

**UTILITY TAP REQUIREMENTS:**

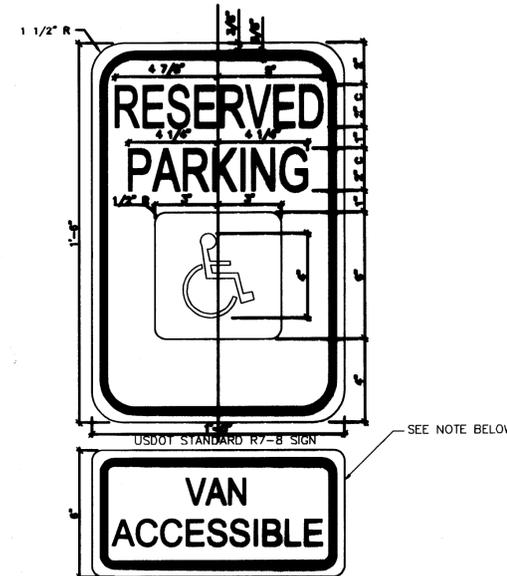
- EXISTING WATER TAP LOCATION TO BE REUSED.
- EXISTING SANITARY SEWER TAP LOCATION TO BE REUSED. 4" LINE SIZE REQUIRED.
- STORM SEWER TO BE CONNECTED AT BACK OF EXISTING CURB INLET PER BCS UNIFIED DETAIL D1-00.

**RESTAURANT REQUIREMENTS:**

- GREASE TRAPS AND SAMPLE WELLS WILL BE LOCATED BEHIND THE BUILDING.
- TENANT WILL BE RESPONSIBLE FOR LINE FROM PREMISES TO GREASE TRAP AND LINE FROM SAMPLE WELL TO MAIN SERVICE LINE INSIDE BUILDING.
- TENANT WILL BE RESPONSIBLE FOR ALL SIDEWALK AND LANDSCAPE REPAIRS.

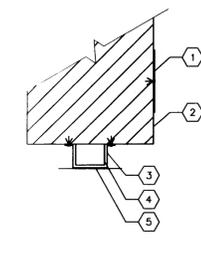
**FRONT LOAD CONTAINER REQUIREMENTS:**

- 12' X 10' CONTAINMENT AREA REQUIRED.
- 10' ADDITIONAL PAD IN FRONT OF CONTAINMENT AREA
- PAD SHALL BE 8" CONCRETE WITH #5 BARS AT 12" O.C.E.W.
- A MINIMUM 6' SCREENING WALL IS REQUIRED ON THREE SIDES.
- MINIMUM DOOR WIDTH IS 12' WIDE.



(R7-8 SIGN): THIS IS A STANDARD SIGN AND MAY BE OBTAINED FROM ANY TRAFFIC SIGN SUPPLIER BY NUMBER. THE SIGN SHALL BE SUPPLEMENTED WITH A "VAN ACCESSIBLE" SIGN AS SHOWN ABOVE AND/OR AMOUNT OF THE FINE FOR ILLEGALLY PARKING IN A RESERVED SPACE(S) A MUNICIPALITY MAY IMPOSE. CONFIRM LOCAL REGULATIONS.

