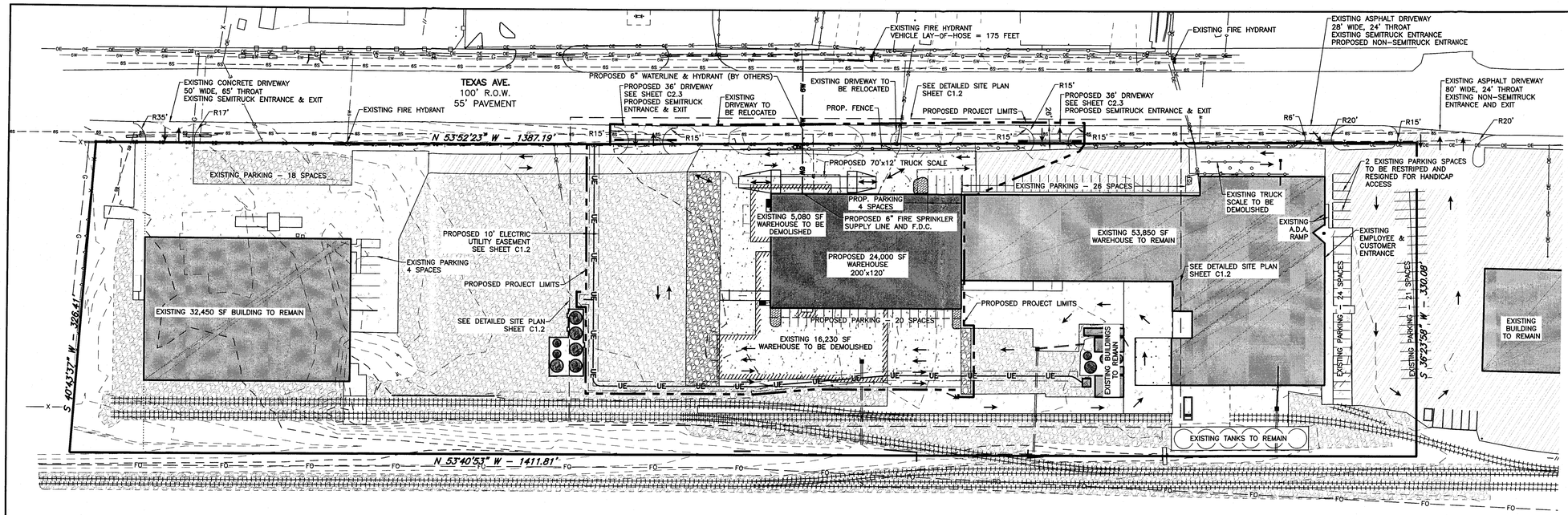


SITE PLAN

SCALE: Hor: 1" = 60'

0 30' 60' 120'

Legend

- Existing Sewer Line w/size
- Existing Water Line w/size
- Existing Gas Line
- Existing Overhead Electrical Line
- Existing Underground Electric Line
- Existing Underground Telephone Line
- Proposed Water Service w/size
- Proposed Sewer Service w/size
- Proposed Sewer Line w/size
- Proposed Expansion Joint
- Boundary Line
- Existing Easement Line
- Property Line
- Proposed Easement Line
- Existing Contour Line (2' Interval)
- Existing Sewer Manhole
- Existing Fire Hydrant
- Existing Gate Valve
- Existing Sprinkler Head
- Existing Sign
- Existing Underground Electric Box
- Existing Telephone Box
- Proposed Water Meter
- Proposed Traffic Flow Arrow
- Existing Asphalt Pavement
- Existing Concrete Pavement
- Existing Gravel Pavement
- Proposed Concrete Pavement
- Proposed Gravel Pavement
- Proposed Stamped Colored Concrete

GENERAL SITE NOTES:

1. This property is currently zoned Industrial.
2. Owner & Applicant:
   Producers Cooperative Association
   P.O. Box 1112
   Bryan, TX 77806
   979-778-6000
3. PROP. USE AND GROSS SQUARE FOOTAGES:
   A. Use: Industrial
   B. New Feed Storage Facility Gross Square Footage: 24,000 SF
4. FIRE PROTECTION SYSTEMS:
   A. The new warehouse facility will be sprinkled. The fire sprinkler system's potable water supply will be protected by a testable double check valve assembly, and install as per City Ordinance.
5. PARKING ANALYSIS:
   Parking Spaces Required for Wholesale/Manufacturing, Based on Largest Shift
   70 employees ÷ 1 parking space required per 2 employees = 35 spaces
   95 Spaces provided.
   All spaces are 9'x20' unless noted otherwise.
6. WATER AND SANITARY SEWER DEMANDS:
   Water Demands: 500 GPD, Max.= 2.5 GPM, Avg.= 0.5 GPM, Min.= 0 GPM (No additional Irrigation)
   Sewer Demands: 600 GPD (Max.)
7. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0185E, effective May 16, 2012, this property is not located within a FEMA 100-year flood hazard area.
8. Existing Contour information has been prepared from an actual on-the-ground survey.
9. Electric service to be provided by Bryan Texas Utilities.
10. See Site Civil Engineering Drawings for additional utility, grading, and layout information.
11. No irrigation system will be installed.
12. No combustibles will be allowed on site until all-weather roads and fire hydrants have been accepted by the City.
13. Demolition/Construction Waste - The Contractor shall be responsible for providing containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City Permitted contractor only. The Contractor shall use all means necessary to prevent the occurrence of wind blown litter from the project site.
14. Type of waste streams generated from this site: Normal Domestic Wastewater.
15. This facility will utilize the existing solid waste containers that are currently in use.
16. See Landscaping Plans for Proposed landscaping.
17. All dimensions are marked from back of curb, unless noted otherwise.

GENERAL CONSTRUCTION NOTES:

1. It shall be the responsibility of the Contractor to verify the exact location of all existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.

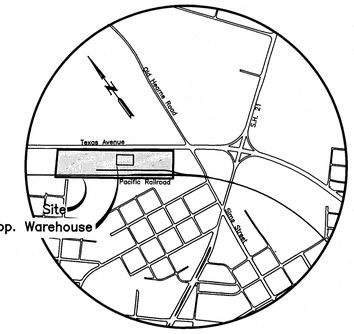
   Contact Dig Tess @ 1-800-344-8377

Location of existing buried utilities, where shown, is approximated only. Other utilities may be present that are not shown on the Construction Drawings. The Contractor shall be responsible for locating and protecting all buried utilities.

2. Unless otherwise indicated, all construction shall be in accordance with the current City of Bryan Standard Details, Specifications, and B/CS Design Guidelines for Water, Sewer, Drainage and Street Construction. All inspection of public infrastructure shall be coordinated with the staff of the City Engineer of Bryan. It is the intent of these plans to comply with all City of Bryan Guidelines, Details, and Specifications.
3. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Owner for any substitution.
4. The Contractor is responsible for all construction safety. Construction Drawings do not include necessary components for construction safety.
5. It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead or underground power lines. Additionally, the contractor shall coordinate all PROP. work and procedures with Bryan Texas Utilities (BTU).
6. Trenches may be left open overnight if properly covered or barricaded to prevent pedestrian and vehicular access.
7. Contractor to provide Traffic Control Plan.
8. Traffic Signs, roadway signs, and other traffic control devices are not included in these plans.
9. The Contractor shall be responsible for all storm water pollution prevention associated with this project. The Contractor shall use all means necessary to prevent the transportation of sediment from the project site. The Contractor shall comply with TCEQ - TPDES storm water requirements.
10. All soil not used as part of this project shall become the property of the Contractor. The Contractor shall be responsible for the disposal of the material off-site.
11. All soil disturbed by construction that is not landscaped shall be hydromulch seeded as soon as grading is complete. All slopes equal to or greater than 4:1 that will not be landscaped (i.e. covered with sod or plants) shall be hydromulch seeded and covered with erosion control blanket. The erosion control blanket shall be S75 Single Net Straw Blanket as manufactured by North American Green.
12. Contractor shall provide a PROP. expansion/contraction joint layout for the Engineer's review and approval prior to constructing driveways and parking lot areas.
13. The Contractor shall install all TAS/ADA related items in accordance with the current TAS/ADA requirements.
14. All curb radius from back of curb are 5', unless noted otherwise.
15. All Concrete Pavement shall be 6" thick with #4 at 18" CC,EW. or 8" thick with #4 at 12" CC,EW as specified in the construction drawings. All pavement shall be placed over 6" compacted subgrade.
16. All concrete shall be 3,000 p.s.i.
17. All reinforcement shall be Grade 60, unless noted otherwise.

