

BENCHMARK INFORMATION

TBM 1 N: 10227513.37
E: 3563332.04
ELEV: 295.87
(5/8 IRON ROD WITH RED PLASTIC CAP STAMPED 'KURR SURV. CONTROL POINT')

TBM 2 N: 10227398.78
E: 3563503.05
ELEV: 292.45
(5/8 IRON ROD WITH RED PLASTIC CAP STAMPED 'KURR SURV. CONTROL POINT')

TBM 2 N: 10227318.45
E: 3563194.75
ELEV: 294.81
(5/8 IRON ROD WITH RED PLASTIC CAP STAMPED 'KURR SURV. CONTROL POINT')

GENERAL NOTES:

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION 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.
DUG TESS (800) 344-8377
AMOS ENERGY (979) 774-2506
SUDDEN LINK COMMUNICATIONS (979) 589-2429
FRONTIER COMMUNICATIONS (979) 821-4783
WATER/SEWER CITY OF BRYAN (979) 209-5900
ETU: (979) 821-5300
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 LAND AND SITE DEVELOPMENT ORDINANCE.
- 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 TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
- ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY REVEGETATED OR HYDROLOGICALLY AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOIL WILL BE REQUIRED. BARRIED AREAS SHALL BE SEEDED OR SOODED 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 OCCUPANT.
- ALL RADI 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.
- DETENTION AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED FIRST.
- 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 ELECTRIC 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 LINE 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 REVISION 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. AN INSTALLED AS PER CITY ORDINANCE 2394.
- ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
- 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, IT'S 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 MANNER WITHOUT THE WRITTEN CONSENT OF SE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT SE MAKES NO WARRANTY AS TO IT PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT SE UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND MODIFIER OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
- CURB DETAILS REFER TO BRYAN - COLLEGE STATION STANDARD STREET DETAILS SHEET (FIGURE: ST, SHEET 1 OF 2).

