

GENERAL NOTES

- 1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY, COUNTY, STATE, FEDERAL AND OSHA REGULATIONS. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SLOPED PAVING, RAMPS, SIDEWALKS, ETC.

FIRE LANE STRIPING NOTE

LOCATION OF FIRE LANE STRIPING SHALL BE APPROVED BY THE LOCAL FIRE MARSHAL PRIOR TO APPLICATION UNLESS OTHERWISE DIRECTED BY THE FIRE MARSHAL. FIRE LANE STRIPING SHALL BE PAINTED STRIKE ALONG TOP AND FACE OF CURB, CENTER OF SIDEWALK, OR OTHERWISE AS NOTED ON THE PLAN.

ALL SIDEWALKS SHOWN ON THIS PLAN SHALL BE ADA COMPLIANT

ALL INTERIOR SIDEWALKS SHOWN FADED BACK ARE FOR REFERENCE PURPOSES ONLY. SEE LANDSCAPE ARCHITECTURE PLANS FOR DETAILS. UNLESS ALL CURB RETURN RADI ARE 3' NOTICE OTHERWISE NOTED

ELECTRICAL NOTES

- 1. REFER TO ARCHITECTURAL MEP BUILDING PLANS FOR SITE LIGHTING ELECTRICAL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF THE PRIMARY ELECTRICAL LINES. THE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING THE PRIMARY CONDUIT WITH ALL SECONDARY CONDUIT AND WIRE AND TRANSFORMER PADS.

TELEPHONE NOTES

- 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING THE TELEPHONE CONDUIT WITH ALL STRIPING. ALL BENDS SHALL BE LONG AND SMOOTH SWEETENED BENDS. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL TELEPHONE INSTALLATION WITH THE TELEPHONE COMPANY.

INSPECTIONS/CERTIFICATIONS NOTE

ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY LOCAL CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO SUBSTANTIAL PROJECT COMPLETION.

PERMITS NOTE

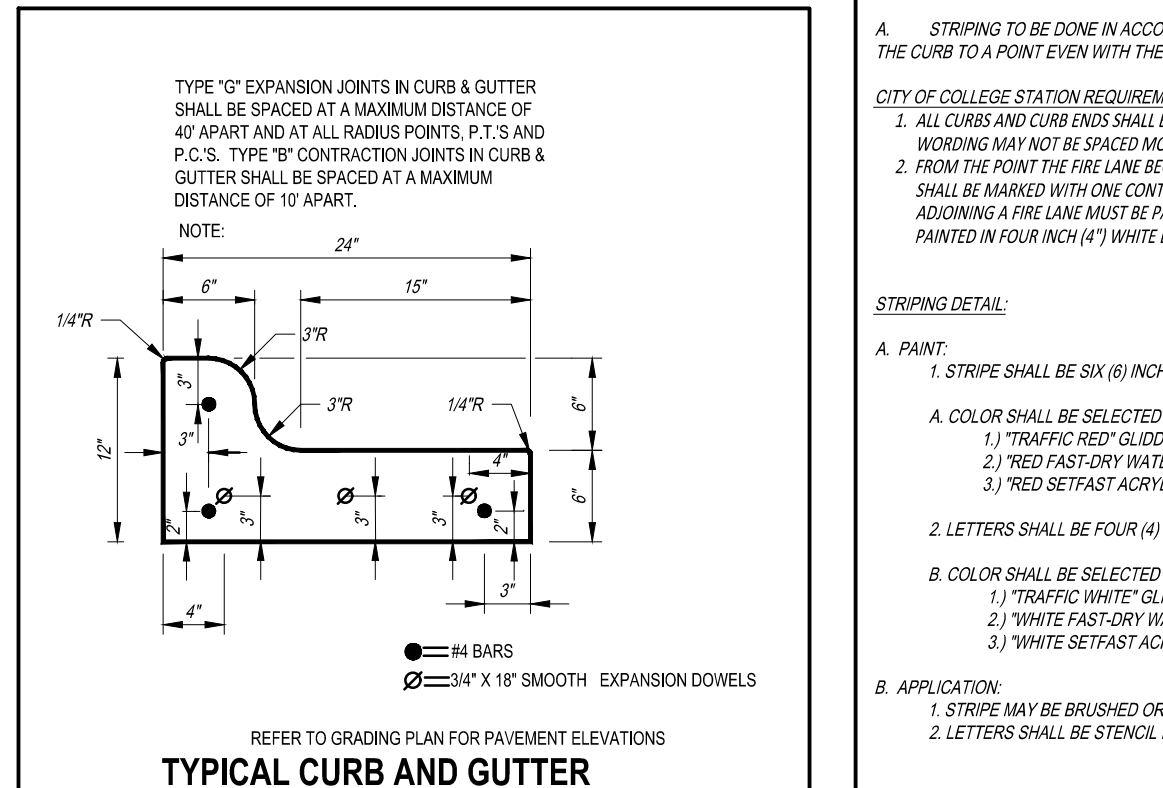
CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED BY FEDERAL, STATE, OR LOCAL CODES AND/OR UTILITY SERVICE COMPANIES PRIOR TO START OF CONSTRUCTION.

