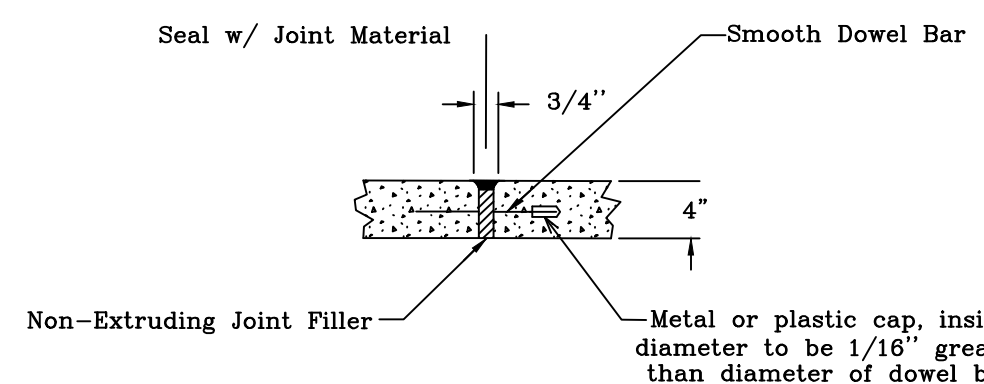
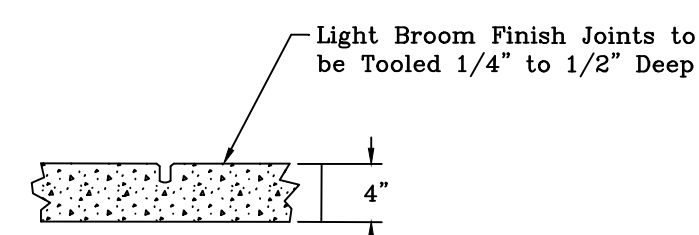


Note:
1. Install expansion joints at 40' (max) longitudinal spacing and install control joints at 5' (max) longitudinal spacing

Typical Sidewalk
N.T.S.



Sidewalk Expansion Joint Detail
N.T.S.



Sidewalk Contraction Joint Detail
N.T.S.

Construction Notes:

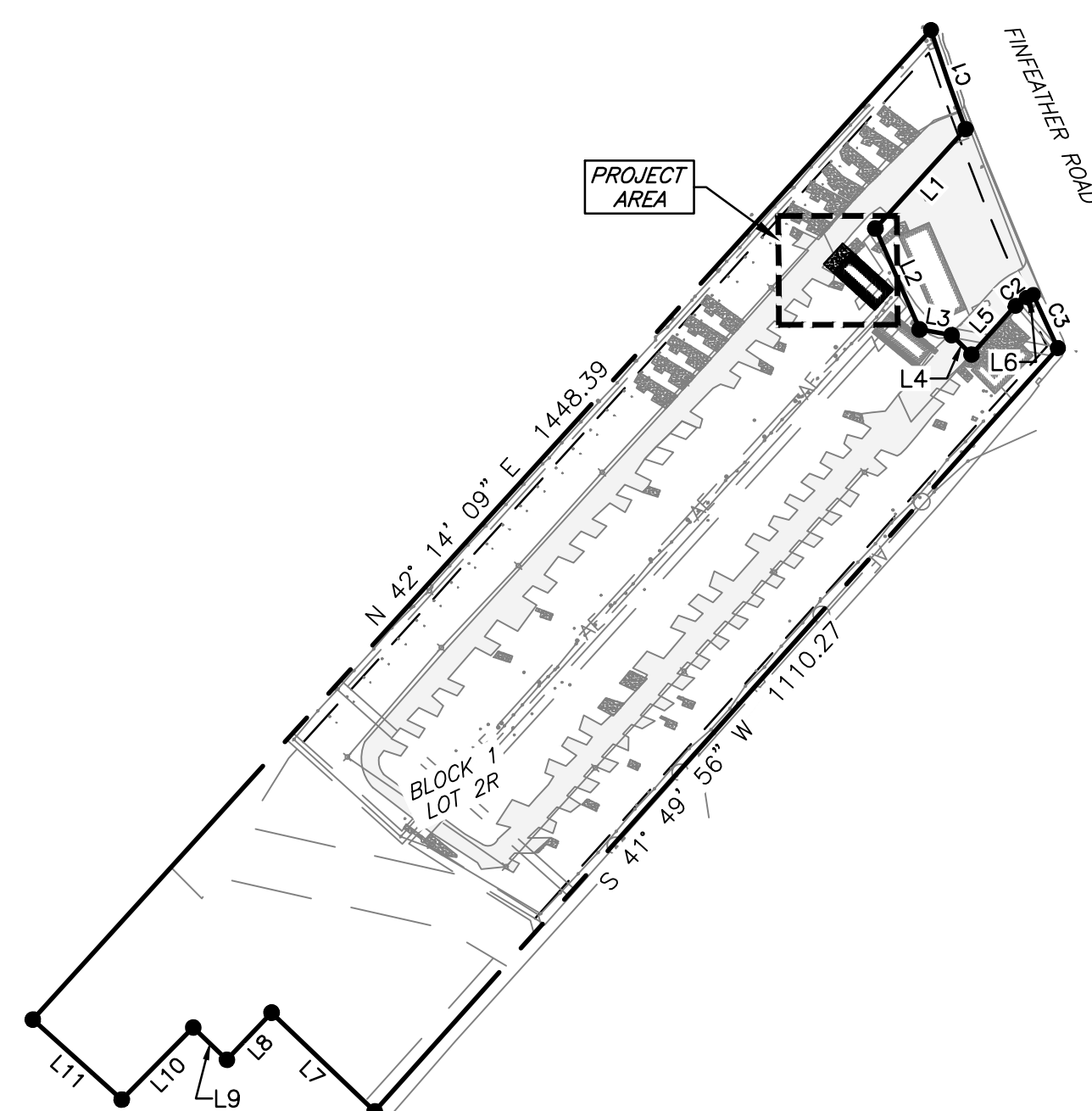
- All items to be removed during clearing and grubbing. Remove not only the above ground elements, but all underground elements as well. All excavated material shall become the property of the contractor unless otherwise directed by the Owner. All debris must be disposed of off site.
- Prior to grading operations, contractor is to strip the first 6" of soil. Contractor shall proof roll the entire site and remove any unstable materials according to TxDOT Specifications. Select fill is to be used in replacing objectionable material.
- Assure positive drainage across project site to the storm water structures.
- Normal Domestic Wastewater is anticipated to be discharged from this development.
- Each utility contractor is responsible for positioning and trenching of service lines. Mark all lines with utility tape. Utility contractors are responsible for coordinating with paving contractor in placement and installation of any necessary utility conduit prior to subgrade preparation. Lines requiring slope control are to be installed first. All other lines not requiring slope control or elevation shall be installed deepest first. Each contractor is responsible for knowing final determination of installation order.
- The Contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The Contractor shall use all means necessary to prevent the occurrence of windblown litter from the project site.
- Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City to permitted contractor(s) only.

