

- ### Site Specific Notes:
- The owner & developer of the property is Robert Kraus Jr. and Mary Kraus. The subject property is lot 3A, block 4, Brazos County Industrial Park, PH 3. The property is zoned PD, Planned Development Agreement, ordinance number 1385. All site setbacks shall be per PD.
 - Proposed building is a one-story Type IIb with sprinklers. The height of the proposed building is 34'.
 - Total lot acreage is 6.313 Acres. The total disturbed area is 1.38 AC.
 - Proposed use and improvements: Warehouse/manufacturing facilities expansion.
 - A portion of this lot is within the 100-YR floodplain according to the DFRM for Brazos County, Texas and incorporated areas, Map No. 48041C0195E, effective May 16, 2012.
 - The storm water runoff from this site will be controlled by onsite collection and detention system.
 - Developer/Tenant to submit electrical load information when requesting electrical service from BTU. Contact Line Design @ 521-5770.
 - Drainage information and details will be provided on the Grading & Drainage Plan.
 - See Paving Notes Sheet C1.

Parking Analysis:

Proposed Improvements:	
38,400	SF 2 Warehouses
3,200	SF 1 Office
41,600 SF Total Area	
New Required Parking:	
13...	1 Space per 2 Employees (26/Shift)
11...	1 Space per 300 SF (Office)
24... Total Required	
New Provided Parking:	
28...	Straight in Parking
1...	ADA w/ Van Accessible
29...	Total Provided

Subgrade Stabilization Table:

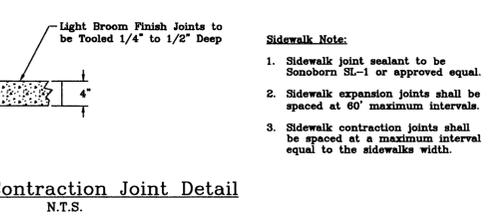
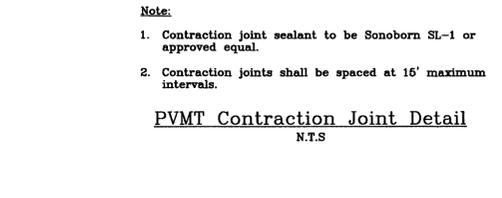
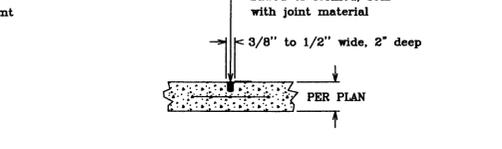
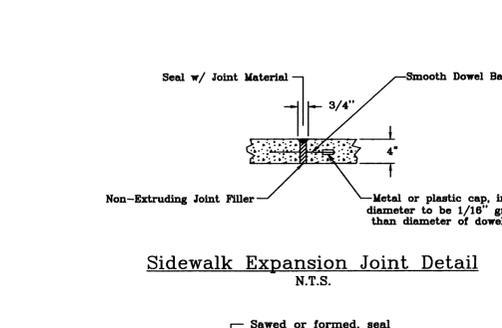
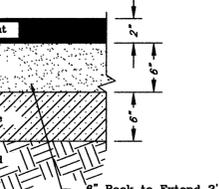
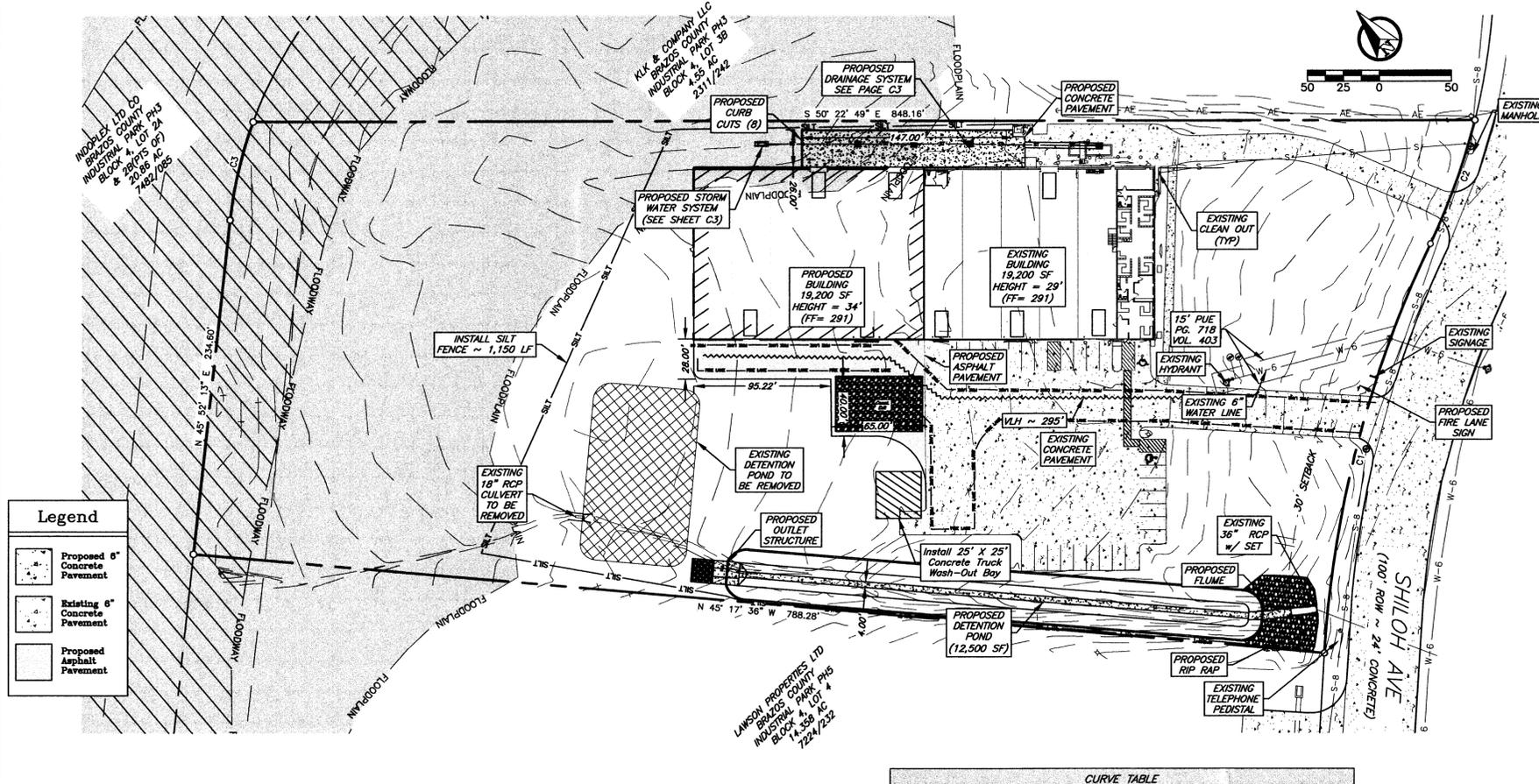
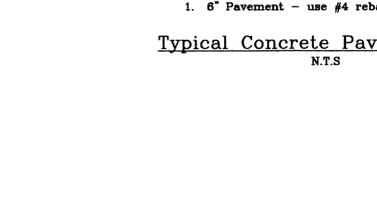
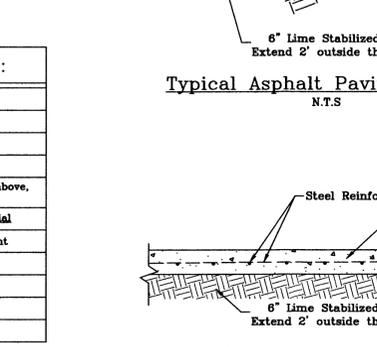
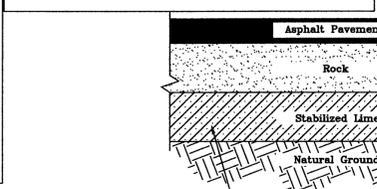
PI - Plasticity Index	LL - Liquid Limit	
If PI >20 and LL <35, Then Lime Stabilize Subgrade		
If PI >15 and LL >36, Then Lime Stabilize Subgrade		
If PI <5, Then Cement Stabilize Subgrade		
Acceptable soils other than those defined by the limits above, do not require stabilization.		
PI	% Required	Material
<5	5%	Cement
<25	5%	Lime
26-33	6%	Lime
34-40	7%	Lime
>40	Determined by ASTM C977 Lime	

- ### Construction Notes:
- All concrete to be constructed with 4000 psi (Min) - 28 day strength portland cement concrete.
 - 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.
 - Prior to grading operations, 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.
 - Assure positive drainage across project site to the storm water structures.
 - Normal Domestic Wastewater is anticipated to be discharged from this development.
 - 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.
 - 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.
 - 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 beads may be omitted, but marking material shall be Type II paint-type material.
 - 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.
 - 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 to permitted contractor(s) only.
 - Fire Sprinkler System-Potable water supply must be protected by testable double check valve assembly and install as per City Ordinance.
 - An existing dumpster will be used for the site solid waste disposal.

