

- ### Construction Notes:
- All concrete to be constructed with 3,500 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, 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 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.
  - Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.

- ### Site Specific Notes:
- The owner/Developer of the property is Elite Business Services LLC. The subject property is Parkway Estates PH.2 Block 1, Lot 4.
  - The proposed buildings is a One-Story Type VB without sprinklers totaling 960 sf. FF = 360.50, Height 16' 6".
  - The subject property is Industrial (I).
  - Fire flow hydrant demand is 1500gpm. The existing hydrant at Charles Ave & Drillers Dr. will provide the hydrant flow for this project.
  - This lot is not within the 100-yr floodplain according to the DIRM for Brazos County, Texas and Incorporated Areas, Map No. 48041C0205F, effective April 2, 2014.
  - The developed area for this project is 1.82 acres (79,279 sf).
  - Solid waste pickup will be provided by an 90 gal. can placed at Charles Ave.
  - Slat Material will be installed on the chainlink fence in order to screen the open storage yard from the ROW.
  - 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.

### Parking Analysis:

Proposed Improvements:	SF	Office Area
225	SF	Office Area
735	SF	Warehouse/Storage Area
28,000	SF	Gravel Yard

**New Required Parking:**

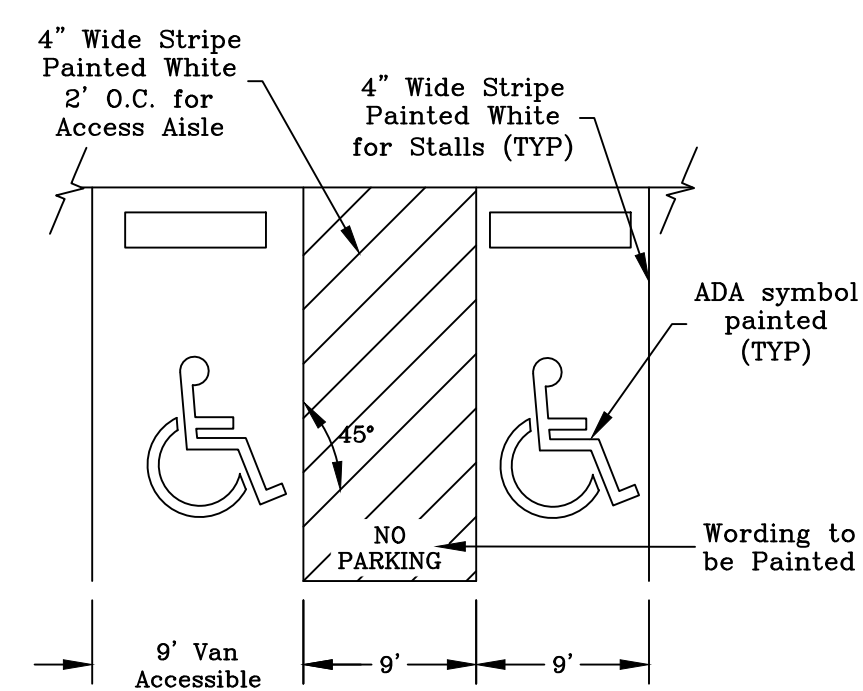
- 1... 1 Space per 250 SF Office Area
- 1... 1 Space per 1000 SF Warehouse/Storage
- 14... 1 Space per 2000 SF Yard

