

- Construction Notes:**
- 12x12' dumpster pad w/ 10' apron, 8" thick reinforced concrete w/ #5 rebar 12" O.C.E.W. and w/ 6' tall wooden fence screen. See detail.
  - All radii and distances are measured to the back of curb, unless otherwise noted, as shown on the Pavement Plan.
  - 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 fill subgrade and base material shall be compacted to 98% STD in areas to be paved and 95% 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 proof roll 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 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.
  - Electrical conduit for parking lot lighting will be shown on the electrical site plan.
  - The parking lot is 6" depth concrete pavement to meet or exceed minimum City of Bryan Requirements.
  - The bearing system shown hereon 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 RBA Investments, LLC. The subject property is Block 1, Lot 1, RBA - N. Texas Ave. Subdivision.
  - The property is currently zoned C-3, Commercial.
  - Proposed use and improvements: retail building with associated parking, utilities, and landscaping.
  - A portion of this lot is within the 100-yr floodplain according to the DFIRM for Brazos County, Texas and Incorporated Areas, Map No. 48041C0185E, effective May 16, 2012.
  - Total lot acreage is 2.014 acres (87,730 SF).
  - Standard City of Bryan setback lines shall apply to this lot.
  - The stormwater runoff from this development will drain to the existing drainage path in the ROW of Business SH-8 (North Texas Avenue).
  - Drainage information and details will be provided on the Grading Plan.
  - Sign application to be submitted by separate ordinance.
  - The irrigation system must be approved and installed prior to C.O.

**Fire Lane Striping:**

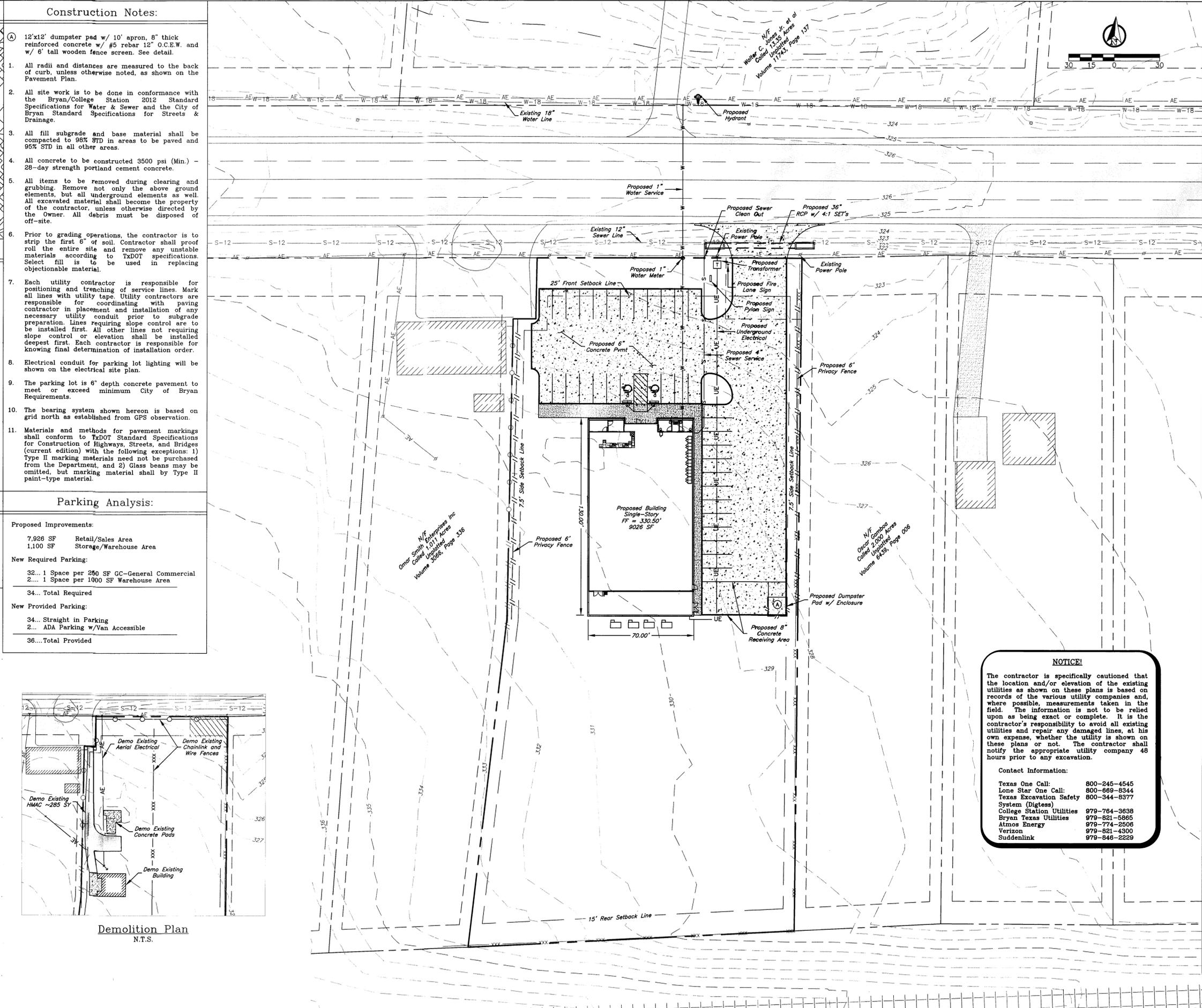
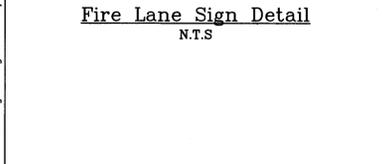
All curbs and curb ends designated as firelanes on plans shall be painted red with 4" white lettering stating "FIRE LANE-NO PARKING-TOW AWAY ZONE". Spacing may not be spaced more than 15' apart.

