

CURVE DELTA RADIUS LENGTH TANGENT CHORD BRG. CHORD DIST. C1 | 60°06'16" | 57.00' | 59.79' | 32.98' | S 49°54'15" E | 57.09' C2 | 36°03'32" | 50.00' | 31.47' | 16.27' | S 61°55'37" E S 6°29'32" W 38.52' C4 94°48'15" 25.00' 41.37' 27.19' N 72°14'56" W C5 | 41°36'42" | 50.00' | 36.31' | 19.00' | N 4°02'29" W C6 | 36°36'59" | 57.00' | 36.43' | 18.86' | N 1°32'38" W

### TRAFFIC/HANDICAP SIGN INSTALLATION NOTES:

1. All signs shall be posted on 8'-6", 2-1/2" outside diameter Galvanized Steel Pipe Signposts that weigh two (2) pounds per linear foot. These signposts shall be placed a minimum of 2.5 to 3.0 feet into the ground in a dug or drilled one—foot diameter hole. The sign—post shall be placed vertically plumb in the center of the hole and secured with a minimum of two (2) sacks of sackcrete. The concrete mix shall be hand tamped as necessary.

2. All traffic signs shall be installed so that the bottom of each sign shall be at least seven (7) feet above the ground at the base of the signpost or above an adjacent travelway. All traffic signposts shall be installed 24" inches from the travelway. Handicapped Parking Signs and Fire Lane Signs shall be installed a minimum of five (5) feet above the ground at the base of the sign, and 12" from the travelway or

3. The hardware used to attach the signs to the signposts shall be the same as that currently used by the City of Bryan.

. Contractor shall be responsible for the layout of the Parking Area markings shall be white.

2. All paint, glass beads and application rates shall conform to TxDOT Item 666, Reflectorized Pavement Markings, Type II Marking Materials. 3. All Parking Space Limit Lines shall be solid white lines 6" wide.

Manual on Uniform Traffic Control Devices, the TEXAS ACCESSIBILITY STANDARDS (TAS) of the Architectural Barriers Act [Article 9102, Texas Civil Statutes] from the Texas Department of Licensing and Regulation 5. Fire Lane curbs shall be marked "Fire lane, No Parking, Tow Away

# SITE PLAN

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

VICINITY MAP

The subject property is zoned Planned Development - Mixed Use (PD-M) per

Ordinance 1153 approved by the Bryan City Council on December 16, 1999.

Wastewater Flow (Rate of Return = 75%): Pk = 9 GPM Avg. = 1.5 GPM

8. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, Map Revised April 2, 2014. This

10. Irrigation system to be installed by others. Irrigation system must be protected by either a Pressure Vacuum Breaker, a Reduced Pressure Principle Back Flow

12. Contractor shall provide one (1) week advance notice to City prior to connecting to existing waterlines and shall coordinate the water line connections with the

13. NOTE: Demolition/Construction Waste — Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes

14. The contractor shall be responsible for the containment and proper disposal of

15. Existing Dumpster Pad will be re-located as shown. Dumpster to be shared

16. All minimum building setbacks shall be in accordance with the City of Bryan

18. Where electric facilities are installed, BTU has the right to install, operate,

and/or metal dumpsters shall be supplied by City or City permitted contractor(s)

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

9. See Site Civil drawings for additional grading, layout information, Utility layout and Stormwater Pollution Prevention Plan.

property is not located in a Special Flood Hazard Area.

11. All Backflow devices must be installed and tested upon installation.

Device, or a Double-Check Back Flow Device.

Utility Dept. and City Inspector.

Code of Ordinances.

17. All signage will be permitted separately.

to the PUE to access electric facilities.

Existing Fire Hydrants will cover this project. The buildings will not be sprinkled. Nearest Fire hydrant is 350' away at the intersection of Corporate Center and

38 spaces

<u>43 spaces</u>

SITE PLAN NOTES:

2. Owner & Applicant:

5. <u>PARKING ANALYSIS</u>:

Builder10 Construction

Katy Tx 77494 Proposed Use: Office 4. BUILDING USAGE DETAILS

Parking Spaces Provided

7. <u>FIRE FLOW REQUIREMENTS</u>

Cross Park Dr.

