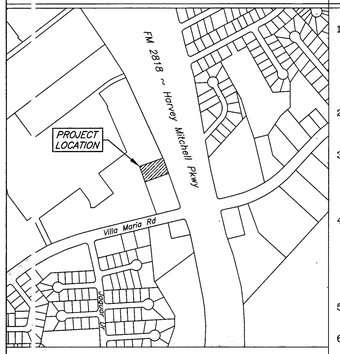
Vicinity Map



Site Specific Notes:

1. The owner & developer of the property is JYKM Bryan, LLC. The subject property is Lot 2, Block 1 of the Cabo Subdivision.
2. The property is zoned C-3, Commercial.
3. Proposed building is a single-story, Type IIB without sprinklers. The building is a total of 9,670 sf with height of 24'-00" and FF=320.96.
4. This lot is not within the 100-yr floodplain according to the FIRM for Brazos County, Texas and Incorporated Areas, Map No. 48041C0195E, effective May 16, 2012.
5. Stormwater management is provided by the detention pond located on Lot 1, Block 1. See "Hansen Center Drainage Report," dated August 27, 1998, and Revisions, dated October 14, 1998, both by Galindo Engineers & Planners, Inc. This site meets the impervious cover and flow direction assumptions used in report analysis.
6. Drainage information and details will be provided on the grading and drainage plan.
7. The developed area for this project is 0.82 acres (35,712 sf).
8. Solid waste pickup will be provided by the collection truck entering the parking lot in the adjacent property and collecting waste from an 8 CY container within the existing enclosed dumpster area.
9. Should a lease space generate wastewater from manufacturing and/or preparation of food items, a grease trap and sample well shall be installed on sewer service, where noted on this plan.

Parking Analysis:

Proposed Improvements:

9,670 SF Retail Area

New Required Parking:

39... 1 Space per 250 SF C-3 Commercial

New Provided Parking:

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

39.... Total Provided

Construction Notes:

1. Contractor is to verify the exact location and vertical positioning of existing utilities and service lines within the project area, whether shown on plans or not, at least 48 hrs. prior to any construction. contractor is responsible for any damage done to existing facilities. call 1-800-dig-tess.
2. All radii and distances are measured to the back of curb, unless otherwise noted, and are shown on the Pavement and Dimensional Control Plan.
3. All site work is to be done in conformance with the Bryan / College Station 2012 Standard Specifications for Water & Sewer and the City of College Station Standard Specifications for Streets & Drainage.
4. All utility lines (water, gas, sanitary sewer, g.t.e., storm sewer, etc.) shown are taken from best available record information based on construction utility map documents obtained by from city & independent agencies and/or above ground field evidence. shown positions may not represent as-built conditions.
5. Electrical conduit for parking lot lighting will be shown on the electrical site plan.
6. Landscaping Design & Analysis will be provided on the Landscape Plans.
7. The bearing system shown hereon is based on grid north as established from GPS observation.
8. Building Setback lines shall be in accordance with the City of Bryan standards.
9. Proposed signs shall be permitted separately in accordance with City of Bryan standards.

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.