Site Specific Notes:

- The owner of the property is Tessera MHP, LLC. The subject property is block 1, lot 2A, of the Ferraras Addition. The property is zoned PD - Planned Development.
- Proposed buildings are two Single-story Type IIb without sprinklers.
- Total lot acreage is 9.281 Acres.
- Current use - Mobile Home Park.
- Proposed improvements: Self-storage Units.
- This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0195E, effective May 16, 2012.
- Developer/Tenant to submit electrical load information when requesting electrical service from BTU. Contact Line Design @ 821-5770.
- The disturbed area for this project is 0.117 acres.
- All proposed signs will be permitted separately.
- No Water/Waste Water service required.

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	113.76	2953.93	2.21	S19° 16' 19"E	113.76
C2	14.83	35.00	24.28	N54° 02' 08"E	14.72
C3	63.82	2964.93	1.23	S24° 43' 47"E	63.82

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	145.38	S42° 14' 09.25"W
L2	119.50	S23° 37' 18.88"E
L3	35.34	S79° 54' 55.80"E
L4	30.03	S45° 37' 20.45"E
L5	71.40	N41° 53' 40.25"E
L6	7.99	N66° 10' 37.25"E
L7	154.79	N46° 14' 54.75"W
L8	70.37	S43° 26' 34.25"W
L9	50.61	N46° 14' 46.75"W
L10	110.05	S44° 45' 13.20"W
L11	129.68	N48° 01' 28.65"W



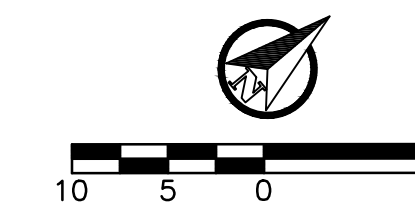
Property Description Detail
N.T.S.

NOTICE!

The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. It is the contractor's responsibility to avoid all existing utilities and repair any damaged lines, at his own expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation.

Contact Information:

- Texas One Call: 800-245-4545
- Lone Star One Call: 800-669-8344
- Texas Excavation Safety: 800-344-8377
- City of Bryan: 979-209-5900
- System (Digless): 979-821-5885
- Bryan Texas Utilities: 979-774-2506
- Atmos Energy: 979-821-4300
- Frontier: 979-846-2229
- Suddenlink: 979-846-2229



Legend	
	Proposed 6" Concrete Pavement
	Proposed 4" Concrete Sidewalk
	Existing HMAC Pavement
	Existing Concrete Sidewalk
	Existing Concrete Pavement

Site Plan

General Notes:

- The topography shown is from field GIS data.
- Refer to Final Plat for all lot dimensions and bearings.
- All utilities shown are taken from the best available information based on construction utility documents obtained by J4 Engineering from City and Independent agencies and/or above ground field evidence. Shown positions may not represent as-built conditions.
- The contractor shall be responsible for verifying the exact location of all existing underground utilities, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.
- All construction shall be in accordance with the current BCS Standard Specifications, Details, and Design Guidelines for Water, Sewer, Streets, and Drainage, unless otherwise noted.
- It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.
- Utilities in existing private utility easements must be terminated before crossing proposed buildings.

