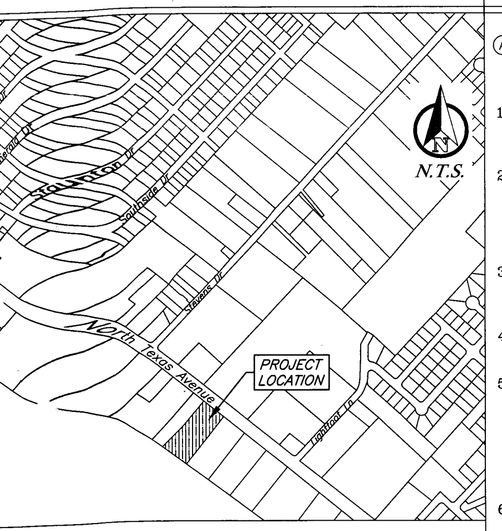
Vicinity Map:



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.

3. Proposed use and improvements: retail building with associated parking, utilities, and landscaping.
4. 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.
5. Total lot acreage is 2.014 acres (87,730 SF).
6. Standard City of Bryan setback lines shall apply to this lot.
7. The stormwater runoff from this development will drain to the existing drainage path in the ROW of Business SH-6 (North Texas Avenue).
8. Drainage information and details will be provided on the Grading Plan.
9. Sign application to be submitted by separate ordinance.
10. 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". Wording may not be spaced more than 15' apart.

FIRE LANE NO PARKING TOW AWAY ZONE

Detention/Drainage Notes:

Storm water management will be provided by existing drainage channels. No detention is required.

Driveway culvert shall be 48 LF of 36" Class III, Gasketed RCP, with 4:1 Safety End Treatments with Safety Rails, and installed at a slope of 0.71% to match the grade of the existing drainage ditch. The peak capacity for this culvert is 42.62 cfs, which exceeds the anticipated peak runoff.

Construction Notes:

(A) 12'x12' 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.

1. All radii and distances are measured to the back of curb, unless otherwise noted, as shown on the Pavement Plan.
2. 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.
3. All fill subgrade and base material shall be compacted to 98% STD in areas to be paved and 95% STD in all other areas.
4. All concrete to be constructed 3500 psi (Min.) – 28-day strength portland cement concrete.
5. 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.
6. 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.
7. 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.
8. Electrical conduit for parking lot lighting will be shown on the electrical site plan.
9. The parking lot is 6" depth concrete pavement to meet or exceed minimum City of Bryan Requirements.
10. The bearing system shown hereon is based on grid north as established from GPS observation.
11. 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.

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:

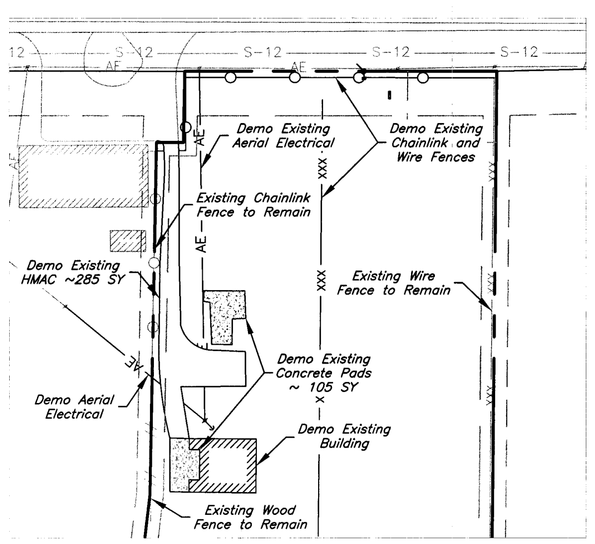
34... Straight in Parking
2... ADA Parking w/Van Accessible

