

Site Specific Notes:

- The owner & developer of the property is P & C Williams Family Limited Partnership. The subject property is lot 1 of the Mitchell Lawrence Cavitt Subdivision. The property is zoned MU-2, Mixed Used.
- Proposed building is a single-story type IIb without sprinklers. The building is a total of 4,023 sf with a FF=310.50.
- This lot is not within the 100-yr floodplain according to the DIRM for Brazos County, Texas and Incorporated Areas, Map No. 48041C0215F, effective April 2, 2014.
- The developed area for this project is 0.319 acres (13,905 sf).
- Solid waste pickup will be providing by the collection truck collecting waste from an 90 gallon container on the side of the street.
- 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.
- Potable Water Protection - All devices, appurtenances, appliances, and apparatus intended to serve some special function and that connects to the water supply system, shall be provided with protection against backflow and contamination of the water supply system.
- Irrigation System - Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed per City Ordinance.

Parking Analysis:

Proposed Improvements:

1,080	SF	Office Building
1,070	SF	Garage/Warehouse
2,150	SF	Total

New Required Parking:

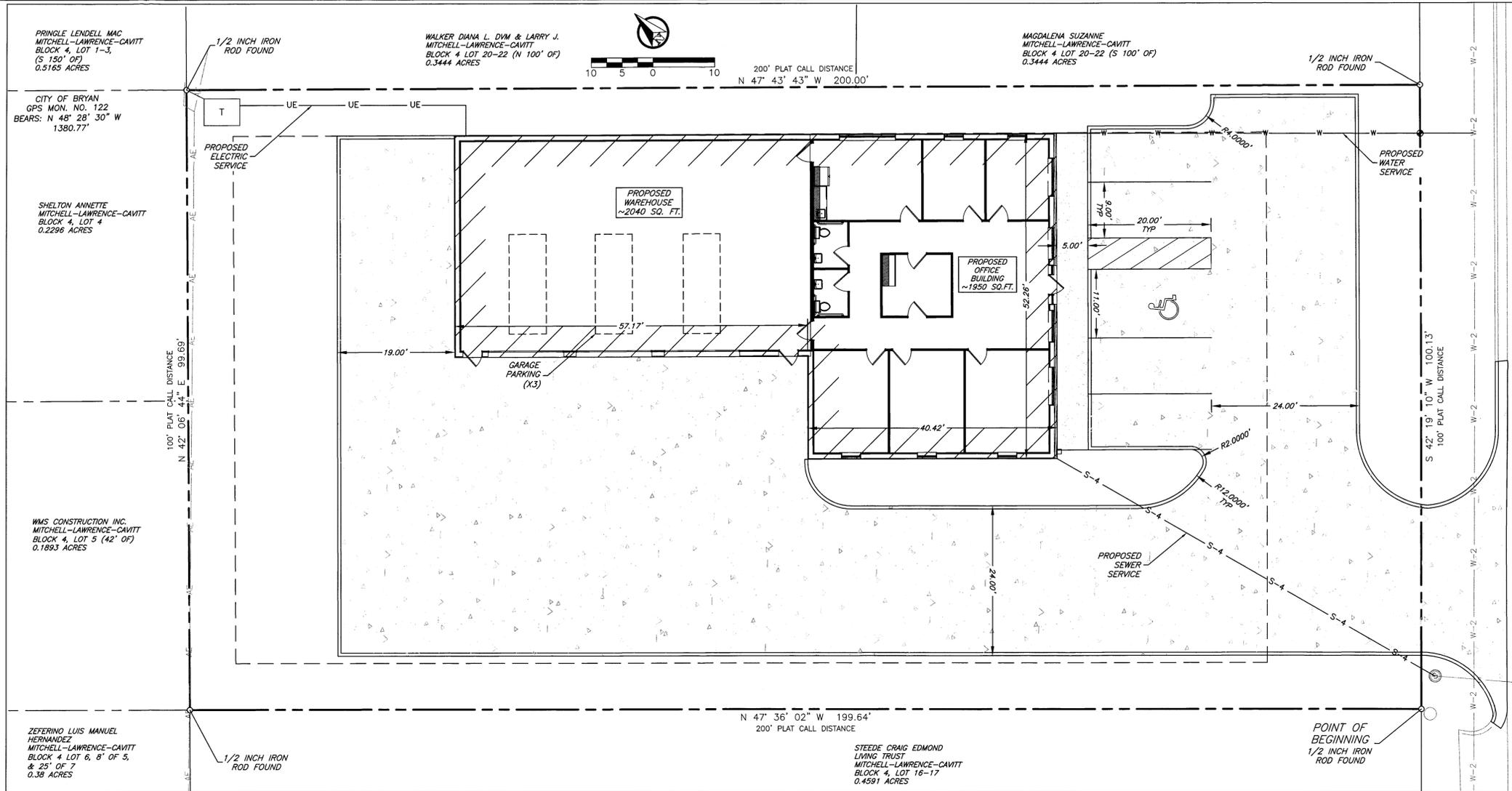
- 1 Space per 250 SF
- 1 Space per 1,000 SF

7... Total Required

New Provided Parking:

- Straight in Parking
- Garage Parking
- ADA Parking w/ Van Accessible

8... Total Provided



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.
- It is the intent of these plans to comply with all City of Bryan guidelines, specifications & details.

