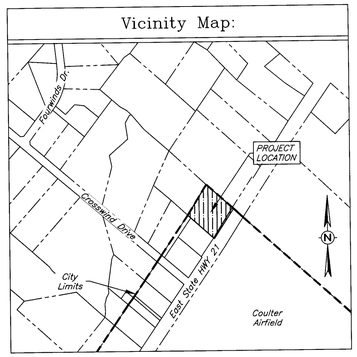
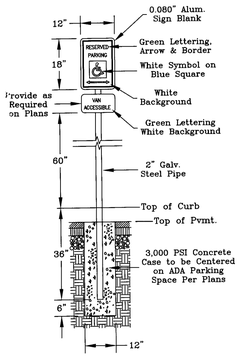
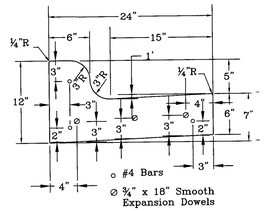
Vicinity Map:





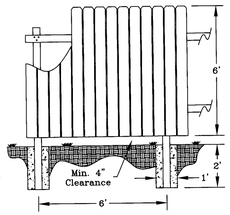
ADA Parking Sign
N.T.S



Raised Curb 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. Posts are to be 4x4, placed 6' O.C., & set in 3,000 PSI concrete.
5. Screening fence & posts are to be placed outside dumpster pad.



Dumpster Screen Fence
N.T.S

Parking Analysis:

New Improvements:

2,432 SF – Service Bldg
10,000 SF – Limestone Gravel Yard

New Required Parking:

3.... 1 Space per 1000 SF Building Area
10... 1 Space per 2000 SF Yard Area

13... Total Spaces Required

New Proposed Parking:

12.... Straight in Parking Spaces
1.... ADA Parking, Van Accessible

13... Total Spaces Provided

Construction Notes:

1. All fill subgrade and base material shall be compacted to 98% STD in areas to be paved and 95% STD in all other areas.
2. All concrete to be constructed with 3000 psi – 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 soil material shall remain the property of the Owner unless otherwise directed. All debris must be disposed of off site.
3. The Contractor is responsible for all Traffic Control.
4. Assure positive drainage across project site to the storm water structures.
5. All measurements are to back of curb unless otherwise noted.
6. Arrows depicted in the plans are intended to indicate traffic patterns only. They are not meant to be pavement markings.
7. All ADA parking areas, pavement markings, and grading shall be according to TAS/ADA.
8. 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.
9. All signage will need to meet the requirements of the City of Bryan Sign Ordinance.
10. Owner to submit electrical load information when requesting service from BTU. Contact Line Design @ 821-5770.

Landscape Analysis:

Construction Activities:

Existing Building	=	2,432	SF
Existing Limestone Base Drive	=	5,769	SF
New Parking & Sidewalks	=	6,331	SF
Net Total	=	14,532	SF

Requirements:

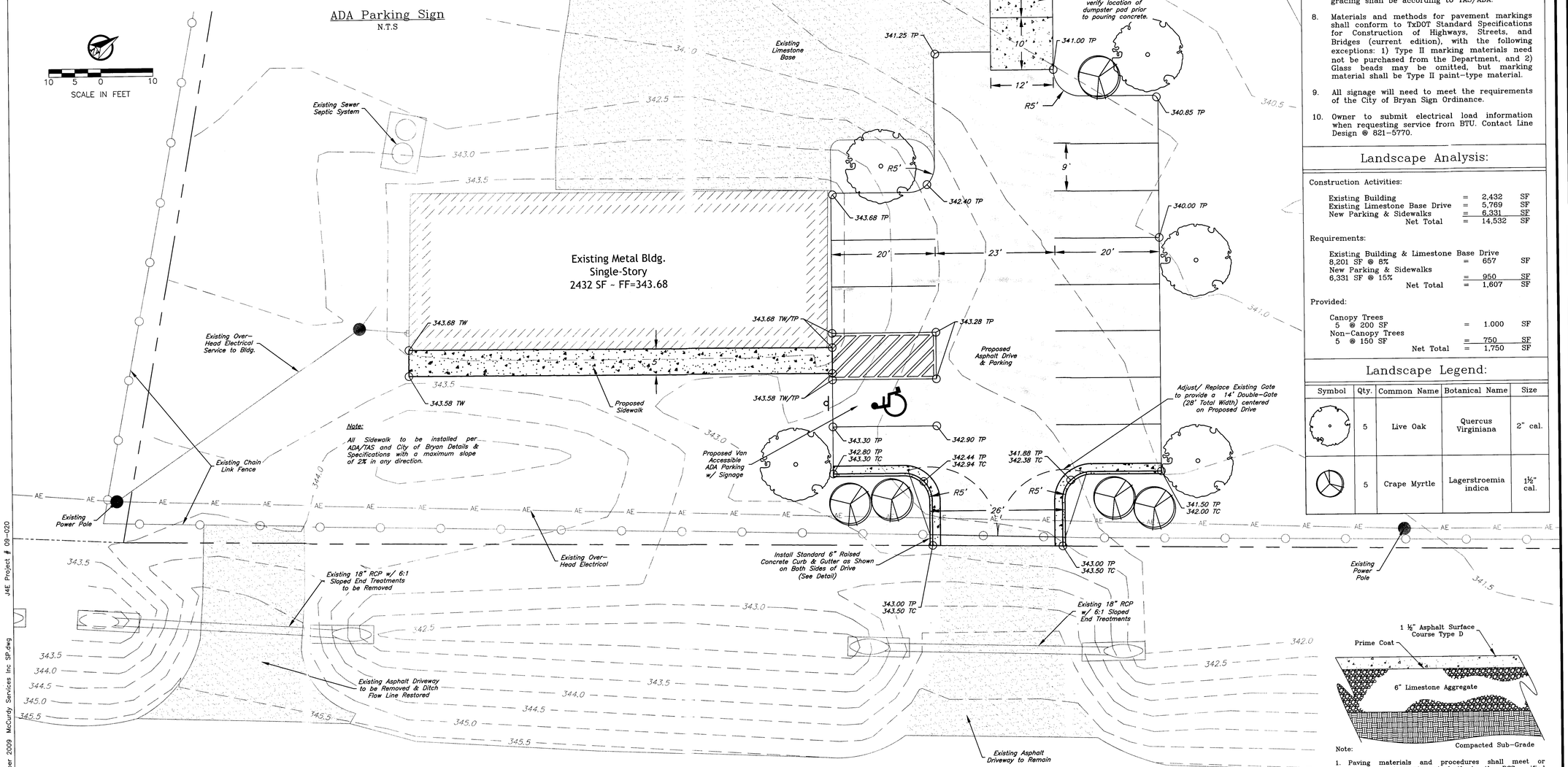
Existing Building & Limestone Base Drive 8,201 SF @ 8%	=	657	SF
New Parking & Sidewalks 6,331 SF @ 15%	=	950	SF
Net Total	=	1,607	SF

Provided:

Canopy Trees 5 @ 200 SF	=	1.000	SF
Non-Canopy Trees 5 @ 150 SF	=	750	SF
Net Total	=	1,750	SF

Landscape Legend:

Symbol	Qty.	Common Name	Botanical Name	Size
	5	Live Oak	Quercus Virginiana	2" cal.
	5	Crape Myrtle	Lagerstroemia indica	1½" cal.



EAST STATE HWY 21
90' ASPHALT PAVEMENT - R.O.W. VARIES

Note:

1. Paving materials and procedures shall meet or exceed requirements set forth in the BCS unified standard specifications for street construction, current edition.

Typical Asphalt Pavement Section
N.T.S

Site Plan

General Notes:

1. The Contractor shall coordinate with BTU, Suddenlink, Atmos Gas, Verizon, and the City of Bryan to adjust the location of existing facilities.
2. It is the responsibility of the contractor to protect all public utilities in the construction of this project, including, but not limited to: all manholes, cleanouts, valve boxes, hydrants, laterals, and services.
3. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
4. In the event of any conflicts within the construction notes and details contained herein, the more stringent requirement shall apply.
5. Refer to Final Plat for all lot dimensions and bearings.
6. This site plan was designed without the benefit of a geotechnical evaluation of the site. Subgrade structure(s) is unknown.
7. 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.
8. Contractor is required to provide containment for waste, prior to, and during, demolition/construction. Solid waste roll-off boxes/metal dumpsters shall be supplied by City or City permitted contractor(s) only.
9. Owner to submit sign design separately from this plan.
10. It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.

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 13, 2014. 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
Glenn Jones, PE-CFM
PO Box 5192 - Bryan, Texas - 77805
979-739-0567 gjones@j4engineering.com
TBPE Firm# 9951

Project Name and Address:
McCurdy Services Inc.
6223 E. State HWY 21
E. Brazos Industrial Park
Phase 1 - Block 2, Lot 3
Bryan, Brazos County, Texas

Project:	Sheet:
Site Plan	SP-1
Date: Jan 2014	
Scale: As Noted	

J4 Engineering October 2009 McCurdy Services Inc SP.dwg J4E Project # 09-020