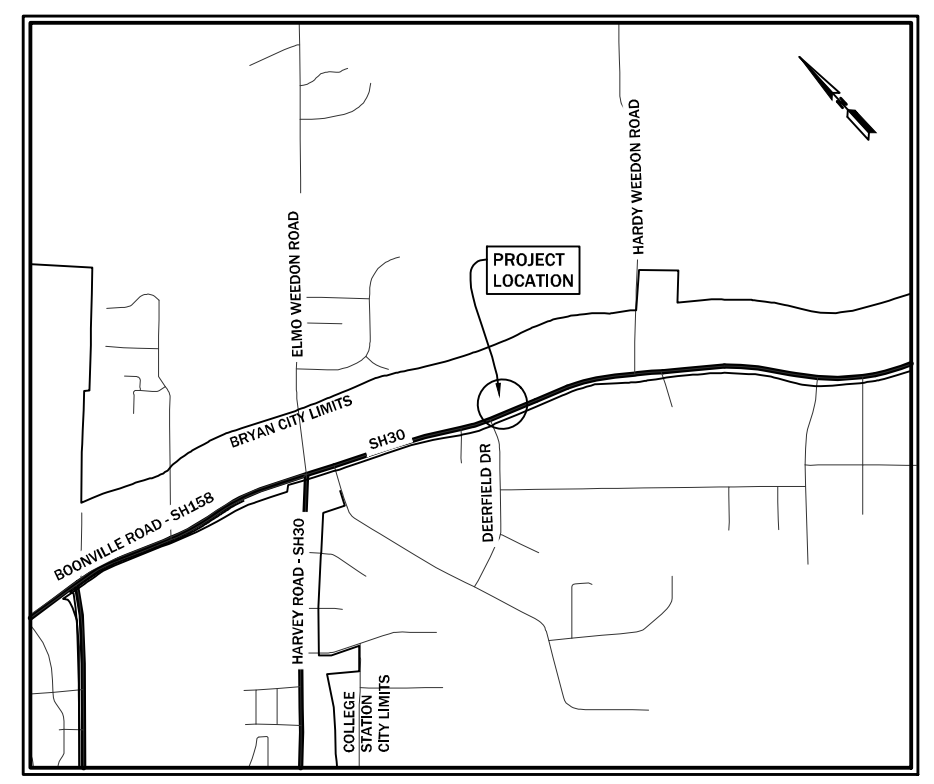


- SITE PLAN NOTES:**
- Name of Project: PH3 Commercial Buildings
 - Legal: PVD Development, Block 1, Lot 2RA & 3
 - Address: 10258 State Hwy 30
 - Owner: PVD Development Co, LLC Mark Dennard & Steve Vaughan
5222 Enchanted Oaks Drive
College Station TX 77845
(979) 260-6963
 - Engineer: Mitchell & Morgan, L.L.P.
3204 Earl Rudder Fwy. 5
College Station, Texas 77845
(979) 260-6963
 - Zoning: C-3 Commercial
 - Existing Use: Undeveloped-Vacant
Proposed Use: Commercial Buildings for lease
 - Setbacks: Per City of Bryan Ordinances
 - Overall Site Area: 9.336 Acres.
 - Water Demands: Min.=00 gpm, Avg.=07 gpm, Peak=28 gpm
MAX.=20,160 GPD
 - Sanitary Demands: Avg.=5,040 GPD
MAX.=20,160 GPD
 - Water to this property is being provided by Wickson Water Supply Corporation.
 - All Storm Sewer on this plan is private.
 - The subject tract does not lie within the 100 year floodplain according to the F.E.M.A. Flood Insurance Rate Maps for Brazos County, Texas and incorporated areas. Community No. 480083, Panel No. 0220F, Map No. 4804100220F, Effective Date: April 2, 2014.
 - This property is located in the FM158 Corridor Overlay District.
 - A separate sealed irrigation plan must be submitted to the COB for a plumbing permit prior to installation. The irrigation system must meet all state requirements, including backflow prevention.
 - Each building is one story tall.
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - Before enclosure construction/modification begins contact Solid Waste, at (979) 209-5900 for an on-site review.
 - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the PUE, and the right of ingress and egress on property adjacent to the PUE to access electric facilities.
 - Impervious cover for this phase = 59%. Impervious cover for future phase (ultimate buildout) = 63%.
 - Owner or future owner shall be responsible for repair to the pavement/sidewalk if waterline is repaired by Wickson Creek SUD.



