

Construction Notes:

- 24'x24' dumpster pad w/ 10' apron, 8" reinforced concrete w/ #5 rebar @ 12" O.C.E.W. w/ 6" tall wooden enclosure.
- All site work is to be done in conformance with the Bryan/College Station 2012 Standard Specifications for Water & Sewer and the City of Bryan Standard Specifications for Streets & Drainage.
- All radii and distances are measured to the back of curb, unless otherwise noted, as shown on the Pavement Plan.
- All fill subgrade and base material shall be compacted to 98% STD in areas to be paved and 95% STD in all other areas.
- All concrete to be constructed 3500 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, the 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.
- 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.
- Contractor is responsible for field verifying existing and proposed grades, flowlines, elevations, etc. prior to any construction and reporting any inconsistencies to the Engineer. Utility crossings and other points of possible conflict shall be verified prior to construction.
- Electrical conduit for parking lot lighting will be shown on the electrical site plan.
- The parking lot is 2" depth asphalt pavement to meet or exceed minimum City of Bryan Requirements.
- The bearing system shown hereon is based on grid north as established from GPS observation.
- 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.
- 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.

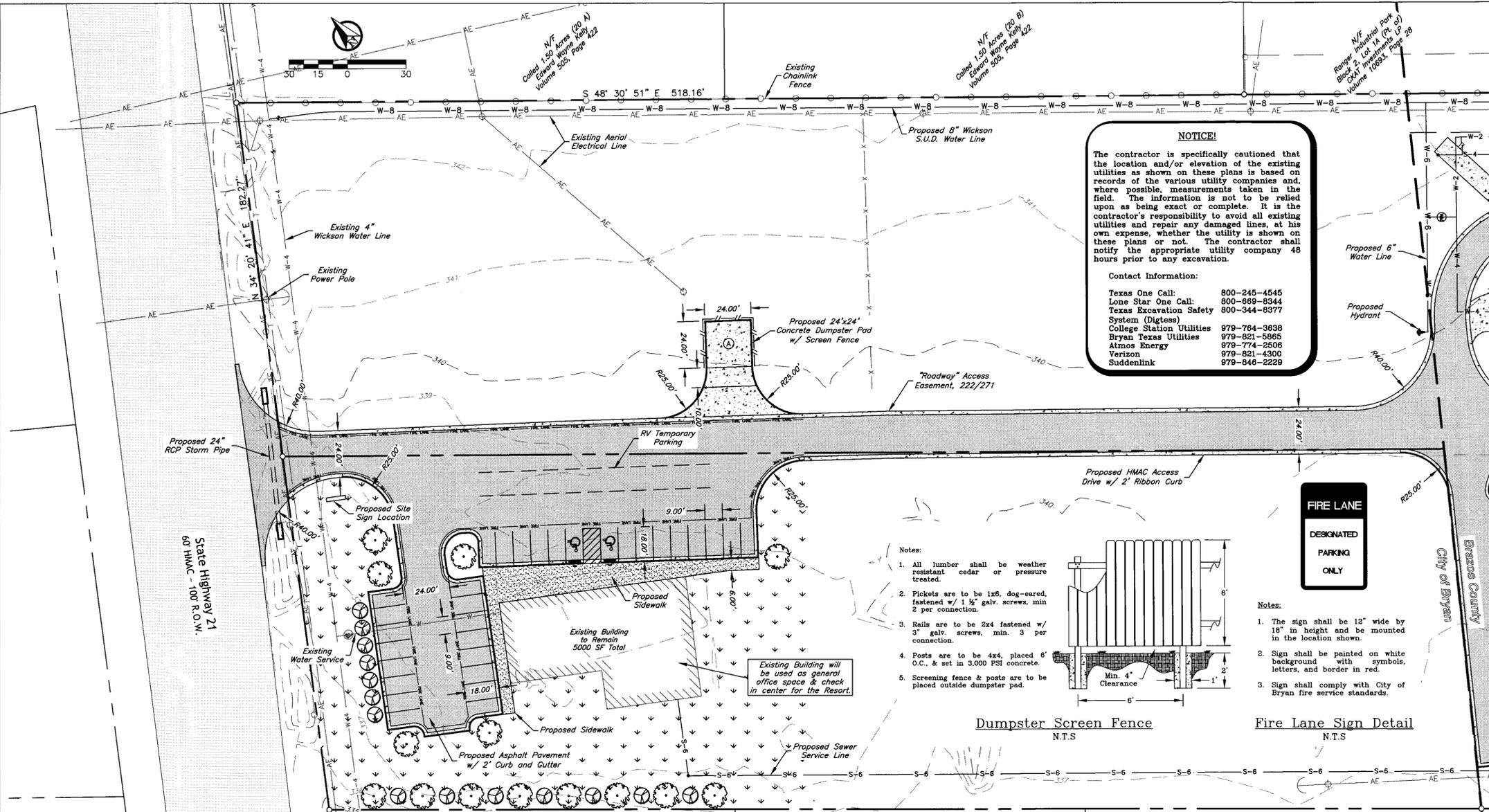
Site Specific Notes:

- The owner & developer of the property is Albo, LLC. The subject property is Stephen F. Austin League #10, A-63, Tract 71 and SFA #10, Block 18, Lot 78.
- The property is currently zoned A-0, Agricultural Open.
- Proposed use and improvements: RV park with associated pavement, drainage, and utilities, using existing buildings.
- This lot is not within the 100-yr floodplain according to the FIRM for Brazos County, Texas and Incorporated Areas, Map No. 48041C0205F, effective April 2, 2014.
- Total lot acreage is 24.920 acres (1,085,529 SF).
- Standard City of Bryan setback lines shall apply to this lot.
- The stormwater runoff from this development will be controlled by an onsite collection and detention system and discharged into Carters Creek Tributary 29.1.

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". Wordings may not be spaced more than 15' apart.

■ FIRE LANE ■ NO PARKING ■ TOW AWAY ZONE ■

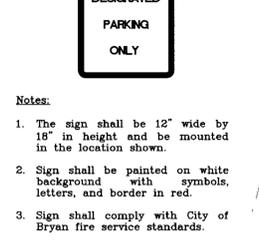
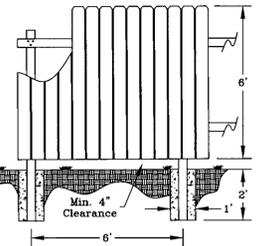


NOTICE!

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: 800-344-8377
 System (Digless)
 College Station Utilities: 979-764-9638
 Bryan Texas Utilities: 979-821-5865
 Atmos Energy: 979-774-2506
 Verizon: 979-821-4300
 Suddenlink: 979-846-2229



Landscape Notes:

- All disturbed area to be seeded with Bermuda Grass except where Bermuda Grass Sod is called for on the plans.
- "Cal." indicates caliper at 12" above the ground.
- All trees shall be provided as container grown trees.
- All landscaping plant material shall be guaranteed for a period of one year from the date of installation by contractor. After one year, the owner will be responsible for maintenance of all landscaping.
- Plant material shown here is represented at its mature size. Plants to be installed will be significantly smaller than those shown and should not be expected to reach maturity for several years dependant on growing conditions.
- Contractor is to seed all disturbed areas left unpaved and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or Rye/Bermuda mixture.
- Plantings for parking lot screening (Crepe Myrtles) shall be planted a maximum of 3 feet from the edge of parking lot pavement. No plantings shall be placed directly over existing water/sewer lines.

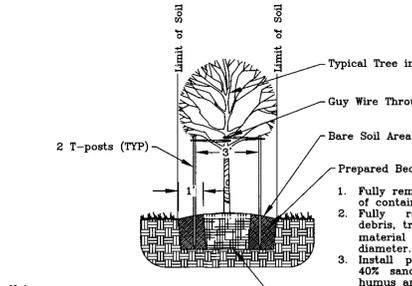
Parking Analysis:

Proposed Improvements:	
5000 SF	Office Building
New Required Parking:	
20... 1 Space per 250 SF	
20... Total Required	
New Provided Parking:	
29... Straight-in Parking	
2... ADA Parking w/Van Accessible	
31... Total Provided	

Landscape Analysis:

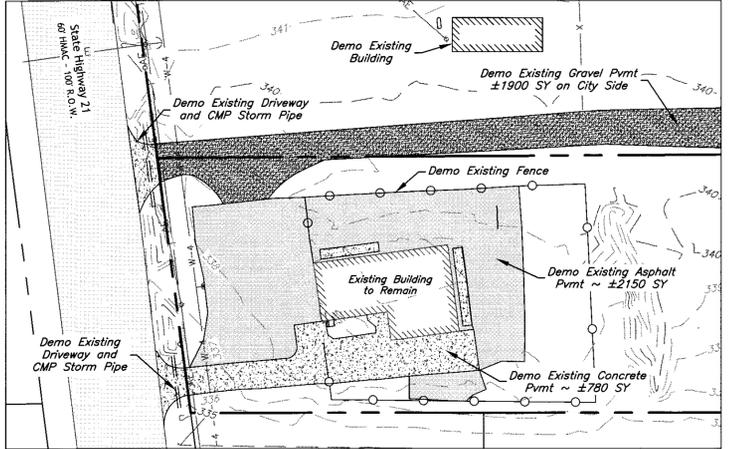
Construction Activities:	
Parking & Pavement	= 31,050 SF
Building	= 5,000 SF
Net Total	= 36,050 SF
Requirements:	
Building, Parking, & Pavement	= 2,484 SF
31,050 SF @ 8%	Net Total = 2,484 SF
Provided:	
Canopy Trees	14 @ 200 SF = 2,800 SF
Non-Canopy Trees	14 @ 150 SF = 2,100 SF
Grasses & Ground Cover	10 SF per 100 @ 23,900 (Limited to 15% of Required) = 372 SF
Net Total	= 2,622 SF

