

SITE PLAN NOTES

1. NAME OF PROJECT: MIDTOWN PARK MOVIE-BOWL-GRILLE
2. ADDRESS: 206 VILLA MARIA ROAD BRYAN, TEXAS 77805
3. OWNER: SMBG BRYAN, LLC P.O. BOX 7800 WACO, TEXAS 76714
4. CIVIL ENGINEER: WALKER PARTNERS, LLC 2700 EARL RUDDER FRWY, SUITE 1600 COLLEGE STATION, TEXAS 77845
5. THE ZONING OF THE SUBJECT PROPERTY IS PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-M) AS DEFINED IN ORDINANCE NO. 2427, APPROVED BY BRYAN CITY COUNCIL ON JUNE 9, 2020.
6. ALL SIGNAGE WILL BE PERMITTED SEPARATELY.

PARKING DATA

- PARKING REQUIREMENTS: 394 REQUIRED SPACES GROUND FLOOR:**
 RESTAURANT: 1.25 SPACES PER 100 SF GFA
 6,074 SF RESTAURANT=76 SPACES
 THEATER: 1 PER 5 SEATS
 434 SEATS=87 SPACES
 BOWLING: 6 PER LANE (28 LANES)=168 SPACES
SECOND FLOOR:
 RESTAURANT: 1.25 SPACES PER 100 SF GFA
 5,009 SF RESTAURANT=63 SPACES
PARKING PROVIDED: 204 STANDARD
 9 ACCESSIBLE
 6 ELECTRIC VEHICLE
 2 BIKE SPACES (14 BIKES)
 1 TRANSIT STOP SPACE
 2 RIDE SHARE (UBER/LYFT)
 223 TOTAL SPACES
 (2 VAN ACCESSIBLE)

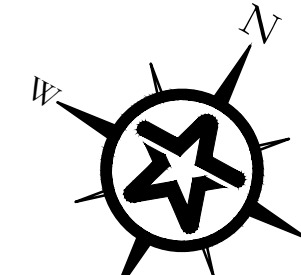
GENERAL NOTES

1. CONTRACTOR TO REFERENCE MEP DRAWINGS FOR PROPOSED TRANSFORMER AND LIGHT POLE INSTALLATION.
2. CITY (LANDLORD) TO PROVIDE 250 NON-EXCLUSIVE PARKING SPACES IN ADDITION TO SITE PARKING PROVIDED PER ARTICLE 4.3 OF GROUND LEASE AGREEMENT.
3. PARKING CREDITS AS FOLLOWS:
 3.1. ONE FOR EIGHT BICYCLE SPACES
 3.2. ONE FOR PROXIMITY TO FIXED ROUTE TRANSIT STOP
 3.3. EIGHT FOR RIDE SHARE (UBER/LYFT) ADJACENT AND WITHIN SITE
4. SIX SPACES WITHIN SITE ARE DESIGNATED FOR EV CHARGING STATIONS.

LEGEND

- BUILDING PAD
- ZOYSIA GRASS OR CRUSHED GRAVEL
- FOREVER LAWN TURF
- STRIPING

NOTE: PLANS ARE NOT TO BE USED FOR CONSTRUCTION. PLANS TO BE USED FOR BIDDING AND PERMITTING PURPOSES ONLY.



FEMA SPECIAL FLOOD HAZARD AREAS ZONE "AE" (SEE FEMA NOTE)

WATER & SEWER DEMAND

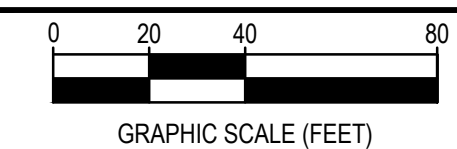
MAIN BUILDING DOMESTIC WATER DEMAND:
 WATER SUPPLY FIXTURE UNITS: 496
 MAX. FLOW PER IPC TABLE E103.3(3): 143 GPM
 AVG. FLOW: 36 GPM

FIRE FLOW:
 LARGEST BLDG: 58,025 SF CONSTRUCTION TYPE II-A
 FIRE FLOW: 3,500 GPM
 FIRE FLOW WITH IFC APPENDIX B105.2
 REDUCTION: 1,500 GPM

