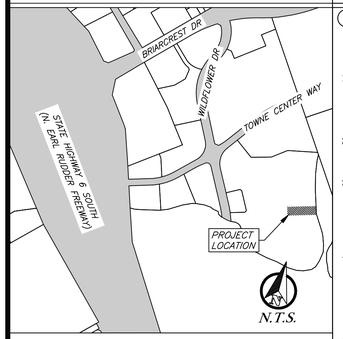
Vicinity Map:



Site Specific Notes:

1. The subject property is Bryan Towne Center Subdivision Block 3, Part of Lot 2RB and the owner is Bryan Retail, LLC c/o LARC Manager, Inc. located at 695 US Highway 46 Ste. 210, Fairfield, NJ 07004.
2. The Developer of the property is PS–Bryan, TX–1–UT, LLC located at 4747 Williams Drive, Georgetown, TX 78633.
3. The proposed building is a Type IIB, one story, without sprinklers, 10,929 sf, FF =283.08', Height =20'00".
4. This property is Zoned (PD–M) Planned Development–Mixed Use.
5. Fire flow demand is 2250 gpm. The existing hydrants on site, will provide the hydrant flow for this project.
6. A portion of this lot is within the 100–yr floodplain according to the DFIRM for Brazos County, Texas and Incorporated Areas, Map No. 48041C0215F, effective April 02, 2014.
7. The developed area for this project is 0.47 acres (20,369 sf).
8. Proposed Signage must be permitted separately.

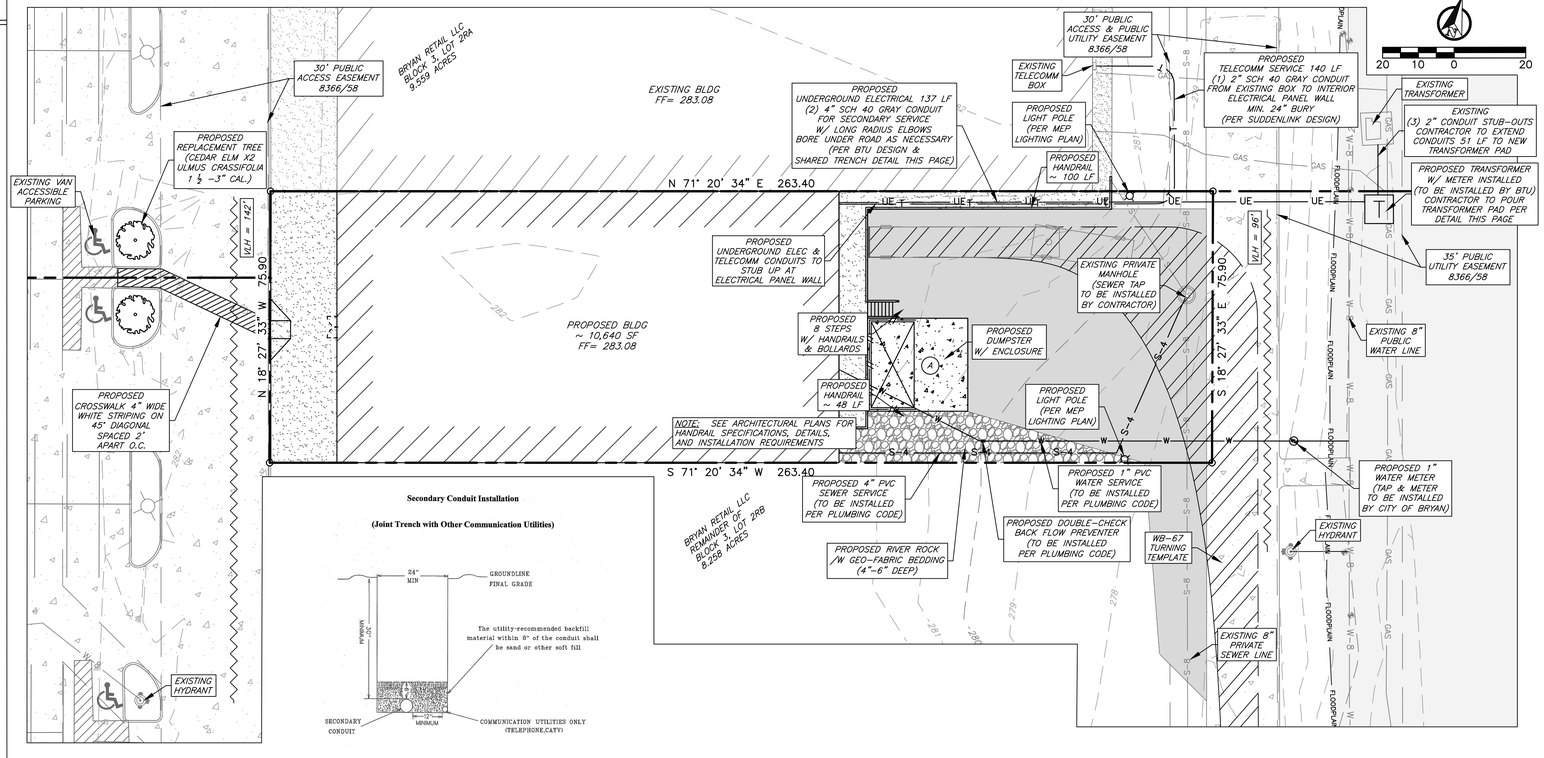
Grading Requirements:

1. Delivery Truck Unloading Zone/Dumpster Area:
   Preferred Slope= 0.50%
   Minimum Slope= 0.50%
   Maximum Slope= 1.00%
2. Delivery Truck Parking Area:
   Preferred Slope= 1.25%
   Minimum Slope= 1.25%
   Maximum Slope= 2.50%
3. 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.
4. 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.
5. Sidewalks:
   Preferred Slope= 2.00%
   Minimum Slope= 1.00%
   Maximum Slope= 2.00%
6. 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.
7. 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.
8. 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)
9. Off–Site Unimproved areas:
   Note: Grades within Highway/Street Right–of–Ways shall meet jurisdictional requirements.
10. Off–Site Drainage Conduits and Ditches:
    Note: Off–Site Drainage Conduit shall be sized,and OOF–Site Ditches shall be graded, in accord with jurisdictional requirements.

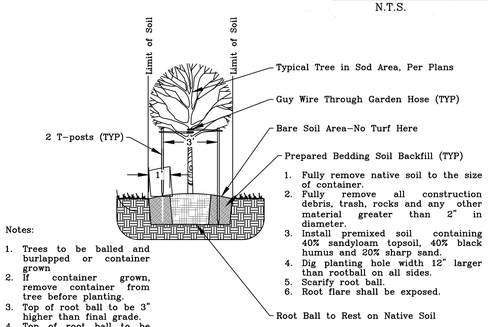
Construction Notes:

(A) 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.

1. 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.
2. All fill subgrade and base material shall be compacted to 98% STD in areas to be paved and 95% STD in all other areas.
3. 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.
4. 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.
5. Assure positive drainage across project site to the storm water structures.
6. 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.
7. 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.
8. 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.
9. 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.
10. Demolition/Constuction 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.
11. Prior to final acceptance of store by Dollar General, the site shall be clean of all debris & trash.
12. Underground electrical shall be provided to the site light poles.
13. 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.

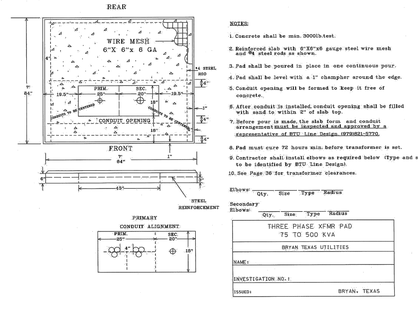


Secondary Conduit Shared Trench Detail
N.T.S.

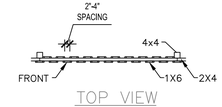


Notes:
1. Trees to be balled and burlapped or container grown
2. If container grown, remove container from tree before planting.
3. Top of root ball to be 3" higher than final grade.
4. Top of root ball to be exposed.

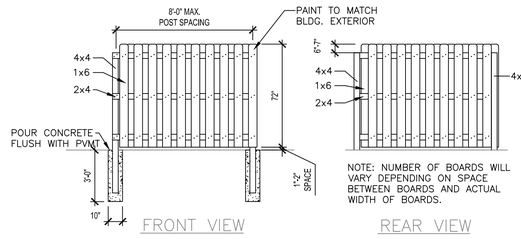
Tree Staking & Planting
N.T.S



Transformer Pad Detail
N.T.S.

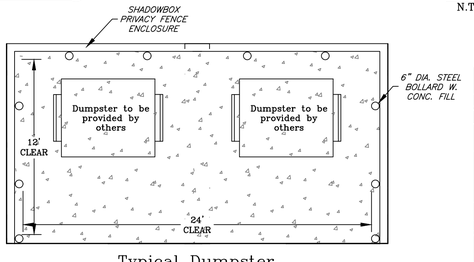


TOP VIEW

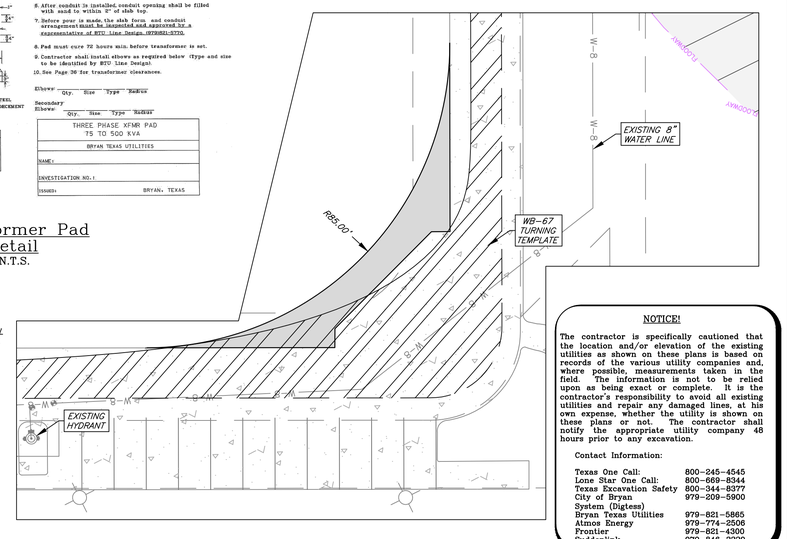


FRONT VIEW REAR VIEW

STRAIGHT SHADOWBOX PRIVACY FENCING
TREATED PINE (USE GALVANIZED NAILS FOR FASTENING)



Typical Dumpster Enclosure – Plan
N.T.S.



