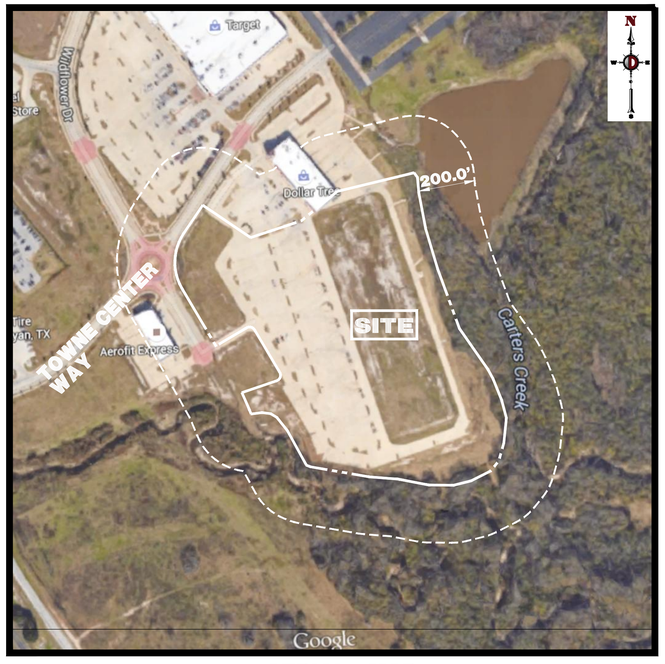
SITE PLANS

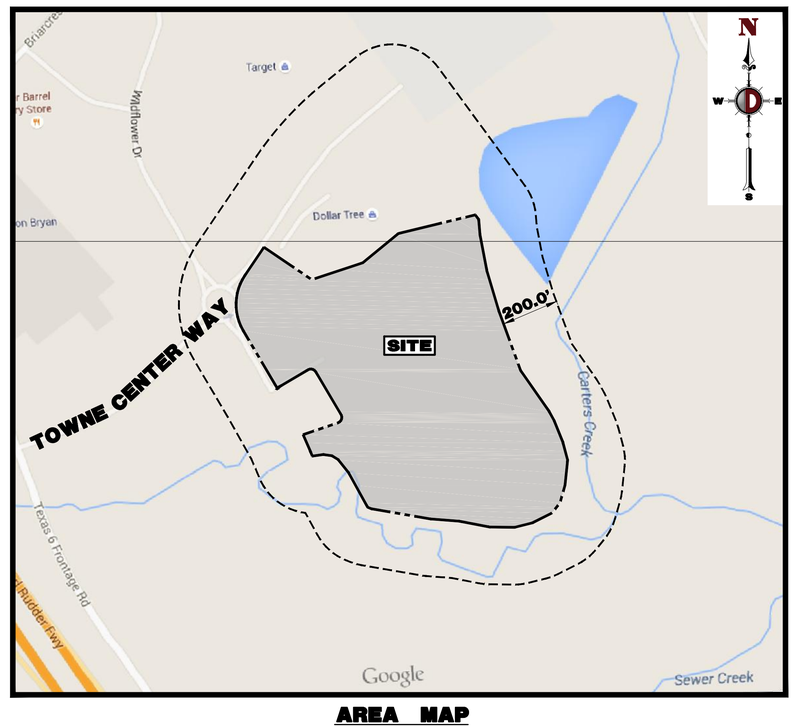
FOR

BRYAN TOWNE CENTER
PROPOSED RETAIL EXPANSION

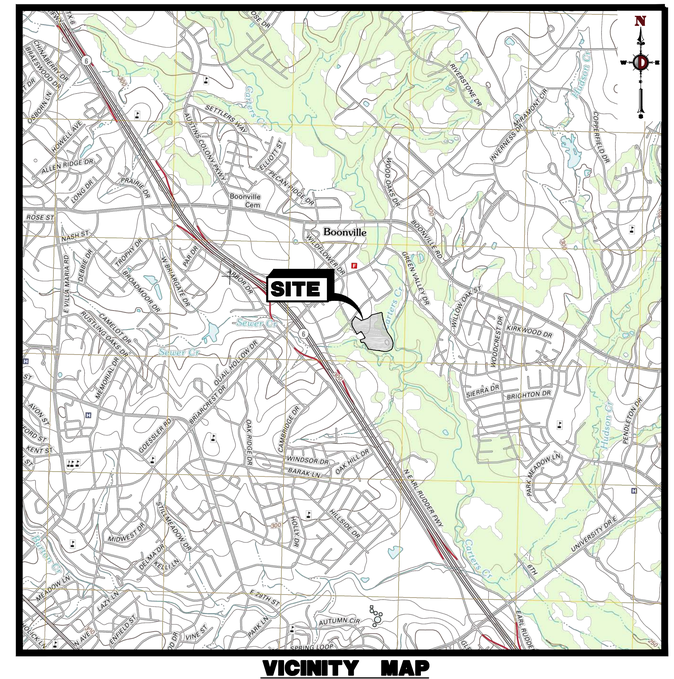
BLOCK 3, LOT 2R
3121 WILDFLOWER DRIVE
CITY OF BRYAN
BRAZOS COUNTY, TEXAS



AERIAL MAP
1" = 250'



AREA MAP
1" = 250'



VICINITY MAP
1" = 2000'

OWNER

BRYAN RETAIL, LLC
C/O LAMAR PROPERTIES
3121 WILDFLOWER DRIVE
BRYAN, TX 77802
CONTACT: JOHN MATHEWS
PHONE: (979) 774-7914
EMAIL: JOHNM@LAMARCO.COM

ENGINEER

DYNAMIC ENGINEERING
(d.b.a.) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, P.C.
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PREPARED BY
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TEXAS REGISTERED ENGINEERING FIRM NO. F-13660
14521 OLD KATY ROAD - SUITE 250
HOUSTON, TEXAS 77079
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Rev.	Date	Comments	By

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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TITLE: COVER SHEET

PROJECT: BRYAN TOWNE CENTER
PROPOSED RETAIL EXPANSION
BLOCK 3, LOT 2R
3121 WILDFLOWER DRIVE
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

JOB No: 0813-15-006	DATE: 09/02/15
DRAWN BY: CAM	SCALE: (H) AS (V) NOTED
DESIGNED BY: JM	SHEET No: 1 OF 14
CHECKED BY: GM	
CONSTRUCTION CHECK — DATE —	
CONSTRUCTION CHECK — DATE —	
DEC Client Code: 0813	Rev. # 0

09/02/15
STATE OF TEXAS
GRAHAM MOORE
110132
LICENSED
PROFESSIONAL ENGINEER

GRAHAM MOORE
PROFESSIONAL ENGINEER
TEXAS LICENSE No. 110132

Plotted: 09/01/15 - 9:59 PM, By: cmancilla, - Product Ver: 20.0s (LMS Tech)
File: P:\DECPC PROJECTS\0813 Lamar Companies\15-006 Bryan TX-Bryan Town Center Retail Expansion\Dwg\Site Plans\0813150065C0.dwg, ---> 01-COVER SHEET

DEMOLITION NOTES

1. ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS.
2. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER, FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.
3. COMPLETE DEMOLITION WORK ABOVE EACH FLOOR OR TIER BEFORE DISTURBING ANY OF THE SUPPORTING MEMBERS OF THE LOWER LEVELS.
4. DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS.
5. REMOVE STRUCTURAL FRAMING MEMBERS AND LOWER THEM TO THE GROUND BY MEANS OF HOISTS, DERRICKS OR OTHER SUITABLE METHODS.
6. BREAK UP CONCRETE SLABS-ON-GRADE, UNLESS OTHERWISE DIRECTED BY OWNER.
7. LOCATE DEMOLITION EQUIPMENT THROUGHOUT THE STRUCTURE AND REMOVE MATERIALS SO AS TO NOT IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. PROVIDE INTERIOR AND EXTERIOR SHORING, BRACING AND SUPPORTS TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF STRUCTURES TO BE DEMOLISHED (AND ADJACENT FACILITIES, IF APPLICABLE).
9. DEMOLISH AND REMOVE ALL FOUNDATION WALLS, FOOTINGS AND OTHER MATERIALS WITHIN THE AREA OF THE DESIGNATED FUTURE BUILDING. ALL OTHER FOUNDATION SYSTEMS, INCLUDING BASEMENTS, SHALL BE DEMOLISHED TO A DEPTH OF NOT LESS THAN ONE FOOT BELOW PROPOSED PAVEMENT OR, BREAK BASEMENT FLOOR SLABS. SEAL ALL OPEN UTILITY LINES WITH CONCRETE. CONTRACTOR TO REVIEW STRUCTURE PRIOR TO DEMOLITION TO DETERMINE IF BASEMENT, CRAWL SPACE OR ANY SUB-STRUCTURE EXISTS. ANY SUB-STRUCTURE, INCLUDING BASEMENTS SHALL BE REMOVED IN ITS ENTIRETY OR AS DIRECTED BY OWNER.
10. ERECT AND MAINTAIN COVERED PASSAGEWAYS IN ORDER TO PROVIDE SAFE PASSAGE FOR PERSONS AROUND THE AREA OF DEMOLITION. CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT DAMAGE AND PERSONAL INJURY TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.
11. REFRAIN FROM USING ANY EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF OWNER AND APPLICABLE GOVERNMENTAL AUTHORITIES.
12. CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF OWNER AND ANY APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.
13. USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.
14. ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.
15. COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAN 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL. PRIOR TO PLACEMENT OF FILL MATERIALS, UNDERTAKE ALL NECESSARY ACTION IN ORDER TO INSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH, DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.
16. REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS, RUBBISH, SALVAGEABLE ITEMS, HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON THE SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND AUTHORITIES.
17. DISCONNECT, SHUT OFF AND SEAL IN CONCRETE ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO INSURE THE CONTINUATION OF SERVICE.
18. THIS DEMOLITION PLAN IS INTENDED TO IDENTIFY THOSE EXISTING CONDITIONS WHICH ARE TO BE REMOVED. IT IS NOT INTENDED TO PROVIDE DIRECTION OTHER THAN THAT ALL PROCEDURES ARE TO BE IN ACCORDANCE WITH STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY PRECAUTIONS NECESSARY.

NOTES

1. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR SHALL BE REQUIRED TO CALL THE BOARD OF PUBLIC UTILITIES ONE CALL DAMAGE PROTECTION SYSTEM OR UTILITY MARK OUT IN ADVANCE OF ANY EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING SITE IMPROVEMENTS AND UTILITIES. ALL DISCREPANCIES SHALL BE IDENTIFIED TO THE ENGINEER IN WRITING.
3. ALL EXISTING UTILITIES TO BE ABANDONED SHALL BE DISCONNECTED AND CAPPED AT THE MAIN FOR WATER, AT THE CLEAN-OUT FOR SEWER AND THE SHUT-OFF VALVE OR MAIN FOR GAS IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY REQUIREMENTS.
4. ALL EXISTING DEBRIS SHALL BE REMOVED BY CONTRACTOR IN ACCORDANCE WITH MUNICIPAL AND LOCAL UTILITY COMPANY REQUIREMENTS.

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: REPLAT OF BRYAN TOWNE CENTER SUBDIVISION
   DAVID PETREE R.P.L.S.
   11015 MIDWAY ROAD
   DALLAS, TEXAS 75229
   DATED: 11/15/2013
2. OWNER/APPLICANT: BRYAN RETAIL, LLC
   C/O LAMAR COMPANIES
   3121 WILDFLOWER DRIVE
   BRYAN, TX
3. PARCEL DATA: LOT 1R, BLOCK 3
   3121 WILDFLOWER DRIVE
   CITY OF BRYAN
   BRAZOS COUNTY, TX
   ZONE: MIXED USE – PLANNED DEVELOPMENT (PD-M, ORDINANCE 1636)
   U S E: RETAIL (PERMITTED)
4. SCHEDULE OF ZONING REQUIREMENTS:

ZONE REQUIREMENT	ZONE PD-M (C2)	EXISTING	PROPOSED
FRONT SETBACK	25 FT	N/A	331.8 FT
SIDE SETBACK ADJACENT TO ABBUTTING PROPERTY	7.5 FT	N/A	10.2 FT
SIDE SETBACK ADJACENT TO AN ARTERIAL STREET	25 FT	N/A	N/A
SIDE SETBACK ADJACENT TO A COLLECTOR/LOCAL STREET	15 FT	N/A	N/A
REAR SETBACK ADJACENT TO ALLEY/ABBUTTING PROPERTY	7.5 FT	N/A	127.3 FT
MAX LOT COVERAGE	75%	36.8% (285,743 SF)	45.7% (354,793 SF)
MINIMUM LOT SIZE	20,000 SF	776,239 SF	776,239 SF
MINIMUM LOT WIDTH	100 FT	963.8 FT	963.8 FT
MINIMUM LOT DEPTH	200 FT	659.0 FT	659.0 FT
MAX HEIGHT	35 FT (*)	N/A	<35 FT

(*): STRUCTURES OVER 35 FT TALL ARE PERMITTED WITH ADDITIONAL SETBACK OF ONE ADDITIONAL FOOT PER TWO FEET OVER 35 FEET.
N/S: NO STANDARD N/A: NOT APPLICABLE (V): VARIANCE (E): EXISTING NON-CONFORMANCE

5. PARKING:

   A. 1 SPACE / 250 SF OF FLOOR AREA RETAIL

   REQUIRED – 47,153 / 250 = 189 SPACES REQUIRED
   SPACES PROVIDED – 618 SPACES (INCLUDES 8 HANDICAP SPACES)

6. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
7. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.
8. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL GOVERNING AUTHORITY.
10. THE SOILS REPORT AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND IN CASE OF CONFLICT SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN SOILS REPORT & PLANS.
11. SITE CLEARING SHALL INCLUDE THE LOCATION AND REMOVAL OF ALL UNDERGROUND TANKS, PIPES, VALVES, ETC.
12. THE PROPERTY SURVEY SHALL BE CONSIDERED A PART OF THESE PLANS.
13. ALL DIMENSIONS SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER IF ANY DISCREPANCIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION FOR NECESSARY PLAN CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
14. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
15. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION.
16. CONTRACTOR IS RESPONSIBLE FOR ALL SHORING REQUIRED DURING EXCAVATION AND SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS, AS WELL AS ADDITIONAL PROVISIONS TO ASSURE STABILITY OF CONTIGUOUS STRUCTURES, AS FIELD CONDITIONS DICTATE.
17. ALL CONTRACTORS MUST CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME DYNAMIC ENGINEERING CONSULTANTS, P.C. (DBA) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, P.C. , ITS SUBCONSULTANTS AS ADDITIONAL INSURED AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. ALL CONTRACTORS MUST FURNISH DYNAMIC ENGINEERING CONSULTANTS, P.C. (DBA) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, P.C. WITH CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS DYNAMIC ENGINEERING CONSULTANTS, P.C. (DBA) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.
18. NEITHER THE PROFESSIONAL ACTIVITIES OF DYNAMIC ENGINEERING CONSULTANTS, P.C. (DBA) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, P.C., NOR THE PRESENCE OF DYNAMIC ENGINEERING CONSULTANTS, P.C. (DBA) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, P.C. OR ITS EMPLOYEES AND SUBCONSULTANTS AT A CONSTRUCTION/PROJECT SITE, SHALL RELIEVE THE GENERAL CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND ANY HEALTH OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES. DYNAMIC ENGINEERING CONSULTANTS, P.C. (DBA) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, P.C. AND ITS PERSONNEL HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER ANY CONSTRUCTION CONTRACTOR OR ITS EMPLOYEES IN CONNECTION WITH THEIR WORK OR ANY HEALTH OR SAFETY PROGRAMS OR PROCEDURES. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOBSITE SAFETY. DYNAMIC ENGINEERING CONSULTANTS, P.C. (DBA) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL BE INDEMNIFIED BY THE GENERAL CONTRACTOR AND SHALL BE MADE ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE.
19. DYNAMIC ENGINEERING CONSULTANTS, P.C. (DBA) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH THE DESIGN CONCEPT AND THE INFORMATION SHOWN IN THE CONSTRUCTION MEANS OR METHODS, COORDINATION OF THE WORK WITH OTHER TRADES OR CONSTRUCTION SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. DYNAMIC ENGINEERING'S REVIEW SHALL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE THAT DYNAMIC ENGINEERING CONSULTANTS, P.C. (DBA) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, P.C. HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT. DYNAMIC ENGINEERING CONSULTANTS, P.C. (DBA) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS NOT BROUGHT TO THE ATTENTION OF DYNAMIC ENGINEERING CONSULTANTS, P.C. (DBA) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, P.C. IN WRITING BY THE CONTRACTOR. DYNAMIC ENGINEERING CONSULTANTS, P.C. (DBA) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, P.C. SHALL NOT BE REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.
20. IN AN EFFORT TO RESOLVE ANY CONFLICTS THAT ARISE DURING THE DESIGN AND CONSTRUCTION OF THE PROJECT OR FOLLOWING THE COMPLETION OF THE PROJECT, DYNAMIC ENGINEERING CONSULTANTS, P.C. (DBA) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, P.C. AND THE CONTRACTOR MUST AGREE THAT ALL DISPUTES BETWEEN THEM ARISING OUT OF OR RELATING TO THIS AGREEMENT OR THE PROJECT SHALL BE SUBMITTED TO NONBINDING MEDIATION UNLESS THE PARTIES MUTUALLY AGREE OTHERWISE.
21. THE CONTRACTOR MUST INCLUDE A MEDIATION PROVISION IN ALL AGREEMENTS WITH INDEPENDENT SUBCONTRACTORS AND CONSULTANTS RETAINED FOR THE PROJECT AND TO REQUIRE ALL INDEPENDENT CONTRACTORS AND CONSULTANTS ALSO TO INCLUDE A SIMILAR MEDIATION PROVISION IN ALL AGREEMENTS WITH THEIR SUBCONTRACTORS, SUBCONSULTANTS, SUPPLIERS AND FABRICATORS, THEREBY PROVIDING FOR MEDIATION AS THE PRIMARY METHOD FOR DISPUTE RESOLUTION BETWEEN THE PARTIES TO ALL THOSE AGREEMENTS.
22. IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ENGINEER HARMLESS FROM ALL SUCH COSTS TO CONNECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
23. ALL TRAFFIC SIGNS AND STRIPING SHALL FOLLOW THE REQUIREMENTS SPECIFIED IN THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION AND THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.
24. THE BUILDING SETBACK DIMENSIONS ILLUSTRATED AND LISTED ON THE SITE PLAN DRAWINGS ARE MEASURED FROM THE OUTSIDE SURFACE OF BUILDING WALLS. THESE SETBACK DIMENSIONS DO NOT ACCOUNT FOR ROOF OVERHANGS, ORNAMENTAL ELEMENTS, SIGNAGE OR OTHER EXTERIOR EXTENSIONS UNLESS SPECIFICALLY NOTED.
25. CONTRACTOR ACKNOWLEDGES HE HAS READ AND UNDERSTOOD THE DESIGN PHASE SOIL PERMEABILITY AND GROUNDWATER TEST RESULTS IN THE STORMWATER MANAGEMENT REPORT AND THAT THE CONTRACTORS RESPONSIBILITIES INCLUDE NECESSARY PROVISIONS TO ACHIEVE THE DESIGN PERMEABILITY IN THE FIELD.
26. CONTRACTOR TO BE ADVISED THAT THE ENGINEER WAS NOT PROVIDED WITH FINAL FLOOR PLAN DRAWINGS FOR THE BUILDING AT THE TIME OF SITE PLAN DESIGN. AS A RESULT, ENTRANCE DOOR LOCATIONS AS DEPICTED HEREON MAY NOT BE FINAL AND MUST BE CONFIRMED WITH THE ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. THE HANDICAP ACCESSIBLE PARKING SPACES AND THE ASSOCIATED RAMPS AND ACCESSIBLE ROUTE MUST COMPLY WITH THE TEXAS ACCESSIBILITY STANDARDS OF THE ARCHITECTURAL BARRIERS ACT (ARTICLE 9102, TEXAS CIVIL STATUTES) AND THE HANDICAP PARKING SPACES MUST BE LOCATED AS THE NEAREST SPACES TO THE ENTRANCE. CONTRACTOR TO NOTIFY OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCY PRIOR TO CONSTRUCTION.
27. ALL WORK PERFORMED AND MATERIALS SUPPLIED SHALL CONFORM TO THE SITE WORK SPECIFICATIONS, IF SUPPLIED. ANY WORK NOT COVERED IN THE SITE WORK SPECIFICATIONS SHALL CONFORM TO THE TEXAS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MAINTENANCE OF HIGHWAYS, STREETS AND BRIDGES", LATEST EDITION.

