

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

Site Specific Notes:

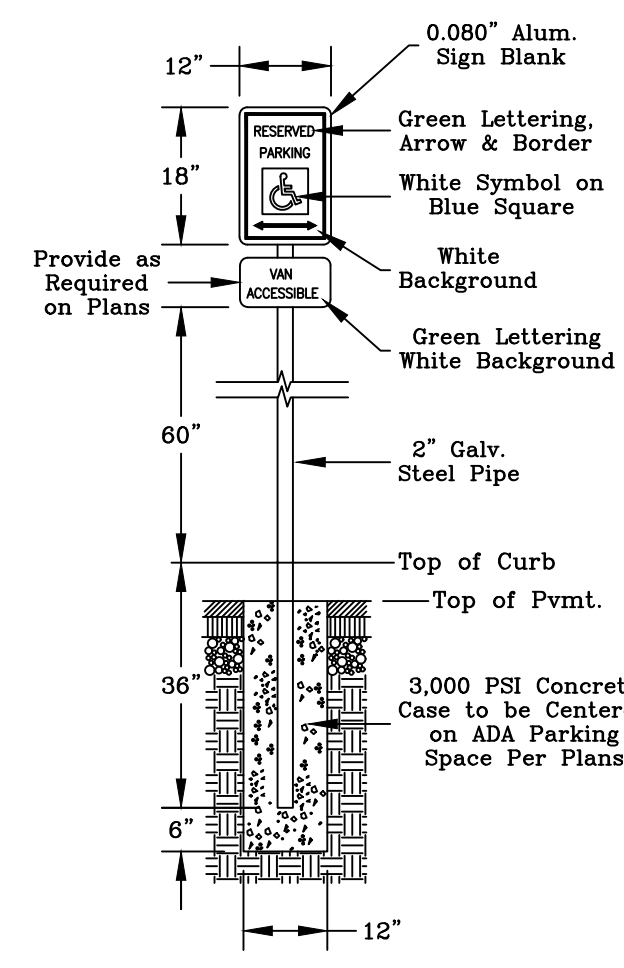
- The owner & developer of the property is NN Out Properties LLC. The subject property is 0.2006 AC of the Bryan Original Townsite.
- This lot is not within the 100-yr floodplain according to the DFIRM for Brazos County, Texas and Incorporated Areas, Map No. 48041C0215E, effective May 16, 2012.
- The Property is currently zoned South College-Business (SC-B).
- The disturbed area for this project is 0.14 acres (6,312 sq. ft.).
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All signage is to be permitted separately.

NOTICE!

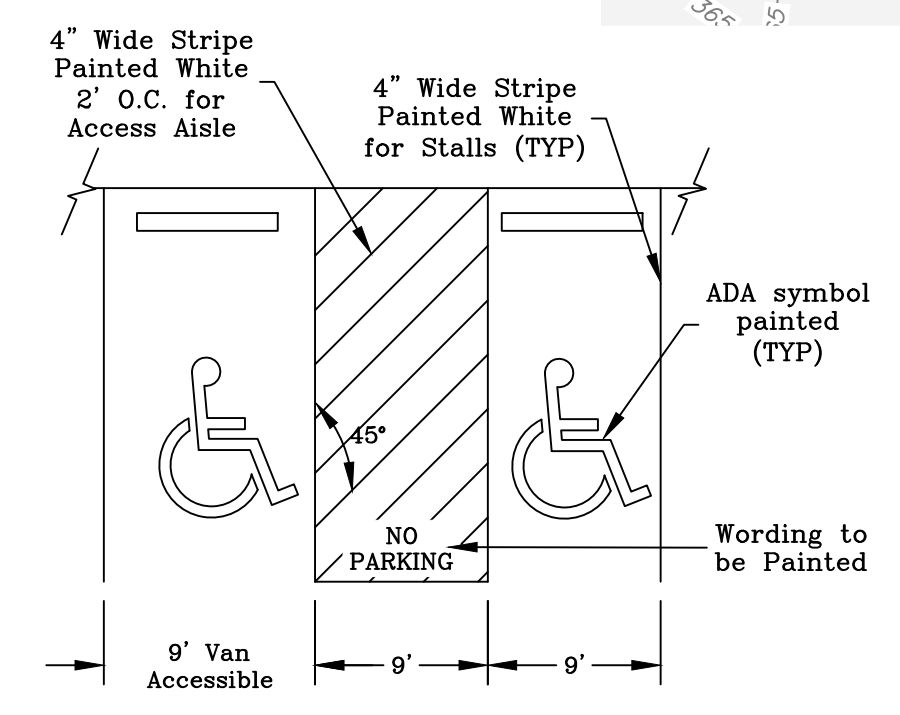
The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. 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: 800-669-8344
- Texas Excavation Safety: 800-344-8377
- System (Digtess)
- COB Water Services: 979-209-5900
- Bryan Texas Utilities: 979-821-5865
- Atmos Energy: 979-774-5506
- Verizon: 979-821-4300
- Suddenlink: 979-846-2229