**16...Total Required**

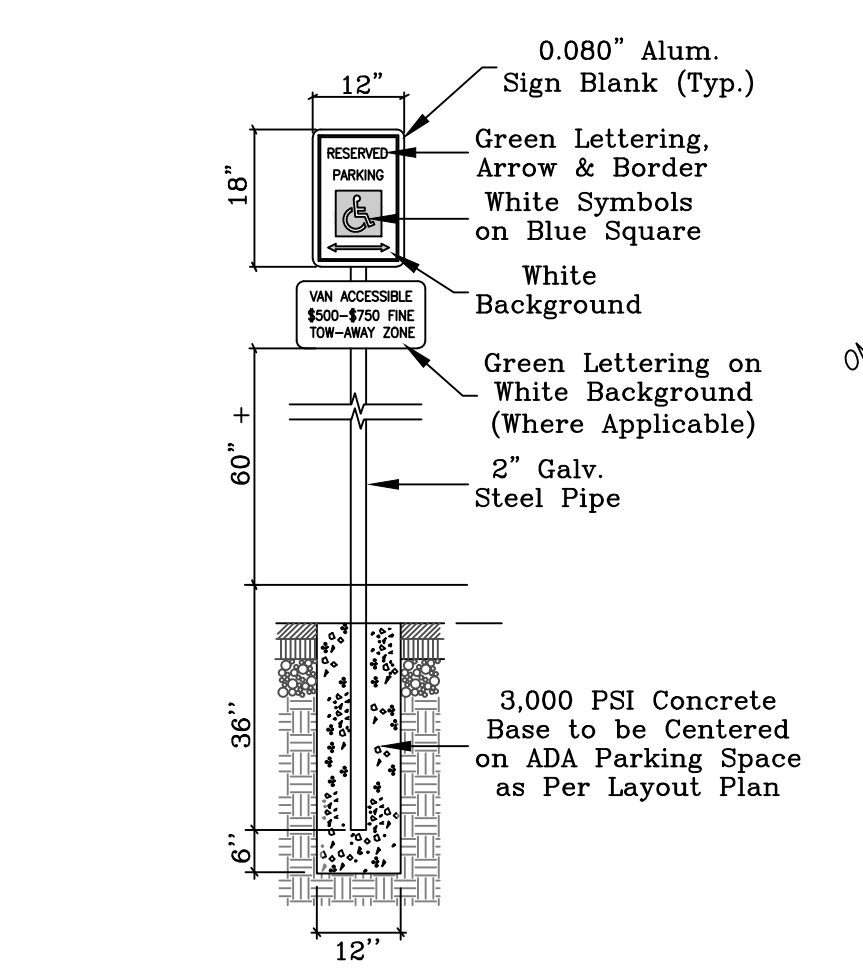
**New Provided Parking:**

- 15... Straight in Parking
- 1... ADA Parking w/Van Accessible