PARKING ANALYSIS

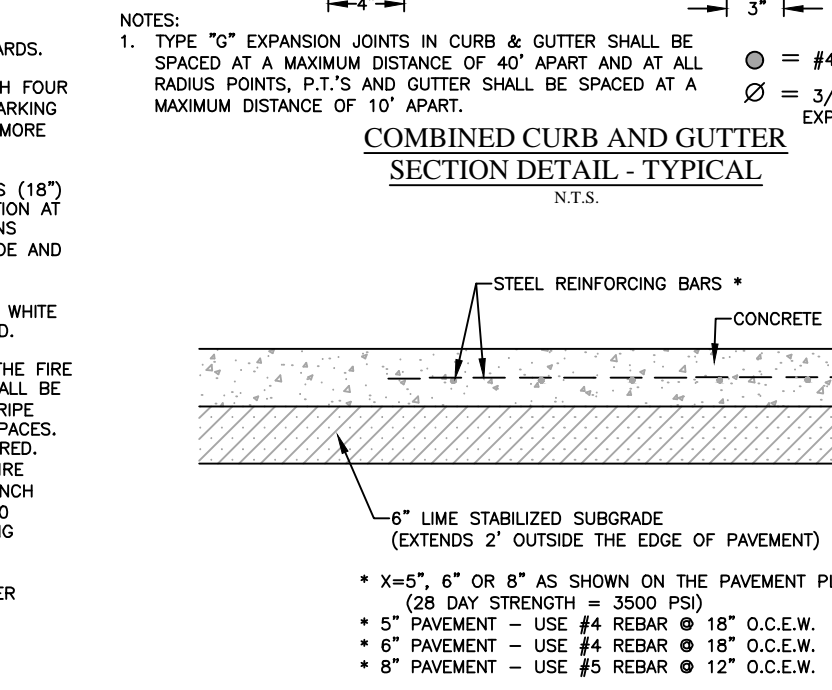
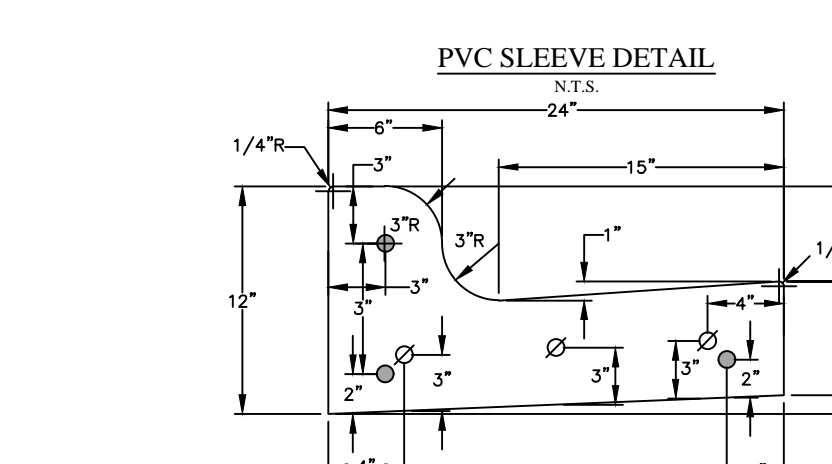
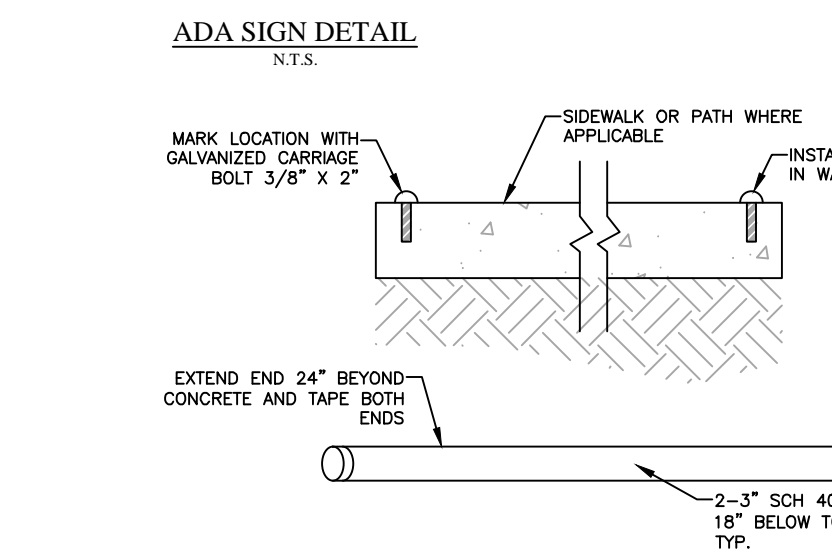
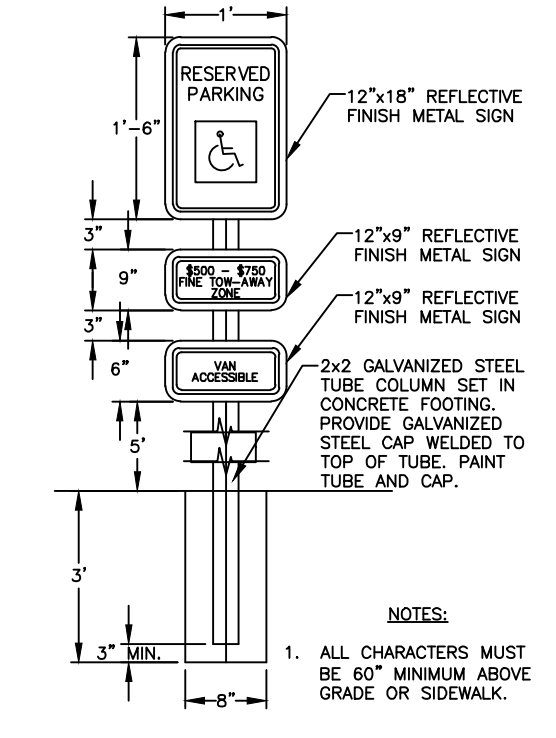
REQUIRED PARKING
12,477 SF OF SHOPPING CENTER
1 SPACE PER 300 SF
42 SPACES REQUIRED
TOTAL REQUIRED: 42 SPACES
9' WIDTH, 20' LENGTH TYP.
PROPOSED PARKING
64 SPACES PARKING
3 SPACES ACCESSIBLE PARKING
67 SPACES PROVIDED

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	16.90'	N61° 48' 32"W
L2	4.49'	N26° 48' 14"E

