

Construction Notes:

- 24'x24' dumpster pad w/ 10' apron, 8" reinforced concrete w/ #5 rebar @ 12" O.C.E.W. w/ 6" tall wooden enclosure.
- All site work is to be done in conformance with the Bryan College Station 2012 Standard Specifications for Water & Sewer and the City of Bryan Standard Specifications for Streets & Drainage.
- All radii and distances are measured to the back of curb, unless otherwise noted, as shown on the Pavement Plan.
- All fill subgrade and base material shall be compacted to 90% STD in areas to be paved and 90% STD in all other areas.
- All concrete to be constructed 3500 psi (Min.) - 28-day strength portland cement concrete.
- 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.
- Prior to grading operations, the contractor is to strip the first 6" of soil. Contractor shall pro-rol the entire site and remove any unstable materials according to TxDOT Specifications. Select fill is to be used in replacing objectionable material.
- 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 paving contractor is responsible for subsgrade preparation. All lines requiring slope control are to be installed first. All lines not requiring slope control or elevation shall be installed deepest first. Each contractor is responsible for having final determination of installation order.
- Contractor is responsible for field verifying existing and proposed grades, flowlines, elevations, etc. prior to any construction and reporting any inconsistencies to the Engineer. Utility crossings and other points of possible conflict shall be verified prior to construction.
- Electrical conduit for parking lot lighting will be shown on the electrical site plan.
- The parking lot is 2" depth asphalt pavement to meet or exceed minimum City of Bryan Requirements.
- The bearing system shown herein is based on grid north as established from GPS observation.
- 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.

Site Specific Notes:

- The owner & developer of the property is Also, LLC. The subject property is Stephen F. Austin League #10, A-03, Tract 71 and SFA #10, Block 18, Lot 78.
- The property is currently zoned A-0, Agricultural Open.
- Proposed use and improvements: RV park with associated pavement, drainage, and utilities, using existing buildings.
- This lot is not within the 100-year floodplain according to the IFM for Brazos County, Texas and Incorporated Areas, Map No. 48041C0200F, effective April 2, 2014.
- Total lot acreage is 24,920 acres (1,085,529 SF).
- Standard City of Bryan setback lines shall apply to this lot.
- The stormwater runoff from this development will be controlled by an onsite collection and detention system and discharged into Carters Creek Tributary 291.

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".

Wordings may not be spaced more than 15' apart.

■ FIRE LANE ■ NO PARKING ■ TOW AWAY ZONE ■

Parking Analysis:

Proposed Improvements:

5000 SF Office Building

New Required Parking:

