

GENERAL NOTES

- ALL PAVEMENT MARKINGS & SIGNAGE SHALL COMPLY WITH THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS".
- ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL CONTACT DIG TESS, LOCAL UTILITY MARKOUT FIRMS, AND THE CITY OF BRYAN PUBLIC WORKS DEPARTMENT (979-209-5900) PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE & BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS, LINES, OR INDIVIDUAL SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS ONSITE & NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK.
- SIDEWALK CROSS-SLOPE SHALL NOT EXCEED 2%.
- DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED.
- FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO ENSURE A SMOOTH TRANSITION BOTH VERTICALLY & HORIZONTALLY FROM EXISTING TO PROPOSED PAVEMENT & CURB SECTIONS.
- GUTTERS & PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE & FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
- BENCHMARK LOCATION & ELEVATION SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. BENCHMARKS USED FOR SURVEY ARE LISTED ON THE EXISTING CONDITIONS PLAN.
- BACKGROUND INFORMATION TAKEN FROM PLAT OF SURVEY FROM ABRAM DASHNER, RPLS, LLC DATED 02/04/2022.
- ALL DEMOLITION DEBRIS SHALL BE LEGALLY DISPOSED OF OFF-SITE IN A TCEQ APPROVED LANDFILL.
- ALL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF BRYAN.
- CONTRACTOR TO ADJUST ALL EXISTING UTILITIES RIMS, COVERS, GRATES, AND WATER METER BOXES TO MATCH PROPOSED GRADES.
- ALL MATERIALS & PLANS ARE TO COMPLY WITH CURRENT CITY OF BRIAN STANDARD SPECIFICATIONS & DETAILS.
- CONTRACTOR SHALL SUPPLY AS-BUILT DRAWINGS OF STREET, DRAINAGE, WATER & SANITARY SEWER SYSTEMS AFTER INSTALLATION.
- TRANSITION PROPOSED CONCRETE CURB, PAVEMENT AND SIDEWALK INTO EXISTING CURB, PAVEMENT AND SIDEWALK AND PROVIDE A SAW JOINT WHERE PROPOSED CONCRETE MEETS EXISTING CONCRETE.
- ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A., AND CITY OF BRYAN REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.
- WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, RECONSTRUCT, 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 TO THE PUE TO ACCESS ELECTRIC FACILITIES.
- BEFORE TRASH ENCLOSURE CONSTRUCTION / MODIFICATION BEGINS, CONTACT CITY OF BRYAN SOLID WASTE GROUP AT (979) 209-5900 FOR AN ON-SITE REVIEW.

PROPERTY INFO:

LEGAL DESCRIPTION:
LOTS 5 (TR-251) AND 5.2, BLOCK 16, JOHN AUSTIN SUBDIVISION
LOTS 1 AND 2, FULLER'S SUBDIVISION

OWNER:
• F O BIRMINGHAM MEMORIAL TRUST

ADDRESS:
2104 EAST WILLIAM J BRYAN PARKWAY
BRYAN, TEXAS 77802

ACREAGE:
• 2.42 ACRES

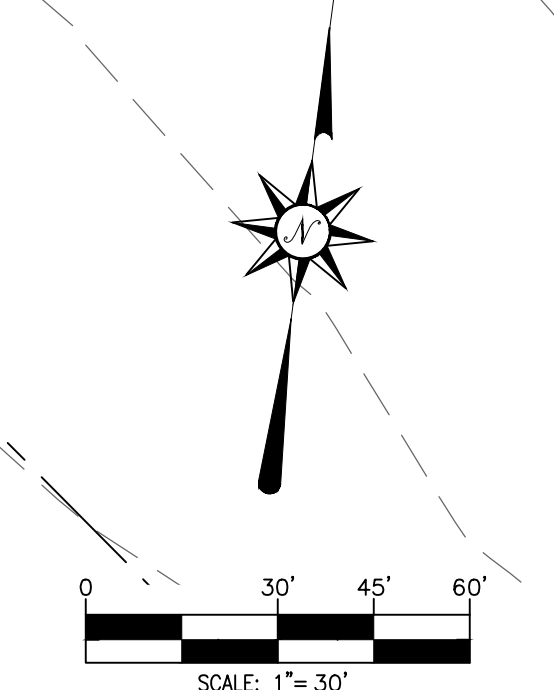
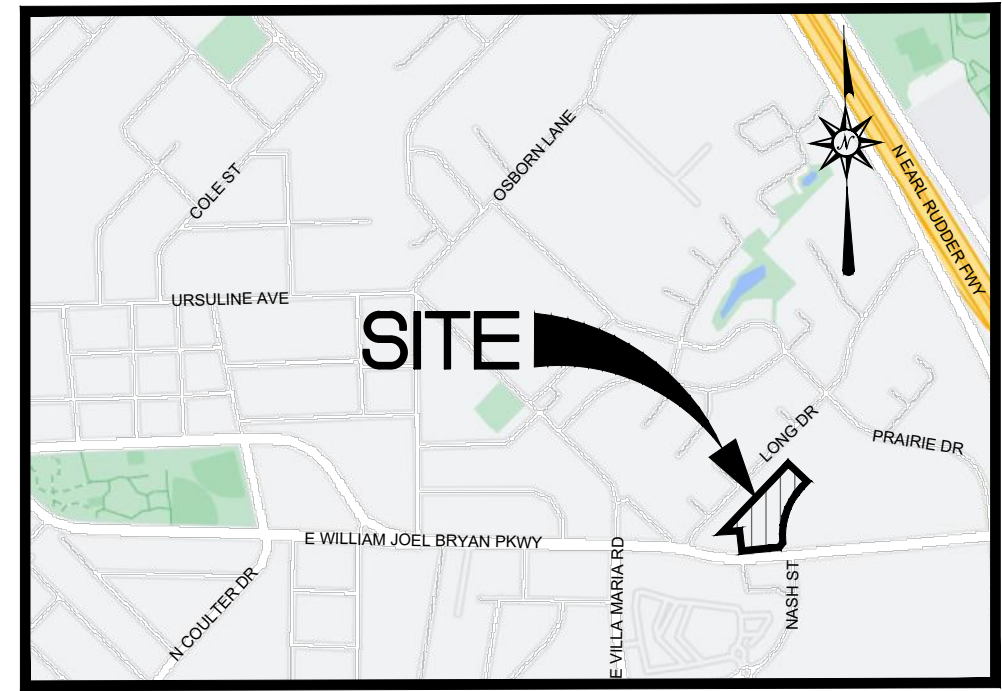
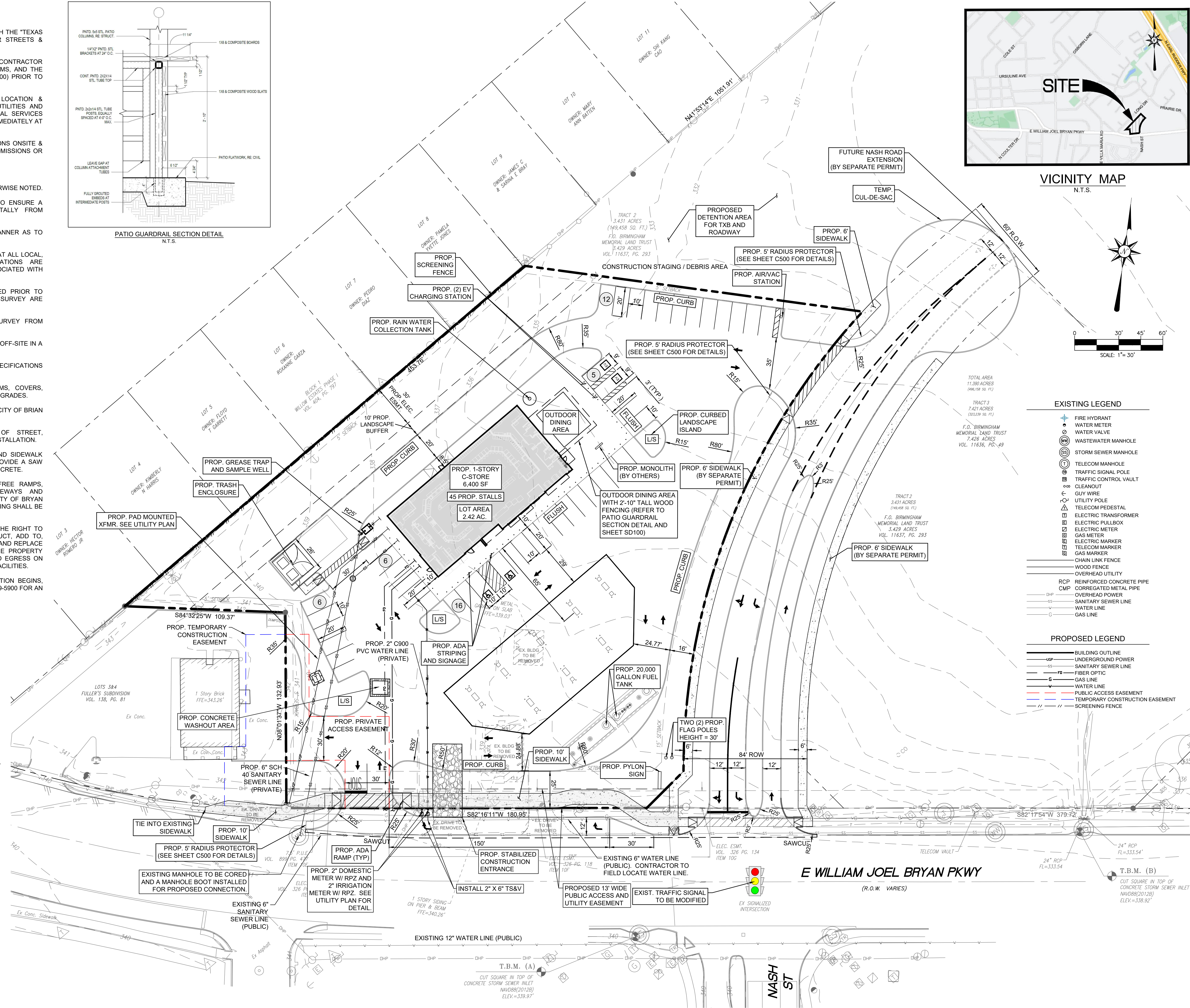
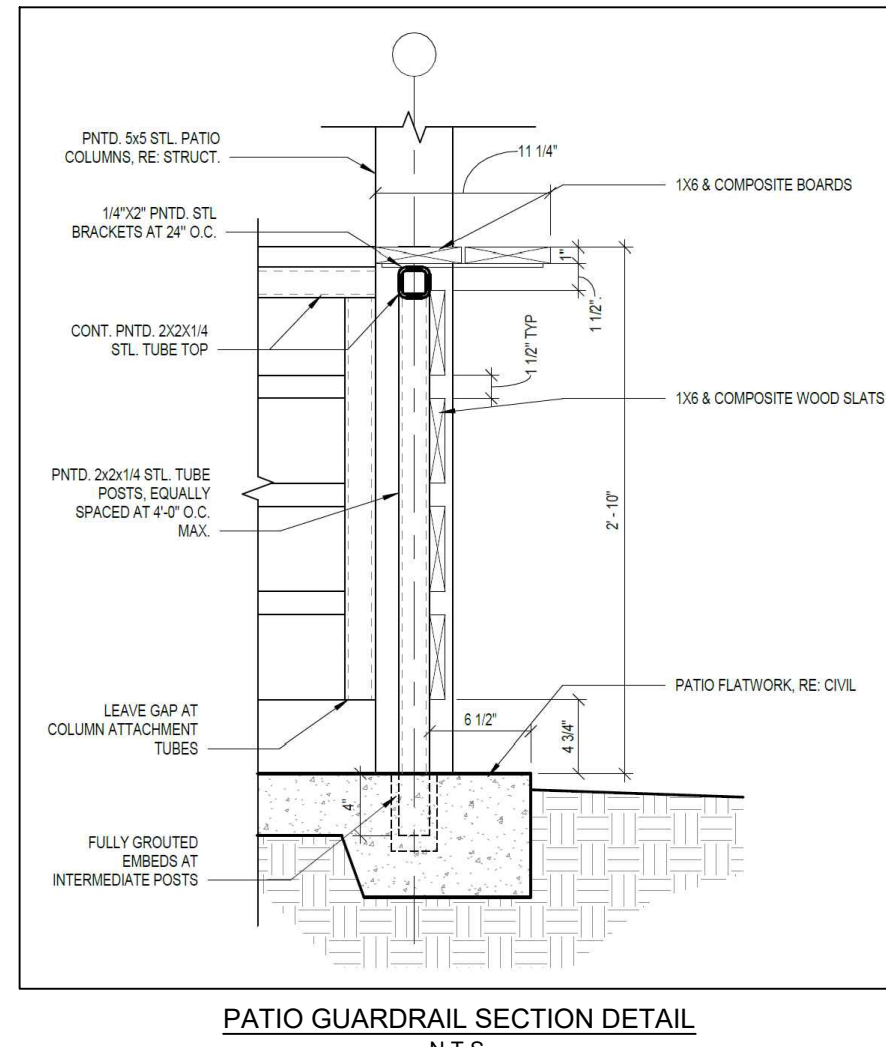
ZONING

