SANITARY KEYED PLAN NOTES

① 45° DROP CONNECTION
PROPOSED 1'~4" PVC SCH-40 SEWER @ 2.00%
45° BEND
PROPOSED 30'~4" PVC SCH-40 SEWER @ 2.00%
PROPOSED 4" SANITARY SEWER CLEAN-OUT
RIM 333.05
FL 326.65
1'~6" SANITARY SEWER LEAD
PLUG SANITARY SEWER; CONNECTION TO BUILDING BY MEP ENGINEER

② 45° DROP CONNECTION
PROPOSED 34'~4" PVC SCH-40 SEWER @ 2.00%
45° BEND
PROPOSED 76'~4" PVC SCH-40 SEWER @ 2.00%
PROPOSED 4" SANITARY SEWER CLEAN-OUT
RIM 335.00
FL 328.20
1'~6" SANITARY SEWER LEAD
PLUG SANITARY SEWER; CONNECTION TO BUILDING BY MEP ENGINEER

KEYED PLAN NOTES

① STORM SEWER LINE – WATER LINE
LINE CROSSING MINIMUM 2' SEPARATION

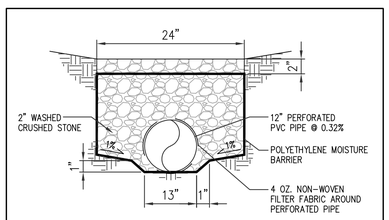
② SANITARY SEWER LINE – WATER LINE
LINE CROSSING MINIMUM 2' SEPARATION

WATER NOTE:

WATER SERVICES WILL MAKE THE TAPS FOR THE SMALLER LINES.

KEYED PLAN NOTES

1. 45° BEND
PROPOSED 2'~12"ø HDPE @ 0.32%
45° BEND
2. PROPOSED 135'~12"ø HDPE @ 0.32%
3. PROPOSED 26'~12"ø HDPE @ 0.32%
PLUG STORM SEWER
BUILDING DOWNSPOUTS SHALL BE CONNECTED TO THIS STM SWR LINE
4. TRENCH DRAIN
RE: DETAIL THIS SHEET
5. PROP. CB-12
RIM 334.50
FL 331.00
6. PROPOSED 44'~10"ø HDPE @ 0.40%
7. PROP. CB-12
RIM 334.50
FL 330.85
8. PROPOSED 11'~12"ø HDPE @ 0.32%
45° BEND
PROPOSED 4'~12"ø HDPE @ 0.32%
45° BEND
PROPOSED 9'~12"ø HDPE @ 0.32%



