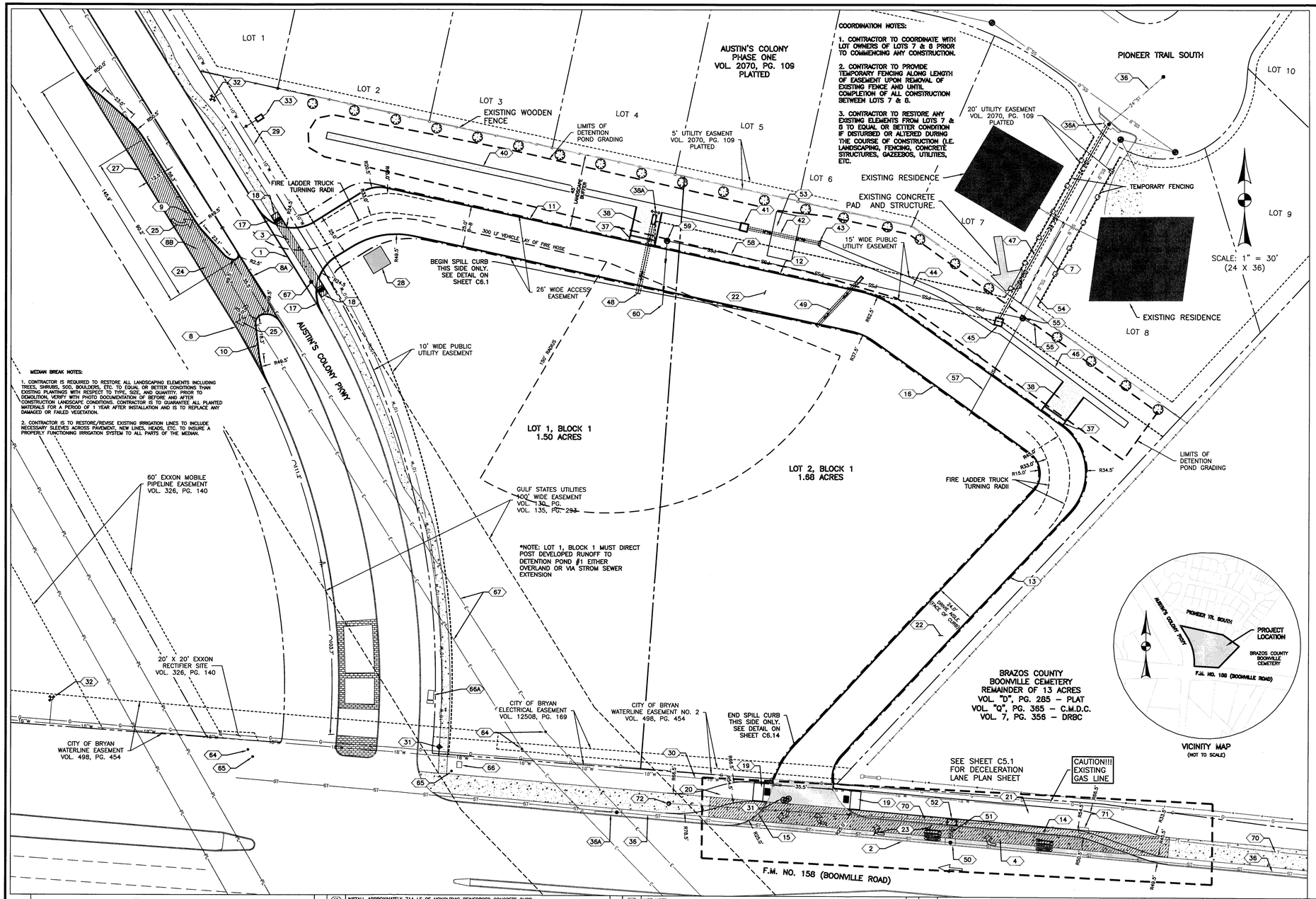

COORDINATION NOTES:

1. CONTRACTOR TO COORDINATE WITH LOT OWNERS OF LOTS 7 & 8 PRIOR TO COMMENCING ANY CONSTRUCTION.

2. CONTRACTOR TO PROVIDE TEMPORARY FENCING ALONG LENGTH OF EASEMENT UPON REMOVAL OF EXISTING FENCE AND UNTIL COMPLETION OF ALL CONSTRUCTION BETWEEN LOTS 7 & 8.

