

LANDSCAPE REQUIREMENTS

QTY.	POINT VALUE	COMMON NAME	SIZE	POINTS
13	400	Existing Canopy Trees	>4"	5,200
41	250	Canopy Trees	>3"	10,250
10	100	Non-Canopy Trees (3 shown)	1.5" - 3"	1,000
94	10	Shrubs	2 gal.	940
TOTAL POINTS PROPOSED:				17,390*
SITE AREA: 143,740 S.F. (Developed Area)		POINTS REQ'D: 143,740*0.15 = 21,561		

*Points are less than required by ordinance, however, the area of the site viewable from the public ROW has been adequately landscaped in our opinion and additional area outside of floodplain or easements is not available on this site.

LANDSCAPE NOTES

- AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTING MUST BE APPROVED BY CITY AND INSTALLED BY A CERTIFIED INSTALLER PRIOR TO ISSUE OF CERTIFICATE OF OCCUPANCY.
- REPLACEMENT OF DEAD LANDSCAPING SHALL OCCUR WITHIN 90 DAYS OF NOTIFICATION. REPLACEMENT MATERIAL MUST BE OF SIMILAR CHARACTER AS THE DEAD LANDSCAPING. FAILURE TO REPLACE DEAD LANDSCAPING, AS REQUIRED BY THE OFFICIAL ZONING OFFICIAL OR HIS OR HER DESIGNEE, SHALL CONSTITUTE A VIOLATION OF THIS ARTICLE SUBJECT TO GENERAL PENALTY PROVISIONS OF CITY CODE SECTION 1-14.
- TO ENSURE THE GROWTH OF TREES IN END ISLANDS, A MINIMUM OF 24" SOIL DEPTH AND 250 CUBIC FEET OF APPROPRIATE PLANTING MEDIUM IS REQUIRED PER TREE, WITH TOPSOIL MOUND TO A CENTER HEIGHT.

COMMON NAME	BOTANICAL NAME
Canopy Trees to be used:	Ulmus crassifolia Cedar Elm
Non-Canopy Trees to be used:	Lagerstroemia Indica Crape Myrtle
Ground Cover to be used:	Cynodon dactylon Bermuda Turf Grass
Proposed shrubs to be used:	Rapheolepis indica Indian Hawthorn

Called 6.16 Acres
New or Formerly
Brazos County Post No. 4692 Veterans of
Foreign Wars of the United States
V1291, P.173



- ### SITE PLAN NOTES:
- This property is zoned I (Industrial)
 - Owner & Applicant: Craig Zgabay
 - Proposed Use: Storage Units
 - The total site area as recorded in deed records is 6.18 acres
 - BUILDING USAGE DETAILS:**
Building 1 = 17,350 sf (Storage and Office)
Building 2 = 8,500 sf (Storage)
Building 3 = 14,200 sf (Storage)
Building 4 = 5,750 sf (Storage)
Building 5 = 5,050 sf (Storage)
Building 6 = 10,020 sf (Open Air Storage)
 - PARKING ANALYSIS:**
Office: 1 parking space per 300 sf (600 sf / 300) = 2
Total Required Parking Spaces: 2 spaces
Parking Spaces Provided: 4 spaces
Total Parking Lot Spaces: 4 spaces
Handicap Spaces Required: 1 spaces
Total Handicap Spaces Provided: 1 spaces
 - WATER AND SANITARY SEWER DEMANDS:** (The proposed addition will utilize the existing water/sewer lines from the existing building)
Average Daily Use = 4 GPM
Peak Hourly Flow = 12 GPM
Wastewater Flow (Rate of Return = 75%): Pk = 9 GPM Avg. = 2.25 GPM (3,240 GPD)
 - FIRE FLOW REQUIREMENTS**
Buildings 1 & 3 to be sprinklered. Max Fire Flow = 2,500 gpm
BASES OF BEARINGS: The bearing system and actual measure distance to the monuments are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS Observation.
According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0285E, Map Revised May 16, 2012, a portion of this property is located in a Special Flood Hazard Area.
See Site Civil drawings for additional grading, layout information, Utility layout and Stormwater Pollution Prevention Plan
 - Building Setbacks shall comply with the City of Bryan Standards
Front Setback = 25'
Side Setback = 7.5'
Street Side Setback = 15'
Rear Setback = 7.5'
 - Backflow preventors shall be installed on all firelines and located in the waterclosets of each building.
Irrigation system to be installed by others. Irrigation system must be protected by either a Pressure Vacuum Breaker, a Reduced Pressure Principle Back Flow Device, or a Double-Check Back Flow Device.
 - All Backflow devices must be installed and tested upon installation.
 - The City shall not be responsible for repairs to parking lot lights or retaining walls that are located in existing utility easements should maintenance/replacement of their associated utilities be deemed necessary.
 - 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 Utility Dept. and City Inspector.
 - Signage will be permitted separately.
 - NOTE: Demolition/Construction Waste - Site is required to provide container for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City or City permitted contractor(s) only.
 - The contractor shall be responsible for the containment and proper disposal of 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 project site.
 - Solid waste for the site will continue unaltered.
 - All utilities shown on the site plan are to be privately owned and maintained.
 - 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 to access electric facilities.
 - All ADA parking spaces and access aisles shall be signed and striped in compliance with TCA Rule 68.104.

