VICINITY MAP

SCALE: 1"=1000'

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DEVELOPMENT NAME: TIMBERLAKE MOBILE HOME COMMUNITY
LEGAL DESCRIPTION: J.E. SCOTT LEAGUE, A-50 LOT 2, BLOCK 9 R29726 12.95 AC
OWNER: BIG MOOSE LTD
PLANNED USE: MOBILE HOME COMMUNITY OFFICES

CURRENT ZONING: SC-R (SOUTH COLLEGE RESIDENTIAL DISTRICT)

REQUIRED PARKING SPACES: CUMULATIVE PARKING SPACES PER PHASE:
- 250 SPACES/SF
  REQUIRED: 6
  PROVIDED: 7

ENGINEER: BLEYL & ASSOCIATES
1722 BROADMOOR DR., SUITE 210
BRYAN, TX 77802
PH: (979)268-1125
FAX: (979)260-3849

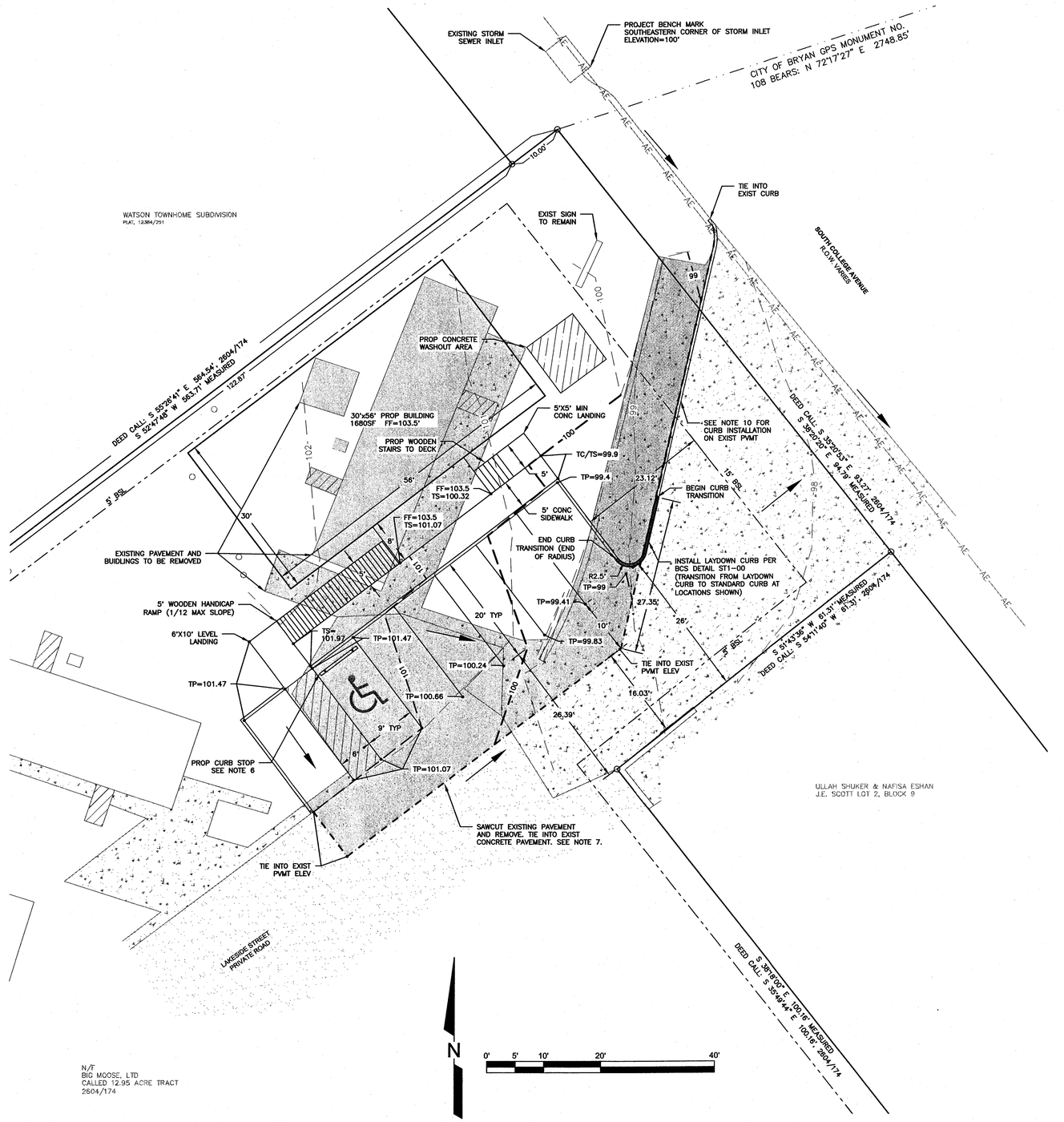
LEGEND

FF	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLOWLINE
BSL	BUILDING SETBACK LINE
PUE	PUBLIC UTILITY EASEMENT
ROW	RIGHT OF WAY
TC	TOP OF CURB
TP	TOP OF PAVEMENT
TS	TOP OF SIDEWALK