TRENCH DRAIN DETAIL

WATER KEYED PLAN NOTES

① 8"X2" TAPPING SADDLE WITH CORPORATION STOP
9'~2" PVC SCH-40 DOMESTIC WATER LINE
PROPOSED 2" WATER METER ASSEMBLY

② 14'~2" PVC SCH-40 DOMESTIC WATER LINE
PROPOSED 2" RPZ BACKFLOW PREVENTOR
51'~2" PVC SCH-40 DOMESTIC WATER LINE

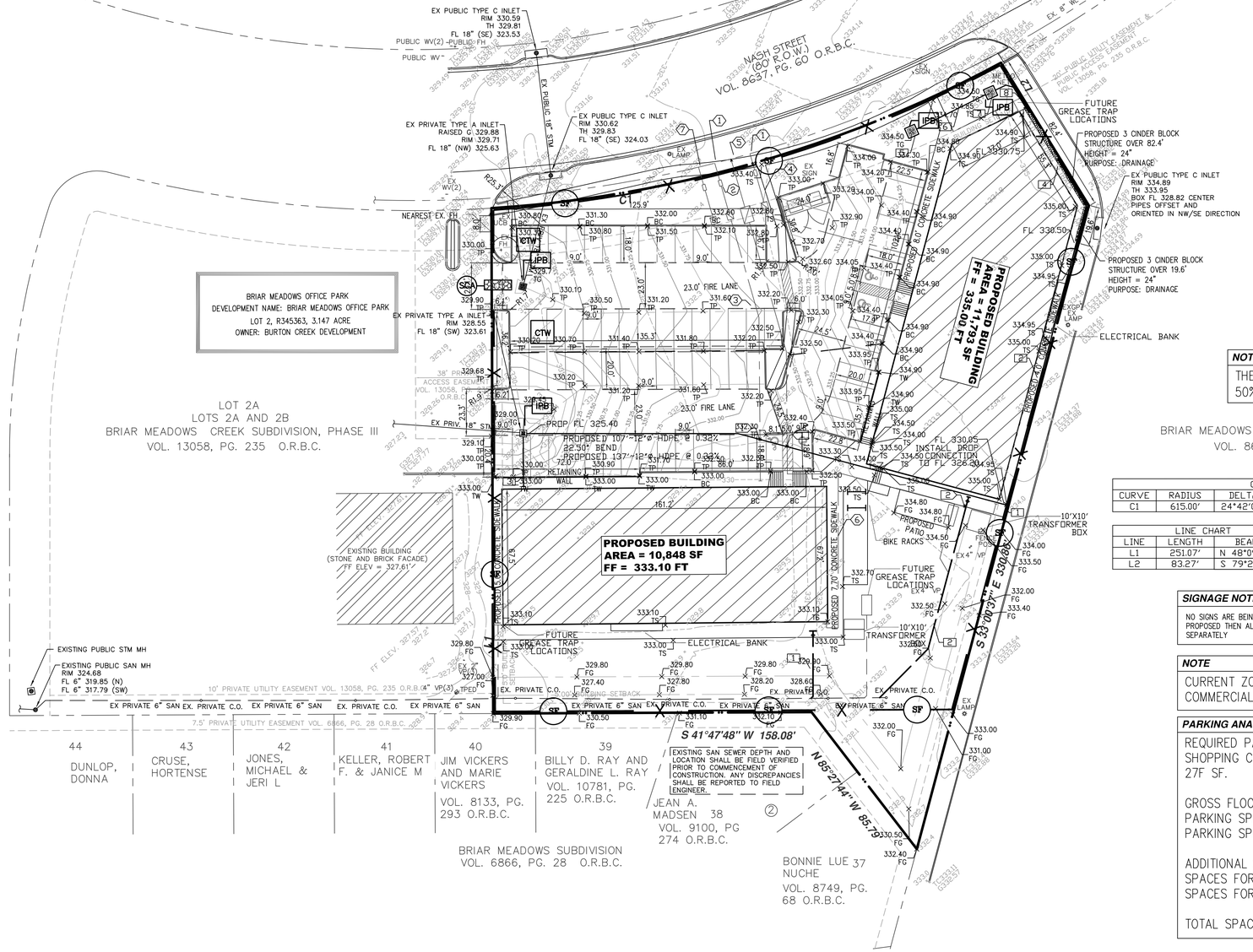
③ 45° BEND
81'~2" PVC SCH-40 DOMESTIC WATER LINE
PLUG WATER LINE; CONNECTION TO BUILDING BY MEP ENGINEER

④ 14'~2" PVC SCH-40 DOMESTIC WATER LINE
PROPOSED 2" RPZ BACKFLOW PREVENTOR
3'~2" PVC SCH-40 DOMESTIC WATER LINE
11.25° BEND
1'~2" PVC SCH-40 DOMESTIC WATER LINE
45° BEND
74'~2" PVC SCH-40 DOMESTIC WATER LINE
PLUG WATER LINE; CONNECTION TO BUILDING BY MEP ENGINEER

⑤ 8"X6" CUT IN TEE W/ 6" VALVE
THE 6" VALVE SHALL HAVE A LOCKING LID ON THE VALVE COVER.
25'~6" C-900 DR-18 FIRE WATER LINE
PROPOSED DOUBLE CHECK VALVE BFP WITH UN-METERED BY-PASS LOW FLOW DETECTOR
WITH FIRE DEPARTMENT CONNECTION
67'~6" FIRE WATER LINE
11.25° BEND
61'~6" FIRE WATER LINE
90° BEND
28'~6" FIRE WATER LINE
11.25° BEND
77'~6" FIRE WATER LINE
90° BEND
5'~6" FIRE WATER LINE
PLUG FIRE WATER LINE; CONNECTION TO BUILDING BY MEP ENGINEER

⑥ 6"X6"X6" TEE FITTING
77'~6" FIRE WATER LINE
90° BEND
6'~6" FIRE WATER LINE
90° BEND
2'~6" FIRE WATER LINE
PLUG FIRE WATER LINE; CONNECTION TO BUILDING BY MEP ENGINEER

⑦ 8"X1" TAPPING SADDLE WITH CORPORATION STOP
9'~1" PVC SCH-40 IRRIGATION WATER LINE
PROPOSED 1" WATER METER ASSEMBLY
14'~1" PVC SCH-40 IRRIGATION WATER LINE
PROPOSED 1" RPZ BACKFLOW PREVENTOR
1'~1" PVC SCH-40 IRRIGATION WATER LINE
PLUG IRRIGATION WATER LINE



CURVE CHART					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	615.00'	24°42'07"	265.14'	N 26°06'38" E	263.10'

LINE CHART		
LINE	LENGTH	BEARING
L1	251.07'	N 48°09'05" W
L2	83.27'	S 79°27'20" E

NOTE

PER TABLE 705.5 OF THE 2021 IBC ANY EXTERIOR WALL WITHIN 10'OF THE PROPERTY LINE NEEDS TO BE ONE HOUR RATED.