3. CONTRACTOR TO RESTORE ANY EXISTING ELEMENTS FROM LOTS 7 & 8 TO EQUAL OR BETTER CONDITION IF DISTURBED OR ALTERED DURING THE COURSE OF CONSTRUCTION (I.E. LANDSCAPING, FENCING, CONCRETE STRUCTURES, GAZEEBOS, UTILITIES, ETC.

MEDIAN BREAK NOTES:

1. CONTRACTOR IS REQUIRED TO RESTORE ALL LANDSCAPING ELEMENTS INCLUDING TREES, SHRUBS, SOD, BOULDERS, ETC. TO EQUAL OR BETTER CONDITIONS THAN EXISTING PLANTINGS WITH RESPECT TO TYPE, SIZE, AND QUANTITY. PRIOR TO DEMOLITION, VERIFY WITH PHOTO DOCUMENTATION OF BEFORE AND AFTER CONSTRUCTION LANDSCAPE CONDITIONS. CONTRACTOR IS TO GUARANTEE ALL PLANTED MATERIALS FOR A PERIOD OF 1 YEAR AFTER INSTALLATION AND IS TO REPLACE ANY DAMAGED OR FAILED VEGETATION.

2. CONTRACTOR IS TO RESTORE/REVISE EXISTING IRRIGATION LINES TO INCLUDE NECESSARY SLEEVES ACROSS PAVEMENT, NEW LINES, HEADS, ETC. TO INSURE A PROPERLY FUNCTIONING IRRIGATION SYSTEM TO ALL PARTS OF THE MEDIAN.

LEGEND

PROPERTY LINE	
EXISTING EDGE OF PAVEMENT	
PROPOSED CURB	
EXISTING SANITARY SEWER MANHOLE	
EXISTING SANITARY SEWER LINE	SS
EXISTING STORM SEWER MANHOLE	
EXISTING STORM SEWER LINE	ST
EXISTING TELEPHONE PEDESTAL	
EXISTING TELEPHONE LINE	T
EXISTING TELEVISION PEDESTAL	
EXISTING TELEVISION CABLE	TV
EXISTING WATER METER	
EXISTING WATER LINE	W
EXISTING WATER VALVE	
EXISTING FIRE HYDRANT	
EXISTING OVERHEAD ELECT. LINE	E
EXISTING WOODEN FENCE	
EXISTING CHAIN LINK FENCE	
EXISTING DECORATIVE FENCE	
EXISTING DECORATIVE FENCE	
EXISTING POWER POLE	
EXISTING LIGHT POLE	
PROPOSED SANITARY SEWER LINE	PSS
PROPOSED STORM SEWER LINE	24"PST
PROPOSED TREE (LIVE OAK, 2.5"+ CALIPER, 8' MINIMUM HEIGHT)	

PR. EL = PROPOSED ELEVATION
EX. EL = EXISTING ELEVATION
GF = GUTTER FLOW LINE
BC = BACK OF CURB
TP = TOP OF PAVEMENT
FL DS = FLOW LINE DOWNSTREAM
FL US = FLOW LINE UPSTREAM
PVCS = POINT OF VERTICAL CURVE START
PVCE = POINT OF VERTICAL CURVE END

NOTES:

1. PROJECT IDENTIFICATION:

PROJECT NAME: COLONY COMMERCIAL

LOCATION: APPROXIMATELY 3.18 ACRES LOCATED ADJACENT TO F.M. NO. 158 (BOONVILLE ROAD) ON THE NORTH SIDE, TO THE WEST LIES AUSTIN'S COLONY PARKWAY. THIS SUBJECT TRACT ABUTS THE BRAZOS COUNTY BOONVILLE CEMTERY.

LEGAL DESCRIPTION: COLONY COMMERCIAL – LOTS 1 AND 2, BLOCK 1, JOHN AUSTIN SURVEY, A–2, BRYAN, BRAZOS COUNTY, TEXAS

2. OWNER INFORMATION:
CARRABBA INTERESTS
C/O MR. MARK CARRABBA
P.O. BOX 663
BRYAN, TX 77806

3. TOTAL SITE AREA: 3.18 ACRES.

4. CURRENT USE: VACANT

5. PROPOSED USE & IMPROVEMENTS: DRIVE AISLE, MEDIAN BREAK, TXDOT DRIVEWAY AND DECEL LANE, SANITARY SEWER AND STORM SEWER, AND DETENTION.

6. NO PORTION OF THE SUBJECT TRACT LIES WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0215F, MAP NO. 48041C0215F. MAP REVISED APRIL 2, 2014.

