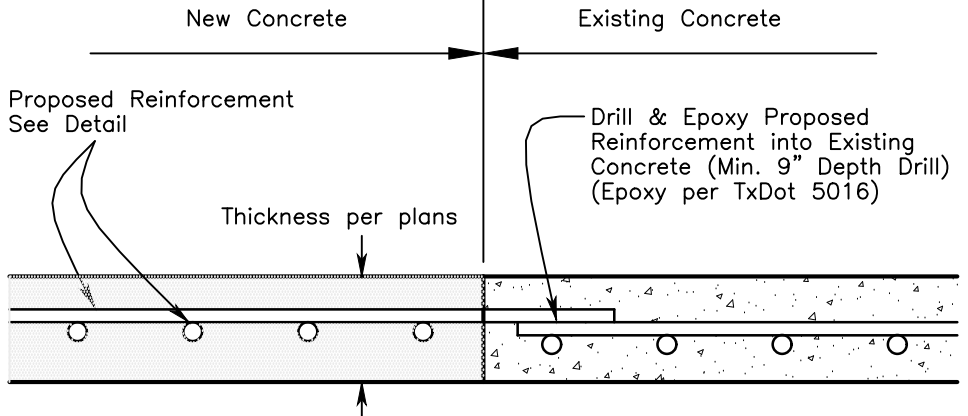


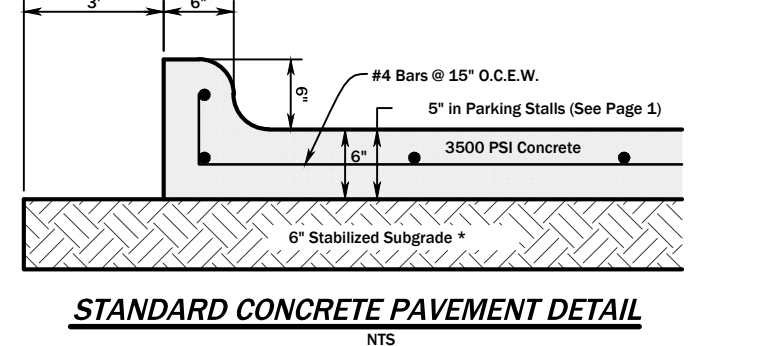
- SITE PLAN NOTES:**
- Name of Project: PH3 Commercial Buildings
 - Legal: PVD Development, Block 1, Lot 2RA & 3
 - Address: 10256 State Hwy 30
 - Owner: PVD Development Co, LLC Mark Dentford & Steve Vaughan 5222 Enchanted Oaks Drive College Station TX 77845 Mitchell & Morgan, L.L.P. 3204 Earl Rudder Fwy. S. College Station, Texas 77845 (979) 260-6963
 - Engineer:
 - Zoning: C-3 Commercial
 - Existing Use: Undeveloped-Vacant
 - Proposed Use: Commercial Buildings for lease
 - Setbacks: Per City of Bryan Ordinances
 - Overall Site Area: 9.336 Acres.
 - Water Demands: Min.=00 gpm, Avg.=07 gpm, Peak=28 gpm
 - Sanitary Demands: Avg.=5,040 GPD MAX.=20,160 GPD
 - This project is located within the FM158 Corridor Overlay.
 - All Signage will be permitted separately through the Building Services Department.
 - Sewer for this property is being provided by COCS.
 - Water to this property is being provided by Wickson Water Supply Corporation.
 - All Storm Sewer on this plan is private.
 - The subject tract does not lie within the 100 year floodplain according to the F.E.M.A. Flood Insurance Rate Maps for Brazos County, Texas and incorporated areas. Community No. 480063, Panel No. 0220F, Map No. 48041C0220F, Effective Date: April 2, 2014.
 - This property is located in the FM158 Corridor Overlay District.
 - A separate sealed irrigation plan must be submitted to the COB for a plumbing permit prior to installation. The irrigation system must meet all state requirements, including backflow prevention.
 - All private plumbing requires a plumbing permit.

- SUDDENLINK CONDUIT SPECIFICATIONS**
- All conduit to be min 2" unless noted otherwise.
 - Conduit depth min. 30" unless noted otherwise.
 - All boxes shown are conduit stub up locations.
 - All curbs and turn-ups to be sweeping.
 - Leave conduit stub ups min 24" high.
 - Tape riser conduits together and cover conduit openings.
 - Minimum 12" horizontal & 12" vertical separation from UG Electric lines if joint trenching.
 - Provide "As-Built" showing conduit depth and distance from other utilities, i.e. water, sewer, gas, electric.
 - Conduit placement should be 3" horizontal and 2" vertical from water.
 - All footcages are approximate.
 - See separate detail page for lot line placement.