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 System (Digtess)	800–344–8377
City of Bryan	979–209–5900
Bryan Texas Utilities	979–821–5865
Almos Energy	979–774–2506
Frontier	979–821–4300
Suddenlink	979–846–2229

REVISIONS:

J4 Engineering
PO Box 3192 - Bryan, Texas - 77805
979.739.0567 www.J4Engineering.com
Firm# 9951
CIVIL ENGINEER

3101 WILDFLOWER DRIVE
BRYAN, TX

J4E PROJECT NUMBER: 22-048

popshelf
PROTOTYPE CRITERIA SET PLAN "A"
ARCHITECTURAL AND ENGINEERING DEPARTMENT (615) 855-4753
BTSPLANS@DOLLARGENERAL.COM

STATE OF TEXAS
GLENN JONES
97600
LICENSED PROFESSIONAL ENGINEER

PRELIMINARY PLANS
NOT FOR CONSTRUCTION

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DATE: Nov 8, 2022

DRAWING TITLE: Site Plan

SCALE: 1:20

SHEET NO.: C1.1

SWPPP Information:

Nature of Construction Activity:
Pavement, drainage, and utility improvements for a site development. Potential pollutants and sources – Sediment from excavations and equipment movements around the site.

Schedule of Events:
1. Install silt fencing.
2. Install stabilized construction exit.
3. Clear and grubb.
4. Install utilities and storm culverts.
5. Apply pavement.
6. Complete grading and install permanent seeding.
7. When all construction activity is completed the site is stabilized. Remove silt fence and re–seed any area disturbed during construction and assure a healthy ground cover.

Areas of Disturbance:
During the construction of the pavement, drainage, and utility improvements the area that will be disturbed includes the street right–of–ways and the water and sanitary sewer connections to existing lines.

Structural Controls:
Temporary stabilization ~ areas where construction activity temporarily ceases for at least 21 days will be stabilized with temporary seed no later than 14 days from the last construction activity in that area all proposed fill material will be seeded.

Silt fence and/or hay bales will be installed at all outfalls, areas where water runs off the site; inlets under construction will have silt fencing or hay bales placed around the perimeter of the inlet all constructed inlets will have sandbags placed in front of the throat to collect sediment but allow flow of water into the inlet.

Storm Water Management:
Storm water drainage will be controlled by drainage ditches and a detention pond for the developed area. All areas affected by construction will be fine graded and have permanent seeding. The remainder of the area will remain in its natural state.

Offsite vehicle tracking:
A stabilized construction entrance will be provided to help reduce vehicle tracking of sediments. The paved street adjacent to the site entrance will be swept to remove any excess mud, dirt, or rock tracked from the site. Dump trucks hauling material from the construction site will be covered with a tarpaulin.

Certification of Compliance with State and Local Regulations:
This storm water pollution prevention plan reflects the city's requirements for storm water management, erosion, and sediment control. To ensure compliance, this plan was prepared in acccordance with the cities drainage policy. There are no other applicable state or federal requirements for sediment and erosion site plans (or permits) or storm water management site plans (or permits).

Maintenance/Inspection Procedures:
These are the inspection and maintenance practices that will be used to maintain erosion and sediment controls:
- All control measures will be inspected at least once every 14 days and following any storm event of 0.5 inches or greater.
- All measures will be maintained in good working order; if a repair is necessary if will be initiated within 24 hours of the report.
- Built up sediment will be removed from silt fence when it has reached one–half the height of the fence.
- Silt fence will be inspected for depth of sediment, tears, to see if the fabric is securely attached to the fence posts, and to see that the fence posts are firmly in the ground.
- Temporary and permanent seeding and planting will be inspected for bare spots, washouts, and healthy growth.
- A maintenance inspection report will be made after each inspection. The inspection report form will be prepared by the site superintendent and filed for record.
- A site superintendent will be responsible for inspections, maintenance and repair activities, and filling out the inspection and maintenance report.

Non–Storm Water Discharges:
It is expected that the following non–storm water discharges will occur from the site during the construction period:

- Water from water line flushing

Site Description:

Project name and location:
pOpshelf
3101 Wildflower Drive
Bryan, Brazos County, Texas 77802

Owner and Developer:
PS–Bryan, TX–1–UT, LLC.
4747 Williams Drive
Georgetown, Texas 78633

The site is not located on Indian lands.

Latitude: 30° 39' 44.05"
Longitude: 96° 19' 12.43"

MS4 operator name: City of Bryan, Texas
Receiving water body: Briar Creek
Estimated area to be disturbed: 0.47 acres

The storm water pollution prevention plan shall be in compliance with state and local sediment and erosion plans.

Operator Requirements:
The operator shall submit a NOI to TCEQ and a copy to the operator and post a copy at the construction site in a location where it is readily available for viewing prior to commencing construction activities, and maintain the notice in that location until completion of the construction activity.

The operator shall provide a copy of the NOI to the operator of the municipal separate storm sewer system receiving the discharge, at least two (2) days prior to commencing construction activities.

The operator shall submit a NOT to TCEQ and a copy to the operator of the municipal storm sewer system once the final stabilization has been achieved and the temporary erosion controls have been removed.

Controls must be developed to limit, to the extent practicable, offsite transport of litter, construction debris and construction materials.

