

VICINITY MAP
SCALE: 1"=1000'

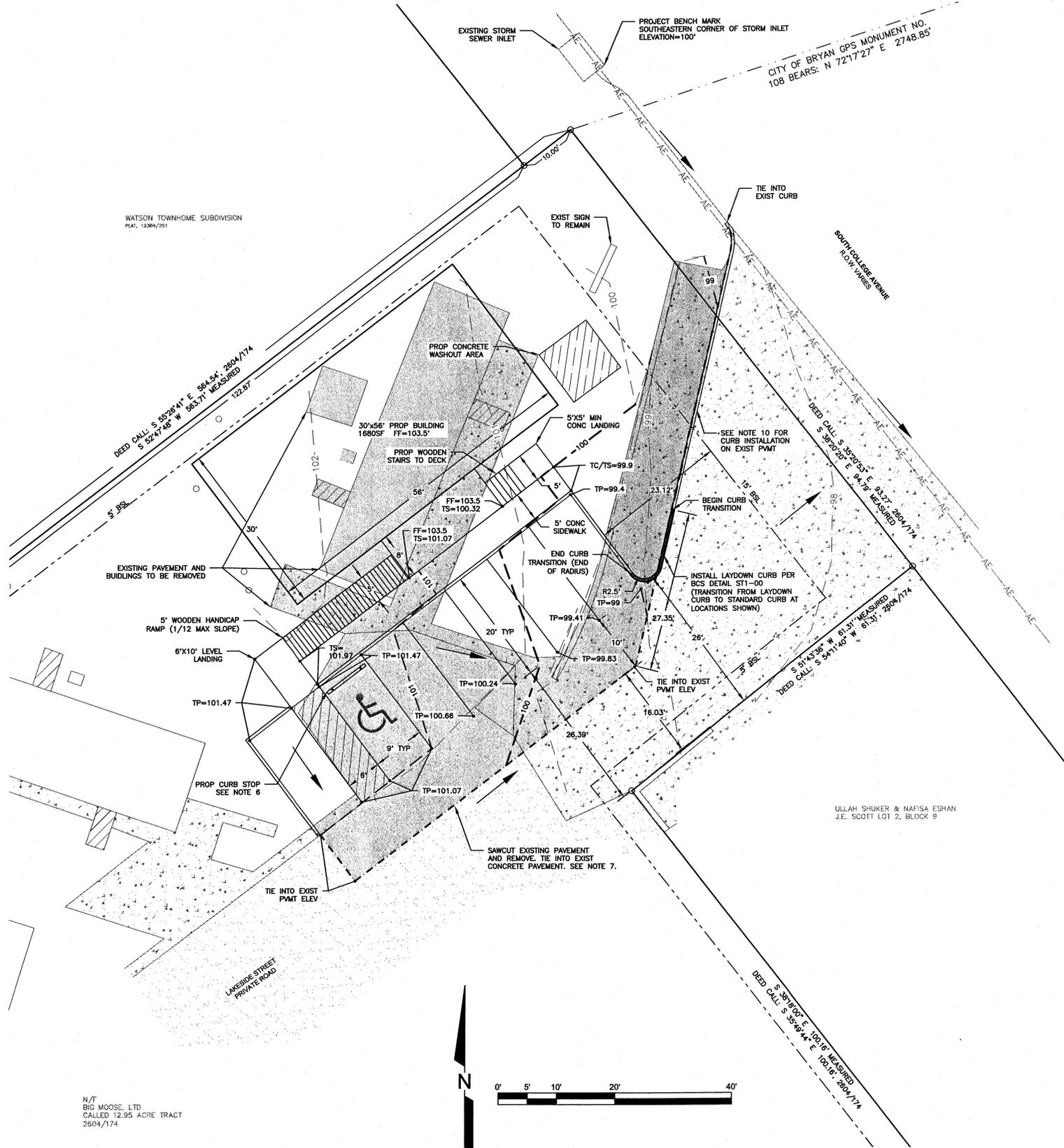
DEVELOPMENT NAME: TIMBERLAKE MOBILE HOME COMMUNITY
LEGAL DESCRIPTION: J.E. SCOTT LEAGUE, A-50 LOT 2, BLOCK 9
 R29726 12.95 AC
OWNER: BIG MOOSE LTD
PLANNED USE: MOBILE HOME COMMUNITY OFFICES
CURRENT ZONING: SC-R (SOUTH COLLEGE RESIDENTIAL DISTRICT)
REQUIRED PARKING SPACES: CUMULATIVE PARKING SPACES PER PHASE:
 • 250 SPACES/SF
 REQUIRED: 6
 PROVIDED: 7
ENGINEER: BLEYL & ASSOCIATES
 1722 BROADMOOR DR., SUITE 210
 BRYAN, TX 77802
 PH: (979)268-1125
 FAX: (979)260-3849