■ FIRE LANE ■ NO PARKING ■ TOW AWAY ZONE ■

- Parking Analysis:**
- Proposed Improvements:  
 7,926 SF Retail/Sales Area  
 1,100 SF Storage/Warehouse Area
- New Required Parking:  
 32... 1 Space per 250 SF GC-General Commercial  
 2... 1 Space per 1000 SF Warehouse Area
- 34... Total Required
- New Provided Parking:  
 34... Straight in Parking  
 2... ADA Parking w/Van Accessible
- 36... Total Provided



- Demolition Plan**  
N.T.S.
- Notes:
- The sign shall be 12" wide by 18" in height and be mounted in the location shown.
  - Sign shall be painted on white background with symbols, letters, and border in red.
  - Sign shall comply with the COB fire service standards.



**Site Plan**

*General Notes:*

- The topography shown is from field survey data. Refer to Final Plat for all lot dimensions and bearings.
- 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.
- 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.
- Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
- 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 & during demolition/construction. Solid waste roll-off boxes/ metal dumpsters shall be supplied by the City or 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**

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**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:	800-689-8344
Texas Excavation Safety:	800-344-8377
System (Digtest):	
College Station Utilities:	979-784-3638
Bryan Texas Utilities:	979-821-5865
Atmos Energy:	979-774-2506
Verizon:	979-821-4300
Suddenlink:	979-846-2229

**Firm Name and Address:**

**J4 Engineering**

PO Box 5192 - Bryan, Texas - 77805  
 979-739-0567 www.J4Engineering.com  
 Firm# 9951

