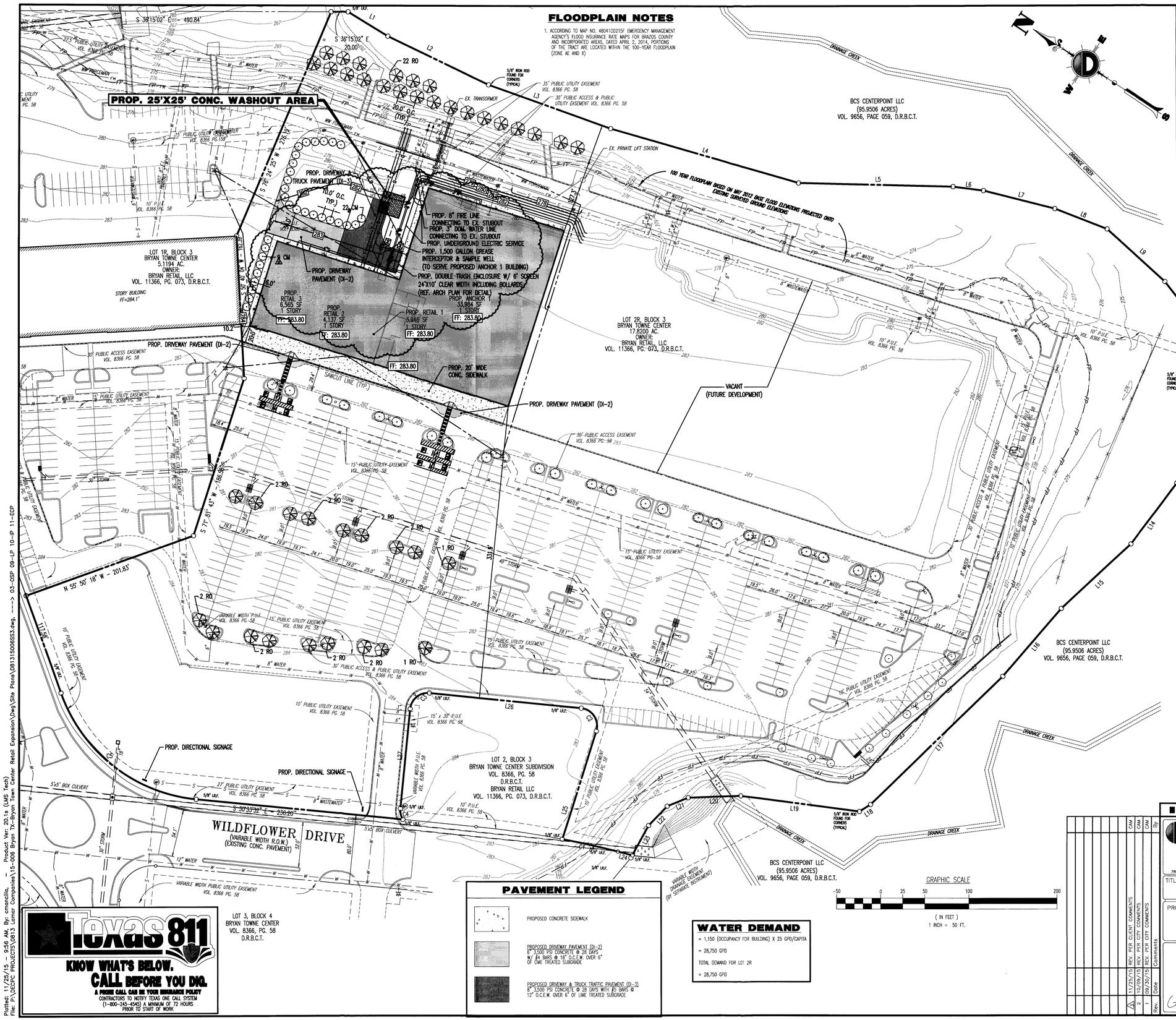
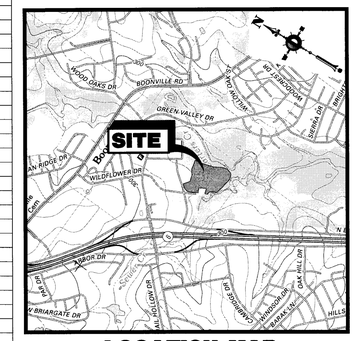
FLOODPLAIN NOTES