7. ALL PUBLIC AND PRIVATE UTILITY LINES & SERVICE LINES INCLUDING WATERLINES, SANITARY SEWER LINES, ELECTRIC LINES, TV/CABLE, COMMUNICATIONS LINES, etc. SHALL BE UNDERGROUND INSTALLATIONS AND INSTALLED TO THE STANDARDS AND SPECIFICATIONS OF THE APPLICABLE GOVERNING AGENCY.

8. ALL LANDSCAPED AREAS WILL BE SERVED BY IRRIGATION SYSTEMS. IRRIGATION SYSTEM TO BE DESIGNED & INSTALLED BY OTHERS.

9. ALL DISTURBED EARTH MUST BE 100% COVERED WITH ESTABLISHED GRASS OR GROUND COVER.

10. ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER APPLICABLE ORDINANCE.

11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING INSTALLATION OF ALL PUBLIC, FRANCHISE & PRIVATE UTILITIES WITH EARTHWORK & PAVEMENT CONSTRUCTION. GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING & INSTALLING ANY NECESSARY UTILITY CONDUIT PRIOR TO SUBGRADE PREPARATION & PAVING OPERATION. GENERAL CONTRACTOR IS RESPONSIBLE FOR DETERMINATION OF UTILITY INSTALLATION ORDER.

12. 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 WIND BLOWN LITTER FROM THE PROJECT SITE.

13. 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 PROVIDED BY CONTRACTOR WHEN NECESSARY.

14. ITEMS CALLED AS "PROPOSED" OR "INSTALL" ARE TO BE FURNISHED AND INSTALLED BY THE CONTRACTOR INCLUSIVE OF ANY MATERIALS, LABOR, EQUIPMENT, AND OTHER REQUIREMENTS FOR A COMPLETE AND FUNCTIONING SITE ELEMENT.

15. ALL RADII ARE DIMENSIONED FROM THE BACK OF CURB UNLESS OTHERWISE NOTED.

16. THE LANDSCAPE PROVIDED AS DEPICTED ON THIS SITE PLAN IS ONLY FOR THE 5' REDUCTION OF THE REQUIRED BUFFER AND A FULL LANDSCAPE PLAN AND ANALYSIS WILL BE REQUIRED TO ACCOMPANY FUTURE SITE PLANS FOR FURTHER IMPROVEMENTS TO THE PROPERTY.

LANDSCAPE ANALYSIS

*LANDSCAPE BUFFER AREA	
TOTAL AREA REQUIRED (50' BUFFER X 631')	31550 SF
TOTAL AREA PROVIDED	28395 SF
TREE REQUIREMENT	3155 SF
PROPOSED LANDSCAPING	
NEW CANOPY TREES (LIVE OAK 150 SF (2.5"+ CALIPER)	3300 SF (22**)
TOTAL SQ.FT. REQUIRED:	31550 SF
TOTAL SQ.FT. PROVIDED:	31695 SF