GRADING NOTES

1. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT REFERENCED IN THIS PLAN SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS AS SPECIFIED IN THE SOILS REPORT. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITHIN THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS AND THE RECOMMENDATIONS SET FORTH IN THE SOILS REPORT.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL ISLANDS GUTTERS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 1-1/2% MIN. ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
3. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF 0.75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
4. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
5. REFER TO SITE PLAN FOR ADDITIONAL NOTES.
6. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERCEDE IN ALL CASES. CONTRACTOR MUST NOTIFY ENGINEER OF RECORD OF ANY CONFLICT IMMEDIATELY.
7. MAXIMUM CROSS SLOPE OF 2% ON ALL SIDEWALKS.
8. CONTRACTOR TO ENSURE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS IN ADA PARKING SPACES, ADA STRIPING AREAS AND ALONG ACCESSIBLE ROUTES.
9. THE OWNER SHALL RETAIN DYNAMIC EARTH, LLC (908-879-7095) OR ALTERNATE QUALIFIED GEOTECHNICAL ENGINEER TO TEST SOIL PERMEABILITY AND PROVIDE CONSTRUCTION PHASE INSPECTIONS OF THE BASIN BOTTOM SOILS AND ANY FILL MATERIALS WITHIN ANY PROPOSED INFILTRATION OR RETENTION BASIN TO COMPARE RESULTS TO DESIGN CRITERIA.
10. CONTRACTOR IS TO REMOVE EXISTING UNSUITABLE OR OVERLY COMPACT SOIL OR ROCK AS NEEDED TO ACHIEVE REQUIRED PERMEABILITY AS DIRECTED BY THE OWNERS GEOTECHNICAL ENGINEER, AND NEW FILL, IF NEEDED, SHALL HAVE AN IN PLACE PERMEABILITY GREATER THAN OR EQUAL TO THE DESIGN CRITERIA.
11. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE OWNER'S GEOTECHNICAL ENGINEER PRIOR TO ONSET OF CONSTRUCTION TO SUBMIT AND CONFIRM THE CONTRACTOR'S PROPOSED MEANS AND MATERIALS AND TO SCHEDULE INSPECTIONS FOR BOTTOM OF BASIN, REMOVAL OF UNSUITABLE SOIL, FILL PLACEMENT, AND FINAL BASIN PERMEABILITY TESTING.
12. THE CONTRACTOR IS RESPONSIBLE FOR AS-BUILT PLANS AND GRADE CONTROL UNLESS DEFINED OTHERWISE ELSEWHERE IN THE CONTRACT DOCUMENTS.

UTILITY NOTES

1. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OR CONSTRUCTION.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SEWER DEPARTMENTS TO MARK OUT THEIR UTILITIES.
3. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
4. WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
5. ALL WATER MAIN SHALL BE SCHEDULE 40 PVC PIPES, UNLESS OTHERWISE DESIGNATED.
6. THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 1 INCH.
7. SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL GRAVITY SEWER MAINS SHALL BE SDR-35 PVC PIPE UNLESS OTHERWISE DESIGNATED.
8. ALL SEWER PIPE INSTALLED WITH LESS THAN 3 FEET OF COVER, GREATER THAN 20 FEET OF COVER OR WITHIN 18 INCHES OF A WATER MAIN SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS 52 PIPE, FURNISHED WITH SEWER COAT, OR APPROVED EQUAL.
9. WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
10. LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
11. ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
12. ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATORY AUTHORITY'S RULES AND REGULATIONS.
13. ALL PROPOSED UTILITIES TO BE INSTALLED UNDERGROUND UNLESS OTHERWISE NOTED.
14. MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS III, UNLESS OTHERWISE DESIGNATED. MANUFACTURED REINFORCED CONCRETE ELLIPTICAL STORM PIPE TO CONFORM TO ASTM C-507, CLASS HE-III, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SILT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATERTIGHT AND CONFORM TO ASTM C-443.
15. HDPE DRAINAGE PIPE SHALL HAVE A SMOOTH WALL INTERIOR WITH ANNULAR EXTERIOR CORRUGATIONS AND CONFORM TO ASTM F2306. SOLID PIPE SHALL HAVE GASKETED WATER-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM D3212. PERFORATED PIPE SHALL HAVE GASKETED SILT-TIGHT JOINTS MEETING THE REQUIREMENTS OF ASTM F2306 AND ASTM F477.
16. OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT YOU SHOULD LOCATE THEM PRIOR TO BEGINNING CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSON OR EQUIPMENT MAY COME WITHIN SIX (6) FEET OF LIVE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CIVIL AND CRIMINAL LIABILITY.
17. PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL MEASURES AS INDICATED ON THE PLANS AND AS FIELD CONDITIONS WARRANT TO PREVENT OFFSITE MIGRATION OF SOILS OR OTHER POLLUTANTS BY VEHICULAR TRACKING OR IN STORM WATER RUNOFF.
2. THE CONTRACTOR SHALL INSTALL THE STABILIZED CONSTRUCTION EXIT AND SHALL TAKE APPROPRIATE MEASURES TO PREVENT TRACKING OF SOILS ONTO PUBLIC ROADWORK. THE CONTRACTOR SHALL IMMEDIATELY REMOVE ANY OFFSITE TRACKING THAT OCCURS.
3. ALL STOCKPILED SOILS WILL BE SURROUNDED BY A SILT FENCE, SWALE OR EQUIVALENT MEASURE TO PROPERLY CONTROL SEDIMENT RUNOFF.
4. THE CONTRACTOR SHALL DESIGNATE A CONCRETE TRUCK WASHOUT AREA. WASTE CONCRETE AND ASSOCIATED WATER AND MATERIAL WILL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH THE APPLICABLE REGULATIONS.
5. IF DEWATERING METHODS ARE TO BE UTILIZED, THE DISCHARGE SHALL BE FILTERED USING SEDIMENT TANKS OR SEDIMENT FILTER BAGS TO REMOVE SEDIMENT AND OTHER POLLUTANTS BEFORE THE WATER ENTERS A STORM DRAIN OR LEAVES THE SITE.
6. INLET PROTECTION SHALL BE INSTALLED AT ALL ONSITE OR NEW INLETS TO PREVENT SEDIMENT AND SOILS FROM ENTERING THE STORM DRAIN SYSTEM UNTIL PERMANENT VEGETATION IS ESTABLISHED.
7. CONTROL MEASURES MAY ONLY BE PLACED IN FRONT OF INLETS OR IN CHANNELS, DRAINAGE WAYS OR BORROW DITCHES AT THE CONTRACTOR'S RISK. CONTRACTOR SHALL REMAIN LIABLE FOR ANY DAMAGE CAUSED BY THE MEASURE INCLUDING FLOOD DAMAGE THAT OCCURS AS A RESULT OF BLOCKED DRAINAGE.
8. AT A MINIMUM, PERIMETER CONTROLS SUCH AS SILT FENCE SHALL BE INSTALLED AT ALL DOWN SLOPE BOUNDARIES OF DISTURBED AREAS AND AS WARRANTED WHERE PAVEMENT REMOVAL, UTILITY CONSTRUCTION, GRADING OR OTHER CONSTRUCTION ACTIVITIES ARE TO BE PERFORMED. THE CONTRACTOR SHALL AT ALL TIMES TAKE SUCH MEASURES AS NECESSARY TO PREVENT OFFSITE MIGRATION OF SEDIMENT AND DEBRIS.
9. IF DISCHARGE OF SOIL OR OTHER POLLUTANTS OCCURS, THE CONTROL MEASURES SHALL BE EVALUATED AND CHANGES OR ADDITIONAL MEASURES IMPLEMENTED WITHIN 48 HOURS TO PREVENT FUTURE DISCHARGES.
10. DAMAGE TO ADJACENT PROPERTY AND/OR TO RECEIVING WATER CAUSED BY IMPROPERLY INSTALLED OR POORLY MAINTAINED EROSION AND POLLUTION CONTROL MEASURES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. THIS RESPONSIBILITY INCLUDES REMOVAL AND DISPOSAL OF ANY SILTATION, DEBRIS OR OTHER POLLUTANTS CAUSED BY HIS/HER OPERATIONS AND/OR FAILURE OF THE CONTROL MEASURES. FAILURE TO ADDRESS THE CAUSES OF DAMAGES WILL RESULT IN A STOP WORK ORDER.
11. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ACCUMULATED SEDIMENT BEFORE IT REACHES A DEPTH OF SIX (6) INCHES OR IMPAIRS THE EFFECTIVENESS OF THE CONTROL MEASURE.
12. THE OWNER'S REPRESENTATIVE WILL INSPECT THE PROJECT EVERY FOURTEEN (14) DAYS, AT A MINIMUM, AND AFTER EVERY RAIN EVENT OF ONE-HALF INCH OR GREATER TO DETERMINE THE INTEGRITY AND EFFECTIVENESS OF THE EROSION AND POLLUTION CONTROL MEASURES. A WRITTEN INSPECTION REPORT, SIGNED BY THE PERSON MAKING THE INSPECTION, WILL BE FILED WITH ONSITE POLLUTION CONTROL PLAN AND A COPY OF THE REPORT SENT TO THE CITY FOR THEIR RECORDS. THIS INSPECTION DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR INSPECTION AND MAINTENANCE OF THE CONTROL MEASURES. FAILURE TO FILE REPORTS MAY RESULT IN A STOP WORK ORDER.
13. THE CONTRACTOR SHALL STABILIZE, WITH SOME FORM OF GROUND COVER, ANY AREA WHERE CONSTRUCTION ACTIVITY IS TO BE CEASED (TEMPORARILY OR PERMANENTLY) FOR MORE THAN TWENTY-ONE (21) DAYS.
14. AT THE CONCLUSION OF THE PROJECT, ALL CHANNELS, DRAINAGE WAY AND BORROW DITCHES IN THE WORK ZONE SHALL BE CLEARED OF ANY SEDIMENT AND DEBRIS GENERATED BY THE PROJECT OR DEPOSITED AS A RESULT OF THE EROSION AND POLLUTION CONTROL MEASURES.
15. REVEGETATION OF ALL DISTURBED SOIL SHALL BE INITIATED WITHIN TWENTY-ONE (21) DAYS OF FINAL CONSTRUCTION OPERATIONS.

SEEDING SPECIFICATIONS

1. PRIOR TO SEEDING, AREA IS TO BE TOPSOILED, FINE GRADED, AND RAKED OF ALL DEBRIS LARGER THAN 2" DIAMETER.
2. PRIOR TO SEEDING, CONSULT MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
3. SEEDING RATES:

PERENNIAL RYEGRASS	1/2 LB/1,000 SQ FT
KENTUCKY BLUEGRASS	1 LB/1,000 SQ FT
RED FESCUE	1 1/2 LBS/1,000 SQ FT
SPREADING FESCUE	1 1/2 LBS/1,000 SQ FT
FERTILIZER (20:10:10)	14 LBS/1,000 SQ FT
MULCH	90 LBS/1,000 SQ FT

4. GERMINATION RATES WILL VARY AS TO TIME OF YEAR FOR SOWING. CONTRACTOR TO IRRIGATE SEEDED AREA UNTIL AN ACCEPTABLE STAND OF COVER IS ESTABLISHED BY OWNER.

PLANTING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED; INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS; WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE FROM DEFECTS AND INJURIES.
4. CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISION SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
6. INSOFAR AS IT IS PRACTICABLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD WILL BE REJECTED.
7. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1 (REV. 2001) "AMERICAN STANDARD FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
8. ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
9. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
10. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH 'WILT-PRUF' OR EQUAL AS PER MANUFACTURER'S INSTRUCTIONS.
11. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
12. SET ALL PLANTS PLUMB AND STRAIGHT. SET AT SUCH LEVEL THAT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
13. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES WILL NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
14. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
15. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES AS A RESULT OF CONSTRUCTION OPERATIONS. ALL EXISTING TREES SHALL BE FERTILIZED WITH A REGULAR GARDEN FERTILIZER (5-10-5) UPON COMPLETION OF WORK. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR TO ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH SHARP TOOLS AND FILLED AROUND WITH TOPSOIL. COMPLETELY SATURATE THESE AREAS WITH WATER. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR IS TO PROTECT ALL EXISTING TREES TO REMAIN BY ERECTING TREE PROTECTION FENCE AT THE DRIP LINE. THIS WILL ENSURE NO COMPACTION OF THE ROOT MASS.
16. ALL PLANTING BEDS SHALL BE MULCHED WITH 4" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
17. NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
18. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE AS SHOWN ON THE APPROVED LANDSCAPE PLAN MUST BE INSTALLED, INSPECTED AND APPROVED BY THE MUNICIPAL LANDSCAPE ARCHITECT. THE MUNICIPAL ENGINEER AND LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVAL BY THE PLANNING BOARD OR ZONING BOARD OF ADJUSTMENT SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

TYPE	DATES
PLANTS	3/15 TO 12/15
LAWN	3/15 TO 6/15
	9/15 TO 12/1

FURTHERMORE, THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH DIGGING THESE TREES IN THIS SEASON.

ACER RUBRUM	POPULUS VARIETIES
BETULA VARIETIES	PRUNUS VARIETIES
CARPINUS VARIETIES	PYRUS VARIETIES
CRATAEGUS VARIETIES	QUERCUS VARIETIES
KOELREUTERIA	SALIX WEEPING VARIETIES
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA VARIETIES
PLATANUS ACERFOLIA	

ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENT MUST RECEIVE THE WRITTEN APPROVAL BY THE MUNICIPAL ENGINEER OR LANDSCAPE ARCHITECT, PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENT DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. THE PLANTING ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

19. ALL DISTURBED AREAS TO BE TREATED WITH TOPSOIL SEED SOD STABILIZATION METHOD.

PLANTING SPECIFICATIONS

1. SCOPE OF WORK
   A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
2. MATERIALS
   A. GENERAL – ALL MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION (D.O.T.) MANUAL OF ROADWAY AND BRIDGE CONSTRUCTION (LATEST EDITION) OR APPROVED EQUAL.
   B. PLANTS – ALL PLANTS SHALL BE HEALTHY OR NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS.
   C. TOPSOIL – LOAMY SILT, HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, pH RANGE BETWEEN 4.5 – 7, BE FREE OF DEBRIS, ROCKS LARGER THAN TWO INCHES (2"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
   D. MULCH – FOUR (4") INCHES DOUBLE SHREDDED HARDWOOD BARK MULCH.
3. FERTILIZER AND SOIL CONDITIONER – PLANTED AREAS
   A. ORGANIC FERTILIZER – SHALL BE PROCESSED SEWER SLUDGE WITH MINIMAL CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO 'NITROHUMIS'.
   B. ORGANIC FERTILIZER AND SOIL CONDITIONER – SHALL BE 'GRO- POWER' AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NO POULTRY OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1): NITROGEN 5%. PHOSPHATE 3%, POTASH 1%. 50% HUMUS AND 15% HUMIC ACIDS.
4. GENERAL WORK PROCEDURES
   A. LANDSCAPE WORK SHALL COMMENCE AS SOON AS THOSE PORTIONS OF THE SITE ARE AVAILABLE. CONTRACTOR TO UTILIZE WORKMANLIKE STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH DAY'S WORK. ALL DEBRIS, MATERIALS, AND TOOLS SHALL BE PROPERLY STOCKPILED OR DISPOSED OF. ALL PAVED SURFACES SHALL BE SWEPT CLEAN AT THE END OF EACH DAYS WORK.
5. WEEDING
   A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
6. TOPSOILING
   A. CONTRACTOR TO PROVIDE A 5" THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO PRODUCE A 5" UNSETTLED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED. CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE TOPSOIL UTILIZED IN ALL PLANTING AREAS. ADJUST pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM.
7. SOIL CONDITIONING:
   A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. SPREAD EVENLY IN ALL PLANTING AREAS AND TILL (2 DIRECTIONS) INTO TOP 4" WITH THE FOLLOWING PER 1,000 SQ. FT.:
      20 POUNDS 'GRO-POWER'
      100 POUNDS AGRICULTURAL GYPSUM
      20 POUNDS NITROFORM (COURSE) 38-0-0 BLUE CHIP
   SOIL MODIFICATIONS:
   A. THOROUGHLY TILL ORGANIC MATTER INTO THE TOP 6 TO 12 IN. OF MOST PLANTING SOILS TO IMPROVE THE SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS. USE COMPOSTED BARK, RECYCLED YARD WASTE OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A pH HIGHER THAN 7.5.
   B. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.
   C. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85% SAND) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
8. PLANTING
   POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
   A. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL. THE ROOT BALL SHALL REST ON UNDISTURBED GRADE. EACH PLANT PIT SHALL BE BACK FILLED WITH THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY:
      1 PART PEAT MOSS BY VOLUME
      1 PART COW MANURE BY VOLUME
      3 PARTS TOPSOIL BY VOLUME
      21 GRAM 'AGRIFORM' PLANTING TABLETS AS FOLLOWS:
         2 TABLETS PER 1 GAL. PLANT
         3 TABLETS PER 5 GAL. PLANT
         4 TABLETS PER 15 GAL. PLANT
         LARGER PLANTS (2) TWO TABLETS PER 1/2" DIAM. OF TRUNK CALIPER
   B. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND INSERT PLANT TABLETS. COMPLETE BACK FILL AND WATER THOROUGHLY.
   C. ALL PLANTS SHALL BE SET SO THAT, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
   D. PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
   E. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACK FILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
   F. PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MIN. OF 7' BRANCHING HEIGHT.
9. GROUND COVER
   A. ALL GROUND COVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUND COVER.
   B. SPACING AND VARIETY OF GROUND COVER SHALL BE AS SHOWN ON DRAWINGS.
   C. IMMEDIATELY AFTER PLANTING GROUND COVER, CONTRACTOR SHALL THOROUGHLY WATER GROUND COVER.
   D. ALL GROUND COVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUND COVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT TO BE APPLIED AS PER MANUFACTURER'S RECOMMENDATION.
10. FINISH GRADING
   A. ALL AREAS WILL BE RECEIVED BY THE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS .1 FOOT OF FINISH GRADE.
   B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT. SOIL AREAS ADJACENT TO THE BUILDINGS SHALL SLOPE AWAY.
   C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
11. GUARANTEE
   A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM ACCEPTANCE OF JOB. OWNER TO SECURE A MAINTENANCE BOND FROM THE CONTRACTOR FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE COMMENCEMENT OF THE GUARANTEE PERIOD AND PASSES A FINAL INSPECTION BY THE OWNER OR OWNERS REPRESENTATIVE.
12. CLEANUP
   A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
   B. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. RESTORE OR REPLACE DAMAGED WRAPPINGS. SPRAY WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
   C. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING,AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.
13. MAINTENANCE (ALTERNATE BID) COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

Rev.	Date	Comments	By

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TITLE: GENERAL NOTES

PROJECT: **BRYAN TOWNE CENTER**
PROPOSED RETAIL EXPANSION
BLOCK 3, LOT 2R
3121 WILDFLOWER DRIVE
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

JOB No: 0813-15-006
DATE: 09/02/15
DRAWN BY: CAM
SCALE: (H) AS (V) NOTED
DESIGNED BY: JM
CHECKED BY: GM
SHEET No: 2 OF 14

STATE OF TEXAS — GRAHAM MOORE — 110132 — LICENSED PROFESSIONAL ENGINEER — 09/02/15

GRAHAM MOORE
PROFESSIONAL ENGINEER
TEXAS LICENSE No. 110132

– CONSTRUCTION CHECK – DATE
– CONSTRUCTION CHECK – DATE

DEC Client Code: 0813
Rev. # 0

Plotted: 09/01/15 – 10:00 PM, By: cmancilla, – Product Ver: 20.0s (LMS Tech)
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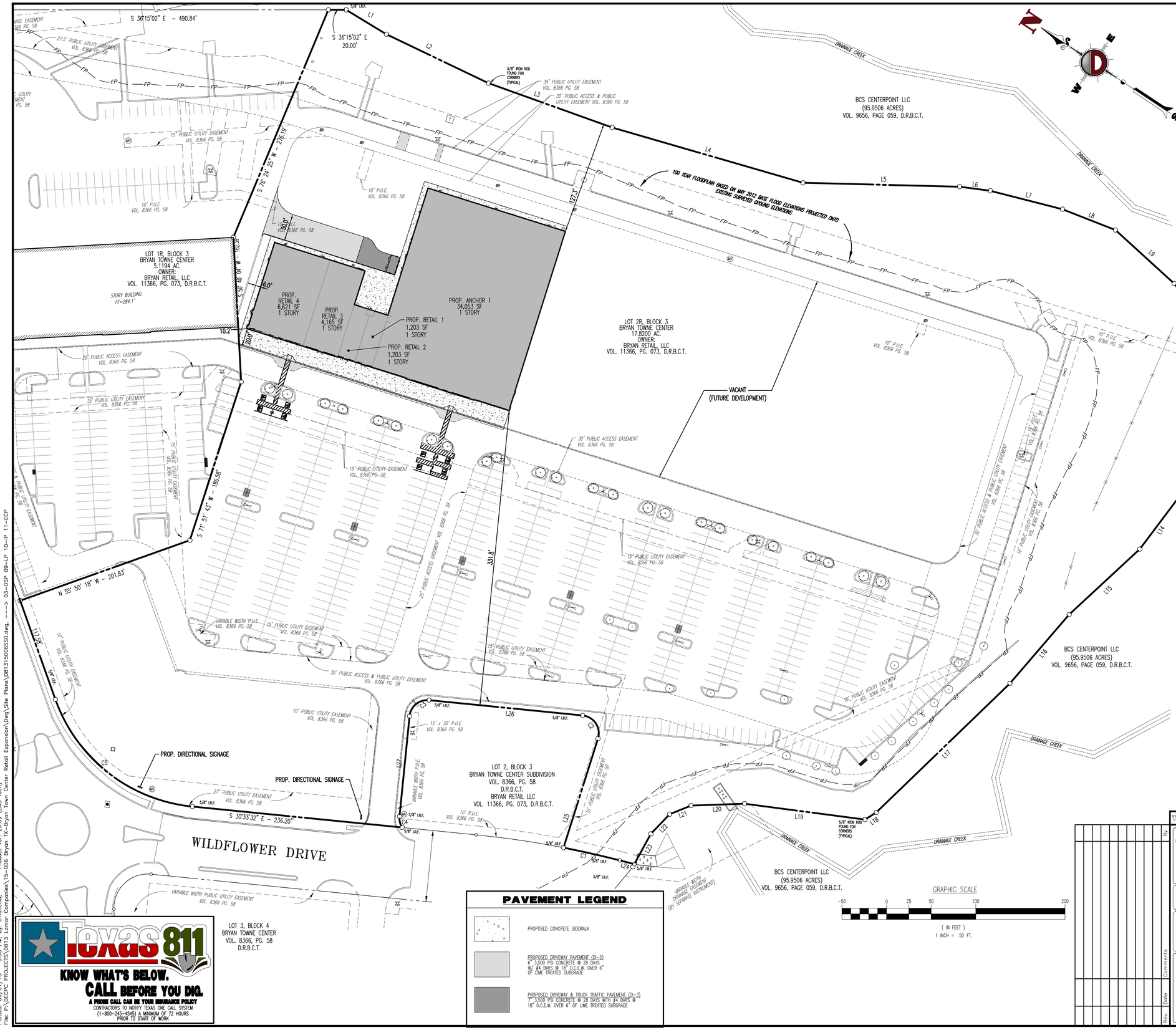
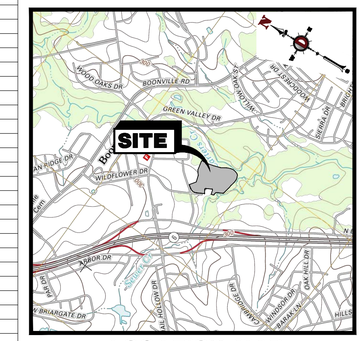


LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S04°55'22"E	52.73'
L2	S10°40'11"E	126.74'
L3	S16°31'18"E	147.47'
L4	S20°05'22"E	222.54'
L5	S34°49'03"E	175.45'
L6	S28°41'31"E	34.77'
L7	S21°55'15"E	83.51'
L8	S14°47'06"E	63.83'
L9	S06°06'01"W	88.81'
L10	S15°58'54"W	63.80'
L11	S39°00'52"W	45.02'
L12	S63°18'01"W	76.62'
L13	S76°00'44"W	63.66'
L14	N89°19'10"W	86.75'
L15	N79°03'28"W	107.84'
L16	N85°34'28"W	101.80'
L17	N80°14'43"W	208.32'
L18	N68°23'56"W	14.96'
L19	N28°44'14"W	136.05'
L20	N38°15'40"W	60.03'
L21	N58°16'08"W	25.88'
L22	N82°27'20"W	30.40'
L23	S82°16'11"W	38.69'
L24	N21°46'11"W	16.88'
L25	N71°17'11"E	128.21'
L26	N30°33'32"W	173.09'
L27	S59°26'28"W	113.00'



LOCATION MAP
1" = 2,000'

CURVE TABLE					
CRV	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C1	3°28'20"	1066.50'	64.63'	N23°30'26"W	64.62'
C2	101°50'42"	20.00'	35.55'	N20°21'50"E	31.05'
C3	90°00'00"	20.00'	31.42'	N75°33'32"W	28.28'
C4	36°52'12"	20.00'	12.87'	S41°00'23"W	12.65'
C5	64°42'45"	182.00'	205.56'	N01°47'51"E	194.81'

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: REPLAT OF BRYAN TOWNE CENTER SUBDIVISION
   DAVID PETREE R.P.L.S.
   11015 MOMAY ROAD
   DALLAS, TEXAS 75229
   DATED: 11/15/2013

2. OWNER/APPLICANT: BRYAN RETAIL, LLC
   C/O LAMAR COMPANIES
   3121 WILDFLOWER DRIVE
   BRYAN, TX

3. PARCEL DATA: LOT 1R, BLOCK 3
   3121 WILDFLOWER DRIVE
   CITY OF BRYAN
   BRAZOS COUNTY, TX
   ZONE: MIXED USE – PLANNED DEVELOPMENT (PD–M, ORDINANCE 1636)
   U S E: RETAIL (PERMITTED)

4. SCHEDULE OF ZONING REQUIREMENTS:

ZONE REQUIREMENT	ZONE PD–M (C2)	EXISTING	PROPOSED
FRONT SETBACK	25 FT	N/A	331.8 FT
SIDE SETBACK ADJACENT TO ABBUTTING PROPERTY	7.5 FT	N/A	10.2 FT
SIDE SETBACK ADJACENT TO AN ARTERIAL STREET	25 FT	N/A	N/A
SIDE SETBACK ADJACENT TO A COLLECTOR/LOCAL STREET	15 FT	N/A	N/A
REAR SETBACK ADJACENT TO ALLEY/ABBUTING PROPERTY	7.5 FT	N/A	127.3 FT
MAX LOT COVERAGE	75%	36.8% (285,743 SF)	45.7% (354,793 SF)
MINIMUM LOT SIZE	20,000 SF	776,239 SF	776,239 SF
MINIMUM LOT WIDTH	100 FT	963.8 FT	963.8 FT
MINIMUM LOT DEPTH	200 FT	659.0 FT	659.0 FT
MAX HEIGHT	35 FT (*)	N/A	<35 FT

(*): STRUCTURES OVER 35 FT TALL ARE PERMITTED WITH ADDITIONAL SETBACK OF ONE ADDITIONAL FOOT PER TWO FEET OVER 35 FEET.
N/S: NO STANDARD N/A: NOT APPLICABLE (V): VARIANCE (E): EXISTING NON–CONFORMANCE

5. PARKING:
   A. 1 SPACE / 250 SF OF FLOOR AREA RETAIL

   REQUIRED – 47,153 / 250 = 189 SPACES REQUIRED
   SPACES PROVIDED – 618 SPACES (INCLUDES 8 HANDICAP SPACES)

6. EXACT LOCATION OF PROPOSED BUILDING AND IMPROVEMENTS MUST BE CONFIRMED AND EVALUATED UPON COMPLETION OF SURVEY.
7. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION THAT WAS SUPPLIED TO OUR OFFICE AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE AND MUST BE UPDATED UPON PERFORMANCE OF A SURVEY.

PAVEMENT LEGEND

- PROPOSED CONCRETE SIDEWALK
- PROPOSED DRIVEWAY PAVEMENT (DI–2)
  6" 3,500 PSI CONCRETE @ 28 DAYS W/ #4 BARS @ 18" O.C.E.W. OVER 6" OF LIME TREATED SUBGRADE
- PROPOSED DRIVEWAY & TRUCK TRAFFIC PAVEMENT (DI–3)
  7" 3,500 PSI CONCRETE @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W. OVER 6" OF LIME TREATED SUBGRADE

GRAPHIC SCALE
–50 0 25 50 100 200
(IN FEET)
1 INCH = 50 FT.

Texas811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
A PHONE CALL CAN BE YOUR INSURANCE POLICY
CONTRACTORS TO NOTIFY TEXAS ONE CALL SYSTEM
(1–800–245–4545) A MINIMUM OF 72 HOURS
PRIOR TO START OF WORK

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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TITLE: OVERALL SITE PLAN

PROJECT: BRYAN TOWNE CENTER
PROPOSED RETAIL EXPANSION
BLOCK 3, LOT 2R
3121 WILDFLOWER DRIVE
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

JOB No: 0813–15–006	DATE: 09/02/15
DRAWN BY: CAM	SCALE: (H) 1"=50' (V)
DESIGNED BY: JM	SHEET No: 3
CHECKED BY: GM	OF 14
CONSTRUCTION CHECK – DATE –	
CONSTRUCTION CHECK – DATE –	
DEC Client Code: 0813	Rev. # 0

09/02/15
STATE OF TEXAS
GRAHAM MOORE
110132
LICENSED
PROFESSIONAL ENGINEER
GRAHAM MOORE
PROFESSIONAL ENGINEER
TEXAS LICENSE No. 110132

Rev.	Date	Comments	By

Plotted: 09/01/15 – 9:55 PM, By: cmancilla, – Product Ver: 20.0s (LMS Tech)
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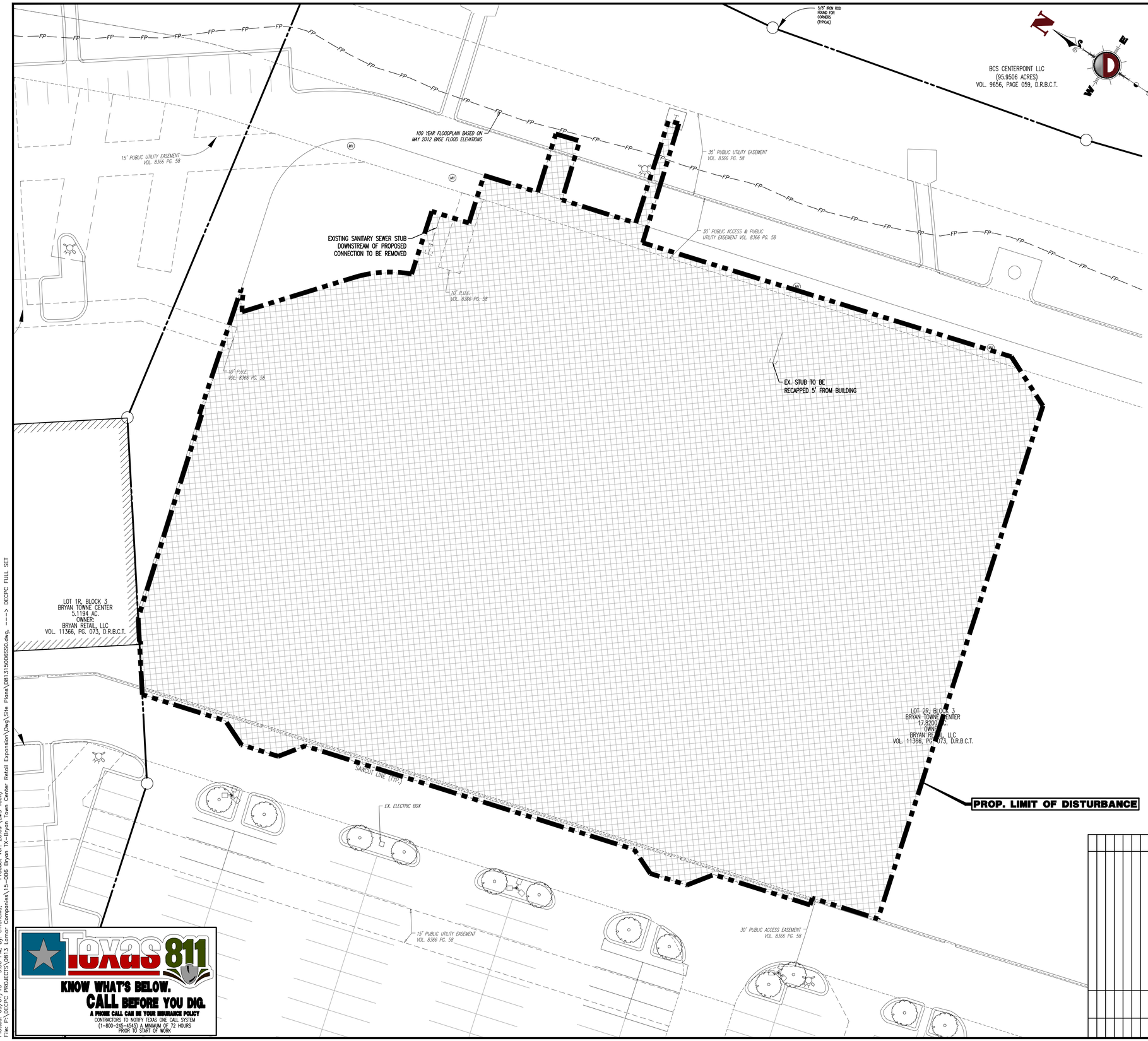

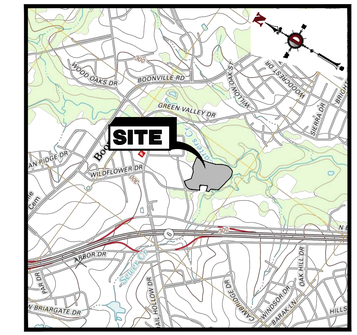

LOCATION MAP
1" = 2,000'

DEMOLITION PLAN LEGEND

- PROPOSED LIMIT OF DISTURBANCE LINE
- TPF — TPF — PROPOSED TREE PROTECTION FENCE LINE
- EXISTING IMPROVEMENTS TO BE REMOVED UNLESS OTHERWISE NOTED
- TREES TO REMAIN
- TREES TO BE REMOVED
- TREES TO BE TRANSPLANTED/RELOCATED

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.

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PRIOR TO START OF WORK

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TITLE:
DEMOLITION PLAN

PROJECT: **BRYAN TOWNE CENTER**
PROPOSED RETAIL EXPANSION
BLOCK 3, LOT 2R
3121 WILDFLOWER DRIVE
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

JOB No: 0813-15-006	DATE: 09/02/15
DRAWN BY: CAM	SCALE: (H) 1"=20' (V)
DESIGNED BY: JM	SHEET No:
CHECKED BY: GM	4
CONSTRUCTION CHECK — DATE —	OF 14
CONSTRUCTION CHECK — DATE —	
DEC Client Code: 0813	Rev. # 0

09/02/15
STATE OF TEXAS
GRAHAM MOORE
110132
LICENSED
PROFESSIONAL ENGINEER
GRAHAM MOORE
PROFESSIONAL ENGINEER
TEXAS LICENSE No. 110132

Rev.	Date	Comments	By

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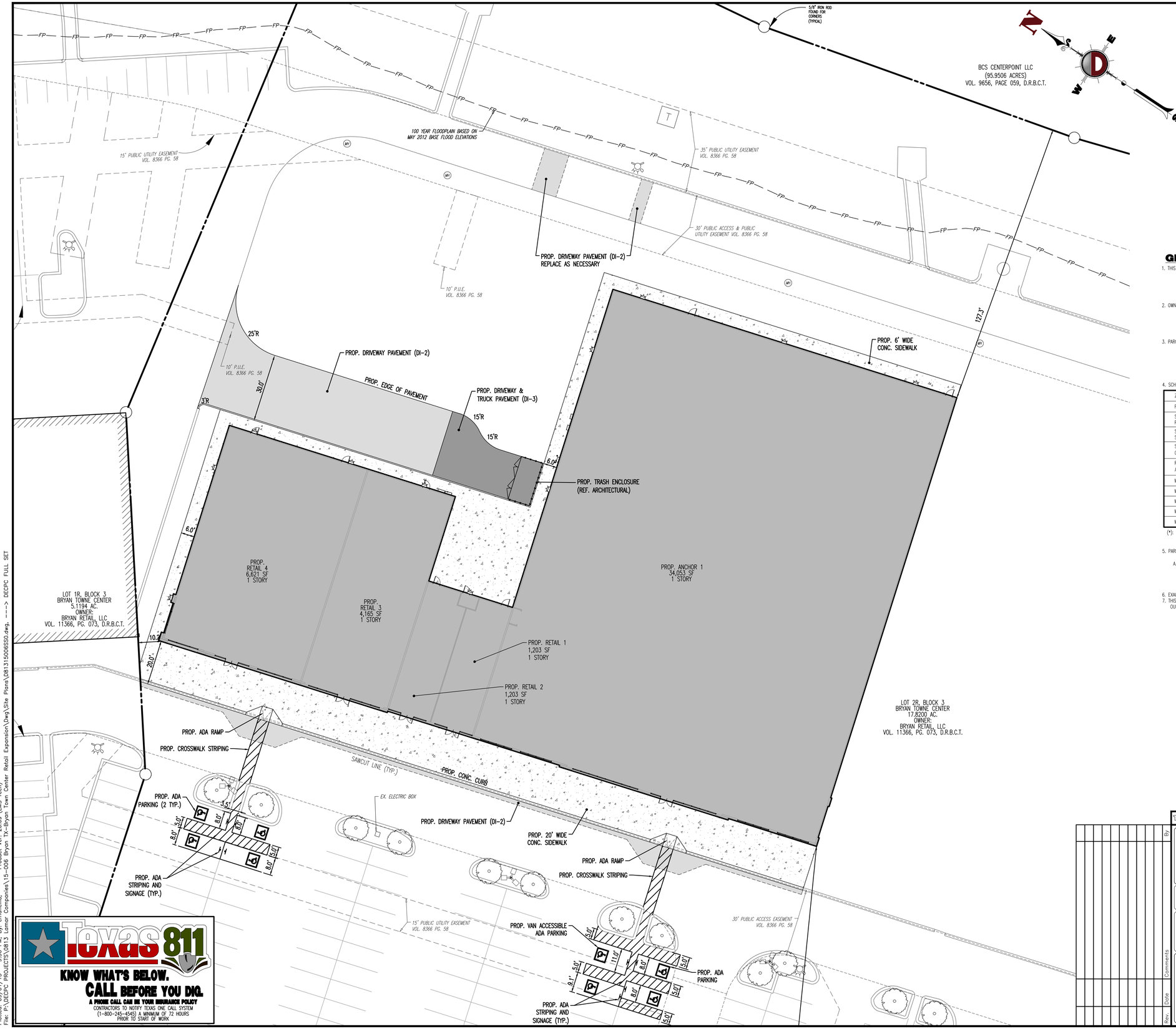

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OWNER

BRYAN RETAIL, LLC
C/O LAMAR PROPERTIES
3121 WILDFLOWER DRIVE
BRYAN, TX 77802
CONTACT: JOHN MATHEWS
PHONE: (979) 774-7914
EMAIL: JOHNM@LAMARCO.COM

ENGINEER

DYNAMIC ENGINEERING
(d.b.a.) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, P.C.
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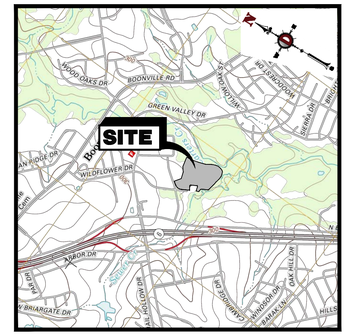
HOUSTON, TX 77079
CONTACT: GRAHAM MOORE, PE
PHONE: (281) 789-6400
EMAIL: GMOORE@DYNAMICEC.COM

ARCHITECT

DBE GROUP, LLC
2505 1/2 MARKET ST., SUITE C
GALVESTON, TX 77550
CONTACT: R. DOUGLAS VAN KAY
PHONE: (409) 877-4136
EMAIL: DVANKAY@THEDBEGROUP.COM



LOCATION MAP

1" = 2,000'

GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: REPLAT OF BRYAN TOWNE CENTER SUBDIVISION
   DAVID PETREE R.P.L.S.
   11015 MIDWAY ROAD
   DALLAS, TEXAS 75229
   DATED: 11/15/2013

2. OWNER/APPLICANT: BRYAN RETAIL, LLC
   C/O LAMAR COMPANIES
   3121 WILDFLOWER DRIVE
   BRYAN, TX

3. PARCEL DATA: LOT 1R, BLOCK 3
   3121 WILDFLOWER DRIVE
   CITY OF BRYAN
   BRAZOS COUNTY, TX
   ZONE: MIXED USE - PLANNED DEVELOPMENT (PD-M, ORDINANCE 1636)
   U S E: RETAIL (PERMITTED)

4. SCHEDULE OF ZONING REQUIREMENTS:

ZONE REQUIREMENT	ZONE PD-M (C2)	EXISTING	PROPOSED
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PAVEMENT LEGEND

PROPOSED CONCRETE SIDEWALK

PROPOSED DRIVEWAY PAVEMENT (DI-2)
6" 3,500 PSI CONCRETE @ 28 DAYS W/ #4 BARS @ 18" O.C.E.W. OVER 6" OF LIME TREATED SUBGRADE

PROPOSED DRIVEWAY & TRUCK TRAFFIC PAVEMENT (DI-3)
7" 3,500 PSI CONCRETE @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W. OVER 6" OF LIME TREATED SUBGRADE

GRAPHIC SCALE

-20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.

