

PVD DEVELOPMENT

- PH4 FRONT COMMERCIAL BUILDING 500 -

BRYAN, TEXAS
APRIL 2022

DEVELOPER:

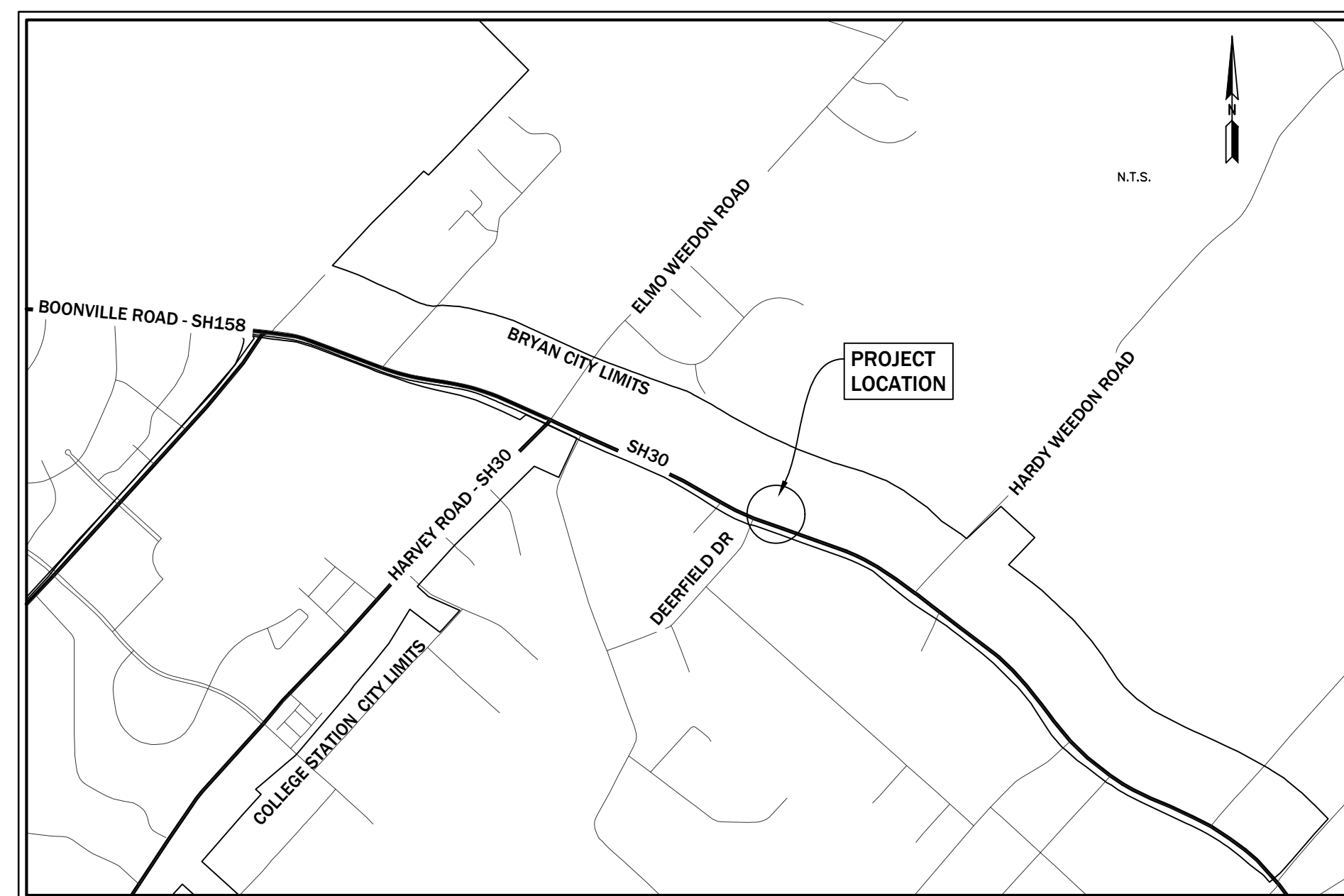
PVD DEVELOPMENT CO, LLC
C/O STEVE VAUGHAN
5222 ENCHANTED OAKS DRIVE
COLLEGE STATION, TEXAS 77845
(979) 225-3222

