

ISSUE LOG

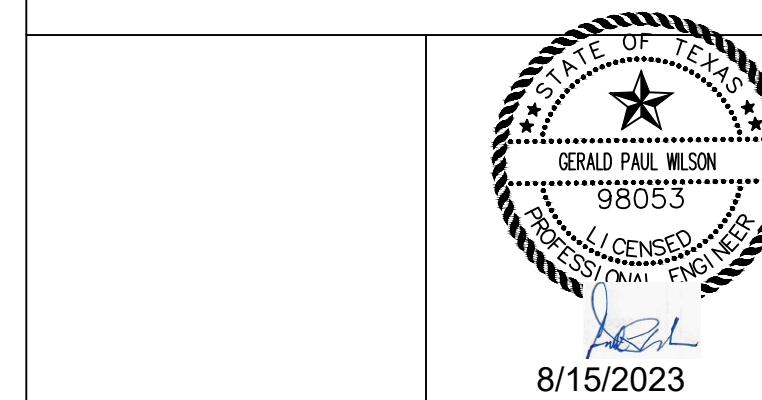
No.	DATE ISSUED:	ISSUE DESCRIPTION

PROPOSED LEGEND:

- WM WATER METER
- SERVICE SADDLE
- WATER LINE
- SANITARY SEWER LINE
- SAN SWR CLEANOUT
- STORM SEWER LINE
- STORM SEWER INLET
- RPBPF - REDUCED PRESSURE BACKFLOW PREVENTER

EXISTING:

- IRON ROD FOUND
- 1/2" IR. W/ VILLA 6751" CAP SET
- POWER POLE
- SERVICE POLE
- GUY ANCHOR
- SANITARY MANHOLE
- WATER VALVE & BOX
- FIRE HYDRANT
- TEMPORARY BENCHMARK
- GAS VALVE
- TREE
- CHAIN LINK FENCE
- OVERHEAD ELECTRIC
- CENTER OF SWALE
- TOP OF BANK



TEXAS BOARD OF PROFESSIONAL ENGINEERS F-19379  
 4611 BIGGAM DRIVE  
 FRESNO, TEXAS 77545  
 (832) 443-4150

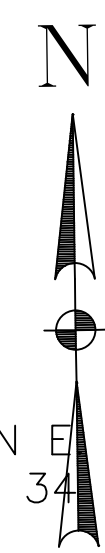
PROPOSED COFFEE HOUSE  
 1500 NEWTON STREET  
 BRYAN, TEXAS 77803

SITE PLAN

DESIGNED BY : G.W. DATE : AUG. 15, 2023  
 DRAWN BY : M.B. SCALE : 1" = 10'-0"  
 CHECKED BY : PROJECT NO :  
 APPROVED BY :

SHEET

C3.00



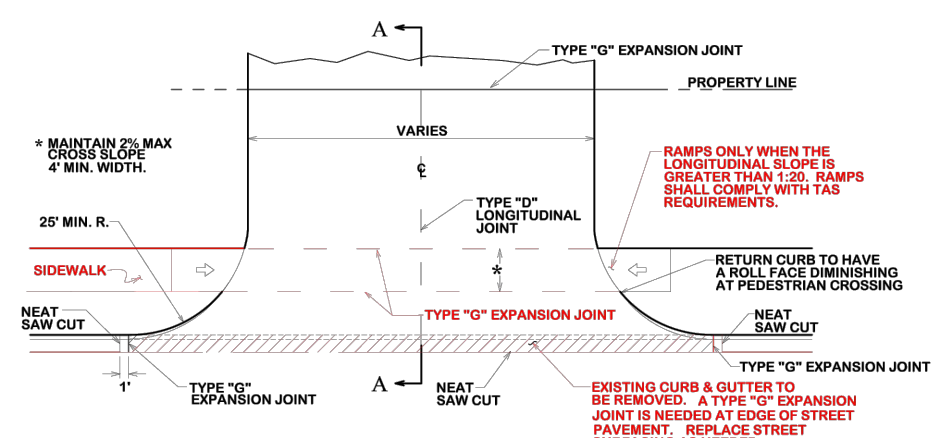
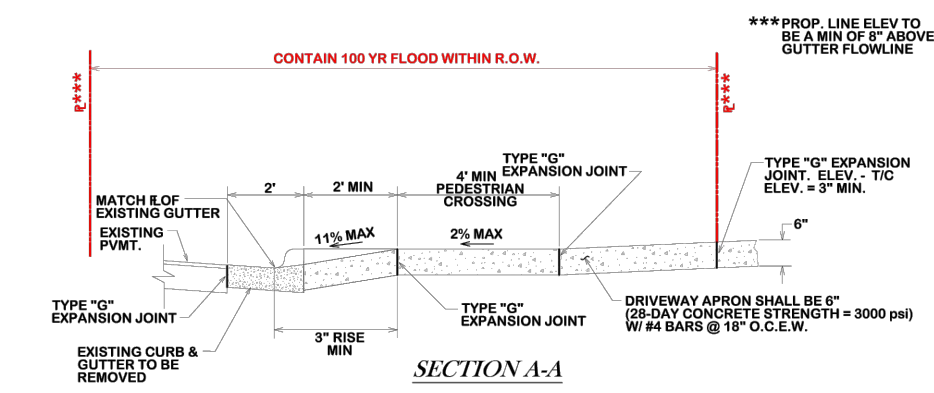
N/F  
 GERARDO BANUELOS AND JUAN E PACHUA, JR. SFR #9, BLOCK 34  
 LOT 5 (TR-211)  
 CALLED 2.94 ACRES  
 (14596/228 OPRBCT)  
 ZONE MU-1

