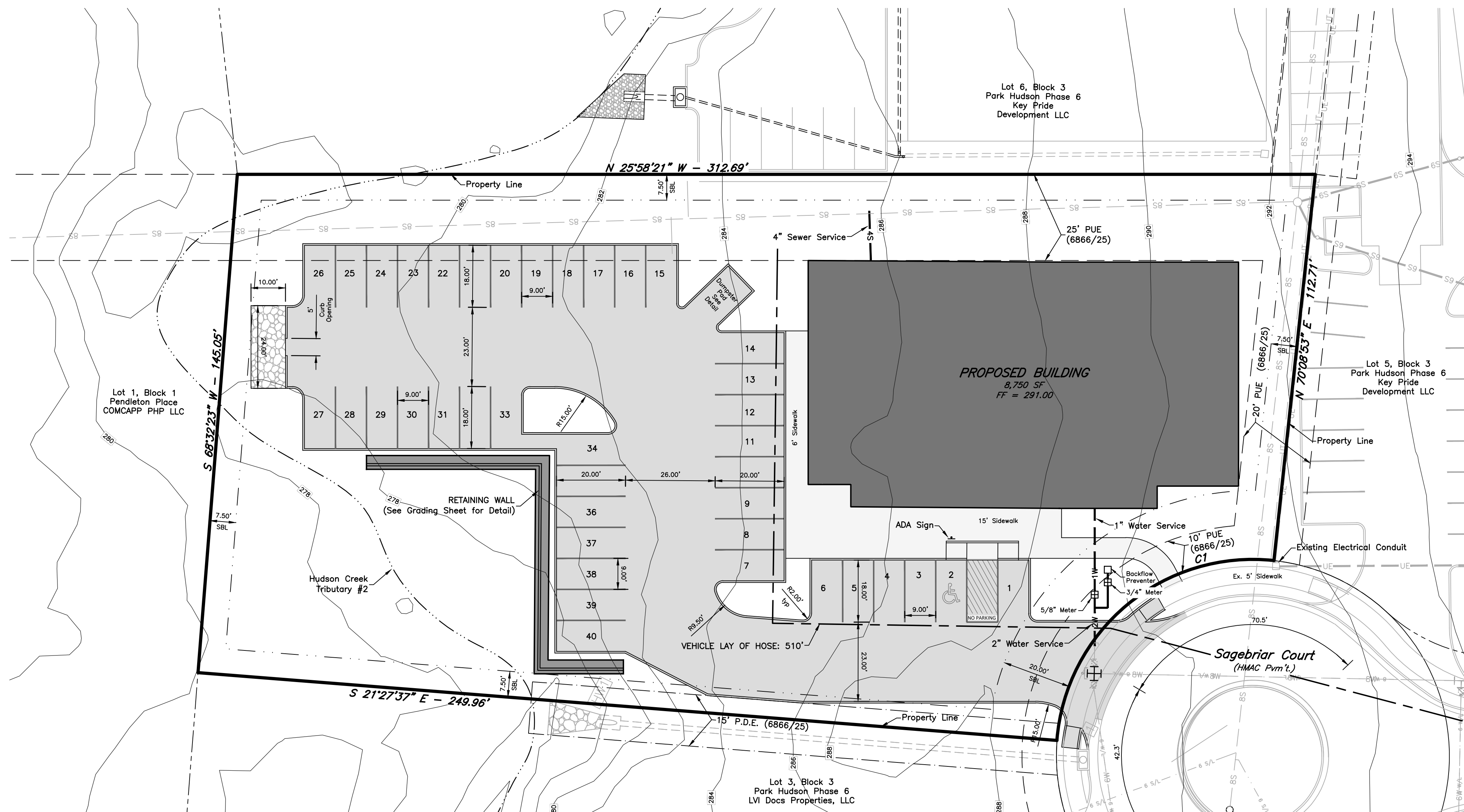




VICINITY MAP



- SITE PLAN NOTES:**
- The subject property is zoned Planned Development - Mixed Use (PD-M) per Ordinance 1153 approved by the City of Bryan Council on December 16, 1999.
 - Owner & Applicant: Key Pride Properties 24044 Cinco Village Center #100 Katy Tx 77494
 - Proposed Use: Office
 - BUILDING USAGE DETAILS:** 8,750 SF (total) One-Story 30' Height Max
 - PARKING ANALYSIS:** Total Required Parking Spaces (1sp/300sf): 30 spaces
Parking Spaces Provided: 40 spaces
Total Parking Lot Spaces: 40 spaces
 - WATER AND SANITARY SEWER DEMANDS:** Average Daily Use = 4 GPM
Peak Hourly Flow = 12 GPM
Wastewater Flow (Rate of Return = 75%): Pk = 9 GPM Avg. = 1.5 GPM
 - FIRE FLOW REQUIREMENTS:** Existing Fire Hydrants will cover this project. The buildings will not be sprinkled. Nearest Fire Hydrant is 375' away at the intersection of Sagebriar Dr and Cross Park Dr.
 - According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0220F, Map Revised April 2, 2014, This property is not located in a Special Flood Hazard Area.
 - See Site Civil drawings for additional grading, layout information, Utility layout and Stormwater Pollution Prevention Plan.
 - Irrigation system to be installed by others. Irrigation system must be protected by either a Pressure Vacuum Breaker, a Reduced Pressure Principle Back Flow Device, or a Double-Check Back Flow Device.
 - All Backflow devices must be installed and tested upon installation.
 - Contractor shall provide one (1) week advance notice to City prior to connecting to existing waterlines and shall coordinate the water line connections with the Utility Dept. and City Inspector.
 - NOTE: 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 or City permitted contractor(s) only.
 - 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.
 - Site will utilize dumpster located at the rear of the site.
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - All signage will be permitted separately.
 - 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 the right of ingress and egress on property adjacent to the PUE to access electric facilities.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	91°36'30"	57.00'	91.14'	58.62'	S 65°39'22" E	81.73'