- SUDDENLINK CONDUIT SPECIFICATIONS**
- All conduit to be min 2" unless noted otherwise.
 - Conduit depth min. 30" unless noted otherwise.
 - All boxes shown are conduit stub up locations.
 - All curves and turn-ups to be sweeping.
 - Leave conduit stub ups min 24" high.
 - Tape riser conduits together and cover conduit openings.
 - Minimum 12" horizontal & 12" vertical separation from UG Electric lines if joint trenching.
 - Provide "As-Built" showing conduit depth and distance from other utilities, i.e. water, sewer, gas, electric.
 - Conduit placement should be 3" horizontal and 2" vertical from water.
 - All footcages are approximate.
 - See separate detail page for lot line placement.

PHASE 2 - ORIGINAL PARKING LEGEND:

TOTAL BUILDING SF:	8800+8800 = 17600 SF
PARKING REQUIRED:	1/1000 SF (WAREHOUSE) 1/1000 SF (17600 SF) 17.6 => 18 SPACES
PARKING PROVIDED:	33 PARKING SPACES (INCLUDING HC SPOTS)

PHASE 2 PARKING SPACES COUNT HAVE BEEN MODIFIED BY PHASE 3. PHASE 2 PARKING SPACES COUNT HAS BEEN REDUCED BY A TOTAL OF 11 PARKING SPACES.

