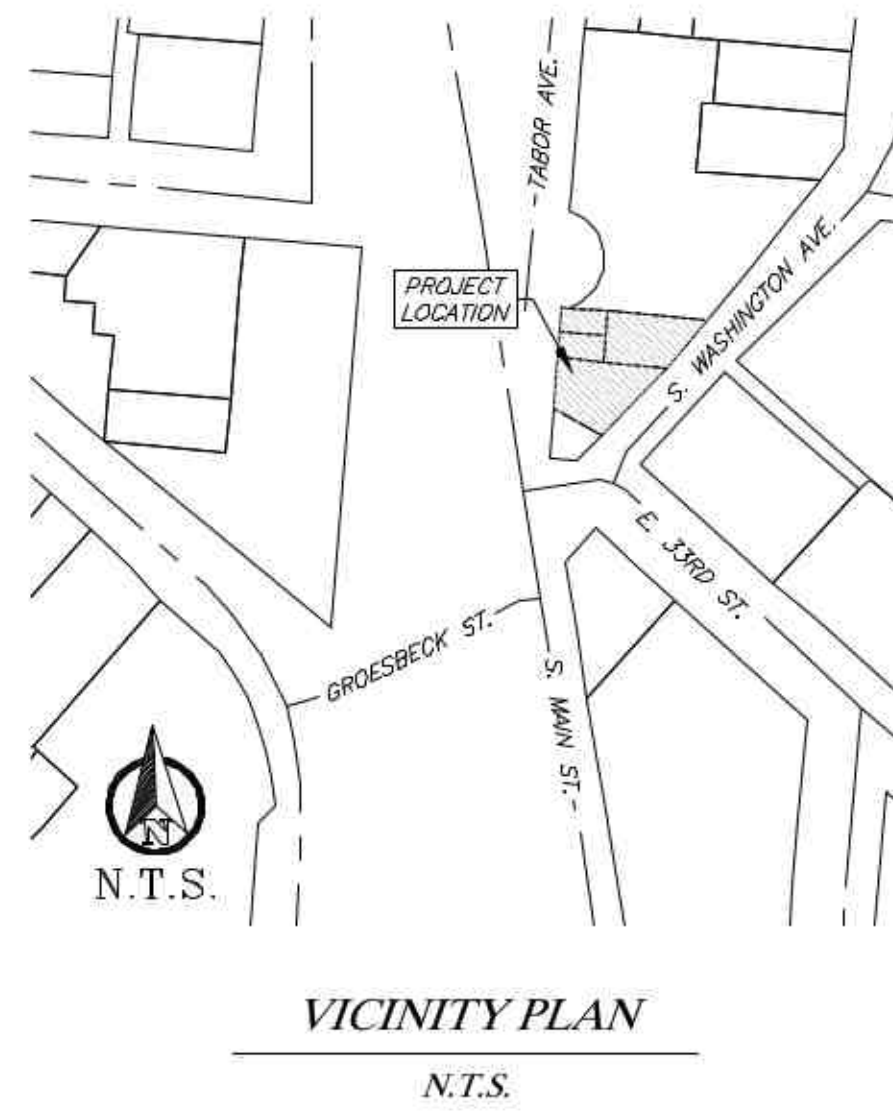


Piccino

717 South Main Street
Bryan, Brazos County, Texas



OWNER/DEVELOPER:

NN Out Properties, LLC
105 North Main Street
Bryan, Texas 77802

ENGINEER:



Firm # 9951
PO Box 5192
Bryan, Texas 77805
979-739-0567

Sheet List Table	
Sheet Number	Sheet Title
C1	Notes
C2	Site Plan
C3	Grading & Pavement Plan



