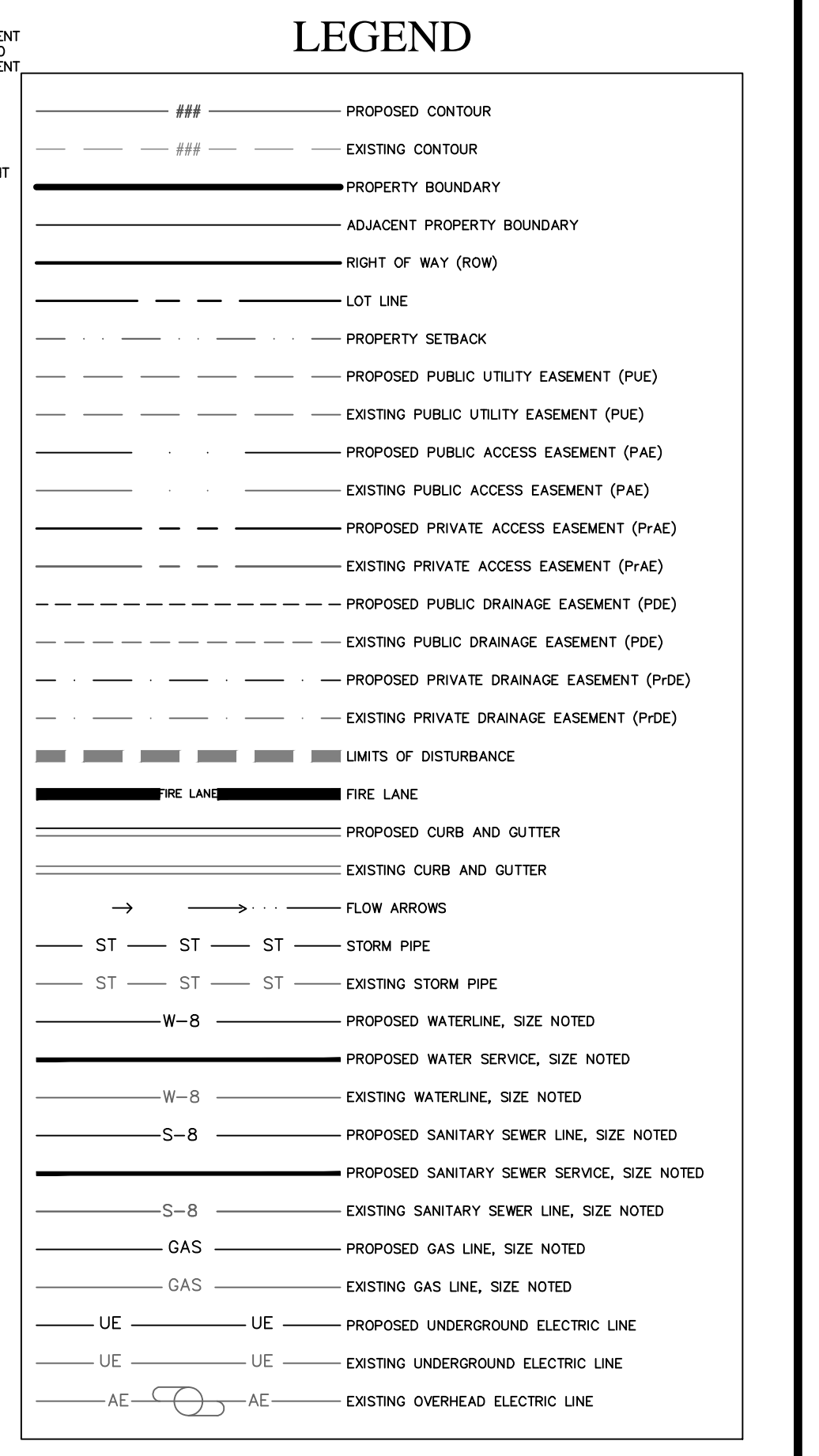


- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLEES STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
 - ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & 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. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.
 - DIG TRENCH: (800) 344-8377
 - ATMOS ENERGY: (979) 774-2506
 - SUDEN LINK COMMUNICATIONS: (979) 595-2429
 - FRONTIER COMMUNICATIONS: (979) 821-4783
 - WATER/SEWER CITY OF BRYAN: (979) 209-5900
 - BTU: (979) 821-5700
 - CITY OF BRYAN: (979) 209-5900
 - THE CONTRACTOR SHALL SETUP A PRE-CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION.
 - THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
 - BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
 - PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
 - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDS GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
 - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED WITH SEED OR HYDRATED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BUCK WOOD WILL BE REQUIRED. BARE AREAS SHALL BE SEED OR SODED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
 - DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
 - LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.
 - ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.
 - THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
 - A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.
 - ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
 - THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
 - ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
 - THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
 - THE IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AS INSTALLED AS PER CITY ORDINANCE 2394.
 - ALL BACK FLOW ASSEMBLIES MUST BE TESTED UPON INSTALLATION BY A CITY OF BRYAN PERMITTED ASSEMBLY TESTER. CONTACT AMANDA ROOP AT 979 209 5917 FOR A LIST OF TESTERS IS NEEDED.
 - THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY SCHULTZ ENGINEERING, LLC (SE), FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, ITS USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO ITS PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT UPON RELEASE OF SUCH DATA, SE IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
 - 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, OVERLIE, 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.