OWNER:

1983 LAND INVESTMENTS, LLC
4090 STATE HIGHWAY 6 SOUTH
COLLEGE STATION, TEXAS 77845

ENGINEER:

MITCHELL & MORGAN, L.L.P.
3204 EARL RUDDER FREEWAY S.
COLLEGE STATION, TEXAS 77845
(979) 260-6963



VICINITY MAP

INDEX OF SHEETS

SP - SITE PLAN, GRADING, EROSION CONTROL, UTILITY PLAN
DT - DETAILS
LP - LANDSCAPE PLAN

For Interim Review Only
These documents are not
intended for construction,
bidding, or permit purposes.
Prepared by
Veronica J.S. Morgan, P.E.
No. 77689

EXISTING BLDG 300

EXISTING BLDG 400

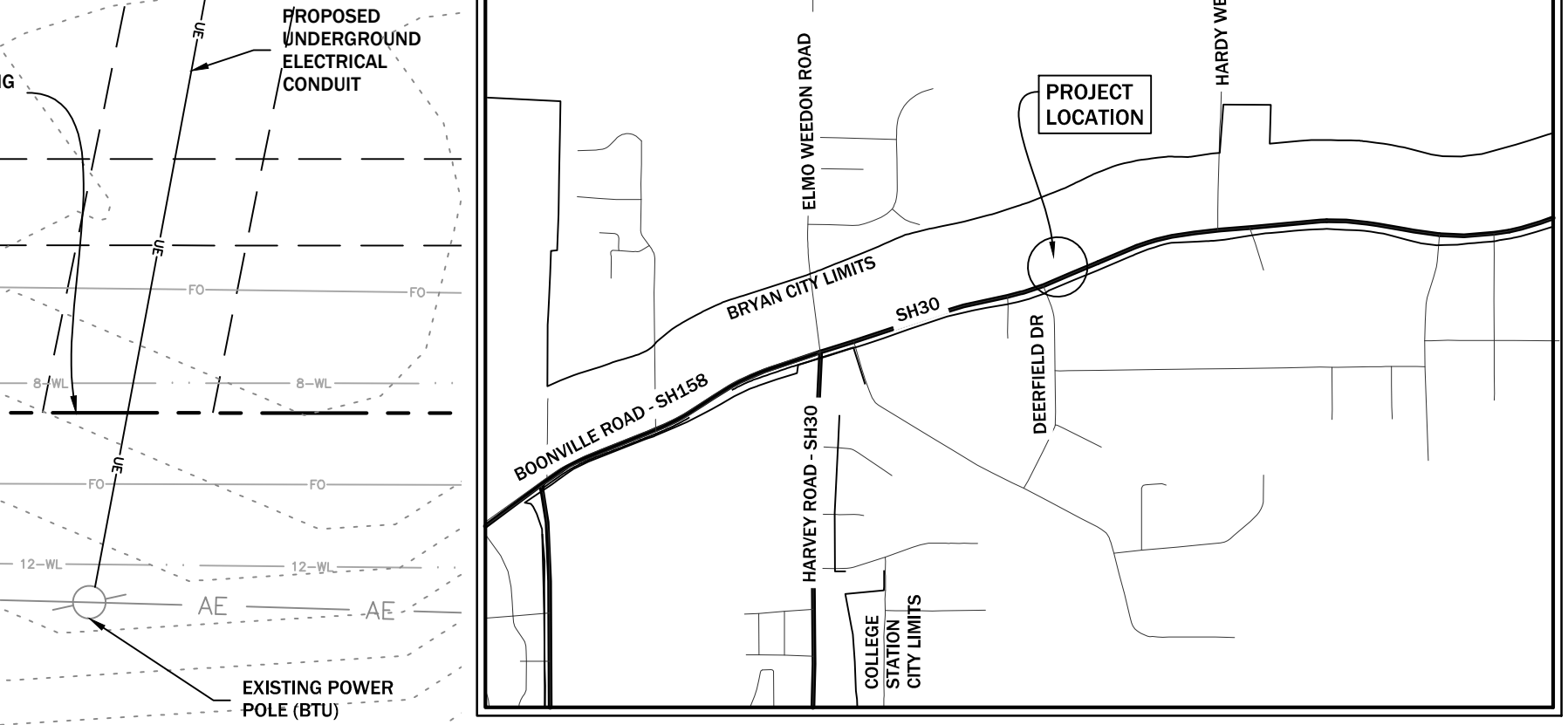
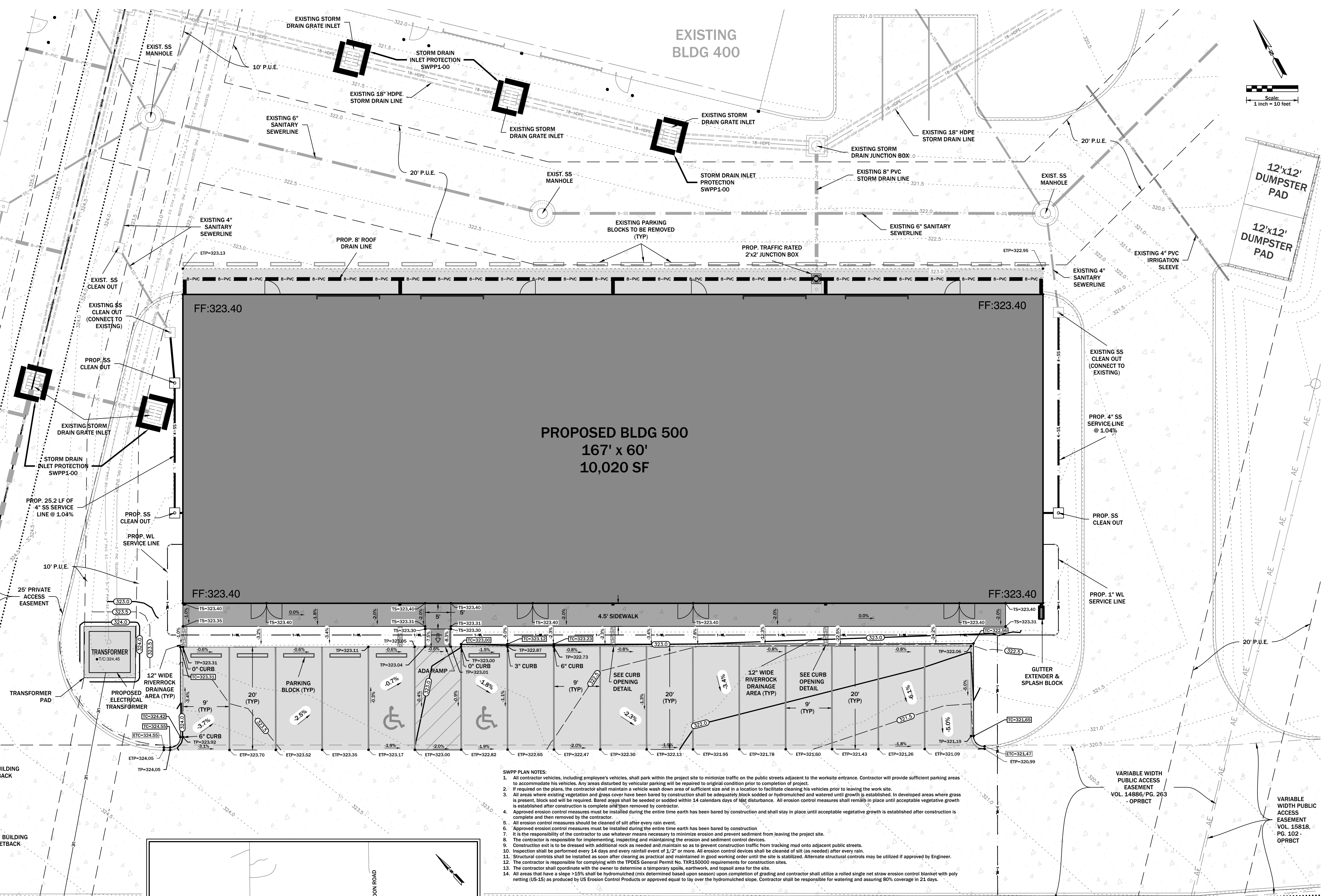
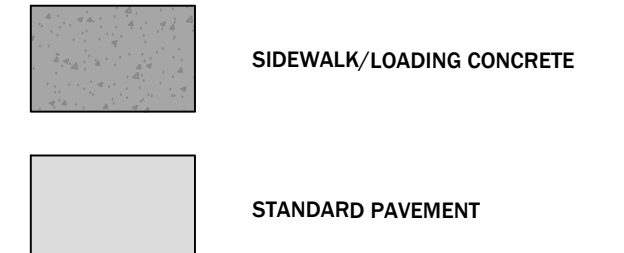
- GENERAL CONSTRUCTION NOTES:**
- It shall be the responsibility of the Contractor to verify the exact location of ALL existing underground utilities. Furthermore, the Contractor shall contact utility company representatives a minimum of 48 hours in advance of any excavation.
 - Contact Dig Test @ 1-800-344-6377
 - Contact Corey Lemond @ ATMOS 286-4939
 - Contact Don Augsburger @ Suddelink 204-5283
 - Contact Brandon Charazac @ BTU 521-5770
 - Contact Leslie Carroll @ Frontier 821-4761