TRAFFIC CONTROL NOTE

GUIDELINES SET FORTH IN PART VI "STANDARDS AND GUIDES FOR TRAFFIC CONTROLS FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND INCIDENT MANAGEMENT OPERATIONS" OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) RECENT EDITION AS REVISED, SHALL BE OBSERVED.

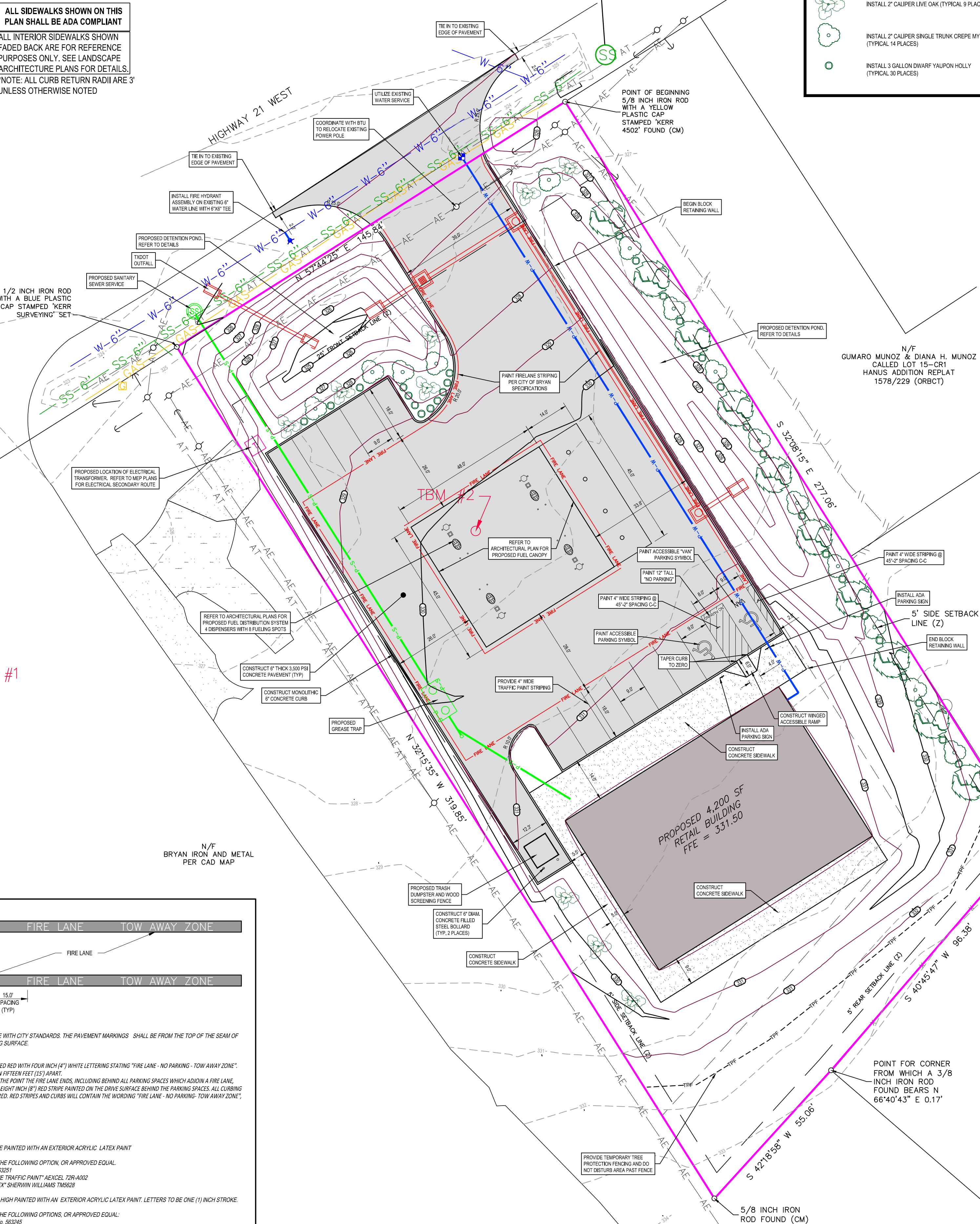
ACCESSIBILITY NOTES

- 1. PROPOSED CONSTRUCTION ON THIS SITE SHALL COMPLY WITH THE LATEST REVISION OF THE ADA REGULATIONS AND THE TEXAS ACCESSIBILITY STANDARDS (TAS). ACCESSIBLE ROUTES SHALL NOT HAVE A CROSS SLOPE GREATER THAN 2.0% (1:48).



FIRE LANE STRIPING DETAIL

N. RIM SANITARY SEWER MANHOLE (CONCRETE): 325.90' FL 6" CLAY IN (SW): 322.13' FL 6" CLAY IN (NE): 314.93' FL 6" PVC OUT (SW): 314.92'