**NUMBER OF TREES.

MAY 18 2016

KEY NOTES

SITE

1	SAWCUT, DEMOLISH, AND REMOVE APPROXIMATELY 75 LF OF EXISTING REINFORCED CURB & GUTTER.
2	SAWCUT, DEMOLISH, AND REMOVE APPROXIMATELY 287 LF OF EXISTING REINFORCED CURB & GUTTER.
3	SAWCUT, DEMOLISH, AND REMOVE 290 SF OF EXISTING REINFORCED CONCRETE SIDEWALK.
4	SAWCUT, DEMOLISH, AND REMOVE 3615 SF OF EXISTING REINFORCED CONCRETE SIDEWALK.
5	NOT USED
6	NOT USED
7	REMOVE AND REPLACE APPROXIMATELY 90 LF OF EXISTING WOODEN FENCING WITH EQUAL OR BETTER MATERIALS AND CONSTRUCTION. COORDINATE WITH LOT OWNERS PRIOR TO REMOVAL.
8	SAWCUT, DEMOLISH, AND REMOVE APPROXIMATELY 332 LF OF EXISTING REINFORCED CURB & GUTTER.
8A	SAWCUT, DEMOLISH, AND REMOVE APPROXIMATELY 56 LF OF EXISTING REINFORCED CURB & GUTTER.
8B	DEMOLISH AND REMOVE APPROXIMATELY 2670 SF OF EXISTING MEDIAN & LANDSCAPING AREA. CONTRACTOR TO RELOCATE ANY EXISTING IRRIGATION LINES AND CONTROLS AS REQUIRED TO ENSURE A FULLY OPERATIONAL SYSTEM.
9	INSTALL APPROXIMATELY 155 LF OF MONOLITHIC REINFORCED CONCRETE SPILL CURB. CONNECT TO EXISTING CURB AT EACH END OF NEW MEDIAN BREAK.
10	INSTALL APPROXIMATELY 62 LF OF MONOLITHIC REINFORCED CONCRETE SPILL CURB. CONNECT TO EXISTING CURB AT EACH END OF NEW MEDIAN BREAK.
11	INSTALL APPROXIMATELY 239 LF OF MONOLITHIC REINFORCED CONCRETE CURB.
12	INSTALL APPROXIMATELY 256 LF OF MONOLITHIC REINFORCED CONCRETE CURB.
13	INSTALL APPROXIMATELY 271 LF OF MONOLITHIC REINFORCED CONCRETE CURB.
14	INSTALL APPROXIMATELY 194 LF OF MONOLITHIC REINFORCED CONCRETE CURB. CONNECT TO EXISTING CURB AT EAST END OF NEW DECELERATION LANE.
15	INSTALL APPROXIMATELY 30 LF OF MONOLITHIC REINFORCED CONCRETE CURB. CONNECT TO EXISTING CURB ON F.M. NO. 158.
16	INSTALL APPROXIMATELY 714 LF OF MONOLITHIC REINFORCED CONCRETE CURB.
17	INSTALL APPROXIMATELY 16 LF OF MONOLITHIC REINFORCED CONCRETE CURB. CONNECT TO EXISTING CURB ON AUSTIN'S COLONY PARKWAY.
18	INSTALL ADA COMPLIANT AMBULATORY RAMP WITH LANDING AND DETECTABLE WARNING PAVER. SEE B/CS STANDARD DETAIL SW3–05.
19	INSTALL ADA COMPLIANT AMBULATORY RAMP WITH LANDING AND DETECTABLE WARNING PAVER. SEE DETAIL SHEET C5.1.
20	INSTALL 750 SF OF 4" THICK REINFORCED CONCRETE SIDEWALK. REINFORCE WITH #3 BARS @ 12 O.C.E.W.
21	INSTALL 2385 SF OF 4" THICK REINFORCED CONCRETE SIDEWALK. REINFORCE WITH #3 BARS @ 12 O.C.E.W.
22	INSTALL 2180 SY OF 6" THICK REINFORCED CONCRETE PAVEMENT. REINFORCE WITH #4 BARS @ 18" OC.E.W.
23	INSTALL 385 SY OF 6" THICK REINFORCED CONCRETE PAVEMENT FOR NEW DECELERATION LANE AND DRIVEWAY. REINFORCE WITH #4 BARS @ 18" O.C.E.W. SEE SHEET C5.1 FOR DECELERATION LANE DETAILS.
24	INSTALL 435 SY OF 6" THICK REINFORCED CONCRETE PAVEMENT. REINFORCE WITH #4 BARS @ 18" OC.E.W. AT NEW LANE EXPANSION/MEDIAN BREAK.
25	INSTALL STANDARD 8' TURN ARROW PAVEMENT MARKING. MARKING TO BE TYPE C, HEAT APPLIED, THERMOPLASTIC MARKINGS (TXDOT DMS–8240).
26	NOT USED
27	NOT USED
28	CONCRETE WASHOUT AREA. AREA TO BE OVEREXCAVATED & WASTE MATERIAL REMOVED OF AND DISPOSED OFFSITE. FILL AREA BACK TO PLANNED GRADE.

WATER

29	EXISTING 10" WATER LINE TO REMAIN. CONTRACTOR TO VERIFY DEPTH PRIOR TO CONSTRUCTION.
30	EXISTING 18" WATER LINE TO REMAIN. CONTRACTOR TO VERIFY DEPTH PRIOR TO CONSTRUCTION.
31	EXISTING WATER VALVES. ADJUST VALVES BOX COVERS FLUSH WITH NEW SIDEWALK.
32	EXISTING FIRE HYDRANT TO REMAIN.
33	INSTALL 1.5" WATER METER WITH BACKFLOW PREVENTER.
34	NOT USED.
35	NOT USED.

