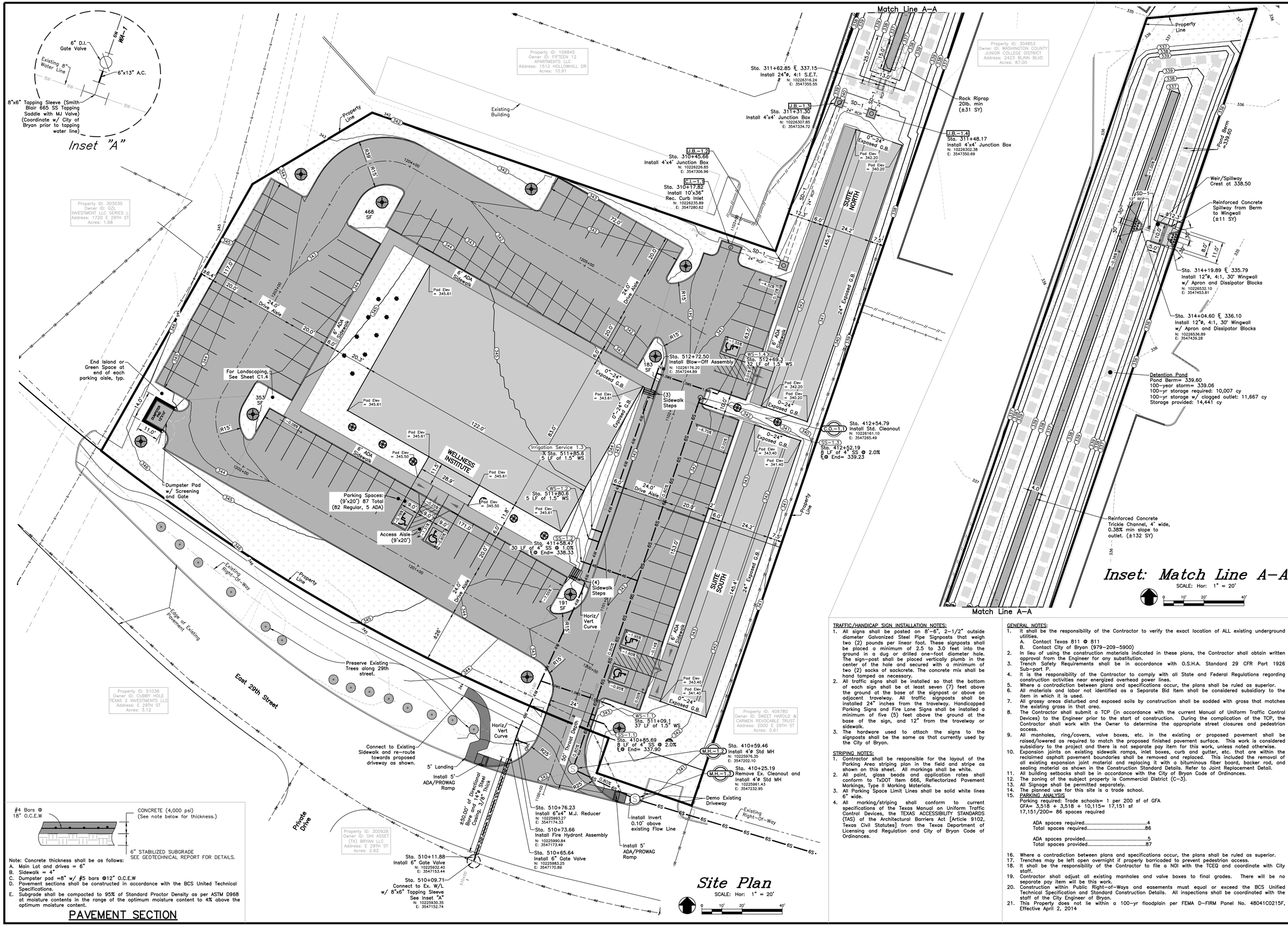


TRAFFIC/HANDICAP SIGN INSTALLATION NOTES:

1. All signs shall be posted on 8'-6", 2-1/2" outside diameter Galvanized Steel Pipe Signposts that weigh two (2) pounds per linear foot. These signposts shall be placed a minimum of 2.5 to 3.0 feet into the ground in a dug or drilled one-foot diameter hole. The sign-post shall be placed vertically plumb in the center of the hole and secured with a minimum of two (2) sacks of sackcrete. The concrete mix shall be hand tamped as necessary.
2. All traffic signs shall be installed so that the bottom of each sign shall be at least seven (7) feet above the ground at the base of the signpost or above an adjacent travelway. All traffic signposts shall be installed 24" inches from the travelway. Handicapped Parking Signs and Fire Lane Signs shall be installed a minimum of five (5) feet above the ground at the base of the sign, and 12" from the travelway or sidewalk.
3. The hardware used to attach the signs to the signposts shall be the same as that currently used by the City of Bryan.