36.... Total Provided

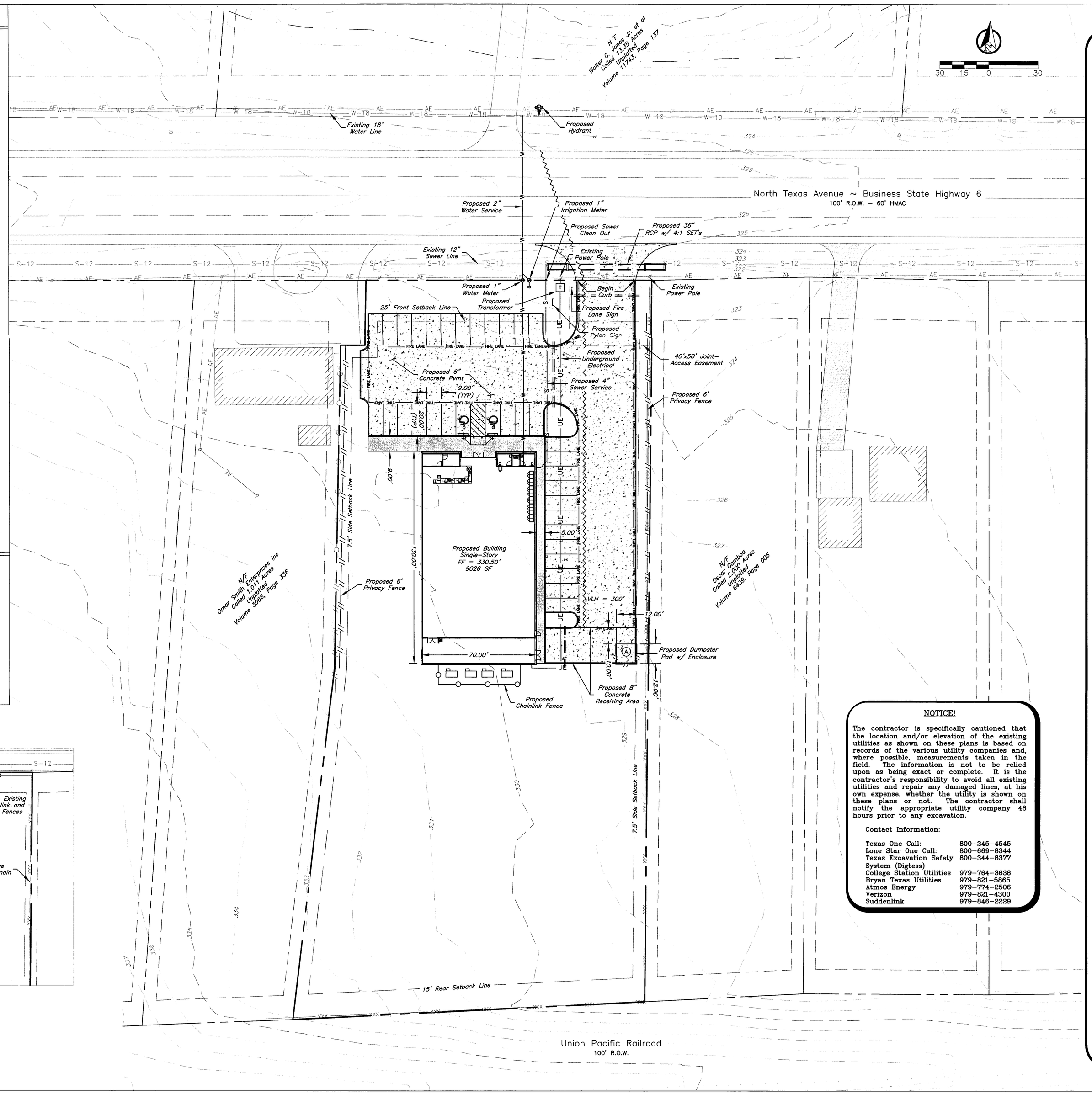
Notes:

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. Ssign shall comply with the COB fire service standards.

Fire Lane Sign Detail
N.T.S



Demolition Plan
N.T.S.



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
College Station Utilities	979-764-3638
Bryan Texas Utilities	979-821-5865
Atmos Energy	979-774-2506
Verizon	979-821-4300
Suddenlink	979-846-2229

Site Plan

General Notes:

1. The topography shown is from field survey data. Refer to Final Plat for all lot dimensions and bearings.
2. 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.
3. 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.
4. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
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. 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.
7. 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.
8. It is the intent of these plans to comply with all City of Bryan guidelines, specifications & details.
9. 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. 97600 on May 21, 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

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

Project Name and Address:

N. Texas Ave
Dollar General

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

Date:	Sheet:
May 2014	C2
Scale: As Noted	