**Preliminary Plans Only
Not for Construction**

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97600 on 2-Mar-22. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

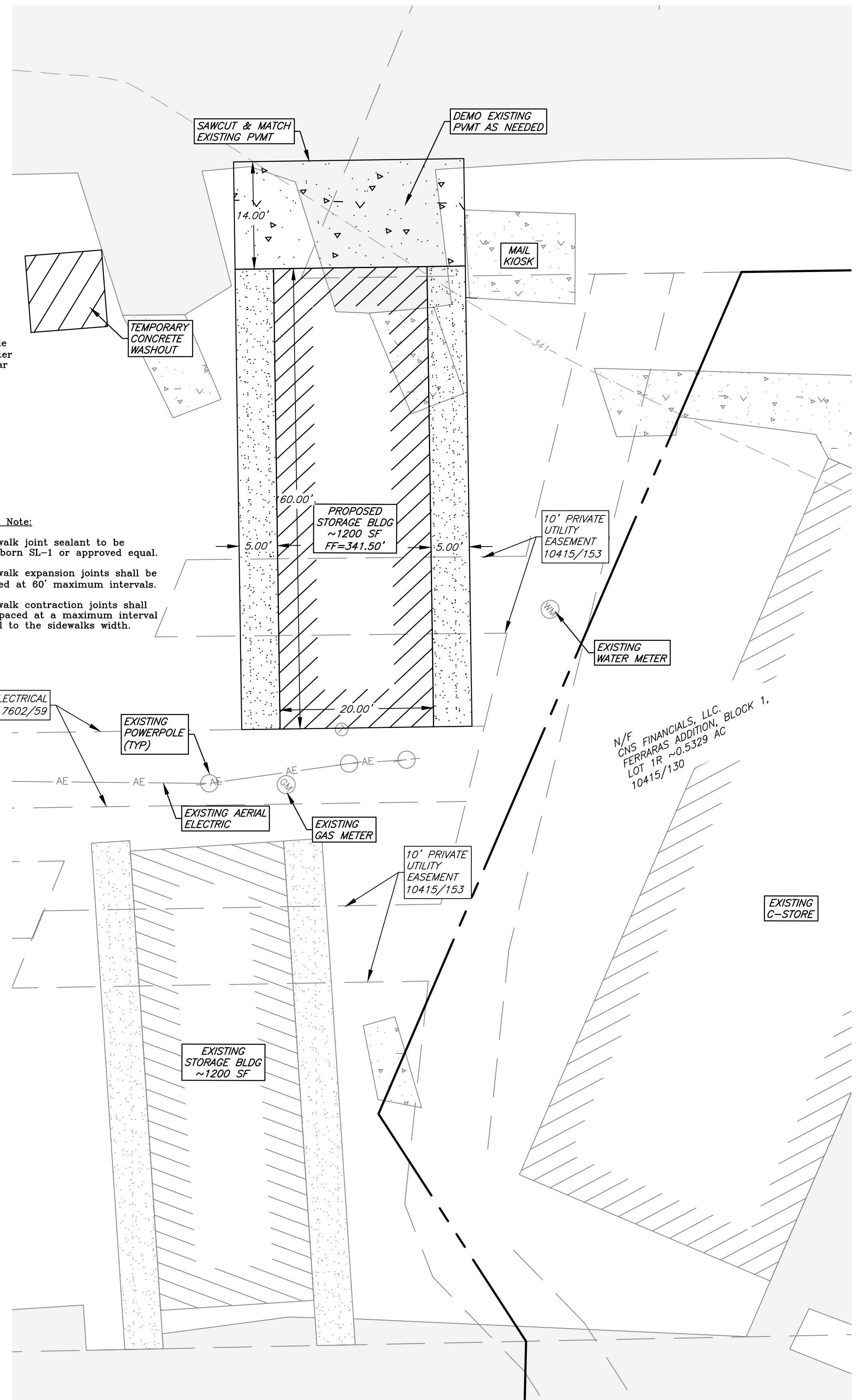
No.	Revision/Issue	Date

Firm Name and Address:

 PO Box 5192 - Bryan, Texas - 77805
 979-739-0567 www.J4Engineering.com
 Firm# 9951

Project Name and Address:
**Tessera MHP
Storage Units**
 2214 Finfeather Road, Ferraras Addition
 Block 1, Lot 2A - 9.281 Acres
 Bryan, Brazos County, Texas

Date: March 2022	Sheet: C1
Scale: As Noted	



- Sidewalk Note:**
- Sidewalk joint sealant to be Sonoborn SL-1 or approved equal.
 - Sidewalk expansion joints shall be spaced at 60' maximum intervals.
 - Sidewalk contraction joints shall be spaced at a maximum interval equal to the sidewalk width.

J4 Engineering 02/16/2022 Tessera MHP Storage Units-Site Plan.dwg J4E Project # 21-085