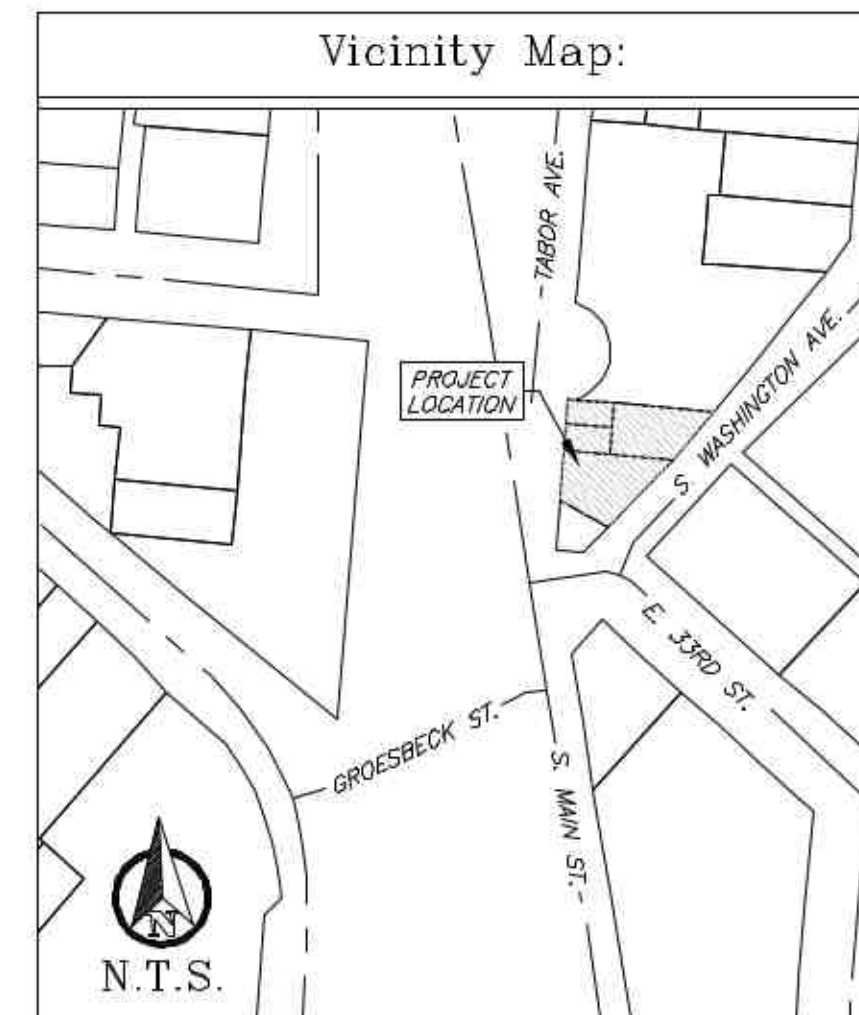
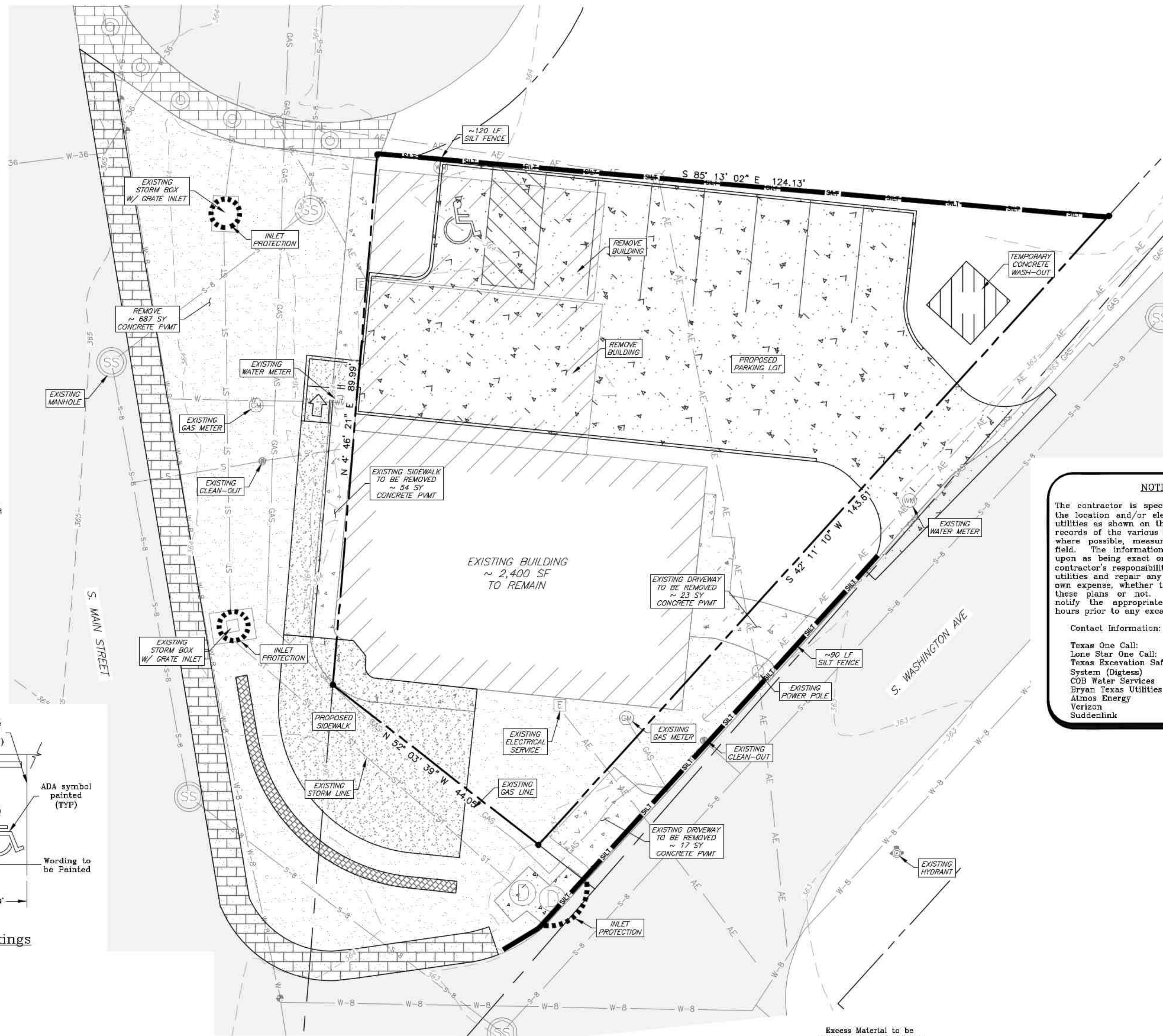
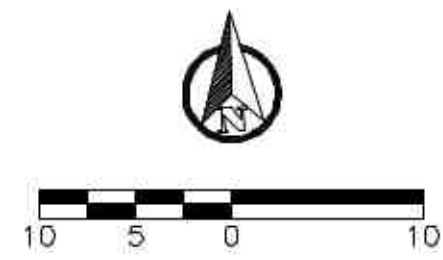
Know what's below.
Call before you dig.