Curve Table

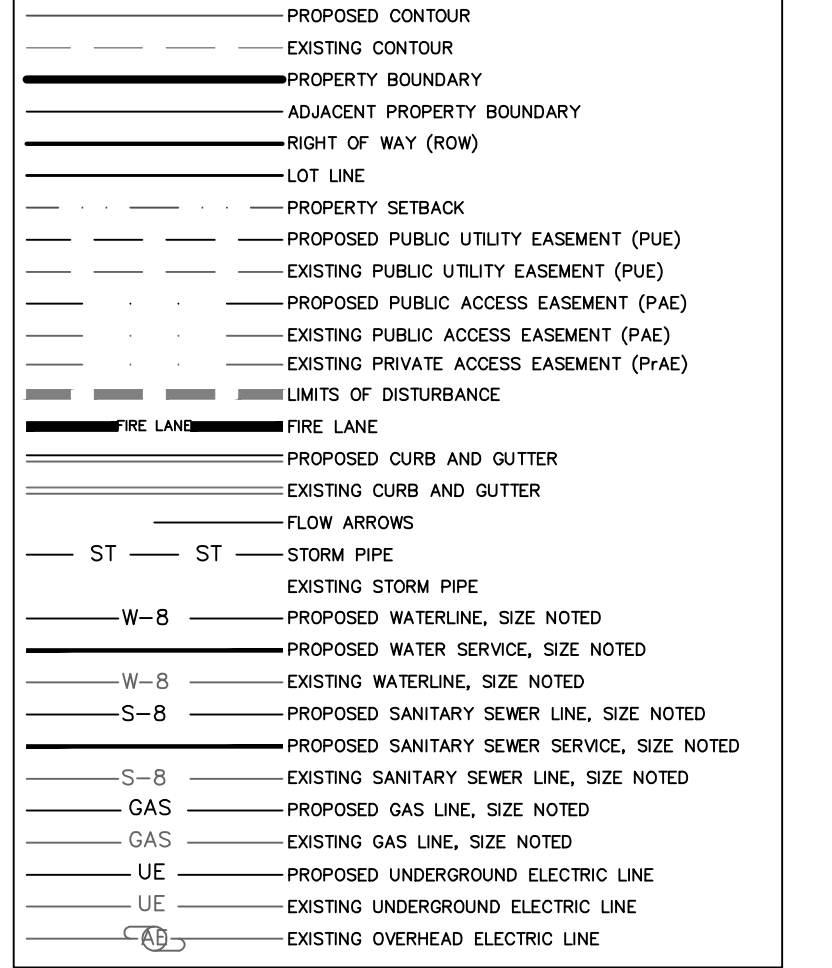
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	219.22'	1231.82'	010°11'48"	109.90'	218.93'	N28°10'31"E
C2	35.62'	25.00'	081°37'20"	21.59'	32.68'	N73°25'31"E



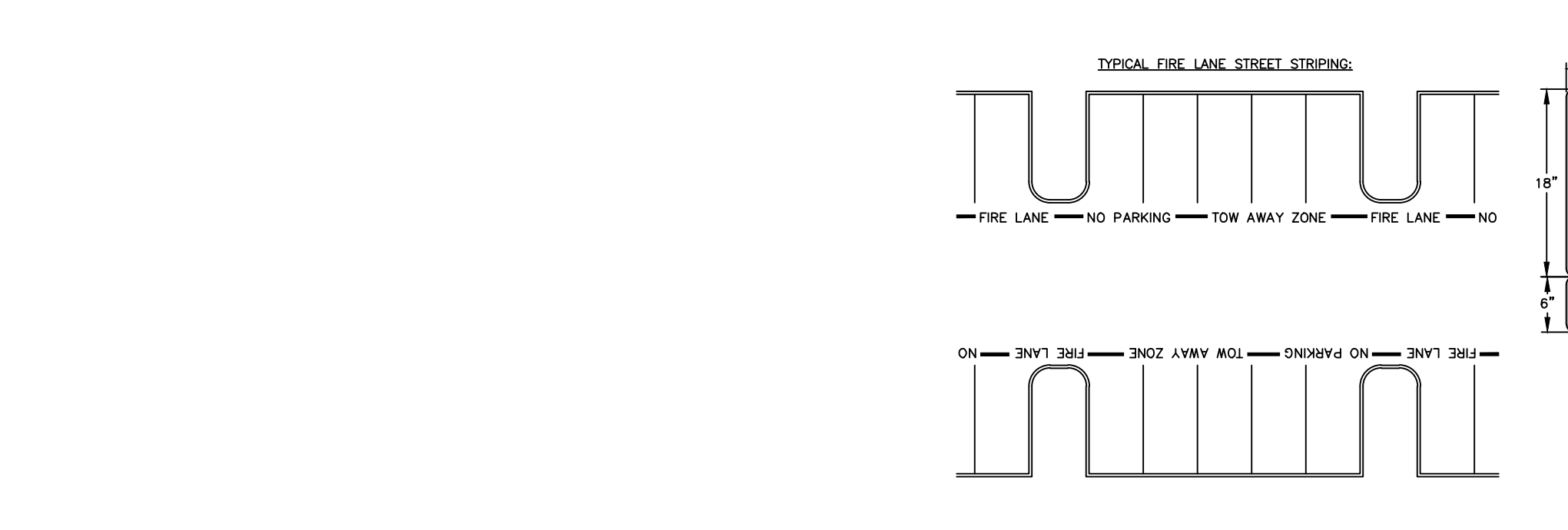
SITE SPECIFIC NOTES:

- THE OWNER OF THE PROPERTY IS TEXAS AMERICAN RANCH BOONVILLE LLC. THE SUBJECT PROPERTY IS BROOKHAVEN RETAIL CENTER, BLOCK 1, LOT 1. PROPERTY IS ZONED RETAIL.
- THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 0.57 ACRES (24,989 SF).
- THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FRM) PANEL NO. 480410220F. DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES: ITEM 666, TYPE 2 MARKING MATERIALS.
- PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES: ITEM 666, TYPE 2 MARKING MATERIALS.
- CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
- ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
- THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BODIES/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
- NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
- ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
- THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
- 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #6 BARS AT 12" O.C. AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
- FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE.
- 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.
- FIRE HYDRANTS SHALL BE INSTALLED TO CORRECT HEIGHT, NO EXTENSIONS ALLOWED.
- FIRE HYDRANTS SHALL HAVE STORZ QUARTER TURN PUMPER CONNECTION STORZ ADAPTERS ARE NOT ALLOWED.
- THE IMPROVEMENTS TO THE SITE WILL NOT AFFECT DRAINAGE/DETENTION.

LEGEND



PARKING EXPANSION
4282 BOONVILLE ROAD
BROOKHAVEN RETAIL CENTER
LOT 1, BLOCK 1
TOTAL AREA = 2.81
VOL. 3162, PG. 19
JAMES W. SCOTT SURVEY LEAGUE, A - 49
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=30' AUGUST 2022
OWNER/DEVELOPER: TEXAS AMERICAN RANCH BOONVILLE LLC
SURVEYOR: BRAD KERR, RPLS NO. 4502
ENGINEER: SCHULTZ ENGINEERING, LLC



SCHULTZ Engineering, LLC
911 Southwest Pkwy E.
College Station, Texas 77840
979-764-3900
TBPE FIRM NO. 12327

THIS DOCUMENT IS RELEASED FOR PRELIMINARY REVIEW ONLY. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E., LICENSE NO. 109835 AUGUST 09, 2022
ISSUED FOR REVIEW