TRAFFIC/HANDICAP SIGN INSTALLATION NOTES:

- 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.
- 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.
- 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:

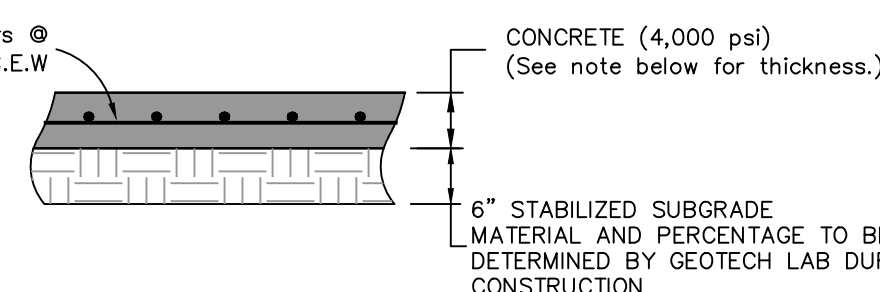
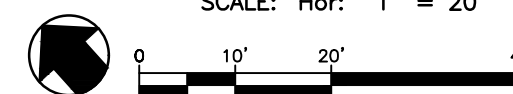
- Contractor shall be responsible for the layout of the Parking Area striping plan in the field and stripe as shown on this sheet. All markings shall be white.
- All paint, glass beads and application rates shall conform to TxDOT Item 666, ReflectORIZED Pavement Markings, Type II Marking Materials.
- All Parking Space Limit Lines shall be solid white lines 6" wide.
- All marking/stripping 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.
- Fire Lane curbs shall be marked "Fire Lane, No Parking, Tow Away Zone" with minimum of 4" letters on curbs only.

GENERAL CONSTRUCTION NOTES:

- It shall be the responsibility of the Contractor to verify the exact location of all existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
A. Contact Texas811 @ 811
B. Contact City of Bryan Water Services @ 979-209-5900 to locate public water and sewer lines.
C. Contact BTU @ 979-821-5700 to locate Electrical Lines
- 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.
- In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer for any substitution.
- Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P.
- TRENCHING AND BACKFILLING:** The backfilling of all trenches within structural areas shall be accomplished with cement stabilized sand placed to within 6" of paving sub-grade. The backfilling of all trenches outside of structural areas shall be placed so as to achieve 85 percent Modified Proctor Density. All backfilling shall be between optimum and 4 percent (4%) above optimum moisture content. Testing shall be provided by a certified laboratory at the Owner's expense to verify these standards. Any retesting due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and paved areas. For streets, alleys and parking areas, the limits of the structural areas shall extend 5' beyond the curb lines or other paved areas.
- It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with the Bryan Texas Utilities (BTU)
- Where a contradiction between plans and specifications occur, the plans shall be ruled as superior.
- Trenches may be left open overnight if properly barricaded to prevent pedestrian access.
- It shall be the responsibility of the Contractor to prepare and maintain a SWPPP and submit a Small Construction Site Notice and coordinate with City staff. Disturbed Area ~2.6 acres.

SITE PLAN

SCALE: Hor: 1" = 20'



Note: Concrete thickness shall be as follows:

- A. Main Drives = 6"
- B. Parking Spaces = 5"
- C. Sidewalk = 4"
- D. Pavement sections shall be constructed in accordance with the BCS Unified Technical Specifications.
- E. Subgrade shall be compacted to 95% of Standard Proctor Density as per ASTM D968 at moisture contents in the range of the optimum moisture content to 4% above the optimum moisture content.

City Details to use

- Curb and Gutter- ST1-01
- Residential Driveway- ST2-00
- Concrete Joint- ST3-00
- Silt Fence- SWFP1-03
- Sewer Service Connection- S6-01
- Water Service- W2-01
- Straight or Angle Top- W6-01

Legend

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- 5/8" Iron Rod Found
- Existing Sewer Line w/ size
- Existing Water Line w/ size
- Proposed Sewer Line w/ size
- Proposed Water Line w/ size
- Existing Gas Line w/ size
- Existing Overhead Electric Line