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Released for Review

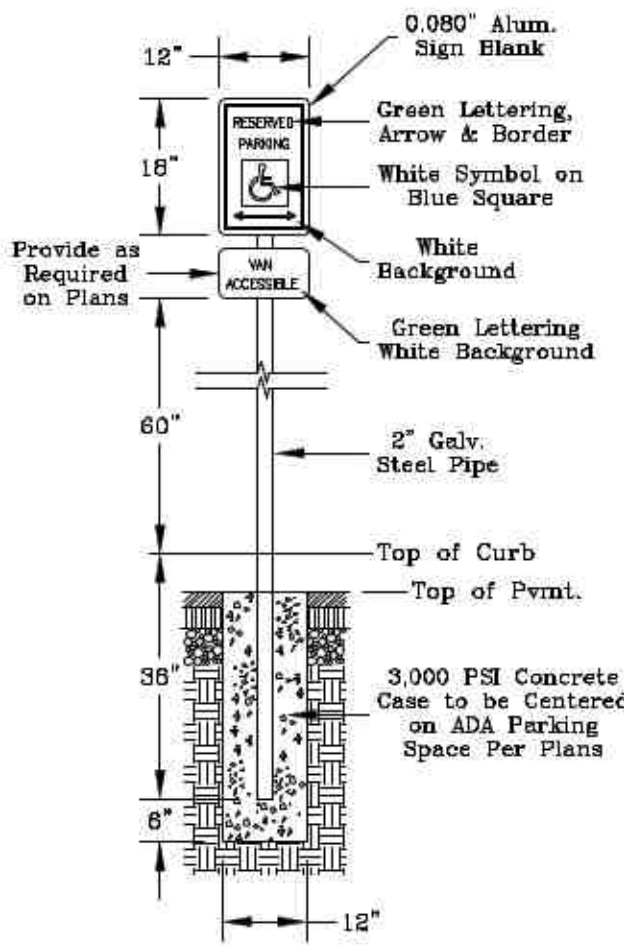
April 2022



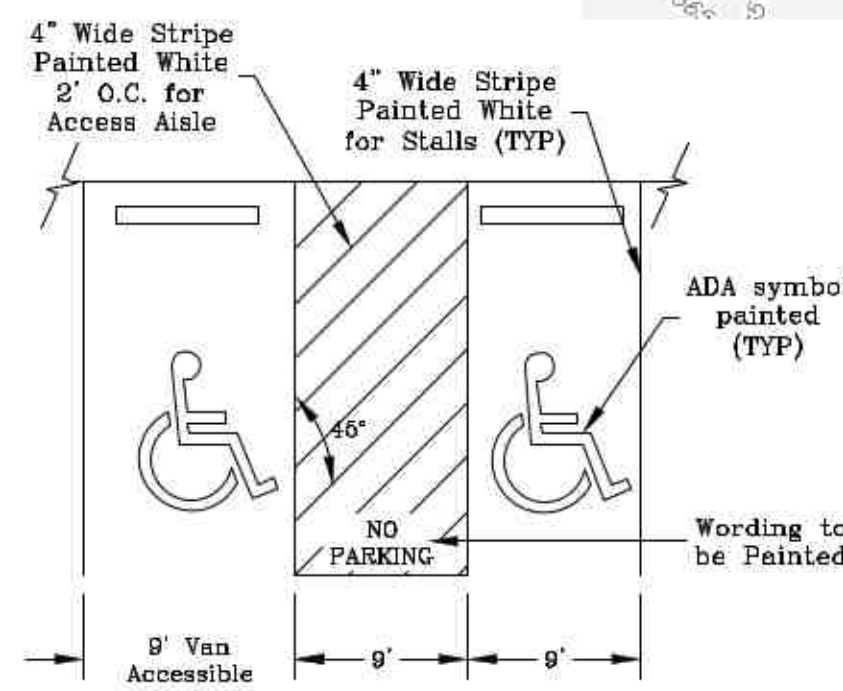
- Site Specific Notes:**
- The owner & developer of the property is NN Out Properties LLC. The subject property is 0.2008 AC of the Bryan Original Townsite.
 - This lot is not within the 100-yr floodplain according to the DFIRM for Brazos County, Texas and Incorporated Areas, Map No. 48041C0215E, effective May 16, 2012.
 - The Property is currently zoned South College-Business (SC-B).
 - The disturbed area for this project is 0.14 acres (6,318 sf).
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
 - All signage is to be permitted separately.

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: 800-869-8344
 Texas Excavation Safety: 800-344-8377
 System (Digtest)
 COB Water Services: 979-209-5900
 Bryan Texas Utilities: 979-821-5865
 Atmos Energy: 979-774-2606
 Verizon: 979-821-4300
 Suddenlink: 979-846-2229



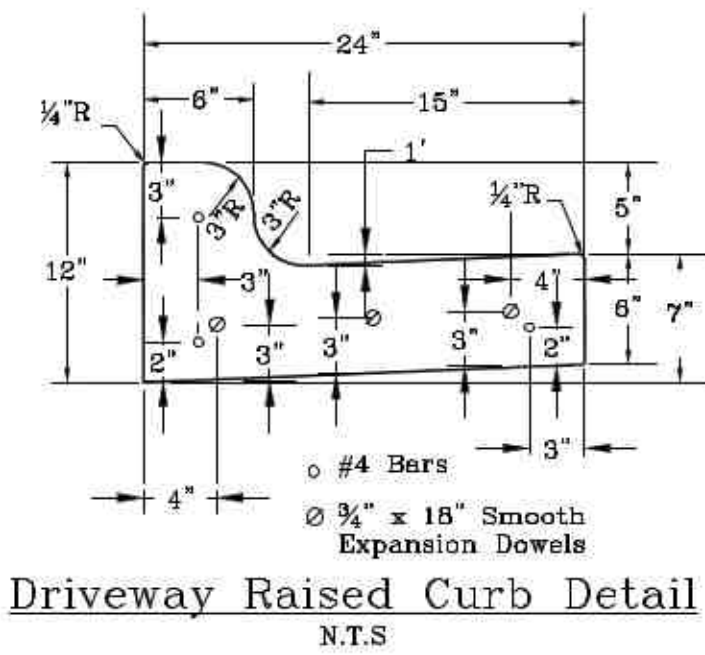
ADA Parking Sign
N.T.S.



