

Site Specific Notes:

- Current owner of Lot 4, Block 46 of the City of Bryan Township Subdivision is Brenda Williams Lamar, PO Box 1052, Bryan TX 77801-1420.
- Current Zoning is C3 - Commercial.
- Current use - Vacant.
- Proposed use and improvements: Retail Store
- This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated Areas, Map No. 48041C0216P, effective April 2, 2014.
- Total lot acreage is 0.72 Acres. Total disturbed land is less than 1 Acres.
- Front building setback lines of 25', side building setback lines of 7.5' and rear building setback line of 7.5' apply to this lot.
- Developer/Tenant to submit electrical load information when requesting electrical service from BTU. Contact Line Design @ 821-5770.

Landscape Notes:

- All disturbed area to be seeded with Bermuda Grass except where Bermuda Grass Sod is called for on the plans.
- "Cal." indicates caliper at 12" above the ground.
- All trees shall be provided as container grown trees.
- All landscaping plant material shall be guaranteed for a period of one year from the date of installation by contractor. After one year, the owner will be responsible for maintenance of all landscaping.
- Plant material shown here is represented at its mature size. Plants to be installed will be significantly smaller than those shown and should not be expected to reach maturity for several years dependent on growing conditions.
- Contractor is to seed all disturbed areas left unpaved and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or Rye/Bermuda mixture.
- Plant material will be watered by hose bibs located at building corners.
- Plantings for parking lot screening (Crepe Myrtles) shall be planted a maximum of 3 feet from the edge of parking lot pavement. No Plantings shall be placed directly over existing water/sewer lines.

NOTICE!

The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. It is the contractor's responsibility to avoid all existing utilities and repair any damaged lines, at his own expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation.

Contact Information:
 Texas One Call: 800-245-4545
 Lone Star One Call: 800-889-8344
 Texas Excavation Safety: 800-344-8377
 System (DigTess)
 Bryan Texas Utilities: 979-821-5885
 Bryan Water Services: 979-209-5900
 Atmos Energy: 979-774-2508
 Varison: 979-821-4300
 Suddenlink: 979-846-2229

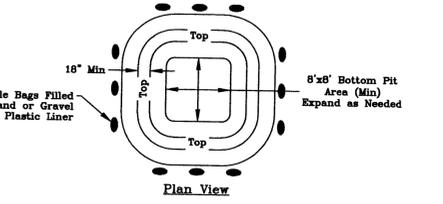
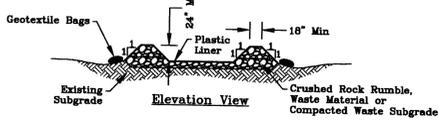
Construction Notes:

- Solid waste services will be via 90 gallon residential can placed at the curb of East MLK Blvd. No dumpster for this site.
- All concrete to be constructed with 4000 psi (Min) - 28 day strength portland cement concrete.
- All items to be removed during clearing and grubbing. Remove not only the above ground elements, but all underground elements as well. All excavated material shall become the property of the contractor unless otherwise directed by the Owner. All debris must be disposed of off site.
- Prior to grading operations, contractor is to strip the first 6" of soil. Contractor shall proof roll the entire site and remove any unstable materials according to TxDOT Specifications. Select fill is to be used in replacing objectionable material.
- Assure positive drainage across project site to the storm water structures.
- Normal Domestic Wastewater is anticipated to be discharged from this development.
- Potable Water Protection - All devices, appurtenances, appliances, and apparatus intended to serve some special function and that connects to the water supply system, shall be provided with protection against backflow and contamination of the water supply system.
- Irrigation System - Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed per City Ordinance.
- Each utility contractor is responsible for positioning and trenching of service lines. Mark all lines with utility tape. Utility contractors are responsible for coordinating with paving contractor in placement and installation of any necessary utility conduit prior to subgrade preparation. All lines requiring slope control are to be installed first. All other lines not requiring slope control or elevation shall be installed deepest first. Each contractor is responsible for knowing final determination of installation order.
- Materials and methods for pavement markings shall conform to TxDOT Standard Specifications for Construction of Highways, Streets, and Bridges (current edition), with the following exceptions: 1) Type II marking materials need not be purchased from the Department, and 2) Glass beads may be omitted, but marking material shall be Type II paint-type material.
- The Contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The Contractor shall use all means necessary to prevent the occurrence of windblown litter from the project site.
- Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City to permitted contractor(s) only.