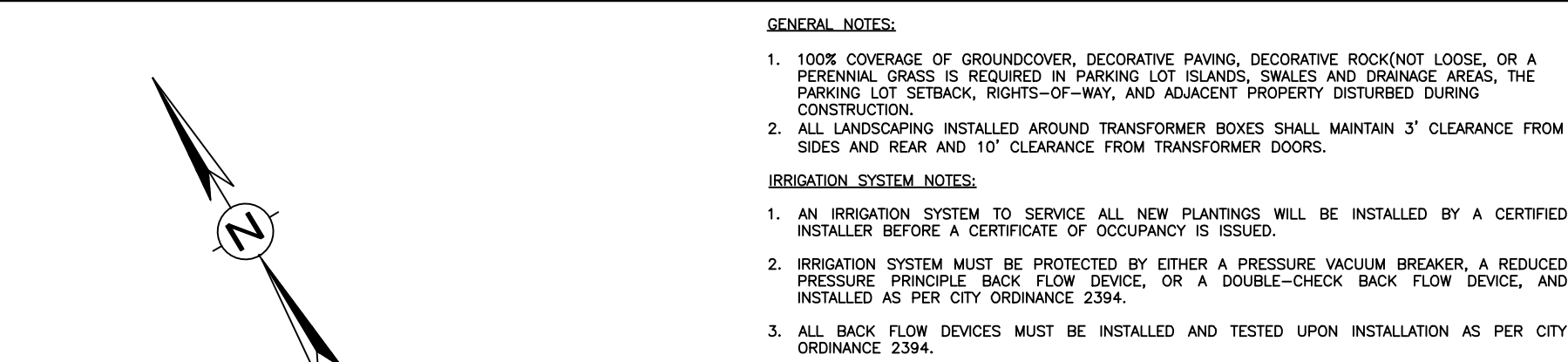
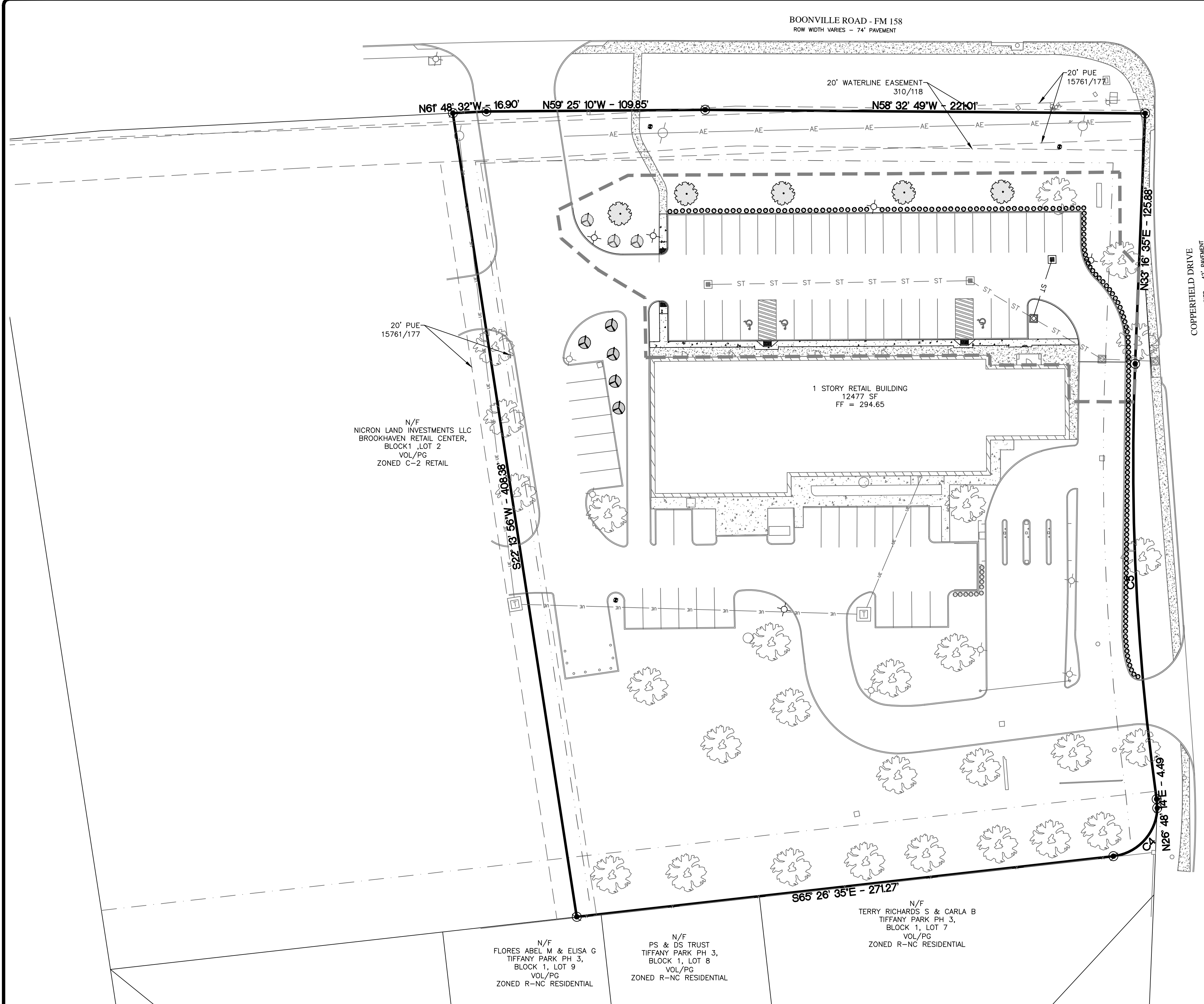
MARK	REVISION	BY	DATE
		KERR	DLD
		DLD	JPS
		JPS	22-003
			AUGUST 2022

