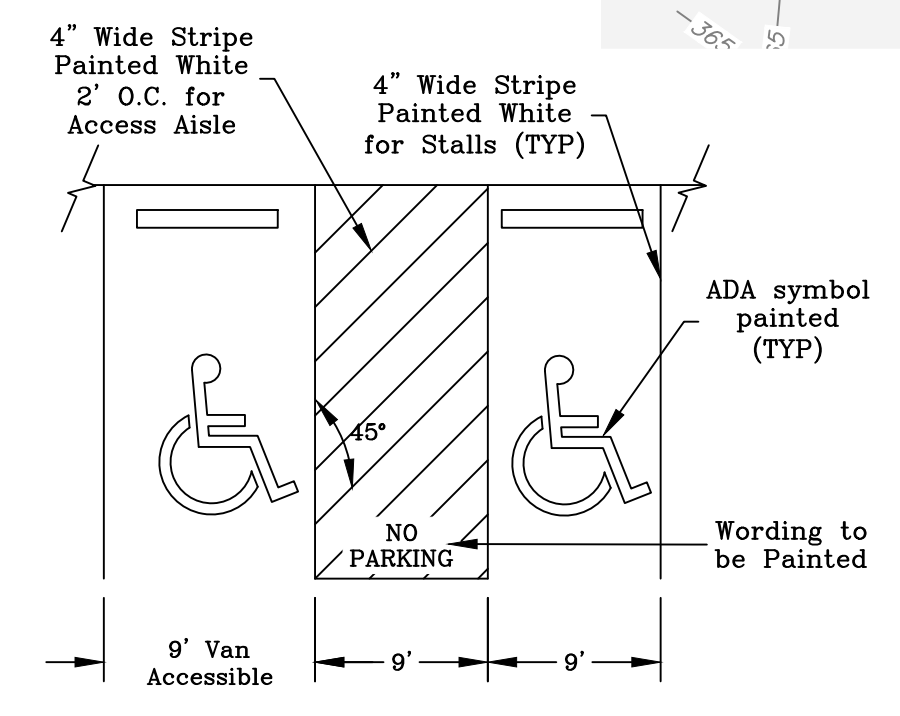


ADA Parking Sign  
N.T.S.



ADA Pavement Markings  
N.T.S.

**Landscape Notes:**

- All trees shall be provided as container grown trees.
- All landscaping plant material shall be guaranteed for a period of thirty days from the date of installation by contractor. After thirty days, the owner will be responsible for maintenance of all landscaping.
- The property owner is responsible for regular weeding, mowing, fertilizing, and other maintenance of all plantings following acceptance from Contractor. The required landscaping must be maintained in a healthy, growing condition at all times.
- Plant material shown here is represented at its mature size. Plantings to be installed will be significantly smaller than those shown and should not be expected to reach maturity for several years dependant on growing conditions.
- Contractor is required to seed 100% of areas left unpaved and guarantee coverage of vegetation until establishment of grass. Grass type shall be Bermuda grass or Rye/Bermuda mixture.
- All water meters, hydrants, valves, manholes, and cleanouts, on or adjacent to the property, must remain accessible during construction and upon the completion of necessary grading and landscaping.
- "Cal." indicates caliper at 12" above the ground. Multi-trunk trees' caliper is measured with the single, largest cane.
- New trees planted for landscape credit shall be at least 8-feet in height, 2 1/2 inches in caliper and a minimum of 75% having year round foliage.
- All plant material shall be watered by hose bibs located at each corner of building. No irrigation system is proposed.

