

Site Specific Notes:

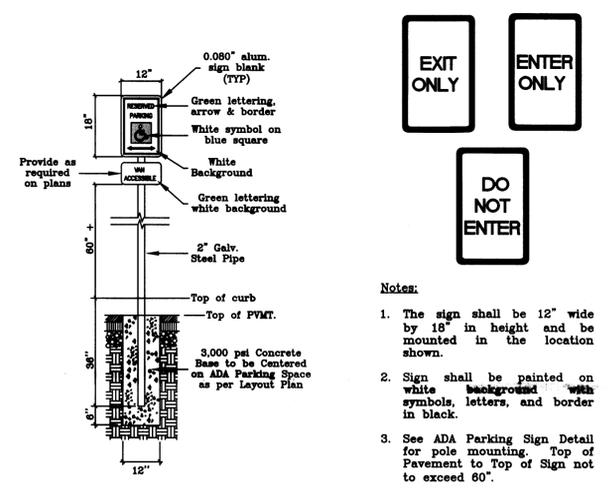
1. Current owner of Lot 4a, Block 25 of Phillip's Addition, is Lester Neely, 408 Fir Street, La Grande, Oregon 97850, (541) 963-2983.
2. Current zoning is C3 - Commercial District. Standard side and rear building setback lines of apply to this lot.
3. Current use - Automotive Repair Facility.
4. Proposed use - Automotive Repair Facility.
5. Total lot acreage is 0.5476 Acres.
6. This lot is not within the 100-YR floodplain according to the FIRM for Brazos County, Texas and incorporated areas, Map No. 4801C0133C, revised May 4, 1998.
7. Developer/ Tenant to submit electrical load information when requesting electrical service from BTU. Contact Line Design @ 821-5770.

Fire Lane Striping:

All curbs and curb ends designated as firelanes 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 ■

An 8" high red strip and 4" white lettering shall be striped on the surface of the pavement where no curb is present.



- Notes:**
1. The sign shall be 12" wide by 18" in height and be mounted in the location shown.
 2. Sign shall be painted on white background with symbols, letters, and border in black.
 3. See ADA Parking Sign Detail for Pavement to Top of Sign not to exceed 80".

Parking Analysis:

Existing Improvements:	
3,000	SF Automotive Repair Facility
New Required Parking:	
15....1	Space per 200 SF Automotive Repair Facility
15....	Total Required
New Provided Parking:	
14....	Straight in Parking - 9'x18' TYP.
1....	ADA Parking, w/ Van Accessible
15....	Total Provided

Striping Notes:

1. 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.
2. Site preparation and application methods shall conform to manufacturer's recommendations.
3. Parking layout shall conform to City of Bryan Standards and Specifications for 45° Angled Parking.
4. All striping for parking shall be a minimum of 4" wide of white safety traffic paint designed for such use. All other markings required shall be in compliance with the Texas Manual on Uniform Traffic Control Devices.
5. All ADA parking lot striping shall conform with the Texas Accessibility Standards (TAS).
6. Existing striping is to be obliterated, blacked out, or otherwise neutralized by a method approved of by the owner prior to applying proposed striping.

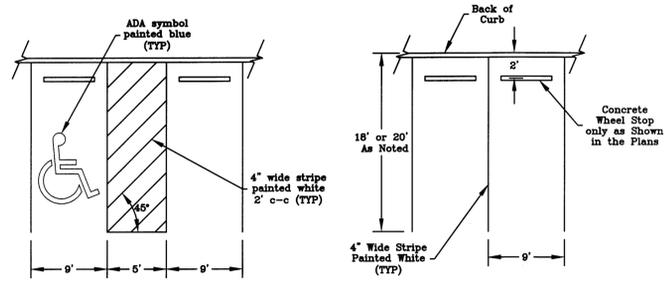
Landscape Analysis:

Construction Activities:	
Existing Building	= 3,173 SF
Existing Pavement	= 15,806 SF
Net Total = 18,979 SF	
Requirements:	
Change of Ownership/ Remodel	18,979 SF @ 8%
= 1,519 SF	
Existing/Provided:	
Existing Canopy Trees	2 @ 225 SF = 450 SF
Existing Non-Canopy Trees	3 @ 150 SF = 450 SF
Provided Non-Canopy Trees	8 @ 100 SF = 800 SF
Provided Shrubs	15 @ 10 SF = 150 SF
Net Total = 1,650 SF	

Symbol	Qty.	Common Name	Botanical Name	Size
	1	Pecan	Carya illinoensis	>12" cal.
	1	Hackberry	Celtis occidentalis	6" cal.
	6	Crape Myrtle	Lagerstroemia indica	1 1/2" cal.
	15	Autumn Sage	Salvia Greggii	2 Gal.

Landscape Notes:

1. All disturbed area to be seeded with Bermuda Grass except where Bermuda Grass Sod is called for on the plans.
2. "Cal." indicates caliper at 12" above the ground.
3. All trees shall be provided balled and burlapped or as container grown trees.
4. 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.
5. 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.
6. Contractor is to seed all disturbed areas left unpaired and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or Rye/Bermuda mixture.
7. Plant material will be watered by hose bibs located at building corners.

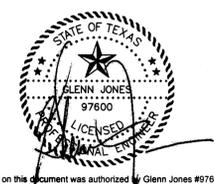


ADA Pavement Markings N.T.S.
Typical Parking Space Detail N.T.S.

Site Plan

General Notes:

1. Refer to Final Plat for all lot dimensions and bearings.
2. No field survey was performed for this site plan. This plan is based on aerial survey and GIS data. All dimensions and actual locations are relative and shall be verified in the field prior to construction.
3. All utilities shown are taken from the best available information based on construction utility documents obtained by J4 Engineering from City and independent agencies. Shown positions may not represent as-built conditions.
4. 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.
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 and shall be approved by separate submittal to Building Services Department.
7. Normal Domestic Wastewater is anticipated to be discharged from this development.
8. 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.
9. Contractor is 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(s) only.
10. No concrete pouring required on this project.
11. It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.



The seal on this document was authorized by Glenn Jones #97600 on this date, Aug 4, 2010. Alteration of a sealed document with out proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

3	Released for Construction	06/04/10
2	City Comment Revisions	06/03/10
1	Released for Review	07/23/10
No.	Revision/Issue	Date

Firm Name and Address:
J4 Engineering
 Glenn Jones, PE-CFM
 PO Box 5192 - Bryan, Texas - 77805
 979-739-0567 glenn@j4engineering.com
 Firm# 9951

Project Name and Address:
Automotive Repair Facility
 Lot 4A, Block 25
 Phillip's Addition
 Bryan, Brazos County, Texas

Date:	July 2010	Sheet:	C1
Scale:	As Noted		

RECEIVED

AUG 04 2010

Development & Engineering Services

DB

J4E Project # 10-016

Neely Site Plan rev 2.dwg

8/5/10 J4 Engineering