UTILITY DEMAND		PARKING ANALYSIS	
WATER DEMAND		REQUIRED PARKING	
AVERAGE	10 GPM	1189 SF OF SITE RESTAURANT BUILDING	
MAXIMUM (PEAK)	40 GPM	1 SPACE PER 250 SF	
1" DOMESTIC WATER METER		5 SPACES REQUIRED	
SANITARY SEWER DEMAND		TOTAL REQUIRED: 5 SPACES	
AVERAGE	10 GPM	9' WIDTH, 20' LENGTH TYP.	
MAXIMUM (PEAK)	40 GPM	PROPOSED PARKING	
6" SANITARY SEWER LINE		9 SPACES PARKING	
Ø 1.04 % MIN. SLOPE		1 SPACE ACCESSIBLE PARKING	
FIXTURE UNITS = 85		10 SPACES PROVIDED	
FIXTURE UNITS ALLOWED = 70		BENCHMARK INFORMATION	
PIPE SLOPE OK		TBM 1	N: 10216427.53
			E: 3548210.46
			ELEV: 346.55
			("X" IN CONCRETE)



SOUTH COLLEGE RESTAURANT
3703 S COLLEGE AVE

TOTAL DISTURBED AREA = 0.242 ACRES
PALESTINE SUBDIVISION
LOT 1, BLOCK 1
TOTAL AREA = 0.242 ACRES
VOL. 16754, PG. 032
J.E. SCOTT LEAGUE, A - 50
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=10' JUNE 2022

OWNER/DEVELOPER:
DEEB NADER AND INSHERAH ASADI
17169 SADDLE CREEK DR
COLLEGE STATION, TX
270-776-4012

SURVEYOR:
BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195

ENGINEER:
SCHULTZ ENGINEERING, LLC
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900