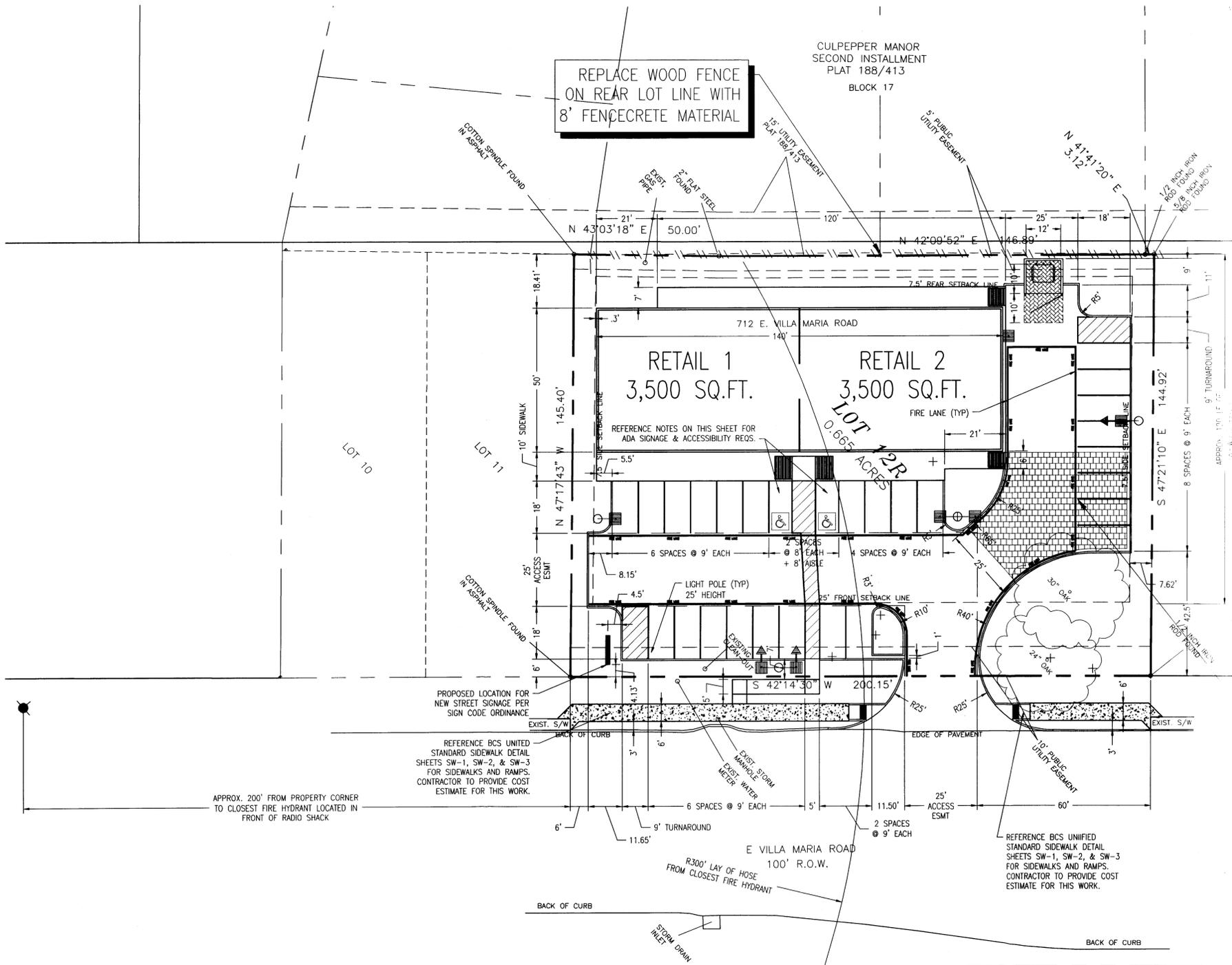
**2 ACCESSIBILITY SIGNAGE**



- KEYED NOTES**
- SIGNS MOUNTED TO BUILDING WALL OR COLUMN IS THE PREFERRED DETAIL WHERE ALLOWED. FOR FREESTANDING SIGN, SEE DETAIL 4/CO.1
  - COLUMN/WALL
  - STAND-OFF BRACKET (WHEN DOWNSPOUT IS PRESENT) AT TOP AND BOTTOM OF SIGN. DO NOT ANCHOR SIGN TO DOWNSPOUT.
  - DOWNSPOUT
  - SIGN

**3 ACCESSIBILITY SIGNAGE MOUNTING**

PAVEDRAIN TO BE USED IN THIS AREA TO PROTECT ROOT STRUCTURE OF OAK TREES



**1 LAYOUT SITE PLAN**  
1" = 20'-0"

PROPERTY INFORMATION	
1. THE ZONING CLASSIFICATION FOR THIS PROPERTY IS "SINGLE FAMILY 7000".	
2. THE INTENDED USE OF THIS PROPERTY IS FOR A RETAIL/RESTAURANT USE.	
SITE DATA	
PROPOSED LAND AREAS:	
LOT 12R	= 0.665 AC
TOTAL	= 0.665 AC
BUILDING DATA	
PROPOSED BUILDING AREAS:	
RETAIL 1	= 3,500 SF
RETAIL 2	= 3,500 SF
TOTAL	= 7,000 SF
PARKING DATA	
PARKING REQUIRED:	
RETAIL (1/250)	28 SPACES
PARKING AVAILABLE:	
PROPOSED ONSITE	28 SPACES
ACCESSIBLE PARKING DATA	
PARKING REQUIRED:	
1 HC SPACE PER 25 SPACES	
PARKING PROVIDED:	
1 STD HANDICAPPED ACCESSIBLE	
1 VAN HANDICAPPED ACCESSIBLE	
(ACCESSIBLE SPACES INCLUDED IN TOTAL)	
ENVIRONMENTAL NOTES	
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT.	
2. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER AND DEBRIS FROM THE PROJECT SITE.	
3. WASTE STREAMS PRESENT AT SITE: - NORMAL DOMESTIC WASTE WATER	
4. DEMOLITION/CONSTRUCTION WASTE: CONTRACTOR 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 OR CITY PERMITTED CONTRACTORS ONLY.	
AUG 27 2015 RECEIVED	
STRIPING & SIGNAGE	
1. ALL STRIPING SHALL BE PAINTED AS SHOWN ON SHEET C101 WITH TxDOT SPECIFICATION GRADE "YELLOW" PAINT FOR CONCRETE SURFACES, 4" WIDE, DOUBLE COATED TO COVER PAVING THOROUGHLY.	
2. ALL LIGHT POLE BASES, SIGN BOLLARDS, ETC. SHALL BE PAINTED PER NOTE 1.	
3. ALL DESIGNATED HANDICAP PARKING SPACES SHALL BE PAINTED WITH THE APPROPRIATE SYMBOLS AS REQUIRED BY THE TEXAS ACCESSIBILITY STANDARDS (T.A.S.) AND THE AMERICAN DISABILITIES ACT (A.D.A.).	
4. ALL DESIGNATED HANDICAP PARKING SPACES SHALL BE IDENTIFIED WITH THE APPROPRIATE SIGNAGE AS REQUIRED BY THE T.A.S. AND THE A.D.A.	
5. SPEED LIMIT SIGNS SHALL BE INSTALLED AT EACH DRIVEWAY ENTRANCE TO THE PROPERTY DESIGNATED AT "5 MPH".	
6. STOP SIGNS SHALL BE INSTALLED AT EACH DRIVEWAY EXIT FROM THE PROPERTY.	