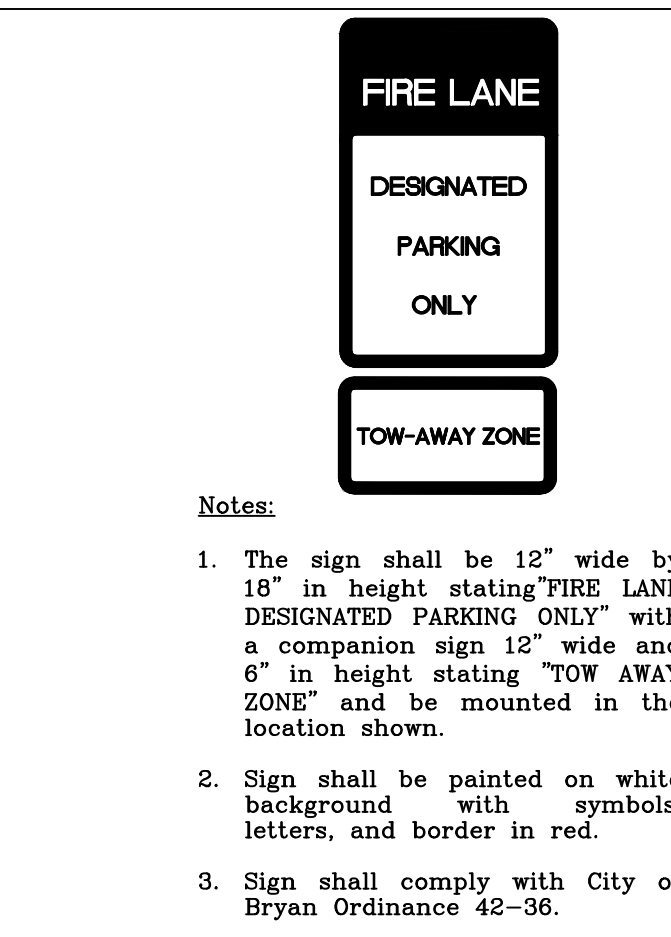
**16...Total Provided**



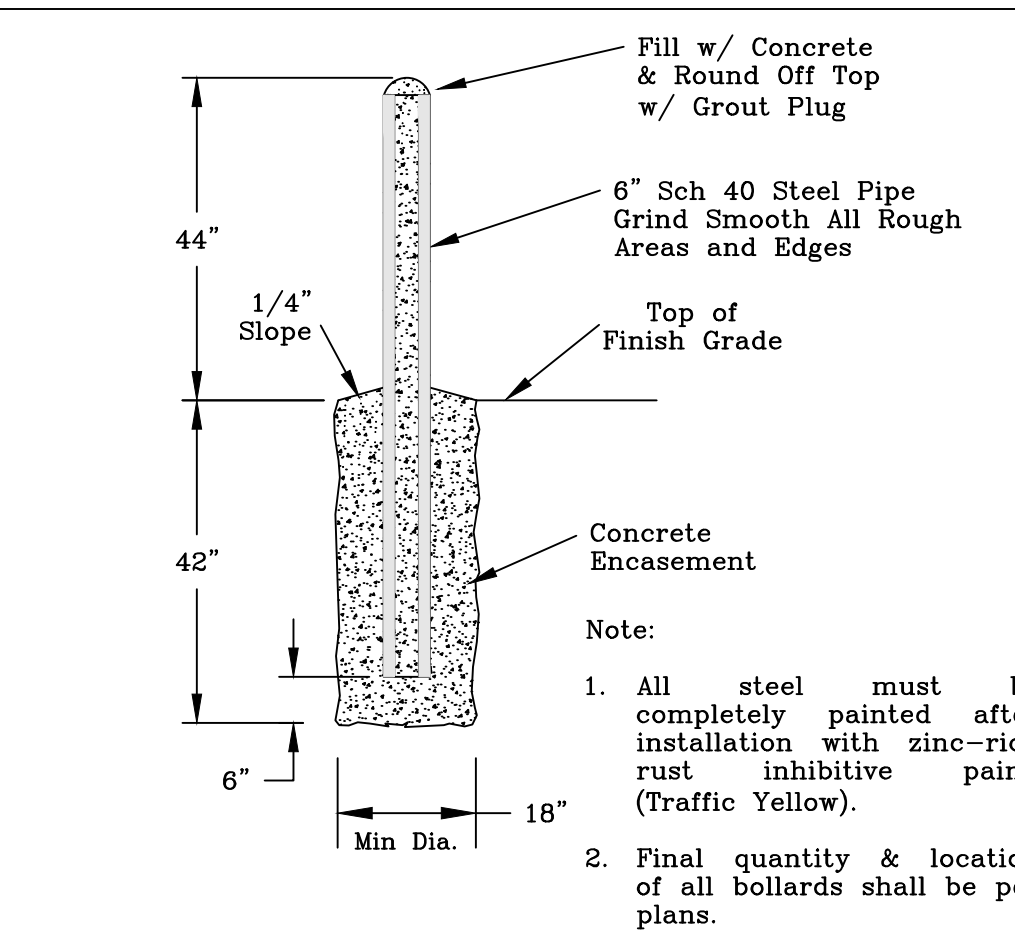
ADA Pavement Markings  
N.T.S.



