Vicinity Map

Site Specific Notes:

1. The owner & developer of the property is RBA Investments, LLC. The subject property is Marino Estates Hwy 21 E Subd, Block 1, Lot 4.
2. The property is currently zoned C–3, Commercial.
3. Proposed use and improvements: retail building with associated parking, utilities, and landscaping.
4. This lot is not within the 100–yr floodplain according to the DFIRM for Brazos County, Texas and Incorporated Areas, Map No. 48041C0205F, effective April 2, 2014.
5. Standard City of Bryan setback lines shall apply to this lot.
6. This development will be managed by an onsite detention system that will discharge into the ROW of SH. 21.
7. Drainage information and details will be provided on the Grading & Drainage Plan.
8. All signage shall be permitted separately.
9. The irrigation system must be approved and installed prior to C.O.
10. All mechanical equipment will be roof mounted.

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

Parking Analysis:

Proposed Improvements:

8,100	SF	Retail/Sales Area
1,000	SF	Warehouse/Storage Area
9,100	SF	Total Retail Area

New Required Parking:

33... 1 Space per 250 SF GC–General Commercial
1... 1 Space per 1,000 SF Warehouse/Storage

34....Total Required

New Provided Parking:

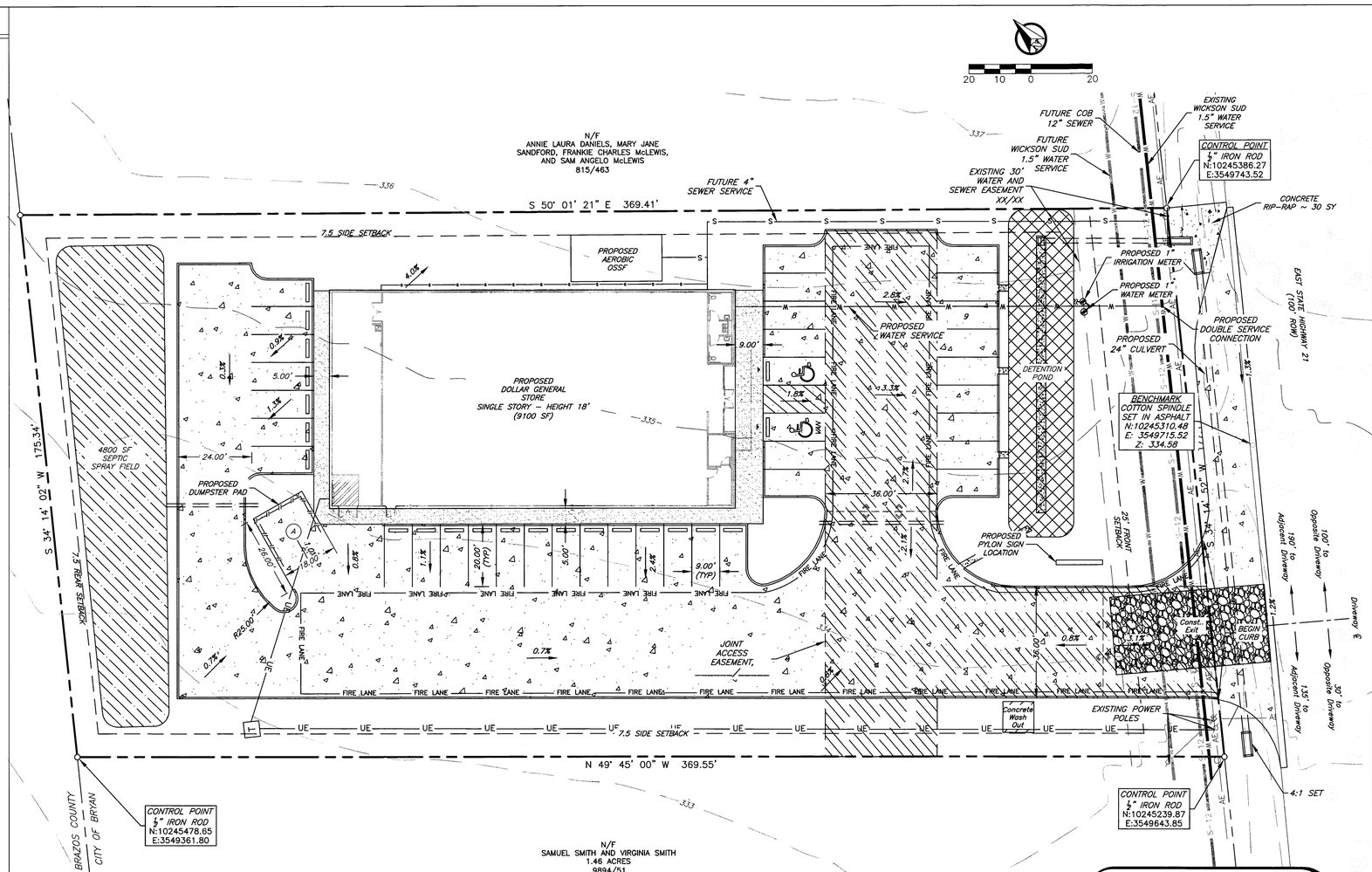
35... Straight in Parking
2... ADA Parking w/Van Accessible