Abbreviations

- D.E. Drainage Easement
- D.D.F.E. Drainage Detention Facility Easement
- D.R. Brazos County Deed Records
- E.A.E. Emergency Access Easement
- F.H. Fire Hydrant
- P.A.E. Public Access Easement
- B.R.A. Brazos County Official Records
- P.R. Public Access Easement
- P.R.A. Brazos County Plat Records
- P.U.E. Public Utility Easement
- R.O.W. Right-of-Way
- U.E. Utility Easement
- P.A.E. Private Access Easement
- S.D. Storm Drain
- Pr.L.E. Private Landscape Easement
- F.D.C. Fire Department Connection

PAVEMENT SECTION

← Guy Anchor

SITE PLAN

**3850 Sagebriar Ct
LOT 4, BLOCK 3
PARK HUDSON PHASE 6**

1.057 Acres

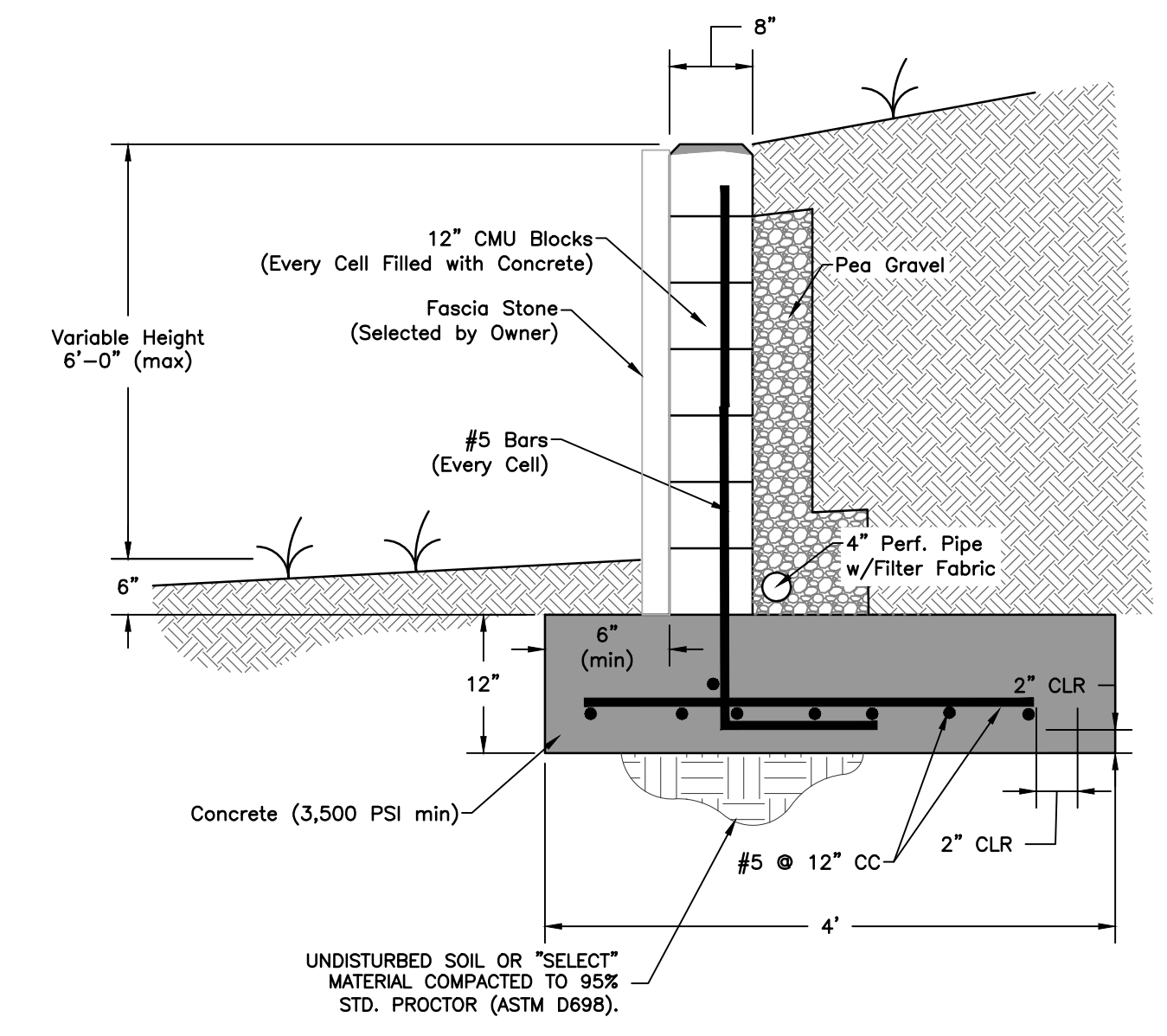
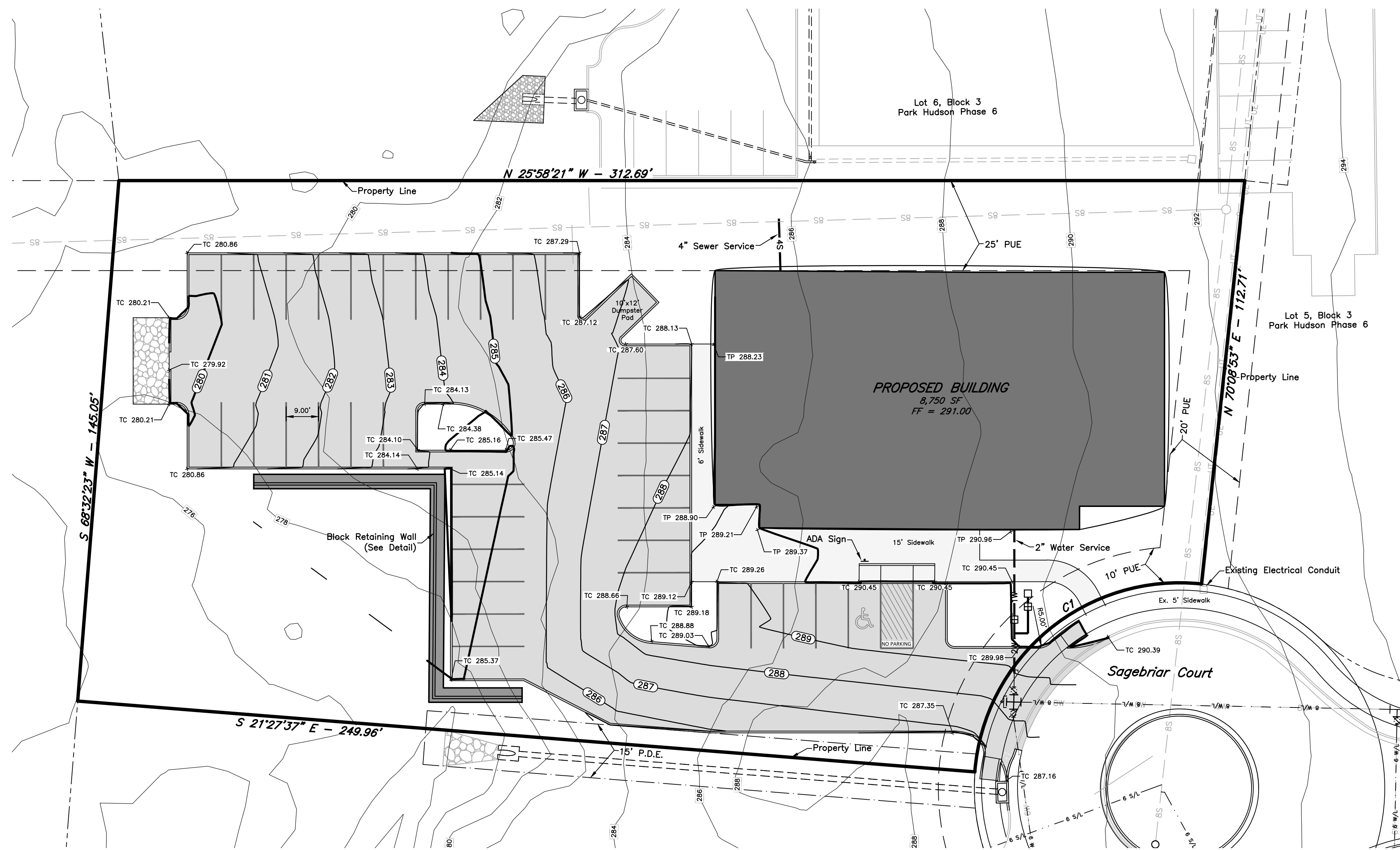
BRYAN, BRAZOS COUNTY, TEXAS

