



PAVEMENT SECTION

Note: Concrete thickness shall be as follows:

- Main Drives = 6"
- Parking Spaces = 5"
- Sidewalk = 4"
- Pavement sections shall be constructed in accordance with the BCS Unified Technical Specifications.
- Subgrade shall be compacted to 95% of Standard Proctor Density as per ASTM D968 at optimum moisture content to 4% above the optimum moisture content.

- SITE PLAN NOTES:**
- The subject property is zoned C-3. Huntsville Properties Ltd, 4500 Carter Creek Pkwy Ste 101, Bryan, TX 77802.
 - BUILDING USAGE DETAILS:**
5,200 SF (total)
5,000sf (Storage/Warehouse)
200 sf (Office)
One-Story
30' Height Max
 - PARKING ANALYSIS:**
Required Parking Spaces Storage (1sp/900sf): 6 spaces
Required for Office Space (1sp/300sf): 1 space
Total Required: 7 spaces
Parking Spaces Provided: 9 spaces
 - WATER AND SANITARY SEWER DEMANDS:**
Average Daily Use = 1 GPM
Peak Hourly Flow: = 4 GPM
Wastewater Flow (Rate of Return = 75%): Pk = 3 GPM Avg. = 0.75 GPM
 - FIRE FLOW REQUIREMENTS**
Existing Fire Hydrants will cover this project. The buildings will not be sprinkled. Nearest Fire hydrant is 375' away at the intersection of Sagebrill Dr and Cross Park Dr.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, Map Revised April 2, 2014. This property is not located in a Special Flood Hazard Area.
 - See Site Civil drawings for additional grading, layout information, Utility layout and Stormwater Pollution Prevention Plan.
 - Irrigation system to be installed by others. Irrigation system must be protected by either a Pressure Vacuum Breaker, a Reduced Pressure Principle Back Flow Device, or a Double-Check Back Flow Device.
 - All Backflow devices must be installed and tested upon installation.
 - Contractor shall provide one (1) week advance notice to City prior to connecting to existing waterlines and shall coordinate the water line connections with the Utility Dept. and City Inspector.
 - NOTE: 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 or City permitted contractor(s) only.
 - 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.
 - Site will utilize dumpster located at the rear of the site.
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - All signage will be permitted separately.
 - 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.
 - All storm infrastructure will be private.

Site Plan

CAVITT AVENUE BLDG

1052 Cavitt Ave.

0.25 AC.
Lot 7 (Part of), Block 5
Zeno Phillips
1.237 Acres Total
BRYAN, BRAZOS COUNTY, TEXAS
MARCH 2022
SCALE: 1"=10'

Engineer:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Firm Reg. No. F-458

Owner:
Huntsville Properties Ltd
4500 Carter Creek Pkwy Ste 101
Bryan, Texas 77802
979-776

MB