SITE PLAN NOTES

1. NAME OF PROJECT:
   RNL HOMES OFFICE HEADQUARTERS
2. ADDRESS:
   3339 UNIVERSITY DR. EAST
   BRYAN, TEXAS 77802
3. OWNER:
   DAVILA RICARDO REYNA
   3508 DOVECOTE CT.
   BRYAN, TEXAS 77808
4. CIVIL ENGINEER:
   WALKER PARTNERS, LLC
   2700 EARL RUDDER FRWY, SUITE 1600
   COLLEGE STATION, TEXAS 77845
5. THE ZONING OF THE SUBJECT PROPERTY IS PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-M) AS DEFINED IN ORDINANCE NO. 1153, APPROVED BY BRYAN CITY COUNCIL ON DECEMBER 16, 1999.
6. ALL SIGNAGE WILL BE PERMITTED SEPARATELY.

GENERAL NOTES

1. CONTRACTOR TO REFERENCE MEP DRAWINGS FOR PROPOSED TRANSFORMER AND LIGHT POLE INSTALLATION.
2. CIVIL PLANS AND SPECIFICATIONS SHALL GOVERN FOR MATERIALS, LINES, AND GRADES FOR WATER, WASTEWATER, AND STORM SEWER SHOWN. LANDSCAPE PLANS AND SPECIFICATIONS SHALL GOVERN FOR MATERIALS, LINES, AND GRADES FOR SURFACE IMPROVEMENTS WITHIN THE PROPERTY LINE.
3. CONTRACTOR TO REFERENCE ARCHITECTURAL PLANS FOR ACCESSIBLE PARKING AND PATHWAYS.
4. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
5. P.A.E. REFERS TO PUBLIC ACCESS EASEMENT.
6. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
7. PROPOSED 6" FIRE LINE LOCATION IS TENTATIVE AND SHALL BE CONFIRMED BY OWNERSHIP PRIOR TO CONSTRUCTION. INSTALLATION OF THIS LINE IS DEPENDENT UPON FINAL TENANT OCCUPANCY AND MAY NOT BE REQUIRED.

VICINITY MAP

PARKING DATA

REQUIRED: RETAIL: 5,728 SF/250=23
OFFICE: 13,386 SF/300=45
68 TOTAL SPACES

PARKING PROVIDED: 75 STANDARD
3 ACCESSIBLE
78 TOTAL SPACES
(1 VAN ACCESSIBLE)