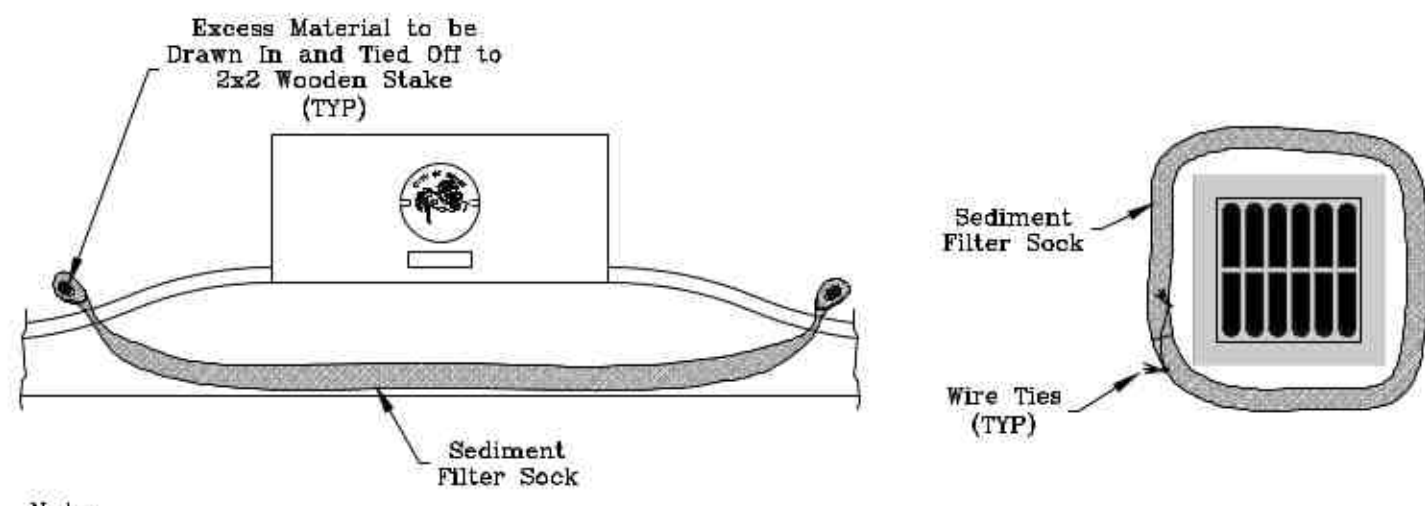
ADA Pavement Markings
N.T.S.

Parking Analysis:

Proposed Building:	2,400 SF Office Space
Required Parking:	8... 1 Space per 300 SF Office Space
	8... Total Required
Provided Parking:	7... Straight in Parking
	1... ADA Parking w/ Van Accessible
	8... Total Provided

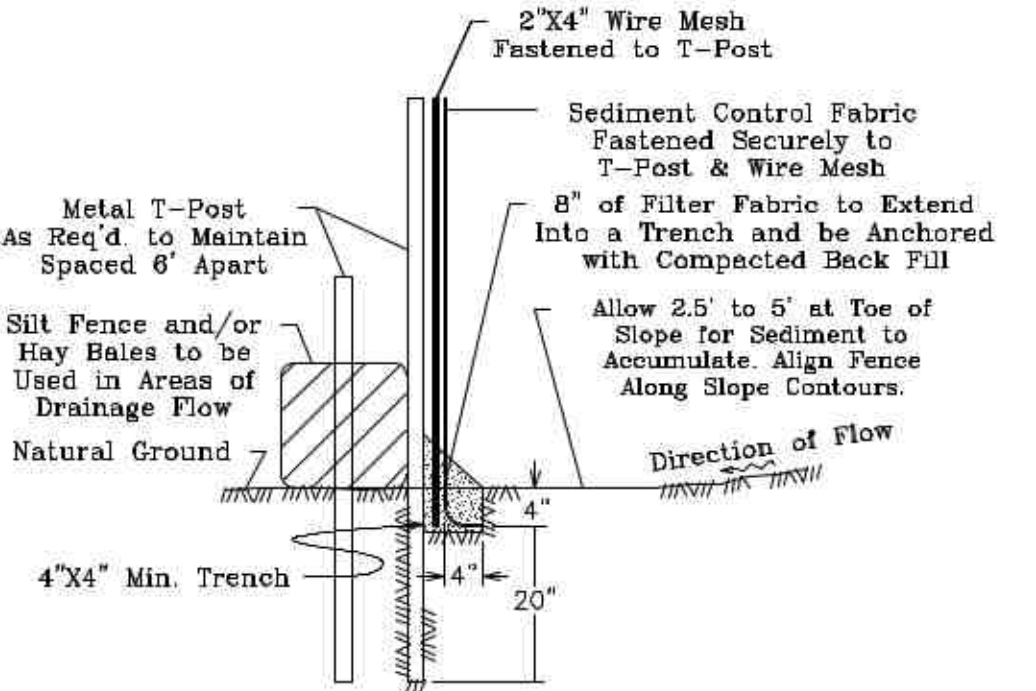


Driveway Raised Curb Detail
N.T.S.

