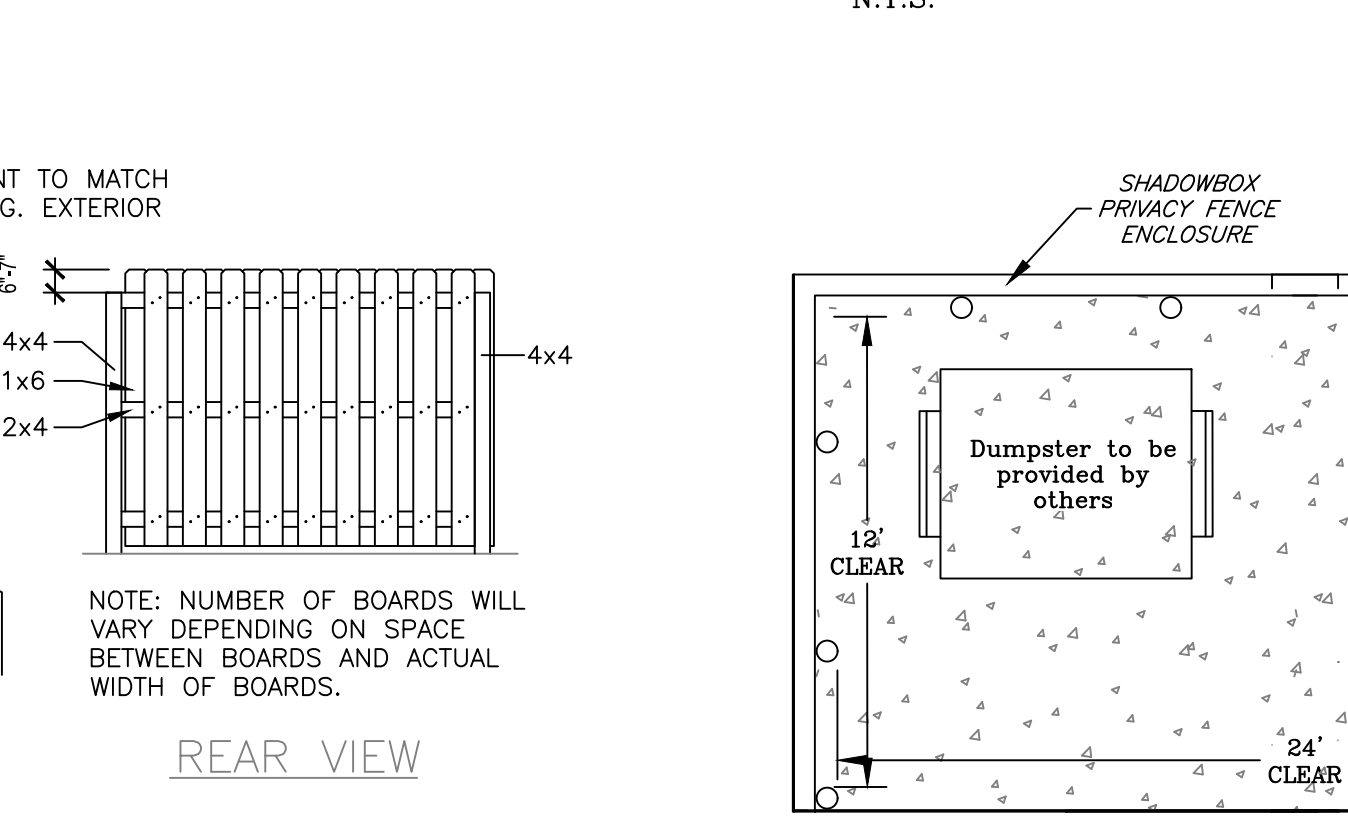