NOTE

THE SCOPE OF THESE PLANS IS STRICTLY LIMITED TO CIVIL SITE WORK AND INFRASTRUCTURE DESIGN. COMPLIANCE WITH CODES AND REGULATIONS RELATED TO THE DESIGN OF IMPROVEMENTS INSIDE THE BUILDING ENVELOPE ARE NOT WITHIN THE SCOPE OF RSG ENGINEERING. BUILDING CODE COMPLIANCE IS NOT THE RESPONSIBILITY OF RSG ENGINEERING.

NOTE

THE BUILDINGS WILL BE AT LEAST 50% NON-METALLIC.

LEGAL DESCRIPTION

1.753 ACRES OF LAND, BEING LOT 2B OF BRIAR MEADOWS CREEK SUBDIVISION, PHASE III, SITUATED IN THE JOHN AUSTIN LEAGUE, ABSTRACT 2, CITY OF BRYAN, BRAZOS COUNTY, TEXAS.

GRADING NOTE:

CROSS SLOPES SHALL NOT EXCEED 2.00% THROUGH CROSS-WALK AND ADA PARKING SPOTS.

OWNER CONTACT INFORMATION:

OWNERS NAME: SHOPS ON NASH LLC
PHONE NUMBER: 832-922-8839

SIGNAGE NOTE:

NO SIGNS ARE BEING PROPOSED. IF SIGNAGE WILL BE PROPOSED THEN ALL SIGNAGE TO BE PERMITTED SEPARATELY

NOTE

CURRENT ZONING OF THE PROPERTY COMMERCIAL DISTRICT C-3

PARKING ANALYSIS

REQUIRED PARKING SPACES:
SHOPPING CENTERS, 1 SPACE PER 27F SF.

GROSS FLOOR AREA: 22,641.00 SF
PARKING SPACES REQUIRED: 82
PARKING SPACES PROVIDED: 76

ADDITIONAL SPACES ALLOWED: 4
SPACES FOR BICYCLE RACKS, 2 SPACES FOR RIDE SHARING

TOTAL SPACES: 82 PROVIDED

BENCHMARK DATA

BENCHMARK NOTES

COB GPS-33
BRASS DISK STAMPED GPS-33 LOCATED ON NORTH SIDE OF W.J. BRYAN PKWY, APPROX. 74' NORTHEAST OF CENTER TO DRIVE ENTRANCE OF CHURCH WITH PROPERTY ADDRESS 2122 W.J. BRYAN PKWY, APPROX. 25' NORTH OF W.J. BRYAN R.O.W., 31.7' EAST OF CONC. POWER POLE, AND 22.8 FEET WEST OF POWER POLE.
ELEV. 339.05 NAVD88

TBM 02-142-1
BOX CUT ON WEST CORNER OF TYPE C INLET LOCATED ON SOUTH SIDE OF THE DRIVE ENTRANCE TO U.S. POSTAL SERVICE FROM NASH STREET, SAID U.S. POSTAL SERVICE HAVING THE PROPERTY ADDRESS 2121 E. W.J. BRYAN PKWY, BRYAN, TX 77801
ELEV. 334.97 NAVD88

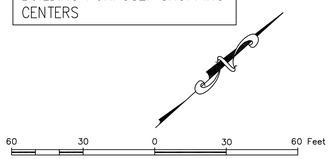
TBM 02-142-2
BOX CUT ON THE EAST CORNER OF TYPE C INLET ON SOUTHEAST SIDE OF NASH ROAD, LOCATED NORTH OF THE DRIVE ENTRANCE TO PROPERTY ADDRESSED 2751 NASH ST, BRYAN, TX 77802.
ELEV. 330.65 NAVD88

FLOODPLAIN DATA

SURVEYED PROPERTY LIES IN UNSHADED ZONE X ACCORDING TO FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY INCORPORATED AREAS, MAP NUMBER 48041C0215F, DATED EFFECTIVE 04/02/2014.

BUILDING PURPOSE:

BUILDING PURPOSE: SHOPPING CENTERS



RSG ENGINEERING
13501 KATY FREEWAY
SUITE 5100
HOUSTON, TEXAS 77079
TEL 713-783-7777
TBPE FIRM #: 15498

project
NASH ST RETAIL CENTER
at
2735 NASH ST
BRYAN, TEXAS 77802

REVISIONS

STATE OF TEXAS
SALIM NAZIH OBEID
118989
LICENSED
PROFESSIONAL ENGINEER
10.30.2024

SITE PLAN

DRAWN BY:	CHECKED:
CM	SNO
PROJECT No	SHEET No:
23322.13	C2.1