LEGEND

- FF FINISH FLOOR ELEVATION
- FH FIRE HYDRANT
- FL FLOWLINE
- BSL BUILDING SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT
- ROW RIGHT OF WAY
- TC TOP OF CURB
- TP TOP OF PAVEMENT
- TS TOP OF SIDEWALK
- BUILDING SETBACK LINE
- EASEMENT LINE
- PROPERTY LINE
- DRAINAGE DIRECTION
- PAVMENT/STRUCTURE REMOVAL
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT

NOTES:

1. PER FIRM 480410215F NO PART OF THE SUBJECT TRACT LIES WITHIN ANY SPECIAL FLOOD HAZARD AREAS.
2. ALL BUILDINGS HAVE A VEHICLE LAY OF HOSE DISTANCE LESS THAN 150' FROM A FIRE LANE AND LESS THAN 300' FROM A FIRE HYDRANT FOR A TOTAL OF 450'.
3. 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 LITTER FROM THE PROJECT SITE.
4. DEMOLITION/CONSTRUCTION WASTE - CONTRACTOR 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 THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
5. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE THE CONTRACTORS RESPONSIBILITY AND BE REPAIRED AT THE CONTRACTORS EXPENSE.
6. CURB STOPS SHALL BE INSTALLED IN ALL SPACES WHERE SHOWN TO PREVENT VEHICLES FROM PROTRUDING INTO ACCESS RAMPS. CURB STOPS SHALL BE INSTALLED 2.5' MEASURED FROM THE BACK OF CURB TO THE WHEEL SIDE OF THE CURB STOP AND CENTERED ON THE PARKING SPACE.
7. THE CONTRACTOR SHALL DOWEL INTO EXISTING CONCRETE PAVEMENT WITH #4 BARS AT 18" ON CENTER, WHERE THE PROPOSED CONCRETE TIES INTO EXISTING ASPHALT THE CONTRACTOR SHALL ENSURE THAT A SMOOTH TRANSITION BETWEEN THE CONCRETE AND ASPHALT, WITH NO GAPS, IS IN PLACE.
8. THE PROPOSED PARKING AREA WILL CONSIST OF 6" CONCRETE PAVEMENT (28 DAY STRENGTH=3,500PSI) AND 6" COMPACTED STABILIZED SUBGRADE(98% STANDARD ASTM D-698 AT A MOISTURE CONTENT BETWEEN 0 AND +4% OF OPTIMUM).
9. THE CONTRACTOR SHALL CONSTRUCT THE PROPOSED PARKING AREA ADHERING TO BCS UNIFIED DETAILS ST3-00 FOR JOINT AND REINFORCEMENT LAYOUTS.
10. ALL PARKING AREA CURB SHALL BE MONOLITHIC. ONLY THE CURB ALONG THE DRIVE WAY ENTRANCE MAY BE DOWELED INTO THE EXISTING PAVEMENT. SEE BCS UNIFIED DETAIL ST1-04 AND ST1-02.



N/T
 BIG MOOSE, LTD
 CALLED 12.95 ACRE TRACT
 2604/174

REV	DATE	BY	APP	COMMENT

PREPARED FOR:
 TREVOR HENRY
 102 LAKESIDE STREET
 BRYAN, TX 77802
 PHONE: 817-485-2482
PROJECT MANAGER: DAVID L. BESLY, P.E.

SCALE: AS SHOWN
DATE: MAY 11, 2015
DRAWN BY: -CKS

Bleyl & Associates
 Planning • Engineering • Management

100 Nugent Street
 Conroe, Texas 77301
 Phone: (832) 268-1125
 Fax: (832) 260-3849
 Texas Board of Professional Engineers F-678

1722 Broadmoor Dr., Suite 210
 Bryan, Texas 77802
 Phone: (979) 268-1125
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SITE PLAN FOR PARKING LOT AND BUILDING IMPROVEMENTS

TIMBERLAKE MOBILE HOMES

12.95 ACRES
 J.E. SCOTT LEAGUE, A-50
 CITY OF BRYAN,
 BRAZOS COUNTY, TEXAS

MAY 11 2015
 PROJECT NUMBER
11581
 FILE NAME:
 11581-SITEPLAN.DWG
 SHEET:
01 of 01

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