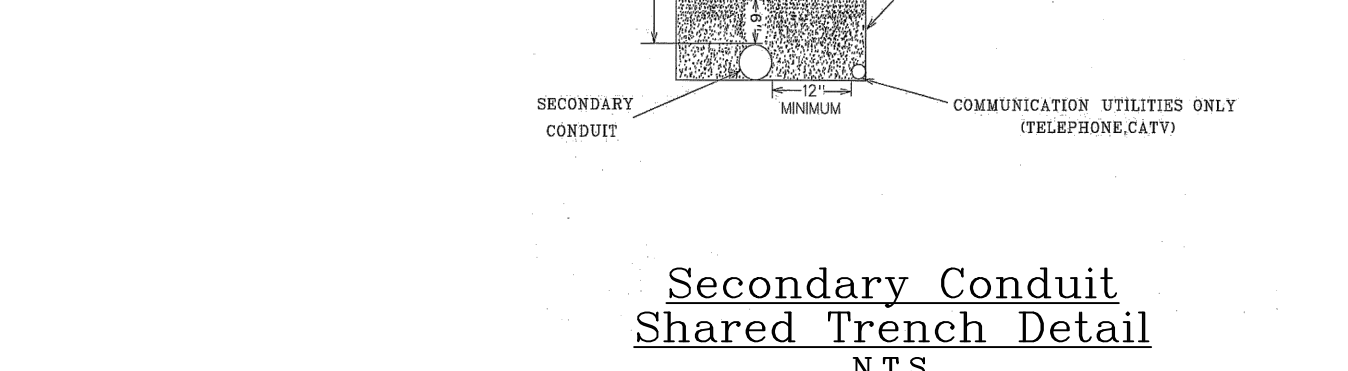
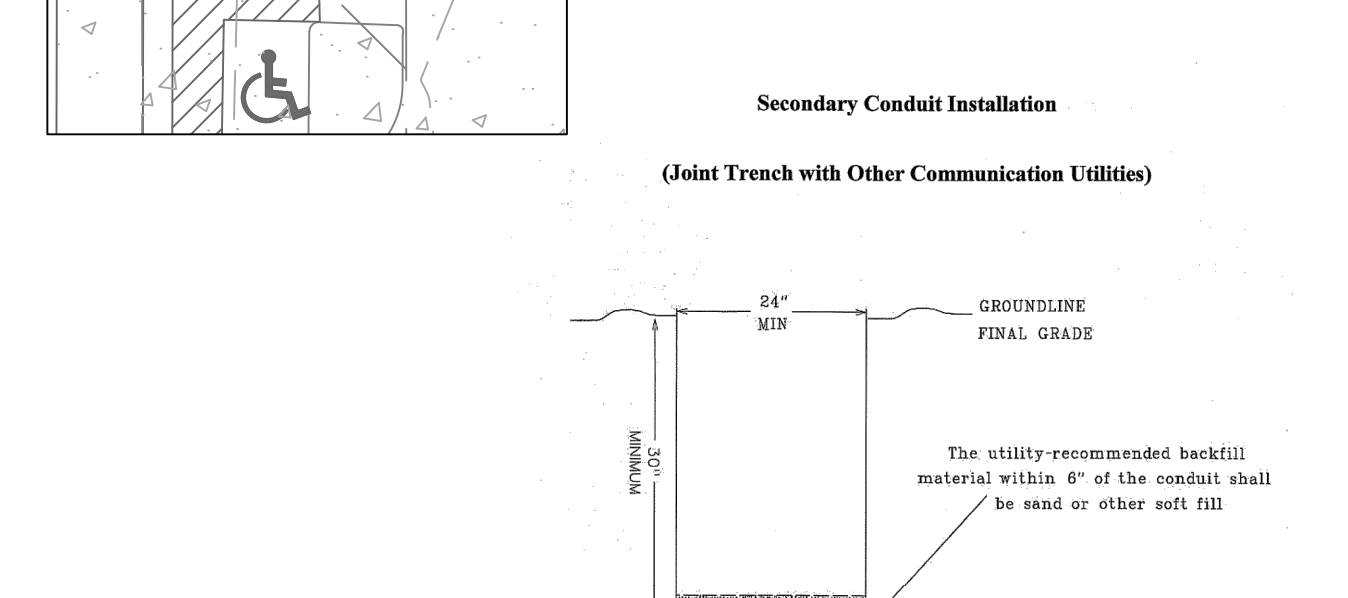