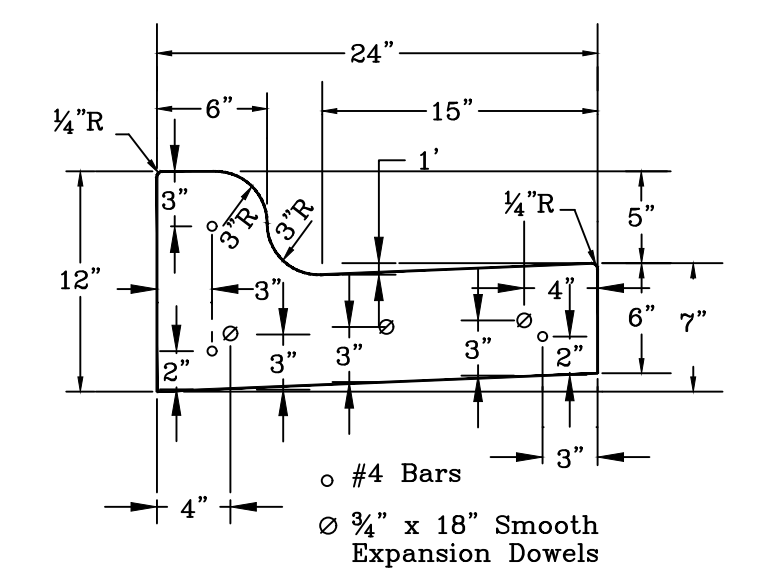


ADA Parking Sign
N.T.S.

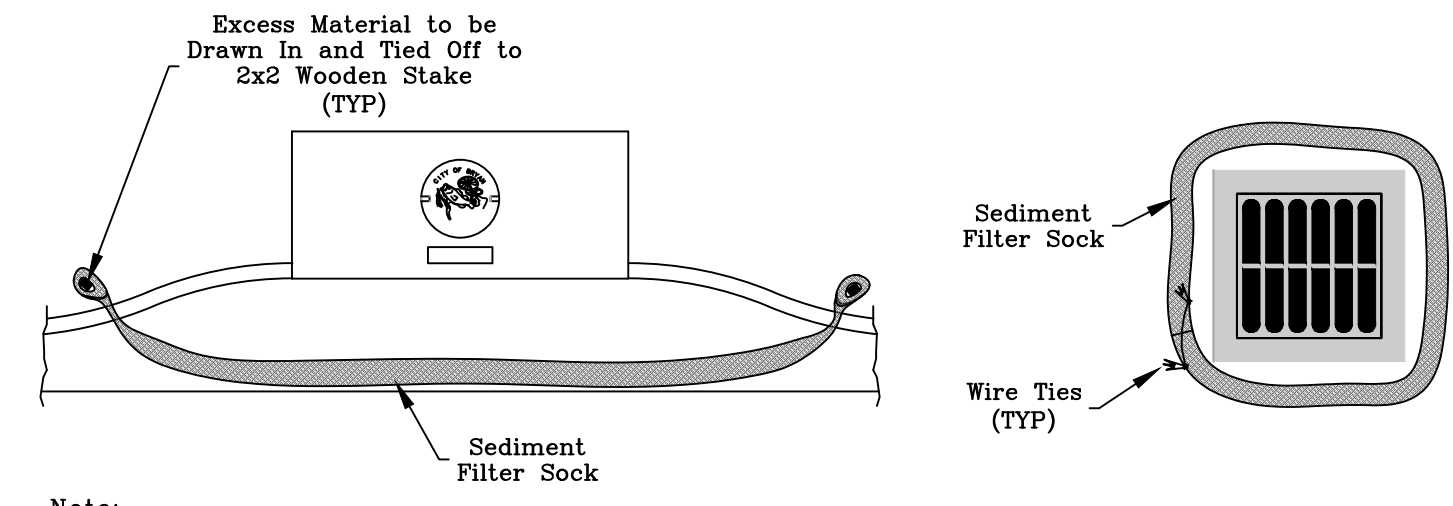


ADA Pavement Markings
N.T.S.

