GENERAL NOTES

1. ALL PAVEMENT MARKINGS & SIGNAGE SHALL COMPLY WITH THE "N.C. MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS".
2. ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL CONTACT DIG TESS AND LOCAL UTILITY MARKOUT FIRMS PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE & BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS, LINES, OR INDIVIDUAL SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS ONSITE & NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK.
5. SIDEWALK CROSS-SLOPE SHALL NOT EXCEED 2%.
6. DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO ENSURE A SMOOTH TRANSITION BOTH VERTICALLY & HORIZONTALLY FROM EXISTING TO PROPOSED PAVEMENT & CURB SECTIONS.
8. GUTTERS & PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS.
9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE & FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
10. BENCHMARK LOCATION & ELEVATION SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. BENCHMARKS USED FOR SURVEY ARE LISTED ON THE EXISTING CONDITIONS PLAN.
11. BACKGROUND INFORMATION TAKEN FROM PLAT OF SURVEY FROM ABRAM DASHNER, RPLS, LLC DATED 02/04/2022.
12. ALL DEMOLITION DEBRIS SHALL BE LEGALLY DISPOSED OF OFF-SITE IN AN N.C. APPROVED LANDFILL.
13. ALL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF BRYAN.
14. CONTRACTOR TO ADJUST ALL EXISTING UTILITIES RIMS, COVERS, GRATES, AND WATER METER BOXES TO MATCH PROPOSED GRADES.
15. ALL MATERIALS & PLANS ARE TO COMPLY WITH CURRENT CITY OF BRIAN STANDARD SPECIFICATIONS & DETAILS.
16. CONTRACTOR SHALL SUPPLY AS-BUILT DRAWINGS OF STREET, DRAINAGE, WATER & SANITARY SEWER SYSTEMS AFTER INSTALLATION.
17. TRANSITION PROPOSED CONCRETE CURB, PAVEMENT AND SIDEWALK INTO EXISTING CURB, PAVEMENT AND SIDEWALK AND PROVIDE A SAW JOINT WHERE PROPOSED CONCRETE MEETS EXISTING CONCRETE.
18. ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., AND CITY OF BRYAN REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.
19. 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.

PROPERTY INFO:

LEGAL DESCRIPTION:
LOTS 5 (TR-251) AND 5.2, BLOCK 16, JOHN AUSTIN SUBDIVISION
LOTS 1 AND 2, FULLER'S SUBDIVISION

OWNER:
- F O BIRMINGHAM MEMORIAL TRUST

ADDRESS:
2104 WILLIAM J BRYAN PARKWAY
BRYAN, TEXAS 77802

ACREAGE:
- 3.14 ACRES

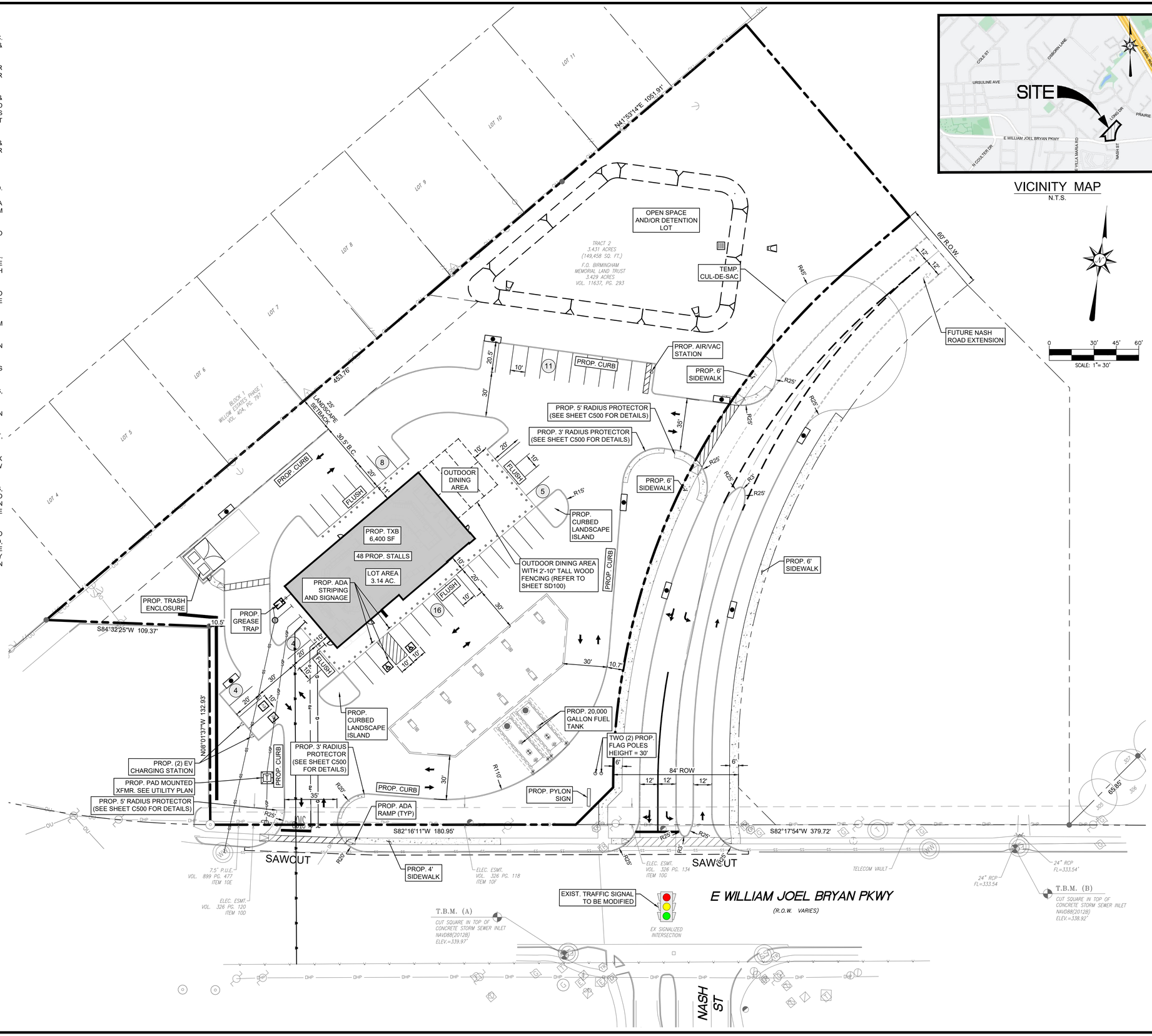
ZONING

EXISTING:
- RETAIL DISTRICT (C-2) APPROVED BY BRYAN CITY COUNCIL ON AUGUST 9, 2022 IN ORDINANCE 2569.

PROPOSED USE:
- C-STORE & GAS STATION - USE, NO CHANGE TO ZONING.

PARKING REQUIREMENTS

- 1 SPACE PER 275 SF => 6,400/250 = 24 PARKING SPACES REQUIRED
- 48 CUSTOMER PARKING SPACES PROVIDED



VICINITY MAP
N.T.S.

Seal

PRELIMINARY
FOR INTERIM REVIEW ONLY PREPARED BY OR UNDER THE SUPERVISION OF GRAHAM MOORE P.E. # 110132

F-20465

COOL BREEZE CONSULTANTS LLC
1314 Avenue A, Suite A
Katy, TX 77493
Phone: 832-464-0118
Email: admin@coolbreezeconsultants.com
www.coolbreezeconsultants.com
TBPE FIRM # F-20465
PROFESSIONAL ENGINEERING SERVICES

TXB
WILLIAM J BRYAN & NASH
2104 E WILLIAM J BRYAN PARKWAY
BRYAN, TEXAS 77802
BRAZOS COUNTY

PROJECT NO:	21-73
DATE:	8/29/22
SCALE:	1"=30'
DRAWN:	ML
CHECKED:	GM
APPROVED:	GM

NO.	DESCRIPTION	DATE	INIT.

SHEET TITLE:
SITE PLAN

Sheet No.
C100

FILE PATH: C100 SITE PLAN.dwg PLOT DATE: 2022-08-29 SAVED BY: CBC