GENERAL EROSION CONTROL NOTES:

1. It is the responsibility of the Contractor to prepare and maintain a Storm Water Pollution Prevention Plan in accordance with the current TCEQ/EPA requirements for storm water discharges associated with construction activity under General Permit, USACE 33 CFR, & Section 404 of the Clean Water Act, & Texas Pollutant Discharge Elimination System (TPDES) General Permit No. TXR150000 as administered by the Texas Commission on Environmental Quality (TCEQ). Contractor shall submit TCEQ's Construction Site Notice (CSN) per TPDES requirements.



Vicinity Map
N.T.S.

Abbreviations

S.B.L.	-	Set Back Line
F.D.C.	-	Fire Department Connection
F.H.	-	Fire Hydrant
P.A.E.	-	Public Access Easement
Pr.A.E.	-	Private Access Easement
P.D.E.	-	Public Drainage Easement
Pr.D.E.	-	Private Drainage Easement
P.U.E.	-	Public Utility Easement
S.E.T.	-	Safety End Treatment

Index of Sheets

Overall Site Plan	C1.1
Detailed Site Plan	C1.2
Erosion Control Plan	C2.1
Demolition Plan	C2.2
Driveway Plan	C2.3
Grading & Layout Plan	C2.4
Grading Details	C2.5
Landscaping Plan	L1.1

THESE PLANS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

NOTE: LOCATION OF EXISTING BURIED UTILITIES, WHERE SHOWN, IS APPROXIMATE ONLY. THERE MAY EXIST UTILITIES WHICH ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL BURIED UTILITIES.

For Interim Review Only
These documents have been released on April 14, 2015 for the purpose of review and comment under the authority of: Christopher P Frerich P.E., P.E. No. 119266
They are not to be used for construction purposes.

ISSUED FOR REVIEW AND COMMENT.

DATE: 04/14/2015
DRAWN BY: CPF
DESIGNED BY: CPF
CHECKED BY: JDB
1007002-402-C1.1

REVISIONS

McCLURE & BROWNE ENGINEERING/SURVEYING, INC.
Engineer Reg. No. F-458 · Survey Reg. No. 101033-00
1008 Woodcreek Dr., Suite 103
College Station, Tx. 77845 · (979) 693-3838

