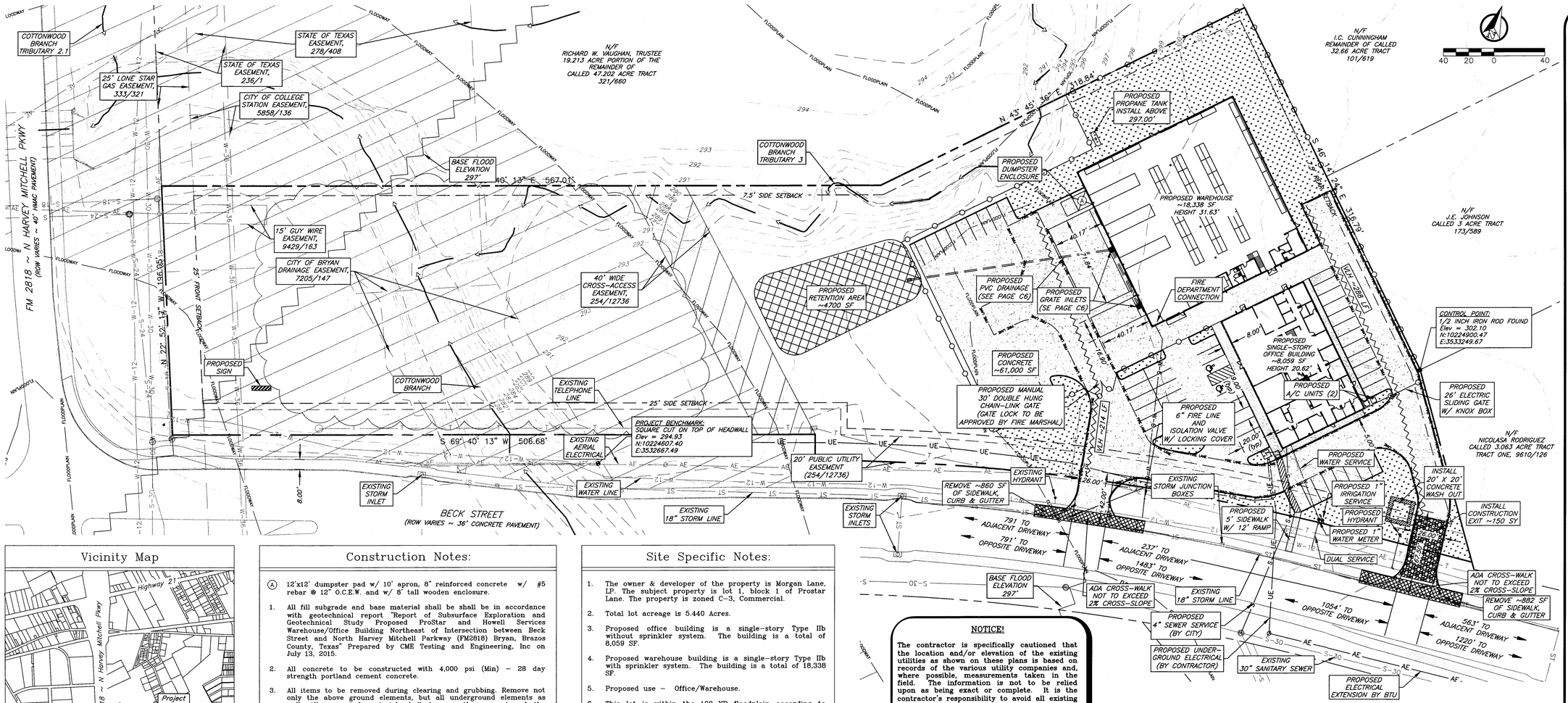


Vicinity Map

Parking Analysis:

Proposed Improvements:

20,320	SF	Warehouse Space
7,025	SF	Office Space
27,345	SF	Total Storage and Office Space

New Required Parking:

21... 1 Space per 1000 SF Wholesale Warehouse
24... 1 Space per 300 SF General Office

45... Total Required

New Provided Parking:

45... Straight in Parking
2... ADA Parking w/Van Accessible

47....Total Provided

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. All striping shall be in accordance with option #2 of City of Bryan Ordinance 42-6.

FIRE LANE NO PARKING TOW AWAY ZONE

Construction Notes:

Ⓐ 12'x12' dumpster pad w/ 10' apron, 8" reinforced concrete w/ #5 rebar @ 12" O.C.E.W. and w/ 8' tall wooden enclosure.

1. All fill subgrade and base material shall be shall be in accordance with geotechnical report "Report of Subsurface Exploration and Geotechnical Study Proposed ProStar and Howell Services Warehouse/Office Building Northeast of Intersection between Beck Street and North Harvey Mitchell Parkway (FM2818) Bryan, Brazos County, Texas" Prepared by CME Testing and Engineering, Inc on July 13, 2015.
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.

Site Specific Notes:

1. The owner & developer of the property is Morgan Lane, LP. The subject property is lot 1, block 1 of Prostar Lane. The property is zoned C-3, Commercial.
2. Total lot acreage is 5.440 Acres.
3. Proposed office building is a single-story Type IIb without sprinkler system. The building is a total of 8,059 SF.
4. Proposed warehouse building is a single-story Type IIb with sprinkler system. The building is a total of 18,338 SF.
5. Proposed use – Office/Warehouse.
6. This lot is within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0195E, effective July 7, 2014.
7. The stormwater runoff from this development will be controlled by an onsite collection and detention system.
8. Standard side and rear setback lines of 7.5' and front setback of 25'.
9. Developer/Tenant to submit electrical load information when requesting electrical service from BTU. Contact Line Design @ 821-5770.
10. Access gates shall be manually operated and secured with a chain and pad lock.
11. All signage shall be permitted separately.
12. Drainage information and details will be provided on the Grading Plan.

NOTICE!

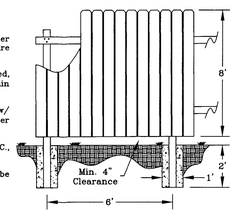
The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. 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

Notes:

1. All lumber shall be weather resistant cedar or pressure treated.
2. Pickets are to be 1x6, dog-eared, fastened w/ 1 ½" galv. screws, min 2 per connection.
3. Rails are to be 2x4 fastened w/ 3" galv. screws, min. 3 per connection.
4. Post are to be 4x4, placed 6' O.C., & set in 3,000 PSI concrete.
5. Screening fence & post are to be placed outside dumpster pad.



Dumpster Enclosure
N.T.S

Notes:

1. The sign shall be 12" wide by 18" in height with a companion sign 12" wide and 6" in height and be mounted in the location shown.
2. Sign shall be painted on white background with symbols, letters, and border in red.
3. Sign shall comply with City of Bryan Ordinance 42-6.

Fire Lane Sign 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. 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. It is the intent of these plans to comply with all City of Bryan guidelines, specifications & details.
7. See Sheet C1 – General Notes

Owner:
Morgan Lane, LP
1590 N. Harvey Mitchell Pkwy
Bryan, TX 77803-2067

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 22-Jun-16. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Issue	Date

Firm Name and Address:
J4 Engineering
PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm# 9951

Project Name and Address:

Prostar and Howell Services

1430 N. Harvey Mitchell Pkwy
Lot 1, Block 1 Prostar Lane ~5.440 AC
Bryan, Brazos County, Texas

Date:	Sheet:
Jun. 2016	C2
Scale: As Noted	