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

Dumpster Enclosure - Section

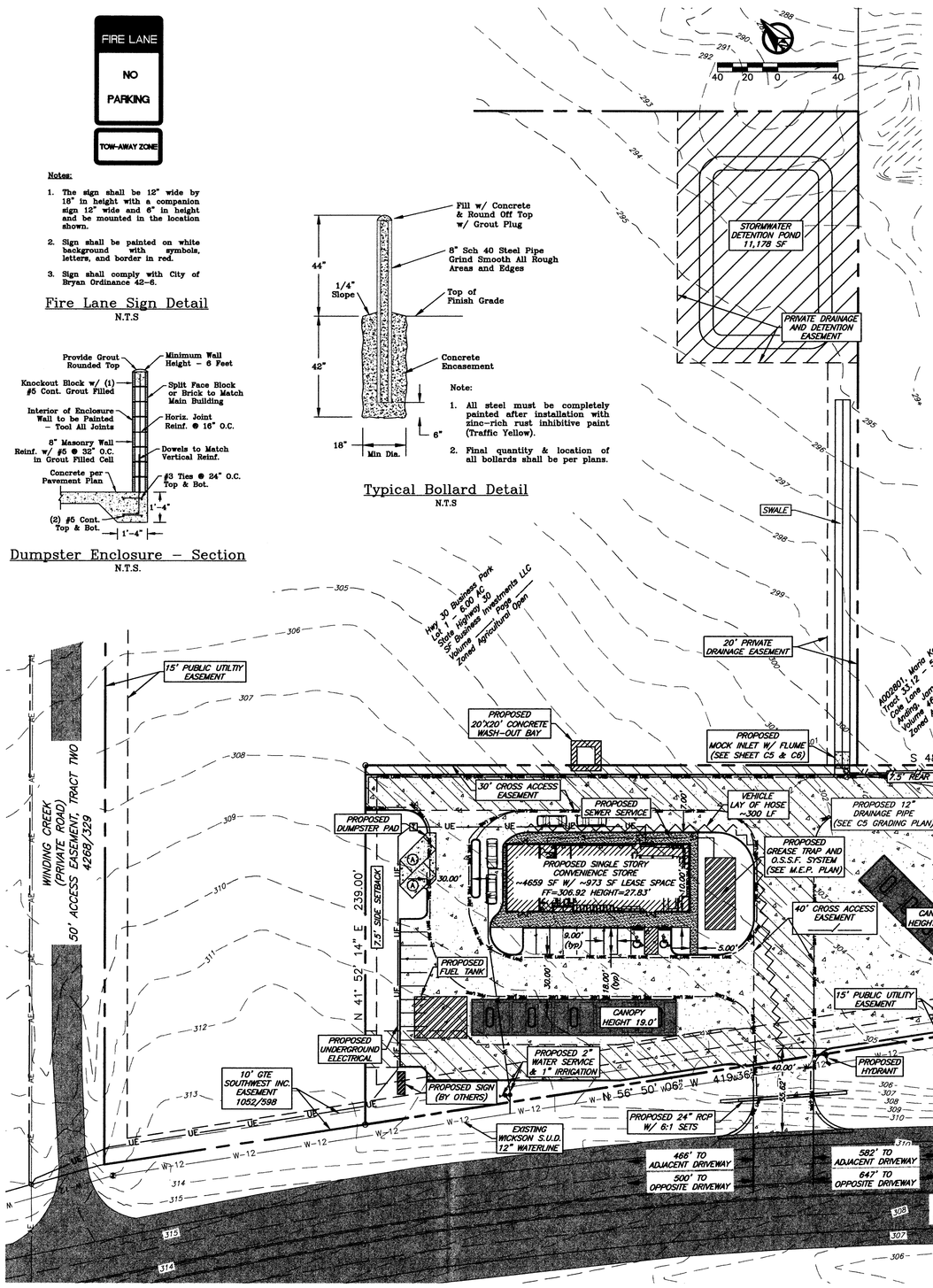
N.T.S.

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



Parking Analysis:

Proposed Improvements:

4,630	SF	Convenience Store
970	SF	Lease Space
5,600	SF	Total Retail Area

New Required Parking:

23... 1 Space per 250 SF GC-General Commercial

New Provided Parking:

19... Straight in Parking
2... ADA Parking w/Van Accessible
14.... Fuel Island Parking

35.... Total Provided

Fire Lane Striping:

All curbs and curb ends designated as fire lanes 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

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:

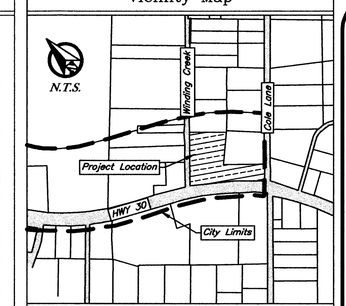
City of Bryan:	979-209-5900
Texas One Call:	800-245-4545
Lone Star One Call:	800-669-8344
Texas Excavation Safety System (Digtess)	800-344-8377
Bryan Texas Utilities	979-821-5865
Atmos Energy	979-774-2506
Verizon	979-821-4300
Suddenlink	979-846-2229

Construction Notes:

(A) 12'x12' dumpster pad w/ 10' apron, 8" reinforced concrete w/ #5 rebar @ 12" O.C.E.W. and w/ 6' tall brick enclosure. Dimensions shall be measured from face of bollards.

1. All fill subgrade and base material shall be in accordance with geotechnical report "Report of Subsurface Exploration and Geotechnical Study for the Proposed Cole Lane C-Store State Highway 30 Between Intersections with Winding Creek and Cole Lane Bryan, Brazos County, Texas.
2. All concrete to be constructed with 4000 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 litter from the project site.
12. Demolition/Constuction 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.

Vicinity Map



Site Specific Notes:

1. The owner & developer of the property is S.F. Business Investments, LLC. The subject property is A002801, Maria Kegan (ICL), Tract 32. The property is zoned C-2, Commercial.
2. Total lot acreage is 3.65 Acres.
3. Proposed use and improvements: Convenience Store and Lease Space along with; parking, utilities, & landscaping.
4. This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0250E, effective May 16, 2012 and Map No. 48041C0220F, effective April 2, 2014.
5. The storm water runoff from this site will be controlled by a regional collection and detention system.
6. Front building setback lines of 25', side building setback lines of 7.5' and 15', and rear building setback line of 7.5' apply to this lot.
7. Developer/Tenant to submit electrical load information when requesting electrical service from BTU. Contact Line Design @ 821-5770.
8. Drainage information and details will be provided on the Grading Plan.
9. This development shall not have a high-flow fuel pump system.
10. All signage shall be permitted separately, site plan approval does not constitute approval of sign type and/or location.
11. Potable water and fire protection service shall be provided by Wickson S.U.D. service lines.
12. All septic system and grease trap design is contained within the architectural plumbing plans and are summited separately.

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/Developer

SF Business Investments LLC
2001 South College Ave.
Bryan TX, 77801-1420

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 8-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:

Cole Stop Convenience Store
Highway 30 Business Park
Lot 2 - 3.65 AC
Bryan, Brazos County, Texas

Date:	Sheet:
June 2016	C2
Scale: As Noted	

JUN 08 2016