Total Parking Lot Spaces:

6. <u>WATER AND SANITARY SEWER DEMANDS:</u> Average Daily Use = 4 GPM Peak Hourly Flow: = 12 GPM

24044 Cinco Village Center #100

11,234 SF total (Office Space)

Total Required Parking Spaces (1sp/300sf):

# LOT 5, BLOCK 3 PARK HUDSON PHASE 6

3841 Corporate Center Drive 1.07 Acres

BRYAN. BRAZOS COUNTY. TEXAS SUBMITTED: JANUARY 2022 SCALE: 1" = 20'

Owner:
Builder 10 Construction 24044 Cinco Village Center #100 Katy, Tx 77494

<u>Prepared By:</u> McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 (979) 693-3838

### CONCRETE (4,000 psi) (See note below for thickness.) City Details to use 1. Curb and Gutter— ST1—01 2. Residential Driveway— ST2—00 3. Concrete Joint— ST3—00 Silt Fence- SWPP1-03 5" STABILIZED SUBGRADE Sewer Service Connection- S6-01 MATERIAL AND PERCENTAGE TO BE Water Service- W2-01 DETERMINED BY GEOTECH LAB DURING Straight or Angle Tap— W6—01

### Note: Concrete thickness shall be as follows: sub-grade. The backfilling of all trenches outside of structural areas shall be placed so as to achieve 85

A. Main Drives = 6" . Parking Spaces = 5"

#4 Bars @

18" O.C.E.W

A. Contact Texas811 @ 811

C. Contact BTÚ @ 979-821-5700 to locate Electrical Lines

TRENCHING AND BACKFILLING: The backfilling of all trenches

procedures with the Bryan Texas Utilities (BTU)

areas shall extend 5' beyond the curb lines or other paved areas.

B. Contact City of Bryan Water Services @ 979-209-5900 to locate public water and sewer lines.

Construction within Public Right—of—Ways and easements must equal or exceed the BCS Unified Technical Specification and Standard Construction Details. All inspections shall be coordinated with the staff of the City

3. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval

4. Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P.

7. Where a contradiction between plans and specifications occur, the plans shall be ruled as superior.

9. It shall be the responsibility of the Contractor to prepare and maintain a SWPPP and submit a Small

8. Trenches may be left open overnight if properly barricaded to prevent pedestrian access.

Construction Site Notice and coordinate with City staff. Disturbed Area ~2.6 acres.

within structural areas shall be accomplished with cement stabilized sand placed to within 6" of paving

percent Modified Proctor Density. All backfilling shall be between optimum and 4 percent (4%) above optimum

standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas

shall include all sidewalks and paved areas. For streets, alleys and parking areas, the limits of the structural

moisture content. Testing shall be provided by a certified laboratory at the Owner's expense to verify these

- Sidewalk = 4" Pavement sections shall be constructed in accordance with the BCS United Technical Specifications.
- Subgrade shall be compacted to 95% of Standard Proctor Density as per ASTM D968 at moisture contents in the range of the optimum moisture content to 4% above the 6. It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and optimum moisture content.

## **PAVEMENT SECTION**

### D.D.F.E. Drainage Detention Facility Easement Brazos County Deed Records Emergency Access Easement Fire Hydrant Brazos County Official Records

Public Access Easement

Private Access Easement

Brazos County Plat Records Public Utility Easement

4 /01	"	г.п.	rire myarant
	" Iron Rod Found	0.R.	Brazos County (
- 5/8'	" Iron Rod Found	P.A.E.	Public Access E
— 8S — -	— — Existing Sewer Line w/ size	P.R.	Brazos County I Public Utility Ea
	— — Existing Water Line w/ size		Right-of-Way
——8S ——	8s — Proposed Sewer Line w/ size		Utility Easement
—— 8W ——	8W — Proposed Water Line w/ size		Private Access I
	— — Existing Gas Line w/ size		Storm Drain
OE	-OE Existing Overhead Electric Line	Pr.L.E.	Private Landsca

