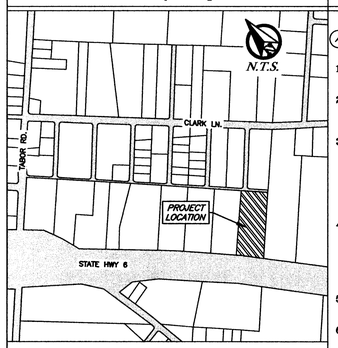
Vicinity Map:



Site Specific Notes:

1. Current owner of Lot 3, Block 2 of Progress Park Subdivision, Phase 2, is Carrabba Brothers, Ltd., PO Box 663, Bryan, Texas 77806, (979) 778-8850, c/o Mark Carrabba – Vice President.
2. Current Zoning is C3 – Commercial.
3. Current use – Vacant.
4. Proposed use and improvements: Retail sales facility including assorted parking, utilities, & landscaping.
5. This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0205E, effective May 16, 2012.
6. Total lot acreage is 4.828 Acres.
13. Standard City of Bryan setback lines shall apply to this lot.
14. Developer/ Tenant to submit electrical load information when requesting electrical service from BTU. Contact Line Design @ 821-5770.
15. Access gates shall be manually operated and secured with a chain and pad lock.
16. There are no paint spraying operations anticipated for this development.
17. This building lays within a corridor where building design standards are in effect, in accordance with Chapter 62, Article X.

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

Parking Analysis:

Proposed Improvements:

1,400	SF	Office Area
1,850	SF	Auto Service Area
7,450	SF	Warehouse/Storage Area
10,500	SF	Total Bldg. Area

New Required Parking:

4... 1 Space per 300 SF General Office Area
8... 1 Space per 200 SF Auto Service Area
13... 1 Space per 500 SF Warehouse/Storage

25....Total Required

New Provided Parking:

22... Straight in Parking
2... Auto Bay Parking
1... ADA Parking w/Van Accessible

25....Total Provided

Construction Notes:

(A) 12'x12' dumpster pad w/ 10' apron, 8" thick reinforced concrete w/ #5 rebar @ 12" O.C.E.W.

1. All fill subgrade and base material shall be in accordance with .
2. All radii and distances are measured to the back of curb, unless otherwise noted, as shown on the Pavement Plan.
3. 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.
4. Prior to grading operations, the 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.
5. Assure positive drainage across project site to the storm water structures.
6. Normal Domestic Wastewater is anticipated to be discharged from this development.
7. 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.
8. Irrigation System – Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed per City Ordinance.
9. 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.
10. Electrical conduit for parking lot lighting will be shown on the electrical site plan. See Electrical Plan for light pole locations and details.
11. The bearing system shown hereon is based on grid north as established from GPS observation.
12. 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 beans may be omitted, but marking material shall by Type II paint-type material.
13. The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with the project and shall use all means necessary to prevent the occurrence of wind blown litter.
14. Demolition/Construction Waste – Site is required to provide containment for waste prior to and during demolition/construction. Solid waster roll off boxes and/or metal dumpsters shall be supplied by City to permitted contractor(s) only.
15. Underground primary cable and pad transformer by BTU. The contractor shall coordinate with BTU to determine the routing and the size of the conduit(s) that the contractor is required to furnish and install. The contractor shall construct the concrete pad in accordance with BTU requirements. BTU will furnish and install metering on the transformer.
16. Outdoor storage is not permissible unless screened from public view by a six-foot opaque screening fence, using materials listed in City of Bryan Code of Ordinance Section 130-37(b)(5). Outdoor storage shall not exceed the height of the required screening. Screening may be constructed in conjunction with the facility's dumpster pen; however, a divisional wall or partition shall separate the dumpster pen from the storage area. No materials, items, waste, or goods may be stored in a dumpster pen where a city-issued dumpster has been set for service.

Landscape Analysis:

Construction Activities:

Parking & Pavement	=	50,016	SF
Building	=	10,500	SF
	Net Total=	60,516	SF

Requirements:

Building, Parking, & Pavement 60,516 SF @ 15%	=	9,077	SF
	Net Total=	9,077	SF

Provided:

Canopy Trees 13 @ 350 SF	=	4,550	SF
Non-Canopy Trees 31 @ 150 SF	=	4,650	SF
	Net Total=	9,200	SF

Symbol	Qty.	Common Name	Botanical Name	Size
	13	Live Oak	Quercus Virginiana	3" cal.
	31	Crepe Myrtle	Lagerstroemia indica	1½" cal.

Landscape Notes:

1. "Cal." indicates caliper at 12" above the ground.
2. All trees shall be provided as container grown trees.
3. Contractor is to seed all disturbed areas left unpaved and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or Rye/Bermuda mixture.
4. In compliance with Section 62-432, the property owner shall be responsible for maintenance and preservation of all landscaping.
5. Plant material shown here is represented at its mature size. Plants to be installed will be significantly smaller than those shown and shall provide their full screening function within six months of certificate of occupancy.
6. Contractor is to seed all disturbed areas left unpaved and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or Rye/Bermuda mixture.
7. All Landscaping shall be served by automatic irrigation system.
8. The replacement of dead landscaping must occur within 90 days of notification. Replacement material must be of similar character as the dead landscaping, and acknowledging that failure to replace dead landscaping, as required by the zoning official, or his or her designee, shall constitute a violation subject to the general penalty provided in section 1-14.
9. All trees must be at least eight (8) feet tall.
10. All dense shrubbery must have year-round foilage.