STRIPING NOTES:

1. Contractor shall be responsible for the layout of the Parking Area striping plan in the field and stripe as shown on this sheet. All markings shall be white.
2. All paint, glass beads and application rates shall conform to TxDOT Item 666, Reflectorized Pavement Markings, Type II Marking Materials.
3. All Parking Space Limit Lines shall be solid white lines 6" wide.
4. All marking/striping shall conform to current specifications of the Texas Manual on Uniform Traffic Control Devices, the TEXAS ACCESSIBILITY STANDARDS (TAS) of the Architectural Barriers Act [Article 9102, Texas Civil Statutes] from the Texas Department of Licensing and Regulation and City of Bryan Code of Ordinances.

GENERAL NOTES:

1. It shall be the responsibility of the Contractor to verify the exact location of ALL existing underground utilities.
   A. Contact Texas 811 @ 811
   B. Contact City of Bryan (979-209-5900)
2. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer for any substitution.
3. Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Sub-part P.
4. It is the responsibility of the Contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines.
5. Where a contradiction between plans and specifications occur, the plans shall be ruled as superior.
6. All materials and labor not identified as a Separate Bid Item shall be considered subsidiary to the item in which it is used.
7. All grassy areas disturbed and exposed soils by construction shall be sodded with grass that matches the existing grass in that area.
8. The Contractor shall submit a TCP (in accordance with the current Manual of Uniform Traffic Control Devices) to the Engineer prior to the start of construction. During the complication of the TCP, the Contractor shall work with the Owner to determine the appropriate street closures and pedestrian access.
9. All manholes, ring/covers, valve boxes, etc. in the existing or proposed pavement shall be raised/lowered as required to match the proposed finished pavement surface. This work is considered subsidiary to the project and there is not separate pay item for this work, unless noted otherwise.
10. Expansion joints on existing sidewalk ramps, inlet boxes, curb and gutter, etc. that are within the reclaimed asphalt pavement boundaries shall be removed and replaced. This included the removal of all existing expansion joint material and replacing it with a bituminous fiber board, backer rod, and sealing material as shown in the Construction Standard Details. Refer to Joint Replacement Detail.
11. All building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
12. The zoning of the subject property is Commercial District (C-3).
13. All Signage shall be permitted separately.
14. The planned use for this site is a trade school.
15. PARKING ANALYSIS
    Parking required: Trade schools= 1 per 200 sf of GFA
    GFA= 3,518 + 3,518 + 10,115= 17,151 sf
    17,151/200= 86 spaces required

    ADA spaces required.....4
    Total spaces required.....86

    ADA spaces provided.....5
    Total spaces provided.....87

16. Where a contradiction between plans and specifications occur, the plans shall be ruled as superior.
17. Trenches may be left open overnight if properly barricaded to prevent pedestrian access.
18. It shall be the responsibility of the Contractor to file a NOI with the TCEQ and coordinate with City staff.
19. Contractor shall adjust all existing manholes and valve boxes to final grades. There will be no separate pay item will be this work.
20. 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.
21. This Property does not lie within a 100-yr floodplain per FEMA D-FIRM Panel No. 48041C0215F, Effective April 2, 2014

STATE OF TEXAS
10/28/2026
JOSHUA A. FRY
140436
LICENSED
PROFESSIONAL ENGINEER

ISSUED FOR BIDDING AND CONSTRUCTION

DATE: 10/28/2026 DRAWN BY: JF
DESIGNED BY: JF/JLB
CHECKED BY: JF

REVISIONS

McCLURE & BROWNE ENGINEERING/SURVEYING, INC.
Engineer Reg. No. F-458 Survey Reg. No. 101033-00
1008 Woodcreek Dr. Suite 103
College Station, Tx. 77845 (979) 693-3838

M&B

White Elm Wellness Institute and Spa - Bryan

Site Plan

SHEET NO.

C1.1

10000560-C1.1