SUBMITTED: JANUARY 2022

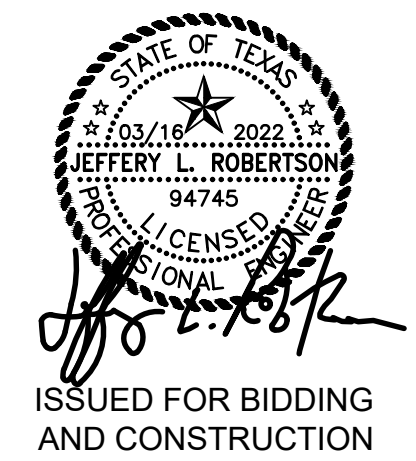
SCALE: 1" = 20'

Prepared By:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838





RETAINING WALL DETAIL
N.T.S.



GRADING PLAN
SCALE: Hor: 1" = 20'



- City Details to use**
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 2. Residential Driveway— ST2-00
 3. Concrete Joint— ST3-00
 4. Silt Fence— SWFP1-03
 5. Sewer Service Connection— S6-01
 6. Water Service— W2-01
 7. Straight or Angle Top— W6-01

- Legend**
- 1/2" Iron Rod Set
 - 1/2" Iron Rod Found
 - 5/8" Iron Rod Found
 - ss — Existing Sewer Line w/ size
 - sw — Existing Water Line w/ size
 - ss — Proposed Sewer Line w/ size
 - sw — Proposed Water Line w/ size
 - gc — Existing Gas Line w/ size
 - oc — Existing Overhead Electric Line

- Abbreviations**
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 - Pr.A.E. Private Access Easement
 - S.D. Storm Drain
 - Pr.L.E. Private Landscape Easement
 - F.D.C. Fire Department Connection