Operator Inspection Requirements:
The following records must be maintained and either attached to or referenced in the storm water plan:

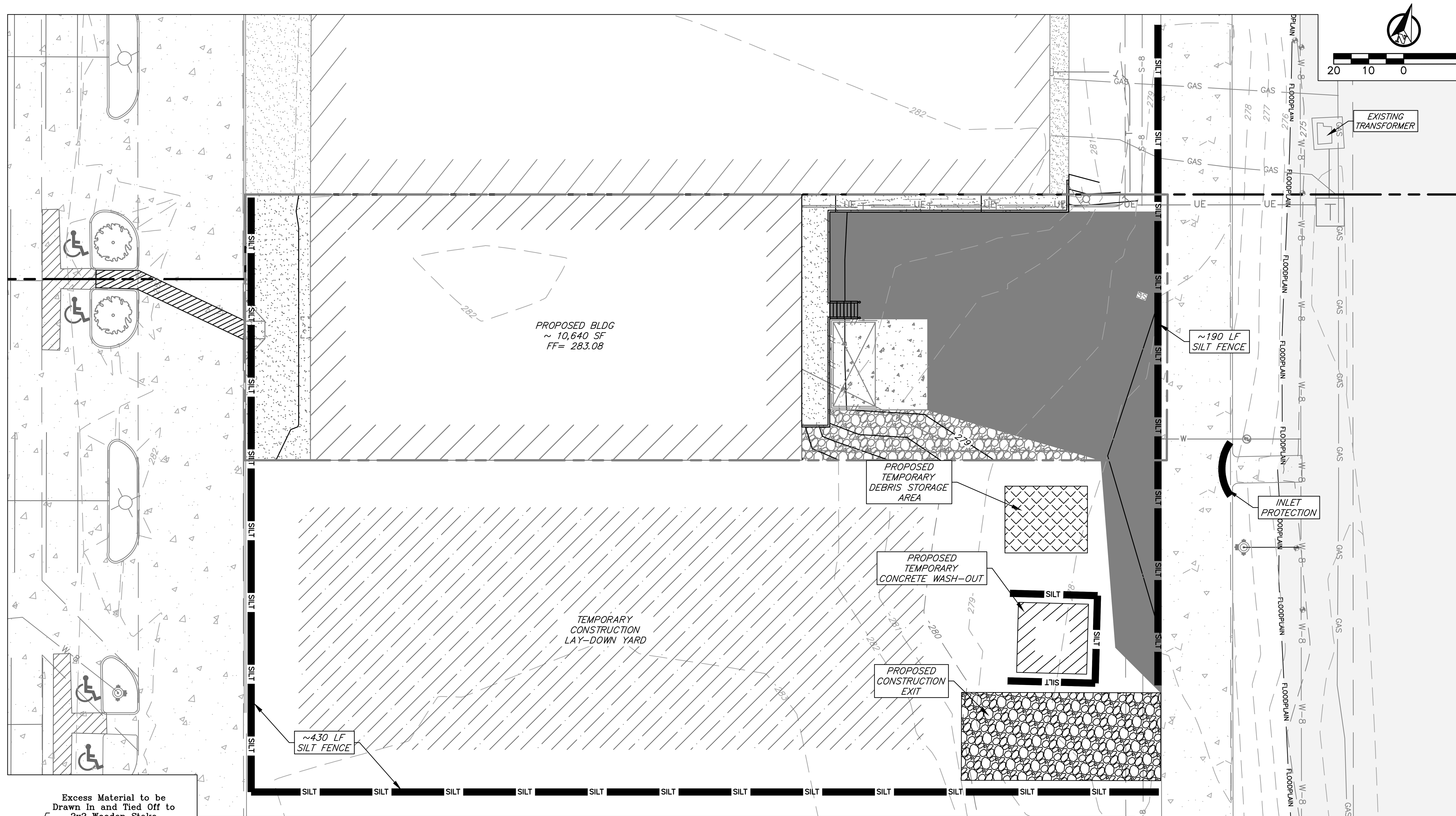
- The dates when major grading activities occur.
- The dates when construction activities temporarily or permanently cease on a portion of the site.
- The dates when stabilization measures are initiated.

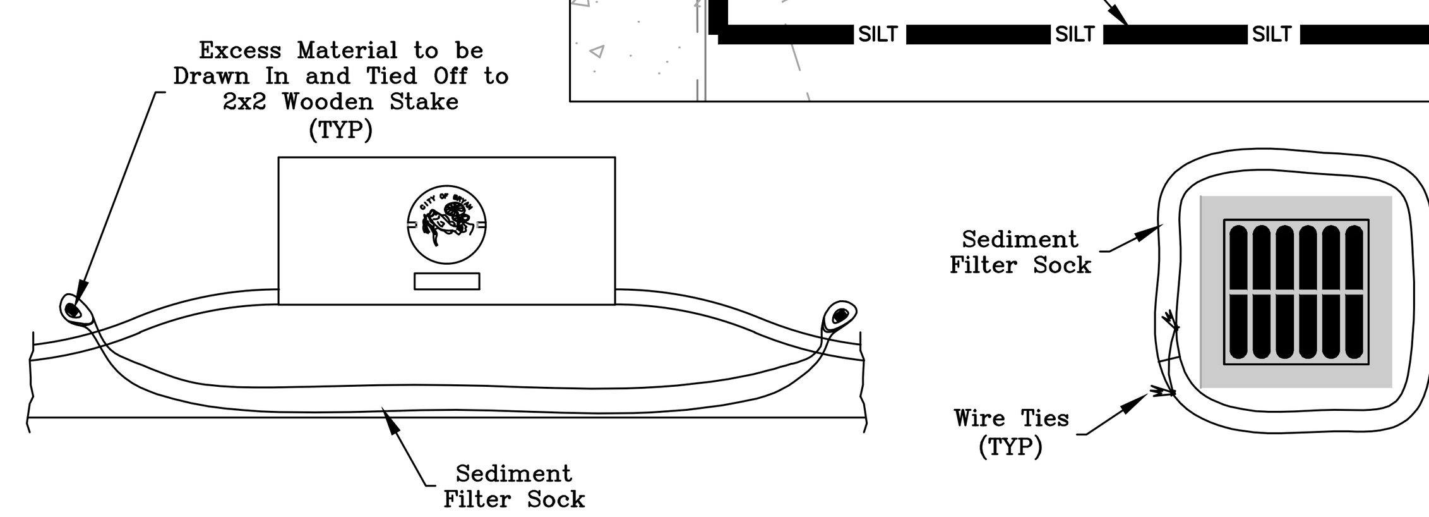
A report summarizing the scope of the inspection, names and qualifications of personnel making the inspection, the dates of the inspection, and major observations must be made and retained with the storm water plan. Major observations should include:

- The locations of discharges of sediment or other pollutants form the site;
- Locations of BMP's that failed to operate as designed or proved inadequate for a particular location; and
- Locations where additional BMP's are needed.

Operator's Record Keeping:
The permittee must retain the following records for a minimum of 3 years from the date that a NOT is submitted:

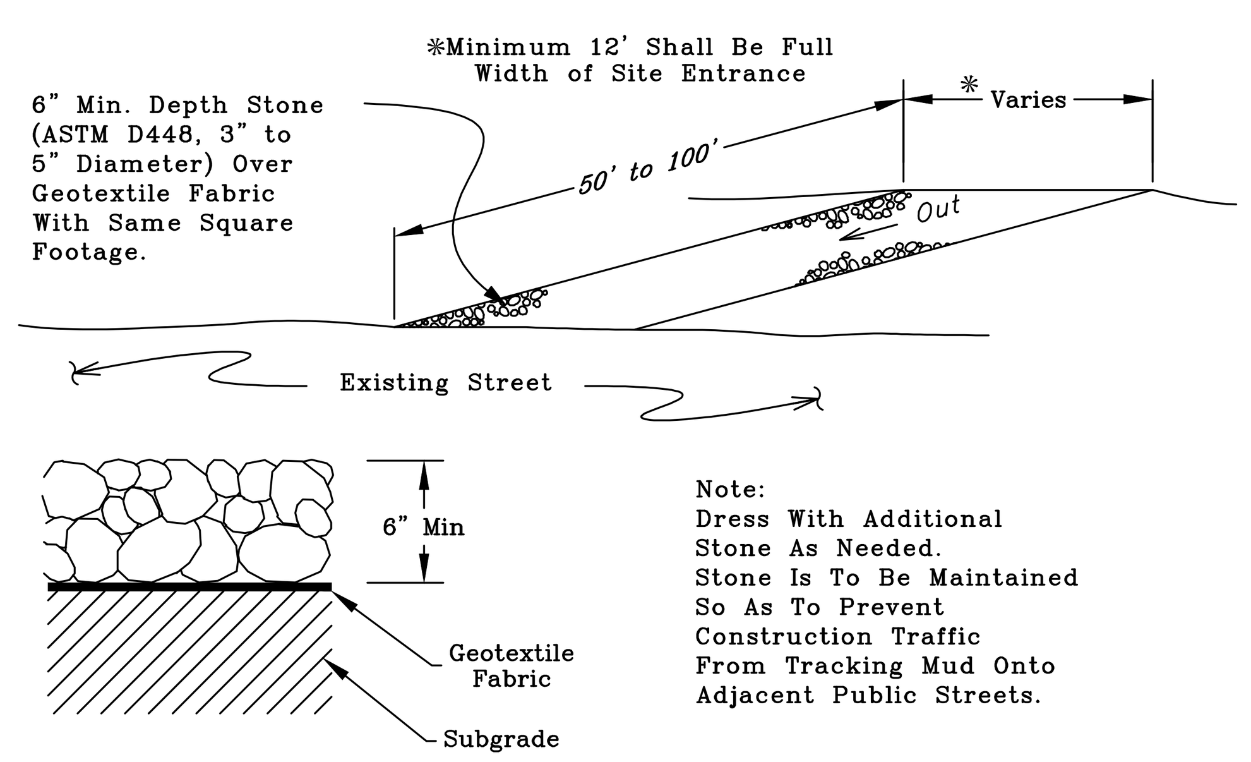
- A copy of the storm water plan and
- All reports and actions required by this permit, including a copy of the construction site notice all data used to complete the NOI.