JONES-BROCK, BLOCK A  
 IZARD MARY KAY, ET AL  
 LOT 3 (ZONE C-3)

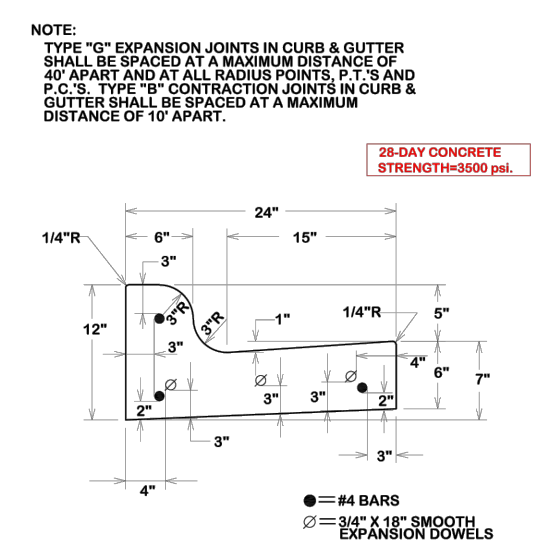
LOT 5  
 BLOCK 34  
 B.C.C.F. NO. 013258

- ALL DIMENSIONS AND COORDINATES ARE TO FACE OF CURB OR OUTSIDE OF BUILDING FACE UNLESS NOTED OTHERWISE.
- REFER TO SHT C1.00 - TOPOGRAPHIC SURVEY PREPARED BY REKHA ENGINEERING, INC., DATED 04, 25, 2023 FOR EXISTING CONDITIONS, SURVEY BENCHMARKS, HORIZONTAL AND VERTICAL CONTROL.
- ALL DISTURBED GRASS AND NON-PAVED AREAS NOT INDICATED FOR IMPROVEMENT BY LANDSCAPING PLANS ARE TO BE STABILIZED AND RESTORED WITH 4" MINIMUM TOPSOIL AND SODDING AS INDICATED TO MATCH FINISH GRADES PER GRADING PLAN.
- REFER TO PROJECT EARTHWORK SPECIFICATIONS AND GEOTECHNICAL REPORT FOR PREPARATION OF BUILDING AND PAVING SUBGRADES.
- THE PARKING LOT SHALL BE BORDERED WITH 6" CONCRETE CURB.
- A GOOD GRASS COVER SHALL BE ESTABLISHED ON ALL DISTURBED AREAS.
- PROPOSED BOLLARDS ARE SPACED AT 5' MAXIMUM ON CENTER.