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Rev.	Date	Comments	By

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TITLE:

SITE PLAN

PROJECT: **BRYAN TOWNE CENTER**
PROPOSED RETAIL EXPANSION
BLOCK 3, LOT 2R
3121 WILDFLOWER DRIVE
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

JOB No: 0813-15-006	DATE: 09/02/15
DRAWN BY: CAM	SCALE: (H) 1"=20' (V)
DESIGNED BY: JM	SHEET No:
CHECKED BY: GM	5
CONSTRUCTION CHECK — DATE —	OF 14
CONSTRUCTION CHECK — DATE —	
DEC Client Code: 0813	Rev. # 0

09/02/15
STATE OF TEXAS
GRAHAM MOORE
110132
LICENSED
PROFESSIONAL ENGINEER
GM

GRAHAM MOORE
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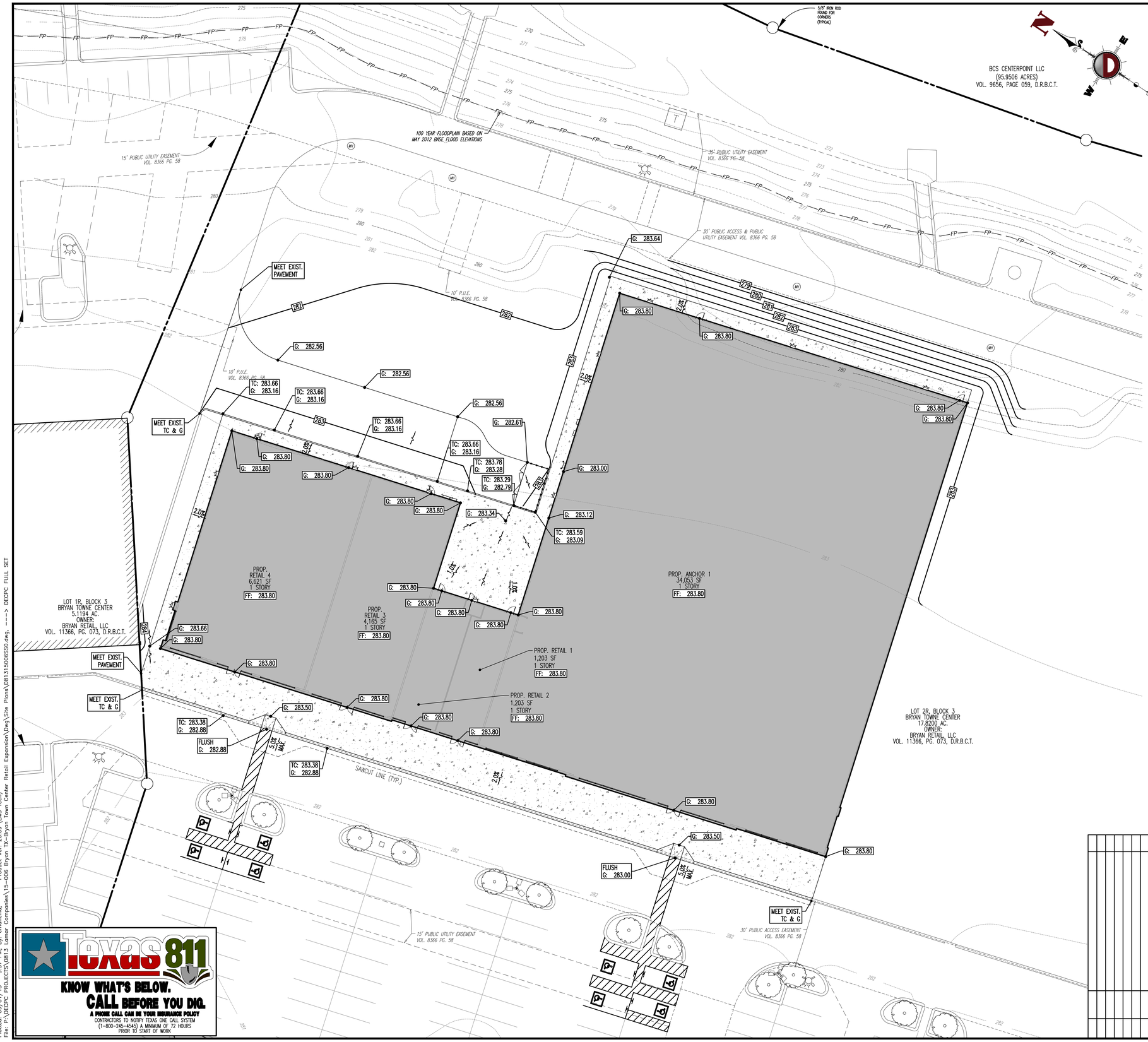

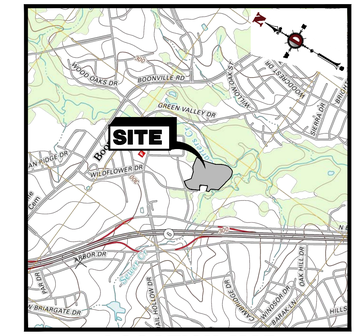

LOCATION MAP
1" = 2,000'

GRADING/UTILITY LEGEND

- PROPERTY LINE (PARCEL IN QUESTION)
- OFF-SITE PROPERTY LINES
- APPROX. TEST PIT LOCATION
- APPROX. LOC. UNDERGROUND WATER LINE
- APPROX. LOC. UNDERGROUND GAS LINE
- EXISTING POWER POLE & O.H. ELECTRIC LINES
- APPROX. LOC. UNDERGROUND TEL. LINE
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- EXISTING MINOR CONTOUR & ELEVATION
- EXISTING MAJOR CONTOUR & ELEVATION
- EXISTING ELEVATION
- EXIST. TOP OF CURB ELEVATION
- EXIST. GUTTER ELEVATION
- EXIST. FIRE HYDRANT
- EXIST. UTILITY VALVE
- EXIST. UTILITY POLE
- EXIST. TRAFFIC SIGNAL
- EXIST. MONITORING WELL
- EXIST. CATCH BASIN
- EXIST. MANHOLE
- PROPOSED WATER LINE
- PROPOSED GAS MAIN
- PROPOSED UNDERGROUND ELECTRIC SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
- PROPOSED CONDUIT FOR TELEPHONE SERVICE
- PROPOSED SANITARY SEWER LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED FINISH GRADE CONTOUR & ELEVATION
- PROPOSED DIRECTION OF DRAINAGE FLOW ARROW
- PROPOSED AREA LIGHT
- PROP. CLEAN OUT
- PROP. TOP OF WALL & FINISHED GRADE @ BASE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
- PROP. TOP OF CURB & FINISHED GRADE ELEV.
- PROP. SPOT ELEV.
- PROP. FINISHED FLOOR ELEV.
- PROP. 'B' INLET
- PROP. 'E' INLET
- PROP. DRAINAGE MANHOLE
- PROP. SANITARY SEWER MANHOLE
- PROP. OUTLET STRUCTURE
- PROP. FLARED END SECTION
- PROP. HEADWALL

NOTE: EXISTING TOPOGRAPHY IS TAKEN FROM ALTA SURVEY/REPLAT BY DAVID PETREE R.P.L.S. DATED NOVEMBER 5, 2013 AND HAS NOT BEEN INDEPENDENTLY VERIFIED

BENCHMARKS:

REFERENCE BENCH MARK: CITY OF BRYAN GPS MONUMENT NO. 32 ESTABLISHED IN 1997 AND LOCATED ALONG THE NORTH RIGHT OF WAY LINE OF FM 158 BETWEEN AUSTINS' COLONY ROAD AND CURTIS STREET WEST OF BOONVILLE CEMETERY.

NAD-83 TEXAS STATE PLANE COORDINATES:
NORTHING = 10230736.049
EASTING = 3554337.609
ELEVATION – 316.75' NAVD

THIS INFORMATION IS TAKEN FROM ALTA SURVEY/REPLAT BY DAVID PETREE R.P.L.S. DATED NOVEMBER 5, 2013 AND HAS NOT BEEN INDEPENDENTLY VERIFIED

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT.

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TITLE: GRADING PLAN

PROJECT: BRYAN TOWNE CENTER
PROPOSED RETAIL EXPANSION
BLOCK 3, LOT 2R
3121 WILDFLOWER DRIVE
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

JOB No: 0813-15-006	DATE: 09/02/15
DRAWN BY: CAM	SCALE: (H) 1"=20' (V)
DESIGNED BY: JM	SHEET No: 6 OF 14
CHECKED BY: GM	
CONSTRUCTION CHECK – DATE	
CONSTRUCTION CHECK – DATE	
DEC Client Code: 0813	Rev. # 0

09/02/15
STATE OF TEXAS
GRAHAM MOORE
110132
LICENSED
PROFESSIONAL ENGINEER

GRAHAM MOORE
PROFESSIONAL ENGINEER
TEXAS LICENSE No. 110132

Rev.	Date	Comments	By

Texas811
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
A PHONE CALL CAN BE YOUR INSURANCE POLICY
CONTRACTORS TO NOTIFY TEXAS ONE CALL SYSTEM (1-800-245-4545) A MINIMUM OF 72 HOURS PRIOR TO START OF WORK

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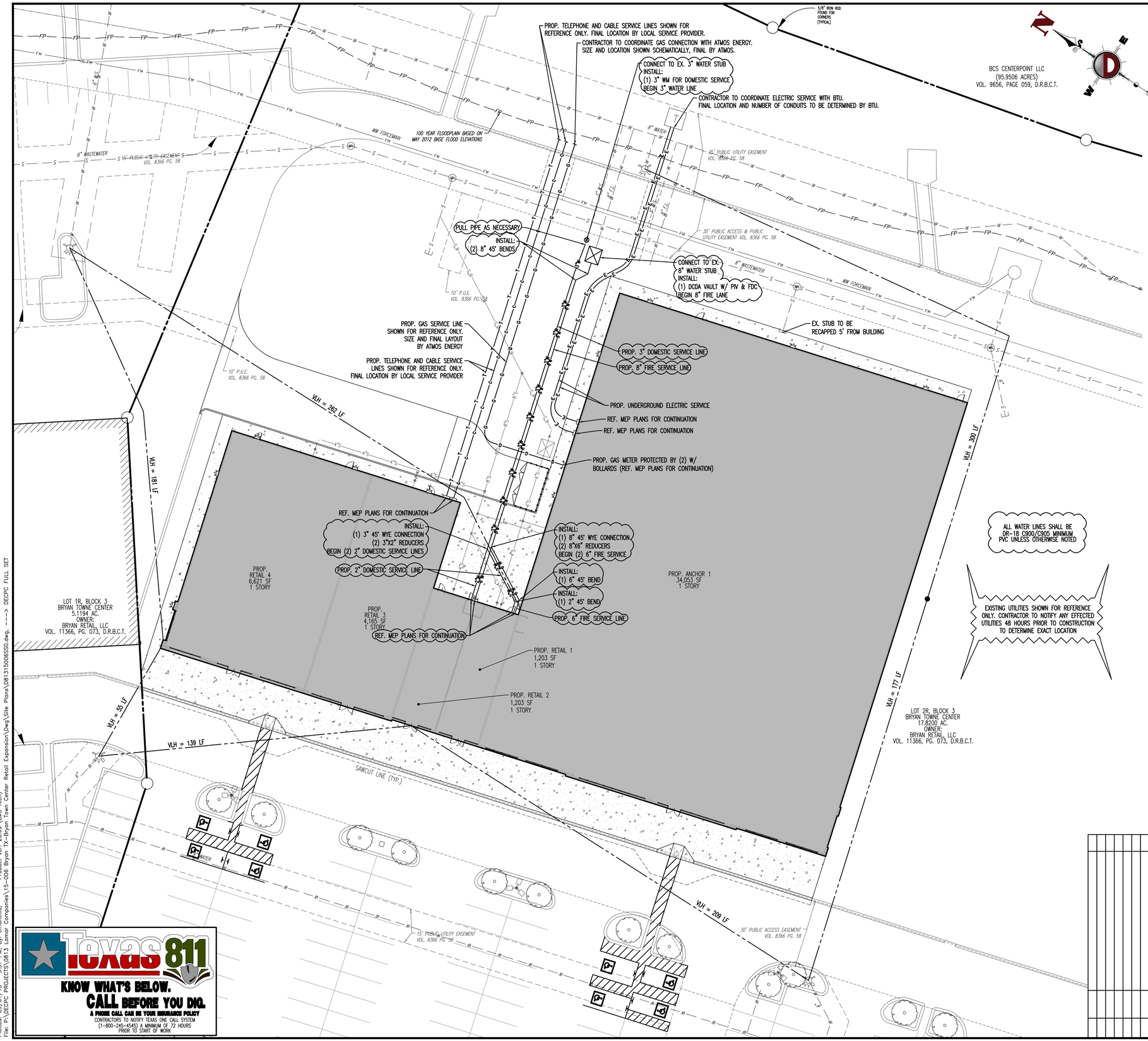

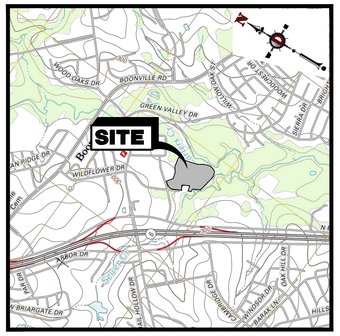

LOCATION MAP
1" = 2,000'

NOTE: ALL ROOFDRAIN DOWN SPOUTS SHALL DAYLIGHT ONTO PAVING. WHERE DOWNSPOUTS ARE LOCATED IN LANDSCAPE AREAS, SPLASH BLOCKS SHALL BE PROVIDED

GRADING/UTILITY LEGEND

	PROPERTY LINE (PARCEL IN QUESTION)
	OFF-SITE PROPERTY LINES
	APPROX. TEST PIT LOCATION
—W— —W—	APPROX. LOC. UNDERGROUND WATER LINE
—G— —G—	APPROX. LOC. UNDERGROUND GAS LINE
—OH—	EXISTING POWER POLE & O.H. ELECTRIC LINES
—T— —T—	APPROX. LOC. UNDERGROUND TEL. LINE
—S— —S— 8" CIP OR 15" RCP	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
17	EXISTING MINOR CONTOUR & ELEVATION
10	EXISTING MAJOR CONTOUR & ELEVATION
XXXXXXX	EXISTING ELEVATION
X TC 123.45	EXIST. TOP OF CURB ELEVATION
X G 122.95	EXIST. GUTTER ELEVATION
	EXIST. FIRE HYDRANT
	EXIST. UTILITY VALVE
	EXIST. UTILITY POLE
	EXIST. TRAFFIC SIGNAL
MW	EXIST. MONITORING WELL
	EXIST. CATCH BASIN
	EXIST. MANHOLE
—W— —W—	PROPOSED WATER LINE
—G— —G—	PROPOSED GAS MAIN
UGE&T	PROPOSED UNDERGROUND ELECTRIC SERVICE (NO. & SIZE OF CONDUITS NOT DEFINED)
—S— —S— OR	PROPOSED CONDUIT FOR TELEPHONE SERVICE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
XX	PROPOSED FINISH GRADE CONTOUR & ELEVATION
	PROPOSED DIRECTION OF DRAINAGE FLOW ARROW
	PROPOSED AREA LIGHT
C/O	PROP CLEAN OUT
TW:000.00 G:000.00	PROP. TOP OF WALL & FINISHED GRADE @ BASE OF WALL (ACTUAL BOTTOM OF WALL FOOTING TO BE ESTABLISHED BY WALL DESIGNER)
TC:000.00 G: 000.00	PROP. TOP OF CURB & FINISHED GRADE ELEV.
G: 000.00	PROP. SPOT ELEV.
FF:000.00	PROP. FINISHED FLOOR ELEV.
	PROP. "B" INLET
	PROP. "E" INLET
	PROP. DRAINAGE MANHOLE
	PROP. SANITARY SEWER MANHOLE
	PROP. OUTLET STRUCTURE
	PROP. FLARED END SECTION
	PROP. HEADWALL

GRAPHIC SCALE
-20 0 10 20 40 80
(IN FEET)
1 INCH = 20 FT.

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TITLE:
DRIANAGE & UTILITY PLAN

PROJECT: **BRYAN TOWNE CENTER**
PROPOSED RETAIL EXPANSION
BLOCK 3, LOT 2R
3121 WILDFLOWER DRIVE
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

JOB No: 0813-15-006	DATE: 09/02/15
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CHECKED BY: GM	7
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09/02/15
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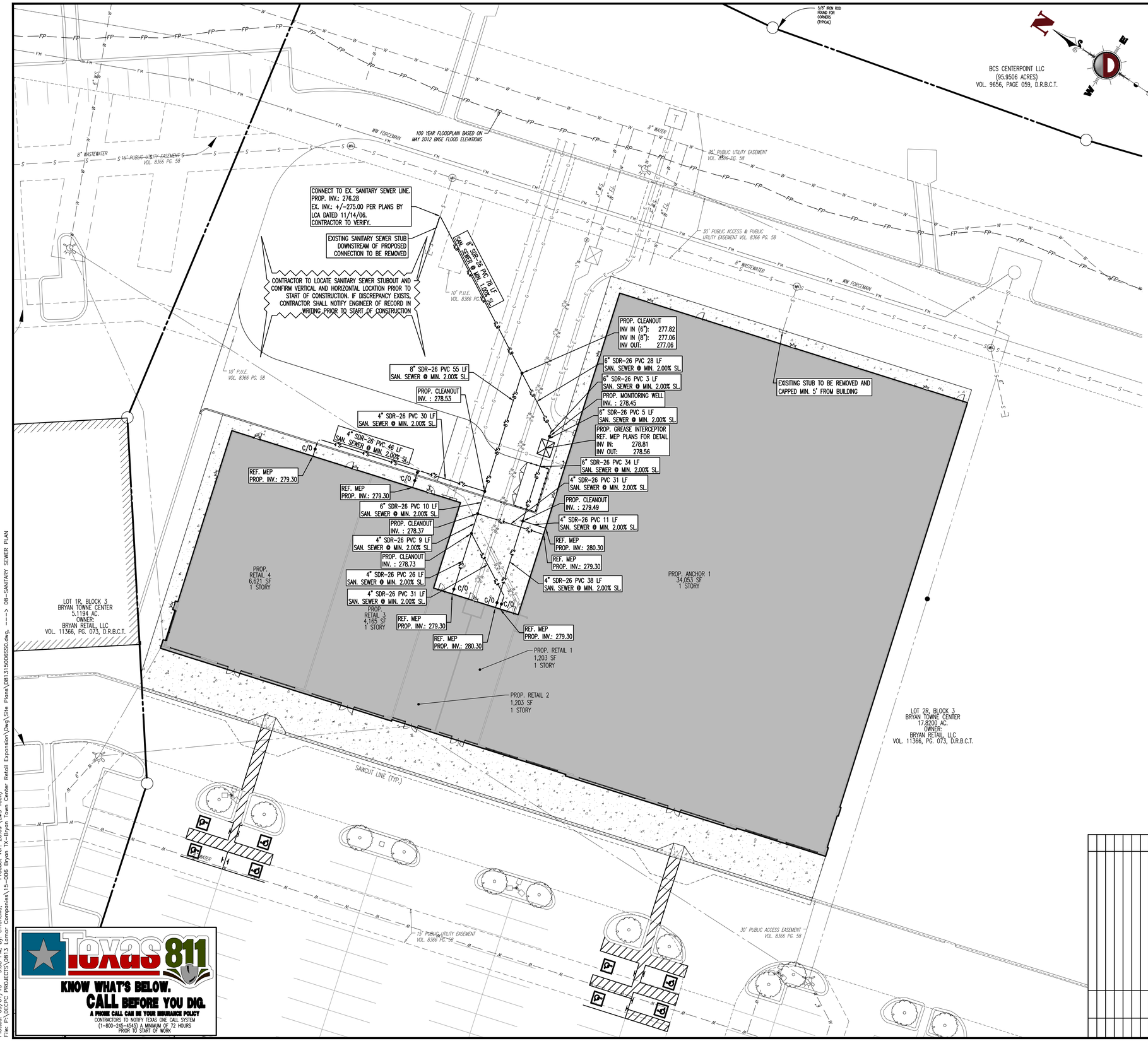

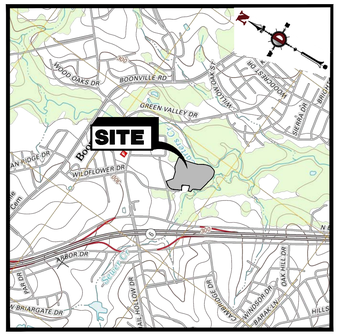

LOCATION MAP
1" = 2,000'

NOTE: WHERE 9' OF SEPARATION BETWEEN WATER AND SANITARY SEWER LINES CANNOT BE MAINTAINED, SANITARY SEWER SHALL BE SDR-26 MIN.