STORM SEWER

36	EXISTING STORM SEWER TO REMAIN.
36A	EXISTING 15' CURB INLET TO REMAIN.
37	INSTALL 15' X 3' (I.D.) REINFORCED CONCRETE OPEN BACKED CURB INLET. REINFORCING TO BE #4 BARS @ 12" O.C.E.W.
38	INSTALL APPROXIMATELY 260 SF OF CONCRETE RIP RAP. SEE B/CS STANDARD DETAIL D2–01. CONTRACTOR TO CONNECT RIP–RAP TO DETENTION POND CONCRETE FLUME.
38A	INSTALL 1' X 1' CONCRETE DISSIPATOR BLOCKS. BLOCKS TO BE 1' HIGH. BLOCKS TO BE CONNECTED TO CONCRETE RIP–RAP WITH #3 "U" BARS, 1 PER BLOCK. BARS TO EXTEND 6" INTO BLOCKS WITH 2" MIN CLEARANCE EACH SIDE.
39	INSTALL APPROXIMATELY 270 SF OF CONCRETE RIP RAP. SEE B/CS STANDARD DETAIL D2–01. CONTRACTOR TO CONNECT RIP–RAP TO DETENTION POND CONCRETE FLUME.
40	INSTALL APPROXIMATELY 253 LF OF 4' WIDE REINFORCED CONCRETE FLUME. REFER TO SHEET C3.2 FOR ELEVATION DATA AND CONSTRUCTION DETAILS.
41	INSTALL 3' X 3' (I.D.) REINFORCED CONCRETE DETENTION OUTLET STRUCTURE. SEE SHEET C3.2 FOR OUTLET STRUCTURE DETAIL.
42	INSTALL 44 LF OF 18" ADS (N–12), GASKETED, WATER TIGHT PIPE @ 2.0% SLOPE.
43	INSTALL 3' X 3' X 1' (O.D.) REINFORCED CONCRETE HEADWALL WITH NO WINGWALLS. REINFORCING TO BE #3 BARS @ 12" O.C.E.W.
44	INSTALL APPROXIMATELY 114.5 LF OF 4' WIDE REINFORCED CONCRETE FLUME. REFER TO SHEET C3.2 FOR ELEVATION DATA AND CONSTRUCTION DETAILS.
45	INSTALL 7' X 7' (I.D.) REINFORCED CONCRETE DETENTION OUTLET STRUCTURE. SEE SHEET C3.2 FOR DETAIL.
46	INSTALL APPROXIMATELY 94 LF OF 4' WIDE REINFORCED CONCRETE FLUME. REFER TO SHEET C3.2 FOR ELEVATION DATA AND CONSTRUCTION DETAILS.
47	INSTALL 131 LF OF 24" ADS (N–12), GASKETED, WATER TIGHT PIPE @ 0.5% SLOPE. CONNECT TO EXISTING 15' CURB INLET ON PIONEER TRAIL SOUTH. SEE SHEET C4.1 FOR STORM SEWER PROFILE.
48	INSTALL 48 LF OF 24" RCP, CLASS IV, GASKETED STORM SEWER STUB OUT LINE @ 0.5% PIPE END GOING INTO DETENTION POND TO BE CUT TO MATCH SLOPE OF POND WALL AND CONCRETE RIP RAP. STUBOUT TO BE CAPPED WITH PLYWOOD PLUG.
49	INSTALL 40 LF OF 18" RCP, CLASS IV, GASKETED STORM SEWER STUB OUT LINE @ 0.5% PIPE END GOING INTO DETENTION POND TO HAVE A CONCRETE COLLAR AND BE CUT TO MATCH SLOPE OF POND WALL. STUBOUT TO BE CAPPED WITH PLYWOOD PLUG.
50	DEMO, REMOVE, AND REPLACE EXISTING CURB INLET WITH 5' X 3' (I.D.) REINFORCED CONCRETE JUNCTION BOX. NEW JUNCTION BOX TO BE TXDOT PRECAST JUNCTION BOX (PJB) WITH HL93 TRAFFIC LOADING RATING. RECONNECT STORM SEWER LINE WITH WATER TIGHT CONNECTION.
51	INSTALL 8 LF OF 18" RCP, CLASS IV, GASKETED STORM SEWER LINE @ 1.0% CONNECT TO NEW J–BOX.
52	INSTALL 5' X 3' (I.D.) REINFORCED CONCRETE CURB INLET. INLET TO BE TXDOT PRECAST CURB INLET OUTSIDE ROADWAY (PCO) OR APPROVED CAST–IN–PLACE EQUAL.
53	INSTALL APPROXIMATELY 405 SF OF CONCRETE RIP RAP AT DETENTION EMERGENCY OVERFLOW. SEE B/CS STANDARD DETAIL D2–01.