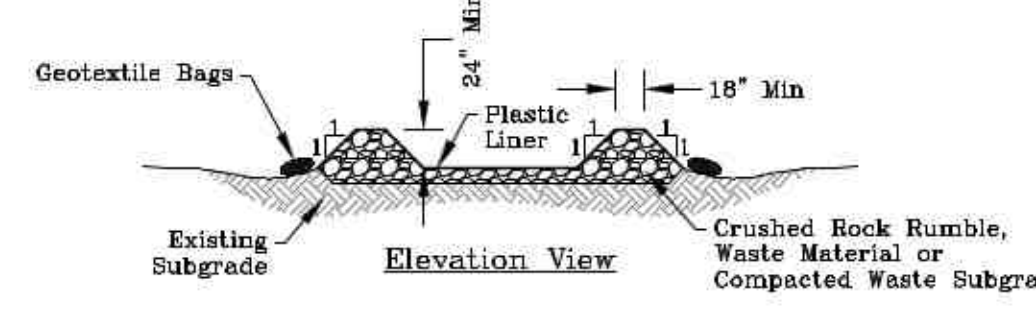


Note:
Temporary devices around storm drains are used to detain and/or filter sediment-laden runoff. The protection allows sediment to settle prior to discharge into a storm drain inlet of catch basin. Sand bags shall not be used.

Storm Drain Inlet Protection
N.T.S.



Silt Fence
N.T.S.



Concrete Washout
N.T.S.

Site Plan

General Notes:

- The topography shown is from field survey 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.
- Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
- All construction shall be in accordance with the current Bryan 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, & specifications.
- See Sheet C1 - General Notes

Owner/Developer:
NN Out Prop., LLC
105 Main Street
Bryan, TX 77802

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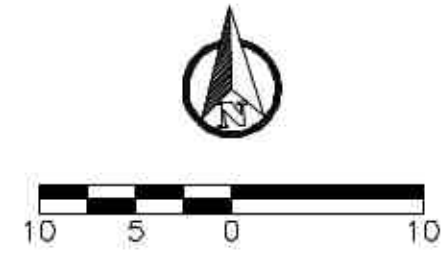
No.	Revision/Issue	Date

Firm Name and Address:

 PO Box 5192 - Bryan, Texas - 77805
 979.739.0567 www.J4Engineering.com
 Firm# 9951

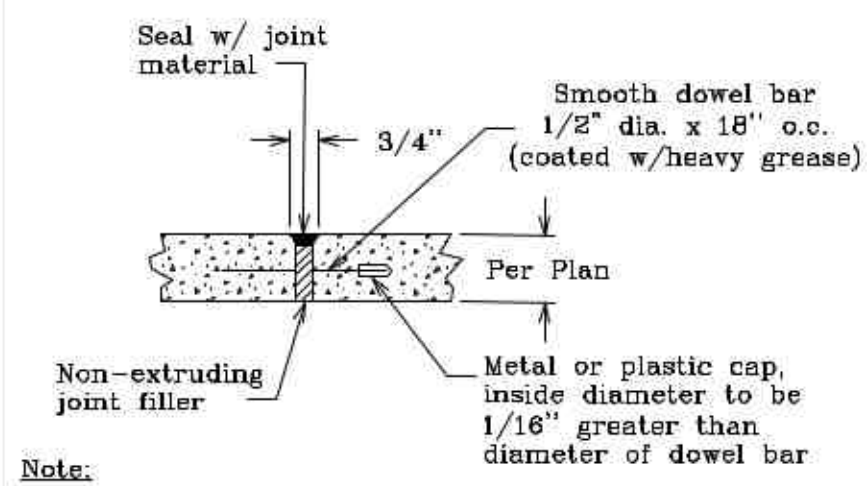
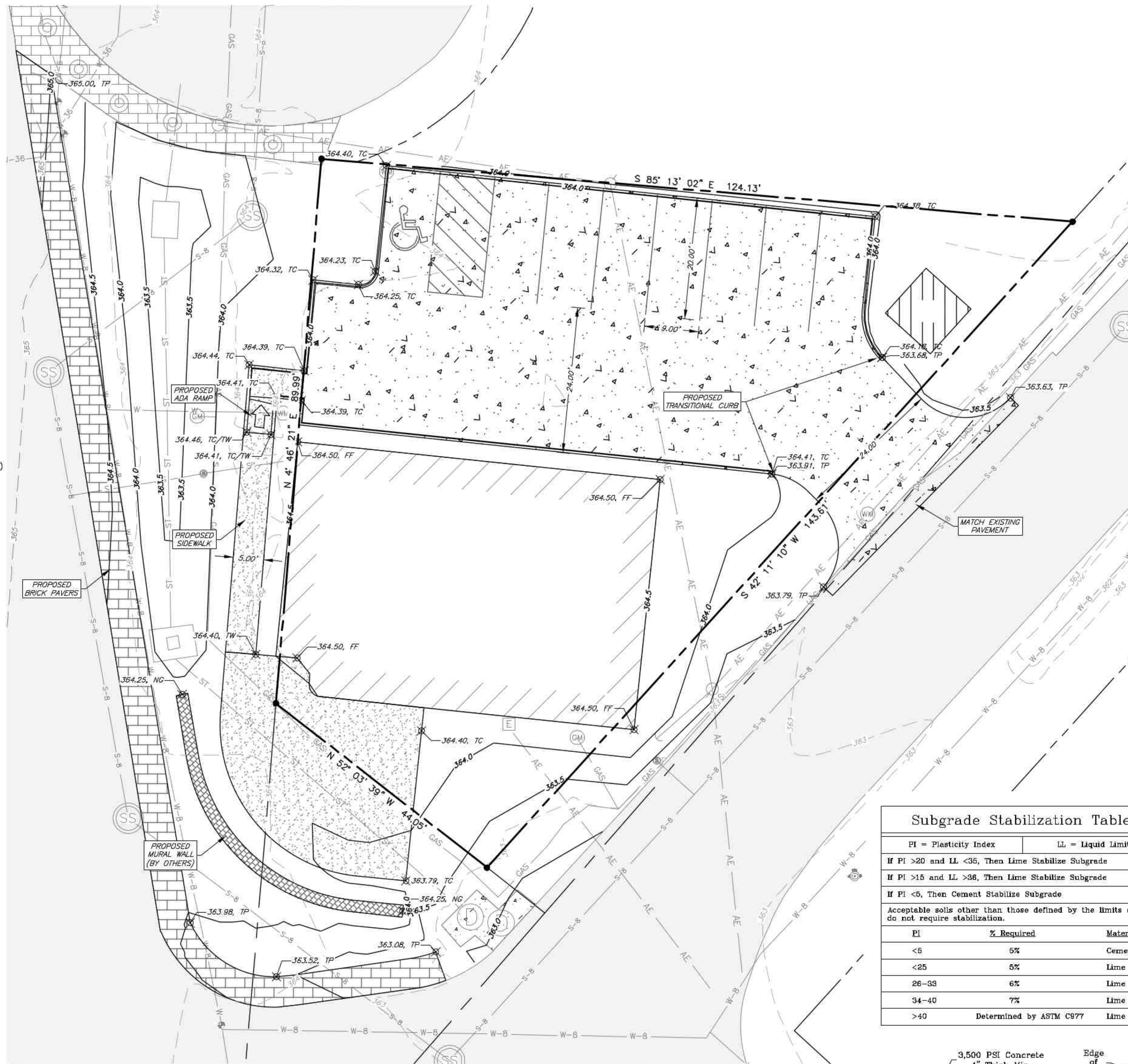
Project Name and Address:
Piccino
 717 Main Street
 Bryan Original Townsite
 Block 1 Lot 13R
 0.2006 Acres
 Bryan, Brazos County, TX