PARKING AND SIDEWALK EXPANSION
BROOKHAVEN RETAIL CENTER
LOT 1, BLOCK 1 - BRYAN, TX

PARKING AND SIDEWALK EXPANSION SITE PLAN

SCALE
VERTICAL: N/A
HORIZONTAL: 1"=30'
PLOTING SCALE: 1:1
FILE NAME: 22-003

SHEET
C1



- GENERAL NOTES:**
1. 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE), OR A PERMANENT GRASS IS REQUIRED IN PARKING LOT ISLANDS, SHADES AND DRAINAGE AREAS. THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
 2. ALL LANDSCAPING INSTALLED AROUND TRANSFORMER BOXES SHALL MAINTAIN 3' CLEARANCE FROM SIDES AND REAR AND 10' CLEARANCE FROM TRANSFORMER DOORS.
- IRRIGATION SYSTEM NOTES:**
1. AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTINGS WILL BE INSTALLED BY A CERTIFIED INSTALLER BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
 2. 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, AND INSTALLED AS PER CITY ORDINANCE 2394.
 3. ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.

LEGEND

	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPERTY BOUNDARY
	ADJACENT PROPERTY BOUNDARY
	RIGHT OF WAY (ROW)
	LOT LINE
	PROPERTY SETBACK
	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
	EXISTING PUBLIC UTILITY EASEMENT (PUE)
	PROPOSED PUBLIC ACCESS EASEMENT (PAE)
	EXISTING PUBLIC ACCESS EASEMENT (PAE)
	EXISTING PRIVATE ACCESS EASEMENT (PAE)
	LIMITS OF DISTURBANCE
	FIRE LANE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
	FLOW ARROWS
	STORM PIPE
	EXISTING STORM PIPE
	PROPOSED WATERLINE, SIZE NOTED
	EXISTING WATERLINE, SIZE NOTED
	PROPOSED SANITARY SEWER LINE, SIZE NOTED
	EXISTING SANITARY SEWER LINE, SIZE NOTED
	PROPOSED GAS LINE, SIZE NOTED
	EXISTING GAS LINE, SIZE NOTED
	PROPOSED UNDERGROUND ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING OVERHEAD ELECTRIC LINE

LANDSCAPE AREA CALCULATIONS

PROJECT AREA					
DEVELOPED AREA (SF)	REQUIRED LANDSCAPING (15% OF DEVELOPED AREA)	MIN. TREE AREA (50% OF REQUIRED LANDSCAPING SF)	MIN. CANOPY TREE AREA (50% OF TREE AREA SF)		
24989	3,748	1874	937		
LANDSCAPE AREA					
SYMBOL	SIZE	NAME & TYPE	QUANTITY	VALUE (SF)	TOTAL AREA (SF)
PROPOSED LANDSCAPE					
	8' MIN. HEIGHT >3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	5	350	1750
	6' MIN. HEIGHT >1.5" TO 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	CREPE MYRTLE (LAGERSTOEMIA INDICA) NON-CANOPY	3	100	300
	5 GAL.	SEA GREEN JUNIPERS/JUNIPER US x PFTZERIANA (SEA GREEN)	164	10	1640
EXISTING LANDSCAPE					
	8' MIN. HEIGHT >3" TRUNK DIA., MEASURED 12" FROM BASE	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	3	400	1200
CANOPY TREE AREA (SF):					2950
TOTAL TREE AREA (SF):					3250
TOTAL LANDSCAPE AREA (SF):					4890
TOTAL LANDSCAPE AREA PROVIDED (SF):					4890
TOTAL LANDSCAPE AREA REQUIRED (SF):					3748

MARK	REVISION	BY	DATE

SCHULTZ Engineering, LLC
 911 Southwest Pkwy E.
 College Station, Texas 77840
 979.764.3900
 TBPE FIRM NO. 12327

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	22-003	AUGUST 2022

THIS LANDSCAPE PLAN IS FOR PERMITTING ONLY AND IS NOT INTENDED FOR CONSTRUCTION

PARKING AND SIDEWALK EXPANSION
 BROOKHAVEN RETAIL CENTER
 LOT 1, BLOCK 1 - BRYAN, TX

LANDSCAPE PLAN

SCALE

VERTICAL	N/A
HORIZONTAL	1"=20'
PLOTTING SCALE:	1:1
FILE NAME:	22-003

SHEET
L1