← Guy Anchor

- EXCAVATION, EMBANKMENT AND COMPACTED FILL:**
1. Prior to any excavation or embankment activity, the topsoil (six (6) inches maximum) shall be removed and stockpiled from the Lot area and ROW for reuse on the lots and behind the curb as directed by the engineer. This work is considered subsidiary to payment for Excavation.
 2. All Excavation and Embankment within the public ROW and Utility Easements shall conform with current City of College Station Specifications.
 3. In all other areas, each layer of embankment shall be composed of material so graded that the density and uniformity of the surface layer may be secured by the Ordinary Compaction Method. Ordinary Compaction consists of rolling and sprinkling each embankment layer to the extent directed by the engineer. Each layer shall not exceed eight inches (8") of loose depth and shall be compacted with rolling equipment approved by the engineer. Compaction shall continue until there is no evidence of further compaction. Prior to and in conjunction with the rolling operation, each layer shall be brought to the moisture content directed by the engineer and shall be kept leveled with suitable equipment to insure uniform compaction of the entire layer. Should the subgrade, for any reason or cause, lose the required stability of finish, it shall be re-compacted and refinished at the contractor's expense.
 4. The bid price for "EXCAVATION" shall constitute full payment for excavation and placement of embankment within the limits of the work; the removal, import, hauling, disposal or proper utilization of all excavated materials; and the constructing, compaction, shaping and finishing of all earthwork on the entire project and approaches in conformity with the required lines, grades and typical cross sections.

GRADING PLAN

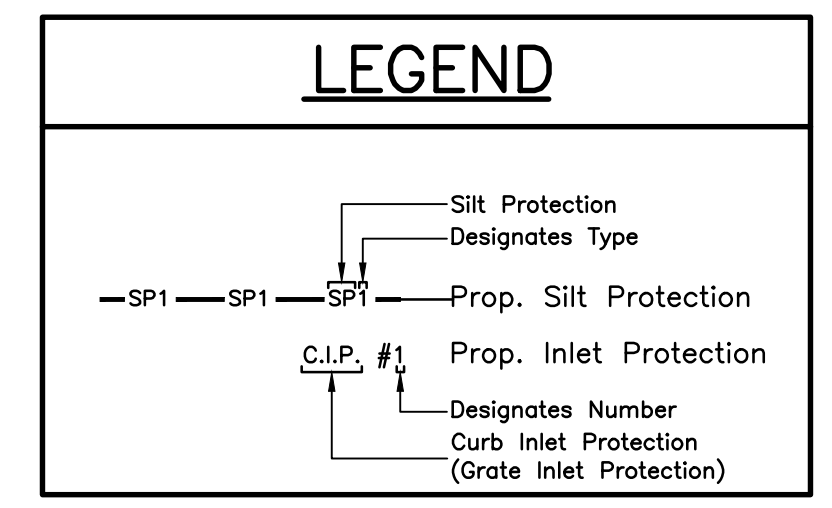
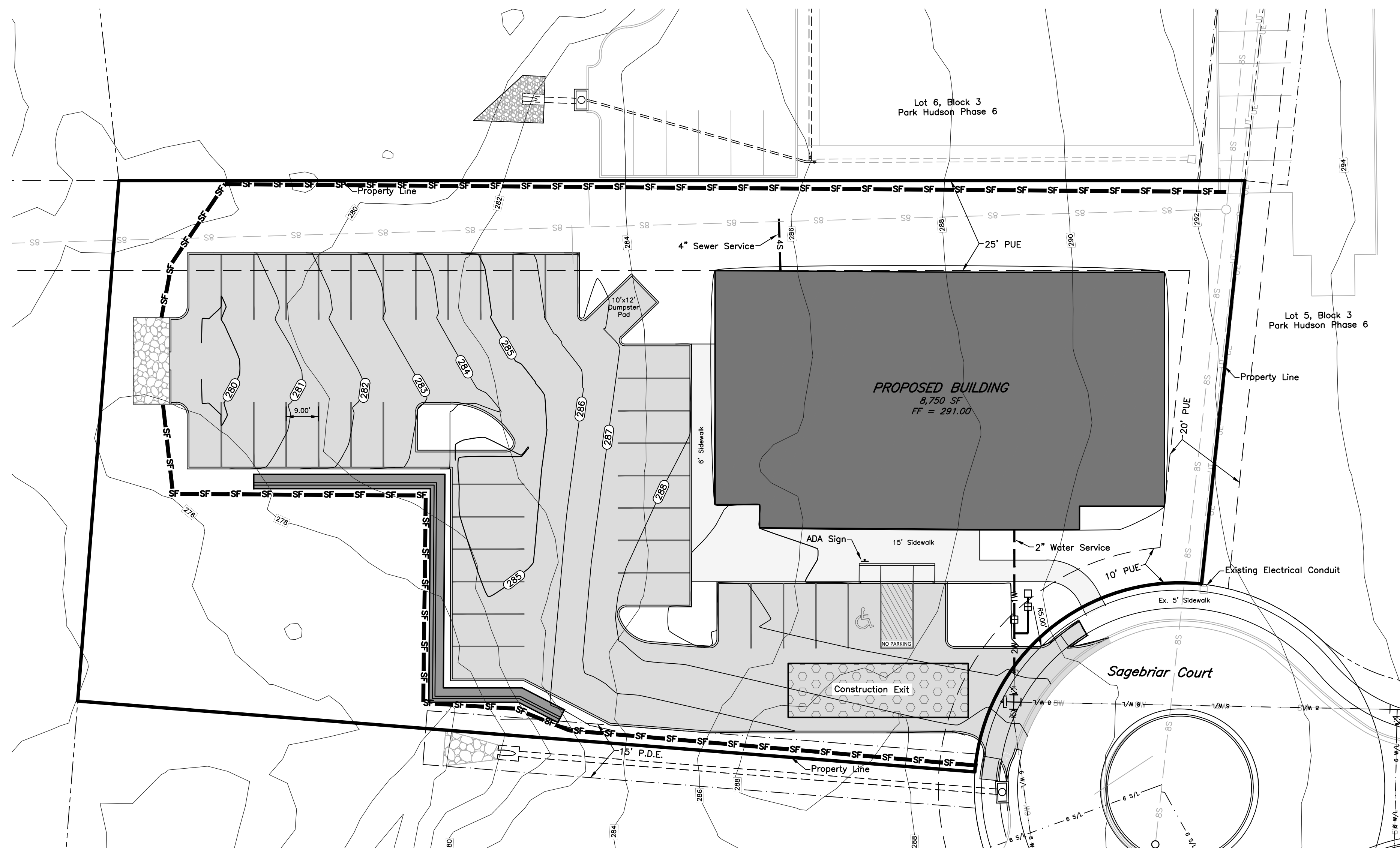
**LOT 4, BLOCK 3
PARK HUDSON PHASE 6**