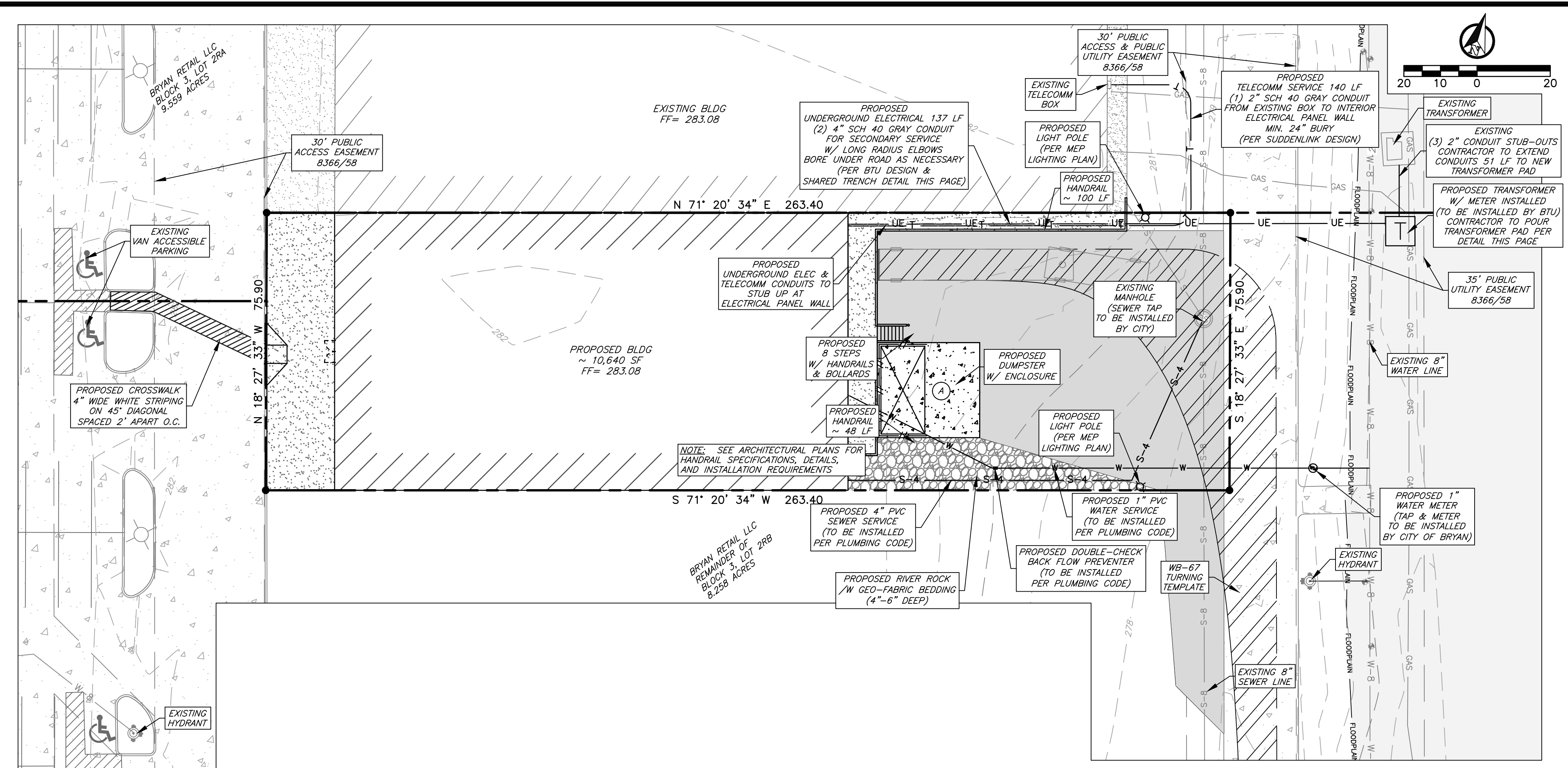