**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 Nov 4, 2015. 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:
 Williams Rental
 412 Oak Street
 Lot 18R, Block 4
 Mitchell-Lawrence-Cavitt ~0.451 AC
 Bryan, Brazos County, Texas

Date:	Nov 2015	Sheet:	C1
Scale:	As Noted		

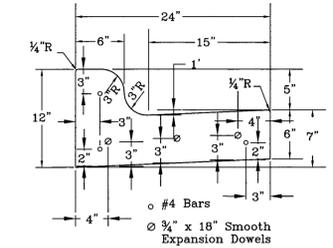
Construction Notes:

- 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.
- All radii and distances are measured to the back of curb unless otherwise noted.
- All site work is to be done in conformance with the City of Bryan Ordinance.
- 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.
- The bearing system shown hereon is based on grid north as established from survey field data.
- Building Setback lines shall be in accordance with the City of Bryan Ordinance.

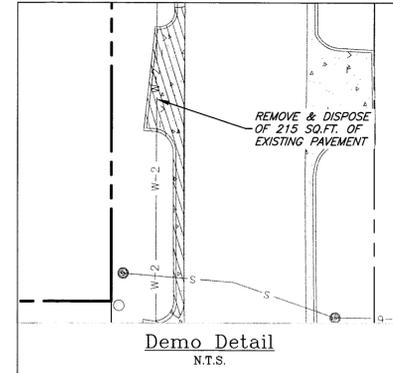
NOTICE!

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: 800-869-8344
 Texas Excavation Safety System (Digless): 800-344-8377
 Bryan Texas Utilities: 979-821-5865
 Bryan Water Service: 979-209-5900
 Atmos Energy: 979-774-2506
 Verizon: 979-821-4300
 Suddenlink: 979-846-2229



Driveway Raised Curb Detail
N.T.S.



Demo Detail
N.T.S.

NOV 04 2015
 RECEIVED

Landscape Analysis:

Construction Activities:

Parking & Pavement	=	8,230	SF
Building	=	4,150	SF
Net Total	=	12,380	SF

Requirements:

Building, Parking, & Pavement			
12,380 SF @ 15%	=	1,857	SF
Net Total	=	1,857	SF

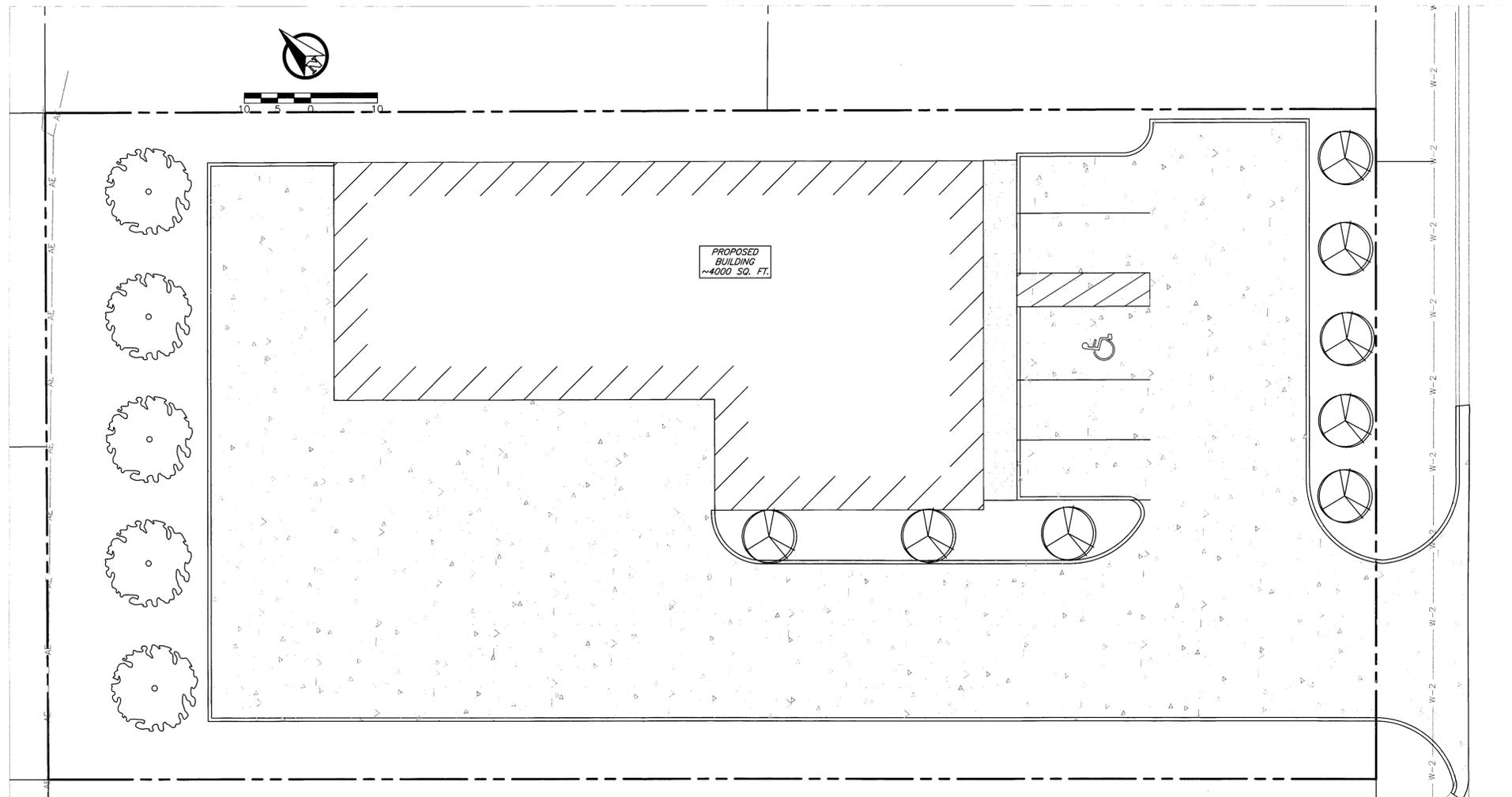
Provided:

Canopy Trees			
5 @ 200 SF	=	1,000	SF
Non-Canopy Trees			
7 @ 150 SF	=	1,050	SF
Net Total	=	2,050	SF

Symbol	Qty	Common Name	Botanical Name	Size
	5	Live Oak	Quercus Virginiana	2" cal.
	7	Crepe Myrtle	Lagerstroemia indica	1 1/2" cal.

Landscape Notes:

- "Cal." indicates caliper at 12" above the ground.
- All trees shall be provided as container grown trees.
- 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 unpaved and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or Rye/Bermuda mixture.
- Plant material will be watered by hose bibs located at building corners.



Landscape Plan

General Notes:

- An irrigation system to service all new plantings will be installed by a certified installer prior to a certificate of occupancy being issued.
- Irrigation system must be protected by either a pressure vacuum breaker, reduced pressure principle back flow device, or a double-check back flow device and installed as per city ordinance 2394.
- All backflow devices must be installed and tested upon installation as per city ordinance 2394.
- Contractor/developer to furnish accurate as built irrigation plans to city of college station parks department. Show lines, valves, heads, controller, wiring, etc.
- 100% coverage of groundcover, decorative paving, decorative rock(not loose) or a perennial grass is required in parking lot islands, swales and drainage areas, the parking lot setback, rights-of-way, and adjacent property disturbed during construction.
- See Sheet C1-General Notes.
- It is the intent of these plans to comply with all City of Bryan guidelines, specifications, & details.

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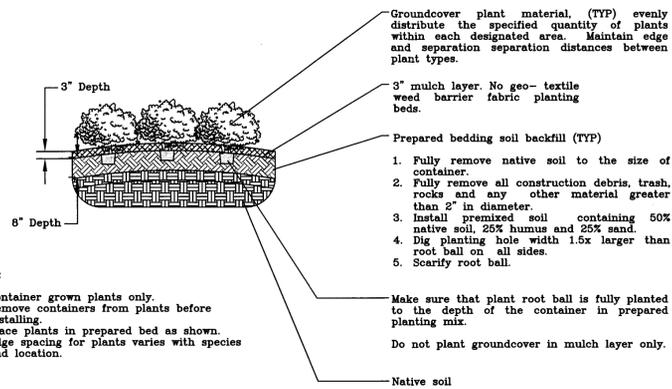


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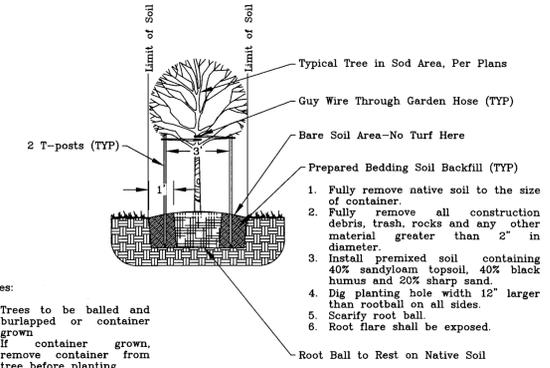
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Bryan, Brazos County, Texas

Date:	Nov 2015	Sheet:	C4
Scale:	As Noted		



Shrub Planting
N.T.S



Tree Staking & Planting
N.T.S

NOV 04 2015