LEGEND

BUILDING

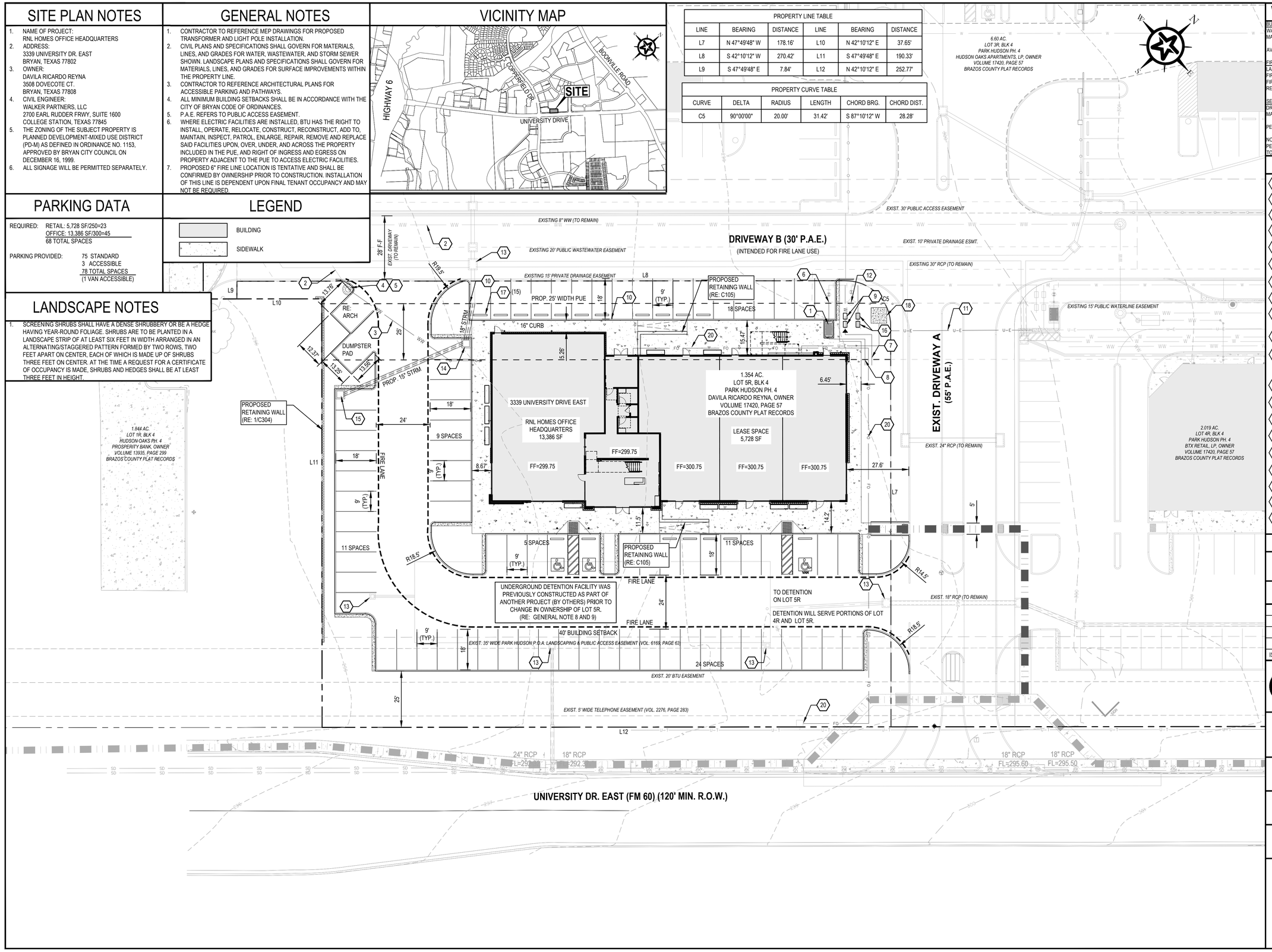
SIDEWALK

LANDSCAPE NOTES

1. SCREENING SHRUBS SHALL HAVE A DENSE SHRUBBERY OR BE A HEDGE HAVING YEAR-ROUND FOLIAGE. SHRUBS ARE TO BE PLANTED IN A LANDSCAPE STRIP OF AT LEAST SIX FEET IN WIDTH ARRANGED IN AN ALTERNATING/STAGGERED PATTERN FORMED BY TWO ROWS, TWO FEET APART ON CENTER, EACH OF WHICH IS MADE UP OF SHRUBS THREE FEET ON CENTER. AT THE TIME A REQUEST FOR A CERTIFICATE OF OCCUPANCY IS MADE, SHRUBS AND HEDGES SHALL BE AT LEAST THREE FEET IN HEIGHT.

PROPERTY LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L7	N 47°49'48" W	178.16'	L10	N 42°10'12" E	37.65'
L8	S 42°10'12" W	270.42'	L11	S 47°49'48" E	190.33'
L9	S 47°49'48" E	7.84'	L12	N 42°10'12" E	252.77'

PROPERTY CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.	CHORD DIST.
C5	90°00'00"	20.00'	31.42'	S 87°10'12" W	28.28'



