

PARKING ANALYSIS	
REQUIRED PARKING:	
1 SPACE PER 250 SF OF GYMNASIUM	SPACE
10,350 SF BUILDING X 250 SF	= 42 SPACES
1 SPACE PER 300 SF OF OFFICE	SPACE
2,000 SF BUILDING X 300 SF	= 7 SPACES
49 SPACES REQUIRED TOTAL	
2 HANDICAP SPACE REQUIRED	
PROPOSED PARKING:	
48 SPACES PARKING	
3 SPACES HANDICAP PARKING	
49 SPACES TOTAL	

LEGEND	
SYMBOLS	
	PUBLIC UTILITY EASEMENT LINE
	PRIVATE DRAINAGE EASEMENT LINE
	ADA ACCESSIBLE ROUTE
	BUFFER LINE
	VEHICLE LAY OF HOSE LINE
	LANDSCAPE SLEEVE
	EXISTING WOODEN FENCE
	LOT BOUNDARY LINE
	BUILDING SETBACK LINE
	EXISTING OVERHEAD ELECTRICAL LINE
	WATER LINE
	PROJECT DISTURBED AREA
	SEWER LINE
	STORM SEWER LINE
	STORM SEWER INLET
	WATER METER
	RUNOFF FLOW DIRECTION
	HANDICAP PARKING SIGN
	FIRE HYDRANT
	PROPOSED ELECTRICAL TRANSFORMER
	PROPOSED SIDEWALK
	DUMPSTER PAD 8' CONCRETE PAVEMENT
	HANDICAP RAMP
	WHEEL STOP
	SEWER LINE CLEANOUTS
	SANITARY SEWER MANHOLE
	AIR CONDITIONER UNITS
	FIRE DEPARTMENT CONNECTION

UTILITY SUMMARY		
	LOAD PER FIXTURE (WSFU)	TOTAL FIXTURE UNITS
LAVATORY	5	2.00
URINAL	4	4.00
WATER CLOSET	7	8.00
WATER COOLER	2	3.00
TOTAL FIXTURE COUNT = 76		
FLOWRATE (FROM PLUMBING CODE - TABLE E102) = 37 GPM		
RECOMMENDED METER SIZE = 1.0"		

