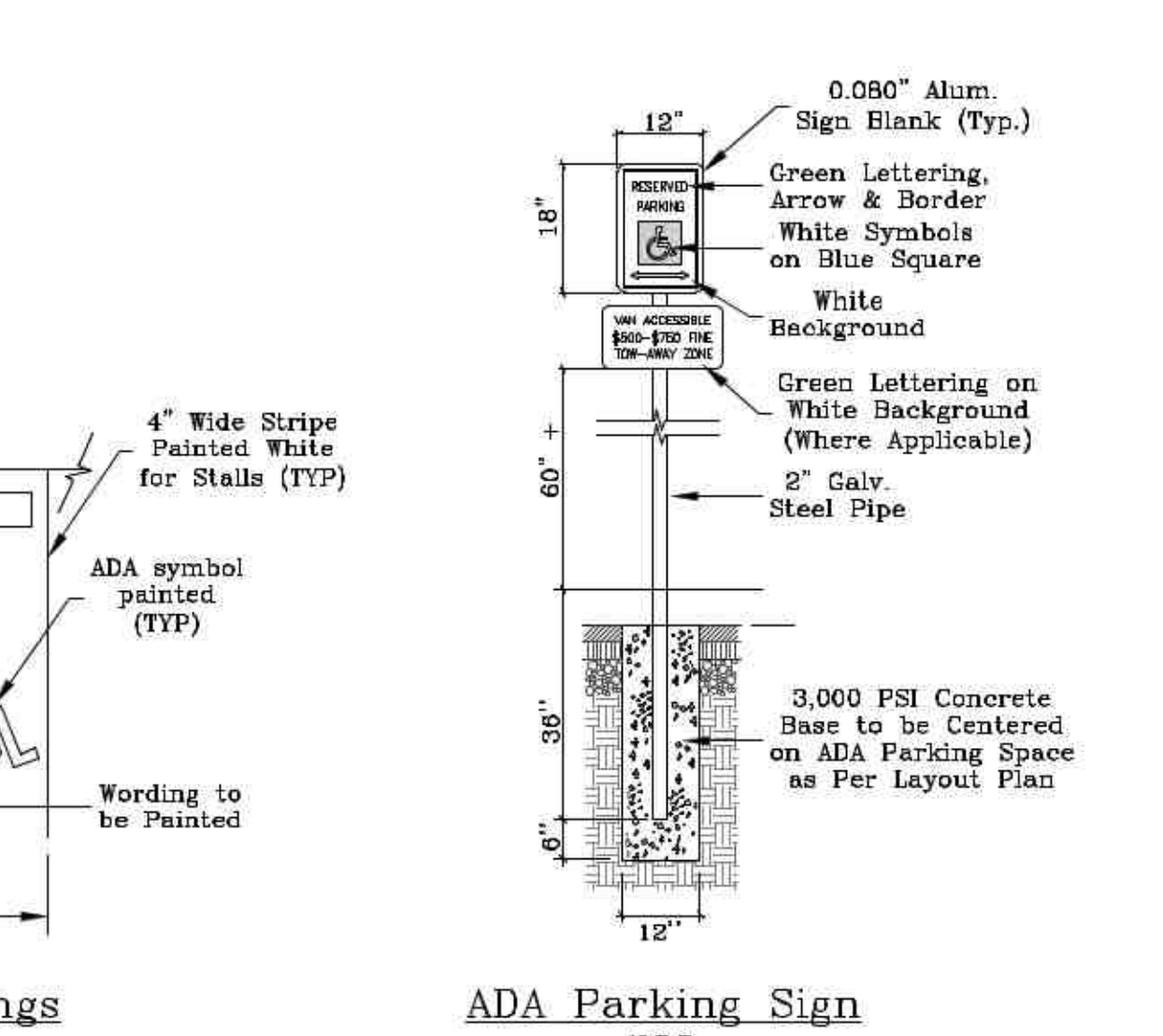
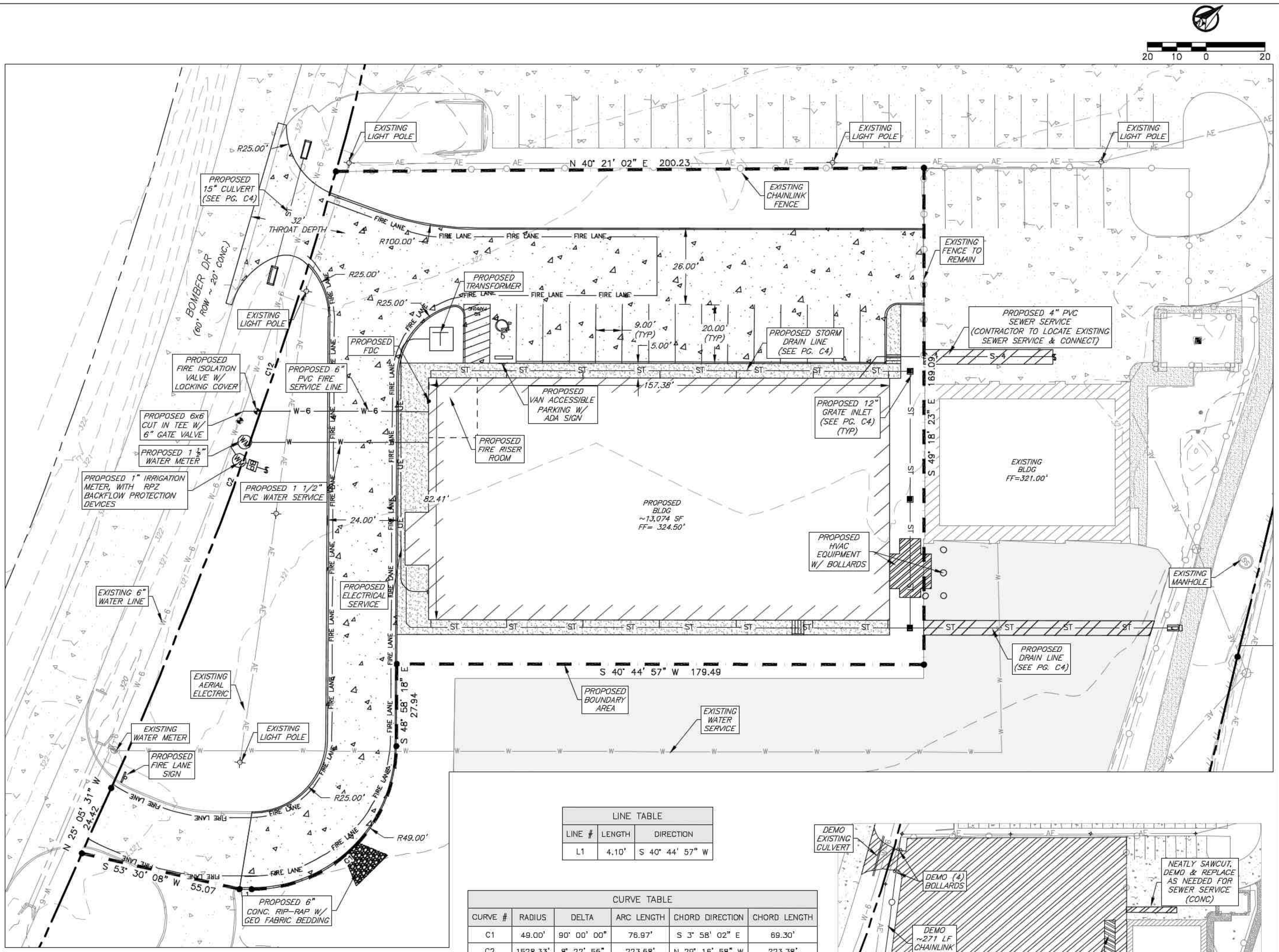