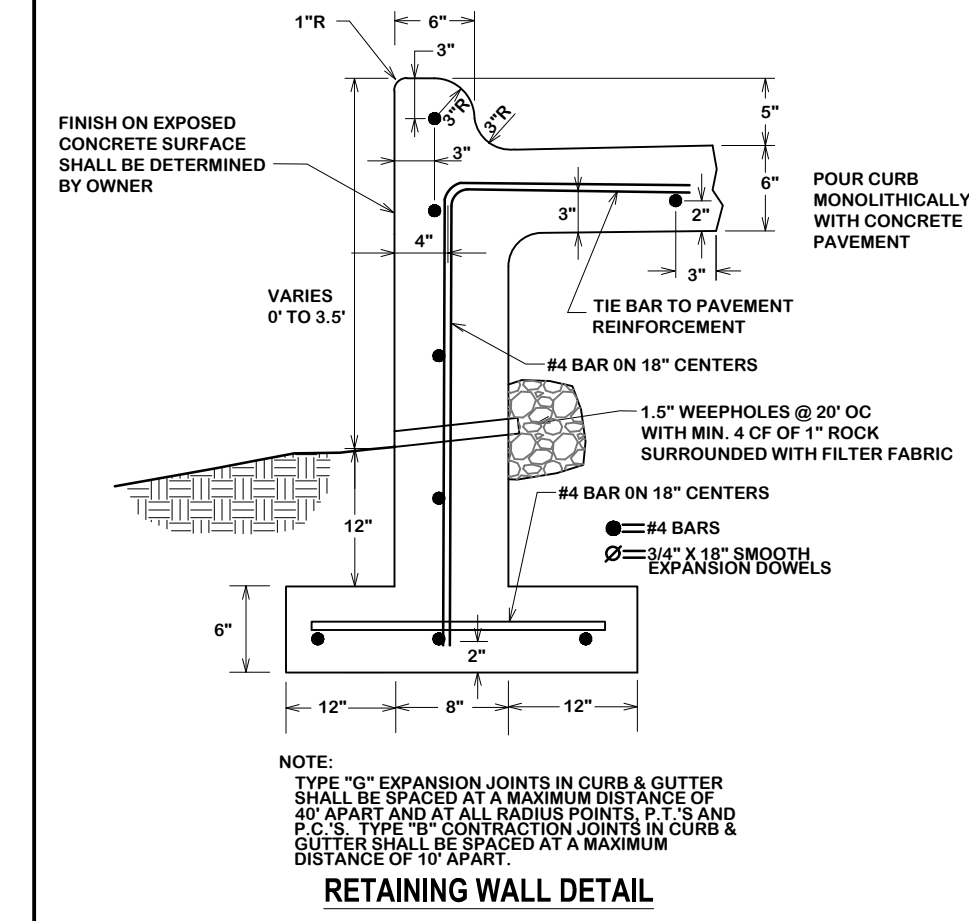


LANDSCAPING INFORMATION

- INSTALL 2" CALIPER CEDAR ELM (TYPICAL 10 PLACES)
INSTALL 2" CALIPER LIVE OAK (TYPICAL 9 PLACES)
INSTALL 2" CALIPER SINGLE TRUNK CREPE MYRTLE (TYPICAL 14 PLACES)
INSTALL 3 GALLON DWARF YAUPOIN HOLLY (TYPICAL 30 PLACES)

\*\*CAUTION\*\* - NOTICE TO CONTRACTOR

THE CONTRACTOR IS PUT ON NOTICE THAT THERE MAY BE NUMEROUS UNDERGROUND UTILITIES IN THE LINE OF WORK SUCH AS WATER, SEWER, GAS, PNEUMATIC, TELEPHONE AND ELECTRIC. SOME MAY BE ABANDONED WHILE MANY ARE ACTIVE. EXISTING UTILITIES SHOWN ON THE PLANS REPRESENT A DILIGENT EFFORT TO SHOW THEIR APPROXIMATE LOCATION.



TOPOGRAPHIC SURVEY NOTE

EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS PREPARED BY KERR SURVEYING OF BRYAN, TEXAS. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, HE SHALL MAKE, AT HIS EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.

\*\*TEXAS ONE CALL SYSTEM\*\*

AS REQUIRED BY THE TEXAS UNDERGROUND UTILITY DAMAGE PREVENTION AND SAFETY ACT ("TEXAS ONE CALL SYSTEM") THE CONTRACTOR MUST BE CONTACTED (800-245-4545) AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OPERATIONS PERFORMED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT TEXAS ONE CALL SYSTEM.