- ### GENERAL CONSTRUCTION NOTES:
- It shall be the responsibility of the Contractor to verify the exact location of all existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
A. Contact Texas811 @ 811
B. Contact City of Bryan Water Services @ 979-209-5900 to locate public water and sewer lines.
C. Contact TxDOT @ 979-778-2165
 - 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 Engineer of Bryan.
 - In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer for any substitution.
 - Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P.
 - TRENCHING AND BACKFILLING:** The backfilling of all trenches within structural areas shall be accomplished with cement stabilized sand placed to within 6" of paving sub-grade. The backfilling of all trenches outside of structural areas shall be placed so as to achieve 85 percent Modified Proctor Density. All backfilling shall be between optimum and 4 percent (4%) above optimum moisture content. Testing shall be provided by a certified laboratory at the Owner's expense to verify these 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 areas shall extend 5' beyond the curb lines or other paved areas.
 - 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 procedures with the Bryan Texas Utilities (BTU)
 - Where a contradiction between plans and specifications occur, the plans shall be ruled as superior.
 - Trenches may be left open overnight if properly barricaded to prevent pedestrian access.
 - It shall be the responsibility of the Contractor to prepare and maintain a SWPPP and submit a Small Construction Site Notice and coordinate with City staff. Disturbed Area = 2.8 acres.
 - Contractor shall adjust all existing manholes and valve boxes to final grades. There will be no separate pay item for this work.
 - Refer to Architectural Plans for top of finished light pole foundation elevations.
 - Construction of the fire line will need to comply with current NFPA 24 standards.
 - This site plan is tied to the existing floodplain development permit and drainage report for this property.
 - Contractor to use the same concrete washout and debris collection as shown on the SPC Site Plan for this property.

SITE PLAN

STORAGE BUILDINGS

LOT 40, BLOCK 17
ZENO PHILLIPS SURVEY
6.18 ACRES

BRYAN, BRAZOS COUNTY, TEXAS

SUBMITTED: JUNE 2024
SCALE: 1" = 30'

Owner: McClure & Browne Engineering/Surveying, Inc.
Craig Zgabay
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New Braunfels, Tx 78130

Prepared By:
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1000497-SP.dwg

- #### Legend
- - 1/2" Iron Rod Set
 - ⊙ - 1/2" Iron Rod Found
 - ⊕ - 5/8" Iron Rod Found
 - S— Existing Sewer Line w/ size
 - W— Existing Water Line w/ size
 - SS— Proposed Sewer Line w/ size
 - SW— Proposed Water Line w/ size
 - G— Existing Gas Line w/ size
 - OE— 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.U.E. Public Utility Easement
 - R.O.W. Right-of-Way
 - U.E. Utility Easement
 - P.A.E. Private Access Easement
 - S.D. Storm Drain
 - P.R.L.E. Private Landscape Easement
 - F.D.C. Fire Department Connection