Symbol	Qty.	Common Name	Botanical Name	Size
○	14	Live Oak	Quercus Virginiana	2" cal.
⊗	14	Crepe Myrtle	Lagerstroemia indica	1 1/2" cal.
▽	--	Bermuda Grass	Cynodon dactylon	--



- Notes:**
- Trees to be balled and burlapped or container grown.
 - If container grown, remove container from tree before planting.
 - Top of root ball to be 3" higher than final grade.
 - Top of root ball to be exposed.

Tree Staking & Planting
N.T.S.



Demolition Plan
N.T.S.

Office Space 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 ECS Standard Specifications, Details, and Design Guidelines for Water, Sewer, Streets, and Drainage, unless otherwise noted.
- The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with the project and shall use all means necessary to prevent the occurrence of wind blown litter.
- The contractor is required to provide containment for waste prior to demolition/construction. Solid waste roll-off boxes shall be supplied by the City or by City permitted contractor(s) only.
- It is the intent of these plans to comply with all City of Bryan guidelines, specifications & details.
- See Sheet C1 - General Notes

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 Jan 13, 2015. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

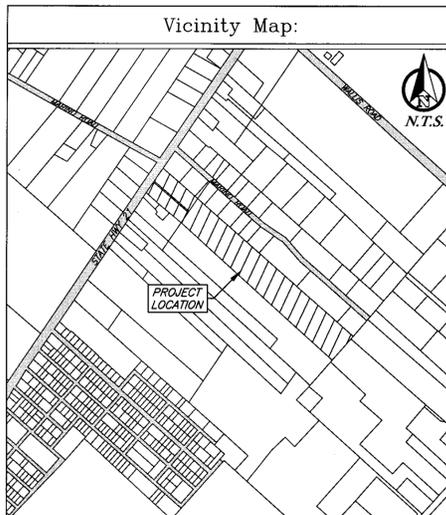
No.	Revision/Issue	Date

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

Hidden Creek RV Resort
 Stephen F. Austin League #10, A-63,
 Tract 71 ~ 22.68 AC
 SFA #10, Block 18, Lot 78 ~ 2.48 AC
 Bryan, Brazos County, Texas