WATER & SEWER DEMAND

BUILDING 'A' DOMESTIC WATER DEMAND:
WATER SUPPLY FIXTURE UNITS: 120
MAX. FLOW PER IPC TABLE E103.3(3): 48 GPM

AVG. FLOW: 25 GPM

FIRE FLOW: (RE: GENERAL NOTE 7)
LARGEST BLDG: 19,114 SF CONSTRUCTION TYPE II-B
FIRE FLOW: 3,000 GPM
FIRE FLOW WITH IFC APPENDIX B105.2
REDUCTION: 1,500 GPM

SEWER DEMAND:
DRAINAGE FIXTURE UNITS: 180
MAX. FLOW PER IPC TABLE E103.3(3): 85.5 GPM

PEAK FLOW: 61 GPM

NOTE: FIXTURE COUNTS ARE CURRENTLY ESTIMATED AND WILL NOT BE PERMANENT UNTIL TENANTS ARE DETERMINED AND TENANT PLANS ARE SENT TO ENGINEER.

KEY NOTES

1. 6" FEBCO 856 DCDA BACKFLOW ASSEMBLY IN CONCRETE VAULT
2. EXISTING 8" WASTEWATER LINE
3. 6" WASTEWATER LINE
4. PROPOSED 4' DIA.WASTEWATER MANHOLE
5. CONNECT PROPOSED MANHOLE TO EXISTING WWL
6. 6" WATER SERVICE CONNECTION TO EXISTING 8" WATER MAIN , 2" SERVICE SADDLE
7. 2" DOMESTIC WATER LINE
8. 6" FIRE LINE (RE: GENERAL NOTE 7)
9. 1" DOMESTIC WATER METER
   1" FEBCO LF860 RPZA BACKFLOW ASSEMBLY IN WATTS WB-2 WEATHERPROOF ENCLOSURE
10. TRANSITION CURB HEIGHT FROM 6" TO 16"
11. PROPOSED UNDERGROUND ELECTRIC
    3-2" CONDUIT @ MIN. 4' DEPTH . REFERENCE MEP PLANS FOR EXTERIOR CONNECTION TO BUILDING. CONTRACTOR SHALL CONFORM WITH ALL BTU REQUIREMENTS.
12. EXISTING FIRE HYDRANT TO REMAIN
13. EXISTING JUNCTION BOX
14. PROPOSED JUNCTION BOX
15. PROPOSED GRATE INLET
16. 1" SERVICE SADDLE, 1" SENSUS SRII IRRIGATION METER & 1" WATTS 009 DC BACKFLOW ASSEMBLY IN METER BOX
17. TIRE STOP (15 EA)
18. PROPOSED 7X7 BTU TRANSFORMER PAD
19. PIPE BOLLARDS (3 EA)
20. PROPOSED UNDERGROUND FIBER TO BE INSTALLED BY THE CONTRACTOR FROM THE EXISTING FRONTIER BOX TO THE PROPOSED MECHANICAL ROOM INSIDE THE BUILDING

LEGEND

FIRE LANE STRIPING

ADA ACCESSIBLE ROUTE

0 5' 10' 20' 40'
GRAPHIC SCALE

ISSUE	DESCRIPTION	DATE

Walker Partners
engineers | surveyors
T.B.P.E. Registration No. 8053

RNL HOMES

RNL HOMES OFFICE HEADQUARTERS

OVERALL SITE PLAN

PRELIMINARY FOR REVIEW ONLY

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF PROFESSIONAL ENGINEER LEE C. SCHROEDER, III #149026 ON THE DATE SHOWN ON THE DATE STAMP. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

DESIGNED BY:	LCS
DRAFTED BY:	LCS/HBS
CHECKED BY:	DPS
REVIEWED BY:	DPS
PROJECT NO.:	4-01139.09
DRAWING NO.:	G004
SHEET	OF

G:\PROJECTS\4-01139\2 ENGINEERING\2.0 CAD\4-01139.09 RNL\4-01139.09C-SITE.DWG, G004 OVERALL SITE PLAN, 11/17/2025 8:11:11 AM, cschroeder