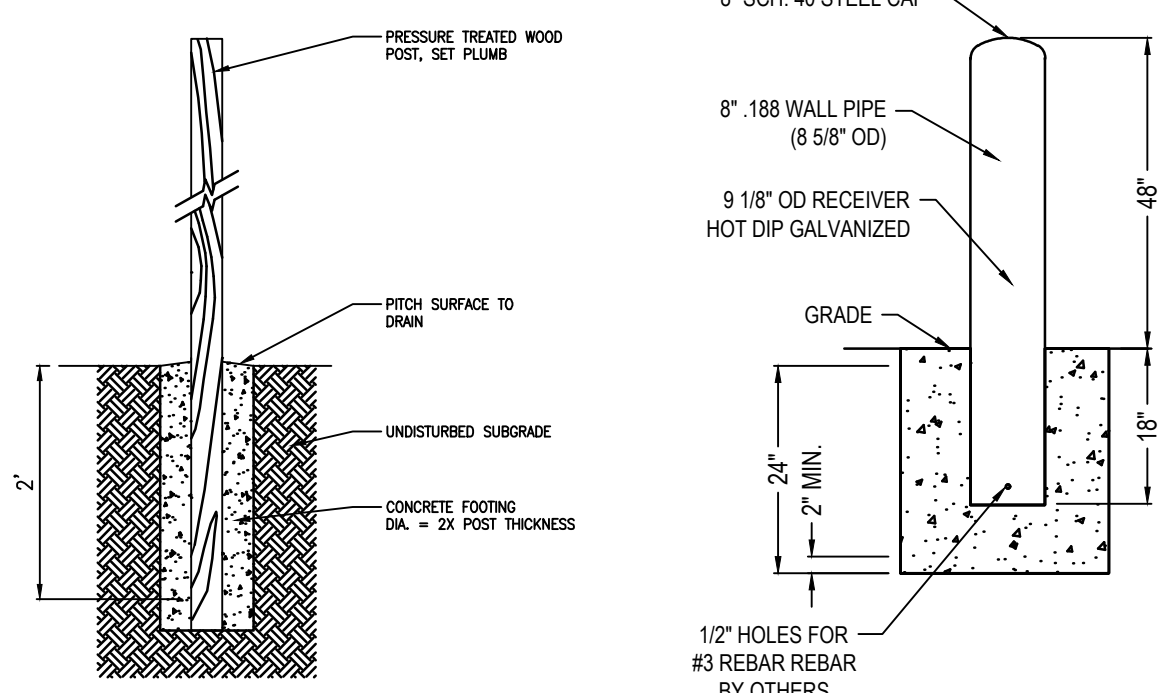
- PROP. 2" THICK ASPHALTIC CONCRETE, 4" ASPHALTIC BASE AND 6" STABILIZED SUBGRADE.
- SEE SHEET C4.00 LANDSCAPE PLAN FOR TYPICAL SPACING.
- PROP. 6" CONCRETE CURB
- PROP. 5"-5" WOOD TRASH SCREEN/FENCE (SEE SHT. C3.00, DETAIL 1)
- PROP. 4" WIDE WHITE TRAFFIC STRIPING. ALL CROSS HATCH AREA STRIPING TO BE SPACED 2" ON CENTER AT 45° DIAGONAL TO PERIMETER STRIPING AS INDICATED.
- PROP. SOLID SOD OVER 4" MIN. TOP SOIL ARE, RE: LANDSCAPE PLANS FOR TREES, SHRUBS, PLANTS AND IRRIGATION SYSTEMS.
- PROP. ADA RESERVED PARKING SYMBOL PAVEMENT MARKING.
- PROP. ADA RESERVED PARKING SIGN & FOUNDATION.
- PROP. BOLLARDS (SEE SHT. C3.00, DETAIL 2)



