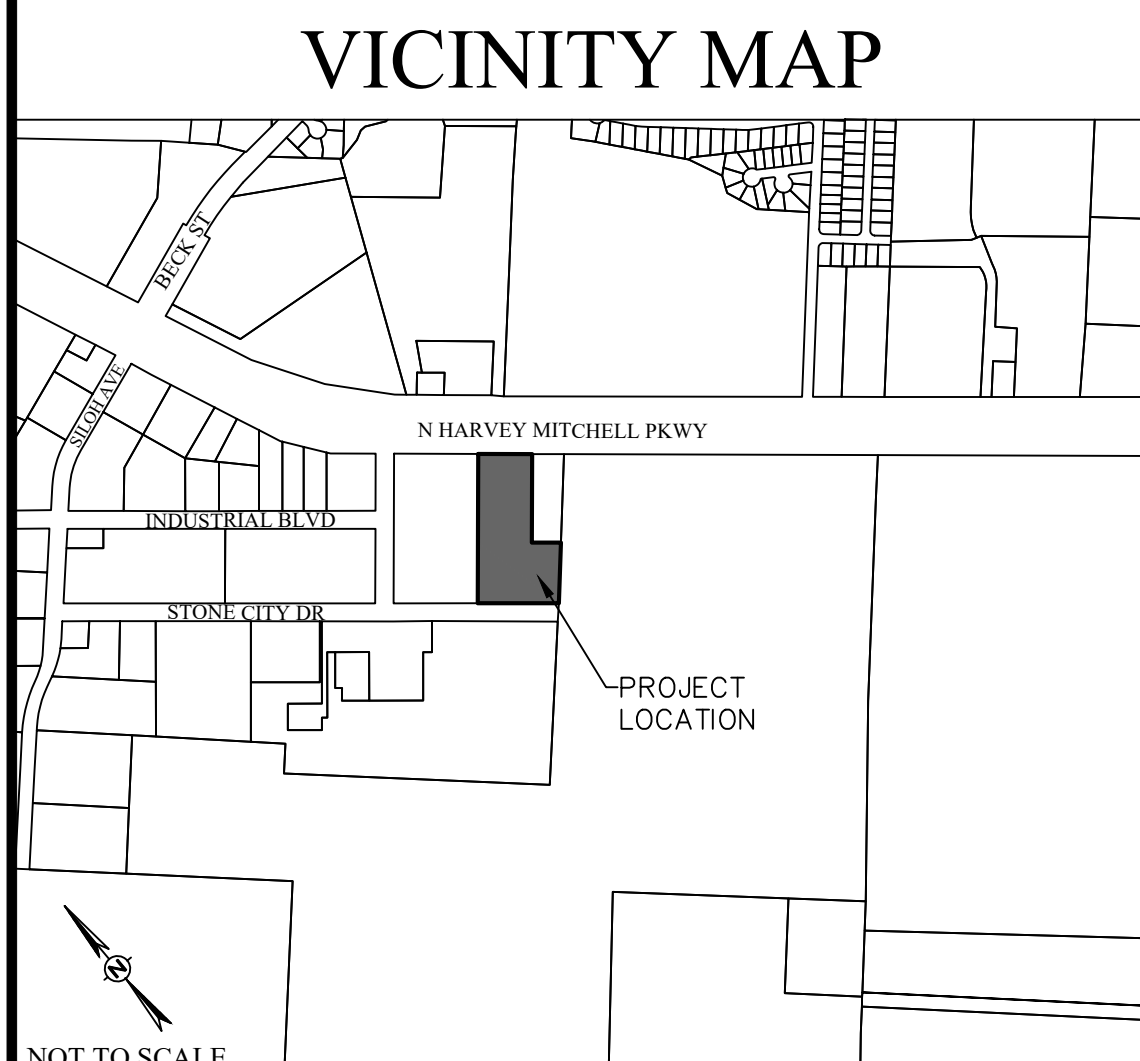
