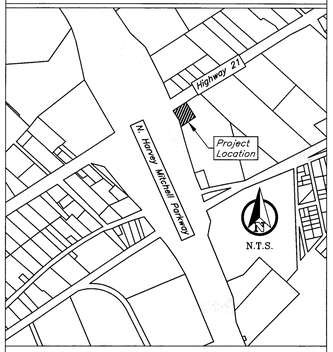
Vicinity Map



Site Specific Notes:

1. The owner & developer of the property is Bryan HWY 21 Property, LLC. The subject property is Lot 2R, Block 1 of the Get-N-Go Subdivision.
2. The property is zoned C-3, Commercial.
3. Proposed use and improvements: convenience store with associated fuel station, parking, utilities, and landscaping. The proposed building is one-story with a total of 5,500 SF.
4. This lot is not within the 100-yr floodplain according to the FIRM for Brazos County, Texas and Incorporated Areas, Map No. 48041C0195E, effective July 7, 2014.
5. Total disturbed area for this project is 0.805 acres (35,065 SF).
6. Standard City of Bryan setback lines shall apply to this lot.
7. Drainage information and details will be provided on the Grading Plans.

Construction Notes:

Ⓐ 12'x12' dumpster pad w/ 10' apron w/ 6' tall wooden enclosure. Dimensions shall be measured from face of bollards.

1. All fill subgrade and base material shall be shall be in accordance with the Bryan/College Station 2012 Standard Specifications for Water & Sewer and the City of Bryan Standard Specifications for Streets & Drainage.
2. All concrete to be constructed with 4,000 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.
11. 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.
12. 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.

Parking Analysis:

Proposed Improvements:

5,000	SF	Convenience Store
5,000	SF	Total Retail Area

New Required Parking:

20... 1 Space per 250 SF GC-General Commercial

New Provided Parking:

11... Straight in Parking
2... ADA Parking w/Van Accessible
12... Fuel Island Parking