1.057 Acres

BRYAN, BRAZOS COUNTY, TEXAS
SUBMITTED: JANUARY 2022
SCALE: 1" = 20'

<p>Owner: 110 Construction 24044 Cinco Village Center #100 Katy, Tx 77494</p>	<p>Prepared By: McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 (979) 693-3838</p>
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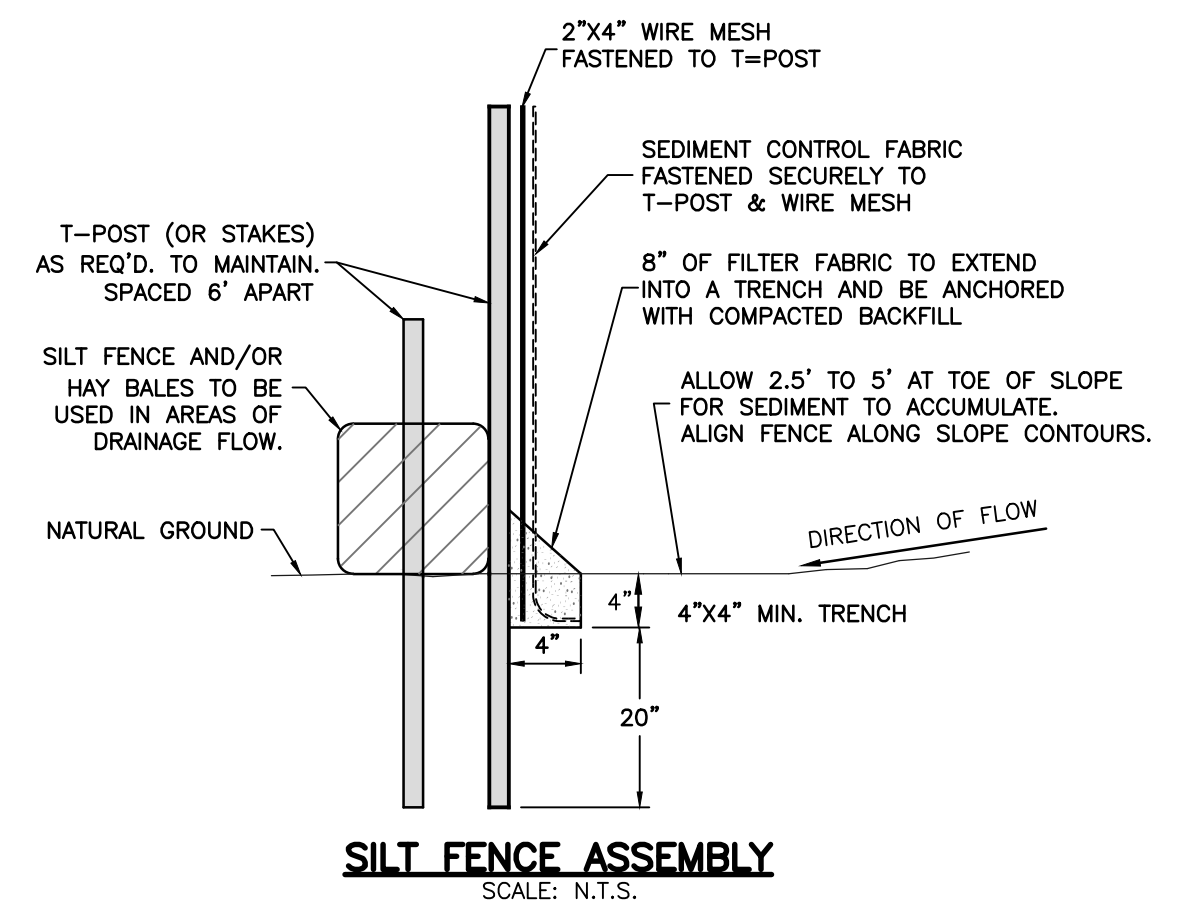
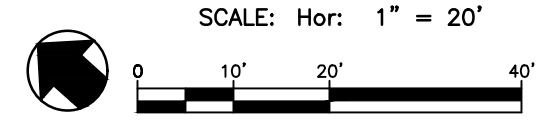
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- GENERAL EROSION CONTROL NOTES:**
- It is the responsibility of the Contractor to prepare and maintain a Storm Water Pollution Prevention Plan in accordance with the Waller County and EPA requirements for storm water discharges associated with construction activity under General Permits, USACE 33 CFR, & Section 404 of the Clean Water Act, & Texas Pollutant Discharge Elimination System (TPDES) General Permit No. TXR1500000 as administered by the Texas Commission on Environmental Quality (TCEQ).
 - The Contractor shall not allow sediment to leave the work area or enter any adjoining channels. Additional measures to those shown on this plan and described in these notes may be required to prevent sediment from leaving the work area. The contractor shall be responsible for clean-up and restoration to original condition, including establishment or re-vegetation of any lands or channels affected should construction sediment be found outside of limits of construction work.
 - All disturbed areas are to have establishment of grass as outlined below. Contractor is responsible for watering, maintenance and establishment of grass for a period of 90 days beyond project acceptance. Contractor to guarantee all planted material growth and coverage for a period of 6 months. Growth and coverage shall be defined as 100% of the planted area with uniform coverage of grass greater than 1" in height with no bare spots greater than 2 square feet. A Second application of fibermulch is required for bare spots not meeting coverage requirement within 60 days of initial application. Areas adjacent to the building and within the development to receive block sodding and/or landscaping are not included in this requirement.
 - Contractor is to maintain erosion control throughout duration of the project such that all work areas are to plan grades once vegetation is established. Insure sediment is not transported downstream from project via hay bales or silt fence installation. If erosion is observed in the field, additional erosion controls shall be installed.
 - Silt fencing is to be installed per detail. In lieu of silt fencing, contractor may use straw bale barriers or continuous extruded fabric berm filled with 3/4" gravel upon approval of the Engineer. Sediment to be cleaned from silt fencing or other sediment control devices when depth of sediment reaches $\pm 1/3$ total height of device. Contractor is to insure erosion control devices are consistently installed and properly maintained.