1. ACCORDING TO MAP NO. 48041C0215F EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY AND INCORPORATED AREAS, DATED APRIL 2, 2014, PORTIONS OF THE TRACT ARE LOCATED WITHIN THE 100-YEAR FLOODPLAIN (ZONE AE AND X)



LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S04°55'22"E	52.73'
L2	S10°40'11"E	126.74'
L3	S16°31'18"E	147.47'
L4	S20°05'22"E	222.54'
L5	S34°49'03"E	175.45'
L6	S28°41'31"E	34.77'
L7	S21°55'15"E	83.51'
L8	S14°47'06"E	63.83'
L9	S06°06'01"W	88.81'
L10	S15°58'54"W	63.80'
L11	S39°00'52"W	45.02'
L12	S63°18'01"W	76.62'
L13	S76°00'44"W	63.66'
L14	N89°19'10"W	86.75'
L15	N79°03'28"W	107.84'
L16	N85°34'28"W	101.80'
L17	N82°14'43"W	208.32'
L18	N68°23'56"W	14.98'
L19	N28°44'14"W	136.05'
L20	N38°15'40"W	60.03'
L21	N58°16'08"W	25.88'
L22	N82°27'20"W	30.40'
L23	S82°16'11"W	38.69'
L24	N21°46'17"W	16.88'
L25	N71°17'11"E	128.21'
L26	N30°33'32"W	173.09'
L27	S59°26'28"W	113.00'



LOCATION MAP
1" = 2,000'

CURVE TABLE					
CRV	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C1	3°28'20"	1066.50'	64.63'	N25°30'26"W	64.62'
C2	101°50'42"	20.00'	35.55'	N20°21'50"E	31.05'
C3	90°00'00"	20.00'	31.42'	N75°33'32"W	28.28'
C4	36°52'12"	20.00'	12.87'	S41°00'23"W	12.65'
C5	64°42'45"	182.00'	205.56'	N01°47'51"E	194.81'

GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WINDBLOWN LITTER FROM THE PROJECT SITE.
2. NOTE: DEMOLITION/CONSTRUCTION WASTE – SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
3. IRRIGATION SYSTEM – POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER, OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.
4. FIRE SPRINKLER SYSTEM – POTABLE WATER SUPPLY MUST BE PROTECTED BY TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE.
5. POTABLE WATER PROTECTION – ALL DEVICES, APPURTENANCES, APPLIANCES, AND APPARTUS 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.

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: REPLAT OF BRYAN TOWNE CENTER SUBDIVISION
   DAVID PETREE R.P.L.S.
   11015 MONNEY ROAD
   DALLAS, TEXAS 75229
   DATED: 11/15/2013
2. OWNER/APPLICANT: BRYAN RETAIL, LLC
   C/O LAMAR COMPANIES
   3121 WILDFLOWER DRIVE
   BRYAN, TX
3. PARCEL DATA: LOT 1R, BLOCK 3
   3121 WILDFLOWER DRIVE
   CITY OF BRYAN
   BRAZOS COUNTY, TX
   ZONE: MIXED USE – PLANNED DEVELOPMENT (PD-M, ORDINANCE 1636)
   U S E: RETAIL (PERMITTED)
4. SCHEDULE OF ZONING REQUIREMENTS:

ZONE REQUIREMENT	ZONE PD-M (C2)	EXISTING	PROPOSED
FRONT SETBACK	25 FT	N/A	331.8 FT
SIDE SETBACK ADJACENT TO ABBUTTING PROPERTY	7.5 FT	N/A	10.2 FT
SIDE SETBACK ADJACENT TO AN ARTERIAL STREET	25 FT	N/A	N/A
SIDE SETBACK ADJACENT TO A COLLECTOR/LOCAL STREET	15 FT	N/A	N/A
REAR SETBACK ADJACENT TO ALLEY/ABBUTING PROPERTY	7.5 FT	N/A	127.3 FT
MAX LOT COVERAGE	75%	36.8% (285,743 SF)	45.7% (354,793 SF)
MINIMUM LOT SIZE	20,000 SF	776,239 SF	776,239 SF
MINIMUM LOT WIDTH	100 FT	963.8 FT	963.8 FT
MINIMUM LOT DEPTH	200 FT	659.0 FT	659.0 FT
MAX HEIGHT	35 FT (*)	N/A	<35 FT