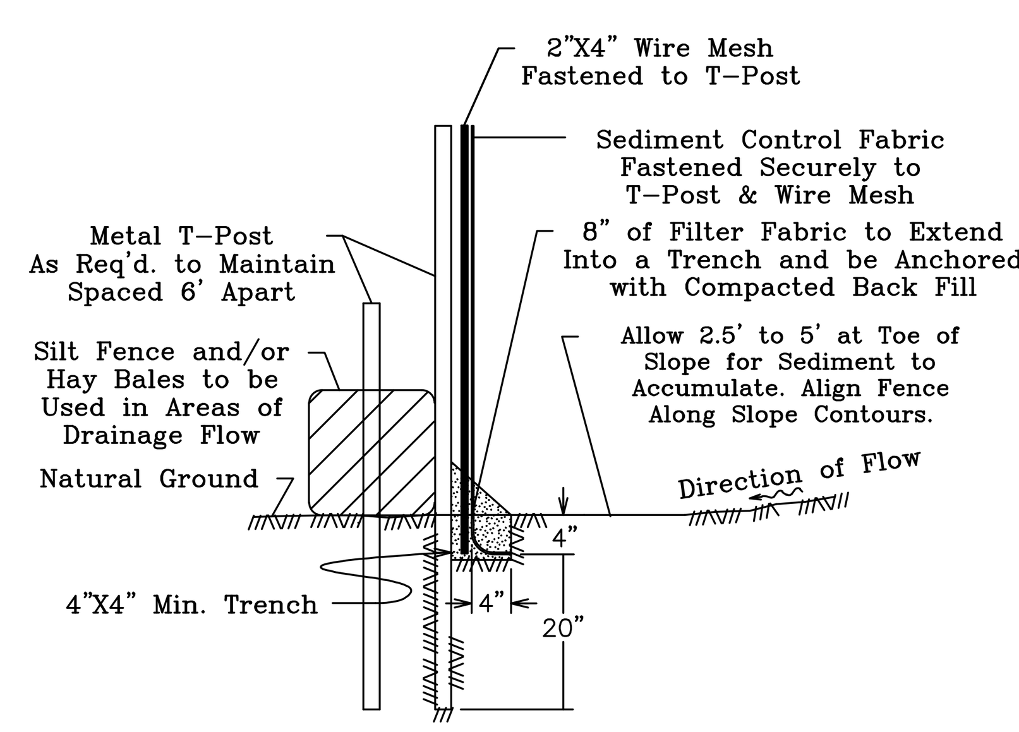


Note:
Temporary devices around storm drains are used to detain and/or filter sediment–laden runoff. The protection allows sediment to settle prior to discharge into a storm drain inlet of catch basin. Sand bags shall not be used.

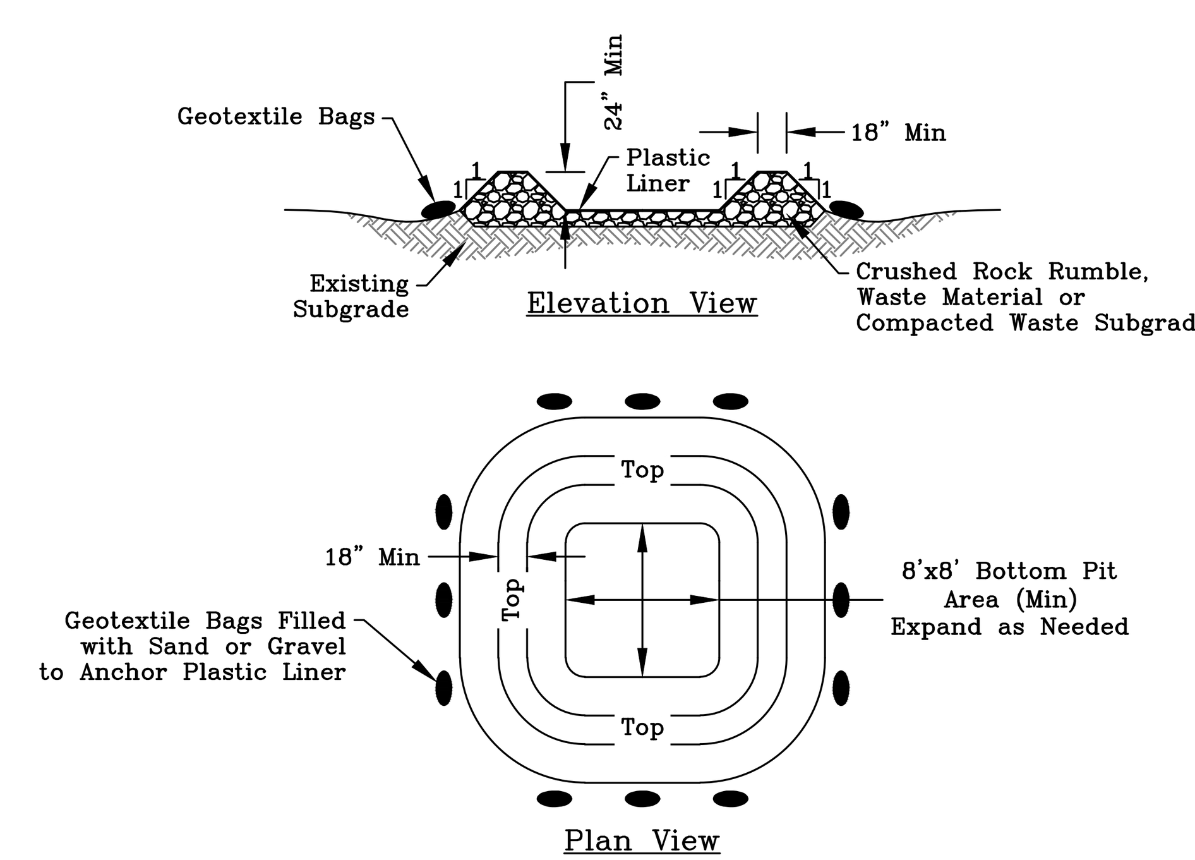
Storm Drain Inlet Protection
N.T.S



Construction Exit Detail
N.T.S



Silt Fence
N.T.S



Concrete Washout
N.T.S

Erosion and Sediment Control Notes:

1. Approved erosion control measures must be installed during the entire time that earth has been bared by construction.
2. It is the responsibility of the contractor to use what ever means necessary to minimize erosion and prevent sediment from leaving the project site.
3. The contractor is responsible for implementing, inspecting, and maintaining the erosion and sediment control devices.
4. Phase II erosion control measures shall be implemented immediately after construction of their associated improvements. Inlet protection barriers shall be constructed with sediment filter socks. Inlets located in pavements areas shall be protected with sediment filter socks. Erosion control measures shall be kept in place until upstream drainage areas are fully stabilized.
5. Construction exit is to be dressed with additional rock as needed and maintained so as to prevent construction traffic from tracking mud onto adjacent public streets.
6. Inspections shall be performed every 14 days and after every rainfall event of ½" or more. All erosion control devices shall be cleaned of silt (as needed) after every rain.
7. The contractor is responsible for complying with the TPDES General Permit No. TXR150000 requirements for construction sites.
8. All areas where existing vegetation and grass cover have been bared by construction shall be adequately hydromulched and watered until growth is established. All erosion control measures shall remain in place until acceptable vegetative growth is established after construction is complete and then removed by contractor.
9. It is the intent of these plans to comply with all City of Bryan guidelines, details & specifications.
10. See Sheet C1 – General Notes

REVISIONS:

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

3101 WILDFLOWER DRIVE
BRYAN, TX

J4E PROJECT NUMBER: 22-048

popshelf
PROTOTYPE CRITERIA SET PLAN "A"
ARCHITECTURAL AND ENGINEERING DEPARTMENT (615) 855-4753
BTSPLANS@DOLLARGENERAL.COM

STATE OF TEXAS
GLENN JONES
97600
LICENSED PROFESSIONAL ENGINEER

PRELIMINARY PLANS
NOT FOR CONSTRUCTION
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DATE:
Nov 8, 2022

DRAWING TITLE
Erosion Control Plan

SCALE:
1:20

SHEET NO.
C1.2

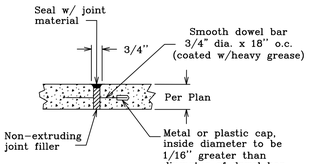
Paving Notes:

1. All concrete for pavement and sidewalk construction shall be to the minimum depth shown on the plans and shall have a minimum 28-day compressive strength of 4,000 PSI.
2. Item 360 of the TxDOT "Standard Specifications for Construction and Maintenance of Highways. Street, & Bridges" shall be used as a technical specification for reinforced concrete pavement.
3. The subgrade beneath the concrete sidewalks shall be compacted and "proof-rolled". any weak or soft areas identified by the "proof-rolling" shall be removed and replaced.
4. A sand leveling course under concrete pavement is NOT permitted.
5. Joint sealant material to be Sonneborn SL-1 or approved equal.
6. Curing compound shall be applied uniformly to the concrete after the surface finishing is complete at the rate recommended by the manufacturer. The curing compound shall meet the requirements of TxDOT Item 526.
7. Contractor shall provide engineer with a proposed pavement expansion and contraction joint plan prior to pavement construction.

Grading Notes:

1. Fill material used to achieve grade in areas to receive pavement or within the street right-of-way shall be compacted to at least 98% of the maximum dry density as determined by the standard proctor test, (ASTM D698), at a moisture content from optimum moisture content to 4% above the optimum moisture content. Areas outside of the street right-of-way shall be compacted to 95% of the maximum dry density.
2. The subgrade beneath the concrete sidewalks shall be compacted and "proof-rolled". Any weak or soft areas identified by the "proof-rolling" shall be removed and replaced.
3. ADA ramp slopes shall not exceed 1v:12h.
4. The topography shown is from field survey data.
5. Structural backfill for utility or storm drain trenches is required whenever the trench is within 5' of pavement or sidewalk. Structural backfill shall be full depth cement stabilized sand
6. The contractor shall follow the general intent of the grading plans. Minor adjustments to the actual elevations shown on the grading plan may be required to match existing ground elevations and structures. The proposed contour lines shown are approximate only, the design grade spot elevations should be used for construction of the site work.
7. The contractor shall field verify and locate all existing utilities on site prior to demolition.
8. The contractor shall install all erosion and sediment control devices, as shown, prior to commencing demolition work.
9. Should any existing utilities not shown or shown incorrectly on this plan be found on site, the contractor shall contact the design engineer immediately to discuss any possible conflicts before proceeding with any work in that area.

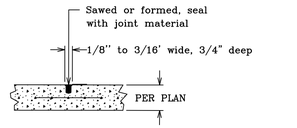
TC	–	Top of Curb
TP	–	Top of Pavement
TW	–	Top of Sidewalk
NG	–	Existing Grade
FF	–	Finished Floor
TR	–	Top of Wall



Note:

1. Expansion joint sealant to be Sonoborn SL-1 or approved equal.
2. Expansion joints shall be spaced at 45' maximum intervals.