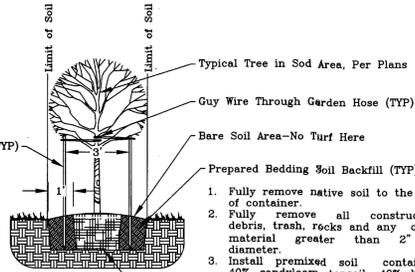
**Project Name and Address:**

**RBA - N. Texas Ave.**

3706 N. Texas Ave.  
 Lot 1, Block 1, RBA - N. Texas Ave.  
 Subdivision ~ 2.014 AC  
 Bryan, Brazos County, Texas

Date: May 2014  
 Scale: As Noted  
 Sheet: C2

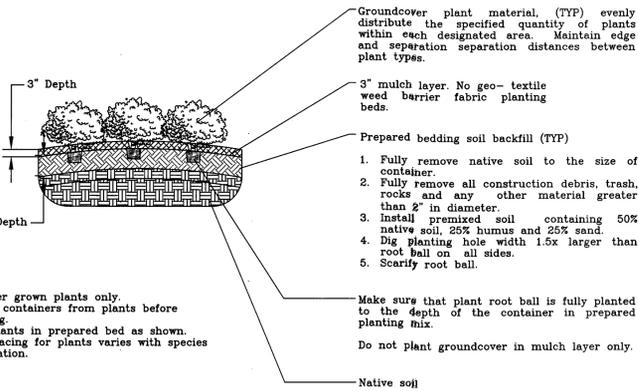
J4 Engineering 05/09/2014 13-042 N. Byron Dolter General.dwg J4E Project # 13-042



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% sand/loam 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.

- 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

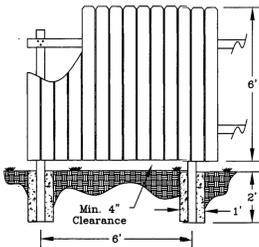


1. Fully remove native soil to the size of container.
2. Fully remove all construction debris, trash, rocks and any other material greater than 2" in diameter.
3. Install premixed soil containing 50% native soil, 25% humus and 25% sand.
4. Dig planting hole width 1.5x larger than root ball on all sides.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

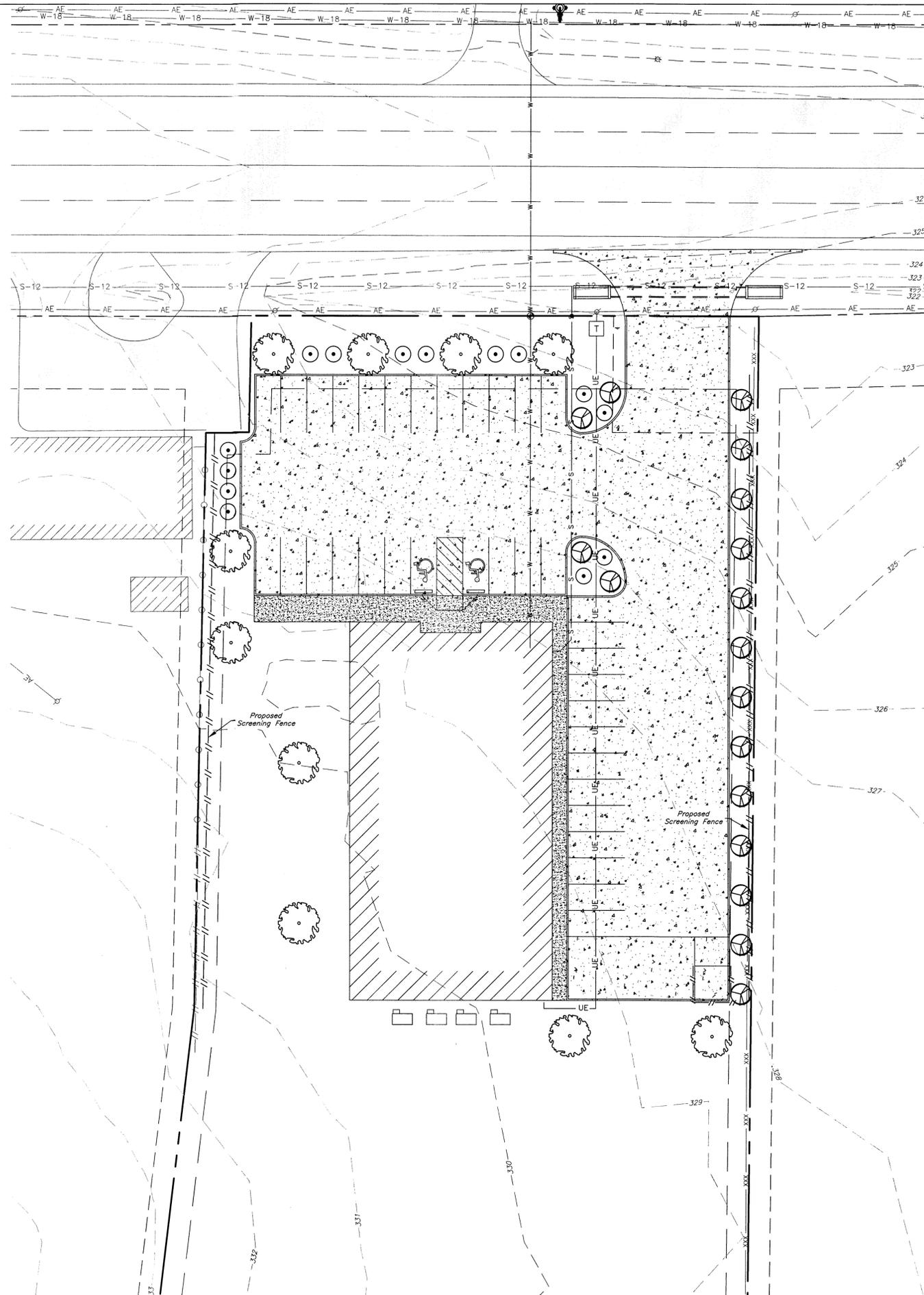
- Notes:
1. Container grown plants only.
  2. Remove containers from plants before installing.
  3. Place plants in prepared bed as shown.
  4. Edge spacing for plants varies with species and location.