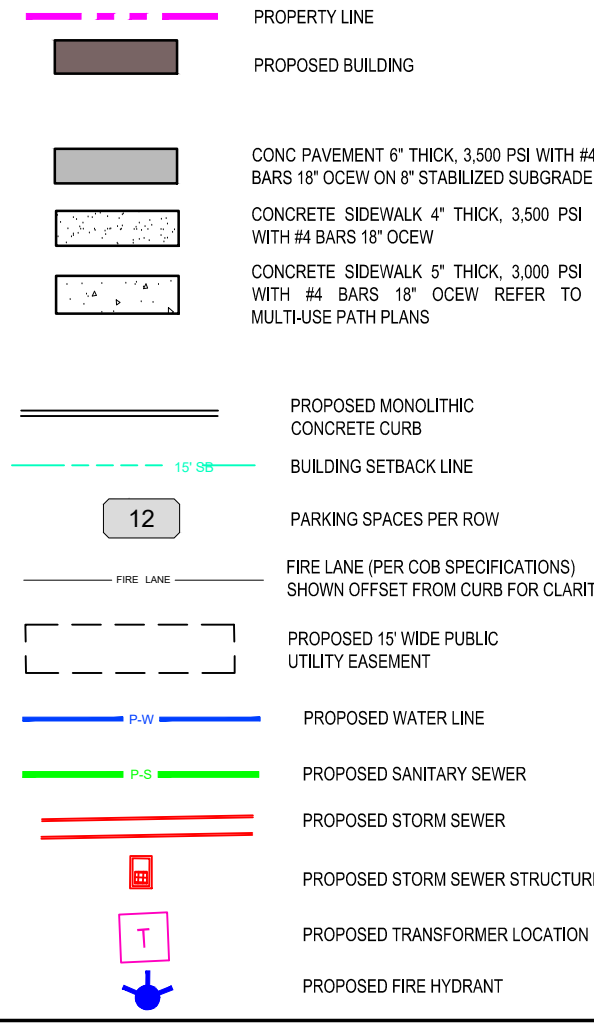
SITE INFORMATION

Table with columns for Developer, Applicant, Legal Description, Zoned, Address, Land Use, Setbacks, Land Area, Heated Square Footage, Max. Building Height, End Island Area Required, End Island Area Provided.

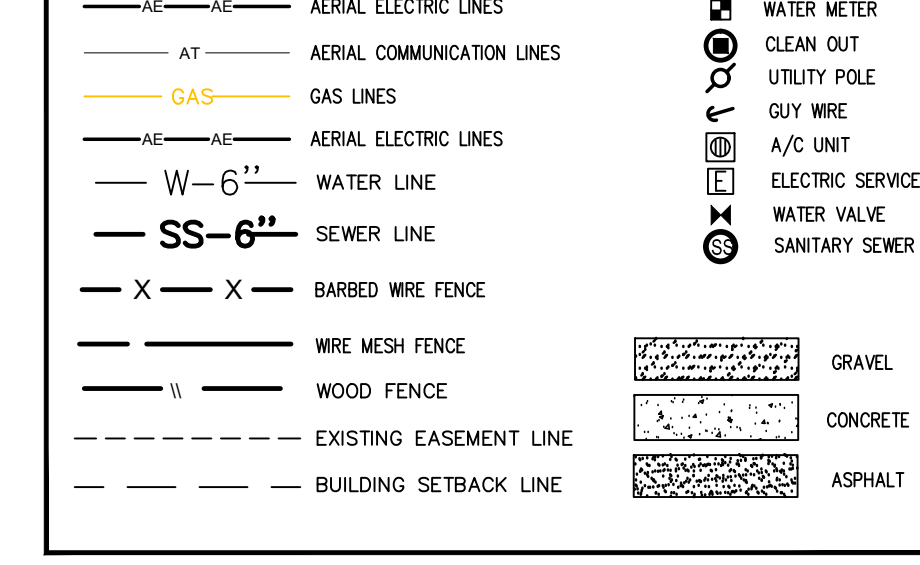
PARKING INFORMATION

Table with columns for Usage, Bldg Area, Required Parking Ratio, Parking Required. Includes 'REQUIRED ACCESSIBLE PARKING' and 'PARKING PROVIDED' details.

SITE LEGEND



EXISTING LEGEND



BEAMON ENGINEERING
16876 BENCH LAKE, BRYAN, TEXAS 77807
PH: (979) 871-4007



Daniel P. Beamon
REGISTERED PROFESSIONAL ENGINEER
OCTOBER 7, 2024

BRYAN FOOD EXCHANGE
LOTS 16, BLOCK 5
HANUS ADDITION
2009 SH-21 BRYAN, TEXAS

Table for REVISIONS with columns for No., Description, and Date.

SITE PLAN
DATE: OCTOBER 07, 2024
SCALE: 1"=20'
SHEET NO.: C-4.0