**DEVELOPMENT SERVICES, INC.**  
TEXAS REGISTRATION #D-002239  
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**COMMERCIAL REDEVELOPMENT**  
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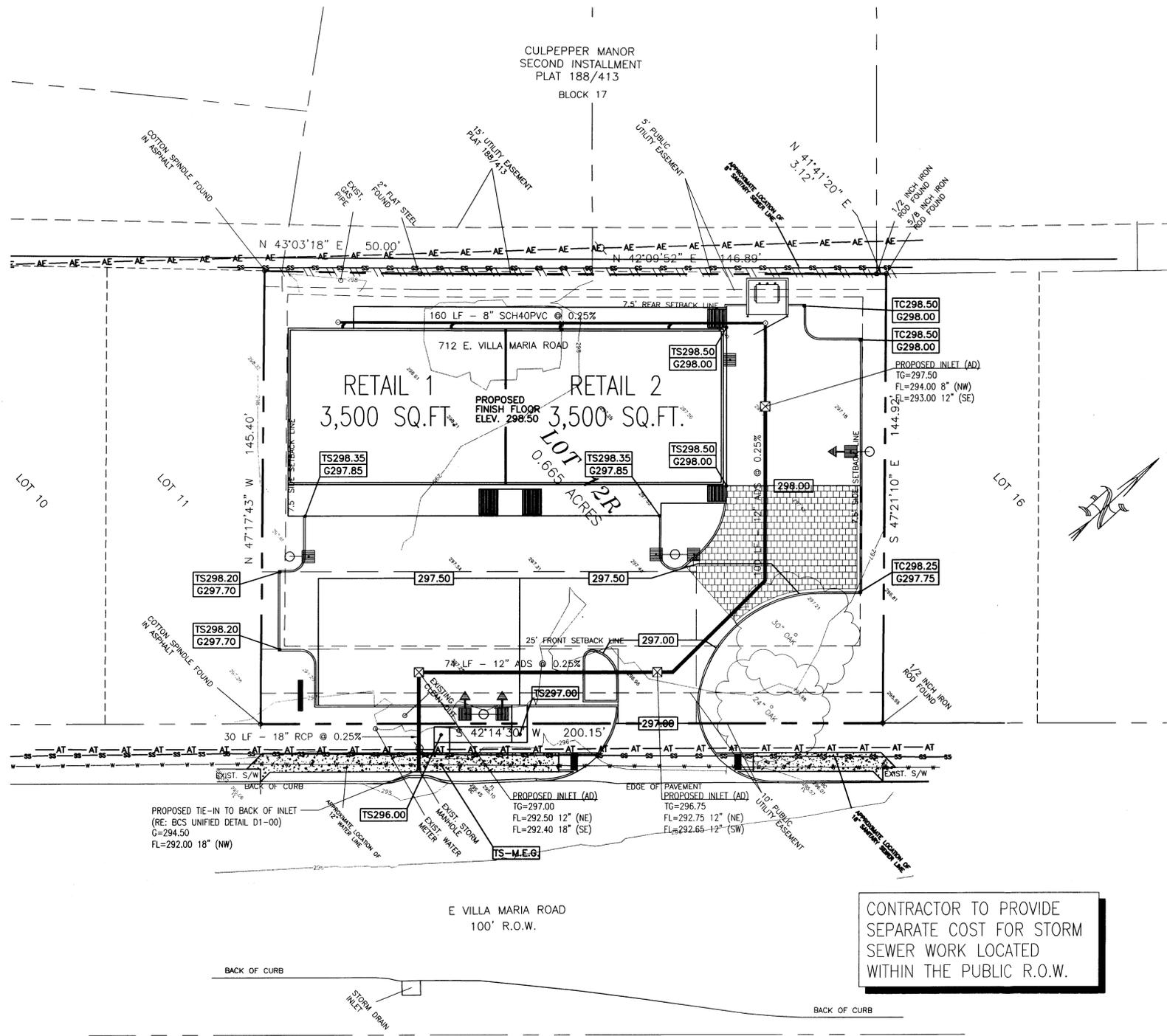
NO.	ISSUE:	DATE:
0	PERMIT	06/30/15
1	SDRC COMMENTS	08/26/15