NOI & NOT INFORMATION:
 The site is approximately 0.4 acres and is located at the intersection of W. 22nd Street and N. Parker Ave. in Bryan, Texas. The site is situated at Latitude: 30° 40' 38.30"N and Longitude: 96° 22' 27.14"W. The site activity will consist of parking and general infrastructure improvements such as grading/paving, drainage improvements, driveways, and utility infrastructure improvements. The only source of pollution is the erosion of exposed soil. Storm water from the site sheet flows into Tributary A of Still Creek. The Contractor is responsible for containing all sediment on-site by utilizing siltation control devices, washdown areas, or seeding and sodding applications. It is the responsibility of the contractor to utilize whatever techniques that are necessary to prevent erosion from this construction.

EROSION CONTROL PLAN



EROSION CONTROL

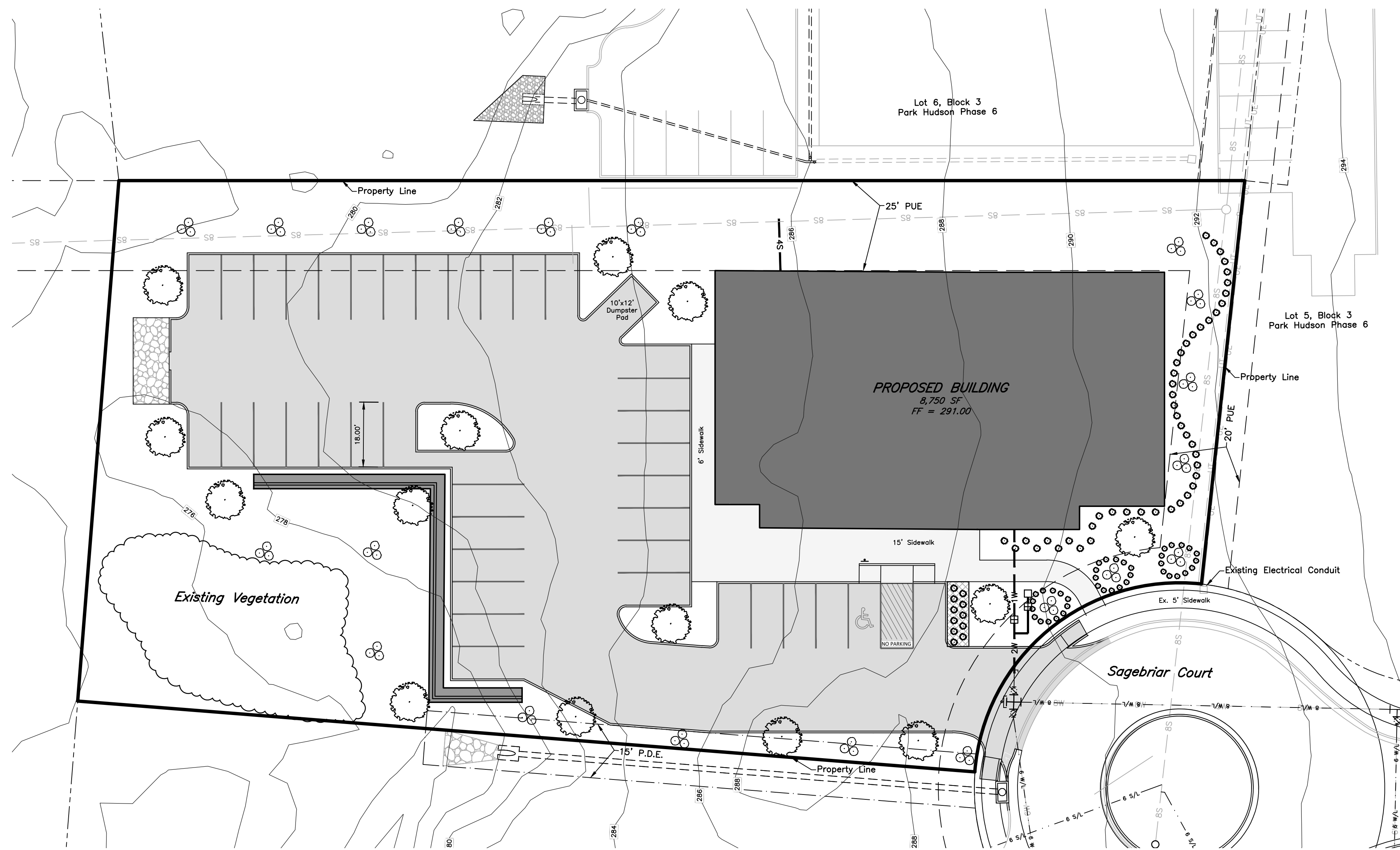
**LOT 4, BLOCK 3
 PARK HUDSON PHASE 6**

1.057 Acres

BRYAN, BRAZOS COUNTY, TEXAS
 SUBMITTED: JANUARY 2022
 SCALE: 1" = 20'

Owner: Builder 10 Construction 24044 Cinco Village Center #100 Katy, Tx 77494

Prepared By: McClure & Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr., Suite 103 College Station, Texas 77845 (979) 693-3838



LANDSCAPE NOTES

1. AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTING MUST BE APPROVED BY CITY AND INSTALLED BY A CERTIFIED INSTALLER PRIOR TO ISSUE OF CERTIFICATE OF OCCUPANCY.
2. REPLACEMENT OF DEAD LANDSCAPING SHALL OCCUR WITHIN 90 DAYS OF NOTIFICATION. REPLACEMENT MATERIAL MUST BE OF SIMILAR CHARACTER AS THE DEAD LANDSCAPING. FAILURE TO REPLACE DEAD LANDSCAPING, AS REQUIRED BY THE OFFICIAL ZONING OFFICIAL OR HIS OR HER DESIGNEE, SHALL CONSTITUTE A VIOLATION OF THIS ARTICLE SUBJECT TO GENERAL PENALTY PROVISIONS OF CITY CODE SECTION 1-14.
3. TO ENSURE THE GROWTH OF TREES IN END ISLANDS, A MINIMUM OF 24" SOIL DEPTH AND 250 CUBIC FEET OF APPROPRIATE PLANTING MEDIUM IS REQUIRED PER TREE, WITH TOPSOIL MOUNDED TO A CENTER HEIGHT.

PROPOSED PLANT SPECIES

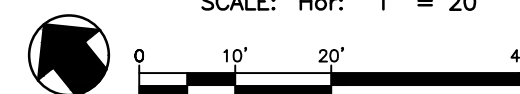
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|--|------------------------------|--|
| | COMMON NAME | BOTANICAL NAME |
| | Canopy Trees to be used: | Ulmus crassifolia
Cedar Elm |
| | Non-Canopy Trees to be used: | Lagerstroemia Indica
Crepe Myrtle |
| | Ground Cover to be used: | Cynodon dactylon
Bermuda Turf Grass |
| | Proposed shrubs to be used: | Raphelepis indica
Indian Hawthorn |

LANDSCAPE REQUIREMENTS

	QTY.	POINT VALUE	COMMON NAME	SIZE	POINTS
	14	250	Canopy Trees	>3"	3,500
	21	100	Non-Canopy Trees (3 shown)	1.5" - 3"	2,100
	72	10	Shrubs	2 gal.	720
TOTAL POINTS PROPOSED:					6,320
SITE AREA: 42,047 S.F. (Excludes Existing Vegetation)					POINTS REQ'D: 42,047*.15 = 6,307

LANDSCAPE PLAN

SCALE: Hor: 1" = 20'



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- oe - - - Existing Overhead Electric Line

← Guy Anchor

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LANDSCAPE PLAN

LOT 4, BLOCK 3 PARK HUDSON PHASE 6

1.057 Acres

BRYAN, BRAZOS COUNTY, TEXAS

SUBMITTED: JANUARY 2022

SCALE: 1" = 20'

Owner:
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