- Site Specific Notes:**
- The owner/Developer of the property is PS-Bryan, TX-1-UT, LLC. The subject property is Bryan Towne Center Subdivision Block 3, Part of Lot 2RB.
 - The proposed building is a Type IIB, one story, without sprinklers, 10,929 sf, FF = 283.08', Height = 20'00".
 - This property is Zoned (PD) Planned Development.
 - Fire flow demand is 2250 gpm. The existing hydrants on site, will provide the hydrant flow for this project.
 - This lot is not within the 100-yr floodplain according to the DIRM for Brazos County, Texas and Incorporated Areas, Map No. 48041C0215F, effective April 02, 2014.
 - The developed area for this project is 0.47 acres (20,369 sf).
 - Proposed Signage must be permitted separately.

- Grading Requirements:**
- Delivery Truck Unloading Zone/Dumpster Area:**
Preferred Slope= 0.50%
Minimum Slope= 0.50%
Maximum Slope= 1.00%
 - Delivery Truck Parking Area:**
Preferred Slope= 1.25%
Minimum Slope= 1.25%
Maximum Slope= 2.50%
 - Customer Parking Areas:**
Preferred Slope= 2.00%
Minimum Slope= 1.00%
Maximum Slope= 3.50%
Note: Any slope above 3.50% must have prior written approval by Dollar General Const. AutoCAD Dept.
 - Handicap Parking Areas:**
Preferred Slope= 1.00%
Minimum Slope= 1.00%
Maximum Slope= 2.00%
Note: Slope shall not exceed 2.00% in any direction at H.C parking stalls, access aisles & route to bldg.
 - Sidewalks:**
Preferred Slope= 2.00%
Minimum Slope= 1.00%
Maximum Slope= 2.00%
 - Entry Drive/Driveway**
Notes:
1. See Driveway Details Below.
2. Grades with Highway/Street Right-of-Ways shall meet jurisdictional requirements.
3. The "Least" percent grade requirements in Notes 1 & 2 above shall govern.
 - On-Site Unimproved (Non-Paved) areas (Within 5' of Bldg. & Paved Areas):**
Preferred Slope= 5.0%
Minimum Slope= 2.00%
Maximum Slope= 12.50%
Notes:
1. The FFE of Building shall be 6" above finished grade at exterior perimeter of Bldg.
2. Transition grades to concrete door stoops as required.
 - On-Site Unimproved (Non-Paved) areas (Beyond 6' of Bldg. & Paved Areas):**
Preferred Slope= 2.0%
Minimum Slope= 0.50%
Maximum Slope= 25.00% (4:1)
 - Off-Site Unimproved areas:**
Note: Grades within Highway/Street Right-of-Ways shall meet jurisdictional requirements.
 - Off-Site Drainage Conduits and Ditches:**
Note: Off-Site Drainage Conduit shall be sized, and OOP-Site Ditches shall be graded, in accord with jurisdictional requirements.