 - All construction shall be in accordance with the current City of Bryan Standard Specifications for Street Construction, B/CS Unified Technical Specifications, Water and Sewer and Generals, 2012, and BCS Unified Design Details. All inspection shall be performed by the staff of the City Engineer of Bryan. All construction shall be coordinated with the City of Bryan City Engineer.
 - In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer & Architect for any substitution prior to construction. Requests for changes should include product information and an engineer's seal where applicable. The contractor shall be financially responsible for the engineer's time spent reviewing changes and redesigning based on contractor's requests.
 - Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Support P and all federal, state and local regulations.
 - TRENCHING AND BACKFILLING:** All trenching and backfilling shall conform to the specifications set out herein. 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 shall extend 5' beyond the curb lines of all streets, alleys and parking 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 with BTU.
 - All materials & labor not identified as a Separate Bid Item shall be considered subsidiary to the item in which it is used. All materials and equipment shall be both furnished and installed unless otherwise noted.
 - The Contractor must provide construction staking from the information provide on these plans.
 - All soil exposed by construction shall receive hydromulch or sod in accordance with the landscape plan.
 - Trenches may not be left open overnight.
 - Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. are not separate pay items. The Price of the adjustment shall be subsidiary to the construction of Sewer Line, Water Main, etc.
 - The contractor shall coordinate with Atmos, Suddelink Communications, BTU, and Frontier to adjust the location of existing facilities.
 - Temporary spoil areas will be identified on site by owner.
 - Contractor shall provide parking lot striping in accordance with the layout shown on this plans.
 - All storm sewer being constructed with this site plan is private.
 - Cross slope and running slope of curb ramps serving the Accessible Parking shall comply with ICC A117.1 - 2009 Accessibility Standards. Maximum cross slope 1:48 (2.08%) and maximum running slope 1:12 (8.33%).
 - Contractor shall strip topsoil from the site prior to construction and stockpile and protect from contamination from other soils for later use onsite by the landscape contractor.