Date:	April 2022	Sheet:	C2
Scale:	As Noted		

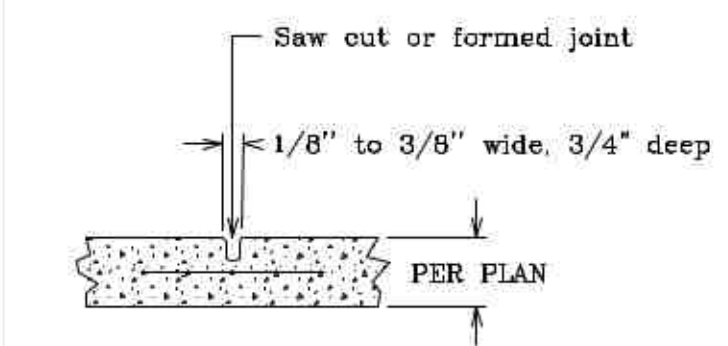


Legend

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

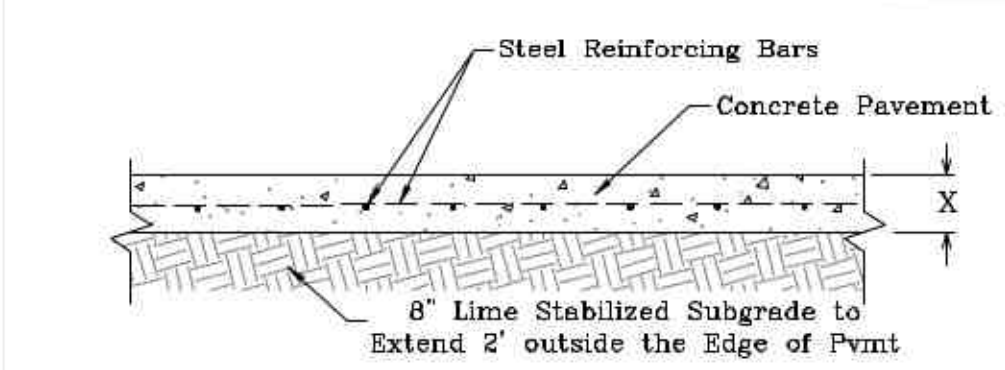


- Note:**
- Expansion joint sealant to be Sonoborn SL-1 or approved equal.
 - Expansion joints shall be spaced at 45' maximum intervals.