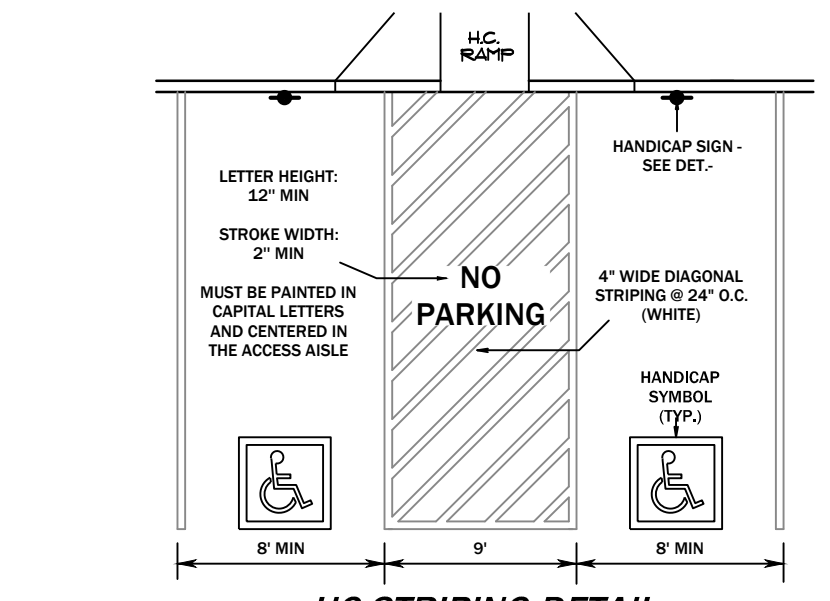
- PHASE 2 - ORIGINAL PARKING LEGEND:**
- TOTAL BUILDING SF: 8800+8800 = 17600 SF
PARKING REQUIRED: 1/1000 SF (WAREHOUSE) 1,1000 SF (17600 SF)
17.6 -> 18 SPACES
PARKING PROVIDED: 33 PARKING SPACES (INCLUDING HC SPOTS)
- PHASE 2 PARKING SPACES COUNT HAVE BEEN MODIFIED BY PHASE 3.
PHASE 2 PARKING SPACES COUNT HAS BEEN REDUCED BY A TOTAL OF 11 PARKING SPACES.
- PHASE 2 - PROPOSED PARKING LEGEND:**
- TOTAL BUILDING SF: 8800+8800 = 17600 SF
PARKING REQUIRED: 1/1000 SF (WAREHOUSE) 1,1000 SF (17600 SF)
17.6 -> 18 SPACES
PARKING PROVIDED: 22 PARKING SPACES (INCLUDING HC SPOTS)



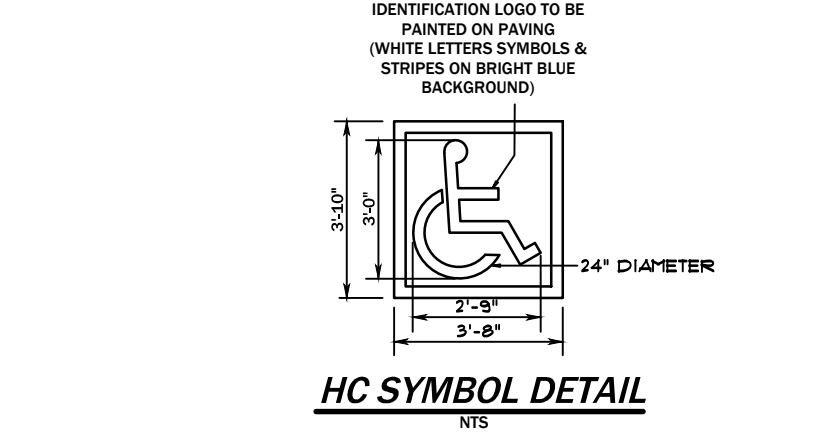
CONNECT TO EXISTING CONCRETE DETAIL
NTS
FILENAME: connect-2021-Concrete.dwg
PLOTTED: 24 Nov 2020 - 10:22 am