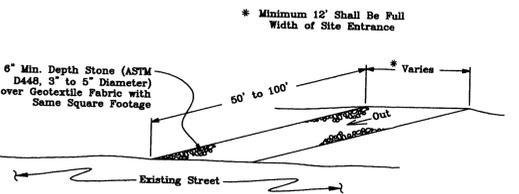
Landscape Analysis:

Construction Activities:			
Parking & Pavement Building	=	2,860 SF	
		448 SF	
		3,308 SF @ 15%	
		498 SF	
		498 SF	
Requirements:			
Building, Parking, & Pavement	=	498 SF	
		498 SF	
Provided:			
Non-Canopy Trees	=	300 SF	
2 @ 150 SF			
Canopy Trees	=	200 SF	
1 @ 200 SF			
		500 SF	

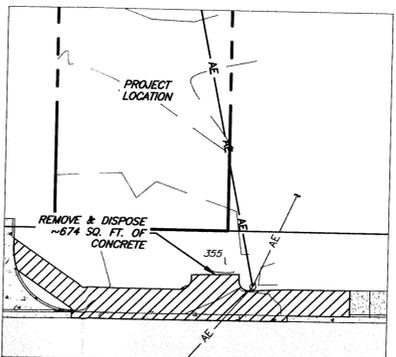
Symbol	Qty.	Common Name	Botanical Name	Size
	1	Live Oak	Quercus Virginiana	2" cal.
	2	Crepe Myrtle	Lagerstroemia indica	1 1/2" cal.