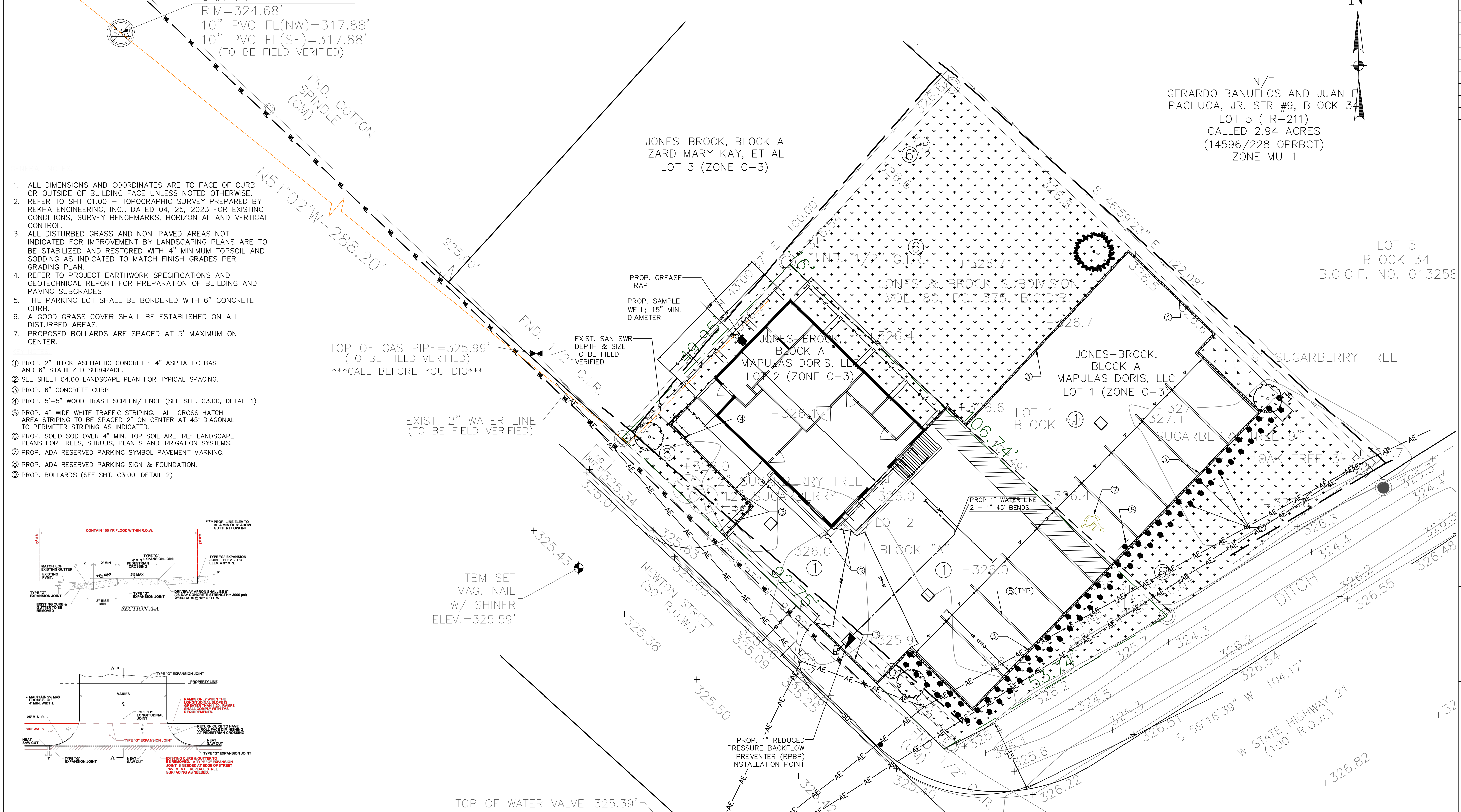
**GENERAL NOTES:**  
 ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE RESEED/REPLANTED WITH THE SAME SPECIES AND SEED RATES AS THE EXISTING. SEEDS SHALL BE APPLIED AT A RATE OF 10 LBS PER 1000 SQ FT. SOIL SHALL BE PREPARED TO A MINIMUM DEPTH OF 4" AND FERTILIZED. ALL DISTURBED AREAS SHALL BE STABILIZED AND RESTORED WITH 4" MINIMUM TOPSOIL AND SODDING AS INDICATED TO MATCH FINISH GRADES PER GRADING PLAN.  
 APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARED BY CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.  
 ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.  
 ALL TRAFFIC SIGNALS AND APPURTENANCES, AND ALL PAVEMENT MARKINGS AND MARKERS SHALL BE IN ACCORDANCE WITH TxDOT STANDARDS.  
 REFER TO SPEC 31.17.23.23 (PAVEMENT MARKINGS) FOR ADDITIONAL LOCAL REQUIREMENTS.



C3.00 WOOD L-SHAPED TRASH SCREEN/FENCE  
 1 N.T.S.



C3.00 BOLLARDS  
 2 N.T.S.



ZONING: COMMERCIAL DISTRICT (C-3)