- SITE SPECIFIC NOTES:**
- THE STORMWATER RUNOFF FROM THIS DEVELOPMENT WILL BE DISCHARGED FROM THE PROPOSED DETENTION POND THROUGH THE PRIVATE DRAINAGE EASEMENT TO THE EXISTING DETENTION POND LOCATED ON LOT 1 OF THE BROOKHAVEN RETAIL CENTER. THIS EXISTING DETENTION POND DISCHARGES INTO THE STORM SEWER SYSTEM ON COPPERFIELD DRIVE.
  - THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE F.I.R.M. COMMUNITY PANEL NO. 48041C0142C, EFFECTIVE JULY 2, 1992.
  - THE CURRENT USE OF THE PROPERTY IS "VACANT". THE PROPOSED LAND USE OF THIS PROPERTY IS FOR A CHEERLEADING, DANCE AND GYMNASIUM CENTER.
  - UTILITY SERVICES TO BE PROVIDED AS SHOWN. THE PROPOSED SANITARY SEWER AND WATERLINE IMPROVEMENTS ARE PRIVATE.
  - ALL DRAINAGE STRUCTURES WITHIN THE SITE SHALL BY PRIVATELY OWNED AND MAINTAINED.
  - BEARING SYSTEM SHOWN HEREON IS BASED ON THE PLAT CALL BEARINGS OF BROOKHAVEN RETAIL CENTER RECORDED IN VOLUME 3162, PAGE 19 OF THE OFFICIAL RECORD OF BRAZOS COUNTY.
  - THERE IS A RECIPROCAL ACCESS EASEMENT FILED IN VOLUME 6512, PAGE 268 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY WHICH ALLOWS FOR COMMON AND UNINTERRUPTED ACCESS FROM F.M. NO. 158 AND COPPERFIELD DRIVE FOR BOTH LOTS 1 AND 2, BLOCK 1, BROOKHAVEN RETAIL CENTER.
  - THE BUILDING HEIGHT IS 19' TO THE EAVE AND 23'-2" TO THE TOP OF THE ROOF.
- GENERAL NOTES:**
- CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF EXISTING UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA, WHETHER SHOWN ON PLANS OR NOT, AT LEAST 48 HRS. PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING FACILITIES. CALL 1-800-DIG-TESS.
  - ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB IN THE PARKING AREAS AND DRIVE AISLES UNLESS OTHERWISE NOTED.
  - ALL SITE WORK IS TO BE DONE IN CONFORMANCE WITH THE BRYAN/ COLLEGE STATION 2008 STANDARD SPECIFICATIONS FOR WATER, SEWER, STREETS, SIDEWALKS, SWPP, & DRAINAGE.
  - ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, VERIZON, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM THE CITY OF BRYAN & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
  - ELECTRICAL CONDUIT FOR PARKING LOT LIGHTING WILL BE SHOWN ON THE ELECTRICAL SITE PLAN.
  - LANDSCAPING & ANALYSIS IS PROVIDED ON THE LANDSCAPE PLAN.
  - ALL PARKING SPACES ARE 9' IN WIDTH UNLESS NOTED OTHERWISE. THE DEPTH OF THE SPACES VARIES FROM 18' TO 20'. THE PARKING LOT DRIVE AISLES ARE 23' IN WIDTH UNLESS NOTED OTHERWISE.
  - THE TOPOGRAPHY SHOWN IS FROM FIELD SURVEY DATA FURNISHED BY KLING ENGINEERING AND SURVEYING.
  - PAVEMENT DEPTHS AND TYPES ARE SHOWN ON THE PAVEMENT PLAN.
  - MINIMUM BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF BRYAN CODE OF ORDINANCES.
  - ALL CLEANOUTS, MANHOLES, VALVE BOXES OR OTHER APPURTENANCES LOCATED IN PAVEMENT AREAS ARE TO BE FLUSH WITH THE FINISHED SURFACE AND CONSTRUCTED WITH CAST IRON FITTINGS.
  - THE CONTRACTOR SHALL COMPLY WITH THE SEDIMENT AND EROSION CONTROL PLAN DURING CONSTRUCTION. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED OR SOODED AND THE AREAS MAINTAINED UNTIL VEGETATION IS ESTABLISHED. THIS PROJECT IS REQUIRED TO COMPLY WITH THE TCEQ, TPDES CONSTRUCTION GENERAL PERMIT NO. TXR150000.
  - PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL BE WHITE. ALL STRIPING MATERIALS AND CONSTRUCTION SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, ITEM 666, TYPE 2 MARKING MATERIALS.
  - CONTACT CODY CRAVATT @ 979.209.5934 TO VERIFY LOCATION & ANGLE PRIOR TO POURING CONCRETE DUMPSTER PAD.
  - 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 WIND BLOWN LITTER FROM THE PROJECT SITE.
  - WASTE STREAM FOR THIS PROJECT IS NORMAL DOMESTIC WASTEWATER.
  - DEMOLITION/CONSTRUCTION WASTE-SITE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE. PRIOR TO, AND DURING DEMOLITION/CONSTRUCTION SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR.
  - REFER TO THE DRAINAGE PLAN FOR STORM SEWER AND DETENTION POND INFORMATION AND TO THE GRADING PLAN FOR PROPOSED CONTOURS.
  - THIS PROJECT LIES WITHIN THE FM 158 CORRIDOR OVERLAY DISTRICT AND THE DEVELOPMENT STANDARDS FOR THIS DISTRICT APPLY INCLUDING THE REQUIREMENT THAT AT LEAST 75% OF ANY EXTERIOR WALL SHALL BE MASONRY, VINYL/WOOD SIDING, GLASS OR OTHER NON-METALLIC MATERIAL.
  - THE ELECTRICAL SERVICE FOR THIS SITE IS REQUIRED TO BE UNDERGROUND AND THE LOCATION IS SHOWN ON THE SITE PLAN.
  - THE DEVELOPER OF THIS PROJECT IS RESPONSIBLE TO PROVIDE THE SCREENING WHERE THE PROJECT ADJUTS ANY RESIDENTIAL USE. IN ANY CASE WHERE AN EXISTING FENCE FAILS TO MEET THE STANDARD, THE DEVELOPER OF THIS PROJECT MUST PROVIDE THE SCREENING.
- IRRIGATION NOTES:**
- IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
  - ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.

**RECEIVED**

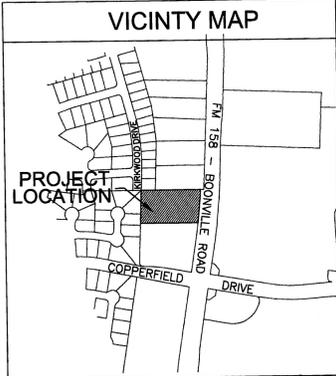
JUN -1 2009

Development & Engineering Services

PROPERTY ADDRESS  
4260 BOONVILLE ROAD

LEGAL DESCRIPTION  
LOT 2, BLOCK 1  
BROOKHAVEN RETAIL CENTER  
2.25 ACRES

PROPERTY OWNER AND DEVELOPER:  
NICRON LAND INVESTMENTS, LLC.  
P.O. BOX 10107  
COLLEGE STATION, TX 77842



MARK	ISSUED FOR CONSTRUCTION	JPS	5-26-2009
	ISSUED FOR REVIEW	JPS	4-28-2009
	REVISION	BY	DATE

HARLE ENGINEERING COMPANY					
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 4538					
3002 TEXAS AVENUE SOUTH					
COLLEGE STATION, TEXAS 77845					
979.693.7191					
SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KLING	JPS	JPS	JPS	09-NCL-1	MAY, 2009



A NEW FACILITY FOR  
**THUNDER ELITE**  
BRYAN, TEXAS

**SITE PLAN**

SCALE	
VERTICAL	N/A
HORIZONTAL	1"=30'
PLOTTING SCALE:	1:30
FILE NAME:	09-NCL-1-C1

**C1**