37....Total Provided

Construction Notes:

(A) 18'x18' dumpster pad w/ 10' apron, 8" thick reinforced concrete w/ #5 rebar @ 12" O.C.E.W. and w/ 6' tall wooden fence screen.

1. All fill subgrade and base material shall be in accordance with "Geotechnical Engineering Report Dollar General State Highway 21 and Marino Road Bryan, Texas" Prepared by Terracon Consultants, Inc on August 20, 2015.
2. All radii and distances are measured to the back of curb, unless otherwise noted, as shown on the Pavement Plan.
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, the 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. Electrical conduit for parking lot lighting will be shown on the electrical site plan. See Electrical Plan for light pole locations and details.
11. The bearing system shown hereon is based on grid north as established from GPS observation.
12. 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 beans may be omitted, but marking material shall by Type II paint–type material.
13. 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.
14. Demolition/Construction Waste – Site is required to provide containment for waste prior to and during demolition/construction. Solid waster roll off boxes and/or metal dumpsters shall be supplied by City to permitted contractor(s) only.
15. Underground primary cable and pad transformer by BTU. The contractor shall coordinate with BTU to determine the routing and the size of the conduit(s) that the contractor is required to furnish and install. The contractor shall construct the concrete pad in accordance with BTU requirements. BTU will furnish and install metering on the transformer.



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

Property/Owner
RBA Investments, LLC
1598 Imperial Center, Suite 2001
West Plains, MO 65775

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 Jan 27, 2016. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Issue	Date

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:

Texas One Call:	800–245–4545
Lone Star One Call:	800–669–8344
Texas Excavation Safety System (Digtess)	800–344–8377
COB Water Services	979–209–5900
Bryan Texas Utilities	979–821–5865
Atmos Energy	979–774–2506
Verizon	979–821–4300
Suddenlink	979–846–2229

Development Services
JAN 27 2016
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Firm Name and Address:
J4 Engineering
PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm# 9951

Project Name and Address:
Hwy 21 Dollar General
5735 E. SH. 21
Lot 5, Block 1 Marino Estates
E Hwy 21 Subdivision ~ 1.487 AC
Bryan, Brazos County, Texas

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

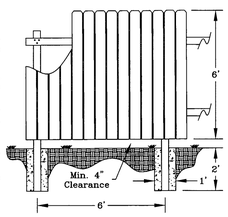
Notes:

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 red.
3. Sign shall comply with the COB fire service standards.

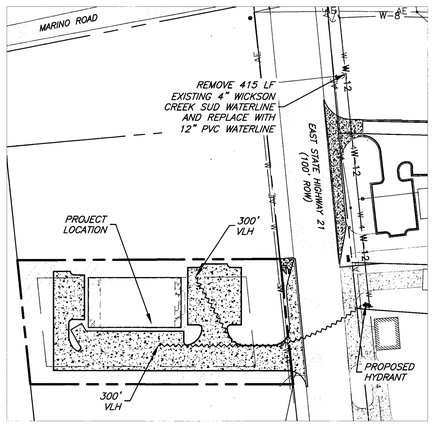
Fire Lane Sign Detail
N.T.S

Notes:

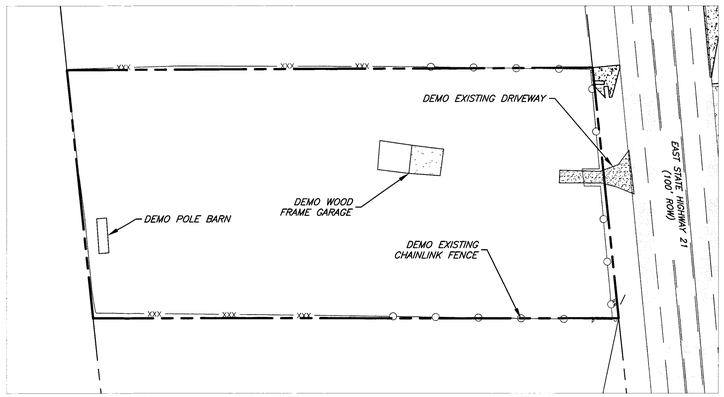
1. All lumber shall be weather resistant cedar or pressure treated.
2. Pickets are to be 1x6, dog–eared, fastened w/ 1 ½" galv. screws, min 2 per connection.
3. Rails are to be 2x4 fastened w/ 3" galv. screws, min. 3 per connection.
4. Post are to be 4x4, placed 6' O.C., & set in 3,000 PSI concrete.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



Dumpster Screen Fence
N.T.S



Site Overview
N.T.S.



Demolition Plan
N.T.S.

Landscape Analysis:

Construction Activities:

Parking & Pavement	=	30,600	SF
Building	=	9,100	SF
Net Total	=	39,700	SF

Requirements:

Building, Parking, & Pavement 39,700 SF @ 15%	=	5,955	SF
Net Total	=	5,955	SF

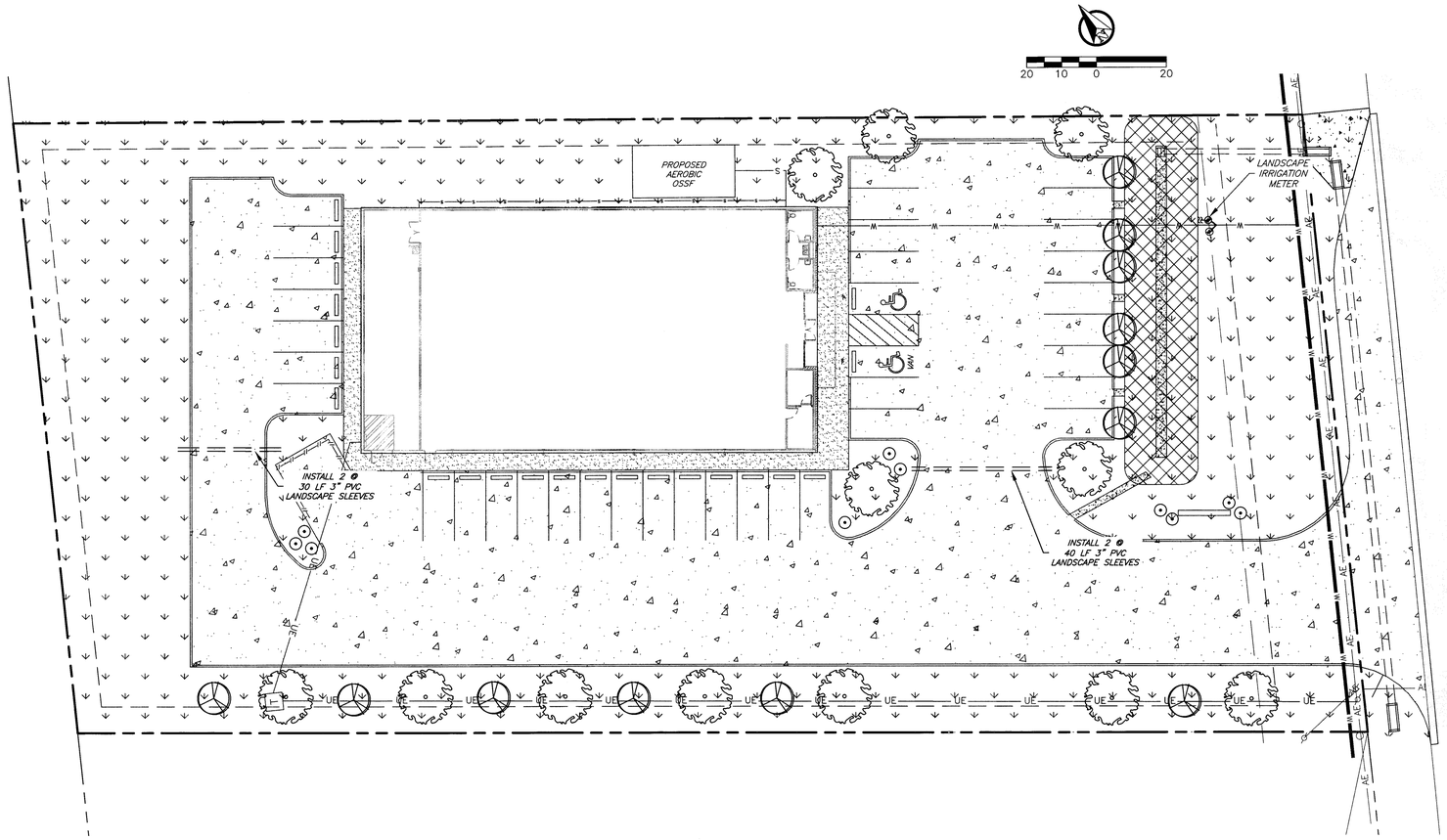
Provided:

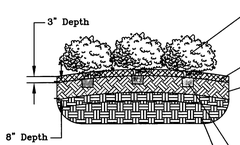
Canopy Trees 12 @ 350 SF	=	4,200	SF
Non-Canopy Trees 12 @ 150 SF	=	1,800	SF
Shrubs 10 @ 10 SF	=	100	SF
Net Total	=	6,100	SF

Symbol	Qty.	Common Name	Botanical Name	Size
	12	Live Oak	Quercus Virginiana	4" cal.
	12	Crepe Myrtle	Lagerstroemia indica	1½" cal.
	10	Waxleaf Ligustrum	Ligstrum japonicum	5 gal
	--	Bermuda Grass	Cyhodon Dactylon	--

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 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 unpaved 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 irrigation system.





Groundcover plant material, (TYP) evenly distribute the specified quantity of plants within each designated area. Maintain edge and separation separation distances between plant types.

3" mulch layer. No geo- textile weed barrier fabric planting beds.

Prepared bedding soil backfill (TYP)

1. Fully remove native soil to the size of container.
2. Fully remove all construction debris, trash, rocks and any other material greater than 2" in diameter.
3. Install premixed soil containing 50% native soil, 25% humus and 25% sand.
4. Dig planting hole width 1.5x larger than root ball on all sides.
5. Scarify root ball.

Make sure that plant root ball is fully planted to the depth of the container in prepared planting mix.

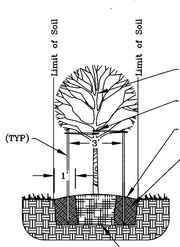
Do not plant groundcover in mulch layer only.

Native soil

Notes:

1. Container grown plants only.
2. Remove containers from plants before installing.
3. Place plants in prepared bed as shown.
4. Edge spacing for plants varies with species and location.

Shrub Planting
N.T.S



Typical Tree in Sod Area, Per Plans

Guy Wire Through Garden Hose (TYP)

Bare Soil Area-No Turf Here

Prepared Bedding Soil Backfill (TYP)

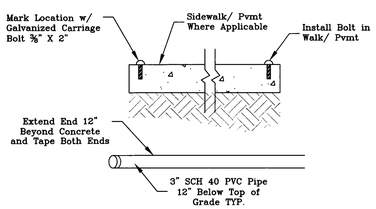
1. Fully remove native soil to the size of container.
2. Fully remove all construction debris, trash, rocks and any other material greater than 2" in diameter.
3. Install premixed soil containing 40% sandyloam topsoil, 40% black humus and 20% sharp sand.
4. Dig planting hole width 12" larger than rootball on all sides.
5. Scarify root ball.
6. Root flare shall be exposed.

Root Ball to Rest on Native Soil

Notes:

1. Trees to be balled and burlapped or container grown
2. If container grown, remove container from tree before planting.
3. Top of root ball to be 3" higher than final grade.
4. Top of root ball to be exposed.

Tree Staking & Planting
N.T.S



Typical PVC Sleeve
N.T.S

Landscape Plan

General Notes:

1. An irrigation system to service all new plantings will be installed by a certified installer prior to a certificate of occupancy being issued.
2. It is the intent of these plans to comply with all City of Bryan guidelines, specifications, & details.
3. See Sheet C1-General Notes.

Development Services
JAN 27 2016
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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:
Hwy 21
Dollar General
5735 E. SH. 21
Lot 5, Block 1 Marino Estates
E Hwy 21 Subdivision ~ 1.487 AC
Bryan, Brazos County, Texas

Date: Jan. 2016
Scale: As Noted
Sheet: L1

J4 Engineering 01/27/2016 Dollar General - Site Plan 3.dwg J4E Project # 15-030