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

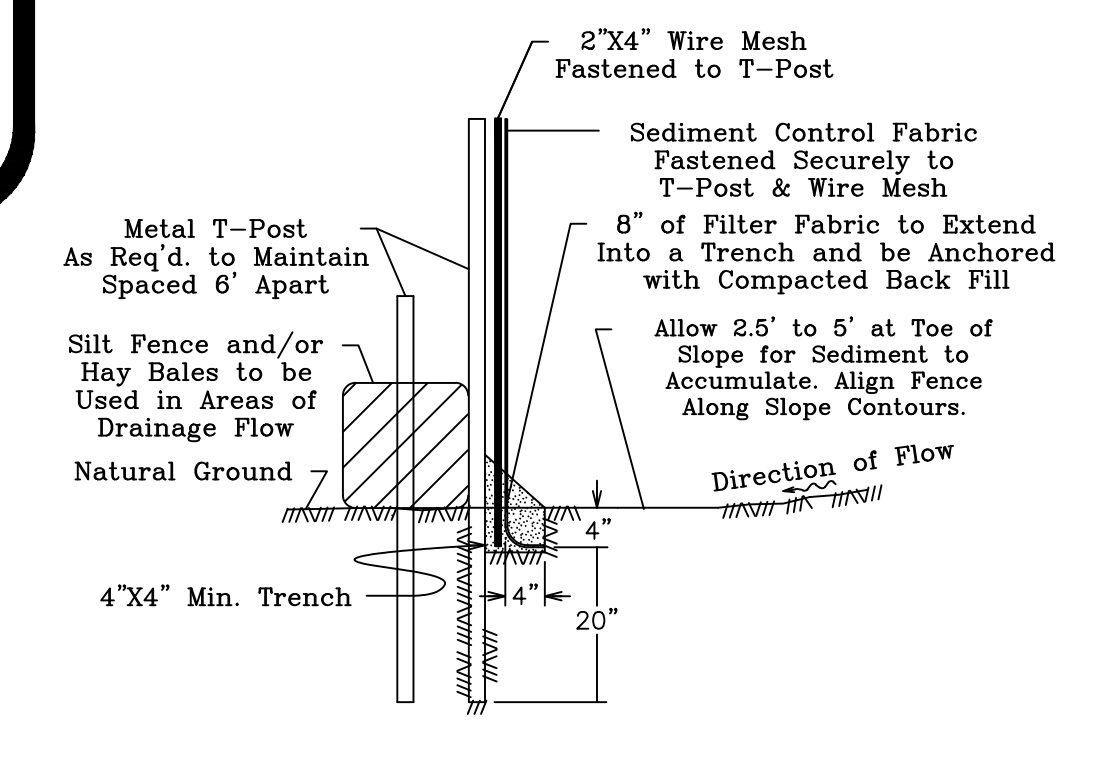


Driveway Raised Curb Detail
N.T.S.

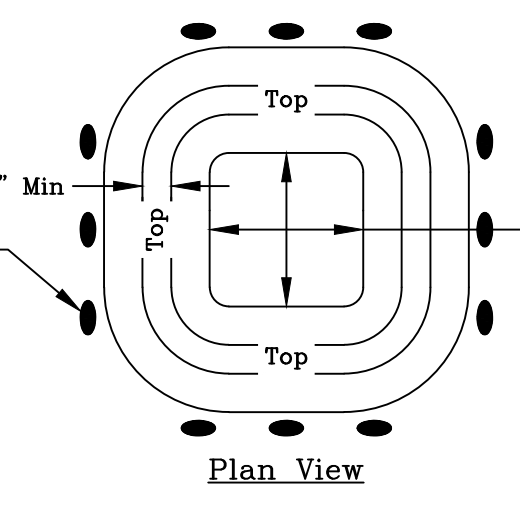
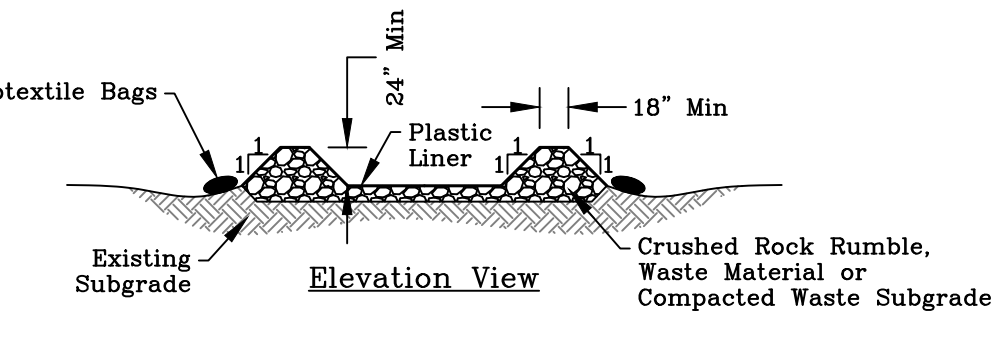


Note:
 Temporary devices around storm drains are used to detain and/or filter sediment-laden runoff. The protection allows sediment to settle prior to discharge into a storm drain inlet of catch basin. Sand bags shall not be used.

Storm Drain Inlet Protection
N.T.S.



Silt Fence
N.T.S.



Concrete Washout
N.T.S.

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 Apr 12, 2022. 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:

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		

J4E Project # 22-023
 4/12/2022
 Piccino-Site Planning
 J4 Engineering