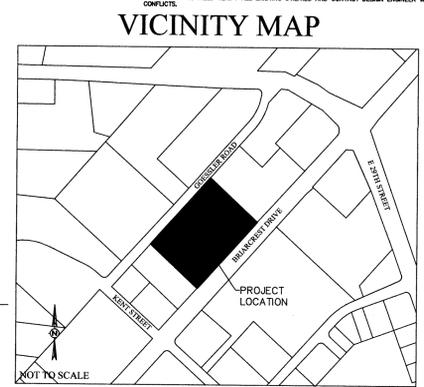


N/F CHARLES AND SUES SCHOOL OF HAIR DESIGN BRIARCREST COMMERCIAL BLOCK 6, LOT 1 ZONED C2-RETAIL

N/F BRIARCREST COMMONS BRIARCREST COMMERCIAL BLOCK 1, LOT 4 ZONED C1-OFFICE

- GENERAL NOTES:**
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
 2. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION OF THE PROJECT. THE INSTALLATION OF A CONSTRUCTION EIT AND SET POINTS IS NECESSARY.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING CONSTRUCTION IS REQUIRED.
 - ATKINS ENERGY: (800) 344-8377
 - ATKINS COMMUNICATIONS: (979) 774-2928
 - ATKINS WATER: (979) 386-4232
 - ATKINS WASTE: (979) 381-4770
 4. THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
 5. BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN DEVELOPMENT ORDINANCE.
 6. PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCE.
 7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MAINTAIN EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EIT AND SET POINTS IS NECESSARY.
 8. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE STORM SEWER POINT NO. TOR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
 9. FERTILIZER APPLICATION WILL BE DETERMINED ON THE DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE BY HYDROLOGICAL AND SOILING ALL DISTURBED AREAS.
 10. DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
 11. LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & CERTIFICATE OF OCCUPANCY.
 12. ALL RAMP AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 13. ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.
 14. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
 15. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATORY AGENCIES CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE EXPOSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE EXPOSED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF MATERIAL AND CONDITION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
 17. A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF RECORD DRAWINGS THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR RETURNING TO THEIR EXISTING OWNER OR TO THE CITY OF BRYAN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE EXPOSED OR EXPOSED DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE EXPOSED OR EXPOSED DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE EXPOSED OR EXPOSED DURING CONSTRUCTION.
 18. ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING OWNER OR TO THE CITY OF BRYAN. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE EXPOSED OR EXPOSED DURING CONSTRUCTION.
 19. THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
 20. ADJACENT DRIVEWAYS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRIVEWAY DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION OR BETTER.
 21. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
 22. THE CONTRACTOR MUST OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED BY SCHULTZ ENGINEERING, LLC FOR THIS PROJECT IS CONSIDERED BY SET TO BE COMPLETE. SCHULTZ ENGINEERING, LLC IS NOT RESPONSIBLE FOR THE MODIFICATION OR DELETION OF THESE DOCUMENTS IN ANY FORM OR MANNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE EXPOSED OR EXPOSED DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE EXPOSED OR EXPOSED DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE EXPOSED OR EXPOSED DURING CONSTRUCTION.

- SITE SPECIFIC NOTES:**
1. THE OWNER OF THE PROPERTY IS BH MEDIA GROUP, INC. THE SUBJECT PROPERTY IS THE EAGLE PRINTING CO. PROPERTY IN ZONED C1-OFFICE.
 2. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 1.124 ACRES (48,643 SQ. FT.).
 3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP AND REVISIONS THEREOF. THE SUBJECT TRACT IS NOT WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP AND REVISIONS THEREOF. THE SUBJECT TRACT IS NOT WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP AND REVISIONS THEREOF.
 4. PARALLEL LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES: ITEM 666, TYPE 2 MARKING MATERIALS.
 5. THE FIRE SUPPRESSION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE EXPOSED OR EXPOSED DURING CONSTRUCTION.
 6. CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
 7. ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT BE THE PROPERTY OF THE CITY OF BRYAN.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL OIL AND GREASE. OIL AND GREASE SHALL BE STORED IN CONTAINERS AND SHALL BE REMOVED FROM THE PROJECT SITE.
 9. THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. WASTE SHALL BE STORED IN CONTAINERS AND SHALL BE REMOVED FROM THE PROJECT SITE.
 10. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
 11. ALL WASTEWATER DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
 12. THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ANTI-SIPHONING OR A PRESSURE LOSS DEVICE OR REDUCED PRESSURE PRINCIPLE BACKFLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
 13. 8" CONCRETE PAVEMENT TO BE PROVIDED FOR CHAMBER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. CHAMBER CONTAINMENT AREAS SHALL BE REINFORCED WITH #4 BARS AT 12" O.C. AND THE FLOOR SHALL EXTEND AN ADDITIONAL 12" IN FRONT OF CONTAINMENT AREA.
 14. FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY AND INSTALL AS PER CITY ORDINANCE.
 15. 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.
 16. ON-SITE UTILITY INFORMATION IS FROM ORIGINAL MEP SITE PLAN FIELD SURVEY.
 17. THE BEARING SYSTEM IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 18. CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AND CONTACT DESIGN ENGINEER WITH ANY DISCREPANCIES.



PARKING ANALYSIS

REQUIRED PARKING:
22,000 SF OF EXISTING OFFICE
1 SPACE PER 300 SF
74 SPACES REQUIRED

16,000 SF OF EXISTING MANUFACTURING
1 SPACE PER 1000 SF
16 SPACES REQUIRED

8,900 SF OF PROPOSED MANUFACTURING
1 SPACE PER 1000 SF
9 SPACES REQUIRED

TOTAL REQUIRED: 99 SPACES
9' WIDTH, 20' LENGTH TYP.

EXISTING PARKING ON SITE:
108 SPACES PARKING
1 SPACE HANDICAP PARKING
107 SPACES EXISTING TOTAL

BENCHMARK INFORMATION

TBM 1	N: 10224181.87 E: 355226.37 ELEV: 350.04 (SQUARE IN CONCRETE)
TBM 2	N: 10223951.83 E: 355189.08 ELEV: 351.99 (60 D NAIL)
TBM 3	N: 10223714.30 E: 355091.84 ELEV: 342.78 (60 D NAIL)

THE EAGLE BUILDING EXPANSION
TOTAL DISTURBED AREA - 135 ACRES
THE EAGLE PRINTING CO.
VOL. 333, PG. 391
JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=20' MARCH 2016

OWNER/DEVELOPER:
BH MEDIA GROUP, INC.
1514 DOUGLAS STREET
OMAHA, NEBRASKA 68102

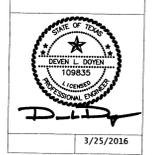
SURVEYOR:
BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-5155

ENGINEER:
SCHULTZ ENGINEERING, LLC
PO BOX 11985
COLLEGE STATION, TX 77842
(979)764-3900

S Z H
SINGLETON
ZIMMER
HALBURTON

1711 CAVITT AVENUE
BRYAN, TEXAS 77801

OFFICE: (979)779-5757
MOBILE: (979)255-5700
szh@szharchitect.com



3/25/2016

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E., LICENSE NO. 109835, MARCH 25, 2016, ISSUED FOR REVIEW

Revision	Schedule	Date

2016.03.03

Schultz Engineering, LLC
911 Southwest Hwy E.
Bryan, Texas 77802
979.764.3900

THE EAGLE
1729 Briarcrest Drive, Bryan, TX 77802

SITE PLAN

Project Number: 15-414
Sheet Issue date: 2016.03.25

C1