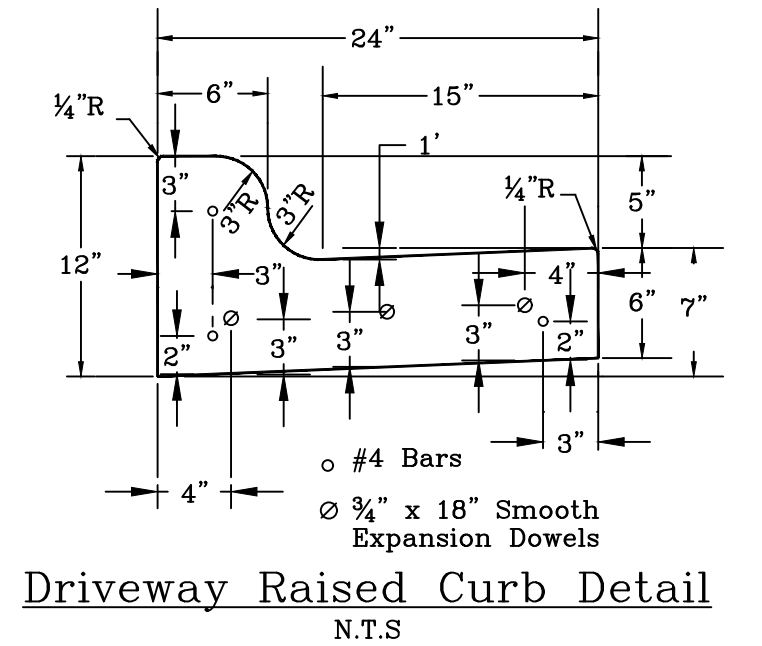
**Parking Analysis:**

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

**Landscape Analysis:**

<b>Construction Activities:</b>	
Parking & Pavement = 5,570 SF	
Buildings = 2,400 SF	
<b>Net Total = 7,970 SF</b>	
<b>Requirements:</b>	
Building, Parking, & Pavement = 7,970 SF @ 15%	
<b>Net Total = 1,196 SF</b>	
<b>Provided:</b>	
Canopy Trees 4 @ 200 SF = 800 SF	
Shrubs 80 @ 10 SF = 800 SF	
<b>Net Total = 1,600 SF</b>	

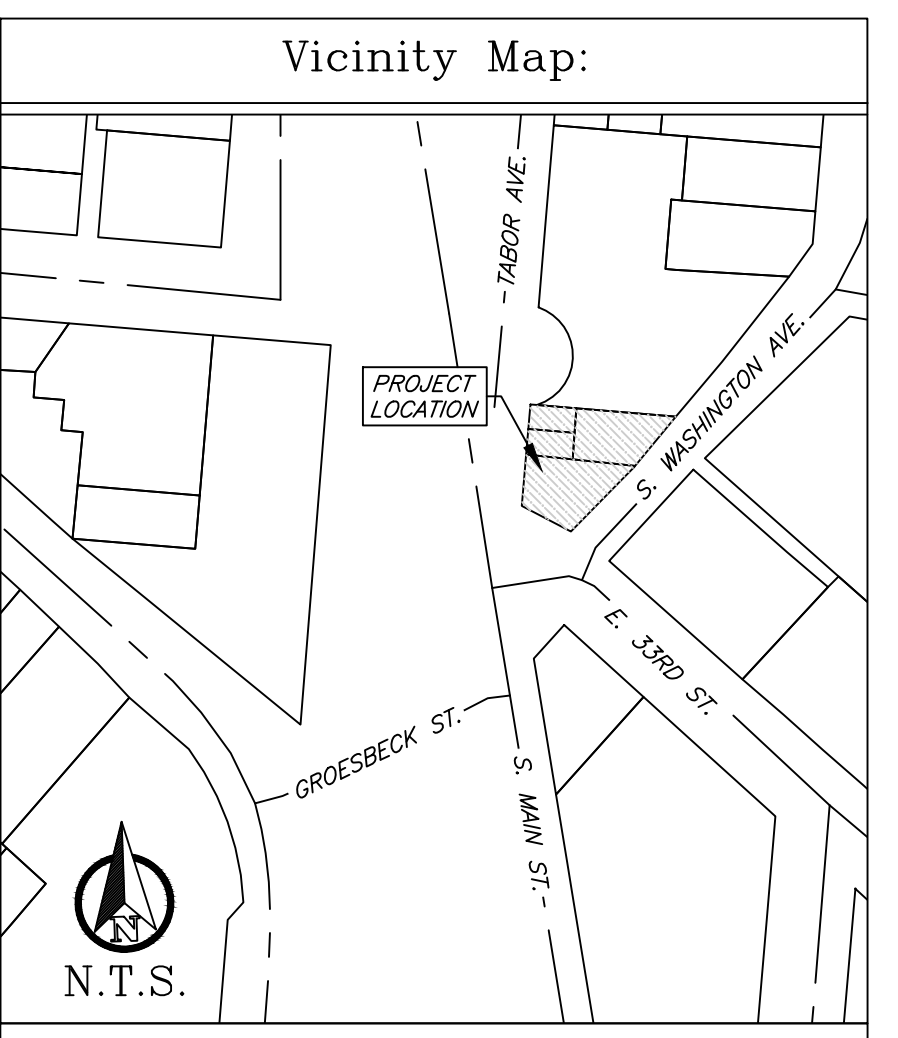
Symbol	Qty.	Common Name	Botanical Name	Size
	4	Elm, Ceder	Ulmus crassifolia	>3" cal.
	16	Shore Juniper	Juniperus conferta	5 gal
	64	Maiden Grass	Miscanthus sinensis	5 gal