20...1 Space per 250 SF

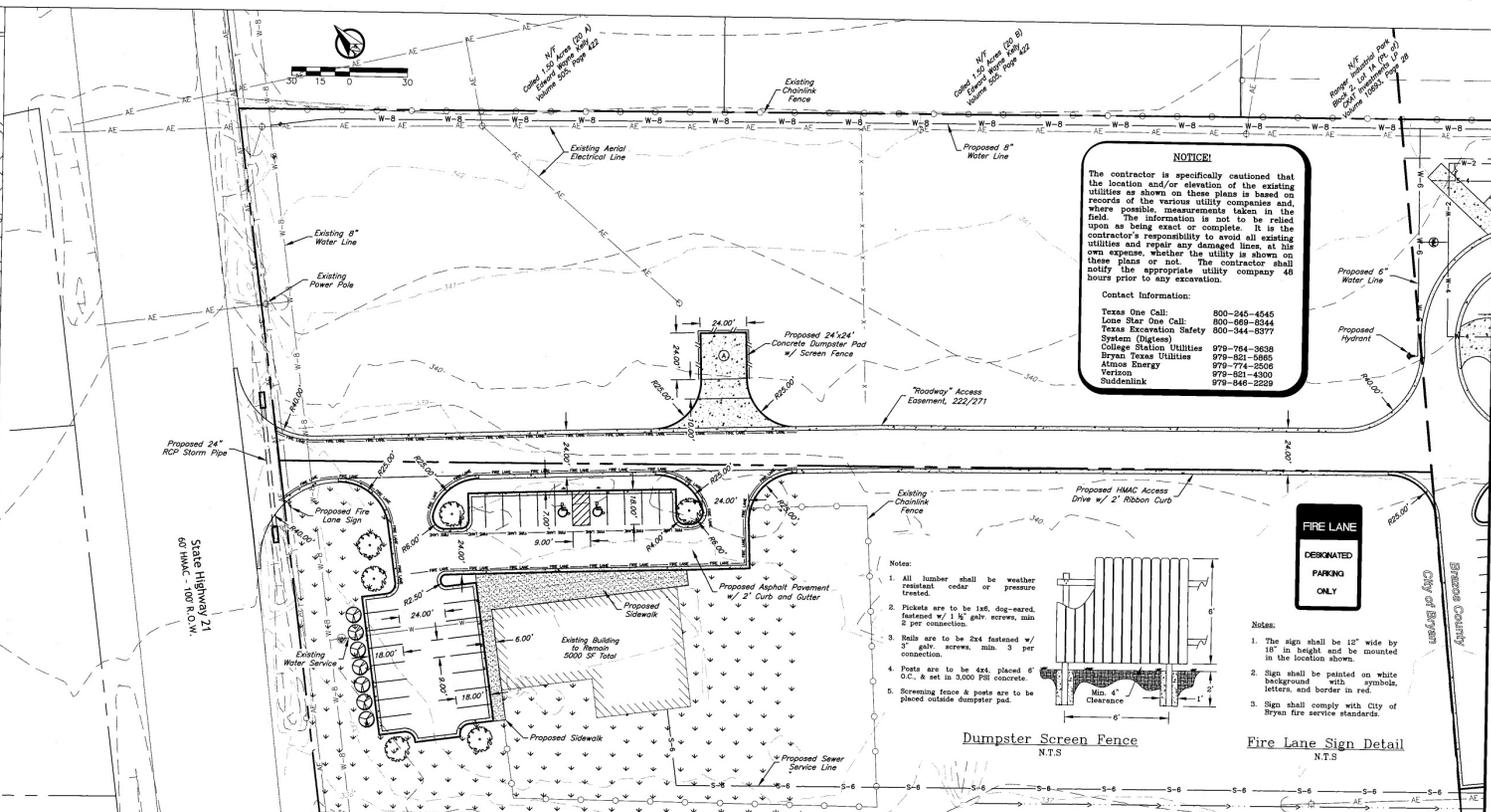
20...Total Required

New Provided Parking:

27...Straight-in Parking

2... ADA Parking w/Van Accessible

29...Total Provided



Landscape Notes:

- All disturbed area to be seeded with Bermuda Grass except where Bermuda Grass Sod is called for on the plans.
- "Cal." indicates caliper at 12" above the ground.
- All trees shall be provided as container grown.
- 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.
- 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 dependent on growing conditions.
- Contractor is to seed all disturbed areas left unseeded and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or Ryegrass/Bermuda mixture.
- Plantings for parking lot screening (Crepe Myrtles) shall be planted a maximum of 3 feet from the edge of parking lot existing. No plantings shall be placed directly over existing water/sewer lines.

Landscape Analysis:

Construction Activities:

Parking & Pavement Building = 31,050 SF
Net Total = 38,050 SF

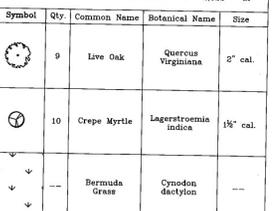
Requirements:

Building, Parking, & Pavement = 2,484 SF
31,050 SF @ 8% = 2,484 SF
Net Total = 2,484 SF

Provided:

Canopy Trees 6 @ 200 SF = 1,200 SF
Non-Canopy Trees 7 @ 150 SF = 1,050 SF
Grasses & Ground Cover 10 SF per 100 @ 23,900 (Limited to 15% of Required) = 2,390 SF
Net Total = 2,640 SF

Symbol	Qty	Common Name	Botanical Name	Size
🌳	9	Live Oak	Quercus virginiana	2" cal.
🌳	10	Crepe Myrtle	Lagerstroemia indica	1 1/2" cal.
🌿	---	Bermuda Grass	Cynodon dactylon	---



Demolition Plan:

Shows the demolition of existing buildings, driveway, and storm pipes. Includes notes on demo existing gravel pits and asphalt pavement.

NOTICE:

The contractor is specifically cautioned that the locations 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: 800-695-2544
Texas Excavation Safety: 800-344-8377
System (Dig-See): 979-764-3638
Bryan Station Utilities: 979-821-5885
Bryan Texas Utilities: 979-774-2506
Atmos Energy: 979-821-4300
Verizon: 979-846-2229
Suddenlink: 979-846-2229

Office Space Site Plan

General Notes:

- The topography shown is from field survey data.
- Refer to Final Plat for all lot dimensions and bearings.
- All utility 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.
- 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.
- 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.
- 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.
- The contractor is required to provide containment for waste prior to demolition/ construction. Solid waste roll-off boxes shall be supplied by the City or by City permitted contractor(s) only.
- It is the intent of these plans to comply with all City of Bryan guidelines, specifications & details.
- See Sheet C1 - General Notes

Preliminary Plans Only Not for Construction

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97800 on Nov 19, 2014. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Date	Date

J4 Engineering

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Firm# 9851

Hidden Creek RV Resort

Stephen F. Austin League #10, A-03, Tract 71 - 22.68 AC
SFA #18, Block 18, Lot 78 - 2.48 AC
Bryan, Brazos County, Texas

Date: Nov 2014
Scale: As Noted
Sheet: C2-A