

- ### Construction Notes:
- 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. As noted in Texas Administrative code 30 TAC 290.47 - Appendix F.
  - 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. Lines 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.

- ### Site Specific Notes:
- The owner & developer of the property is SMSA Investments, LLC & AT&T LLC. The subject property is Cavitt's Highway No.6 Addition, Lots 1-6. Located at 1400 & 1410 S. Texas Ave.
  - The subject property is Zoned (C-3) Commercial District.
  - Fire flow demand is 1,500 gpm. The existing hydrants at the intersection of S. Coultter Dr. & Bethel Ln along Texas Ave. will provide the fire flow for this project.
  - This lot is not within the 100-yr floodplain according to the Dfirm for Brazos County, Texas and Incorporated Areas, Map No. 48041C0215F, effective April 2, 2014.
  - The developed area for this project is 0.35 acres (3,485 sf).
  - Trash pickup for this site is utilizing one 90 gal. trash can, placed at curb of Cavitt Ave.

- ### Paving Notes:
- All concrete for pavement construction shall be to the minimum depth shown on the plans and shall have a minimum 28-day compressive strength of 4,000 PSI. The maximum percentage of fly ash replacement of portland cement shall be 20 percent by weight.
  - Item 360 of the TxDOT "Standard Specifications for Construction and Maintenance of Highways, Street, & Bridges" shall be used as a technical specification for reinforced concrete pavement.
  - The subgrade beneath the concrete sidewalks shall be compacted and "proof-rolled", any weak or soft areas identified by the "proof-rolling" shall be removed and replaced.
  - A sand leveling course under concrete pavement is NOT permitted.
  - Joint sealant material to be Sonneborn SL-1 or approved equal.
  - Curing compound shall be applied uniformly to the concrete after the surface finishing is complete at the rate recommended by the manufacturer. The curing compound shall meet the requirements of TxDOT item 526.
  - Contractor shall provide engineer with a proposed pavement expansion and contraction joint plan prior to pavement construction.
  - Saw cut Construction joints shall be made within 24 hours of concrete placement.

### Subgrade Stabilization Table:

| PI    | % Required              | Material |
|-------|-------------------------|----------|
| <5    | 5%                      | Cement   |
| <25   | 5%                      | Lime     |
| 26-33 | 6%                      | Lime     |
| 34-40 | 7%                      | Lime     |
| >40   | Determined by ASTM C977 | Lime     |

- ### Parking Analysis:
- Existing Building:  
1,680 SF Retail  
1,580 SF Retail
- Total Required Parking:  
13... 1 Space per 250 SF Retail
- Total Proposed Parking:  
10... Straight in Parking  
3... Angled Parking  
1... ADA Parking
- 14 Total Provided