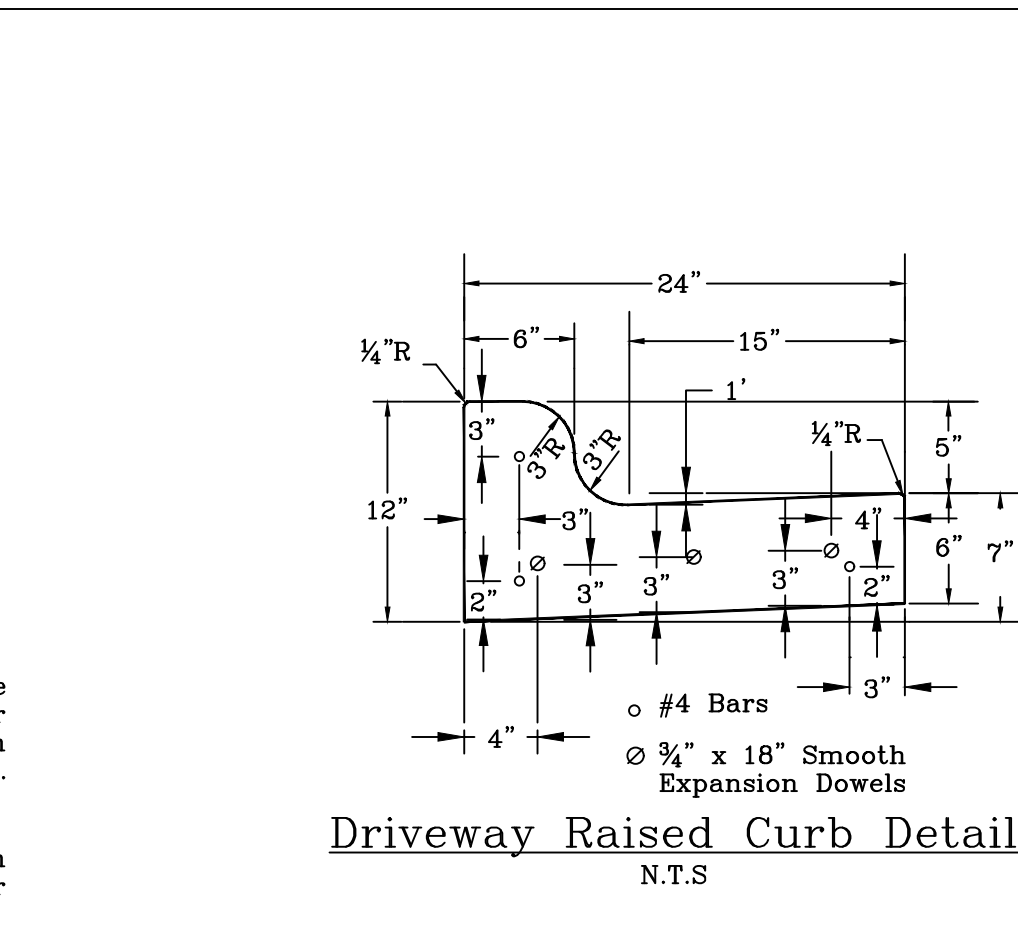
ADA Parking Sign  
N.T.S.