- 1/2" Iron Rod Set

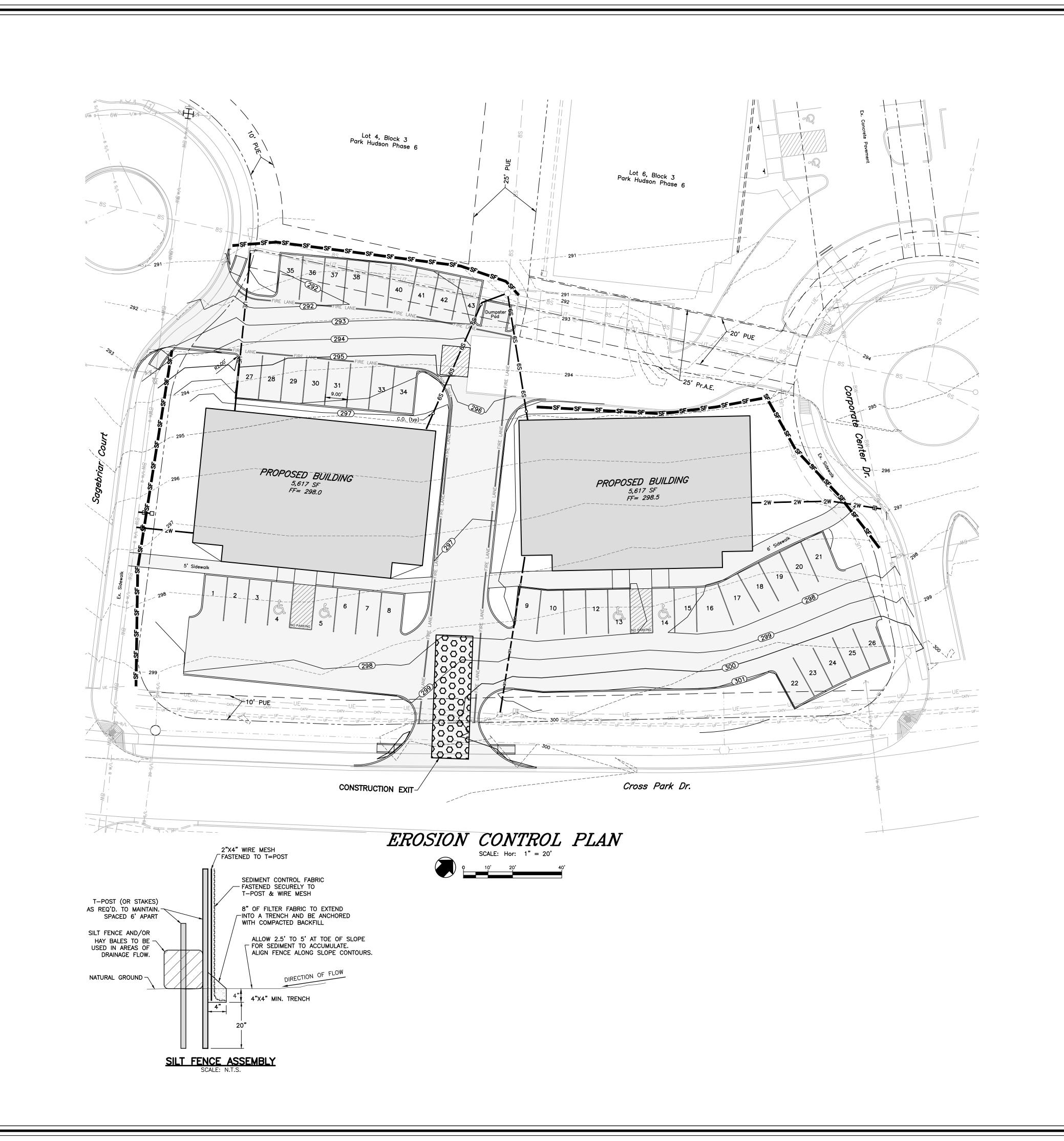
← Guy Anchor

### Private Landscape Easement F.D.C. Fire Department Connection

Zone" with minimum of 4" letters on curbs only.

4. All marking/striping shall conform to current specifications of the Texas

10000439-SP.dwa



### **LEGEND**

-Silt Protection ——Designates Type

—SP1 ——SP1 ——Prop. Silt Protection

C.I.P. #1 Prop. Inlet Protection -Designates Number Curb Inlet Protection

(Grate Inlet Protection)

GENERAL EROSION CONTROL NOTES:

1. It is the responsibility of the Contractor to prepare and maintain a Storm Water Pollution Prevention Plan in accordance with the Waller County and EPA requirements for storm water discharges associated with construction activity under General Permit, USACE 33 CFR, & Section 404 of the Clean Water Act, & Texas Pollutant Discharge Elimination System (TPDES) General Permit No. TXR150000 as administered by the Texas Commission on Environmental Quality (TCEQ).

2. The Contractor shall not allow sediment to leave the work area or enter any adjoining channels. Additional measures to those shown on this plan and described in these notes may be required to prevent sediment from leaving the work area. The contractor shall be responsible for clean—up and restoration to original condition, including establishment or re—vegetation of any lands or channels affected should construction sediment be found outside of limits of construction

3. All disturbed areas are to have establishment of grass as outlined below. Contractor is responsible for watering, maintenance and establishment of grass for a period of 90 days beyond project acceptance. Contractor to guarantee all planted material growth and coverage for a period of 6 months. Growth and coverage shall be defined as 100% of the planted area with coverage shall be defined as 100% of the planted area with uniform coverage of grass greater than 1" in height with no bare spots greater than 2 square feet. A Second application of fibermulch is required for bare spots not meeting coverage requirement within 60 days of initial application. Areas adjacent to the building and within the development to receive block sodding and/or landscaping are not included in this requirement.