### 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.

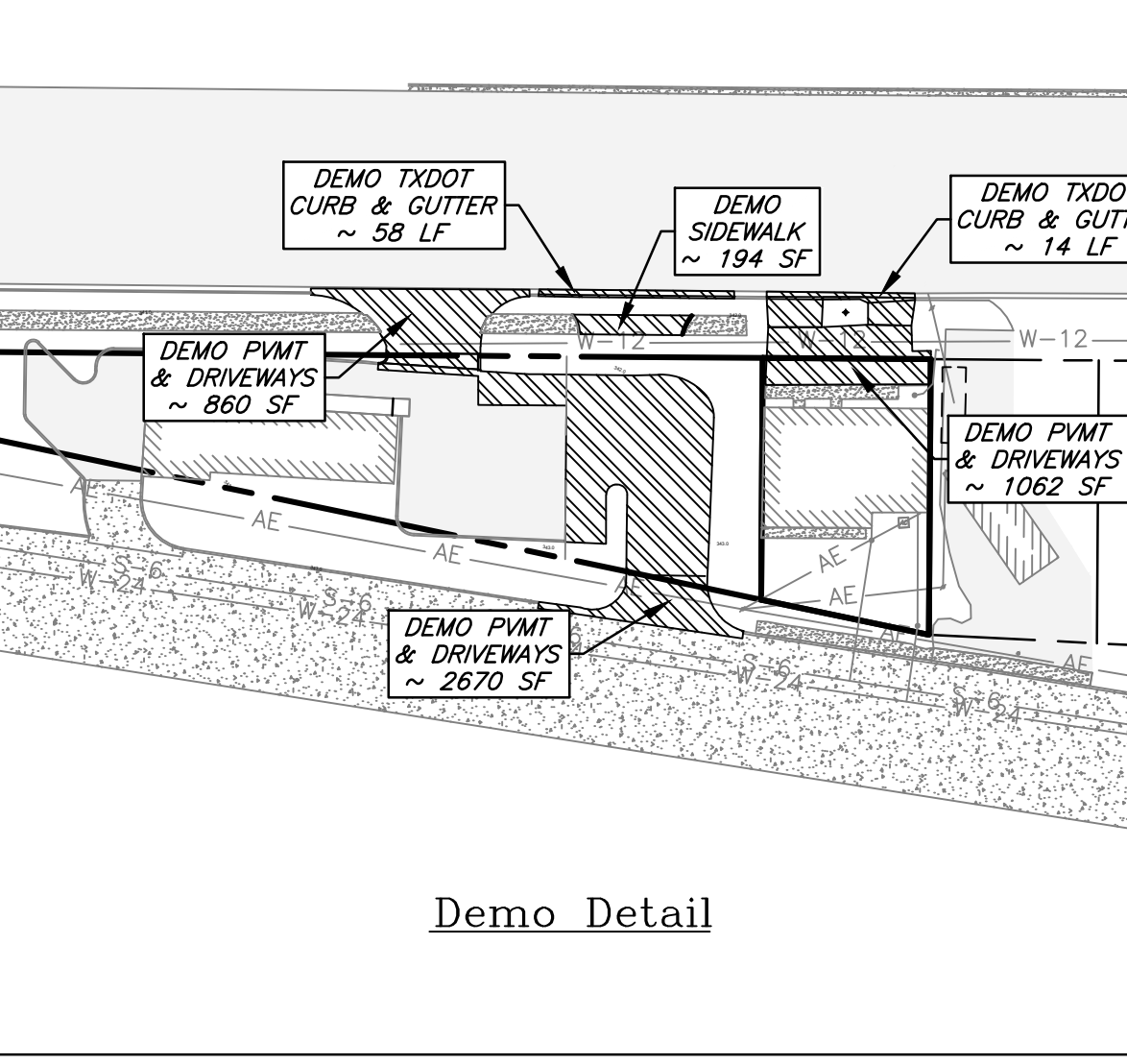
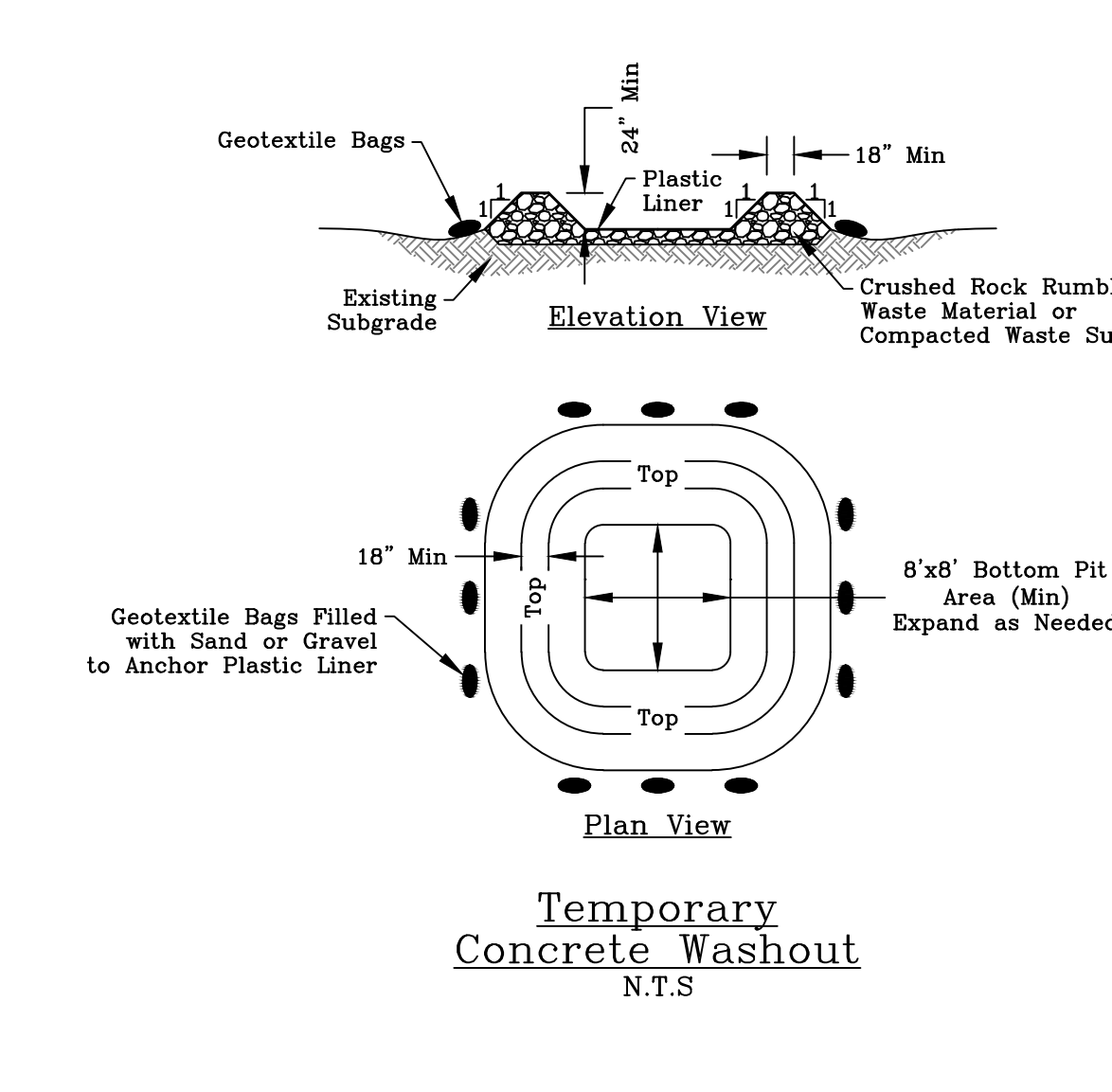
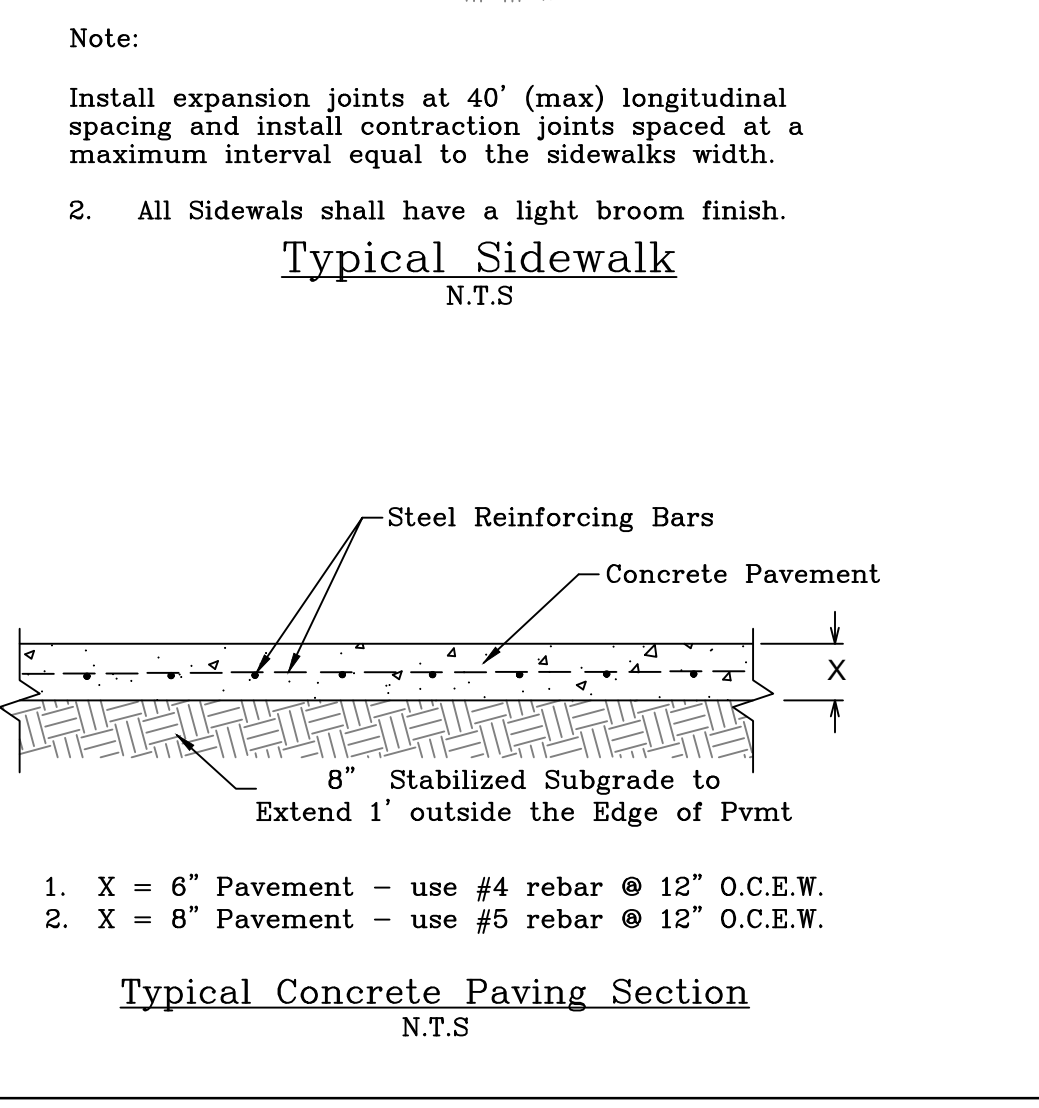
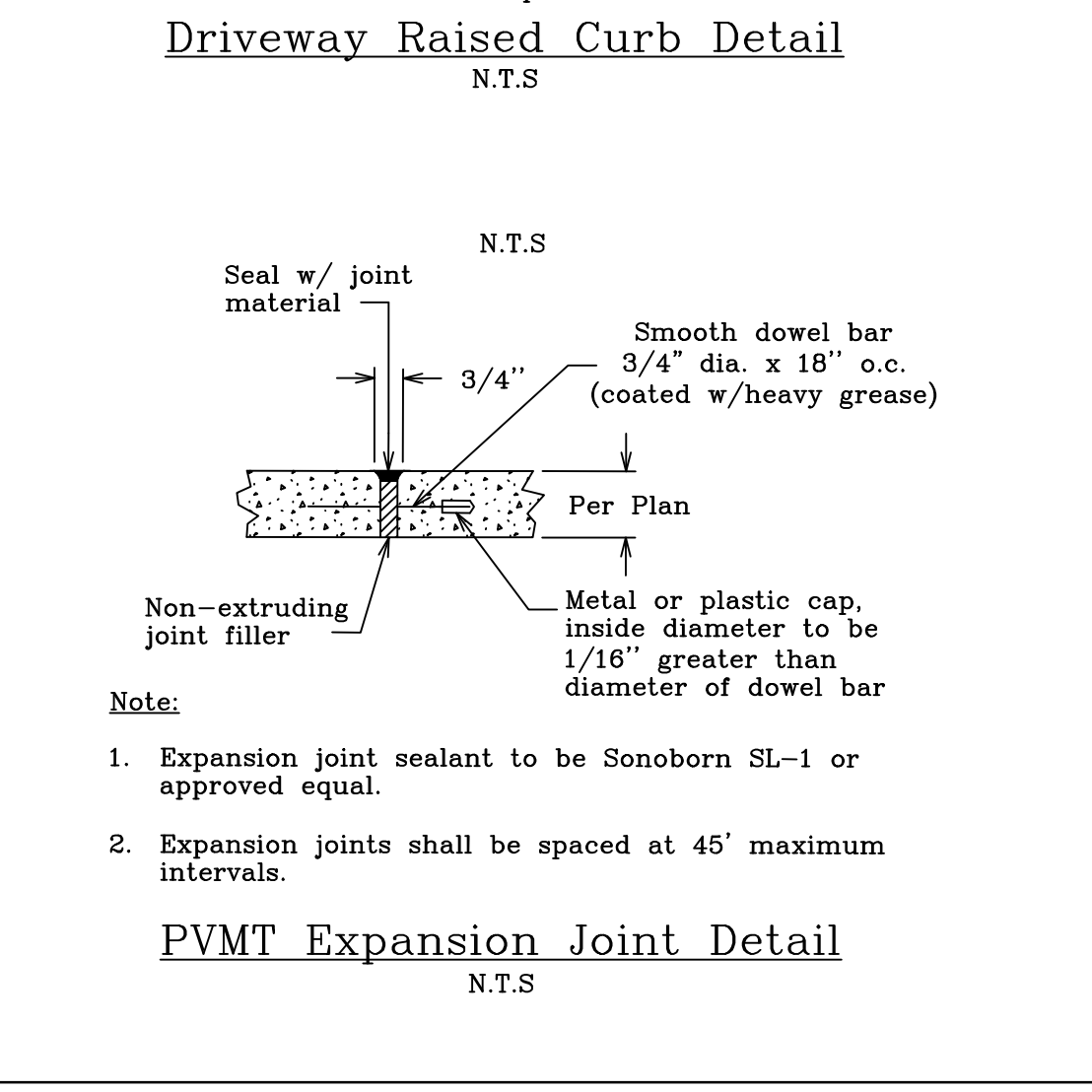
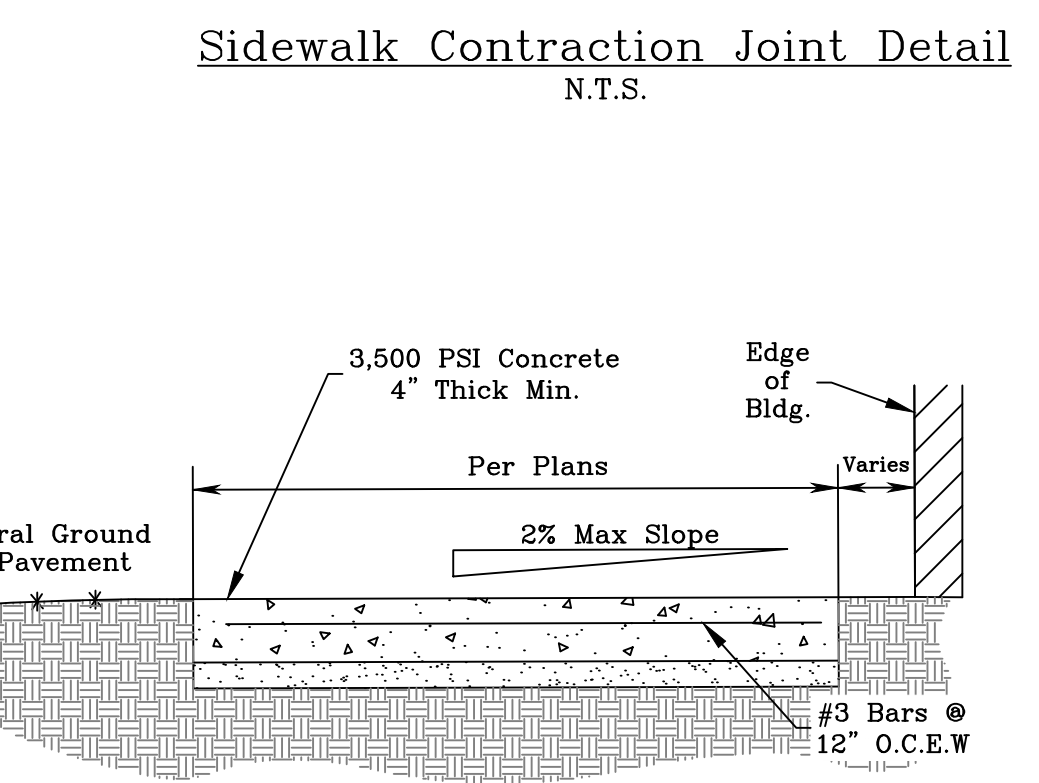