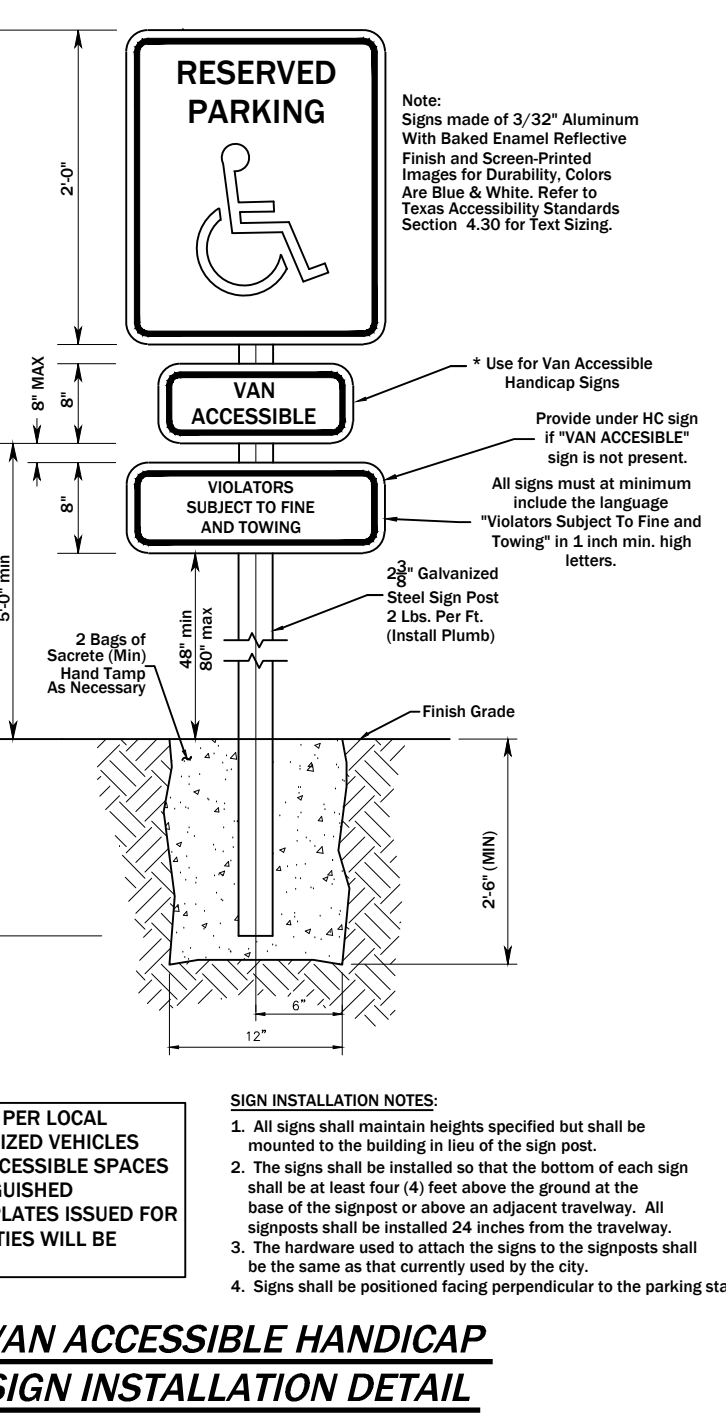
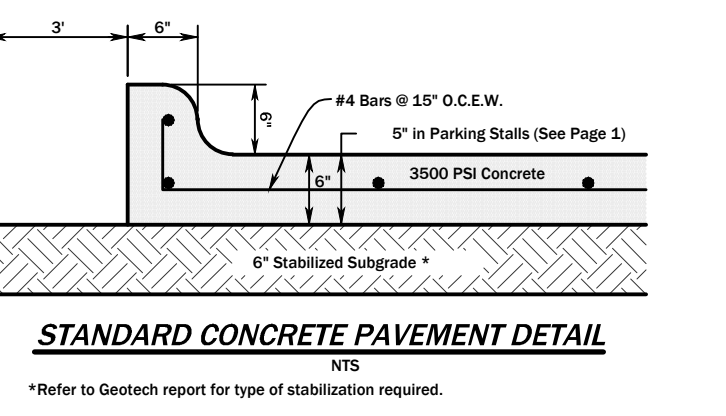
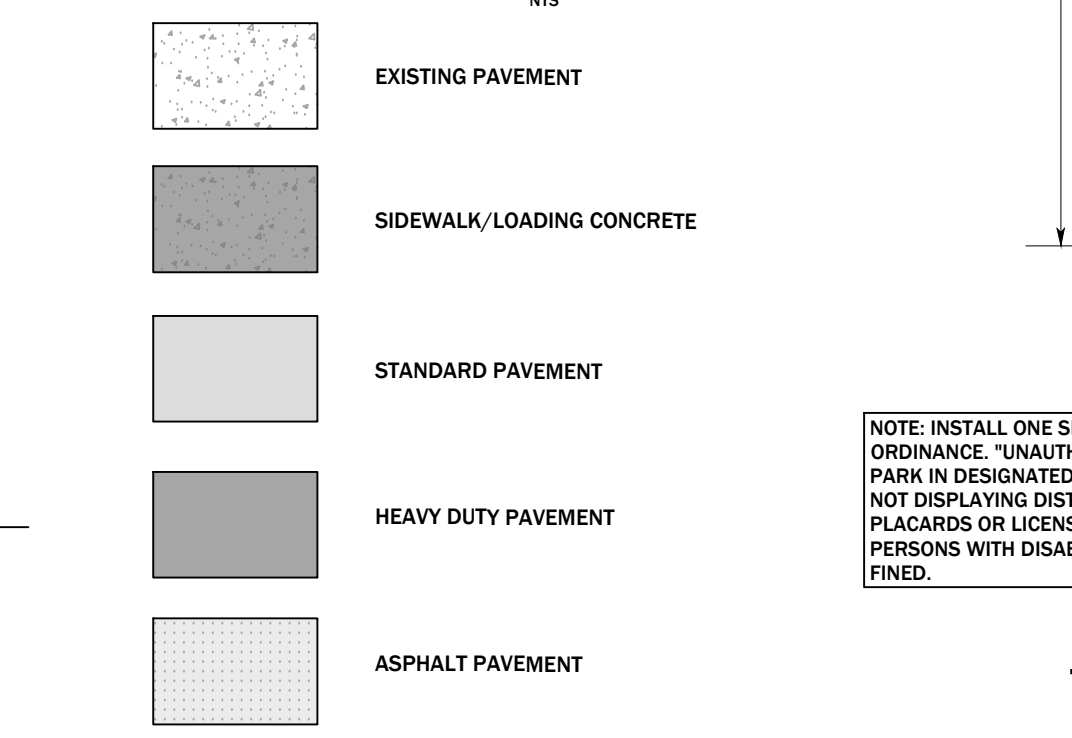