- SITE PLAN NOTES:**
- Name of Project: PH4 Commercial Buildings
 - Legal: PVD Development, Block 1, Lot 3
 - Address: 10256 State Hwy 30
 - Owner: PVD Development Co., LLC
Mark Demond & Steve Vaughn
5222 Enchanted Oaks Drive
College Station TX 77845
 - Engineer: Mitchell & Morgan, L.L.P.
3204 Earl Rudder Fwy. S.
College Station, Texas 77845
(979) 260-6963
 - Zoning: C-3 Commercial
 - Existing Use: Undeveloped-Vacant
Proposed Use: Commercial Buildings for lease
 - Setbacks: Per City of Bryan Ordinances
 - Site Area: 0.505 Acres.
 - Water Demands: Min.=00 gpm, Avg.=07 gpm, Peak=28 gpm
 - Sanitary Demands: Avg.=5,040 GPD, MAX.=20,160 GPD
 - This project is located within the FM158 Corridor Overlay.
 - All signage will be permitted separately through the Building Services Department.
 - Sewer for this property is being provided by COCS.
 - Water to this property is being provided by Wicksan Water Supply Corporation.
 - All Storm Sewer on this plan is private.
 - The subject tract does not lie within the 100 year floodplain according to the F.E.M.A. Flood Insurance Rate Maps for Brazos County, Texas and Incorporated areas, Community No. 480083, Panel No. 0220F, Map No. 48041C0220F, Effective Date: April 2, 2014.
 - A separate sealed irrigation plan must be submitted to the COB for a plumbing permit prior to installation. The irrigation system must meet all state requirements, including backflow prevention.
 - All private plumbing requires a plumbing permit.
 - Each building is one story tall.
 - All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances
 - Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, entore, 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.
 - Impervious cover for this phase = 83%.
 - Owner or future owner shall be responsible for repair to the pavement/sidewalk if waterline is repaired by Wicksan Creek SUD.

