

# SITE PLAN NOTES

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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  
COURLE 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.

- | PARKING DATA      |   |
|-------------------|---|
| REQUIRED:         | RETAIL: 5,728 SF/250=22<br>OFFICE: 13,720 SF/300=47<br><u>69 TOTAL SPACES</u> |
| PARKING PROVIDED: | 75 STANDARD<br>3 ACCESSIBLE<br><u>78 TOTAL SPACES</u><br>(1 VAN ACCESSIBLE)   |

# 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.U.E. REFERS TO PUBLIC UTILITY EASEMENT.
6.	P.A.E. REFERS TO PUBLIC ACCESS EASEMENT. EASEMENT DEDICATED FOR PROPERTY OWNERS AND TENANTS OF LOT 3R, 4R, AND 5R TO PROVIDE SHARED DRIVEWAY ACCESS IN ACCORDANCE WITH SHARED USE AGREEMENT.
7.	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, UNDER, 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.
8.	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.
9.	BEFORE DUMPSTER ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE, AT (979) 299-5930 FOR AN ON SITE REVIEW.
10.	IF ANY CHANGES ARE MADE TO THE DUMPSTER ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
11.	ALL-WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNERS EXPENSE.
12.	ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 480410C330F, EFFECTIVE APRIL 2, 2014, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN.

VICINITY MAP

Highway 6

Superfield Dr.

Boonville Road

University Drive E

**SITE**

**AERIAL APPARATUS ACCESS ROAD**

CROSS PARK

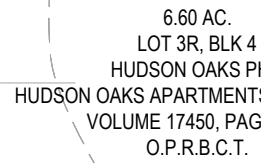
CORPORATE CENTER

CORPAREFIELD

**SITE**

UNIVERSITY DRIVE E

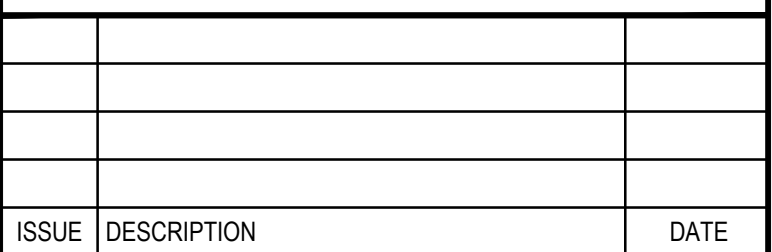
PROPERTY CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.	CHORD DIST.
C5	90°00'00"	20.00'	31.42'	S 87°10'12" W	28.28'



**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 IPC 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: FUTURE COUNTS ARE CURRENTLY ESTIMATED AND WILL NOT BE  
PERMANENT UNTIL TENANTS ARE DETERMINED AND TENANT PLANS ARE SENT  
TO ENGINEER.

1	PROPOSED 6" FEBCO 856 DCCA BACKFLOW ASSEMBLY IN CONCRETE VAULT (PRIVATE)
2	EXISTING 8" WASTEWATER LINE
3	PROPOSED 6" WASTEWATER LINE (PRIVATE)
4	PROPOSED 4" DIA WASTEWATER MANHOLE (PRIVATE)
5	CONNECT PROPOSED MANHOLE TO EXISTING WWL
6	PROPOSED 6" WATER SERVICE CONNECTION TO EXISTING 8" WATER MAIN, 2" SERVICE SADDLE (PRIVATE)
7	PROPOSED 2" DOMESTIC WATER LINE (PRIVATE)
8	PROPOSED 6" FIRE LINE (RE: GENERAL NOTE 7) (PRIVATE)
9	PROP. 1" DOMESTIC WATER METER, PROP. 1" FEBCO LF860 RPZA BACKFLOW ASSEMBLY IN WATTS WB-2 WEATHERPROOF ENCLOSURE (ALL PRIVATE)
10	TRANSITION PROPOSED 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. (PRIVATE)
12	EXISTING FIRE HYDRANT TO REMAIN
13	EXISTING GRATE INLET
14	PROPOSED JUNCTION BOX (PRIVATE)
15	PROPOSED GRATE INLET (PRIVATE)
16	PROP. 1" SERVICE SADDLE, PROP. 1" SENSUS SRI IRRIGATION METER, PROP. 1" WATTS 009 DC BACKFLOW ASSEMBLY IN METER BOX, (ALL PRIVATE)
17	PROPOSED TIRE STOP (15 EA)
18	PROPOSED 7X7 BTU TRANSFORMER PAD (3) 2" PRIMARY CONDUIT STUBBED OUT, MARKED, CAPPED BTU TEE POST
19	PROPOSED PIPE BOLLARDS (2 EA)
20	PROPOSED UNDERGROUND FIBER TO BE INSTALLED BY THE CONTRACTOR FROM THE EXISTING FRONTIER BOX TO THE PROPOSED MECHANICAL ROOM INSIDE THE BUILDING. COORDINATE WITH MEP ENGINEER PRIOR TO INSTALLATION

1.354 AC. LOT 5R, BLK 4, PARK HUDSON PH. 4  
DAVILA RICARDO REYNA, OWNER, VOLUME 19494, PAGE 144  
BRAZOS COUNTY PLAT RECORDS



OVERALL SITE PLAN

12/10/2025  
DATE

*Lee C. Schroeder, P.E.*  
LEE C. SCHROEDER, III.