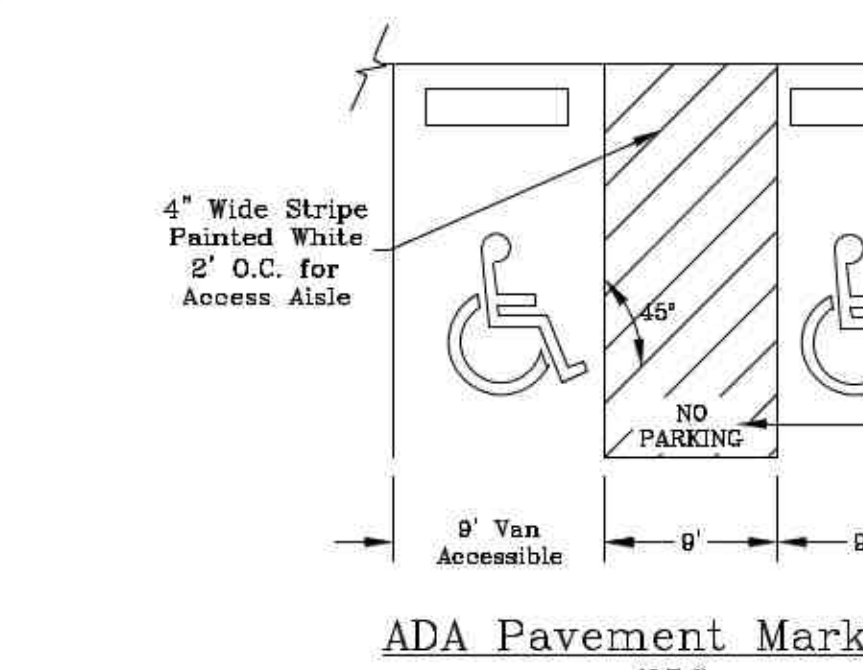
Minimum	0 gpm
Average	0.97 gpm
Maximum (peak)	3.88 gpm