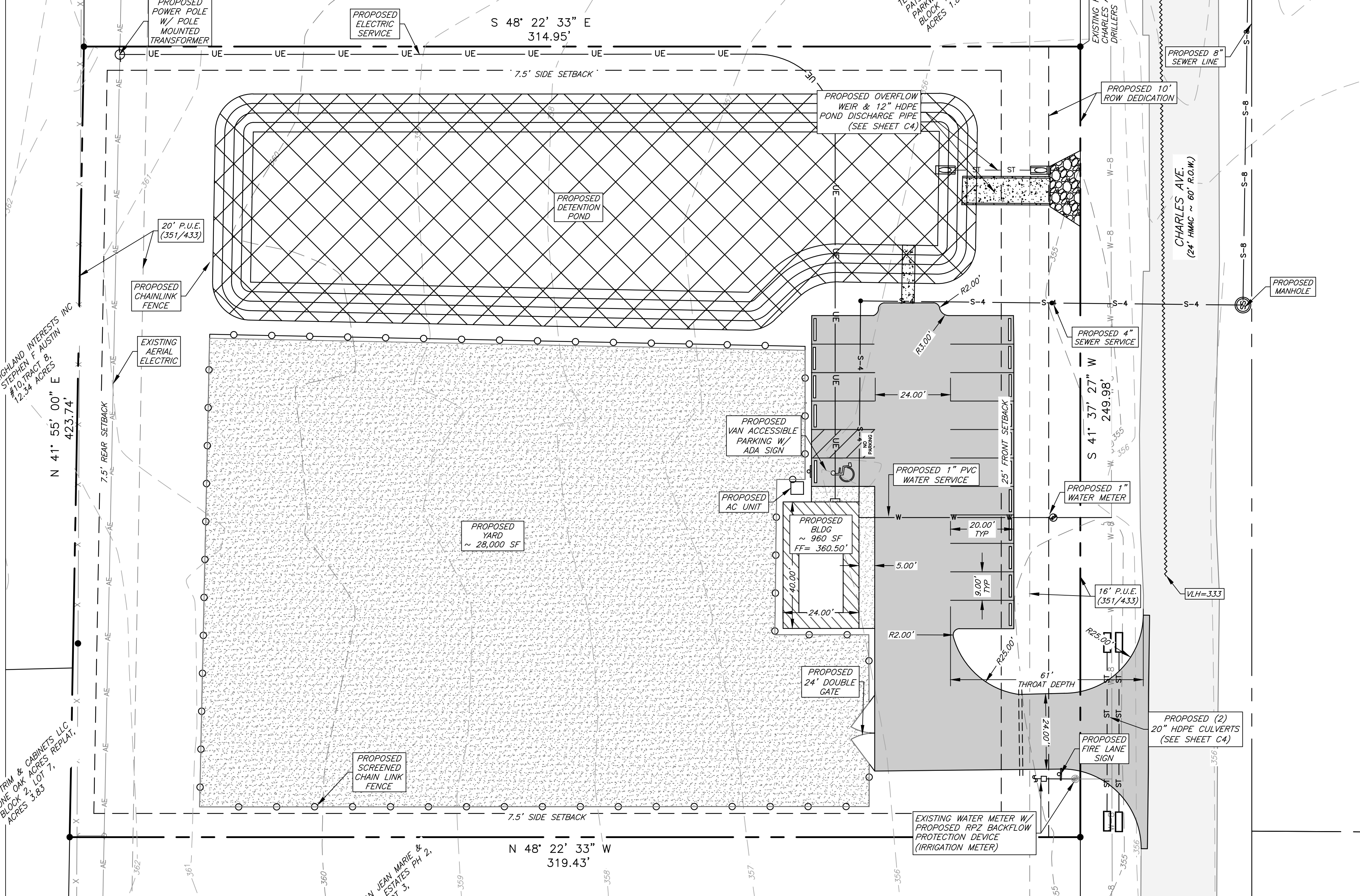
Fire Lane Sign Detail  
N.T.S.



Typical Bollard Detail  
N.T.S.



Driveway Raised Curb Detail  
N.T.S.



# Site Plan

- ### General Notes:
- The topography shown is from field survey data.
  - 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.
  - 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.
  - See Sheet C1 - General Notes.

Owner/Developer Information:  
Elite Business Services LLC.  
1581 Crosswind Dr Ste 300  
Bryan, TX 77805

## 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.

## 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:  
**AMA Towing**  
4031 Charles Ave.  
1.82 Acres - Lot 4, Block 1  
Parkwood Estates, 2nd Installment  
Bryan, Brazos County, Texas

Date:	March 2022	Sheet:	C2
Scale:	As Noted		