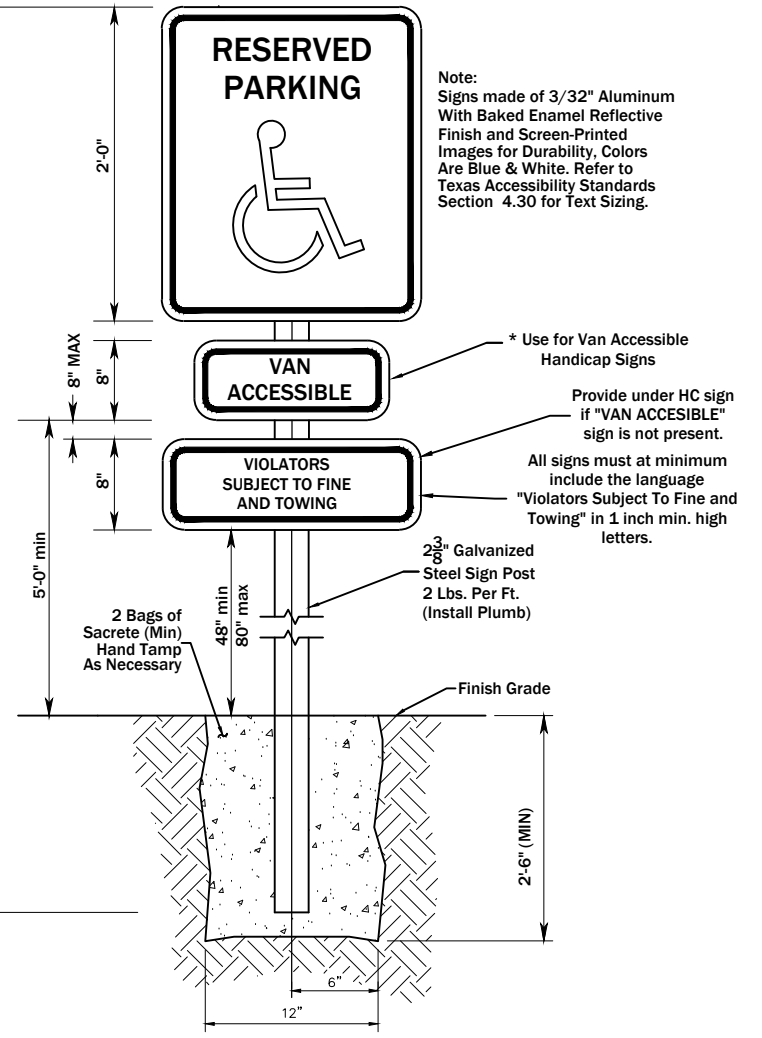
STANDARD CONCRETE PAVEMENT DETAIL
NTS
*Refer to Geotech report for type of stabilization required.



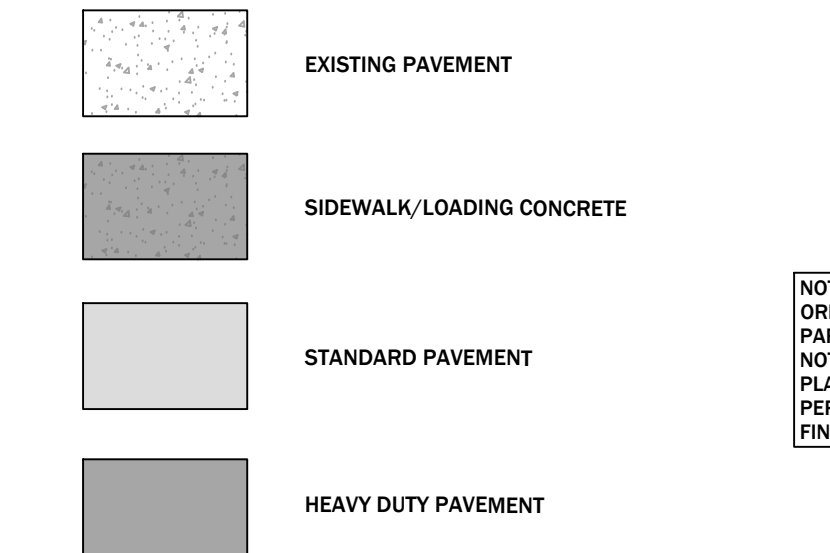
HC STRIPING DETAIL
NTS



HC SYMBOL DETAIL
NTS



VAN ACCESSIBLE HANDICAP SIGN INSTALLATION DETAIL
SIGN INSTALLATION NOTES:
1. All signs shall maintain heights specified but shall be mounted to the building in lieu of the sign post.
2. The signs shall be installed so that the bottom of each sign shall be at least four (4) feet above the ground at the base of the signpost or above an adjacent driveway. All signposts shall be installed 24 inches from the driveway.
3. The hardware used to attach the signs to the signposts shall be the same as that currently used by the city.
4. Signs shall be positioned facing perpendicular to the parking stall.



STATE HWY 30
(R.O.W. VARIES)