Driveway Raised Curb 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: 800-699-8344  
Texas Excavation Safety: 800-344-8377  
System (Digtest): 979-209-5900  
COB Water Services: 979-821-5865  
Bryan Texas Utilities: 979-774-2506  
Almos Energy: 979-821-4300  
Verizon: 979-846-2229  
Suddenlink: 979-846-2229



- Site Specific Notes:**
- The owner & developer of the property is NN Out Properties LLC. The subject property is 0.2007 AC of the S.M. Hunter's Re-Division.
  - 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 Midtown-Corridor District (MT-C).
  - The disturbed area for this project is 0.14 acres (8,312 sf).
  - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
  - All signage is to be permitted separately.
  - Solid waste service shall be by 90-gallon can placed at the curb of S. Washington Ave.
  - 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.

**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

**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 27, 2022. It is not to be used for construction, bidding, or permitting purposes.

**Released for Review**

No.	Revision/Issue	Date

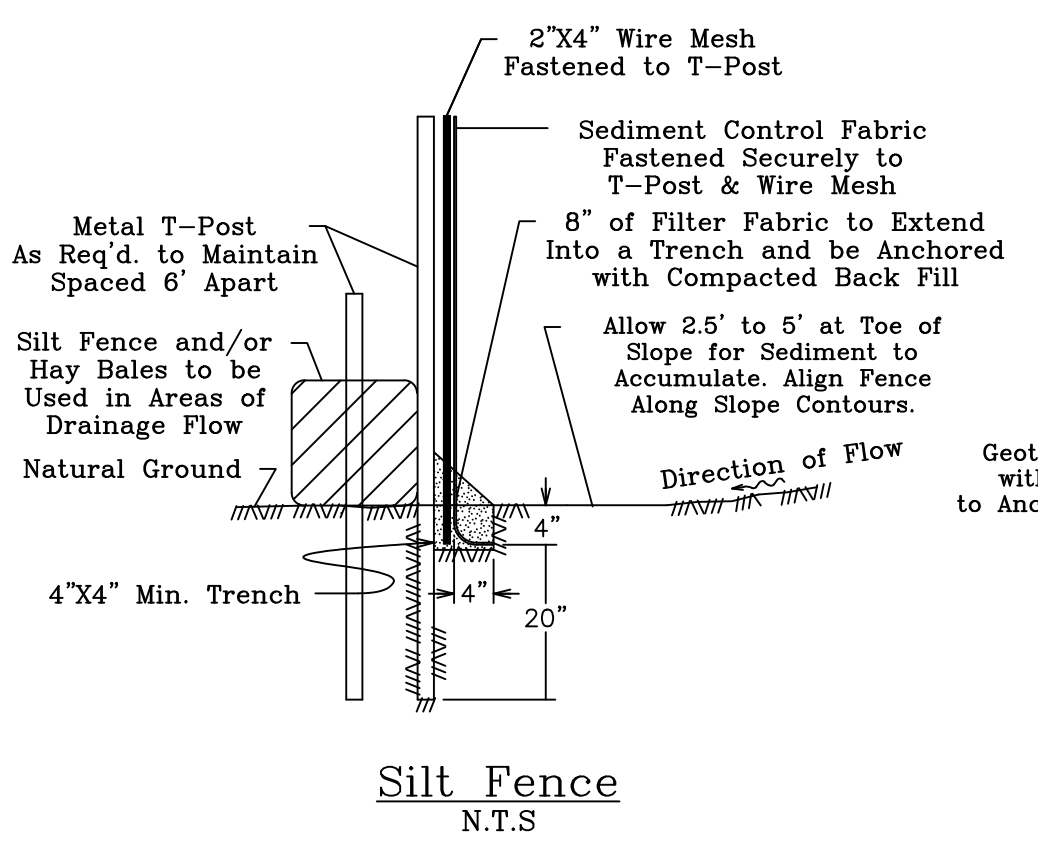
**Firm Name and Address:**

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

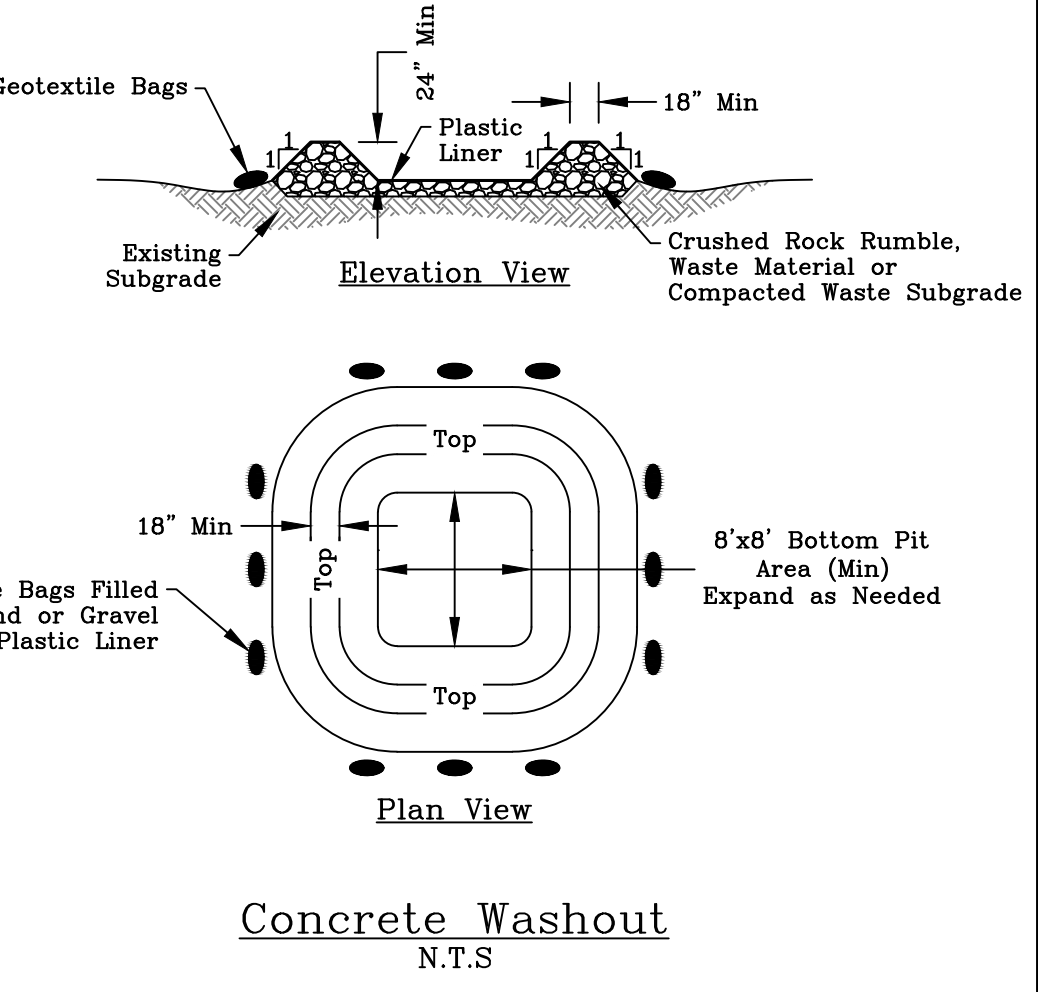
**Project Name and Address:**

**Piccino**  
717 Main Street  
S.M. Hunter's Re-Division  
Block 1 Lot 13R  
0.2007 Acres  
Bryan, Brazos County, TX

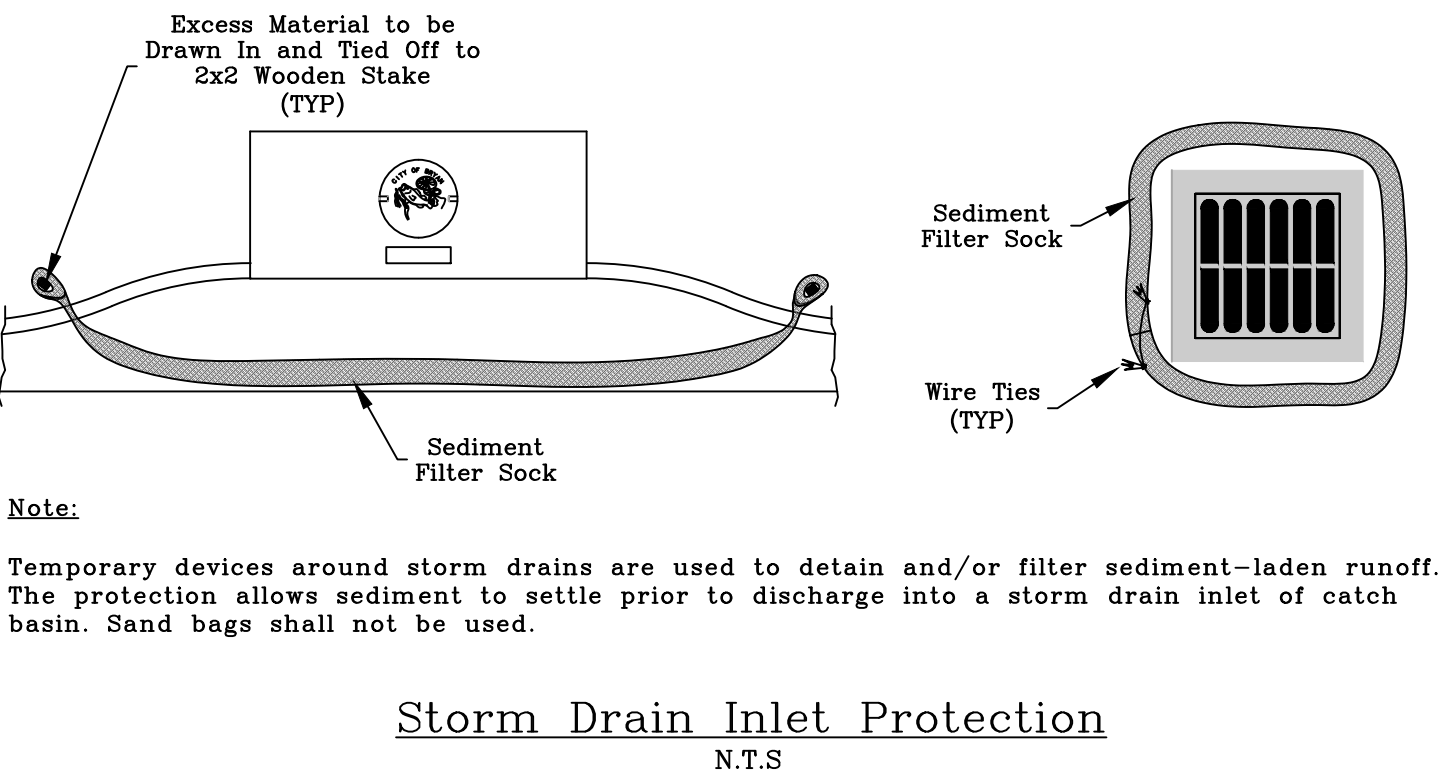
**Date:** April 2022  
**Scale:** As Noted  
**Sheet:** C2



Silt Fence  
N.T.S.



Concrete Washout  
N.T.S.



Storm Drain Inlet Protection  
N.T.S.

J4 Engineering  
4/27/2022  
Piccino-Site Plans.dwg  
J4E Project # 22-023