SEWER DEMAND:
 DRAINAGE FIXTURE UNITS: 392
 MAX. FLOW PER IPC TABLE E103.3(3): 125 GPM
 PEAK FLOW: 98 GPM

KEY NOTES

- 1 CONNECTION TO EXISTING WASTEWATER MANHOLE
- 2 CONNECTION TO PROPOSED WINGWALL (STORM LINE BY OTHERS)
- 3 8" FIRE SERVICE CONNECTION TO EXISTING 8" WATER MAIN (PAID BY OTHERS)
- 4 6" WASTEWATER LINE (GREASE)
- 5 6" WASTEWATER LINE (SANITARY)
- 6 8" WASTEWATER LINE
- 7 FIRE HYDRANT ASSEMBLY
- 8 6" WATER LINE
- 9 8" WATER LINE
- 10 2"x3" INCREASER
2" DOMESTIC WATER METER & RPZ BACKFLOW ASSEMBLY
- 11 8"x6" REDUCER
6" GATE VALVE
- 12 2" DOMESTIC SUPPLY LINE (CANTINA)
- 13 3" DOMESTIC SUPPLY LINE (MBG)
- 14 CONNECT PROPOSED MBG DOMESTIC WATER SUPPLY LINE TO 8" WL (BY OTHERS) USING 2" SERVICE TAP.
- 15 BTU PAD MOUNTED TRANSFORMER
- 16 INSTALL 12" STEEL ENCASUREMENT CENTERED ON PROPOSED 6" WASTEWATER LINE. BACKFILL WITH CEMENT STABILIZED SAND BEDDING.
- 17 2" IRRIGATION METER & BOX
2" WATTS LF009 DOUBLE CHECK BACKFLOW ASSEMBLY IN METER BOX