- Construction Notes:**
- 12x24 dumpster pad & 10' apron w/ 8" thick 4,000 psi reinforced concrete w/ #5 rebar @ 12" O.C.E.W. Prior to placement of concrete contractor shall contact Kyle McCain with solid waste @ 979-209-5900 for inspection.
 - All proposed sewer cleanouts that are to be placed within a concrete sidewalk shall be set at the same grade as the sidewalk and utilize a flush mount, brass cap, so that there are no tripping hazards.
 - All fill subgrade and base material shall be compacted to 98% STD in areas to be paved and 95% STD in all other areas.
 - All items to be removed during clearing and grubbing. Remove not only the above ground elements, but all underground elements as well. All excavated material shall become the property of the contractor unless otherwise directed by the Owner. All debris must be disposed of off site.
 - Prior to grading operations, contractor is to strip the first 6" of soil. Contractor shall proof roll the entire site and remove any unstable materials according to the Geotechnical Report prepared by Terracon Consultants, Inc., dated Nov. 2, 2017. Select fill is to be used in replacing objectionable material.
 - Assure positive drainage across project site to the storm water structures.
 - Each utility contractor is responsible for positioning and trenching of service lines. Mark all lines with utility tape. Utility contractors are responsible for coordinating with paving contractor in placement and installation of any necessary utility conduit prior to subgrade preparation. Lines requiring slope control are to be installed first. All other lines not requiring slope control or elevation shall be installed deepest first. Each contractor is responsible for knowing final determination of installation order.
 - Materials and methods for pavement markings shall conform to TxDOT Standard Specifications for Construction of Highways, Streets, and Bridges (current edition), with the following exceptions: 1) Type II marking materials need not be purchased from the Department, and 2) Glass beads may be omitted, but marking material shall be Type II paint-type material.
 - Potable Water Protection - 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 system.
 - The Contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The Contractor shall use all means necessary to prevent the occurrence of windblown litter from the project site.
 - Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City to permitted contractor(s) only.
 - Prior to final acceptance of store by Dollar General, the site shall be clean of all debris & trash.
 - Underground electrical shall be provided to the site light poles.
 - General Contractor is responsible for verifying postal delivery method with the local jurisdiction. If a physical mailbox is required, General Contractor is responsible for the purchase, location placement, and installation.