M&B

OVERALL SITE PLAN

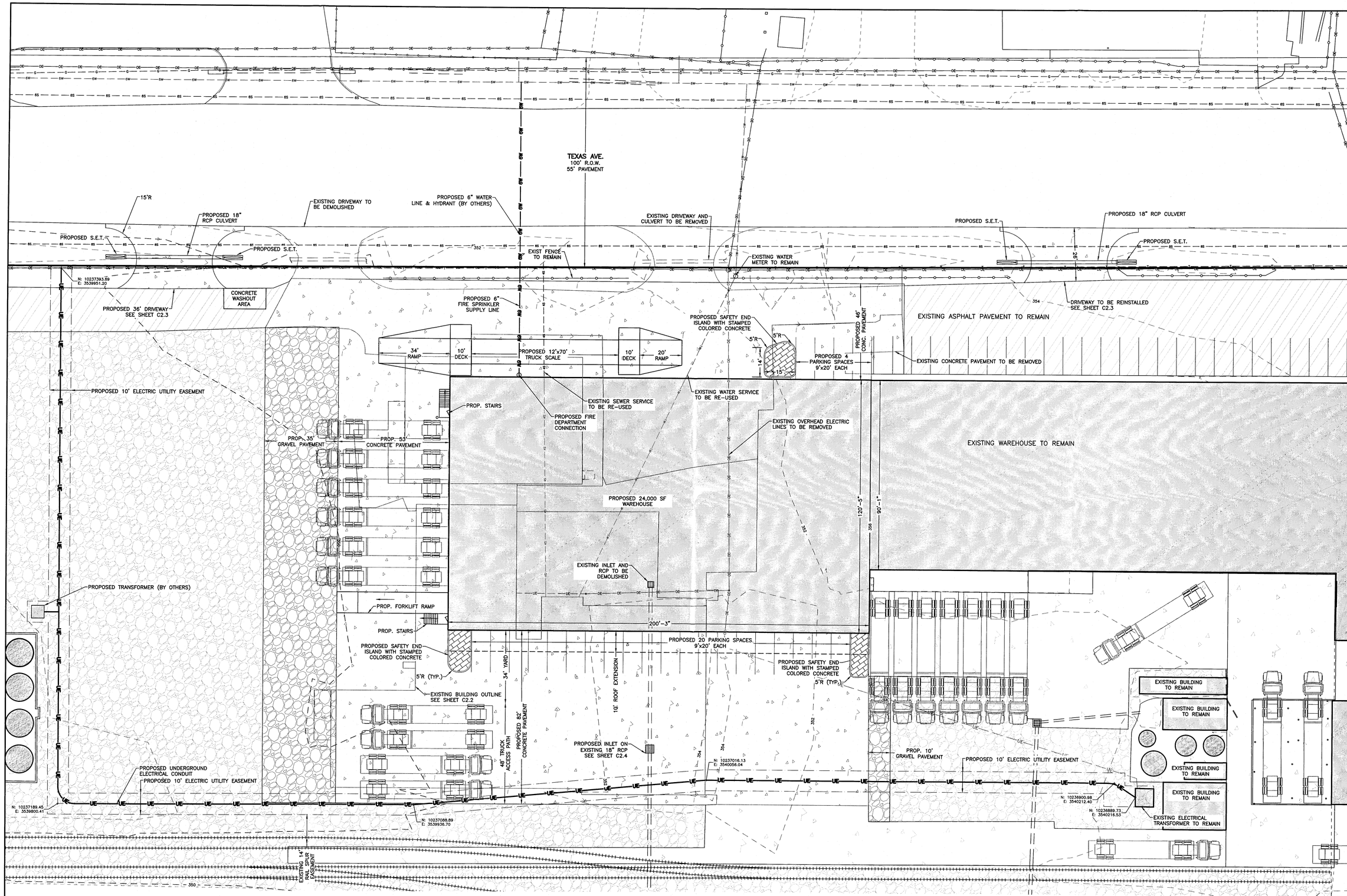
BLOCK 2, LOT 1 (Vol. 9967, Pg. 168)
BRYAN, BRAZOS COUNTY, TEXAS

Feed Storage Facility Improvements

SHEET NO.

C1.1

OF 8 SHEETS



SITE PLAN

SCALE: Hor: 1" = 20'

0 10' 20' 40'

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DATE: 04/14/2015
DRAWN BY: CPF
DESIGNED BY: CPF
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REVISIONS

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M&B

DETAILED SITE PLAN

BLOCK 2, LOT 1 (Vol. 9967, Pg. 168)
BRYAN, BRAZOS COUNTY, TEXAS

Feed Storage Facility Improvements

SHEET NO.
C1.2
OF 8 SHEETS