Fire Lane Striping:

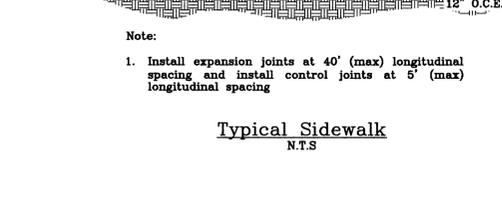
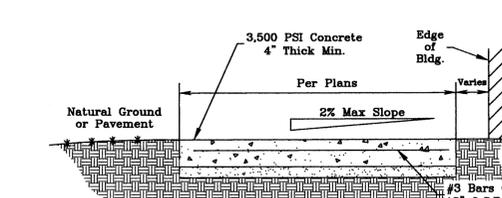
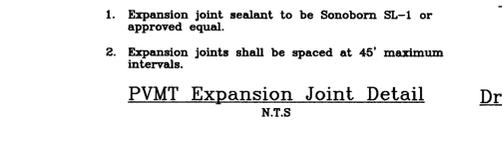
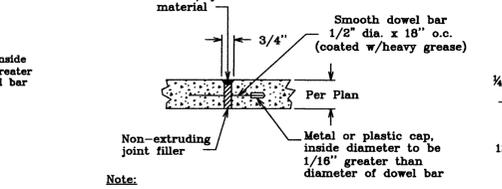
All curbs and curb ends designated as firelanes on plans shall be painted red with 4" white lettering stating "FIRE LANE-NO PARKING-TOW AWAY ZONE". Wording may not be spaced more than 15' apart.

■ FIRE LANE ■ NO PARKING ■ TOW AWAY ZONE ■



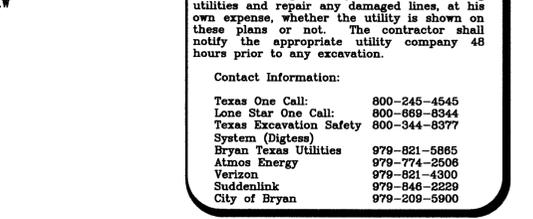
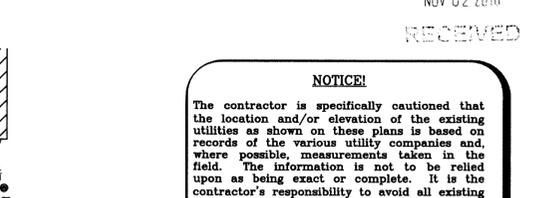
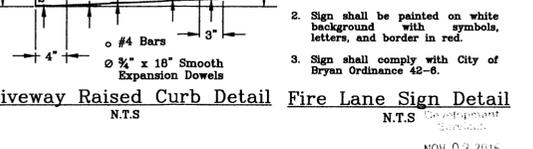
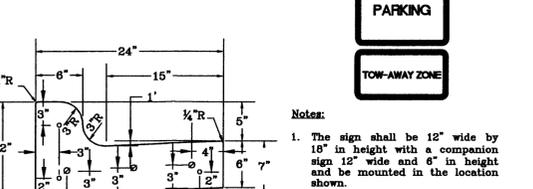
CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C1	296.51'	773.43'	21° 57' 56"	N 54° 04' 07" E	294.70'	150.10'
C2	91.79'	466.29'	11° 16' 44"	N 59° 24' 43" E	91.64'	46.04'
C3	70.52'	299.11'	13° 30' 29"	S 52° 47' 23" W	70.35'	35.42'



Legend for Fire Lane Striping:

FIRE LANE
NO PARKING
TOW-AWAY ZONE



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.
- All dimension are to back of curb or edge of pavement, unless otherwise noted.
- It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.
- See Sheet C1 - General Notes

Property Owner / Applicant:
Keystone Millwork
1740 Shiloh Ave
Bryan, TX 77803

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 2-Nov-16. 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:

**Keystone Millwork
Expansion**

1740 Shiloh Ave
Brazos County Industrial Park, PH 3
Block 4, Lot 3A - 6.313 AC
Bryan, Brazos County, Texas

Date: November 2016	Sheet: C2
Scale: As Noted	

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 (Digits):	800-344-8377
Bryan Texas Utilities:	979-821-5865
Atmos Energy:	979-774-2506
Verizon:	979-821-4300
Suddenlink:	979-848-2229
City of Bryan:	979-209-5900