BUILDING SETBACK LINE
EASEMENT LINE
PROPERTY LINE
DRAINAGE DIRECTION
PAVMENT/STRUCTURE REMOVAL
EXISTING CONCRETE PAVEMENT
EXISTING ASPHALT PAVEMENT

NOTES:

1. PER FIRM 48041C0215F NO PART OF THE SUBJECT TRACT LIES WITHIN ANY SPECIAL FLOOD HAZARD AREAS.
2. ALL BUILDINGS HAVE A VEHICLE LAY OF HOSE DISTANCE LESS THAN 150' FROM A FIRE LANE AND LESS THAN 300' FROM A FIRE HYDRANT FOR A TOTAL OF 450'.
3. 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.
4. DEMOLITION/CONSTRUCTION WASTE – CONTRACTOR 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 THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
5. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE THE CONTRACTORS RESPONSIBILITY AND BE REPAIRED AT THE CONTRACTORS EXPENSE.
6. CURB STOPS SHALL BE INSTALLED IN ALL SPACES WHERE SHOWN TO PREVENT VEHICLES FROM PROTRUDING INTO ACCESS RAMPS. CURB STOPS SHALL BE INSTALLED 2.5' MEASURED FROM THE BACK OF CURB TO THE WHEEL SIDE OF THE CURB STOP AND CENTERED ON THE PARKING SPACE.
7. THE CONTRACTOR SHALL DOWEL INTO EXISTING CONCRETE PAVEMENT WITH #4 BARS AT 18" ON CENTER. WHERE THE PROPOSED CONCRETE TIES INTO EXISTING ASPHALT THE CONTRACTOR SHALL ENSURE THAT A SMOOTH TRANSITION BETWEEN THE CONCRETE AND ASPHALT, WITH NO GAPS, IS IN PLACE.
8. THE PROPOSED PARKING AREA WILL CONSIST OF 6" CONCRETE PAVEMENT (28 DAY STRENGTH=3,500PSI) AND 6" COMPACTED STABILIZED SUBGRADE(98% STANDARD ASTM D-698 AT A MOISTURE CONTENT BETWEEN 0 AND +4% OF OPTIMUM).
9. THE CONTRACTOR SHALL CONSTRUCT THE PROPOSED PARKING AREA ADHERING TO BCS UNIFIED DETAILS ST3-00 FOR JOINT AND REINFORCEMENT LAYOUTS.
10. ALL PARKING AREA CURB SHALL BE MONOLITHIC. ONLY THE CURB ALONG THE DRIVE WAY ENTRANCE MAY BE DOWELED INTO THE EXISTING PAVEMENT. SEE BCS UNIFIED DETAIL ST1-04 AND ST1-02.



REV	DATE	BY	APP	COMMENT
4				
3				
2				
1				

PREPARED FOR:
TREVOR HEANEY
1722 LAKESIDE STREET
BRYAN, TX. 77801
PHONE: 817-485-2482

SCALE: AS SHOWN
DATE: May 11, 2015
DRAWN BY: -CKS
PROJECT MANAGER: DAVID L. BESLY, P.E.

Bleyl & Associates
Planning • Engineering • Management
1722 Broadmoor Dr. Suite 210
Bryan, Texas 77802
Phone: (979) 268-1125
Fax: (979) 260-3849
100 Nugent Street
Conroe, Texas 77301
Phone: (936) 441-7833
Fax: (936) 760-3833
Texas Board of Professional Engineers: F-676

SITE PLAN FOR PARKING LOT AND BUILDING IMPROVEMENTS

TIMBERLAKE MOBILE HOMES

12.95 ACRES
J.E. SCOTT LEAGUE, A-50
CITY OF BRYAN,
BRAZOS COUNTY, TEXAS

STATE OF TEXAS
SAM J. VERNON
99353
LICENSED
PROFESSIONAL ENGINEER
5/11/2015

MAY 11 2015

PROJECT NUMBER
11581

FILE NAME:
11581-SITEPLAN.DWG

SHEET:
01 OF: 01

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