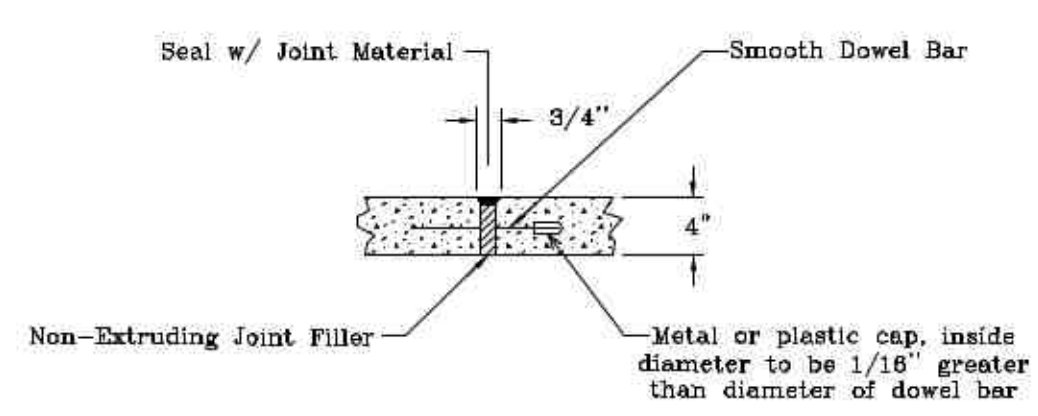
- Note:**
- Contraction joints shall be spaced at 15' maximum intervals.

PVMT Contraction Joint Detail
N.T.S.

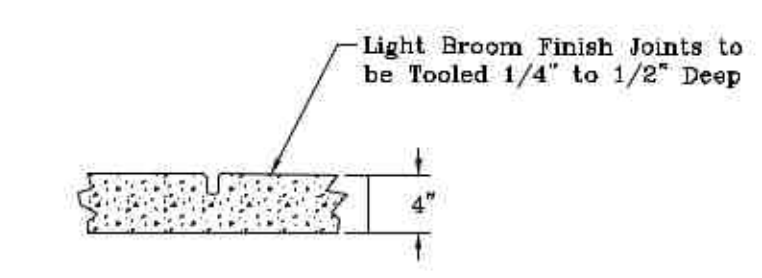


- X = as Shown on the Plan
- 6" Pavement - use #4 rebar @ 12" O.C.E.W.

Typical Concrete Paving Section
N.T.S.

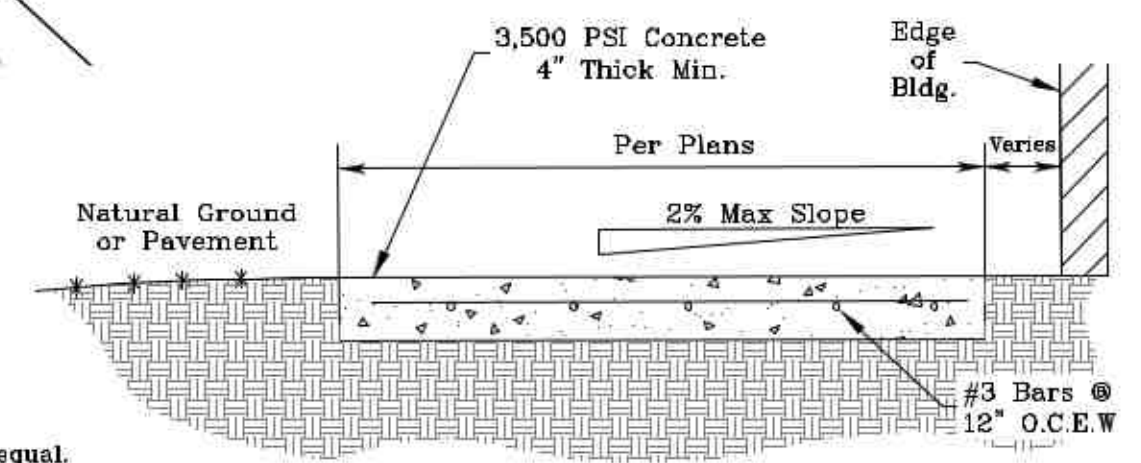


Sidewalk Expansion Joint Detail
N.T.S.



Sidewalk Contraction Joint Detail
N.T.S.

- Sidewalk Note:**
- Sidewalk joint sealant to be Sonoborn SL-1 or approved equal.
 - Sidewalk expansion joints shall be spaced at 80' maximum intervals.
 - Sidewalk contraction joints shall be spaced at a maximum interval equal to the sidewalk width.

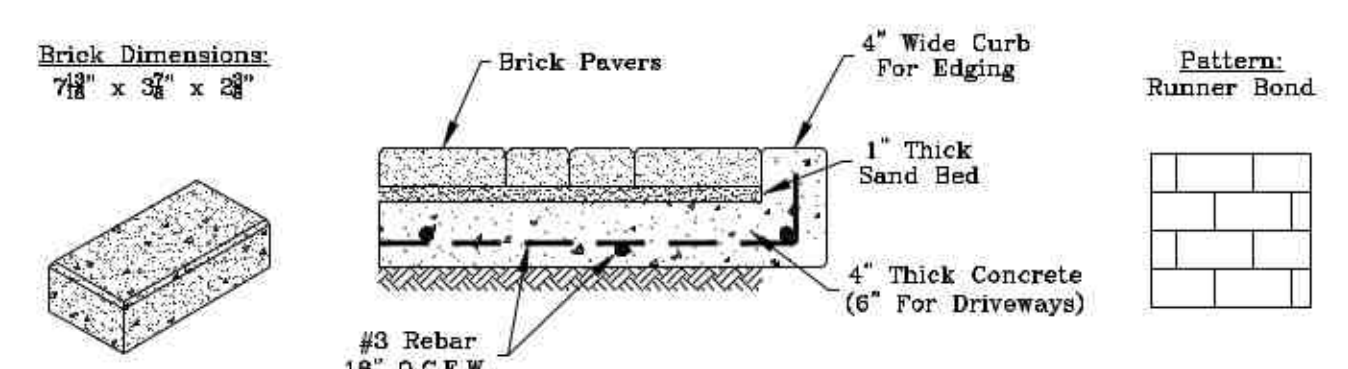


- Note:**
- Install expansion joints at 40' (max) longitudinal spacing and install control joints at 5' (max) longitudinal spacing

Typical Sidewalk
N.T.S.

