

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

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

BENCHMARK INFORMATION
 TBM 1 N: 10224181.87
 E: 3552266.37
 ELEV: 350.04
 (SQUARE IN CONCRETE)
 TBM 2 N: 10223951.83
 E: 3551897.08
 ELEV: 351.09
 (60 D NAIL)
 TBM 3 N: 10223714.30
 E: 355091.84
 ELEV: 342.78
 (60 D NAIL)

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 1,000 SF
 16 SPACES REQUIRED

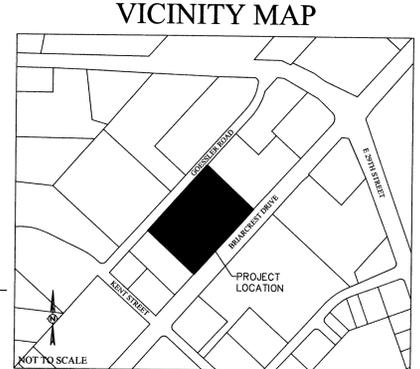
8,900 SF OF PROPOSED MANUFACTURING
 1 SPACE PER 1,000 SF
 9 SPACES REQUIRED

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

EXISTING PARKING ON SITE:
 103 SPACES PARKING
 9 SPACE HANDICAP PARKING
 108 SPACES EXISTING TOTAL

- GENERAL NOTES:**
- 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.
 - ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM REPLY AVAILABLE RECORD INFORMATION BASED UPON THE CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES. CONSTRUCTION UTILITY MAP DOCUMENTS SHOWN POSSIBLE BUT NOT REPRESENTED AS WELL CONTRACTORS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.
 BY THE:
 AMOS ENERGY: (800) 344-8377
 BY THE:
 UTILITY LINE COMPANIONS: (979) 362-2428
 VERSON: (979) 861-4770
 CITY OF BRYAN PUBLIC WORKS: (979) 209-2900
 - THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUPPORT P FOR TRENCH SAFETY REQUIREMENTS.
 - BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN DEVELOPMENT ORDINANCE.
 - PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCE.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE STRENGTH AND PREVENT SETTLEMENT FROM LAUNCH THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION DIRT AND SILT FENCE AS NECESSARY.
 - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TRIPLES GENERAL PERMIT NO. TOR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
 - PERMANENT VEGETATION WILL BE ESTABLISHED ON THE DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE BY REVEGETATION AND SODDING ALL DISTURBED AREAS.
 - DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
 - LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.
 - ALL ROAD AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL PAYMENT SHALL BE PER TYPICAL PAVEMENT SECTION REFER TO PAVEMENT PLAN FOR PAYMENT TERMS.
 - THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR EMERGENCY OVERHEAD POWER LINES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE LOCATED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHEN REPAIR OR REPLACE THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF MATERIALS AND EXPENSE. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
 - A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN A SET OF AS-BUILT CONDITIONS DURING CONSTRUCTION.
 - ANY ADJACENT PROPERTY AND ROADWAY DAMAGE OCCURRING DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
 - THE CONTRACTOR SHALL NOT CREATE A DIRT MOUND OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
 - ADJACENT DRIVEWAY SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DAMAGE TO OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
 - THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
 - THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED BY SCHULTZ ENGINEERING, LLC (SEE) FOR THIS PROJECT IS CONSIDERED BY SEE TO BE CONFIDENTIAL. WHEN ISSUED, ITS USE IS LIMITED TO THE PROJECT AND NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SCHULTZ ENGINEERING, LLC. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.

- SITE-SPECIFIC NOTES:**
- THE OWNER OF THE PROPERTY IS BH MEDIA GROUP, INC. THE SUBJECT PROPERTY IS THE EAGLE PRINTING CO. PROPERTY & ZONED C1-OFFICE.
 - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 1.37 ACRES (59,833 SF).
 - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND ACCORDING TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) MAP NO. 4804100215, EFFECTIVE DATE: APRIL 2, 2014.
 - PARKING LOT STRIPES OTHER THAN ONE LINE STRIPES SHALL COMPLY TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, FOR GAS, TYPE 3 MATERIALS.
 - THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALVE. THE LOCKABLE LID SHALL SUPPORT OTHER THAN ONE LINE STRIPES SHALL COMPLY TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, FOR GAS, TYPE 3 MATERIALS.
 - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
 - ALL STORM SEWERS IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO OR COLORS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF MUD AND BLOOM ON THE SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. SOLID WASTE, ROLL-OFF BODIES/METAL DRUMS SHALL BE SUPPLIED BY THE CITY OR CITY-APPROVED CONTRACTOR ONLY.
 - NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
 - ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
 - THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
 - SOLID WASTE FOR THIS SITE IS THIRD PARTY TRASH COMPACTORS.
 - FIRE SPRINKLER SYSTEM - PORTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.
 - 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.
 - ON-SITE UTILITY INFORMATION IS FROM ORIGINAL MEP SITE PLAN FIELD SURVEY.
 - THE BEARING SYSTEM IS BASED ON GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION.
 - CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AND CONTACT DESIGN ENGINEER WITH ANY CONFLICTS.



THE EAGLE BUILDING EXPANSION
 TOTAL DISTURBED AREA - 137 ACRES
 THE EAGLE PRINTING CO.
 VOL. 333, PG. 391
 JOHN AUSTIN SURVEY, A-2
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=20' MAY 2016

OWNER/DEVELOPER: BH MEDIA GROUP, INC.
 1314 DOUGLAS STREET
 OMAHA, NEBRASKA 68102

SURVEYOR: BRAD KERR, RPLS NO. 4502
 KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TX 77803
 (979) 268-3195

ENGINEER: SCHULTZ ENGINEERING, LLC.
 P.O. BOX 1198
 COLLEGE STATION, TX 77842
 (979)784-3900

S Z H
 SINGLETON
 ZIMMER
 HALBURTON

1711 CAVITT AVENUE
 BRYAN, TEXAS 77801

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

2016.05.02

Revision Schedule	Number	Date

Schultz Engineering, LLC
 911 South West Hwy. E.
 Bryan, Texas 77802
 (979) 268-3195

THE EAGLE
 1728 Briarcrest Drive, Bryan, TX 77802

SITE PLAN

Project Number: 15-414
 Sheet Issue Date: 2016.05.02

C1