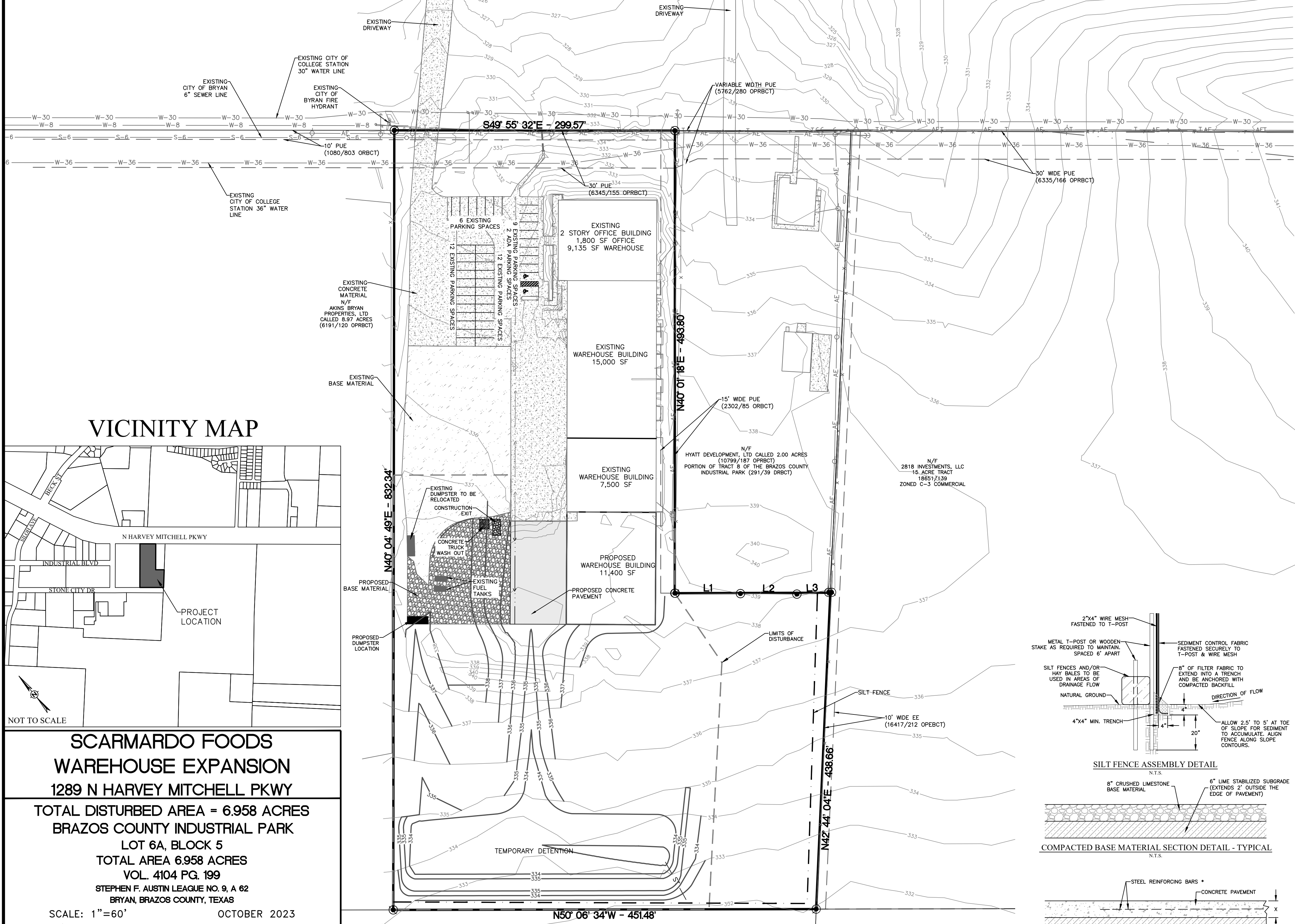