1 1/2" domestic water meter

Sanitary Sewer Demand (90% Water Demand)

Minimum	0 gpm
Average	0.87 gpm
Maximum (peak)	3.48 gpm

4" sanitary sewer line



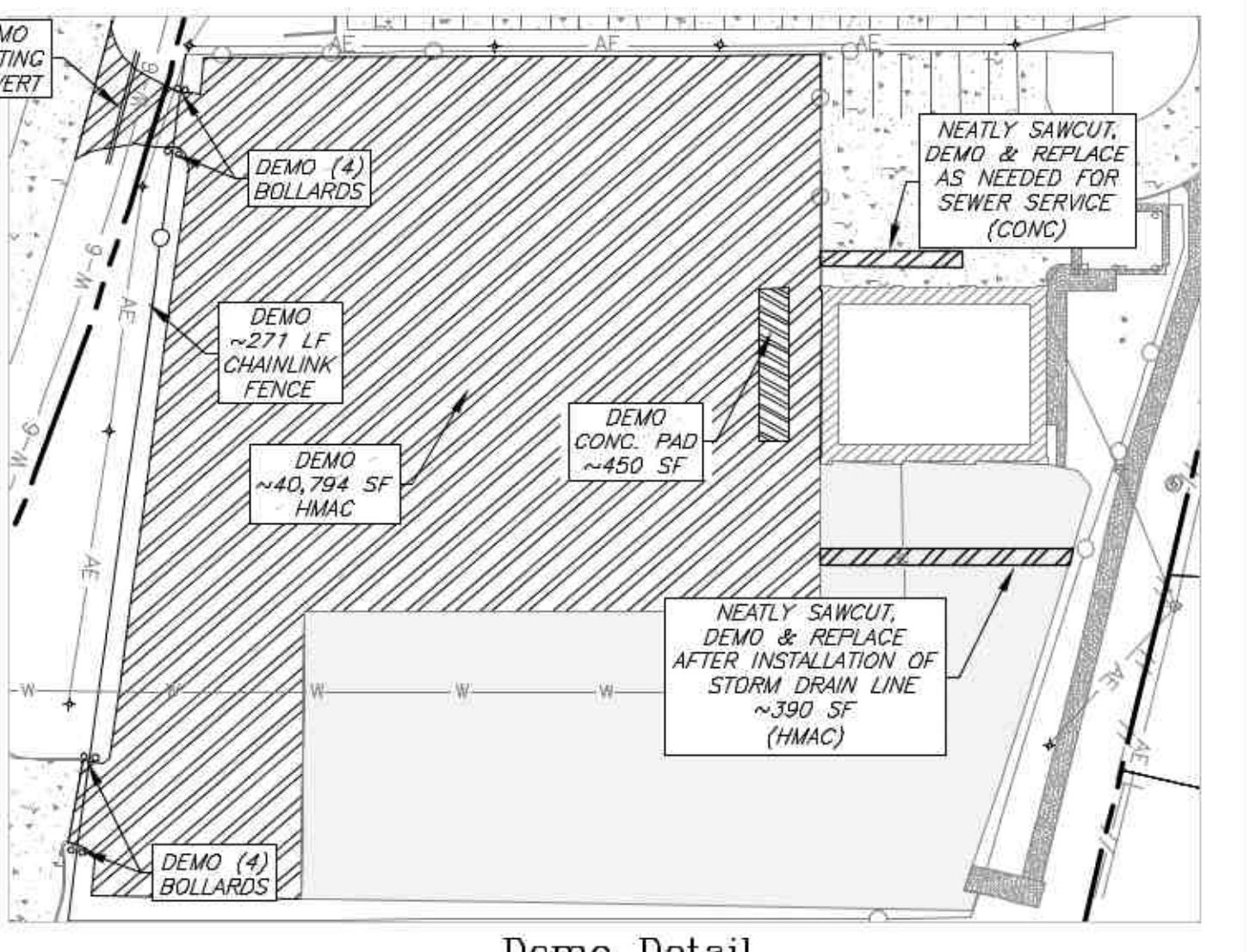
- Notes:**
- The sign shall be 12" wide by 18" in height stating "FIRE LANE DESIGNATED PARKING ONLY" with a companion sign 12" wide and 8" in height stating "TOW AWAY ZONE" and be mounted in the location shown.
 - Sign shall be painted on white background with symbols, letters, and border in red.
 - Sign shall comply with City of Bryan Ordinance 42-36.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	4.10'	S 40° 44' 57" W

CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	49.00'	90° 00' 00"	76.97'	S 3° 58' 02" E	69.30'
C2	1528.33'	8° 22' 55"	223.58'	N 29° 16' 58" W	223.38'



- Notes:**
- All steel must be completely painted after installation with zinc-rich rust inhibitive paint. (Traffic Yellow).
 - Final quantity & location of all bollards shall be per plans.

Site Plan

General Notes:

- The topography shown is from field survey data.
- All utilities shown are taken from the best available information based on construction utility documents obtained by J4 Engineering from City and Independent agencies and/or above ground field evidence. Shown positions may not represent as-built conditions.
- The contractor shall be responsible for verifying the exact location of all existing underground utilities, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.
- All construction shall be in accordance with the current BCS Standard Specifications, Details, and Design Guidelines for Water, Sewer, Streets, and Drainage, unless otherwise noted.
- It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.
- See Sheet C1 - General Notes.

Developer Information:
Highland Interest Inc.
Po Box 663
Bryan, TX 77805

Owner Information:
City of Bryan
Po Box 1000
Bryan, TX 77805

**Preliminary Plans Only
Not for Construction**

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97600 on 19-May-21. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Issue	Date

Firm Name and Address:

J4 Engineering
 PO Box 5192 - Bryan, Texas - 77805
 979-739-0567 www.J4Engineering.com
 Firm # 9951

Project Name and Address:

D-Bat Aggieldand
 Zeno Phillips
 Tract 227 - 4.89 AC
 Bryan, Brazos County, Texas

Date:	May 2021	Sheet:
Scale:	As Noted	C3

J4 Engineering 05/18/2021 D-Bat Aggieldand-Site Plan2.dwg J4 Project # 21-010