GRADING/UTILITY LEGEND

	PROPERTY LINE (PARCEL IN QUESTION)
	OFF-SITE PROPERTY LINES
	APPROX. TEST PIT LOCATION
—W— —W—	APPROX. LOC. UNDERGROUND WATER LINE
—G— —G—	APPROX. LOC. UNDERGROUND GAS LINE
—OH—	EXISTING POWER POLE & O.H. ELECTRIC LINES
—T— —T—	APPROX. LOC. UNDERGROUND TEL. LINE
—S— —S— 8" CIP OR	EXISTING SANITARY SEWER
15" RCP	EXISTING STORM SEWER
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	PROP. DRAINAGE MANHOLE
	PROP. SANITARY SEWER MANHOLE
	PROP. OUTLET STRUCTURE
	PROP. FLARED END SECTION
	PROP. HEADWALL

GRAPHIC SCALE

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(IN FEET)
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TITLE:

SANITARY SEWER PLAN

PROJECT: **BRYAN TOWNE CENTER**
PROPOSED RETAIL EXPANSION
BLOCK 3, LOT 2R
3121 WILDFLOWER DRIVE
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

JOB No: 0813-15-006	DATE: 09/02/15
DRAWN BY: CAM	SCALE: (H) 1"=20' (V)
DESIGNED BY: JM	SHEET No:
CHECKED BY: GM	8
CONSTRUCTION CHECK DATE	OF 14
CONSTRUCTION CHECK DATE	
DEC Client Code: 0813	Rev. # 0

09/02/15
STATE OF TEXAS
GRAHAM MOORE
110132
LICENSED
PROFESSIONAL ENGINEER

GRAHAM MOORE
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TEXAS LICENSE No. 110132

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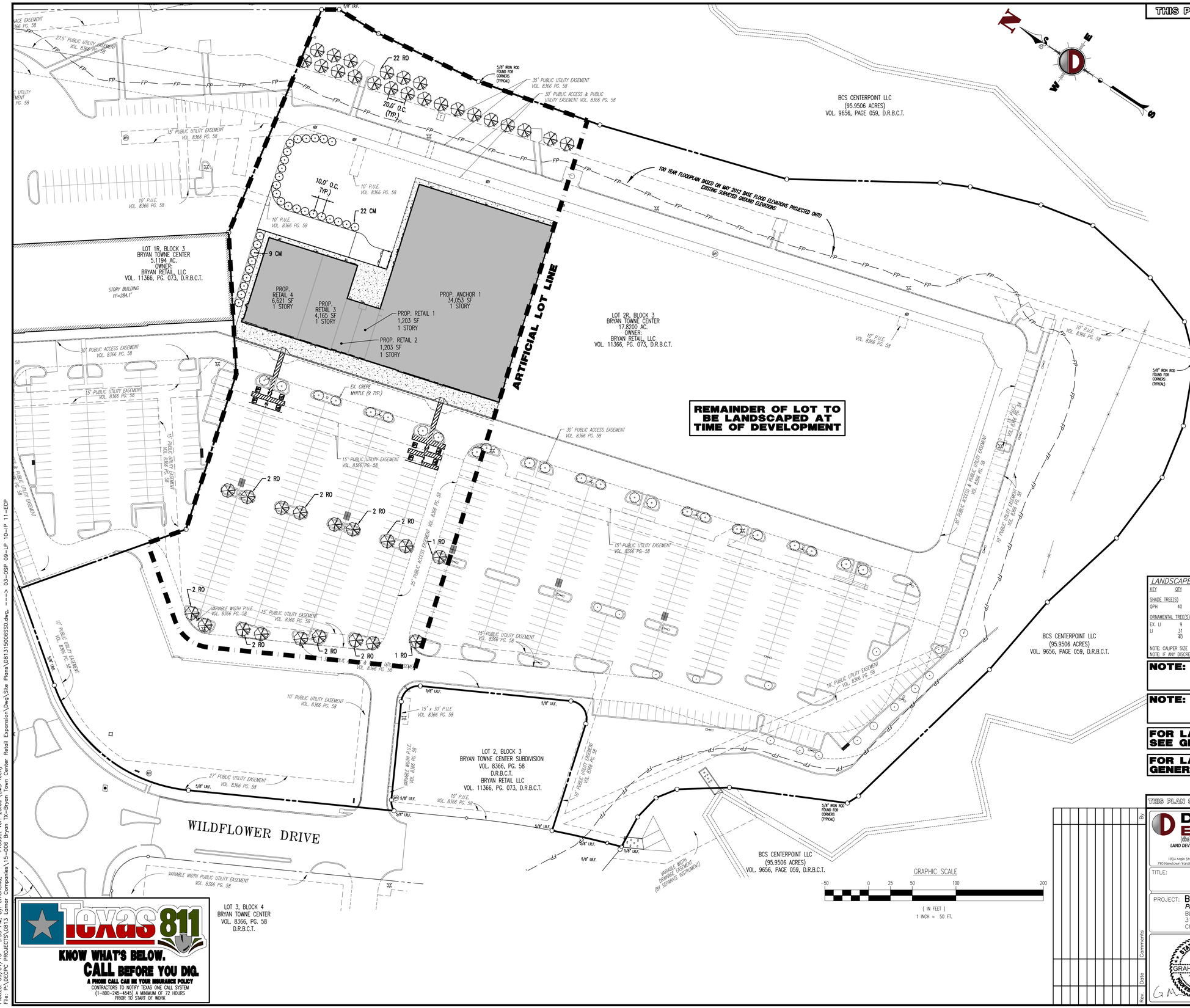

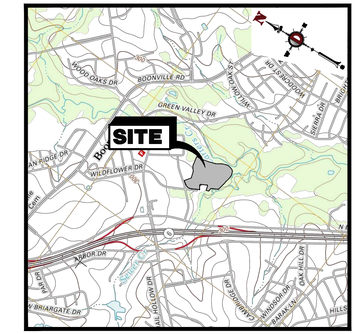

LOCATION MAP
1" = 2,000'

LANDSCAPE REQUIREMENTS (SECTION 62-429)

1. 15% OF THE DEVELOPED AREA SHALL BE LANDSCAPED.
   ARTIFICIAL LOT AREA = 223,948 SF
   BUILDING AREA = 47,245 SF
   SIDEWALK/PAVING AREA = 122,438 SF
   TOTAL DEVELOPMENT AREA = 169,683 SF
   169,683 SF * 0.15 = 25,453 SF LANDSCAPE AREA REQUIRED
   25,693 SF LANDSCAPE AREA PROVIDED
2. 50% OF REQUIRED LANDSCAPE AREA SHALL BE PLANTED IN TREES.
   23,482 * 0.5 = 12,727 EQUIVALENT SF REQUIRED
   21,875 EQUIVALENT SF PROVIDED
3. 50% OF TREES PLANTED SHALL BE CANOPY TREES
   9 EX TREES + 71 PROP TREES = 80 TOTAL TREES
   80 X 0.5 = 40 CANOPY TREES PROVIDED
   40 CANOPY TREES REQUIRED
4. EQUIVALENT SF OF PLANTINGS
   a. TREES
      EX. NONCANOPY TREES – 9 @ 100 SF EACH = 900 SF
      PROP. CANOPY TREES 40 @ 350 EACH = 14,000 SF
      PROP NANOCNOPY TREES –31 @ 225 SF = 6,975 SF
      TOTAL EQUIVALENT SF OF TREES – 21,875 SF
   b. GRASS/GROUNDCOVER
      54,265 * 10SF/100SF = 5,427 SF
      MAX 15% OF TOTAL AREA = 3,818 SF
   c. TOTAL EQUIVALENT SF OF PLANTINGS = 25,693 SF

LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREE(S)					
QPH	40	QUERCUS VIRGINIANA	LIVE OAK	3" CAL. MIN.	CANOPY TREE
ORNAMENTAL TREE(S)					
EX. LI	9	LAGERSTROEMIA INDICA	COMMON CRAPEMYRTLE	7–8' H	EX. NON CANOPY TREE
LI	31	LAGERSTROEMIA INDICA	COMMON CRAPEMYRTLE	7–8' H	CANOPY TREE
	40				

NOTE: CALIPER SIZE SHALL BE MEASURED 12" ABOVE GROUND
NOTE: IF ANY DISCREPANCIES OCCUR BETWEEN AMOUNTS SHOWN IN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

NOTE: CONTRACTOR TO CONFIRM THAT EXISTING IRRIGATION SYSTEM IS IN WORKING ORDER AND ALL LANDSCAPED AREAS ARE IRRIGATED

NOTE: ALL DISTURBED AREAS SHALL BE REESTABLISHED WITH A MINIMUM OF 70% VEGETATION PER TCEQ REGULATIONS

FOR LANDSCAPE DETAILS PLEASE SEE GENERAL NOTES SHEET 14 OF 14

FOR LANDSCAPE NOTES PLEASE SEE GENERAL NOTES SHEET 2 OF 14

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TITLE: LANDSCAPE PLAN

PROJECT: BRYAN TOWNE CENTER
PROPOSED RETAIL EXPANSION
BLOCK 3, LOT 2R
3121 WILDFLOWER DRIVE
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

JOB No: 0813-15-006	DATE: 09/02/15
DRAWN BY: CAM	SCALE: (H) 1"=50' (V)
DESIGNED BY: JM	SHEET No: 9 OF 14
CHECKED BY: GM	
CONSTRUCTION CHECK – DATE –	
CONSTRUCTION CHECK – DATE –	
DEC Client Code: 0813	Rev. # 0

09/02/15
STATE OF TEXAS
GRAHAM MOORE
110132
LICENSED
PROFESSIONAL ENGINEER
GM

GRAHAM MOORE
PROFESSIONAL ENGINEER
TEXAS LICENSE No. 110132

Rev. | Date | Comments | By

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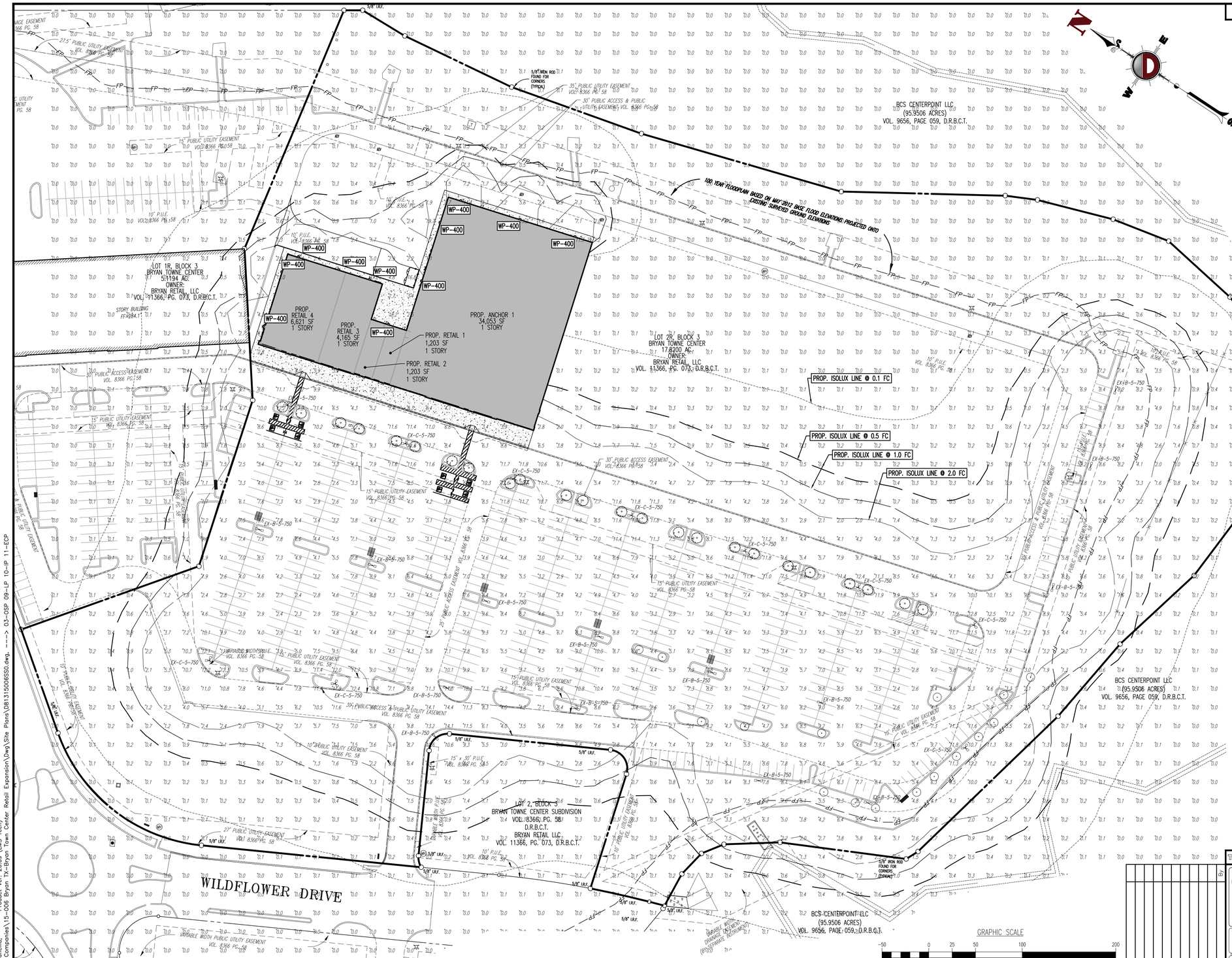

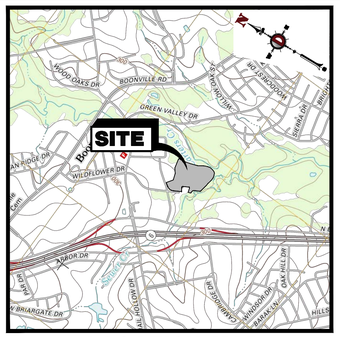

LOCATION MAP

1" = 2,000'

GENERAL NOTES

1. THIS LIGHTING PLAN ILLUSTRATES ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINARIES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER RELATED VARIABLE FIELD CONDITIONS.
2. ALL EXISTING CONDITIONS LIGHTING LEVELS ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES AND/OR ACTUAL FIELD MEASUREMENTS TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHTING LEVELS MAY DIFFER AND THE LIGHTING LEVELS DEPICTED ON THIS PLAN SHOULD BE CONSIDERED AS APPROXIMATE.
3. CONDUITS SHALL BE INSTALLED A MINIMUM OF 2 FEET BEHIND GUIDERAIL POSTS.
4. ALL WIRING METHODS AND EQUIPMENT CONSTRUCTION SHALL CONFORM TO THE CURRENT NATIONAL ELECTRICAL CODE.
5. REFER TO ARCHITECTURAL PLANS FOR LIGHTING DIAGRAM.

FOR LIGHTING DETAILS SEE CONSTRUCTION DETAILS SHEET 14 OF 14

LIGHTING LUMINAIRE SCHEDULE

SYMBOL	QUANTITY	LABEL	WATTAGE	MOUNTING HEIGHT	ARRANGEMENT	LIGHT LOSS FACTOR	MANUFACTURER	DESCRIPTION	IES FILE
	14	EX-B-5-750	750	25.0'	BACK-TO-BACK	0.8	CHALLENGER	EXISTING_AREA LIGHT_BACK TO BACK_TYPE 5 THROW PATTERN_750 WATT_PULSE START META	CHV-5-750-PSMV-CT.IES
	10	EX-C-5-750	750	25.0'	TRIANGULAR HEAD @ 120 DEGREES	0.8	CHALLENGER	EXISTING_AREA LIGHT_TRIANGULAR HEAD_ TYPE 5 THROW PATTERN_750 WATT_PULSE START M	CHV-5-750-PSMV-CT.IES
	11	WP-400	400	15.0'	SINGLE	0.8	CHALLENGER	CHALLENGER_EAGLE II_WALL PACK_400 WATTS	EOM2-WB-400-PSMH-PG.IES

ISO CURVES ARE MAINTAINED AND SHOWN AT 0.1, 0.5, 1.0 AND 2.0 FC.

THE CALCULATIONS SHOWN WERE MADE UTILIZING ACCEPTED PROCEDURES OF THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA. VARIATIONS IN LAMP OUTPUT, BALLAST OUTPUT, LINE VOLTAGE, DIRT DEPRECIATION, AND OTHER FACTORS MAY AFFECT ACTUAL RESULTS. UNLESS OTHERWISE STATED, ALL RESULTS ARE MAINTAINED VALUES, UTILIZING ACCEPTED LIGHT LOSS FACTORS (LLF).

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Texas Registered Engineering Firm No. F-13660
14521 Old Katy Road - Suite 250
Houston, TX 77079
T: 281.789.6400
www.dynamicec.com

Rev.	Date	Comments	By

TITLE: LIGHTING PLAN

PROJECT: BRYAN TOWNE CENTER
PROPOSED RETAIL EXPANSION
BLOCK 3, LOT 2R
3121 WILDFLOWER DRIVE
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

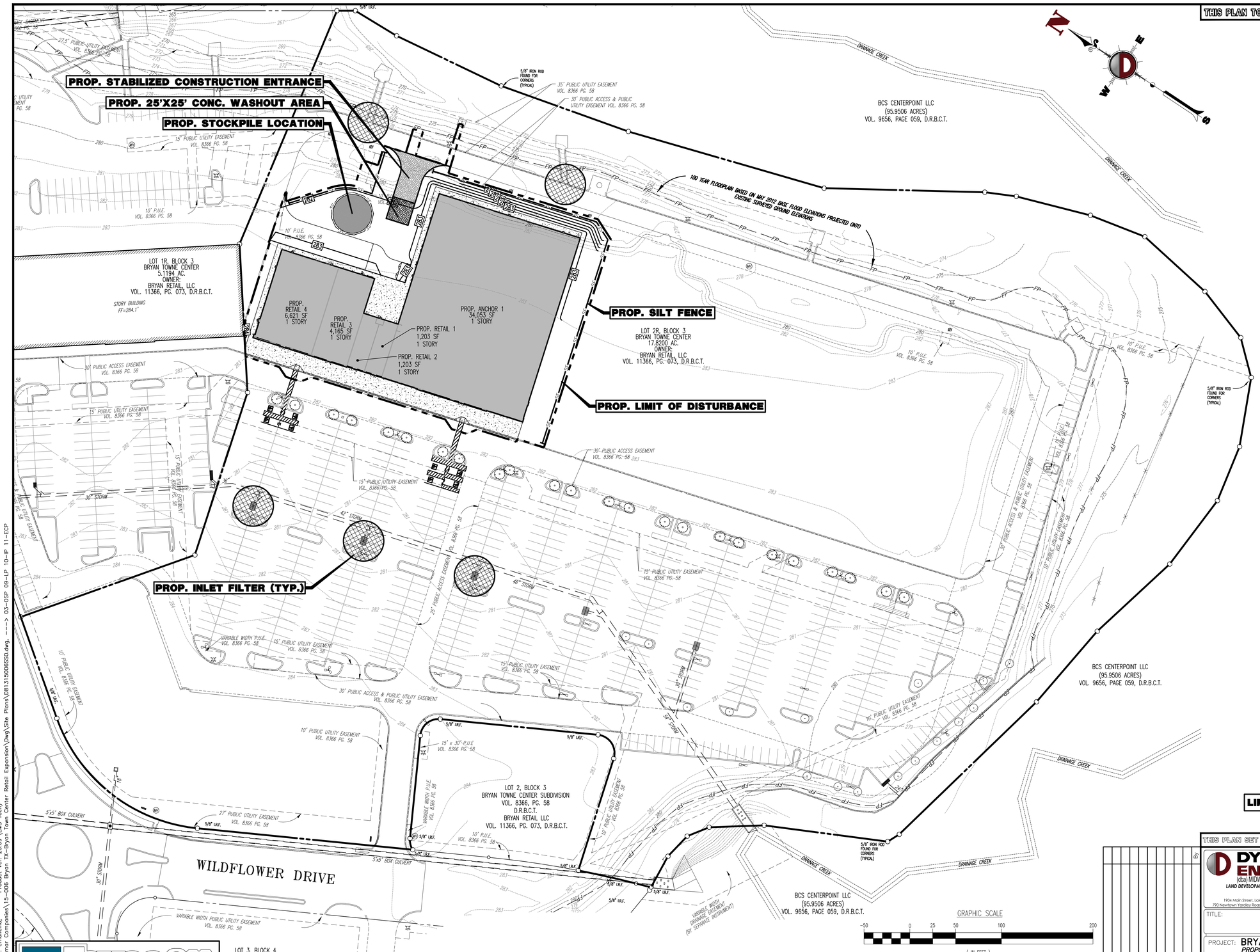
JOB No: 0813-15-006	DATE: 09/02/15
DRAWN BY: CAM	SCALE: (H) 1"=50' (V)
DESIGNED BY: JM	SHEET No: 10 OF 14
CHECKED BY: GM	
CONSTRUCTION CHECK — DATE —	
CONSTRUCTION CHECK — DATE —	
DEC Client Code: 0813	Rev. # 0

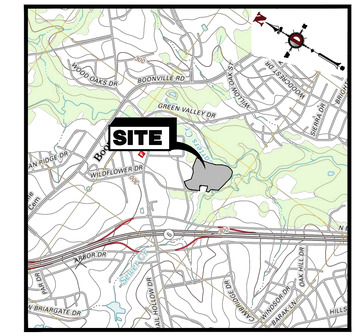
STATE OF TEXAS
GRAHAM MOORE
110132
LICENSED
PROFESSIONAL ENGINEER
09/02/15

GRAHAM MOORE
PROFESSIONAL ENGINEER
TEXAS LICENSE No. 110132

Plotted: 09/01/15 – 9:54 PM, By: cmancilla, – Product Ver: 20.0s (LMS Tech)
File: P:\DECPC PROJECTS\0813 Lamar Companies\15-006 Bryan TX-Bryan Town Center Retail Expansion\Dwg\Site Plans\0813150065SO.dwg, ---> 03-OSP 09-LP 10-IP 11-ECP

THIS PLAN TO BE UTILIZED FOR SOIL EROSION & SEDIMENT CONTROL PURPOSES ONLY





LOCATION MAP
1" = 2,000'

EROSION CONTROL LEGEND

- PROP. LIMIT OF DISTURBANCE LINE
- PROP. SILT FENCE LINE
- PROP. TREE PROTECTION FENCE LINE
- PROP. INLET FILTER
- PROP. HAYBALE SEDIMENT BARRIER

LIMIT OF DISTURBANCE = 87,195 SF. (2.001 Ac.)

GRAPHIC SCALE
-50 0 25 50 100 200
(IN FEET)
1 INCH = 50 FT.

Texas 811
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CONTRACTORS TO NOTIFY TEXAS ONE CALL SYSTEM
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DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
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790 Newtown Yardley Road, Suite 425, Newtown, Pennsylvania 18940 Ph: 267.685.0276 Fax: 267.685.0361 | 8 Robbins Street, Toms River, New Jersey 08753 Ph: 732.974.0198 Fax: 732.974.3521

TITLE: EROSION CONTROL PLAN

PROJECT: BRYAN TOWNE CENTER
PROPOSED RETAIL EXPANSION
BLOCK 3, LOT 2R
3121 WILDFLOWER DRIVE
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

JOB No: 0813-15-006	DATE: 09/02/15
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09/02/15
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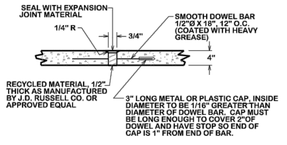
File: P:\DECPC PROJECTS\0813 Lamar Companies\15-006 Bryan Town Center Retail Expansion\Dwg\Site Plans\0813150065S0.dwg, ---> 03-OSP 09-LP 10-IP 11-ECP

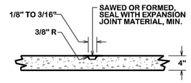
CITY DETAILS TO SUPERCEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE

NOTES:

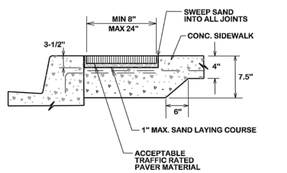
1. SIDEWALK PLACEMENT SHALL BE IN ACCORDANCE WITH B/CS UNIFIED DESIGN GUIDELINES.
2. FINISH: LIGHT BROOM FINISH. JOINTS TO BE TOOLED 1" DEEP AT AN INTERVAL EQUAL TO THE SIDEWALK WIDTH. EXPANSION JOINTS @ 40' O.C.,CONTRACTION JOINTS @ 4' O.C.
3. DOWEL IN AND TIE TO ANY CONCRETE STRUCTURE ADJACENT TO SIDEWALK (DRIVEWAY, INLET BOX, CURB, JUNCTION BOX, ETC.) WITH #3 x 12" BARS @ 12" O.C. OR #4 x 12" BARS @ 18" O.C.
4. COMPACTION: COMPACTED SUBGRADE MATERIAL COMPACTED TO A DENSITY AT LEAST 98% OF MAXIMUM DRY DENSITY AS DETERMINED BY PROCTOR COMPACTION TEST ASTM D698 (STANDARD) AND SHALL BE 0-4% WET OF THE OPTIMUM MOISTURE CONTENT
5. A MINIMUM CLEAR PEDESTRIAN WIDTH AS DEFINED BY TAS AND ADA SHALL BE PROVIDED FOR ENTIRE LENGTH OF SIDEWALK.