4. Contractor is to maintain erosion control throughout duration of the project such that all work areas are to plan grades once vegetation is established. Insure sediment is not transported downstream from project via hay bales or silt fence installation. If erosion is observed in the field, additional erosion controls shall be installed.

5. Silt fencing is to be installed per detail. In lieu of silt fencing, contractor may use straw bale barriers or continuous extruded fabric berm filled with 3/4" gravel upon approval of the Engineer. Sediment to be cleaned from silt fencing or other sediment control devices when depth of sediment reaches  $\pm 1/3$  total height of device. Contractor is to insure erosion control devices are consistently installed and properly maintained.

NOI & NOT INFORMATION:
The site is approximately 1.1 acres and is located at the intersection of Sagebriar Dr and Cross Park Drive in Bryan, Texas. The site is situated at Latitude: 30° 39' 15.25"N and Longitude: 96° 17' 41.59"W. The site activity will consist of parking and general infrastructure improvements such as grading/paving, drainage improvements, driveways, and utility infrastructure improvements. The only source of pollution is the erosion of exposed soil. Storm water from the site sheet flows into Hudson Creek. The Contractor is response for containing all sediment on-site by utilizing siltation control devices, washdown areas, or seeding and sodding applications. It is the responsibility of the contractor to utilize whatever techniques that are necessary to prevent erosion from this construction

# EROSION CONTROL PLAN

LOT 5, BLOCK 3 PARK HUDSON PHASE 6

1.07 Acres

BRYAN, BRAZOS COUNTY, TEXAS SUBMITTED: JANUARY 2022 SCALE: 1" = 20'

Owner: Builder 10 Construction 24044 Cinco Village Center #100 Katy, Tx 77494 Prepared By:

McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103

College Station, Texas 77845 (979) 693-3838



# LANDSCAPE PLAN

# LANDSCAPE NOTES

AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTING MUST BE APPROVED BY CITY AND INSTALLED BY A CERTIFICE DINSTALLER PRIOR TO ISSUE OF CERTIFICATE

## PROPOSED PLANT SPECIES

COMMON NAME
BOTANICAL NAME
Canopy Trees to be used: Quercus virginiana
Live Oak

Non-Canopy Trees to be used: Lagerstroemia Indica
Crepe Myrtle

Ground Cover to be used: Cynodon dactylon Bermuda Turf Grass

Proposed shrubs to be used: Rapheolepis indica

Indian nawthorn

## LANDSCAPE REQUIREMENTS

	QTY.	POINT VALUE	COMMON NAME	SIZE	POINTS
So · S	13	200	Canopy Trees	2"	2,600
<b>⊙</b> ⊙	21	150	Non—Canopy Trees (3 shown)	1.5" – 3"	3,150
0	100	10	Shrubs	2 gal.	1,000
	х	10 100sf	Grass	X(0.15)(0.15) = X(max. allowed)	1,049
TOTAL POINTS PROPOSED:					7,799
SITE AREA: 46,609 S.F. POINTS REQ'D: 46,609*.15 = 6,991					

City Details to use

1. Curb and Gutter— ST1-01

2. Residential Driveway— ST2-00

3. Concrete Joint— ST3-00

4. Silt Fence— SWPP1-03

5. Sewer Service Connection— S6-01

6. Water Service— W2-01

7. Straight or Angle Tap— W6-01

Legend

- 1/2" Iron Rod Set

- 1/2" Iron Rod Found

- 5/8" Iron Rod Found

- 88 — — Existing Sewer Lin

- 88 — — Existing Water Lin

- 5/8 Iron Roa Found

- 88 - - - Existing Sewer Line w/ size
- 88 - 88 - Proposed Sewer Line w/ size
- 88 - 88 - Proposed Water Line w/ size
- 66 - - Existing Gas Line w/ size
- 66 - - Existing Overhead Electric Line

← Guy Anchor

Abbreviations
D.E. Drainage Easement
D.D.F.E. Drainage Detention Facility Easement
D.R. Brazos County Deed Records
E.A.E. Emergency Access Easement
F.H. Fire Hydrant
O.R. Brazos County Official Records
P.A.E. Public Access Easement
P.R. Brazos County Plat Records
P.R.A. Public Utility Easement
R.O.W. Right—of—Way
U.E. Utility Easement
Pr.A.E. Private Access Easement
S.D. Storm Drain
Pr.L.E. Private Landscape Easement
F.D.C. Fire Department Connection

# LANDSCAPE PLAN

LOT 5, BLOCK 3
PARK HUDSON PHASE 6

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