Notes:

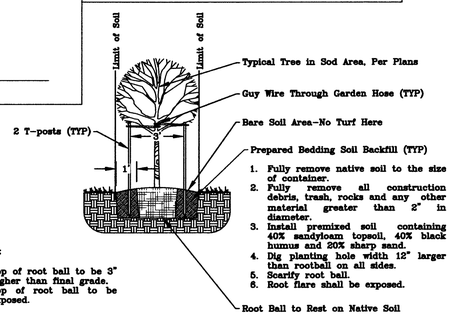
1. The sign shall be 12" wide by 18" in height with a companion sign 12" wide and 6" in height and be mounted in the location shown.
2. Sign shall be painted on white background with symbols, letters, and border in red.
3. Sign shall comply with City of Bryan Ordinance 42-6.

Fire Lane Sign Detail
N.T.S

Notes:

1. All lumber shall be weather resistant cedar or pressure treated.
2. Pickets are to be 1x6, dog-eared, fastened w/ 1 ½" galv. screws, min 2 per connection.
3. Rails are to be 2x4 fastened w/ 3" galv. screws, min. 3 per connection.
4. Post are to be 4x4, placed 6' O.C., & set in 3,000 PSI concrete.
5. Screening fence & post are to be placed outside dumpster pad.

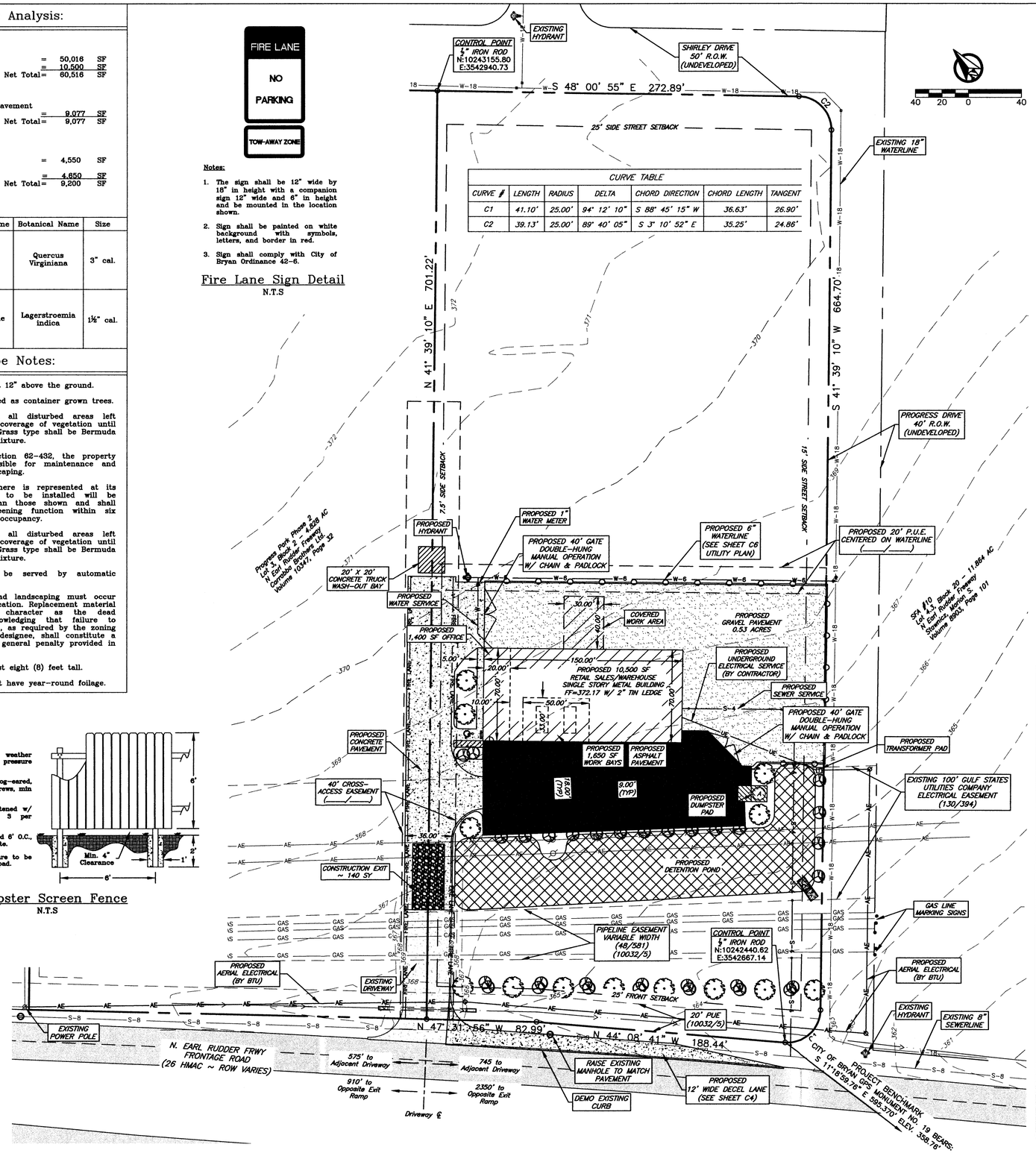
Dumpster Screen Fence
N.T.S



Notes:

1. Top of root ball to be 3" higher than final grade.
2. Top of root ball to be exposed.

Tree Staking & Planting
N.T.S



Site Plan

General Notes:

1. The topography shown is from field survey data.
2. Refer to Final Plat for all lot dimensions and bearings.
3. 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.
4. 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.
5. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
6. 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.
7. It is the intent of these plans to comply with all City of Bryan guidelines, specifications & details.
8. See Sheet C1 – General Notes

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 7-Sep-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:

GCR Bridgestone
1800 N. Earl Rudder Frwy
Lot 2, Block 2 - Progress Park, Ph 2
~4.826 AC
Bryan, Brazos County, Texas

Date: Aug 2016
Scale: As Noted
Sheet: C2