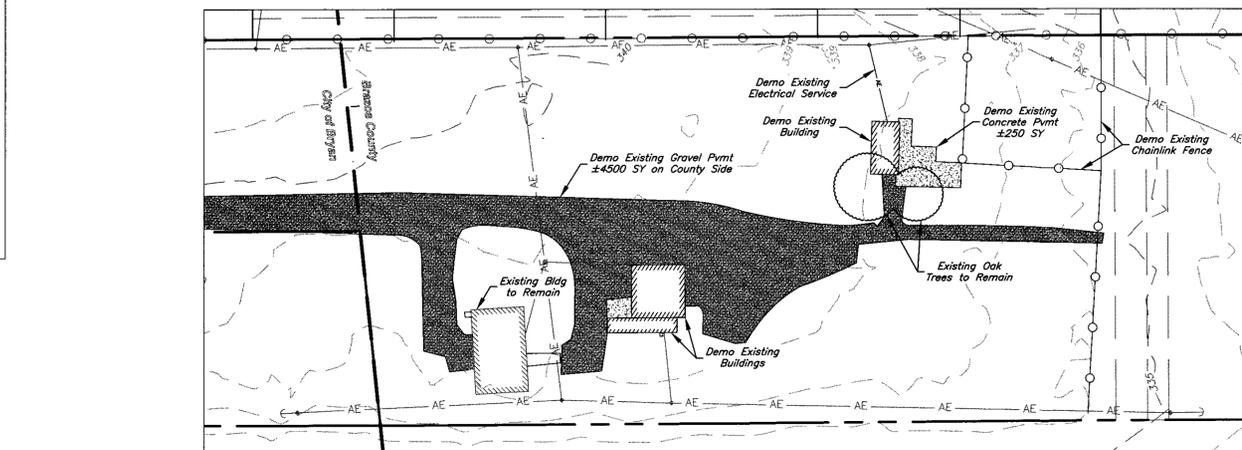
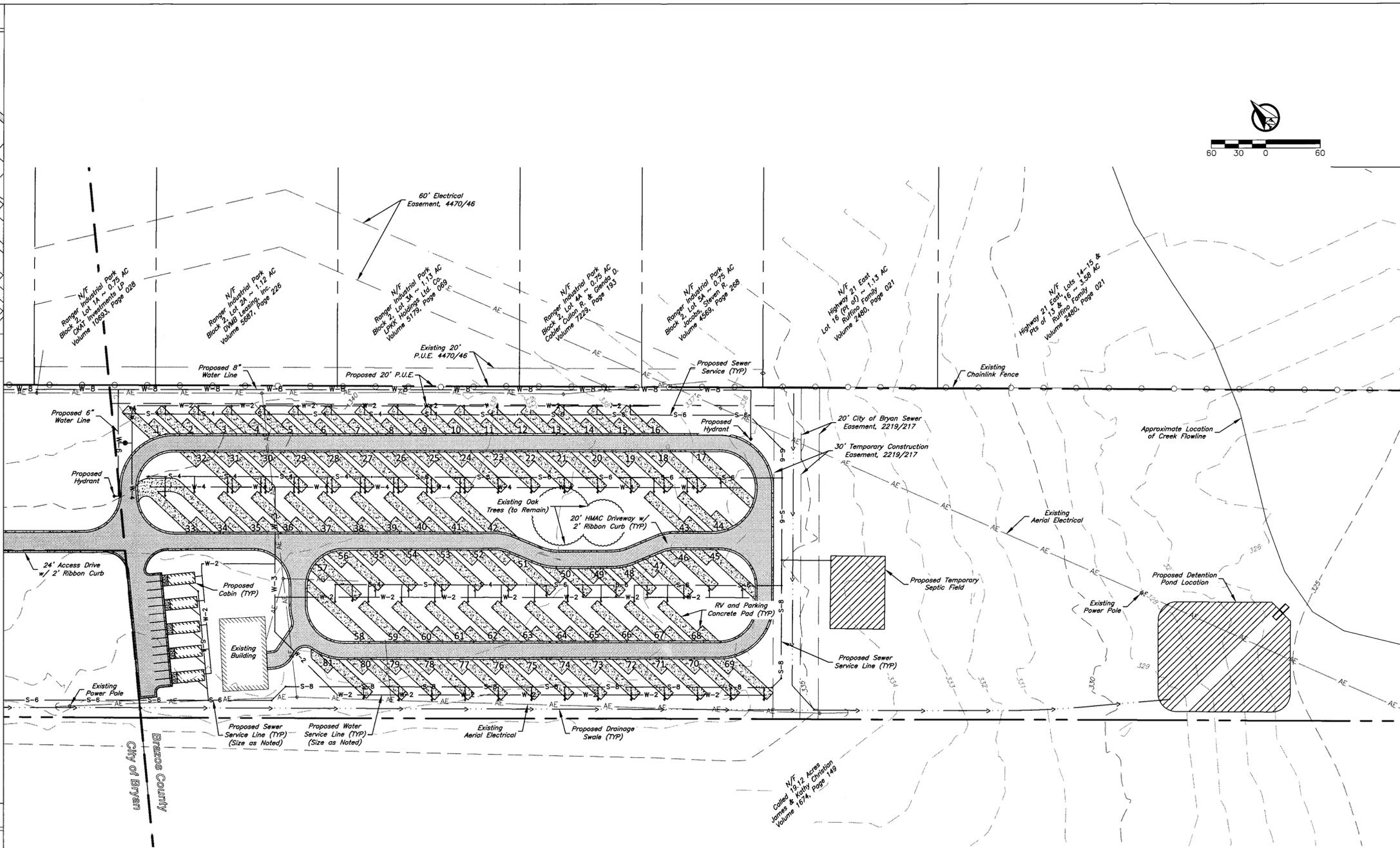
Date:	Jan 2015
Scale:	As Noted
Sheet:	C2-A

J4 Engineering
 01/14/2015
 Hidden Creek RV Resort, llc
 J4E Project # 14-047

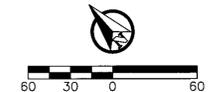


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 - Drainage information and details will be provided on the Grading and Drainage Plan.



Demolition Plan
N.T.S.



RV Resort Site Plan

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No.	Revision/Issue	Date

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J4 Engineering

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979-739-0567 www.J4Engineering.com
Firm # 9951

Project Name and Address:

Hidden Creek RV Resort

Stephen F. Austin League #10, A-63,
Tract 71 - 22.68 AC
SFA #10, Block 18, Lot 78 - 2.48 AC
Bryan, Brazos County, Texas

Date: Jan 2015

Scale: As Noted

Sheet: **C2-B**

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Suddenlink: 979-846-2229

J4 Engineering 01/14/2015 Hidden Creek RV Resort, I.dwg J4E Project # 14-047