

**GENERAL NOTES:** 1. 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.

2. 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 3. 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 DIG TESS: (800) 344-8377

ATMOS ENERGY: (979) 774-2506 SUDDEN LINK COMMUNICATIONS: FRONTIER COMMUNICATIONS: (979) 821-4783 WATER/SEWER CITY OF BRYAN: (979) 209-5900 CITY OF BRYAN: (979) 209-5900

4. THE CONTRACTOR SHALL SETUP A PRE-CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION. 5. THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.

6. BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE. 7. PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE. 8. 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.

9. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES. 10. ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED, AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOD WILL BE REQUIRED. BARED AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST

11. DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE 12. LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & RRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO

13. ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED. 14. ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS. 15. DETENTION AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED FIRST.

16. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS. 17. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES. 18. 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

19. 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 20. ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.

22. 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. 23. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING

21. THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR

24. 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 ORDNANCE 2394. 25. ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.

26. 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 FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY 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 RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.

27. CURB DETAILS REFER TO BRYAN - COLLEGE STATION STANDARD STREET DETAILS SHEET (FIGURE: ST, SHEET 1 OF 2).

SITE SPECIFIC NOTES: 1. THE OWNER OF THE PROPERTY IS BRYAN TEXAS UTILITIES. THE SUBJECT PROPERTY IS BTU SUBDIVISION BLOCK 1, LOTS 1 & 2. PROPERTY IS ZONED C-3 COMMERCIAL.

3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0185E, MAP NO. 48041C0185E, EFFECTIVE DATE: MAY 16, 2012

4. THE MINIMUM REQUIRED FIRE FLOW FOR AN OFFICE BUILDING IBC TYPE VB OF 37,201 SF IS 4,250 GALLONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WHICH DECREASES THE REQUIRED FIRE FLOW BY 50% (2,125 GPM). 2 FIRE HYDRANTS ARE REQUIRED. THE 1 EXISTING 5. 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. 6. THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALVE. THE LOCKAGE LID SHALL SUPPLY THE SAME PROTECTION AS THE AMP OR USA, LL562 LOCKING LID AT MINIMUM. AN ALTERNATING LOCKABLE LID SHALL BE APPROVED BY THE FIRE MARSHALL. OR HIS DESIGNED

7. CONTOURS SHOWN ARE FROM FIELD SURVEY DATA. 8. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE EASEMENT WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION. 9. ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.

10. 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.

11. THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING, DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY. 12. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.

13. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY 14. 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.

15. 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #5 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA. 16. FIRE SPRINKLER SYSTEM — POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE.

17. 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.

## LEGEND

	PROPOSED CONTOUR
	EXISTING CONTOUR
	PROPERTY BOUNDARY
	- ADJACENT PROPERTY BOUNDARY
	RIGHT OF WAY (ROW)
	-LOT LINE
· · · ·	
	—EXISTING PUBLIC UTILITY EASEMENT (PUE)
· · ·	-EXISTING PUBLIC ACCESS EASEMENT (PAE)
	PROPOSED PRIVATE ACCESS EASEMENT (PrAE)
	-EXISTING PRIVATE ACCESS EASEMENT (PrAE)
	-PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
	-EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
· · ·	
· · ·	-EXISTING PRIVATE DRAINAGE EASEMENT (PrDE)
	LIMITS OF DISTURBANCE
FIRE LANE	FIRE LANE
	■ VEHICLE LAY OF HOSE (VLH)
	=PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
$\rightarrow$ $\longrightarrow$ $\cdots$	FLOW ARROWS
— ST — ST — ST -	-STORM PIPE
— ST — ST — ST -	-EXISTING STORM PIPE
	—PROPOSED WATERLINE, SIZE NOTED
-	-PROPOSED WATER SERVICE, SIZE NOTED
W-8	—EXISTING WATERLINE, SIZE NOTED
S-8	
	-PROPOSED SANITARY SEWER SERVICE, SIZE NOTED
	—EXISTING SANITARY SEWER LINE, SIZE NOTED
	—PROPOSED GAS LINE, SIZE NOTED
GAS	—EXISTING GAS LINE, SIZE NOTED

— UE ————PROPOSED UNDERGROUND ELECTRIC LINE

—AE — EXISTING OVERHEAD ELECTRIC LINE

----EXISTING UNDERGROUND ELECTRIC LINE

## BTU ADMINISTRATION BUILDING 2611 N EARL RUDDER FREEWAY TX

BTU SUBDIVISION TOTAL DISTURBED AREA = 7.75 ACRES LOTS 1 AND 2, BLOCK

TOTAL AREA = 9.84 VOL. ####, PG. ### MOSES BAINE SURVEY, A - 3 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=40' OWNER/DEVELOPER: BRYAN TEXAS UTILITIES 205 E. 28TH STREET BRYAN, TEXAS 77803

(979) 821-5897

SEPTEMBER 2022 SURVEYOR: CURTIS STRONG, RPLS NO. 4961 STRONG SURVEYING, LLC 1722 BROADMOOR, SUITE 105 BRYAN, TX 77802

(979) 776-9836 **ENGINEER:** SCHULTZ ENGINEERING, LLC. PO BOX 11995 COLLEGE STATION, TX 77842 (979)764-3900

**1711 CAVITT AVENUE** BRYAN, TEXAS 77801 OFFICE: (979)779-5757 szh@szharchitecture.com

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