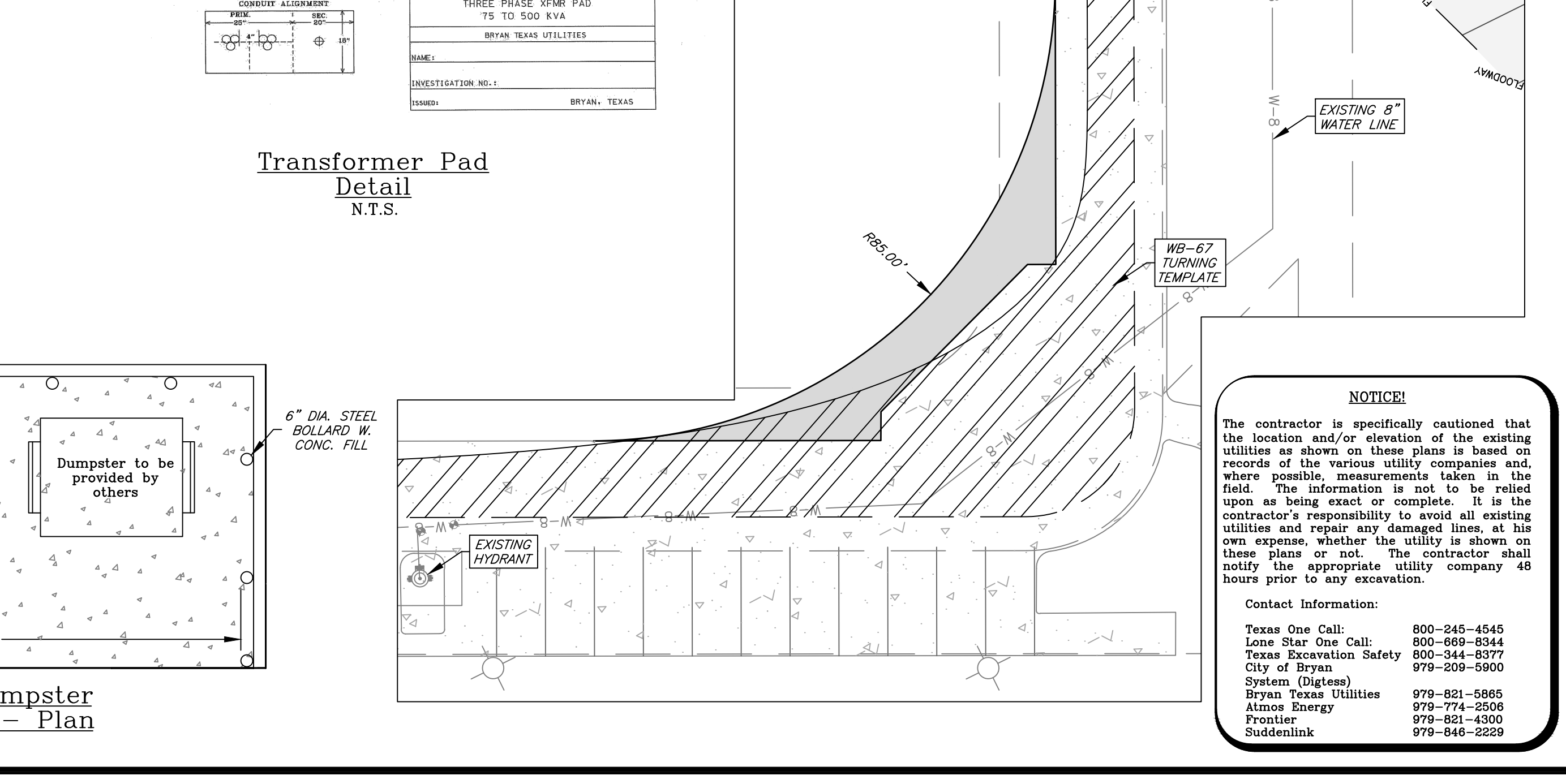


NOTES

- Concrete shall be min. 3000psi test.
- Reinforcing steel shall be #4 or #5 gauge steel wire mesh and be placed as shown.
- Pad shall be poured in place in one continuous pour.
- Pad shall be level with a 1" chamfer around the edge.
- Conduit spacing will be formed to keep it free of concrete.
- After conduit is installed, conduit openings shall be filled with sand to within 1" of slab top.
- Before pour is made, the slab form and conduit arrangement must be inspected and approved by a representative of the local jurisdiction.
- Pad must cure 72 hours min. before transformer is set.
- Contractor shall install above as required below (Type and size to be identified by BTU Line Design).
- See Page 38 for transformer clearances.

Elbow	Qty	Size	Type	Material
Primary				
Secondary				

THREE PHASE XFER PAD	75 TO 500 KVA.
NAME:	BRYAN TEXAS UTILITIES
INVESTIGATION NO.:	
ISSUED:	BRYAN, TEXAS



REVISIONS:

NO.	DESCRIPTION

J4 Engineering
 CIVIL ENGINEER
 PO Box 5192 - Bryan, Texas - 77805
 979-739-0567 www.J4Engineering.com
 Firm# 9951

3101 WILDFLOWER DRIVE
 BRYAN, TX
 J4E PROJECT NUMBER: 22-048

popshelf
 PROTOTYPE CRITERIA SET PLAN "A"
 ARCHITECTURAL AND ENGINEERING DEPARTMENT (615) 855-4763
 BTSP@ANS@DOLLARGENERAL.COM

PRELIMINARY PLANS NOT FOR CONSTRUCTION
 This document is released for the purpose of information review only under the authority of Glenn Jones, 8/10/20 on 3/14/2022. It is not to be used for construction, bidding, or permitting purposes.

DATE: Oct 31, 2022
 DRAWING TITLE: Site Plan
 SCALE: 1:20
 SHEET NO.: C1.1

NOTICE!
 The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. It is the contractor's responsibility to avoid all existing utilities and repair any damaged lines, at his own expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation.

Contact Information:
 Texas One Call: 800-245-4545
 Lone Star One Call: 800-669-8344
 Texas Excavation Safety: 800-344-8377
 City of Bryan: 979-209-5900
 System (Digteas)
 Bryan Texas Utilities: 979-821-5865
 Atmos Energy: 979-774-2506
 Frontier: 979-821-4300
 Suddenlink: 979-846-2229