SIDEWALK EXPANSION & CONSTRUCTION JOINT

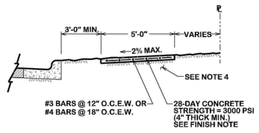


SIDEWALK CONTRACTION JOINT

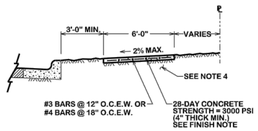


SIDEWALK PAVER SECTION

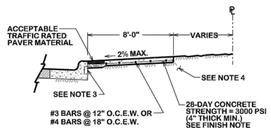
CONCRETE SIDEWALK



ALONG LOCAL STREETS

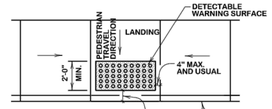


ALONG MINOR COLLECTORS AND LARGER



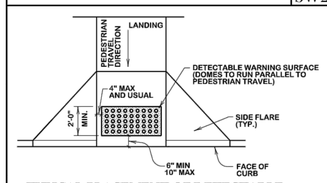
ALONG MINOR COLLECTORS AND LARGER

SW1-02



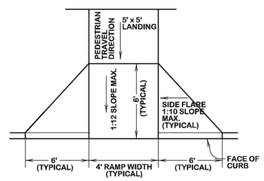
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE

SW2-00



TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN

SW2-01



TYPICAL AMBULATORY RAMP W/ FLARED WINGS

SW2-02

CROSSWALKS:

CROSSWALK MARKINGS ARE IMPORTANT TRAFFIC CONTROL DEVICES AT CONTROLLED INTERSECTIONS. THESE DEVICES IDENTIFY THE APPROPRIATE LOCATION FOR PEDESTRIANS TO CROSS THE INTERSECTION AS WELL AS INFORMING DRIVERS WHERE PEDESTRIANS MAYBE PRESENT. NOT ALL LOCATIONS NEED THE CROSSWALKS MARKED; HOWEVER, TYPICALLY COLLECTOR AND ARTERIAL STREETS DO. AS STATED IN THE TMUTCD, AN ENGINEERING STUDY SHOULD BE PERFORMED BEFORE CROSSWALKS ARE INSTALLED AT LOCATIONS OTHER THAN CONTROLLED INTERSECTIONS.

THE CITY OF BRYAN'S PREFERENCE FOR MARKING CROSSWALKS IS THE LONGITUDINAL (OR "LADDER" STYLE). THE CITY OF COLLEGE STATION'S PREFERENCE IS THE TYPICAL "TRANSVERSE" STYLE; HOWEVER, IN THE NORTHGATE AREA, ADJACENT TO SCHOOL OR SCHOOL ZONES, AND OTHER HIGH PEDESTRIAN CROSSINGS, THE LONGITUDINAL (OR "LADDER" STYLE) IS PREFERRED. DEVIATION FROM THESE PREFERENCES WILL BE ALLOWED ONLY WITH THE APPROVAL OF THE CITY ENGINEER.

THE LONGITUDINAL STYLE MARKING SHALL BE 24" WIDE AND 8 FEET IN LENGTH, SPACED 48-INCHES APART. THE TRANSVERSE MARKINGS SHALL CONSIST OF TWO 12-INCH WIDE LINES SEPARATED BY 6 FEET OF UNMARKED PAVEMENT. ALL CROSSWALK PAVEMENT MARKINGS SHALL ALWAYS MEET TxDOT'S SPECIFICATION FOR TYPE I MARKINGS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

ADDITIONAL INFORMATION ABOUT CROSSWALK MARKINGS CAN BE FOUND IN THE TMUTCD.

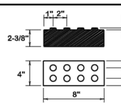
CROSSWALKS WITH BRICK PAVERS, STAMPED ASPHALT, STAMPED CONCRETE, ETC., SHALL ALSO REQUIRE RETRO-REFLECTIVE, THERMOPLASTIC TRANSVERSE STRIPING.

DETECTABLE WARNINGS GENERAL NOTES:

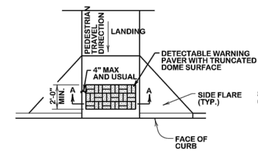
1. CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 4.29 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. FURNISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
2. DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
3. ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
4. SHADED AREAS ON SHEETS 3 AND 4 INDICATE THE APPROXIMATE LOCATION FOR THE DETECABLE WARNING SURFACE FOR EACH CURB RAMP TYPE.
5. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
6. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 10" FROM THE EXTERIOR OF THE FACE OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.
7. ACCEPTABLE PAVER MATERIAL SHALL BE CLAY, VITRIFIED POLYMER COMPOSITE, PRECAST POLYMER CONCRETE, AND CONCRETE.

PEDESTRIAN FACILITIES GENERAL NOTES:

1. ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
2. LANDINGS SHALL BE A 5' X 5' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
3. MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4' X 4' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
4. MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP IS 2%.
5. CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. EITHER BECAUSE THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR BECAUSE THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED. OTHERWISE, PROVIDE FLARED SIDES.
6. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND 16 TAC 68.102.
7. TO SERVE AS A PEDESTRIAN REFUGE AREA, THE MEDIAN SHOULD BE A MINIMUM OF 5' WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
8. CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, CURB RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
9. EXISTING FEATURES THAT COMPLY WITH TAS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
10. HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. PROVIDE CURB RAMPS WHEREVER ON ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
11. SEPARATE CURB RAMP AND LANDINGS FROM ADJACENT SIDEWALK AND ANY OTHER ELEMENTS WITH PREMOLD OR BOARD JOINT OF 3/4" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
12. PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET.
13. FLARE SLOPE SHALL NOT EXCEED 10% MEASURED ALONG CURB LINE.



DETECTABLE WARNING PAVER

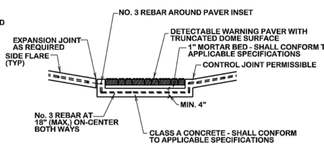


TRUNCATED DOME PATTERN CURB RAMP

GENERAL NOTES (PAVERS)

FURNISH DETECTABLE WARNING PAVER UNITS MEETING ALL REQUIREMENTS OF ASTM C-936, C-33. LAY IN A TWO BY TWO UNIT BASKET WEAVE PATTERN OR AS DIRECTED.

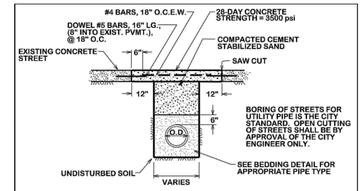
LAY FULL-SIZE UNITS FIRST FOLLOWED BY CLOSURE UNITS CONSISTING OF AT LEAST 25 PERCENT OF A FULL UNIT. CUT DETECTABLE WARNING PAVER UNITS USING A POWER SAW.



SECTION A-A

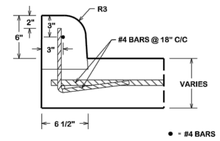
DETECTABLE WARNING PAVER

SW2-03



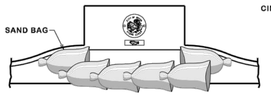
OPEN CUT CONCRETE STREET

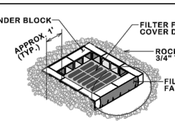
ST4-02

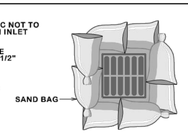


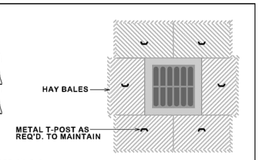
DOWELLED IN CURBS DETAIL

ST1-02









NOTE:

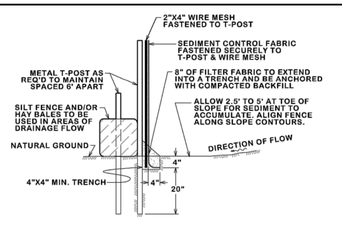
TEMPORARY DEVICES AROUND STORMS DRAINS ARE USED TO DETAIN AND/OR FILTER SEDIMENT-LADEN RUNOFF. THE PROTECTION ALLOWS SEDIMENT TO SETTLE PRIOR TO DISCHARGE INTO A STORM DRAIN INLET OR CATCH BASIN.

SAND BAGS SHALL BE UV RESISTANT AND MUST NOT DEGRADE DUE TO ATMOSPHERIC CONDITIONS.

SAND BAGS SHALL BE REPLACED UPON FIRST SIGN OF DETERIORATION.

STORM DRAIN INLET PROTECTION

SWPP1-00



SILT FENCE ASSEMBLY

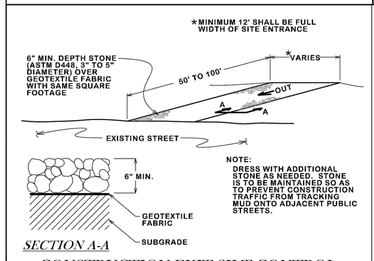
SWPP1-03

GENERAL NOTES:

ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.

APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.

ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.



NOTE:
DRESS WITH ADDITIONAL STONE AS NEEDED. STONE IS TO BE MAINTAINED SO AS TO PREVENT CONSTRUCTION TRAFFIC FROM TRACKING MUD ONTO ADJACENT PUBLIC STREETS.

SECTION A-A

CONSTRUCTION EXIT SILT CONTROL

SWPP1-02

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

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DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
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PROPOSED RETAIL EXPANSION
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CITY OF BRYAN, BRAZOS COUNTY, TEXAS

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STATE OF TEXAS — GRAHAM MOORE — 110132 — LICENSED PROFESSIONAL ENGINEER — 09/02/15

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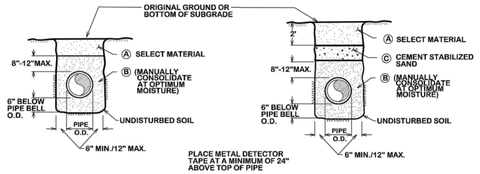
NOTES:

1. *FOR BEDDING AND TRENCHING WITHIN ALL EXISTING PAVED AREAS, SEE DETAILS FOR OPEN CUT STREETS. (Details ST4-00, ST4-01, ST4-02). THIS NOTE DOES NOT APPLY TO STREETS BEING RECONSTRUCTED.*
2. ALL BEDDING & INSTALLATION OF PVC PIPE SHALL BE IN ACCORDANCE TO ANSI/AWWA STANDARDS FOR PVC PIPE.
3. ALL BEDDING & INSTALLATION OF DUCTILE IRON PIPE SHALL BE IN ACCORDANCE TO ANSI/AWWA C150/A21.50.
4. COMPACTION SHALL BE ATTAINED BY MECHANICAL TAMPING.
5. ALL TRENCHES SHALL BE BACK FILLED AND TEMPORARY PAVING OR PLANKING PLACED AT THE END OF EACH WORKING DAY.

Ⓐ SELECT NATIVE MATERIAL
MATERIAL EXCAVATED FROM THE DITCH, (WHICH IS FREE OF ROCKS, LUMPS, CLODS, OR DEBRIS LARGER THAN TWO (2) INCHES IN THE LARGEST DIMENSION), COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NON-STRUCTURAL AREAS (ie...YARDS, PASTURES, EASEMENTS) AND TO A MINIMUM OF 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NEW STREET AREAS AND STREETS TO BE RECONSTRUCTED.

Ⓑ GRANULAR MATERIAL
MATERIAL SHALL BE BANK RUN RIVER SAND WHICH IS FREE OF DETRIMENTAL QUANTITIES OF CLAY, DEBRIS, OR ORGANIC MATERIAL AND WHICH, WHEN TESTED BY STANDARD LABORATORY METHODS, MEET THE FOLLOWING REQUIREMENTS:
MAXIMUM LIQUID LIMIT.....45
MAXIMUM PLASTICITY INDEX.....15
MAXIMUM PERCENT PASSING NO. 200 SIEVE.....35
MINIMUM PERCENT PASSING 3/4" SIEVE.....100
THE MATERIAL SHALL BE FREE FLOWING AND WHEN WET, SHALL NOT ADHERE TO FORM A BALL WHEN PRESSED IN THE HAND.

Ⓒ CEMENT STABILIZED SAND



NON-STRUCTURAL AREAS

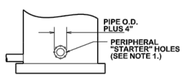
AREAS TO BE PAVED OR STREETS TO BE RECONSTRUCTED

BEDDING AND TRENCH FOR DI PIPE & PVC PIPE

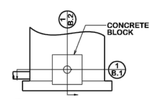
S1-01

NOTES:

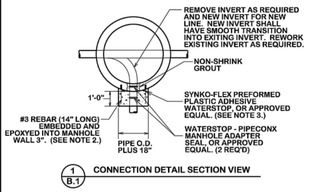
1. 1" DIA. "STARTER" HOLES SHALL BE DRILLED THROUGH WALL OF EXISTING MANHOLE SPACED 3" APART CENTER TO CENTER. AFTER "STARTER" HOLES HAVE BEEN INSTALLED AND APPROVED BY A CITY INSPECTOR, THE CONTRACTOR SHALL BEGIN REMOVING THE CONCRETE INSIDE THE PERIPHERAL "STARTER" HOLES. CONCRETE SHALL BE REMOVED WITH PNEUMATIC HAND TOOLS.
2. THE NUMBER OF REBAR DOWELS SHALL VARY WITH SIZE OF OPENING. REBAR SHALL NOT BE SPACED MORE THAN 12" CC.
3. WATERSTOP SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS REQUIREMENTS.
4. CONCRETE SHALL BE 3,000 P.S.I.



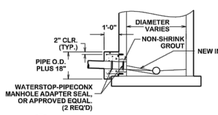
1/A OPENING CREATION DETAIL



1/B MANHOLE CONNECTION DETAIL



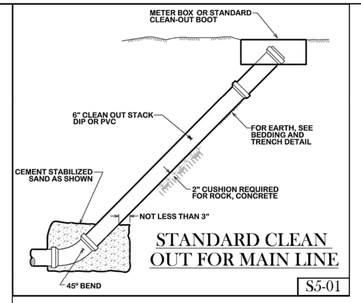
1/B.1 CONNECTION DETAIL SECTION VIEW



1/B.2 CONNECTION DETAIL SECTION VIEW

STANDARD MANHOLE TIE-IN

S3-01



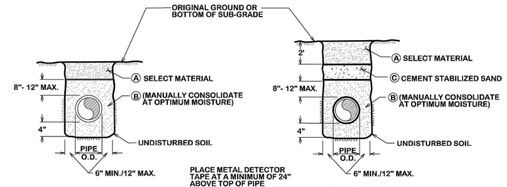
STANDARD CLEAN OUT FOR MAIN LINE

S5-01

Ⓐ SELECT MATERIAL
MATERIAL EXCAVATED FROM THE DITCH, (WHICH IS FREE OF ROCKS, LUMPS, CLODS, OR DEBRIS LARGER THAN TWO (2) INCHES IN THE LARGEST DIMENSION), COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NON-STRUCTURAL AREAS (ie...YARDS, PASTURES, EASEMENTS) AND TO A MINIMUM OF 98% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD) AT A MOISTURE CONTENT WITHIN OPTIMUM TO +4% OF OPTIMUM UNDER NEW STREET AREAS AND STREETS TO BE RECONSTRUCTED.

Ⓑ GRANULAR MATERIAL
MATERIAL SHALL BE BANK RUN RIVER SAND WHICH IS FREE OF DETRIMENTAL QUANTITIES OF CLAY, DEBRIS, OR ORGANIC MATERIAL AND WHICH, WHEN TESTED BY STANDARD LABORATORY METHODS, MEET THE FOLLOWING REQUIREMENTS:
MAXIMUM LIQUID LIMIT.....46
MAXIMUM PLASTICITY INDEX.....15
MAXIMUM PERCENT PASSING NO. 200 SIEVE.....35
MINIMUM PERCENT PASSING 3/4" SIEVE.....100
THE MATERIAL SHALL BE FREE FLOWING AND WHEN WET, SHALL NOT ADHERE TO FORM A BALL WHEN PRESSED IN THE HAND.

Ⓒ CEMENT STABILIZED SAND



NON-STRUCTURAL AREAS

AREAS TO BE PAVED OR STREETS TO BE RECONSTRUCTED

NOTES:

1. *FOR BEDDING AND TRENCHING WITHIN ALL EXISTING PAVED AREAS, SEE DETAILS FOR OPEN CUT STREETS. (Details ST4-00, ST4-01, ST4-02). THIS NOTE DOES NOT APPLY TO STREETS BEING RECONSTRUCTED.*
2. *EVERY 100 FEET PROVIDE A WATER STOP BLOCK COMPOSED OF CEMENT SAND OR NATIVE MATERIAL DEPENDING ON EMBEDMENT. BLOCK SHALL BE 5 FEET IN LENGTH. NO BEDDING SAND IN THIS AREA.*
3. ALL BEDDING & INSTALLATION OF PVC PIPE SHALL BE IN ACCORDANCE WITH ANSI/AWWA STANDARDS FOR PVC PIPE.
4. ALL BEDDING & INSTALLATION OF DUCTILE IRON PIPE SHALL BE IN ACCORDANCE WITH ANSI/AWWA C150/A21.50
5. COMPACTION SHALL BE ATTAINED BY MECHANICAL TAMPING.
6. RELATIVE COMPACTION SHALL BE TESTED IN THE PRESENCE OF THE CITY ENGINEER.
7. DUST RESULTING FROM THE CONTRACTOR'S PERFORMANCE OF THE WORK, EITHER INSIDE OR OUTSIDE THE RIGHT-OF-WAY, SHALL BE CONTROLLED BY THE CONTRACTOR.
8. ALL TRENCHES SHALL BE BACK FILLED AND TEMPORARY PAVING OR PLATING PLACED AT THE END OF EACH WORKING DAY.

BEDDING AND TRENCH FOR DI PIPE & PVC PIPE

W4-02

THRUST BLOCK NOTES:

1. ALL CALCULATIONS ARE BASED ON INTERNAL PRESSURE OF 200 psi FOR 24" AND SMALLER INNER DIAMETER PIPE.
2. ALL BEARING SURFACES OF THRUST BLOCKS SHALL BE PLACED AGAINST UNDISTURBED EARTH OR ROCK.
3. CONCRETE FOR BLOCKING SHALL BE 2000 psi.
4. DIMENSIONS MAY BE VARIED AS REQUIRED BY FIELD WHERE AND AS DIRECTED BY THE ENGINEER. THE VOLUME OF CONCRETE BLOCKING SHALL NOT BE LESS THAN SHOWN HERE.
5. WATER MAIN SHALL NOT BE PRESSURIZED UNTIL ALL CONCRETE BLOCKING HAS REACHED 1500 psi.

TEE SCHEDULE

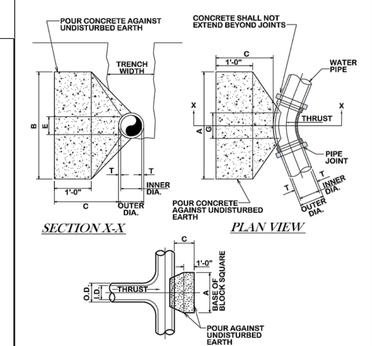
ID (in)	THRUST (tons)	C (ft)	A (ft)	VOLUME (c.y.)
4,6,8	5.1	1.5	2.5	0.3
10,12	11.3	1.5	3.5	0.6

NOTE:
USE POLYETHYLENE WRAP OR EQUAL BETWEEN CONCRETE & PLUG TO PREVENT CONCRETE FROM STICKING TO PLUG.

HORIZONTAL THRUST BLOCK SCHEDULE

BEND	SIZE	A (ft)	B (ft)	C (ft)	E (ft)	G (ft)	VOLUME (c.y.)
90°	6,8"	5.0	1.5	1.5	0.9	2.7	0.4
	10,12"	6.5	2.5	1.5	1.2	4.0	1.0
45°	6,8"	2.0	2.0	1.5	0.9	1.5	0.2
	10,12"	3.5	2.5	1.5	1.2	2.2	0.5
22.5°	6,8"	1.5	1.5	1.5	0.9	0.8	0.1
	10,12"	2.0	2.5	1.5	1.2	1.1	0.3
11.25°	6,8"	1.0	1.5	1.5	0.9	0.4	0.1
	10,12"	1.5	1.5	1.5	1.2	0.6	0.1

THRUST BLOCK DETAILS

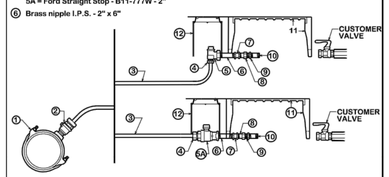


TYPICAL HORIZONTAL THRUST BLOCK

W2-00

NOTES:

1. Service saddle, SS straps, CC threads installed per manufacturer's recommendations. All main types: Smith Blair 317
2. Corporation Stop: Ford FB 1000-7-Q (cc thread) - 2"
3. Service tubing: Type K copper - cu - soft - 2"
4. Ford male adapter - C84-77-Q - 2"
5. Meter box valve: 5 = Ford Angle Stop - BA-11-777W - 2" 5A = Ford Straight Stop - B11-777W - 2"
6. Brass nipple I.P.S. - 2" x 6"
7. Brass coupling I.P.S. - 2"
8. Swivel nut - C38-77 - 2"
9. Meter adapter - BBIM 77 - 2"
10. Brass nipple I.P.S. - 2" x 3"
11. Meter box and lid: Old Castle meter box, CI lid with Reader #65
12. Meter box and lid: Old Castle 12" round valve box #3RT



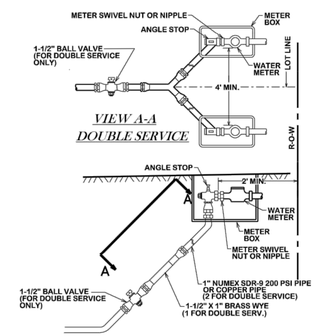
CITY OF BRYAN STRAIGHT OR ANGLE TAP - 2"

W6-03

NOTES:

1. ALL CONNECTIONS TO BE COMPRESSION TYPE.
2. MATERIAL USED SHALL BE AS SPECIFIED OR AN APPROVED EQUAL.
3. ALL SERVICE WYES & EXTENSIONS ARE TO BE INSTALLED WITH THE MAIN LINE CONSTRUCTION.
4. EXISTING METER BOXES ARE TO BE REMOVED. THE NEW METER BOXES SHALL BE OLD CASTLE.