SCALE IN FEET



SCARMARDO FOODS WAREHOUSE EXPANSION
 1289 N HARVEY MITCHELL PKWY
 TOTAL DISTURBED AREA = 6.958 ACRES
 BRAZOS COUNTY INDUSTRIAL PARK
 LOT 6A, BLOCK 5
 TOTAL AREA 6.958 ACRES
 VOL. 4104 PG. 199
 STEPHEN F. AUSTIN LEAGUE NO. 9, A 62
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60' OCTOBER 2023

OWNER/DEVELOPER:
 HYATT DEVELOPMENT LTD
 PO BOX 4508
 BRYAN, TX 77803
 1-512-720-6234

SURVEYOR:
 NATHAN PAUL KERR, LAND SURVEYOR NO. 6834
 KERR SURVEYING, LLC
 409 N. TEXAS AVENUE
 BRYAN, TX 77803
 (979) 268-3195

ENGINEER:
 SCHULTZ ENGINEERING, LLC.
 PO BOX 11995
 COLLEGE STATION, TX 77842
 (979)764-3900

| MARK | REVISION | BY | DATE |
|------|----------|----|------|
| | | | |

| SURVEYED | DESIGNED | DRAWN | APPROVED | JOB NO. | DATE |
|----------|----------|-------|----------|---------|--------------|
| KERR | DLD | DLD | JPS | 23-119 | OCTOBER 2023 |

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 109835, ON OCTOBER 18, 2023. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

SCARMARDO FOODS WAREHOUSE EXPANSION
 BRYAN, TEXAS

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
 - ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.
 DIG TESTS:
 ATMOS ENERGY: (800) 344-4377 (979) 774-2506 (979) 595-2429 (979) 821-4783
 FRONTIER COMMUNICATIONS: (979) 209-5900 (979) 821-5700 (979) 209-5900
 CITY OF BRYAN: (979) 209-5900
 - THE CONTRACTOR SHALL SETUP A PRE-CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION.
 - THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
 - BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
 - PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
 - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPOES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
 - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE RESEED OR SOILED OR HYDROSEED, AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK 500 WILL BE REQUIRED. BARRED AREAS SHALL BE RESEED OR SOILED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
 - DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
 - LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.
 - ALL RADI AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DETAILS.
 - DETENTION AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED FIRST.
 - THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
 - A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.
 - ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
 - THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
 - ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
 - THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
 - THE IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AN INSTALLED AS PER CITY ORDINANCE 2394.
 - ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
 - THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED BY SCHULTZ ENGINEERING, LLC (SE), FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, ITS USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR MANNER, THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO ITS PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT SE, UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT SUFFICIENT ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
 - CURB DETAILS REFER TO BRYAN - COLLEGE STATION STANDARD STREET DETAILS SHEET (FIGURE, ST, SHEET 1 OF 2).