SANITARY SEWER

54	EXISTING 8" SANITARY SEWER LINE TO REMAIN. CONTRACTOR TO VERIFY DEPTH PRIOR TO CONSTRUCTION.
55	EXISTING SANITARY SEWER MANHOLE TO REMAIN. ADJUST TOP TO 6" ABOVE FINISHED GRADE.
56	INSTALL 8 LF OF 8" PVC (SDR 26, ASTM D3034, GASKETED) SANITARY SEWER SERVICE @ 1.0%. CAP AND MARK END WITH 4" PVC PIPE PAINTED GREEN EXTENDING 4' ABOVE GROUND. FL @ SSMH = 313.05.
57	INSTALL 71 LF OF 6" PVC (SDR 26, ASTM D3034, GASKETED) SANITARY SEWER SERVICE @ 1.0%. CAP AND MARK END WITH 4" PVC PIPE PAINTED GREEN EXTENDING 4' ABOVE GROUND. FL @ EXISTING STUBOUT = 313.32.
58	INSTALL APPROXIMATELY 214 LF OF 8" PVC (SDR 26, ASTM D3034, GASKETED) SANITARY SEWER MAIN @ 0.8%. REFER TO SUBDIVISION SANITARY SEWER DESIGN SHEETS UNDER SEPARATE COVER.
59	INSTALL STANDARD B/CS 4' INSIDE DIAMETER PRE–CAST MANHOLE. SEE B/CS STANDARD DETAIL S1–00A. REFER TO SUBDIVISION SANITARY SEWER DESIGN SHEETS UNDER SEPARATE COVER.
60	INSTALL 37 LF OF 6" PVC (SDR 26, ASTM D3034, GASKETED) SANITARY SEWER SERVICE @ 1.0%. CAP AND MARK END WITH 4" PVC PIPE PAINTED GREEN EXTENDING 4' ABOVE GROUND. FL @ SSMH=314.88.
61	NOT USED

ELECTRIC

	CONTACT GILBERT MARTINEZ AT BRYAN TEXAS UTILITIES (PH: 979–764–3660) FOR EXACT ROUTING & CONDUIT SIZE.
64	EXISTING POWER POLE
65	EXISTING TRAFFIC LIGHT POLE
66	EXISTING TRAFFIC CONTROL BOX
66A	EXISTING TRANSFORMER
67	EXISTING OVERHEAD ELECTRIC LINE
68	NOT USED
69	RELOCATE EXISTING LIGHT POLE. CONTRACTOR TO COORDINATE WITH BTU FOR NEW LOCATION.

VERIZON & SUDDENLINK CABLE

	CONTACT BRENDA VAJDAK @ VERIZON (PH: 979–821–4770; EMAIL brenda.vajdak@verizon.com) FOR EXACT REQUIREMENTS.
	CONTACT MIKE LAVENDER @ SUDDENLINK (PH: 979–774–2506; EMAIL michael.lavender@suddenlink.com)
70	EXISTING UNDERGROUND COMMUNICATION DUCT BANK TO REMAIN. CONTRACTOR VERIFY LOCATION AND DEPTH PRIOR TO CONSTRUCTION.
71	EXISTING TELEPHONE VAULT TO REMAIN. CONTRACTOR TO ADJUST VAULT LID TO BE FLUSH WITH NEW SIDEWALK.
72	EXISTING TELEPHONE MANHOLE TO REMAIN.

DESIGNED BY:	SJH
DRAWN BY:	KE
APPROVED:	AAP
JOB NO:	E0524900

D. O. N. D. U. R. D. E. N., I. N. C.
d.b.a. CIVIL ENGINEERING CONSULTANTS
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SAN ANTONIO / LAREDO
BRYAN / COLLEGE STATION

STATE OF TEXAS
ALFRED A. PAINE
05/17/2016

REV	DATE	DESCRIPTION
1	5/17/16	REVISED PER CITY OF BRYAN COMMENTS #2

CARRABBA INTERESTS
COLONY COMMERCIAL
SITE PLAN
BRYAN, BRAZOS COUNTY, TEXAS

SHEET NO.
C1.1

H:\Land Projects R2\041\John Austin A-2\Carrabba Interests NAD83\dwg\Engineering\CADD\E0524900 - C1.1 SITE PLAN.dwg - May 17, 2016