METER NUT SIZE	FORD PART NO.
3/4" x 2.5" Long	C38-23-2-5
3/4" x 3" Long	C38-23-3
3/4" x 12" Long	C38-23-12
1" x 2.625" Long	C38-44-2-625
1" x 8.5" Long	C38-44-8-5
1-1/2" Meter Nipple	C38-66-2-875
1-1/2" Meter Bushing	BBIM-66
2" Meter Nipple	C38-77
2" Meter Bushing	BBIM-77



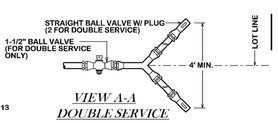
CITY OF BRYAN WATER SERVICE RECONNECTION

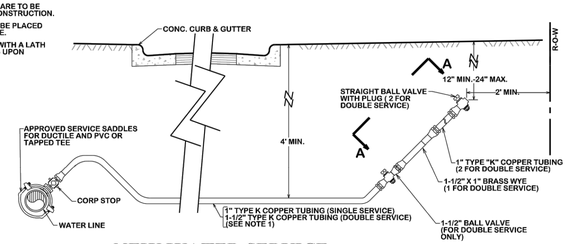
W6-04

NOTES:

1. NO SPLICES IN COPPER TUBING WILL BE ALLOWED FOR SINGLE SERVICE OR BETWEEN THE SERVICE SADDLE AND THE WYE FOR DOUBLE SERVICE.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PRESSURE TEST LINE IMMEDIATELY AFTER THE STREET CROSSINGS HAVE BEEN INSTALLED.
3. MARK EACH SERVICE END WITH METAL "T" POST PAINTED BLUE.
4. MATERIAL USED SHALL BE AS SPECIFIED OR AN APPROVED EQUAL.
5. ALL CONNECTIONS TO BE COMPRESSION TYPE.
6. ALL SERVICE WYES & EXTENSIONS ARE TO BE INSTALLED WITH THE MAIN LINE CONSTRUCTION.
7. METERS AND VALVE BOXES SHALL BE PLACED BY THE CITY UPON PAYMENT OF FEE.
8. LOT CORNERS SHALL BE MARKED WITH A LATH UNDER THE SUPERVISION F A RPLS UPON COMPLETION OF CONSTRUCTION.

** SEE TECHNICAL SECTION 33 12 13 FOR MATERIAL REQUIREMENTS





NEW WATER SERVICE

(SHORT AND LONG SIDE)

W2-01

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

Rev.	Date	Comments	By

DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
Texas Registered Engineering Firm No. F-13660
14521 Old Katy Road - Suite 250
Houston, TX 77079
T: 281.789.6400
www.dynamicec.com
Additional offices conveniently located at:
1301 Central Expressway South, Suite 210, Allen, Texas 75013 Ph: 972.534.2100
1904 Main Street, Lake Como, New Jersey 07719 Ph: 732.974.0198 Fax: 732.974.3521 | 245 Main Street, Suite 110, Chester, New Jersey 07930 Ph: 908.879.9229 Fax: 908.879.0222
790 Newtown Yardley Road, Suite 425, Newtown, Pennsylvania 18940 Ph: 267.685.0276 Fax: 267.685.0361 | 8 Robbins Street, Toms River, New Jersey 08753 Ph: 732.974.0198 Fax: 732.974.3521

TITLE: CONSTRUCTION DETAILS

PROJECT: BRYAN TOWNE CENTER
PROPOSED RETAIL EXPANSION
BLOCK 3, LOT 2R
3121 WILDFLOWER DRIVE
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

JOB No: 0813-15-006	DATE: 09/02/15
DRAWN BY: CAM	SCALE:(H) NOT TO (V) SCALE
DESIGNED BY: JM	SHEET No:
CHECKED BY: GM	13
CONSTRUCTION CHECK DATE	OF 14
CONSTRUCTION CHECK DATE	
DEC Client Code: 0813	Rev. # 0

09/02/15
STATE OF TEXAS
GRAHAM MOORE
110132
LICENSED
PROFESSIONAL ENGINEER
GM

GRAHAM MOORE
PROFESSIONAL ENGINEER
TEXAS LICENSE No. 110132

Plotted: 09/01/15 – 10:01 PM, By: cmancilla, – Product Ver: 20.0s (LMS Tech)
File: P:\DECPC PROJECTS\0813 Lamar Companies\15-006 Bryan TX-Bryan Town Center Retail Expansion\Dwg\Site Plans\0813150060SD0.dwg, ----> 13 – CONSTRUCTION DETAILS

CITY DETAILS TO SUPERCEDE DYNAMIC ENGINEERING DETAILS WHERE APPLICABLE

EAGLE II

HOUSING - The one-piece die-cast aluminum housing is available in small and medium. The one-piece housing gives a clean appearance while increasing housing strength and ensuring weather-tight construction.

WALL MOUNT - Each Eagle II fixture is shipped complete with cast-in drilling templates and plugged, threaded 1/2" conduit outlets for installation convenience. Not recommended for ceiling mounting.

DOOR FRAMES - Door fasteners have two captive brass screws to ensure proper locking.

LENS/GASKET - A borosilicate prismatic pressed glass lens is sealed to the lens frame with silicone sealant. The die-cast aluminum lens frame is hinged for easy frontal servicing. The lens frame has a one-piece silicone continuous gasket for maximum sealing to the housing.

SOCKETS - Porcelain medium-base sockets are supplied with EG2 100 Watt MH, 150 Watt CMH, 100 & 150 Watt HPS. EGM2 are supplied with porcelain mogul-base sockets. All sockets feature a nickel-plated lamp grip screw shell.

LIGHT SOURCES - Ceramic Metal Halide, Metal Halide or High Pressure Sodium. Clear lamp is supplied as standard.

BALLASTS - All high-power factor type ballasts are rated for -20° F operation.

REFLECTORS/DISTRIBUTION PATTERNS - The Eagle II fixture is offered with wide beam distribution. The hammertone reflector ensures maximum photometric performance. Photometric data is tested in accordance with IESNA guidelines.

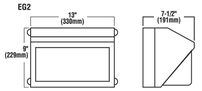
FINISHES - Standard finish colors are bronze, black, platinum plus, and white.

PHOTOMETRICS - Please visit our web site at **www.lsi-industries.com** for detailed photometric data.

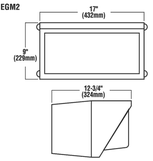
c UL us LISTED wet location

DIMENSIONS

EG2



EGM2



SHIPPING WEIGHTS - Eagle II

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
EG2	10/21	508/20	381/15	343/13.5
EGM2	15/32	559/22	330/13	533/21

Project Name _____ Fixture Type _____
Catalog # _____

12/06/11

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EAGLE II

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **EG2 WB 100 MH PG MT BRZ**

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
EG2	WB – Wide Beam	100 150	CMH –Ceramic Metal Halide 150 Watt MH – Metal Halide 100 Watt HPS – High Pressure Sodium 100, 150 Watt	PG – Pressed Glass	480 MT – Multi Tap TT – Tri-Tap	BRZ - Bronze BLK - Black PLP – Platinum Plus WHT - White	LL - Less Lamp
EGM2		250 320 400	PSMH - Pulse-Start Metal Halide 250, 320, 400 Watt HPS – High Pressure Sodium 250 Watt				

MT – Multi Tap consists of 120V, 208V, 240V and 277V and is prepared for highest voltage. Alternate voltages will require field adjustment.

TT – Tri-Tap consists of 120V, 277V and 347V and is shipped standard for Canadian applications and is prepared for highest voltage. Alternate voltages will require field adjustment.

Consult Factory for International Voltages and Light Sources

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
PCE120 – External Photoelectric Control	122547	FK120 - Single Fusing	FK120+
PCE208 – External Photoelectric Control	122548	FK277 - Single Fusing	FK277+
PCE240 – External Photoelectric Control	122549	DFK208, 240 - Double Fusing	DFK208, 240+
PCE277 – External Photoelectric Control	122550	DFK480 - Double Fusing	DFK480+
PVS – Polycarbonate Vandal Shield (Small only)	1225510	FK347 - Single Fusing	FK347+
WGS – Steel Wire Guard (Small)	164728	+Fusing not available on EG2	
WGM – Steel Wire Guard (Medium)	166223		

Project Name _____ Fixture Type _____
Catalog # _____

12/06/11

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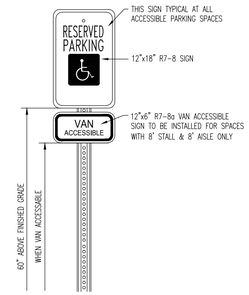
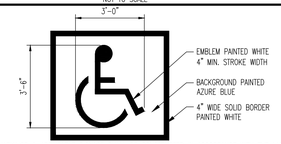


ACCESSIBLE PARKING SIGN W/ VAN ACCESSIBLE SIGN

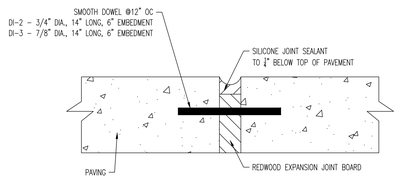
NOT TO SCALE



NOTE: ALL PAVEMENT STRIPING, MARKINGS & APPLICABLE SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST TEXAS ACCESSIBILITY STANDARDS.

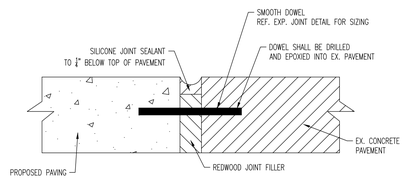
PAINTED ACCESSIBLE PARKING SYMBOL DETAIL

NOT TO SCALE



EXPANSION JOINT DETAIL

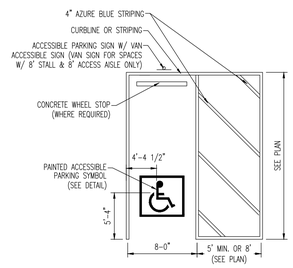
NOT TO SCALE



NOTE: THIS JOINT SHALL BE USED IN ALL LOCATIONS WHERE PROPOSED PAVING MEETS EX. PAVING

LONGITUDINAL BUTT JOINT

NOT TO SCALE

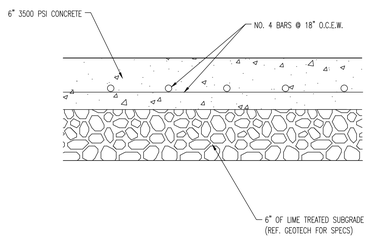


NOTES:

1. PAVEMENT STRIPING FOR ALL ACCESSIBLE PARKING SPACES SHALL BE PAINTED AZURE BLUE.
2. WHERE AN ACCESSIBLE PARKING STALL MEETS A STANDARD PARKING STALL, AN AZURE BLUE AND WHITE PAVEMENT STRIPE SHALL BE PAINTED.
3. ALL PAVEMENT STRIPING, MARKINGS AND SIGNAGE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST TEXAS ACCESSIBILITY STANDARDS.

ACCESSIBLE STALL MARKINGS

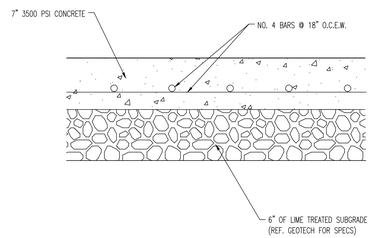
NOT TO SCALE



DRIVEWAY PAVING DETAIL (DI-2)

(REF. GEOTECHNICAL REPORT BY TERRACON)

NOT TO SCALE



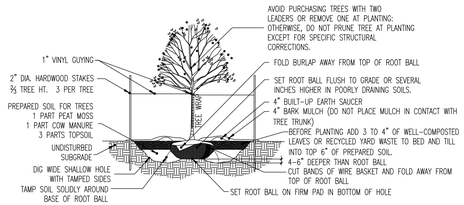
DRIVEWAY & TRUCK TRAFFIC PAVING DETAIL (DI-3)

(REF. GEOTECHNICAL REPORT BY TERRACON)

NOT TO SCALE

NOTES:

1. NO SOIL OR MULCH SHALL BE PLACED AGAINST ROOT COLLAR OF PLANT.
2. REMOVE ALL ROPE FROM TRUNK & TOP OF ROOT BALL FOLD BURLAP BACK ½ FROM TOP ROOT BALL
3. PLANTING DEPTH SHALL BE THE SAME AS GROWN IN NURSERY.
4. THOROUGHLY SOAK THE ROOT BALL AND ADJACENT PREPARED SOIL SEVERAL TIMES DURING THE FIRST MONTH AFTER PLANTING AND REGULARLY THROUGHOUT THE FOLLOWING TWO SUMMERS.
5. THE BOTTOM OF PLANTING PIT EXCAVATIONS SHOULD BE ROUGH TO AVOID MATTING OF SOIL LAYERS AS NEW SOIL IS ADDED. IT IS PREFERABLE TO TILL THE FIRST LIFT (2 TO 3 IN.) OF PLANTING SOIL INTO THE SUBSOIL.



REFERENCE: ARCHITECTURAL GRAPHIC STANDARDS 1998 CUMULATIVE SUPPLEMENT.

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

Rev.	Date	Comments	By

DYNAMIC ENGINEERING
(dba) MIDWEST DYNAMIC ENGINEERING CONSULTANTS, PC
LAND DEVELOPMENT CONSULTING • PERMITTING • GEOTECHNICAL • ENVIRONMENTAL • SURVEY • PLANNING & ZONING
Texas Registered Engineering Firm No. F-13660
14521 Old Katy Road - Suite 250
Houston, TX 77079
T: 281.789.6400
www.dynamicec.com
Additional offices conveniently located at:
1301 Central Expressway South, Suite 210, Allen, Texas 75013 Ph: 972.534.2100
1904 Main Street, Lake Como, New Jersey 07719 Ph: 732.974.0198 Fax: 732.974.3521 | 245 Main Street, Suite 110, Chester, New Jersey 07930 Ph: 908.879.9229 Fax: 908.879.0222
790 Newtown Yardley Road, Suite 425, Newtown, Pennsylvania 18940 Ph: 267.685.0276 Fax: 267.685.0361 | 8 Robbins Street, Toms River, New Jersey 08753 Ph: 732.974.0198 Fax: 732.974.3521

TITLE:

CONSTRUCTION DETAILS

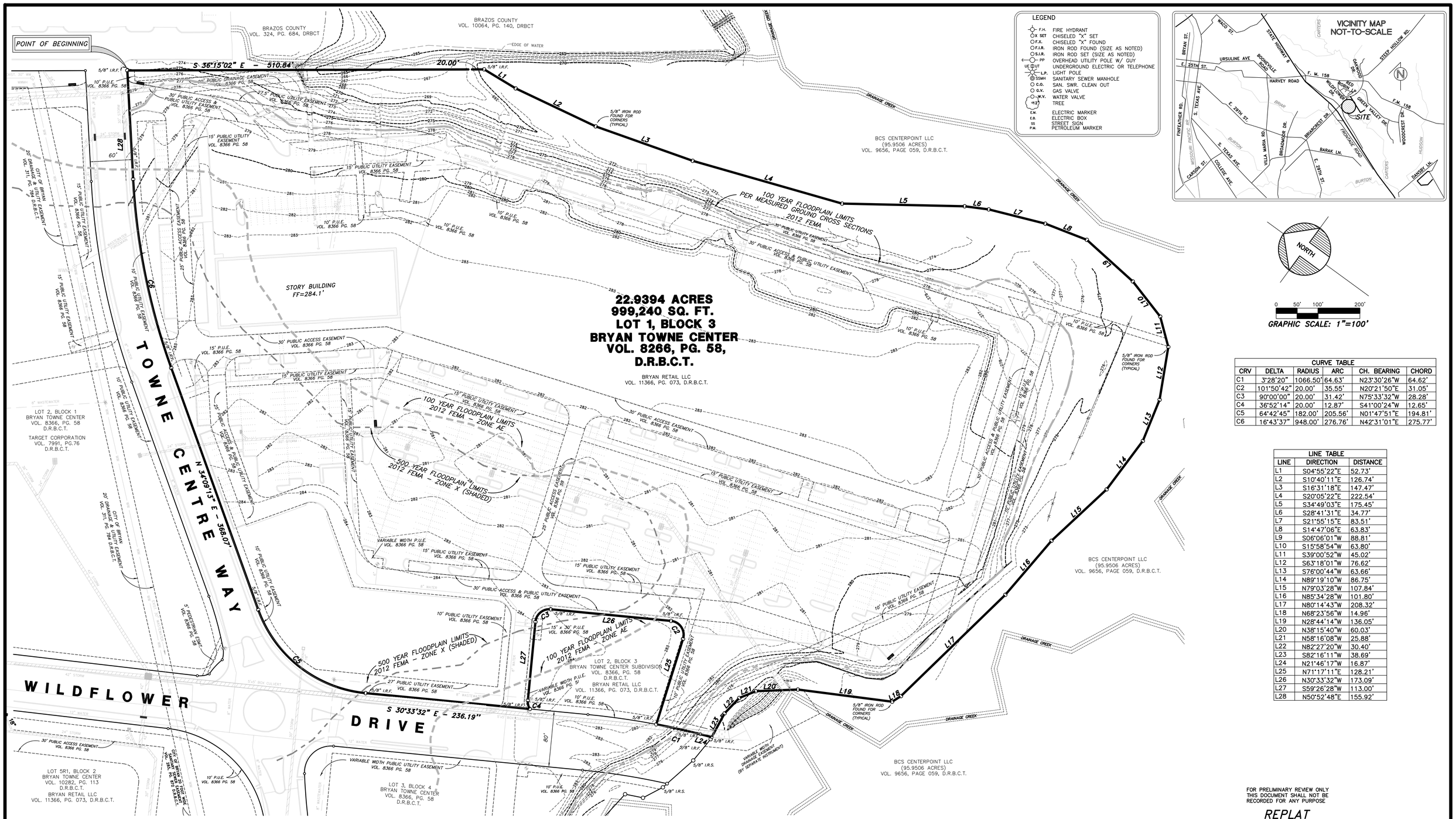
PROJECT: **BRYAN TOWNE CENTER**
PROPOSED RETAIL EXPANSION
BLOCK 3, LOT 2R
3121 WILDFLOWER DRIVE
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

JOB No: 0813-15-006	DATE: 09/02/15
DRAWN BY: CAM	SCALE:(H) NOT TO (V) SCALE
DESIGNED BY: JM	SHEET No:
CHECKED BY: GM	
CONSTRUCTION CHECK _ DATE _	14
CONSTRUCTION CHECK _ DATE _	OF 14
DEC Client Code: 0813	Rev. # 0

09/02/15
STATE OF TEXAS
GRAHAM MOORE
1101132
LICENSED
PROFESSIONAL ENGINEER

GRAHAM MOORE
PROFESSIONAL ENGINEER
TEXAS LICENSE No. 1101132

Plotted: 09/01/15 – 10:01 PM, By: cmancilla, – Product Ver: 20.0s (LMS Tech)
File: P:\DECPC PROJECTS\0813 Lamar Companies\15-006 Bryan TX-Bryan Town Center Retail Expansion\Dwg\Site Plans\0813150060D0.dwg, ---> 14 - CONSTRUCTION DETAILS



CURVE TABLE					
CRV	DELTA	RADIUS	ARC	CH. BEARING	CHORD
C1	3°28'20"	1066.50'	64.63'	N23°30'26"W	64.62'
C2	101°50'42"	20.00'	35.55'	N20°21'50"E	31.05'
C3	90°00'00"	20.00'	31.42'	N75°33'32"W	28.28'
C4	36°52'14"	20.00'	12.87'	S41°00'24"W	12.65'
C5	64°42'45"	182.00'	205.56'	N01°47'51"E	194.81'
C6	16°43'37"	948.00'	276.76'	N42°31'01"E	275.77'

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	S04°55'22"E	52.73'
L2	S10°40'11"E	126.74'
L3	S16°31'18"E	147.47'
L4	S20°05'22"E	222.54'
L5	S34°49'03"E	175.45'
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L7	S21°55'15"E	83.51'
L8	S14°47'06"E	63.83'
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L11	S39°00'52"W	45.02'
L12	S63°18'01"W	76.62'
L13	S76°00'44"W	63.66'
L14	N89°19'10"W	86.75'
L15	N79°03'28"W	107.84'
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L24	N21°46'17"W	16.87'
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L26	N30°33'32"W	173.09'
L27	S59°26'28"W	113.00'
L28	N50°52'48"E	155.92'

ORIGINAL PLAT

CURRENT ZONING: PLANNED DEVELOPMENT– MIXED USE DISTRICT (PD–M), AS APPROVED BY THE BRYAN CITY COUNCIL ON MARCH 30, 2010

1. SETBACK LINES TO BE ESTABLISHED PER CITY OF BRYAN S.D.R.O.
2. ALL OFF–SITE EASEMENTS FOR INFRASTRUCTURE PERTAINING TO THIS PROPERTY TO BE ESTABLISHED BY SEPARATE INSTRUMENT.

(BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NAD83 TEXAS STATE PLANE COORDINATES CENTRAL ZONE ESTABLISHED BY THE CITY OF BRYAN MONUMENTATION PROJECT UTILIZING REFERENCE MONUMENTS GPS 32, GPS 33 AND GPS 44 SET IN 1997 AND FOUND AT THE TIME OF SURVEY.)

BENCHMARKS:

REFERENCE BENCH MARK: CITY OF BRYAN GPS MONUMENT NO. 32 ESTABLISHED IN 1997 AND LOCATED ALONG THE NORTH RIGHT OF WAY LINE OF FM 158 BETWEEN AUSTINS COLONY ROAD AND CURTIS STREET WEST OF BOONVILLE CEMETERY.

NAD–83 TEXAS STATE PLANE COORDINATES:
NORTHING = 10230738.049
EASTING = 3554337.609
ELEVATION – 316.75' NAVD

PURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 INTO TWO LOTS (LOTS 1R AND 2R)

OWNER:
BRYAN RETAIL, LLC
C/O LAMAR COMPANIES
330 PASSAIC AVE, STE. 110
FAIRFIELD, NEW JERSEY 07004
PHONE: 973 285 0660

ENGINEER:
JOE SCHULTZ, P.E.
SCHULTZ ENGINEERING, LLC
2730 LONGMIRE, SUITE A
COLLEGE STATION, TEXAS 77845
PHONE: (979) 764–3900
FAX: (979) 764–3910

SURVEYOR:
DAVID PETREE, R.P.L.S.
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358–4500
FAX: (214) 358–4600

FOR PRELIMINARY REVIEW ONLY
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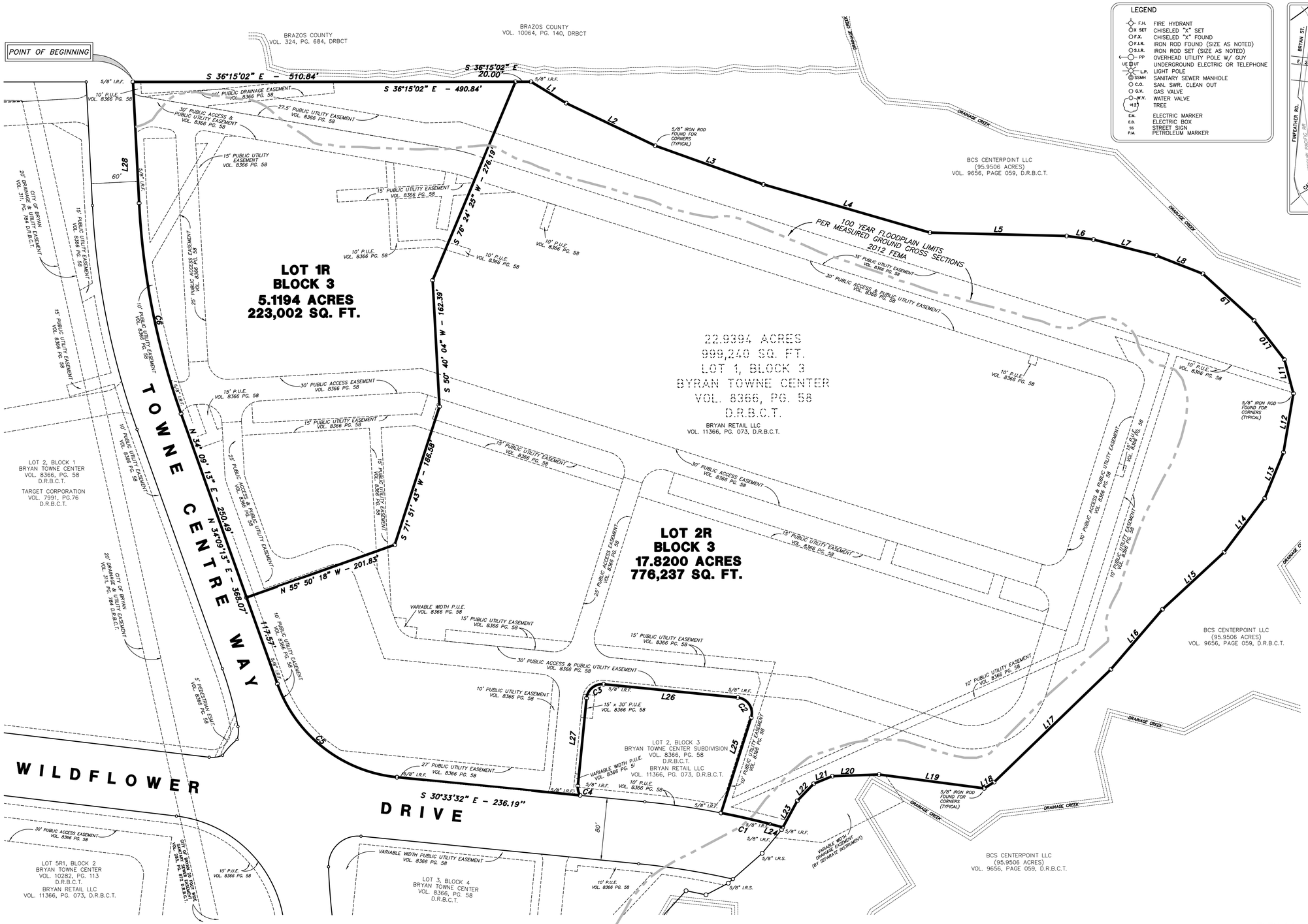
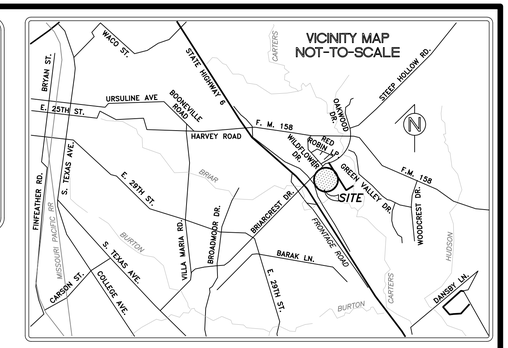
REPLAT
OF
BRYAN TOWNE CENTER SUBDIVISION
LOTS 1R & 2R, BLOCK 3
BEING A REPLAT OF LOT 1, BLOCK 3,
BRYAN TOWNE CENTER SUBDIVISION
RECORDED IN VOLUME 8366, PG. 58,
OF THE PLAT RECORDS OF BRAZOS COUNTY, TEXAS
RICHARD CARTER SURVEY, ABSTRACT NO. 8
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

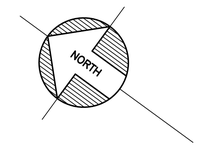
NOVEMBER 1, 2013



LEGEND

F.H.	FIRE HYDRANT
X SET	CHISELED "X" SET
F.X.	CHISELED "X" FOUND
F.I.R.	IRON ROD FOUND (SIZE AS NOTED)
S.I.R.	IRON ROD SET (SIZE AS NOTED)
PP	OVERHEAD UTILITY POLE W/ GUY
UE UT	UNDERGROUND ELECTRIC OR TELEPHONE
L.P.	LIGHT POLE
SSMH	SANITARY SEWER MANHOLE
C.O.	SAN. SWR. CLEAN OUT
G.V.	GAS VALVE
W.V.	WATER VALVE
	TREE
E.M.	ELECTRIC MARKER
E.B.	ELECTRIC BOX
SS	STREET SIGN
P.M.	PETROLEUM MARKER





0 50' 100' 200'

GRAPHIC SCALE: 1"=100'

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REPLAT

PURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 INTO TWO LOTS (LOTS 1R AND 2R)

OWNER:
BRYAN RETAIL, LLC
C/O LAMAR COMPANIES
330 PASSAIC AVE, STE. 110
FAIRFIELD, NEW JERSEY 07004
PHONE: 973 285 0660

ENGINEER:
JOE SCHULTZ, P.E.
SCHULTZ ENGINEERING, LLC
2730 LONGMIRE, SUITE A
COLLEGE STATION, TEXAS 77845
PHONE: (979) 764–3900
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SURVEYOR:
DAVID PETREE, R.P.L.S.
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358–4500
FAX: (214) 358–4600

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REPLAT
OF
BRYAN TOWNE CENTER SUBDIVISION
LOTS 1R & 2R, BLOCK 3

BEING A REPLAT OF LOT 1, BLOCK 3,
BRYAN TOWNE CENTER SUBDIVISION
RECORDED IN VOLUME 8366, PG. 58,
OF THE PLAT RECORDS OF BRAZOS COUNTY, TEXAS
RICHARD CARTER SURVEY, ABSTRACT NO. 8
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

NOVEMBER 1, 2013

22.9394 ACRES
LOT 1, BLOCK 3,
BRYAN TOWNE CENTER SUBDIVISION
RICHARD CARTER SURVEY, ABSTRACT NO. 8
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE CITY OF BRYAN, BRAZOS COUNTY, TEXAS, OUT OF THE RICHARD CARTER SURVEY, ABSTRACT NO. 8, AND BEING ALL THAT CALLED 22.9394 ACRE TRACT OF LAND DESCRIBED IN DEED TO BRYAN RETAIL LLC AS RECORDED IN VOLUME 11366, PAGE 073 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING AT A 5/8" IRON ROD FOUND IN THE NORTH EAST RIGHT-OF-WAY LINE OF TOWNE CENTER WAY (A 60-FOOT PUBLIC RIGHT-OF-WAY), SAME BEING THE MOST WESTERLY NORTH WEST CORNER OF LOT 1, BLOCK 3 OF BRYAN TOWNE CENTER SUBDIVISION, AN ADDITION TO THE CITY OF BRYAN, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8366, PAGE 58 OF THE PLAT RECORDS OF BRAZOS COUNTY, TEXAS, SAID POINT BEING IN THE SOUTH LINE OF A 39.97 ACRE TRACT OF LAND CONVEYED TO BRAZOS COUNTY IN VOLUME 324, PAGE 684 DEED RECORDS BRAZOS COUNTY, TEXAS;

THENCE SOUTH 36° 15' 02 EAST AND DEPARTING SAID RIGHT-OF-WAY A DISTANCE OF 510.84 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, CONTINUING ALONG THE FOLLOWING;

SOUTH 04° 55' 22" EAST A DISTANCE OF 52.73 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

SOUTH 10° 40' 11" EAST A DISTANCE OF 126.74 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

SOUTH 16° 31' 18" EAST A DISTANCE OF 147.47 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

SOUTH 20° 05' 22" EAST A DISTANCE OF 222.54 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

SOUTH 34° 49' 03" EAST A DISTANCE OF 175.45 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

SOUTH 28° 41' 31" EAST A DISTANCE OF 34.77 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

SOUTH 21° 55' 15" EAST A DISTANCE OF 83.51 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

SOUTH 14° 47' 06" EAST A DISTANCE OF 63.83 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

SOUTH 06° 06' 01" WEST A DISTANCE OF 88.81 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

SOUTH 15° 58' 54" WEST A DISTANCE OF 63.80 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

SOUTH 39° 00' 52" WEST A DISTANCE OF 45.02 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

SOUTH 63° 18' 01" WEST A DISTANCE OF 76.62 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

SOUTH 76° 00' 44" WEST A DISTANCE OF 63.66 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

NORTH 89° 19' 10 WEST A DISTANCE OF 86.75 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

NORTH 79° 03' 28" WEST A DISTANCE OF 107.84 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

NORTH 85° 34' 28" WEST A DISTANCE OF 101.80 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

NORTH 80° 14' 43" WEST A DISTANCE OF 208.32 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

NORTH 68° 23' 56" WEST A DISTANCE OF 14.96 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

NORTH 28° 44' 14" WEST A DISTANCE OF 136.05 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

NORTH 38° 15' 40" WEST A DISTANCE OF 60.03 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

NORTH 58° 16' 08" WEST A DISTANCE OF 25.88 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

NORTH 82° 27' 20" WEST A DISTANCE OF 30.40 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 82° 16' 11" WEST A DISTANCE OF 38.69 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, THE SAME BEING IN THE NORTHERLY RIGHT-OF-WAY LINE OF WILDFLOWER DRIVE (AN 80 FOOT PUBLIC RIGHT-OF-WAY);

THENCE NORTH 21° 46' 17" WEST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 16.87 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, THE SAME BEING THE BEGINNING OF A CURVE TO THE LEFT WITH A CENTRAL ANGLE OF 03° 28' 20" A RADIUS OF 1066.50 FEET AND A CHORD THAT BEARS NORTH 23° 30' 26" WEST AT A DISTANCE OF 64.62 FEET;

CONTINUING WITH SAID CURVE TO THE LEFT AN ARC DISTANCE OF 64.63 FEET TO A 5/8" IRON ROD FOUND FOR CORNER THE SAME BEING THE MOST WESTERLY SOUTH WEST CORNER OF LOT 2, BLOCK 3 OF BRYAN TOWNE HOME ADDITION, AND ADDITION TO THE CITY OF BRYAN THEREOF RECORDED IN VOLUME 8366, PAGE 58 OF THE PLAT RECORDS OF BRAZOS COUNTY, TEXAS;

THENCE NORTH 71° 17' 11" EAST AND DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE AND WITH THE COMMON LINE OF SAID LOT 2 BLOCK 3 WITH SAID LOT 1, BLOCK 3, A DISTANCE OF 128.21 FEET TO A 5/8" IRON ROD FOUND FOR CORNER SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 101° 50' 42", A RADIUS OF 20.00 FEET AND A CHORD THAT BEARS NORTH 20° 21' 50" EAST AT A DISTANCE OF 31.05 FEET;

CONTINUING ALONG WITH SAID CURVE TO THE LEFT AND THE SAID COMMON LINE, AN ARC DISTANCE OF 35.55 TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 30° 33' 32" WEST WITH SAID COMMON LINE A DISTANCE OF 173.09 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, THE SAME BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90° 00' 00" A RADIUS OF 20.00 FEET AND A CHORD THAT BEARS NORTH 75° 33' 32" WEST AT A DISTANCE OF 28.28 FEET;

CONTINUING ALONG WITH SAID CURVE TO THE LEFT AN ARC DISTANCE OF 31.42 TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE SOUTH 59° 26' 28" WEST ALONG THE COMMON LINE OF SAID LOT 2 BLOCK 3, AND LOT 1 BLOCK 3 A DISTANCE OF 113.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 36° 52' 14", A RADIUS OF 20.00 FEET AND A CHORD THAT BEARS SOUTH 41° 00' 24" WEST AT A DISTANCE OF 12.65 FEET;

CONTINUING ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 12.87 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, THE SAME BEING THE MOST WESTERLY NORTH WEST CORNER OF SAID LOT 25 BLOCK 3 AND BEING IN THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF SAID WILDFLOWER DRIVE.

THENCE NORTH 30° 33' 32" WEST AND WITH THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF WILDFLOWER DRIVE A DISTANCE OF 236.19 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 64° 42' 45" AND A RADIUS OF 182.00 FEET WITH A CHORD THAT BEARS NORTH 55° 50' 47" WEST AT A DISTANCE OF 194.81 FEET;

CONTINUING WITH SAID CURVE TO THE RIGHT AND FOLLOWING SAID RIGHT-OF-WAY AN ARC DISTANCE OF 205.56 FEET TO A 5/8" IRON ROD FOUND FOR CORNER THE SAME BEING IN THE SOUTHERLY RIGHT-OF-WAY OF TOWNE CENTER WAY;

THENCE NORTH 34° 09' 13" WEST AND WITH SAID RIGHT-OF-WAY LINE A DISTANCE OF 368.07 FEET TO A 5/8" IRON ROD FOUND FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 16° 43' 37" AND A RADIUS OF 948.00 FEET, AND A CHORD THAT BEARS NORTH 42° 31' 01" EAST AT A DISTANCE OF 275.77 FEET;

WITH SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 276.76 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 71° 17' 11" EAST A DISTANCE OF 128.21 FEET TO THE **POINT OF BEGINNING** AND **CONTAINING 22.9394 ACRES** OR **999,240 SQUARE FEET** OF LAND, MORE OR LESS

CERTIFICATE OF OWNERSHIP AND DEDICATION:

STATE OF TEXAS }

COUNTY OF BRAZOS }

WE, BRYAN RETAIL LLC, THE OWNER AND DEVELOPER OF THE LAND SHOWN ON THIS PLAT, BEING THE TRACT OF LAND AS CONVEYED TO US IN THE DEEDS RECORDS OF BRAZOS COUNTY IN VOLUME 11366, PAGE 073, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSES IDENTIFIED.

_____
CORY BOSS
VICE PRESIDENT

STATE OF TEXAS }

COUNTY OF BRAZOS }

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CORY BOSS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE OR SHE EXECUTED THE SAME FOR THE PURPOSE STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2013.

_____ _____
NOTARY PUBLIC, BRAZOS COUNTY, TEXAS: EXPIRATION

SURVEYOR'S CERTIFICATION:

I, DAVID PETREE, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1890 IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND, AND THAT THE METES AND BOUNDS DESCRIBING SAID SUBDIVISION WILL DESCRIBE A CLOSED GEOMETRIC FORM.

FOR PRELIMINARY REVIEW ONLY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

_____
DAVID PETREE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 1890

STATE OF TEXAS }

COUNTY OF BRAZOS }

COUNTY CLERK'S CERTIFICATION:

I, KAREN McQUEEN, COUNTY CLERK IN AND FOR SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT TOGETHER WITH ITS CERTIFICATES OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE THE _____ DAY OF _____, 2013, IN THE OFFICIAL RECORDS OF BRAZOS COUNTY IN VOLUME _____, PAGE _____. COUNTY CLERK BRAZOS COUNTY, TEXAS

_____
KAREN McQUEEN
COUNTY CLERK, BRAZOS COUNTY, TEXAS

APPROVAL OF THE PLANNING AND ZONING COMMISSION:

I, MICHAEL BECKINDORF, CHAIR OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, STATE OF TEXAS, HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED FOR APPROVAL WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN ON THE _____ DAY OF _____, 2013 AND SAME WAS DULY APPROVED ON THE _____ DAY OF _____, 2013 BY SAID COMMISSION.

_____
MICHAEL BECKINDORF
CHAIR, PLANNING & ZONING COMMISSION BRYAN, TEXAS

APPROVAL OF THE CITY PLANNER:

I, LINDSEY GUINDI, THE UNDERSIGNED, CITY PLANNER AND/OR DESIGNATED SECRETARY OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE _____ DAY OF _____, 2013.

_____
LINDSEY GUINDI
CITY PLANNER, BRYAN, TEXAS

APPROVAL OF THE CITY ENGINEER:

I, PAUL KASPAR, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF BRYAN, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE APPROPRIATE CODES AND ORDINANCES OF THE CITY OF BRYAN AND WAS APPROVED ON THE CITY ENGINEER, BRYAN, TEXAS APPROVED ON THE _____ DAY OF _____, 2013.

_____
PAUL KASPAR, P.E.
CITY ENGINEER, BRYAN, TEXAS

CURRENT ZONING: PLANNED DEVELOPMENT-- MIXED USE DISTRICT (PD-M), AS APPROVED BY THE BRYAN CITY COUNCIL ON MARCH 30, 2010

1. SETBACK LINES TO BE ESTABLISHED PER CITY OF BRYAN S.D.R.O.
2. ALL OFF-SITE EASEMENTS FOR INFRASTRUCTURE PERTAINING TO THIS PROPERTY TO BE ESTABLISHED BY SEPARATE INSTRUMENT.

(BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE NAD83 TEXAS STATE PLANE COORDINATES CENTRAL ZONE ESTABLISHED BY THE CITY OF BRYAN MONUMENTATION PROJECT UTILIZING REFERENCE MONUMENTS GPS 32, GPS 33 AND GPS 44 SET IN 1997 AND FOUND AT THE TIME OF SURVEY.)

PURPOSE OF PLAT:
THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 INTO TWO LOTS (LOTS 1R AND 2R)

OWNER:
BRYAN RETAIL, LLC
C/O LAMAR COMPANIES
330 PASSAIC AVE, STE. 110
FAIRFIELD, NEW JERSEY 07004
PHONE: 973 285 0660

ENGINEER:
JOE SCHULTZ, P.E.
SCHULTZ ENGINEERING, LLC
2730 LONGMIRE, SUITE A
COLLEGE STATION, TEXAS 77845
PHONE: (979) 764-3900
FAX: (979) 764-3910

SURVEYOR:
DAVID PETREE, R.P.L.S.
11015 MIDWAY ROAD
DALLAS, TEXAS 75229
PHONE: (214) 358-4500
FAX: (214) 358-4600

FOR PRELIMINARY REVIEW ONLY
THIS DOCUMENT SHALL NOT BE
RECORDED FOR ANY PURPOSE

REPLAT
OF
BRYAN TOWNE CENTER SUBDIVISION
LOTS 1R & 2R, BLOCK 3
BEING A REPLAT OF LOT 1, BLOCK 3,
BRYAN TOWNE CENTER SUBDIVISION
RECORDED IN VOLUME 8366, PG. 58,
OF THE PLAT RECORDS OF BRAZOS COUNTY, TEXAS
RICHARD CARTER SURVEY, ABSTRACT NO. 8
CITY OF BRYAN, BRAZOS COUNTY, TEXAS

NOVEMBER 1, 2013