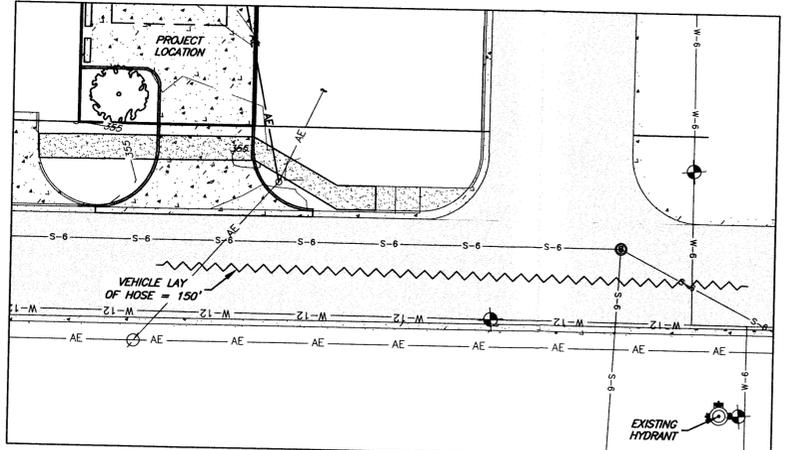
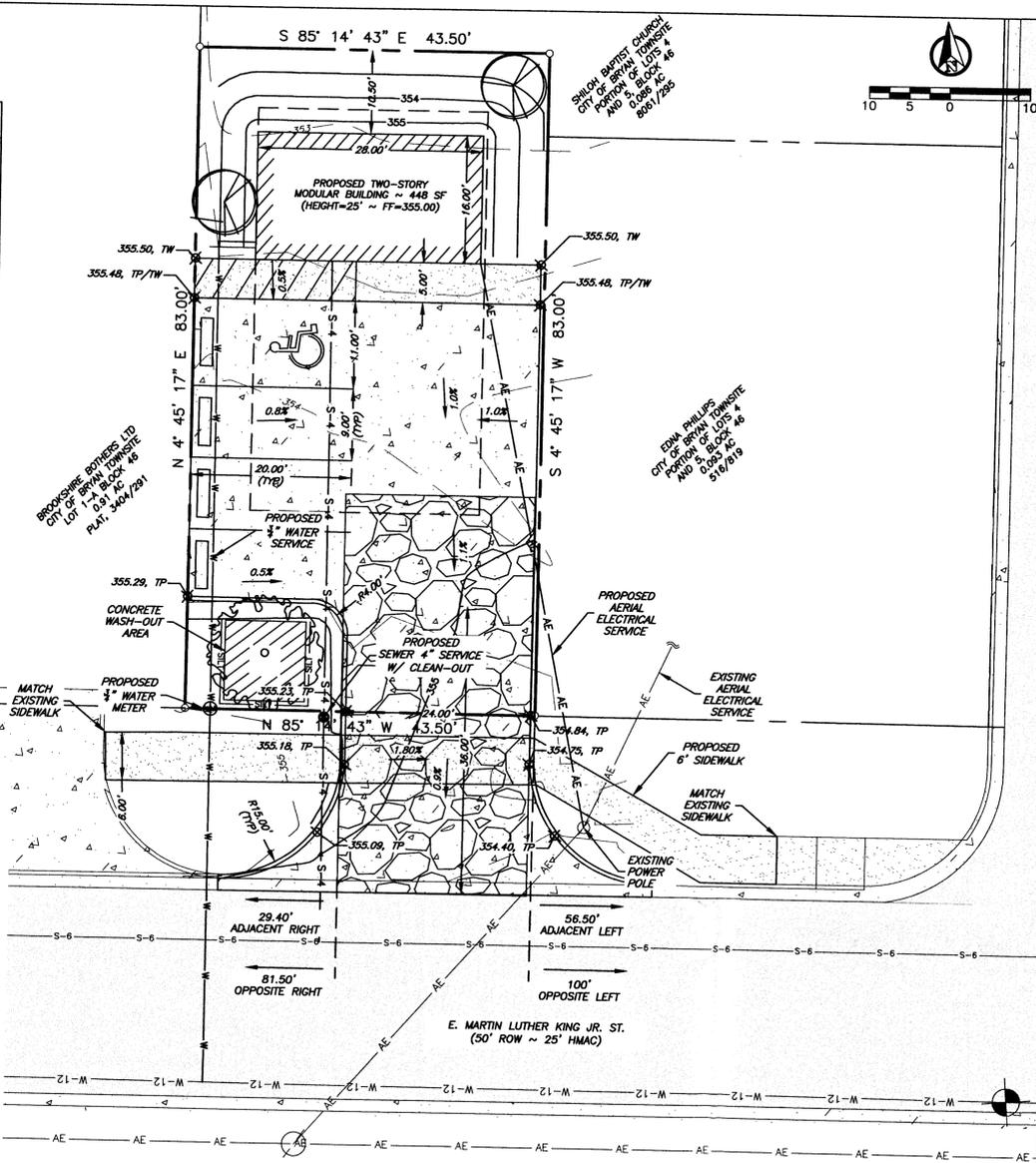
Concrete Washout
N.T.S.



Construction Exit Detail
N.T.S.



Demo Detail
N.T.S.



Existing Hydrant
N.T.S.

Site Plan

General Notes:

- The topography shown is from field survey data.
- Refer to Final Plat for all lot dimensions and bearings.
- All utilities shown are taken from the best available information based on construction utility documents obtained by J4 Engineering from City and Independent agencies and/or above ground field evidence. Shown positions may not represent as-built conditions.
- The contractor shall be responsible for verifying the exact location of all existing underground utilities, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.
- Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
- All construction shall be in accordance with the current BCS Standard Specifications, Details, and Design Guidelines for Water, Sewer, Streets, and Drainage, unless otherwise noted.
- The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with the project and shall use all means necessary to prevent the occurrence of wind blown litter.
- It is the intent of these plans to comply with all City of Bryan guidelines, specifications & details.
- See Sheet C1 - General Notes

Preliminary Plans Only
Not for Construction

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97600 on May 17, 2016. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Issue	Date

Firm Name and Address:

 J4 Engineering
 PO Box 5192 - Bryan, Texas - 77805
 979-739-0567 www.J4Engineering.com
 Firm # 9951

Project Name and Address:
 Affordable Florals
 406 E. Martin Luther King Jr. St.
 Lot 4, Block 46
 Bryan Original Townsite
 0072 AC
 Bryan, Brazos County, Texas

Date:	May 2016	Sheet:	C2
Scale:	As Noted		

SP/16-32

MAY 25 2016
RECEIVED