PARKING ANALYSIS

REQUIRED PARKING

1,800 SF OF OFFICE
 1 SPACE PER 300 SF
 6 SPACES REQUIRED

43,035 SF OF WAREHOUSE
 1 SPACE PER
 48 SPACES REQUIRED

54 SPACES REQUIRED

EXISTING PARKING

39 SPACES PARKING
 2 SPACES ACCESSIBLE PARKING
 41 SPACES PROVIDED

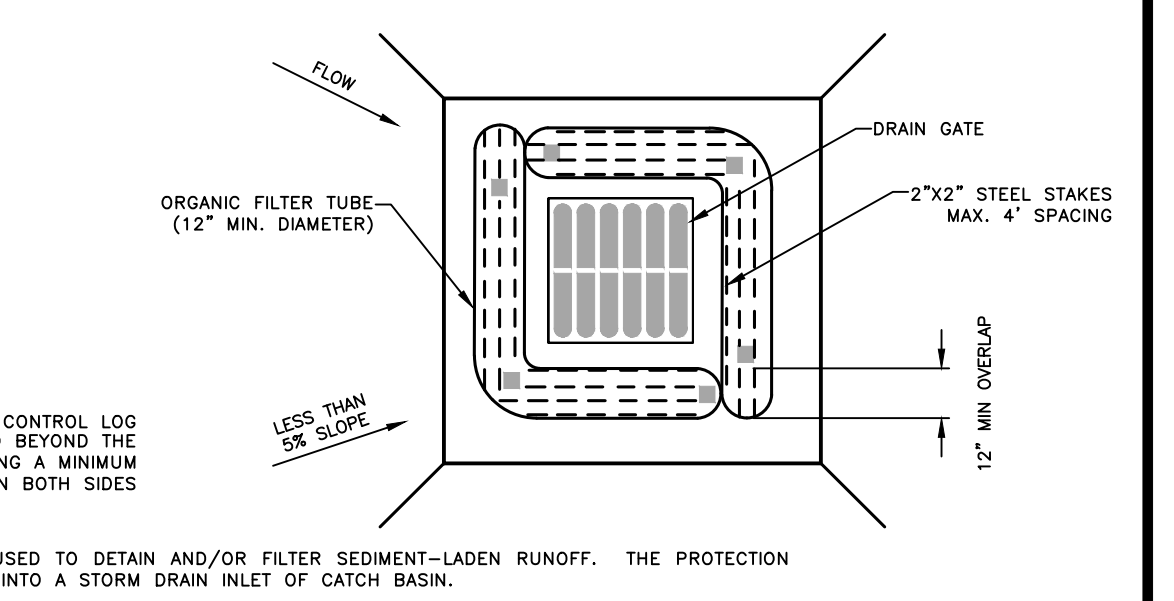
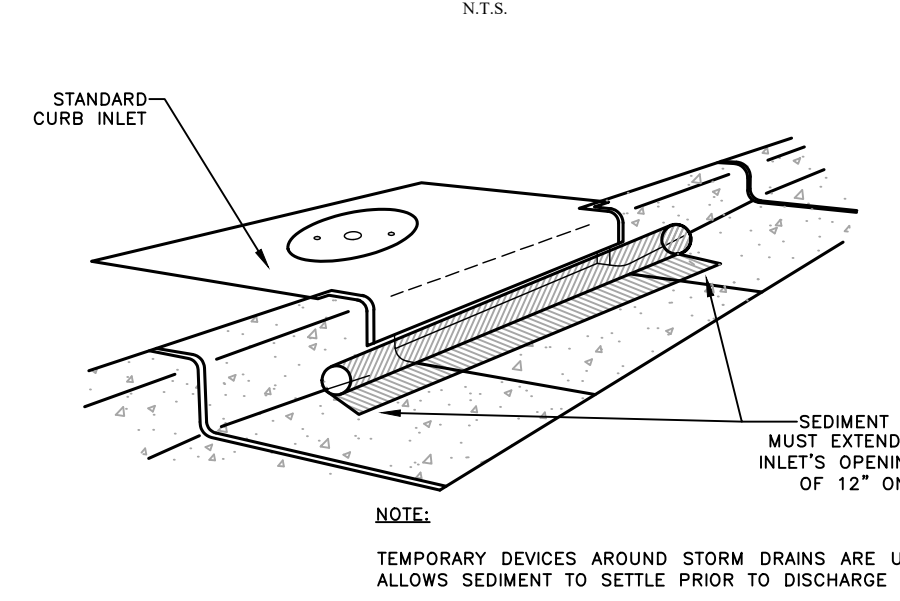
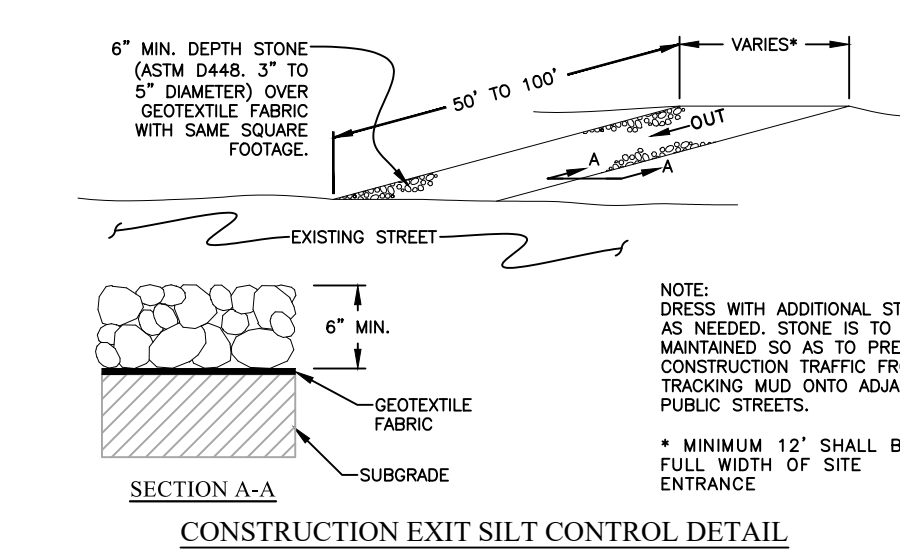
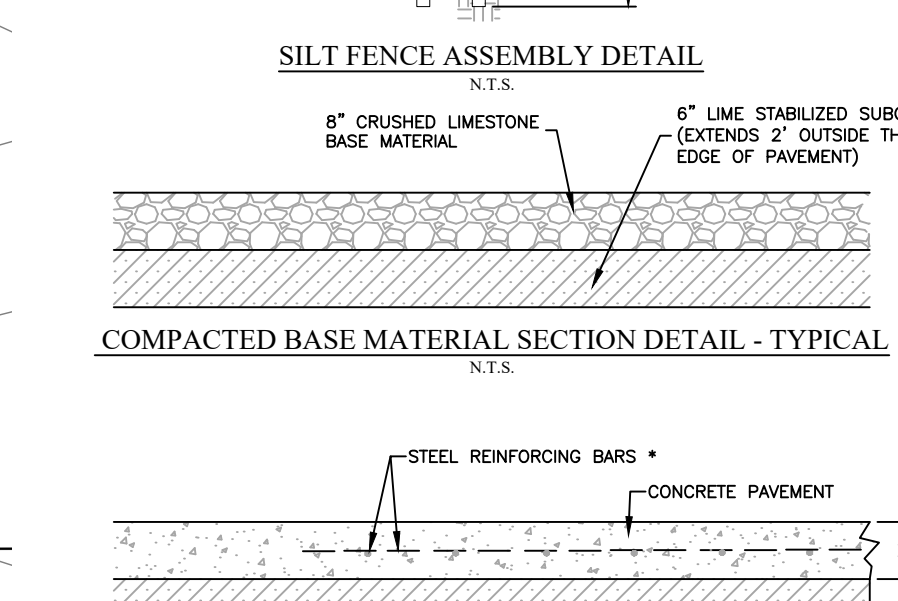
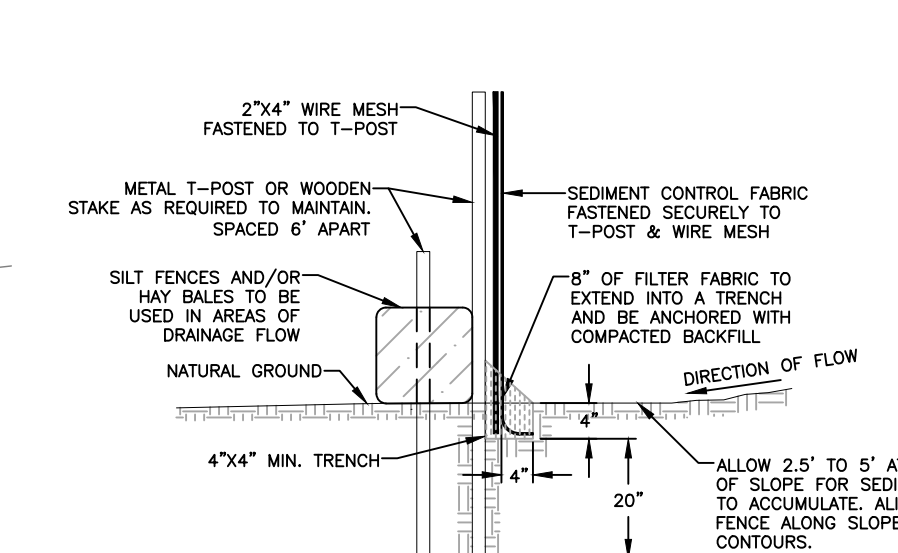
NOTE: THE EXISTING SPACES ARE ADEQUATE FOR THE USE.