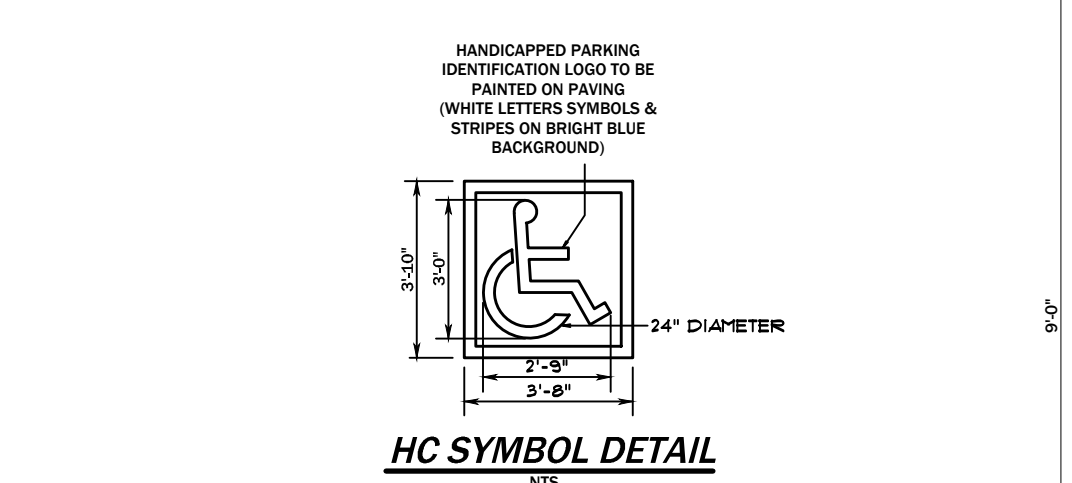
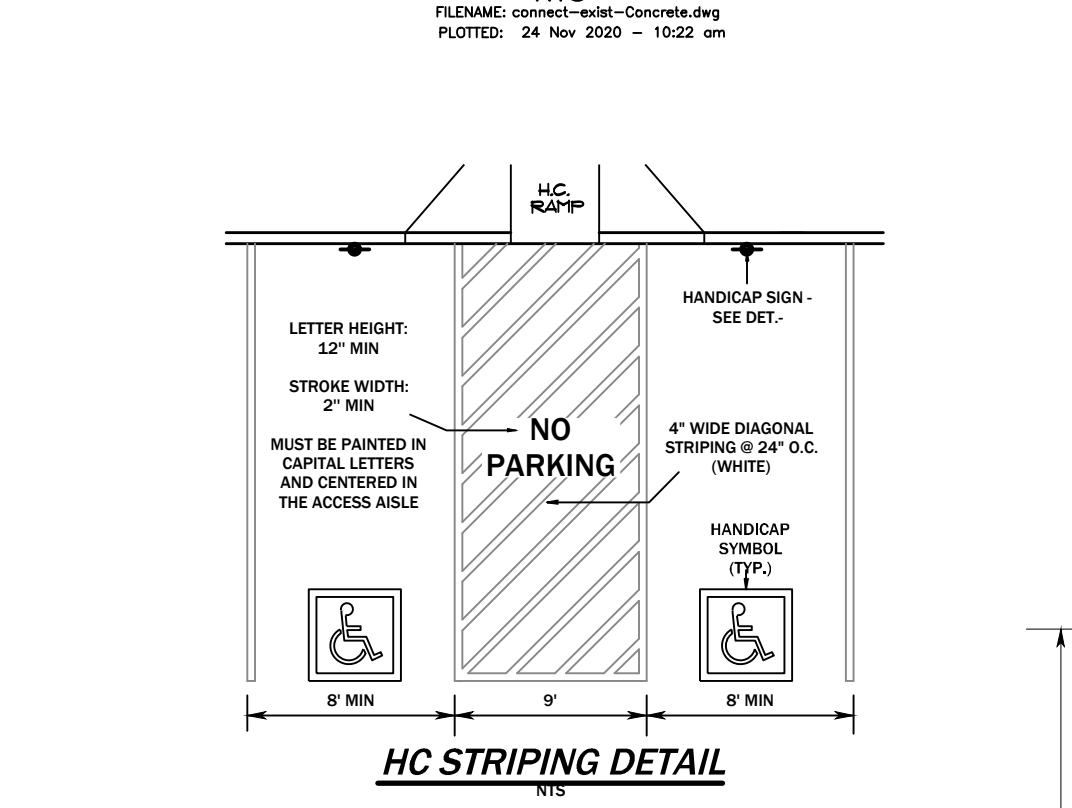
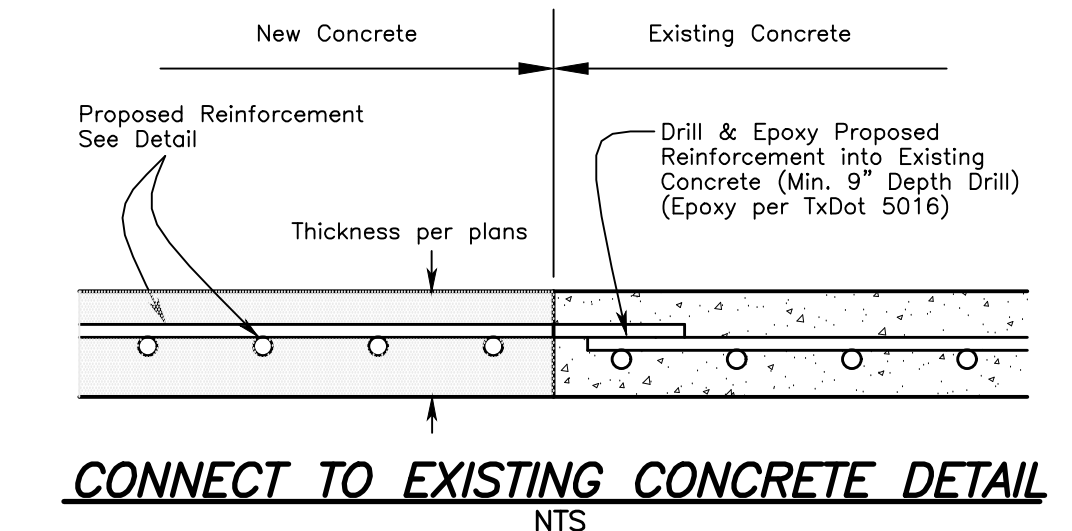
PHASE 2 - PROPOSED PARKING LEGEND:

TOTAL BUILDING SF:	8800+8800 = 17600 SF
PARKING REQUIRED:	1/1000 SF (WAREHOUSE) 1/1000 SF (17600 SF) 17.6 => 18 SPACES
PARKING PROVIDED:	22 PARKING SPACES (INCLUDING HC SPOTS)

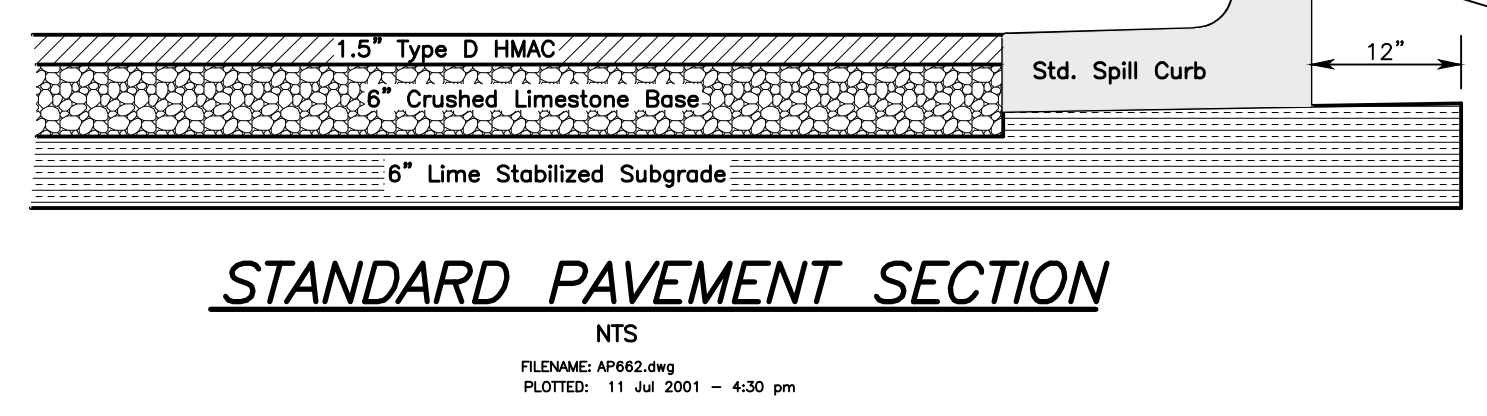
PHASE 3 - PARKING LEGEND:

TOTAL BUILDING SF:	5,700+11,820 = 17,520 SF
PARKING REQUIRED:	1/1000 SF (WAREHOUSE) 1/1000 SF (17520 SF) 17.52 => 18 SPACES
PARKING PROVIDED:	40 PARKING SPACES (INCLUDING HC SPACES)

ADDITIONAL PARKING FROM PHASE 2: 3 HANDICAP PARKING SPACES
TOTAL PARKING PROVIDED: 43 PARKING SPACES (INCLUDING HC SPOTS)



STATE HWY 30
(R.O.W. VARIES)



MITCHELL & MORGAN
T.979.260.6963
F.979.260.3564
TX. FIRM # F-1443

3204 EARL RUDDER FWY. S.
COLLEGE STATION, TX 77845

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Business Purpose Only
Version: 11/28/2021

FEBRUARY 2022
Drawn By: JES/JJ
Checked By: VJH

Prepared For:
PVD Development Co, LLC
5222 Enchanted Oaks Dr.
College Station, TX 77845
(979) 225-3222

Revisions

PARTIAL SITE PLAN
PHASE 3 - FRONT COMMERCIAL BUILDINGS
SH30 - BRYAN

SP