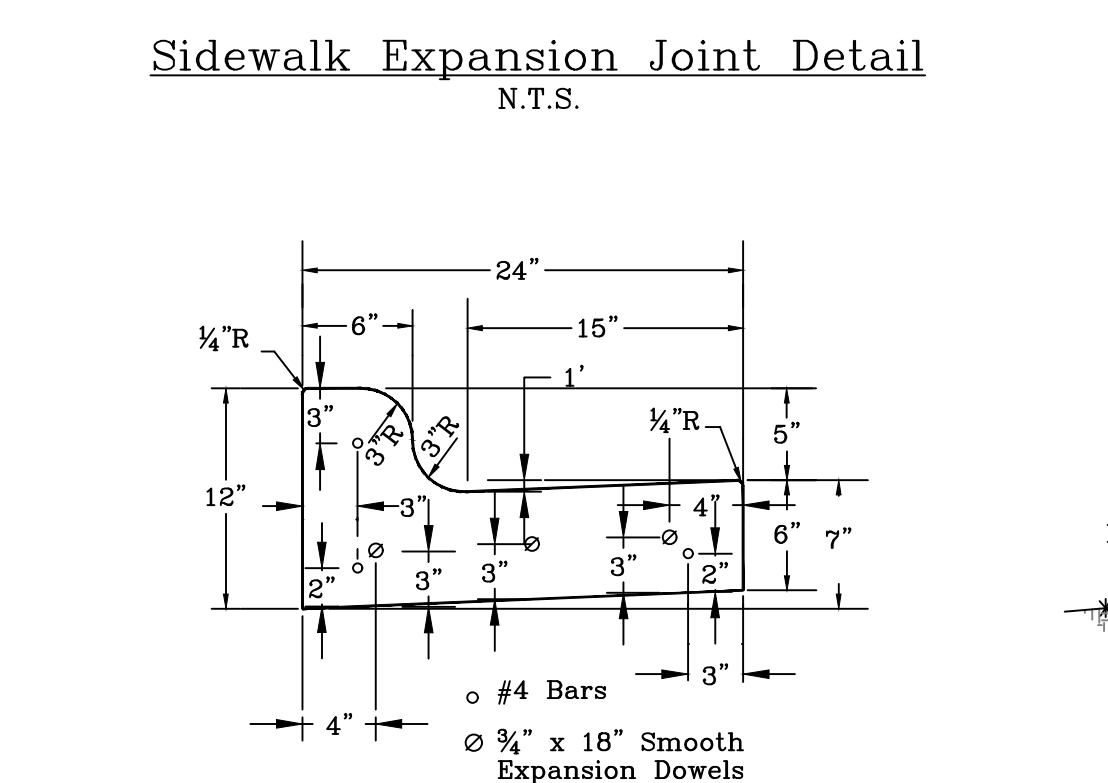
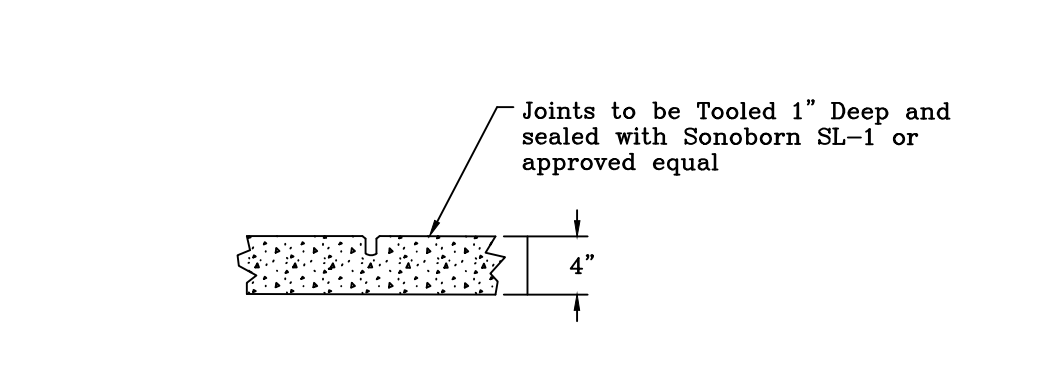
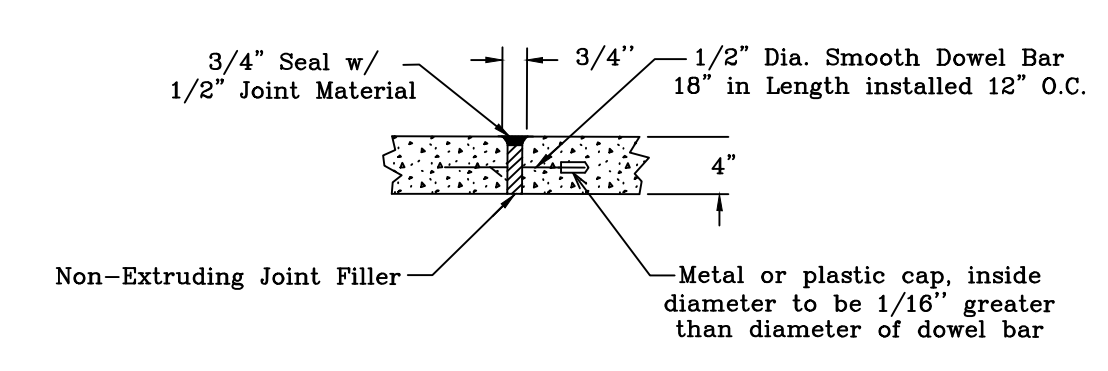
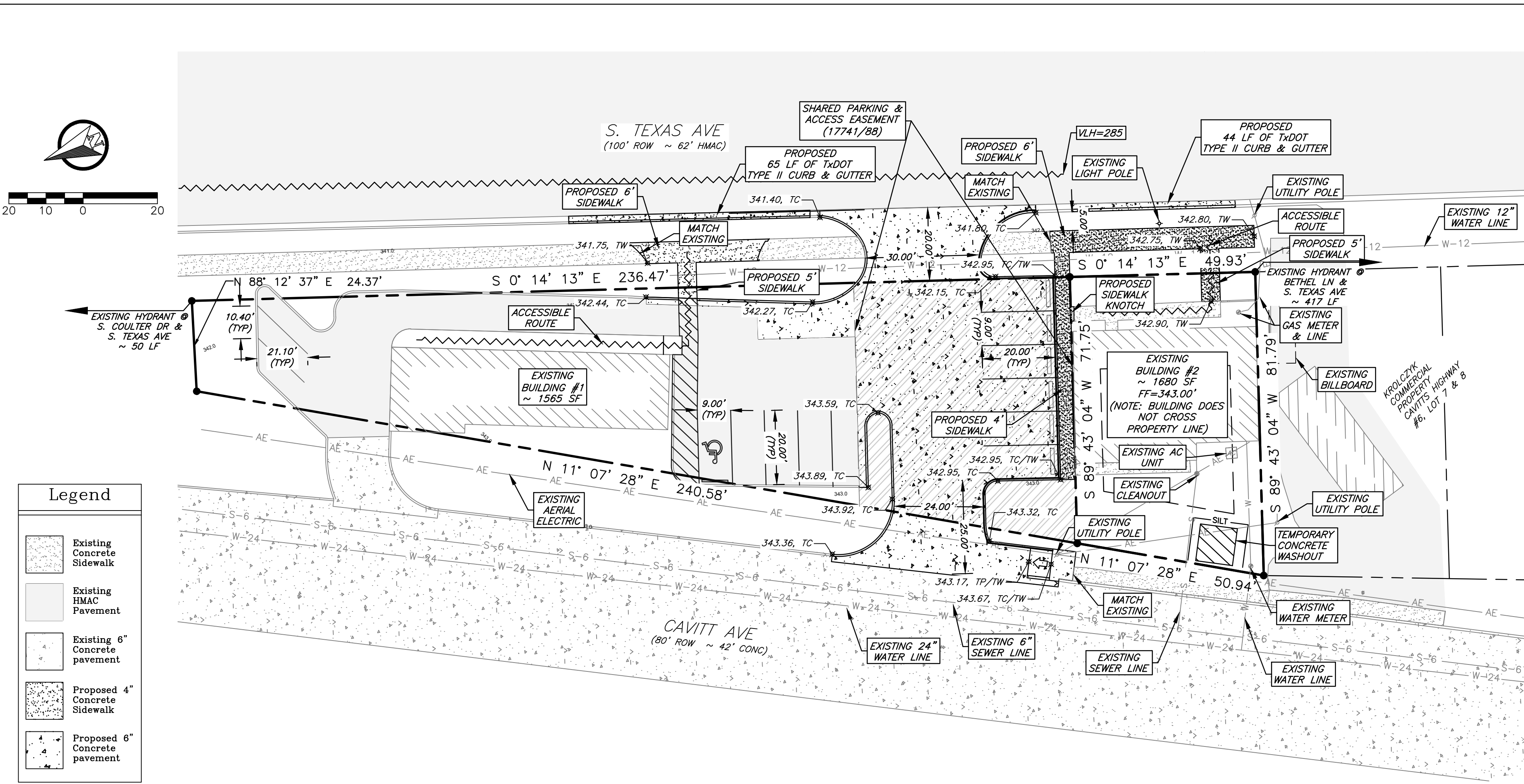
Contact Information:  
Texas One Call: 800-245-4545  
Lone Star One Call: 800-669-8344  
Texas Excavation Safety: 800-344-8377  
City of Bryan: 979-209-5900  
System (Digtess):  
Bryan Texas Utilities: 979-821-5865  
Atmos Energy: 979-774-2508  
Frontier: 979-921-4300  
Suddenlink: 979-948-2229

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# 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.
- It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.

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### 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 9-Mar-22. It is not to be used for construction, bidding, or permitting purposes.

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### Released for Review

| No. | Revision/Issue | Date |
|-----|----------------|------|
|     |                |      |
|     |                |      |
|     |                |      |

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**Firm Name and Address:**  
  
 PO Box 5192 - Bryan, Texas - 77805  
 979-739-0567 www.J4Engineering.com  
 Firm# 9951

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**Project Name and Address:**  
 1400 & 1410  
 S. Texas Ave.  
 Cavitt's Highway No.6 Addition  
 Lot 1-6, -0.35 AC  
 Bryan, Brazos County, Texas

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|-------------------------|---------------|
| <b>Date:</b> March 2022 | <b>Sheet:</b> |
| <b>Scale:</b> As Noted  | <b>C2</b>     |

J4 Engineering  
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 979-739-0567  
 3/29/2022