RESERVED PARKING

12"x18" REFLECTIVE FINISH METAL SIGN

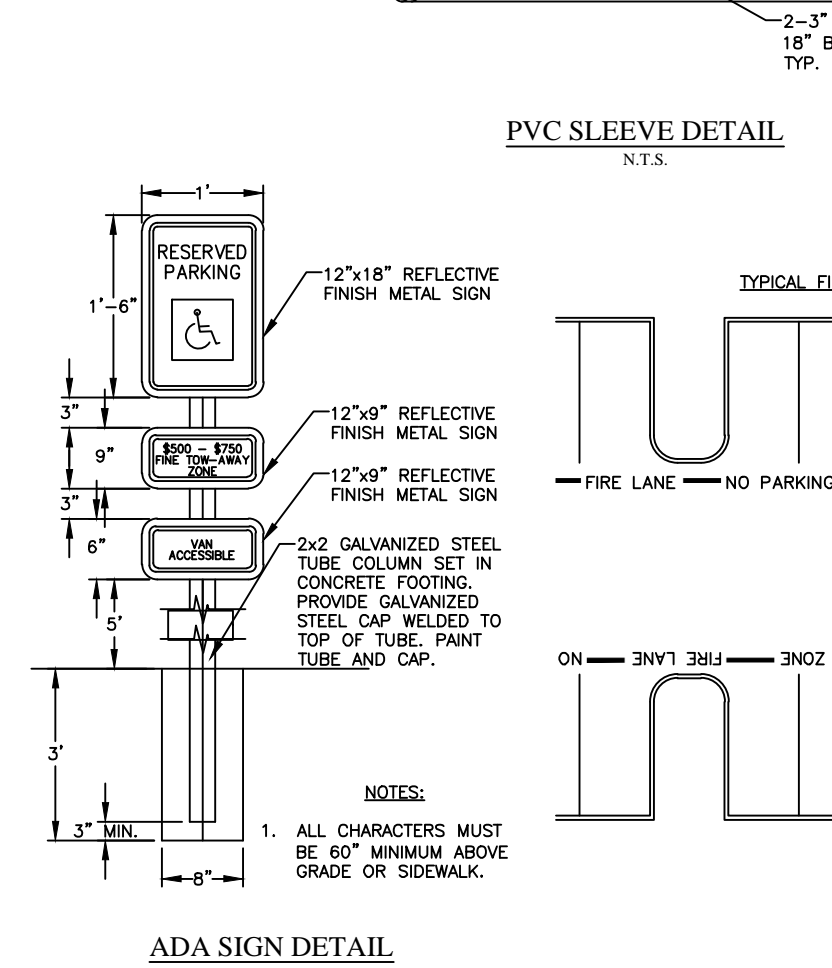
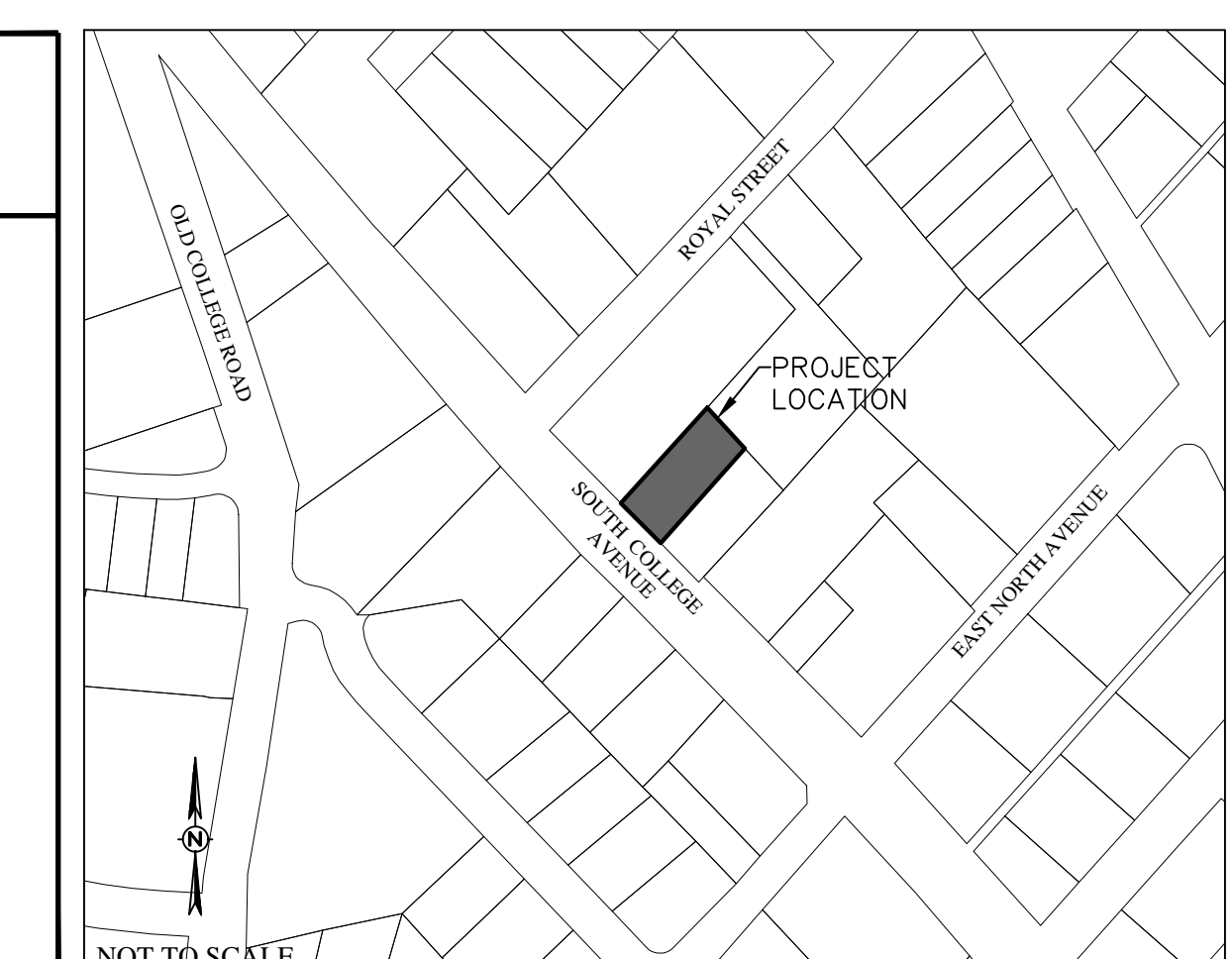
12"x9" REFLECTIVE FINISH METAL SIGN

12"x9" REFLECTIVE FINISH METAL SIGN

2"x2 GALVANIZED STEEL TUBE COLUMN SET IN CONCRETE FOOTING. PROVIDE GALVANIZED STEEL CAP WELDED TO TOP OF TUBE. PAINT TUBE AND CAP.

NOTES:
1. ALL CHARACTERS MUST BE 60" MINIMUM ABOVE GRADE OR SIDEWALK.

ADA SIGN DETAIL
N.T.S.



MARK	REVISION	BY	DATE

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	22-014	JUNE 2022

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 109835, ON JUNE 15, 2022. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

SOUTH COLLEGE RESTAURANT
PALESTINE SUBDIVISION
LOT 1, BLOCK 1 - BRYAN, TX

SITE PLAN

SCALE	SHEET
VERTICAL: N/A	C1
HORIZONTAL: 1"=10'	
PLOTTING SCALE: 1:1	
FILE NAME: 22-014	