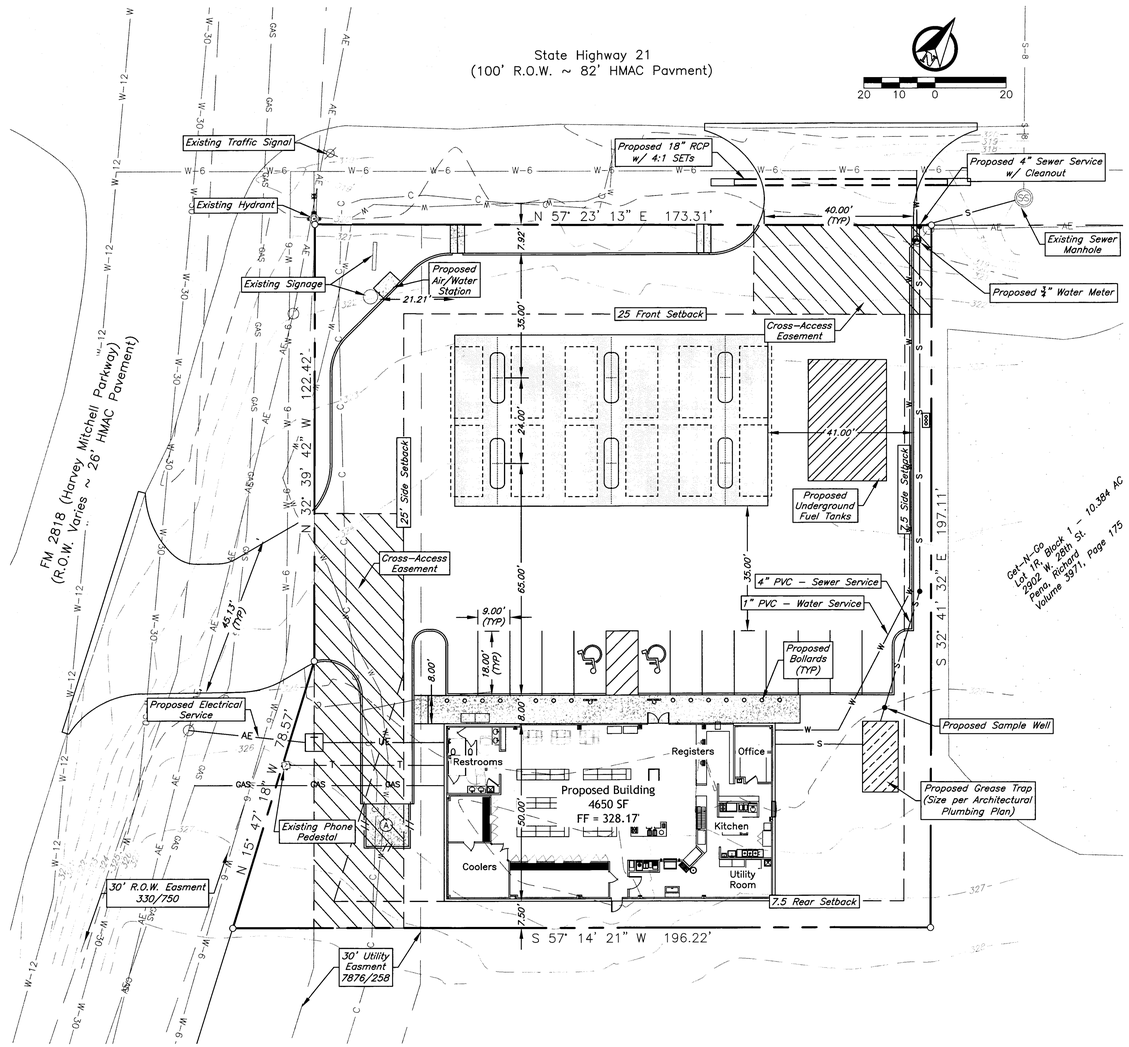
25.... Total Provided

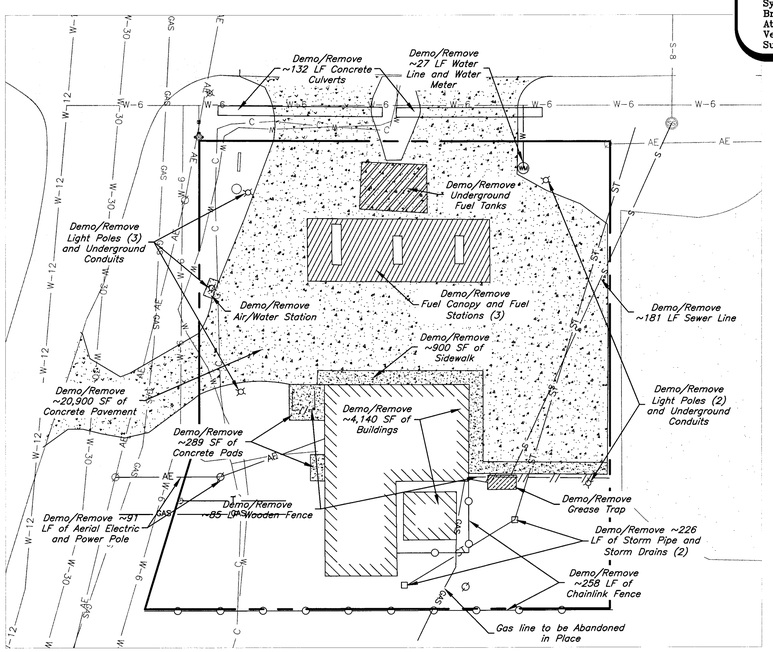
NOTICE!

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:

City of Bryan	979-209-5900
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

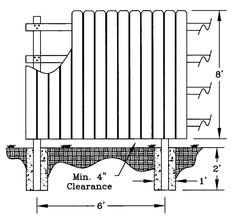




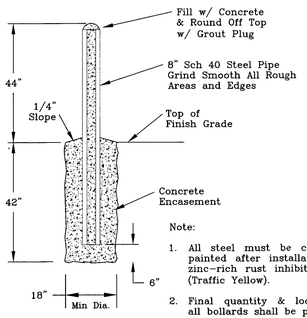
Demolition Plan
N.T.S.

Notes:

1. All lumber shall be weather-resistant cedar.
2. Pickets are to be 1x6, dog-eared, fastened w/ 1 ½" galv. screws, min 2 per connection. Pickets shall be dried for 30 days prior to application of 2 coats of stain.
3. Rails (4) to be 2x4 fastened w/ 3" galv. screws, min. 3 per connection.
4. Posts are to be 8 gauge, 2 ½" (Min.) metal posts, placed 6' O.C., and set in 3,000 psi concrete. Galvanized caps shall be installed on each post.



Screen Fence
N.T.S.



Note:

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

Typical Bollard Detail
N.T.S

Site Plan

General Notes:

1. The topography shown is from field survey data.
2. Refer to Final Plat for all lot dimensions and bearings.
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 and/or above ground field evidence. 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. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
6. 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.
7. 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.
8. It is the intent of these plans to comply with all City of Bryan guidelines, specifications & details.
9. 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 Sep 22, 2015. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Issue	Date
1	City Comment Revisions	09/16/15

Firm Name and Address:

J4 Engineering

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

Project Name and Address:

Get & Go Renovation

2909 State Hwy 21
Lot 2R, Block 1, Get-n-Go ~ 0.805 AC
Bryan, Brazos County, Texas

Date: *Sep 2015*
Scale: *As Noted*
Sheet: *C2*

SEP 23 2015