REV.	DESCRIPTION	DATE

Walker Partners
 engineers | surveyors
 T.B.P.E. Registration No. 9053

SMBG BRYAN, LLC

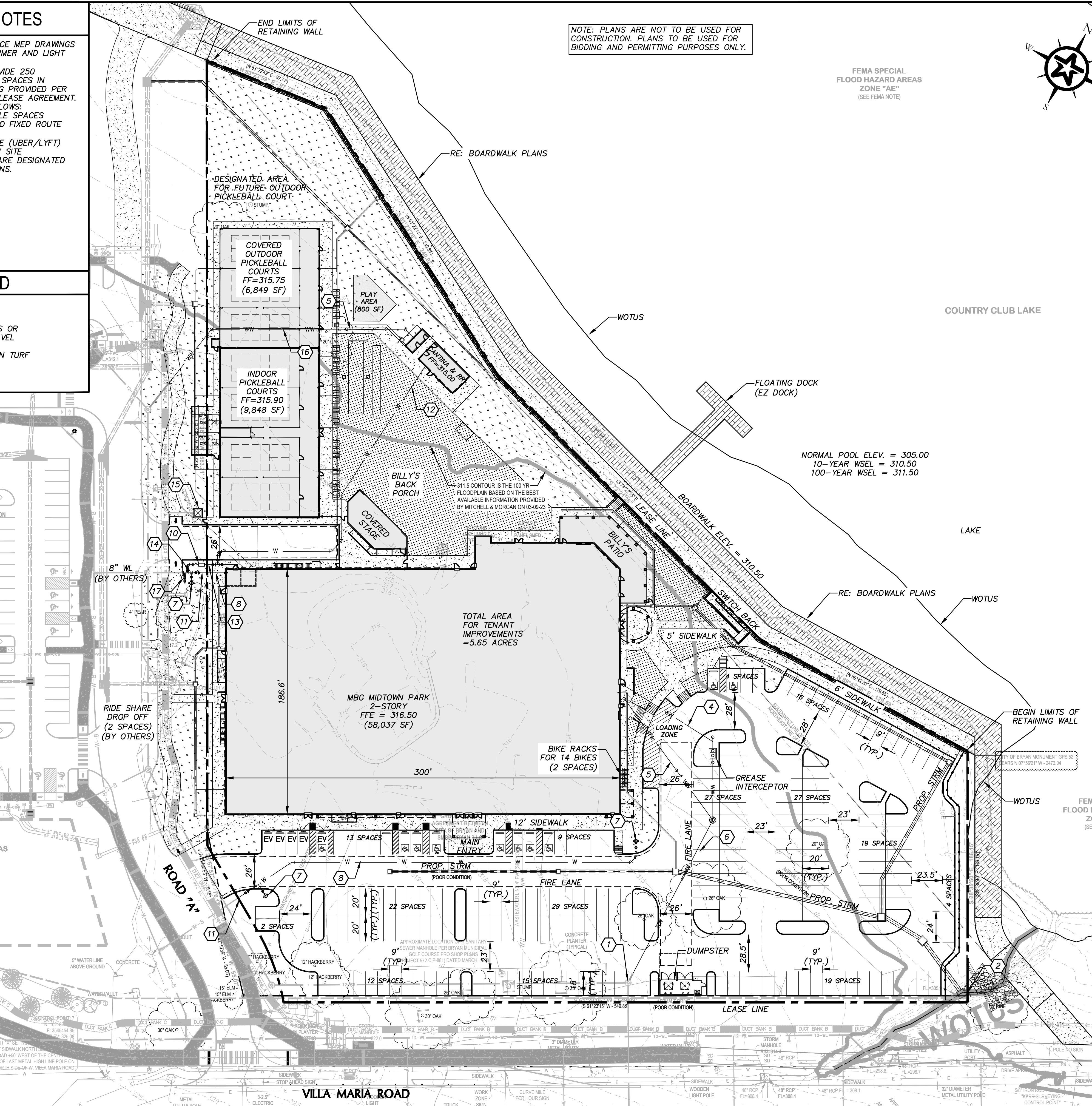
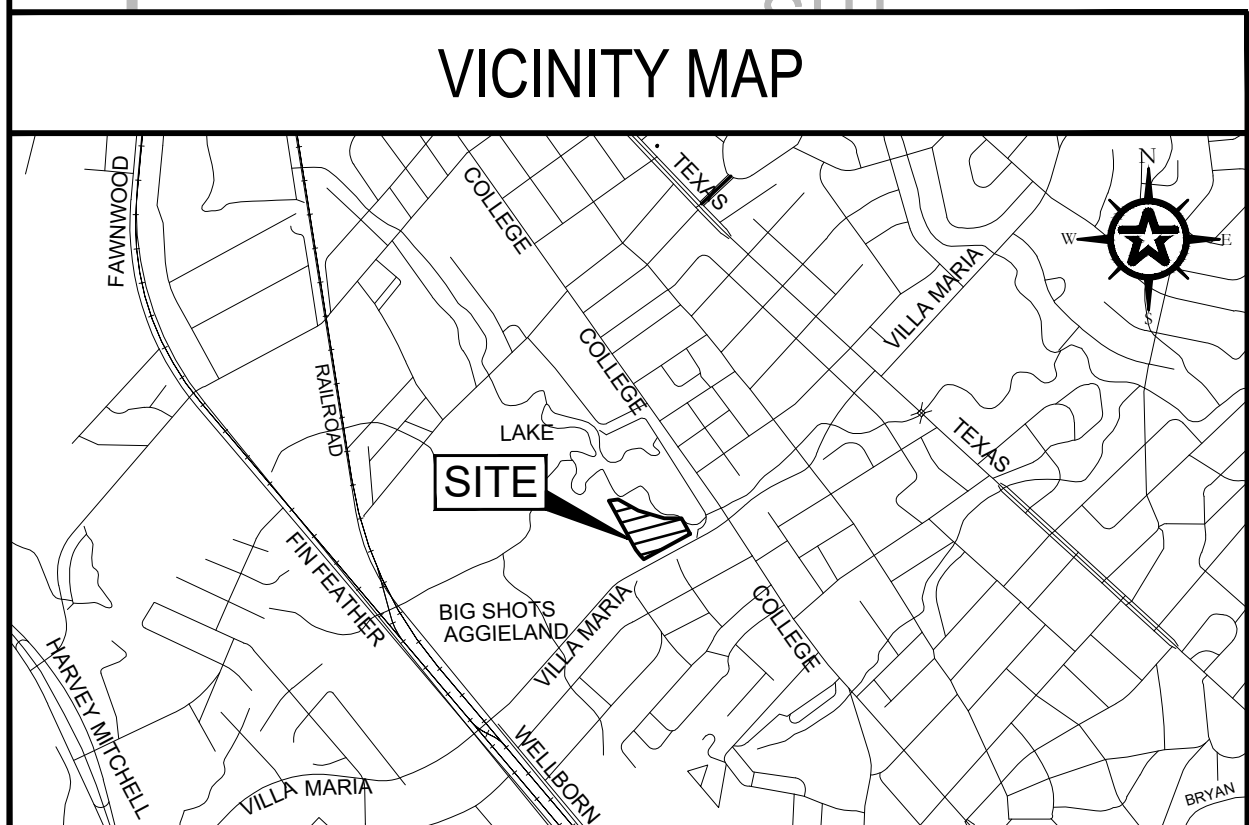
MIDTOWN PARK M-B-G

OVERALL SITE PLAN

08/23/2023
 DATE: *R. Alan Munger, PE*
 R. ALAN MUNGER

STATE OF TEXAS
 REGISTERED PROFESSIONAL ENGINEER
 R. ALAN MUNGER
 65341

DESIGNED	RAM
DRAFTED	LCS, CHS, CPM
CHECKED	DPS
PROJECT NO.	4-01167
DRAWING NO.	C006



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