**Shrub Planting**  
N.T.S

- Notes:
1. All lumber shall be weather resistant cedar or pressure treated.
  2. Pickets are to be 1x8, dog-eared, fastened w/ 1 1/2" 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.



**Screen Fence**  
N.T.S



**Landscape Analysis:**

<b>Construction Activities:</b>	
Parking & Pavement	= 22,140 SF
Building	= 9,100 SF
<b>Net Total</b>	<b>= 31,240 SF</b>
<b>Requirements:</b>	
Building, Parking, & Pavement	= 4,686 SF
31,240 SF @ 15%	Net Total = 4,686 SF
<b>Provided:</b>	
Canopy Trees	= 2,000 SF
10 @ 200 SF	
Non-Canopy Trees	= 2,550 SF
17 @ 150 SF	
Shrubs	= 140 SF
14 @ 10 SF	
<b>Net Total</b>	<b>= 4,690 SF</b>

Symbol	Qty.	Common Name	Botanical Name	Size
	10	Live Oak	Quercus virginiana	2" cal.
	17	Crepe Myrtle	Lagerstroemia indica	1 1/2" cal.
	14	Waxleaf Ligustrum Shrub	Ligustrum japonicum	2 Gallon

**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 hose bibs located at building corners.
8. Plantings for parking lot screening (Crepe Myrtles) shall be planted a maximum of 3 feet from the edge of parking lot pavement. No Plantings shall be placed directly over existing water/sewer lines.

**Landscape Plan**

**General Notes:**

1. An irrigation system to service all new plantings will be inserted 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.

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**Firm Name and Address:**  
  
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 PO Box 5192 - Bryan, Texas - 77805  
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**Project Name and Address:**  
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 3706 N. Texas Ave.  
 Lot 1, Block 1, RBA - N. Texas Ave.  
 Subdivision - 2.014 AC  
 Bryan, Brazos County, Texas

Date:	May 2014	Sheet:	C6
Scale:	As Noted		