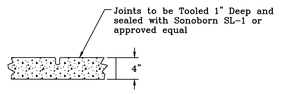
PVMT Expansion Joint Detail
N.T.S



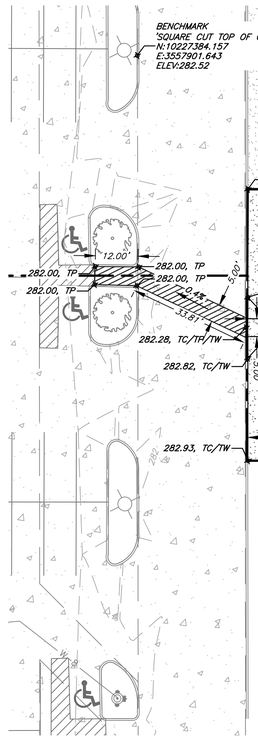
Note:

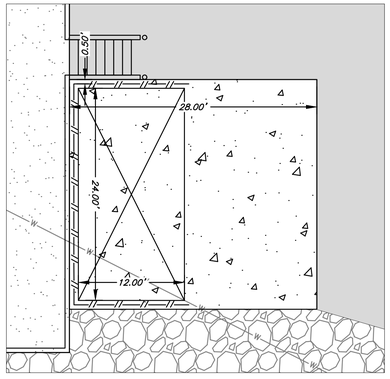
1. Contraction joint sealant to be Sonoborn SL-1 or approved equal.
2. Contraction joints shall be spaced at 15' maximum intervals.

PVMT Contraction Joint Detail
N.T.S

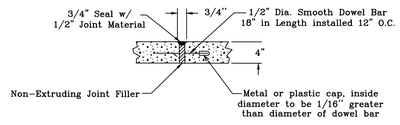


Sidewalk Contraction Joint Detail
N.T.S.

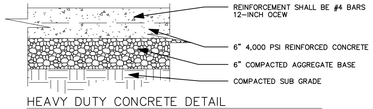




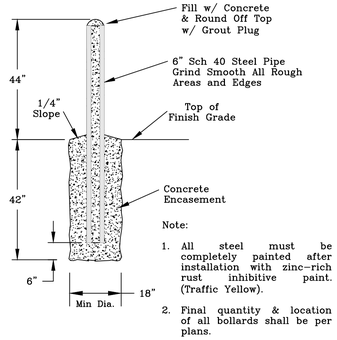
Dumpster Dimensions:
N.T.S.



Sidewalk Expansion Joint Detail
N.T.S.



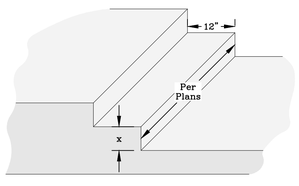
HEAVY DUTY CONCRETE DETAIL
SCALE: NOT TO SCALE



Note:

1. All steel must be completely painted after installation with zinc-rich rust inhibitive paint. (Traffic Yellow).
2. Final quantity & location of all bollards shall be per plans.

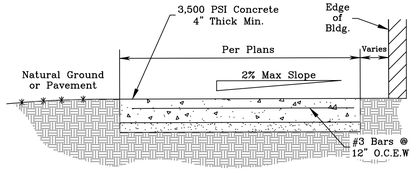
Typical Bollard Detail
N.T.S



Notes:

1. x=6"

Typical Step Detail
N.T.S

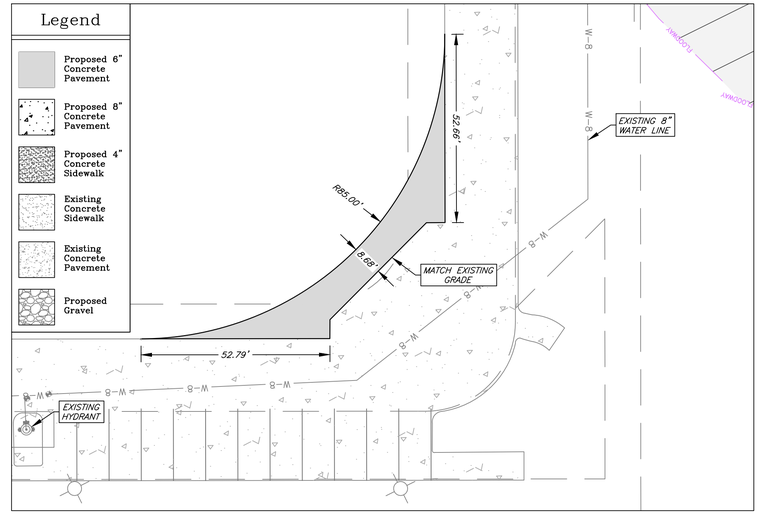


Note:

Install expansion joints at 40' (max) longitudinal spacing and install contraction joints spaced at a maximum interval equal to the sidewalks width.

2. All Sidewals shall have a light broom finish.

Typical Sidewalk
N.T.S



REVISIONS:

J4 Engineering
PO Box 3192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm# 9951
CIVIL ENGINEER

3101 WILDFLOWER DRIVE
BRYAN, TX

J4E PROJECT NUMBER: 22-048

popshelf
PROTOTYPE CRITERIA SET PLAN "A"
ARCHITECTURAL AND ENGINEERING DEPARTMENT (615) 855-4753
BTSPLANS@DOLLARGENERAL.COM

STATE OF TEXAS
GLENN JONES
97600
LICENSED PROFESSIONAL ENGINEER

PRELIMINARY PLANS
NOT FOR CONSTRUCTION
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DATE:
Nov 8, 2022

DRAWING TITLE
Pavement & Grading Plan

SCALE:
1:20

SHEET NO.
C2.0