BENCHMARK INFORMATION

TBM 1 N: 10222438.4671'
 E: 3533763.1443'
 ELEV: 327.960'
 (CITY OF BRYAN
 GPS MONUMENT NO. 56)

LEGEND

| | |
|-----|------------------------------------------------------|
| --- | PROPOSED CONTOUR |
| --- | EXISTING CONTOUR |
| --- | PROPERTY BOUNDARY |
| --- | ADJACENT PROPERTY BOUNDARY |
| --- | RIGHT OF WAY (ROW) |
| --- | LOT LINE |
| --- | PROPERTY SETBACK |
| --- | PROPOSED PUBLIC UTILITY EASEMENT (PUE) |
| --- | EXISTING PUBLIC UTILITY EASEMENT (PUE) |
| --- | PROPOSED PUBLIC ACCESS EASEMENT (PAE) |
| --- | EXISTING PUBLIC ACCESS EASEMENT (PAE) |
| --- | PROPOSED PRIVATE ACCESS EASEMENT (PVAE) |
| --- | EXISTING PRIVATE ACCESS EASEMENT (PVAE) |
| --- | PROPOSED PUBLIC DRAINAGE EASEMENT (PDE) |
| --- | EXISTING PUBLIC DRAINAGE EASEMENT (PDE) |
| --- | PROPOSED PRIVATE DRAINAGE EASEMENT (PVE) |
| --- | EXISTING PRIVATE DRAINAGE EASEMENT (PVE) |
| --- | LIMITS OF DISTURBANCE |
| --- | PROPOSED CURB AND GUTTER |
| --- | EXISTING CURB AND GUTTER |
| --- | FLOW ARROWS |
| --- | ST - ST - STORM PIPE |
| --- | ST - ST - EXISTING STORM PIPE |
| --- | W-B - W-B - PROPOSED WATERLINE, SIZE NOTED |
| --- | W-B - W-B - EXISTING WATERLINE, SIZE NOTED |
| --- | S-B - S-B - PROPOSED SANITARY SEWER LINE, SIZE NOTED |
| --- | S-B - S-B - EXISTING SANITARY SEWER LINE, SIZE NOTED |
| --- | GAS - GAS - PROPOSED GAS LINE, SIZE NOTED |
| --- | GAS - GAS - EXISTING GAS LINE, SIZE NOTED |
| --- | UE - UE - PROPOSED UNDERGROUND ELECTRIC LINE |
| --- | UE - UE - EXISTING UNDERGROUND ELECTRIC LINE |
| --- | AE - AE - EXISTING OVERHEAD ELECTRIC LINE |



NOTE: TEMPORARY DEVICES AROUND STORM DRAINS ARE USED TO DETAIN AND/OR FILTER SEDIMENT-LOADED RUNOFF. THE PROTECTION ALLOWS SEDIMENT TO SETTLE PRIOR TO DISCHARGE INTO A STORM DRAIN INLET OF CATCH BASIN.

SEDIMENT CONTROL LOGS ARE TO BE USED ON EXISTING CURB INLETS WHICH ARE LOCATED ADJACENT TO OCCUPIED TRAVEL LANES WITHIN THE DISTRIBUTED LIMITS OF A PROJECT AS SHOWN ON THE PLANS.

SEDIMENT CONTROL LOGS ARE TO BE INSTALLED AND MAINTAINED PER THE MANUFACTURER'S INSTRUCTIONS AND PROPERLY WEIGHTED IN ORDER TO REMAIN SECURELY IN PLACE. INSTALLATION MUST MEET THE CONSTRUCTION INSPECTOR'S APPROVAL.

SEDIMENT CONTROL LOGS ARE TO BE CONSTRUCTED OF WOOD FIBERS, SYNTHETIC FIBERS OR OTHER SUITABLE MATERIAL SUFFICIENT TO RETAIN ITS SHAPE AND ENCASED IN A UV STABILIZED FILTERING MEDIA OF SUFFICIENT STRENGTH TO RETAIN SEDIMENT.

SEDIMENT CONTROL LOGS ARE TO BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.

SAND BAGS SHALL NOT BE USED.

SITE AND EROSION CONTROL

SCALE
 VERTICAL: N/A
 HORIZONTAL: 1"=60'
 PLOTTING SCALE: 1:1
 FILE NAME: 23-119

SHEET
C1