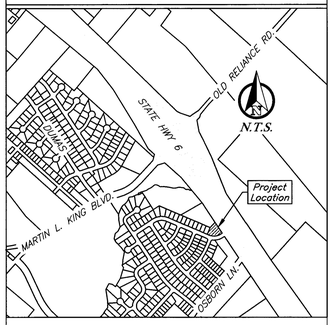
Vicinity Map:



Site Specific Notes:

1. Current owner of Lot 2, Block 1 of Canyon Creek Entertainment, is Joseph Robert Holdings, LLC, 2111 Walnut Grove Ct, College Station, TX 77845.
2. Current Zoning is C3 – Commercial.
3. Current use – Vacant.
4. Proposed use and improvements: General Office Space along with; parking, utilities, & landscaping.
5. This lot is partially within the 100–YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0215F, effective April 2, 2014.
6. Total lot acreage is 0.62 Acres. Total disturbed land less than 1 Acres.
7. Front and side building setback lines of 25' and rear building setback line of 15' apply to this lot.
8. Developer/Tenant to submit electrical load information when requesting electrical service from BTU. Contact Line Design @ 821–5770.
9. All building tenants shall use 90 gallon trash receptacles with service from Water Locus. No dumpster facilities utilized.

Construction Notes:

1. All fill subgrade and base material shall be compacted to 98% STD in areas to be paved and 95% STD in all other areas.
2. All concrete to be constructed with 3500 psi (Min) – 28 day strength portland cement concrete.
3. 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.
4. 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.
5. Assure positive drainage across project site to the storm water structures.
6. Normal Domestic Wastewater is anticipated to be discharged from this development.
7. 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.
8. 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.
9. 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.
10. 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.

Parking Analysis:

Proposed Improvements:

4,200 SF Building

New Required Parking:

14.... 1 Space per 300 SF Building Area

14.... Total Required

New Provided Parking:

17.... Straight in Parking
1.... ADA Parking w/Van Accessible

18.... Total Provided

Fire Lane Striping:

All curbs and curb ends designated as fire lanes on plans shall be painted red with 4" white lettering stating "FIRE LANE–NO PARKING–TOW AWAY ZONE". Wording may not be spaced more than 15' apart.

FIRE LANE NO PARKING TOW AWAY ZONE

Legend:

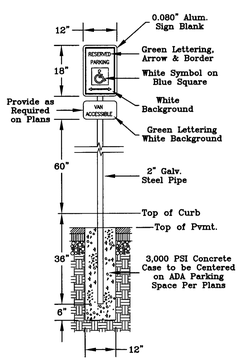
	Existing Conditions
	Proposed Construction
	Easements
S–6	Sewer Lines
S	Sewer Service Lines
W	Water Lines
W	Water Service Lines
AE	Overhead Electrical
UE	Underground Electrical
	Silt Fence
	Chain Link Fence
	Wood Fence
T	Telephone
320	Existing Contour
320	Proposed Contour
WM	Water Meter
SS	Sanitary Sewer Manhole
	Hydrant
	Valve

NOTICE!

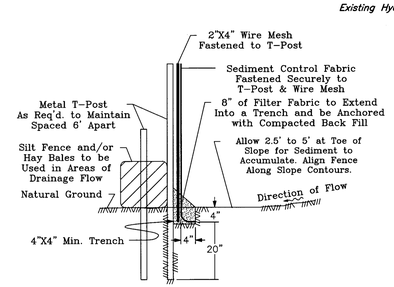
The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. 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:

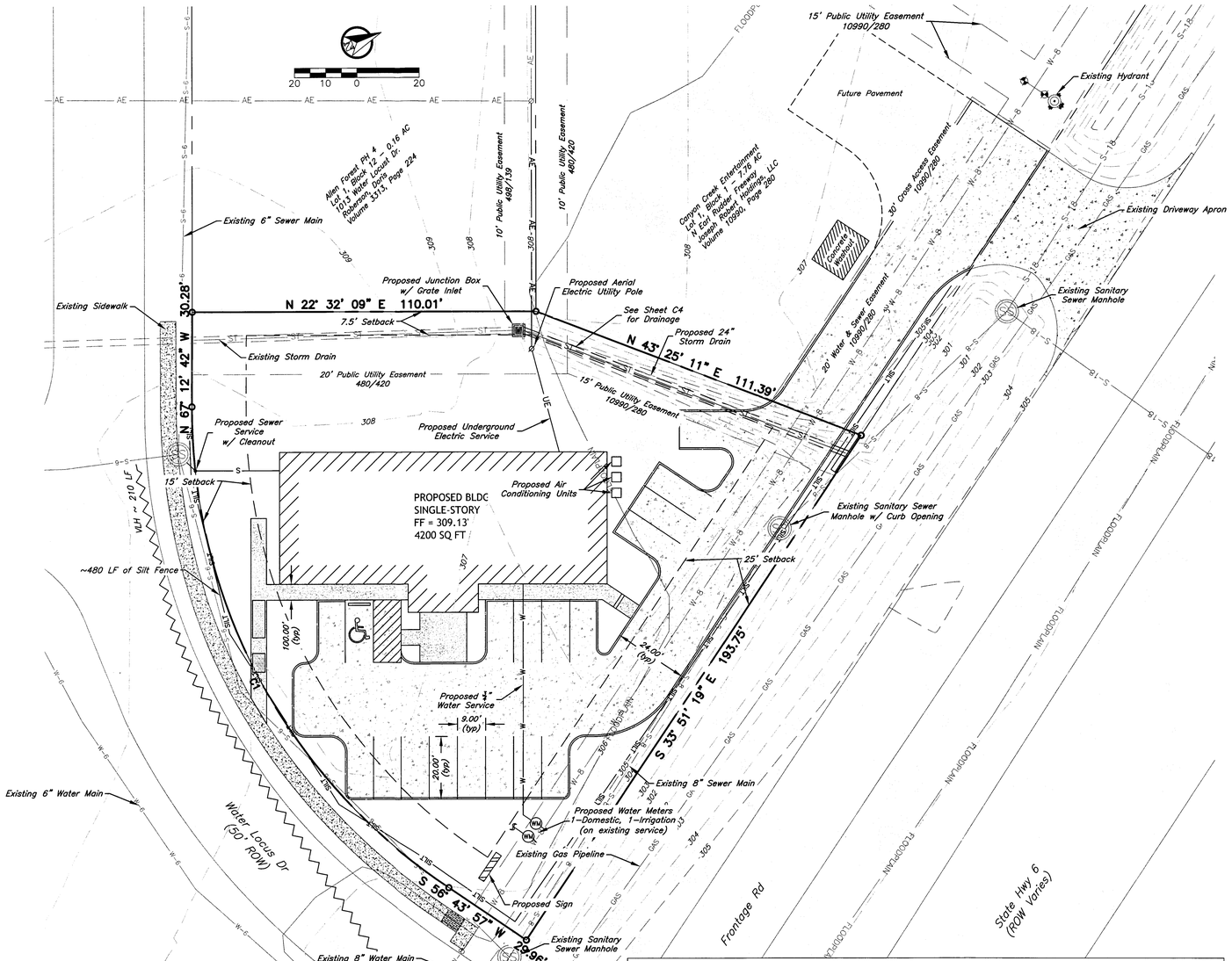
Texas One Call:	800–245–4545
Lone Star One Call:	800–669–8344
Texas Excavation Safety System (Digtess)	800–344–8377
Bryan Texas Utilities	979–821–5865
Atmos Energy	979–774–2506
Verizon	979–821–4300
Suddenlink	979–846–2229



ADA Parking Sign
N.T.S



Silt Fence
N.T.S



Erosion Control Notes:

1. Erosion control measures shown in these plans shall be considered the very minimum required. It shall be the responsibility of the contractor to implement all other erosion control measures (diversion berms, drainage structures, swales, additional fencing, etc..) necessary to keep the existing improvements and developments from damage of any kind, during all phases of demolition and construction.
2. The site operator, or his representative established by a letter of delegation, shall make a visual inspection of all siltation controls and newly stabilized areas on a daily basis; especially after a rainfall to insure that all controls are maintained and properly functioning. Any damaged controls shall be repaired or replaced prior to the end of the work day, including re–seeding and mulching or re–sodding, if necessary.
3. All sediment trapping devices shall be installed as soon as practical after the area has been disturbed. All sediment trapping devices shall be cleaned when sediment level reaches 25% capacity. Sediment shall be disposed of by spreading on site or hauling away if not suitable for fill.
4. During construction, contractor shall maintain best management practice (bmp). Sediment fence. hay bale barriers, or other devices shall control all storm water leaving the site.
5. The contractor shall be responsible for establishing temporary erosion control measures as required for different phases of construction. Erosion control measures shown may need to be adjusted to handle increased or concentrated flows created by various stages of construction.
6. Phase II erosion control measure measures shall be implemented immediately after construction of their associated improvements. Inlet protection barriers shall be constructed with hay bales or silt fencing. Inlets located in pavements areas shall be protected with sand bags, replacing the hay bales or silt fencing once the pavement is in place. Erosion control measures shall be kept in place until upstream drainage areas are fully stabilized.
7. The contractor is responsible for removing sediment control devices after the site has been seeded and/ or sodded, and ground cover has taken root.
8. The contractor shall take all necessary measures to ensure that all disturbed areas are stabilized. Designated areas shall be block sodded and all other areas disturbed due to construction shall be hydro–mulched seeded. These stabilized areas shall be sodded or seeded, fertilized, and watered to establish a solid ground cover within 30 days of completion or if activities cease for 14 days.
9. When hydro–mulching is required, contractor shall keep mulch moist after installation and until area shows growth.
10. Erosion control measures shall be implemented prior to any excavation or demolition work.

Site Plan

General Notes:

1. The topography shown is from field survey data.
2. 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.
3. 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.
4. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
5. 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.
6. All signage will need to meet the requirements of the City of Bryan Sign Ordinance.
7. 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 letter from the project site.
8. 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.
9. It is the intent of these plans to comply with all City of Bryan guidelines, details & specifications.

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 3 June, 2015. 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:

Canyon Creek Office Building

N Earl Rudder Freeway
Lot 2, Block 1, Canyon Creek Entertainment
Bryan , Brazos County, Texas

Date: May 2015	Sheet: C2
Scale: As Noted	