DRAWN	SWG
CHECKED	SWG
DATE	06/30/15
SHEET TITLE	LAYOUT SITE PLAN

ALL DRAWN AND WRITTEN INFORMATION APPEARING HEREIN SHALL NOT BE DUPLICATED, DISCLOSED, OR OTHERWISE USED WITHOUT THE WRITTEN CONSENT OF DEVELOPMENT SERVICES, INC.

SHEET  
**C101**



CONTRACTOR TO PROVIDE SEPARATE COST FOR STORM SEWER WORK LOCATED WITHIN THE PUBLIC R.O.W.

1 GRADING/DRAINAGE SITE PLAN  
1" = 20'-0"

**STORM SEWER CONSTRUCTION NOTES**

1. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING THE WORK. OWNER RESERVES THE RIGHT TO HAVE A THIRD PARTY TESTING COMPANY VERIFY CONTRACTOR'S REPORTS.
2. ALL ON-SITE STORM SEWER PIPING SHALL BE HDPE CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY (ADS SERIES N-12 OR ENGINEER APPROVED EQUAL). REINFORCED CONCRETE PIPE MAY BE USED AS AN ENGINEER APPROVED EQUAL.
3. AREA DRAINS (AD) SHALL BE CATCH BASIN MODEL CB 27 OR LARGER WITH LOOSE FRAME AND SLOTTED GRATE AS MANUFACTURED BY PARK EQUIPMENT CO. ALTERNATE MANUFACTURERS REQUIRE APPROVAL BY ENGINEER.
4. LANDSCAPE DRAINS (LD) SHALL BE CATCH BASIN MODEL CB 20 AS MANUFACTURED BY PARK EQUIPMENT CO. ALTERNATE MANUFACTURERS REQUIRE APPROVAL BY ENGINEER.
5. CURB INLET (BB) SHALL BE A TYPE BB GRATED CURB INLET AS MANUFACTURED BY PARK EQUIPMENT CO. ALTERNATE MANUFACTURERS REQUIRE APPROVAL BY ENGINEER.
6. MANHOLE (MH) SHALL BE A PRECAST CONCRETE MANHOLE FOR STORM SEWER WITH LOOS FRAME AND COVER AS MANUFACTURED BY PARK EQUIPMENT COMPANY. ALTERNATE MANUFACTURERS REQUIRE APPROVAL BY ENGINEER.
7. ALL STRUCTURES SHALL BE BACKFILLED WITH STABILIZED SAND WITHIN A 5' PERIMETER OF THE STRUCTURE AND UP TO 2' BELOW FINISHED GRADE.
8. ALL TRENCHES SHALL BE BACKFILLED WITH A CLASS "B" BEDDING MATERIAL, MATERIAL TO BE COMPACTED IN 8-12" LIFTS AND TESTED TO 95% STD. PROCTOR.

**EARTHWORK CONSTRUCTION NOTES**

1. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PERFORMING THE WORK. OWNER RESERVES THE RIGHT TO HAVE A THIRD PARTY TESTING COMPANY VERIFY CONTRACTOR'S REPORTS.
2. PARKING AREAS AND DRIVES SHALL BE SMOOTH GRADED, PROOFROLLED, COMPACTED, AND TESTED TO 95% STD. PROCTOR.
3. ALL GRADES SHALL BE WITHIN +/- 0.10' OF FINISHED GRADES SHOWN ON PLAN.
4. STOCKPILE EXCESS TOP SOIL IN NORTHEAST CORNER OF SITE TO BE USED FOR BACKFILL IN LANDSCAPE AREAS.
5. BACKFILL ALL LANDSCAPE ISLANDS WITH EXCESS TOPSOIL LOCATED ONSITE TO WITHIN 1 1/2" OF TOP OF CURB.

**FLOOD PLAIN DATA**

THIS TRACT LIES IN UNSHADED ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN AS DELINEATED IN THE NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY NO. 480082, PANEL NO. 0215F, MAP NO. 48041C0215F, EFFECTIVE DATE: APRIL 02, 2014.

**BENCHMARK DATA**

BASIS OF ELEVATIONS IS CITY OF BRYAN GPS MONUMENT NO. 107, BEARS N72°44'28"W AT 2521.61', WITH AN ELEVATION OF 236.38'.

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