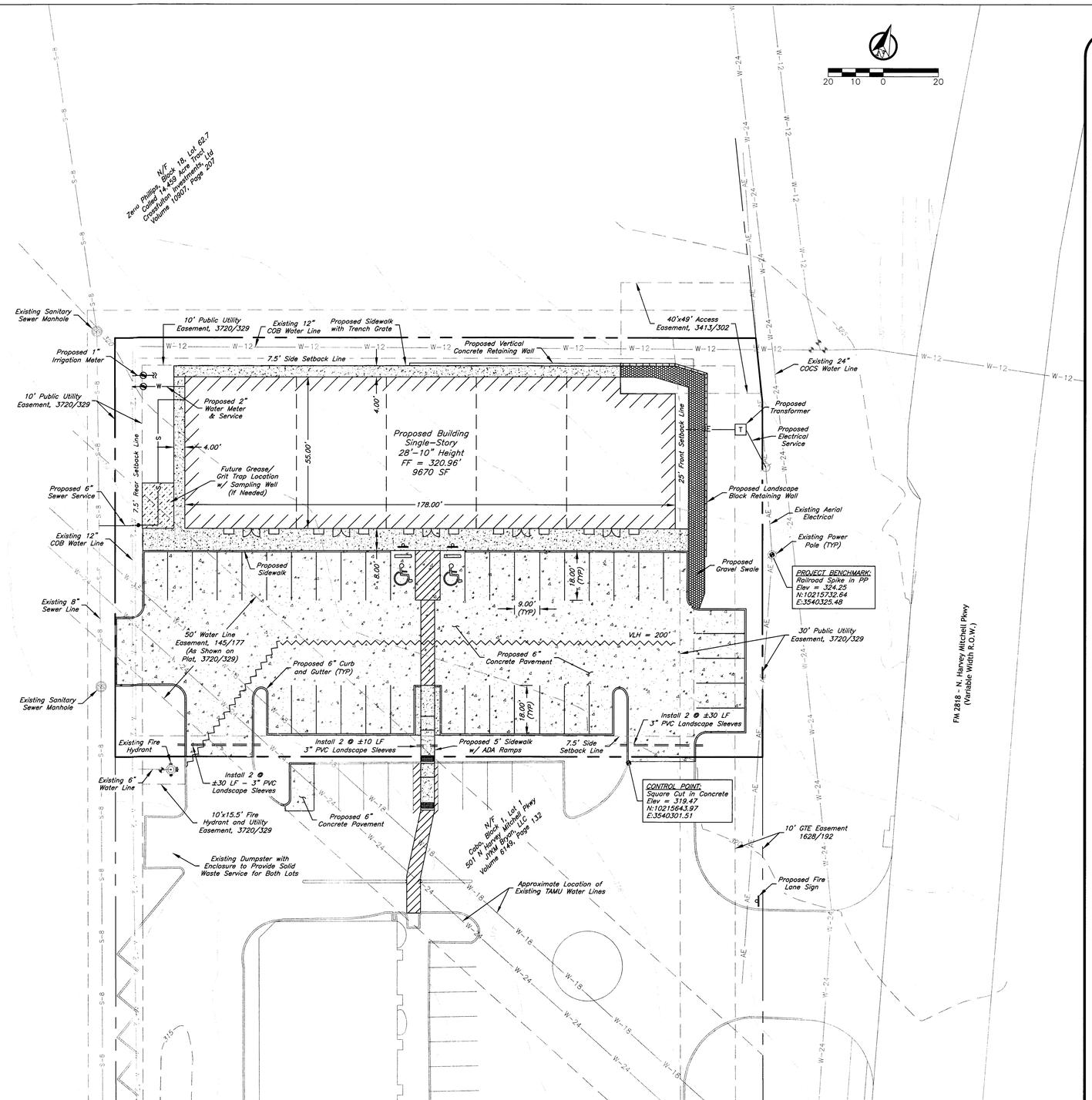
FIRE LANE NO PARKING TOW AWAY ZONE

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:

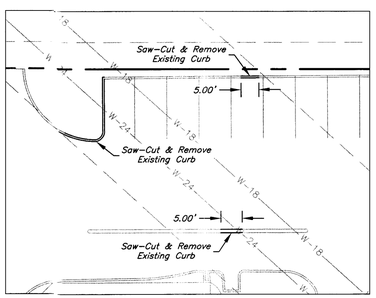
Texas One Call:	800-245-4545
Lone Star One Call:	800-669-8344
Texas Excavation Safety System (Digtess)	800-344-8377
College Station Utilities	979-764-3638
Bryan Texas Utilities	979-821-5865
Atmos Energy	979-774-2506
Verizon	979-821-4300
Suddenlink	979-846-2229



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. Sign shall comply with City of Bryan fire service standards.

Fire Lane Sign Detail
N.T.S



Demolition Plan
N.T.S.

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, and 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 Jun 3, 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:

Exxon Retail Center

501 N. Harvey Mitchell Pkwy
Lot 2, Block 1, Cabo
Subdivision ~ 0.82 AC
Bryan, Brazos County, Texas

Date: Jun 2014	Sheet: C2
Scale: As Noted	