Subgrade Stabilization Table:

PI = Plasticity Index	LL = Liquid Limit	
If PI >20 and LL <35, Then Lime Stabilize Subgrade		
If PI >15 and LL >35, Then Lime Stabilize Subgrade		
If PI <5, Then Cement Stabilize Subgrade		
Acceptable soils other than those defined by the limits above, do not require stabilization.		
PI	% Required	Material
<5	5%	Cement
<25	5%	Lime
26-33	6%	Lime
34-40	7%	Lime
>40	Determined by ASTM C977	Lime



- Note:**
- Brick pavers shall be Holland Stone by Favestone in River Red color.
 - All brick paving surfaces shall follow a runner bond pattern as shown above.
 - Concrete shall have a 28-day strength of 3500 psi.

Brick Paver Detail
N.T.S.

Grading Notes:

- Fill material used to achieve grade in areas to receive pavement or within the street right-of-way shall be compacted to at least 90% of the maximum dry density as determined by the standard proctor test. (ASTM D698), at a moisture content from optimum moisture content to 4% above the optimum moisture content. Areas outside of the street right-of-way shall be compacted to 95% of the maximum dry density.
- The subgrade beneath the concrete sidewalks shall be compacted and "proof-rolled". Any weak or soft areas identified by the "proof-rolling" shall be removed and replaced.
- ADA ramp slopes shall not exceed 1v:12h.
- The topography shown is from field survey data.
- Structural backfill for utility or storm drain trenches is required whenever the trench is within 5' of pavement or sidewalk.
- The contractor shall follow the general intent of the grading plans. minor adjustments to the actual elevations shown on the grading plan may be required to match existing ground elevations and structures. the proposed contour lines shown are approximate only, the design grade spot elevations should be used for construction of the site work.
- Refer to pavement plan for pavement construction details and notes.
- The contractor shall salvage all topsoil and replace it on all disturbed areas. All parking lot islands and areas adjacent to parking and sidewalk areas shall receive 6" sandy loam topsoil prior to placement of grass sod or hydromulch.
- The contractor shall field verify and locate all existing utilities on site prior to demolition.
- The contractor shall install all erosion and sediment control devices, as shown on the Erosion Control Plan, prior to commencing demolition work.
- Should any existing utilities not shown or shown incorrectly on this plan be found on site, the contractor shall contact the design engineer immediately to discuss any possible conflicts before proceeding with any work in that area.
- All proposed rock rip rap shall be bedded with geo-textile fabric and recessed to match existing grades where storm water flow exits rip rap.

Paving Notes:

- Item 360 of the TxDOT "Standard Specifications for Construction and Maintenance of Highways, Street, & Bridges" shall be used as a technical specification for reinforced concrete pavement.
- See TxDOT permit for approved TxDOT concrete pavement structure.
- Subgrade shall be stabilized per the "Subgrade Stabilization Table" shown on this plan. The lime stabilized soil shall be mixed to provide a homogeneous mixture with a minimum pH of 12.4, and which meets the gradation requirements specified in the TxDOT, Standard Specifications for Construction of Highways, Streets, and Bridges, Item 280. The lime stabilized soil shall be compacted to a density of at least 98% of the maximum dry density as determined by ASTM D698 at a moisture content from optimum moisture to 4% above optimum moisture content. The lime used to stabilize the soil shall meet the requirements of TxDOT Item 284, "Lime and Lime Slurry". The lime stabilized subgrade should extend a minimum of 12" outside the pavement.
- The subgrade beneath the concrete sidewalks shall be compacted and "proof-rolled", any weak or soft areas identified by the "proof-rolling" shall be removed and replaced.
- A sand leveling course under concrete pavement is NOT permitted.
- Joint sealant material to be Sonoborn SL-1 or approved equal.
- Curing compound shall be applied uniformly to the concrete after the surface finishing is complete at the rate recommended by the manufacturer. The curing compound shall meet the requirements of TxDOT Item 528.
- Contractor shall provide engineer with a proposed pavement expansion and contraction joint plan prior to pavement construction.
- Saw out contraction joint shall be made within 24 hours of concrete placement.
- See Sheet C1-General Notes.

Grading & Pavement Plan

General Notes:

- The topography shown is from field survey data.
- Refer to Final Plat for all lot dimensions and bearings.
- 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.
- Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
- It is the intent of these plans to comply with all City of Bryan guidelines, details & specifications.
- See Sheet C1 - General Notes.

FF	-	Finished Floor
FL	-	Flow Line
NG	-	Natural Ground
TC	-	Top of Curb
TP	-	Top of Pavement
TR	-	Top of Wall
TW	-	Top of Sidewalk

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J4 Engineering
PO Box 5192 - Bryan, Texas - 77805
979.739.0567 www.J4Engineering.com
Firm# 9951

Project Name and Address:

Piccino
717 Main Street
Bryan Original Townsite
Block 1 Lot 13R
0.2006 Acres
Bryan, Brazos County, TX

Date:	April 2022	Sheet:	C3
Scale:	As Noted		