(*): STRUCTURES OVER 35 FT TALL ARE PERMITTED WITH ADDITIONAL SETBACK OF ONE ADDITIONAL FOOT PER TWO FEET OVER 35 FEET.
N/S: NO STANDARD N/A: NOT APPLICABLE (V): VARIANCE (E): EXISTING NON-CONFORMANCE

5. PARKING:
   A. 1 SPACE / 250 SF OF FLOOR AREA RETAIL

   REQUIRED – 40,632 / 250 = 185 SPACES REQUIRED
   SPACES PROVIDED – 618 SPACES (INCLUDES 8 HANDICAP SPACES)
6. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
7. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

PAVEMENT LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED DRIVEWAY PAVEMENT (DI-2) 6" 3,500 PSI CONCRETE @ 28 DAYS W/ #4 BARS @ 18" O.C.E.W. OVER 6" OF LIME TREATED SUBGRADE
- PROPOSED DRIVEWAY & TRUCK TRAFFIC PAVEMENT (DI-3) 8" 3,500 PSI CONCRETE @ 28 DAYS WITH #5 BARS @ 12" O.C.E.W. OVER 6" OF LIME TREATED SUBGRADE

WATER DEMAND

= 1,150 (OCCUPANCY FOR BUILDING) X 25 GPD/CAPITA

= 28,750 GPD

TOTAL DEMAND FOR LOT 2R

= 28,750 GPD

GRAPHIC SCALE
-50 0 25 50 100 200
(IN FEET)
1 INCH = 50 FT.

KNOW WHAT'S BELOW. CALL BEFORE YOU DIG.
A PHONE CALL CAN BE YOUR INSURANCE POLICY
CONTRACTORS TO NOTIFY TEXAS ONE CALL SYSTEM (1-800-245-4545) A MINIMUM OF 72 HOURS PRIOR TO START OF WORK

Rev.	Date	Comments	By
1	09/30/15	REV. PER CITY COMMENTS	CAM
2	10/09/15	REV. PER CITY COMMENTS	CAM
3	11/25/15	REV. PER CLIENT COMMENTS	CAM

ISSUED FOR CONSTRUCTION

DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
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1301 Central Expressway South, Suite 210, Allen, Texas 75013 Ph: 972.534.2100
1904 Main Street, Lake Como, New Jersey 07719 Ph: 732.974.0198 Fax: 732.974.3521 | 245 Main Street, Suite 110, Chester, New Jersey 07930 Ph: 908.879.9229 Fax: 908.879.0222
790 Newtown Yardley Road, Suite 425, Newtown, Pennsylvania 18940 Ph: 267.685.0276 Fax: 267.685.0361 | 8 Robbins Street, Toms River, New Jersey 08753 Ph: 732.974.0198 Fax: 732.974.3521

TITLE: OVERALL SITE PLAN

PROJECT: BRYAN TOWNE CENTER
PROPOSED RETAIL EXPANSION
BLOCK 3, LOT 2R
3121 WILDFLOWER DRIVE
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

JOB No: 0813-15-006 | DATE: 09/02/15
DRAWN BY: CAM | SCALE: (H) 1"=50' (V)
DESIGNED BY: JM
CHECKED BY: GM
SHEET No: 3 OF 15

11/25/15
STATE OF TEXAS
GRAHAM MOORE
110132
LICENSED PROFESSIONAL ENGINEER

GRAHAM MOORE
PROFESSIONAL ENGINEER
TEXAS LICENSE No. 110132

DJD 09/23/15 CONSTRUCTION CHECK DATE
– – CONSTRUCTION CHECK DATE

DEC Client Code: 0813 | Rev. # 2

LOT 3, BLOCK 4 BRYAN TOWNE CENTER VOL. 8366, PG. 58 D.R.B.C.T.

Plotted: 11/25/15 – 9:56 AM, By: cmanolla — Product Ver: 20.1a (LMS Test)
File: P:\DEC\PC PROJECTS\0813 Lamar Companies\15-006 Bryan TX-Bryan Town Center Retail Expansion\Dwg\Site Plans\0813150065S3.dwg, ----> 03-OSP 09-LP 10-LP 11-EOP