EXISTING:
• RETAIL DISTRICT (C-2) APPROVED BY BRYAN CITY COUNCIL
ON AUGUST 9, 2022 IN ORDINANCE 2569.

PROPOSED USE:
• C-STORE & GAS STATION - USE, NO CHANGE TO ZONING.

PARKING REQUIREMENTS

- PERSONAL SERVICE AND RETAIL USES - RETAIL STORES*
- SPACE PER 250 SF => 6,400/250 = 26 PARKING SPACES REQUIRED
- 45 CUSTOMER PARKING SPACES PROVIDED



- EXISTING LEGEND**
- FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - WASTEWATER MANHOLE
 - STORM SEWER MANHOLE
 - TELECOM MANHOLE
 - TRAFFIC SIGNAL POLE
 - TRAFFIC CONTROL VAULT
 - CLEANOUT
 - GUY WIRE
 - UTILITY POLE
 - TELECOM PEDESTAL
 - ELECTRIC TRANSFORMER
 - ELECTRIC PULLBOX
 - ELECTRIC METER
 - GAS METER
 - ELECTRIC MARKER
 - TELECOM MARKER
 - GAS MARKER
 - CHAIN LINK FENCE
 - WOOD FENCE
 - OVERHEAD UTILITY
 - RCP REINFORCED CONCRETE PIPE
 - CMP CORRUGATED METAL PIPE
 - OVERHEAD POWER
 - SANITARY SEWER LINE
 - WATER LINE
 - GAS LINE
- PROPOSED LEGEND**
- BUILDING OUTLINE
 - UNDERGROUND POWER
 - SANITARY SEWER LINE
 - FIBER OPTIC
 - GAS LINE
 - WATER LINE
 - PUBLIC ACCESS EASEMENT
 - TEMPORARY CONSTRUCTION EASEMENT
 - SCREENING FENCE

PRELIMINARY
FOR INTERIM REVIEW
ONLY PREPARED BY
OR UNDER THE
SUPERVISION OF
GRAHAM MOORE
P.E. # 110132

COOL BREEZE CONSULTANTS LLC
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Bryan, TX 77802
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TBP# FIRM # F-20465



TXB STORE 72
WILLIAM J BRYAN & NASH
2104 EAST WILLIAM JOEL BRYAN PARKWAY
BRYAN, TEXAS 77802
BRAZOS COUNTY



PROJECT NO:	21-73
DATE:	4/5/23
SCALE:	1"=30'
DRAWN:	ML
CHECKED:	CM
APPROVED:	GM

NO.	DATE	DESCRIPTION

SHEET TITLE
SITE PLAN

Sheet No.
C100

FILE PATH: C:\100 SITE PLAN.dwg PLOT DATE: 2023-04-05 SAVED BY: CBC