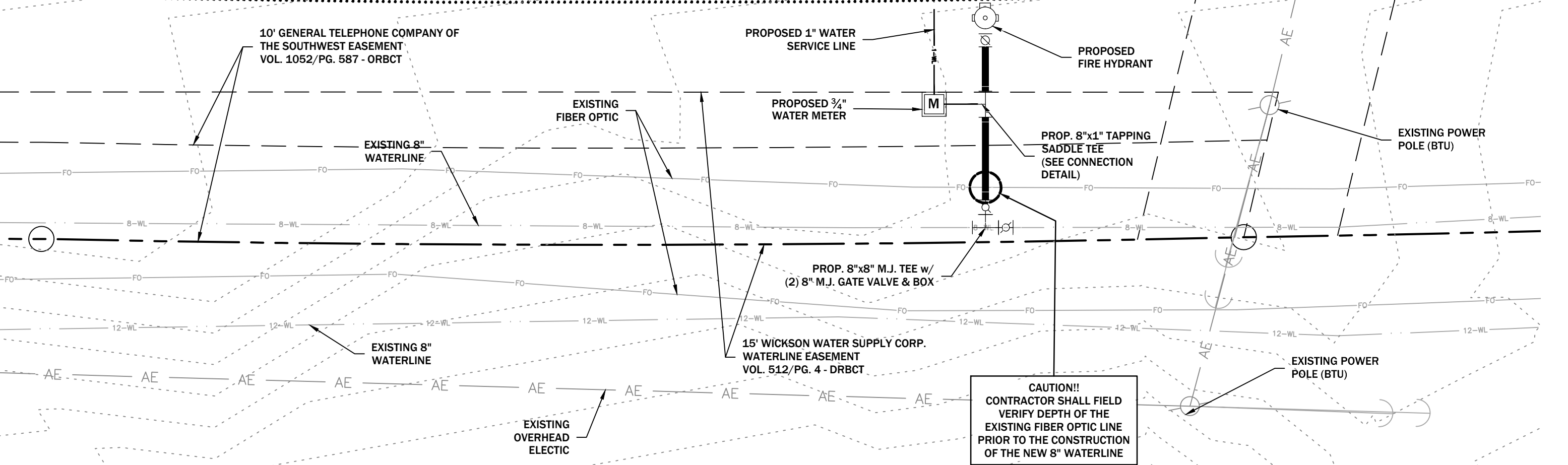
PHASE 4 - PARKING LEGEND:

TOTAL BUILDING SF:	10,020 SF
PARKING REQUIRED:	1/1000 SF (WAREHOUSE) 1/1000 SF (10,020 SF) 10.02 -> 11 SPACES
PARKING PROVIDED:	16 PARKING SPACES (INCLUDING 2 HC SPACES)

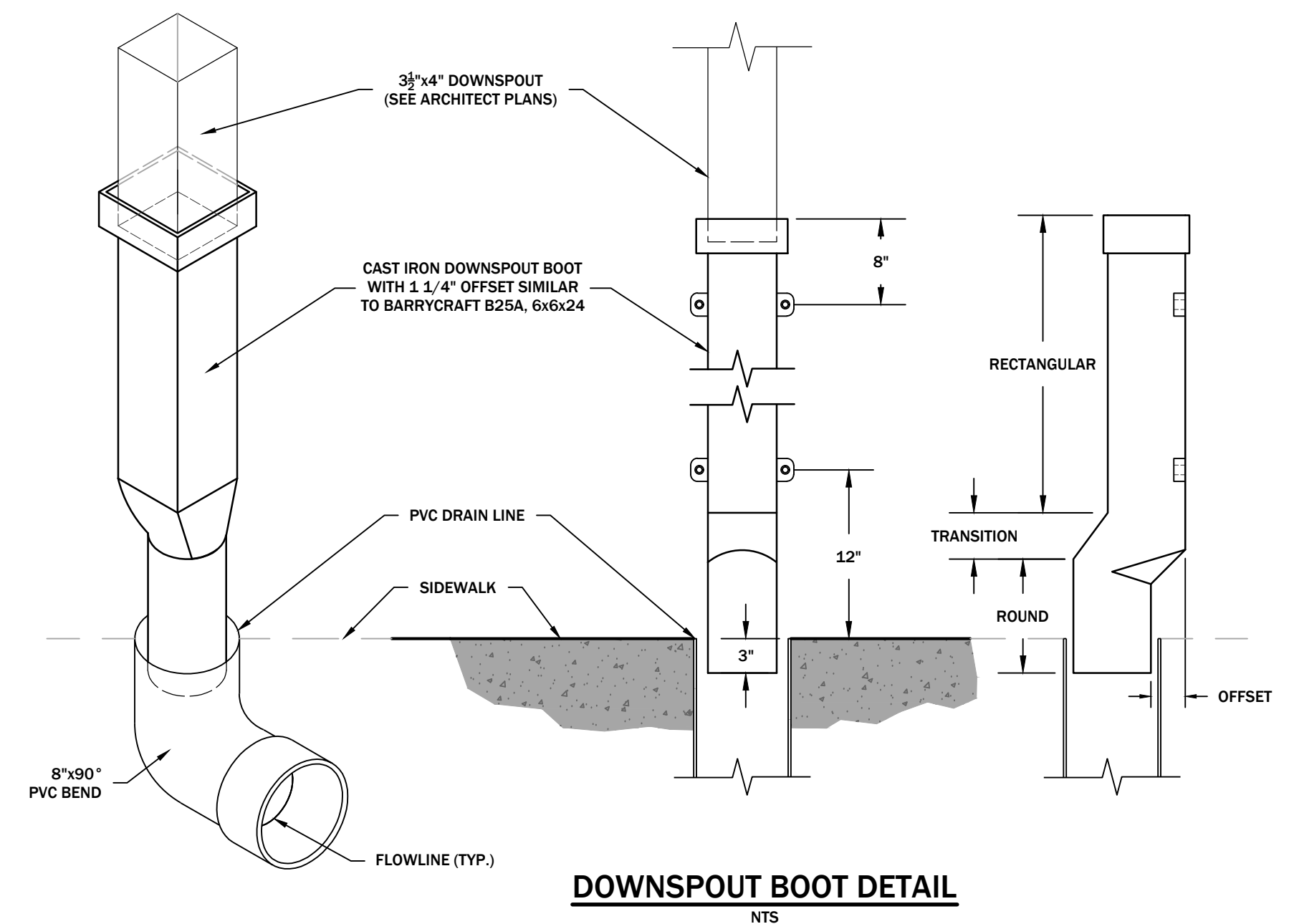
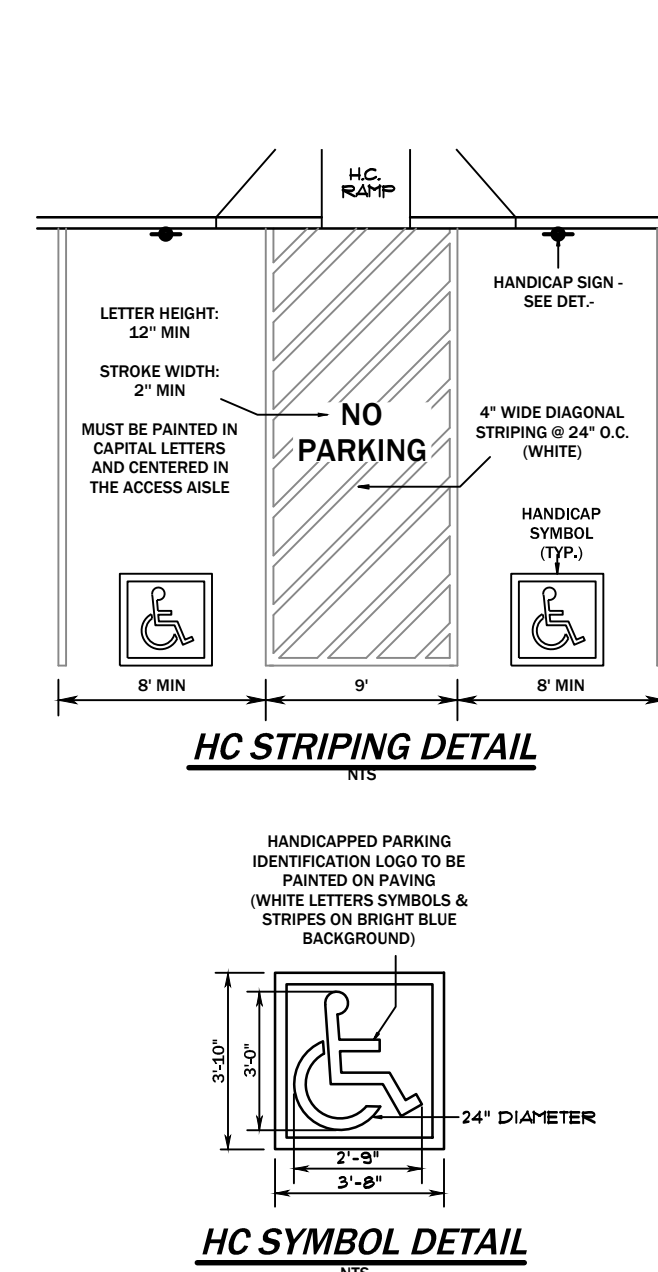
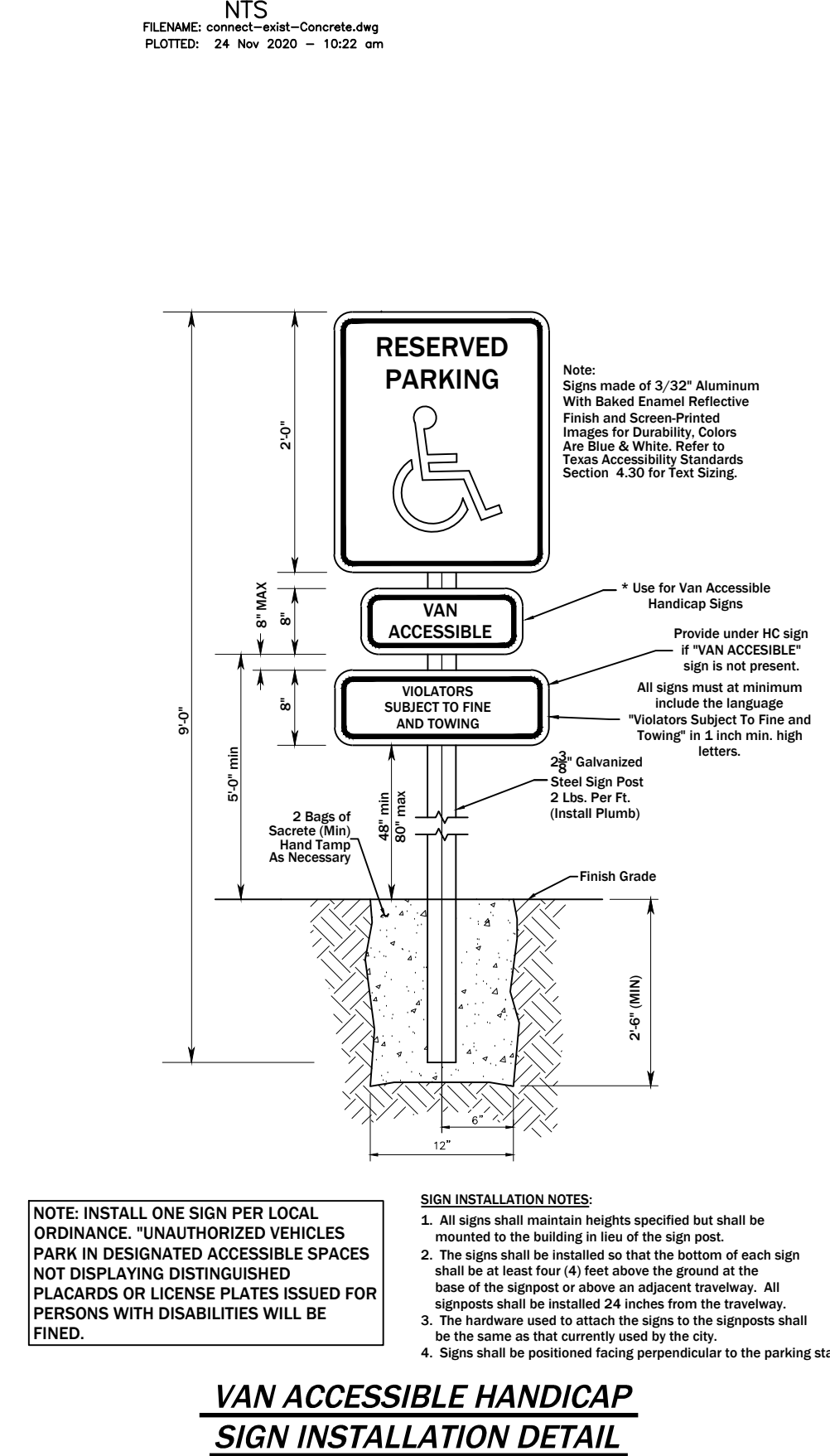
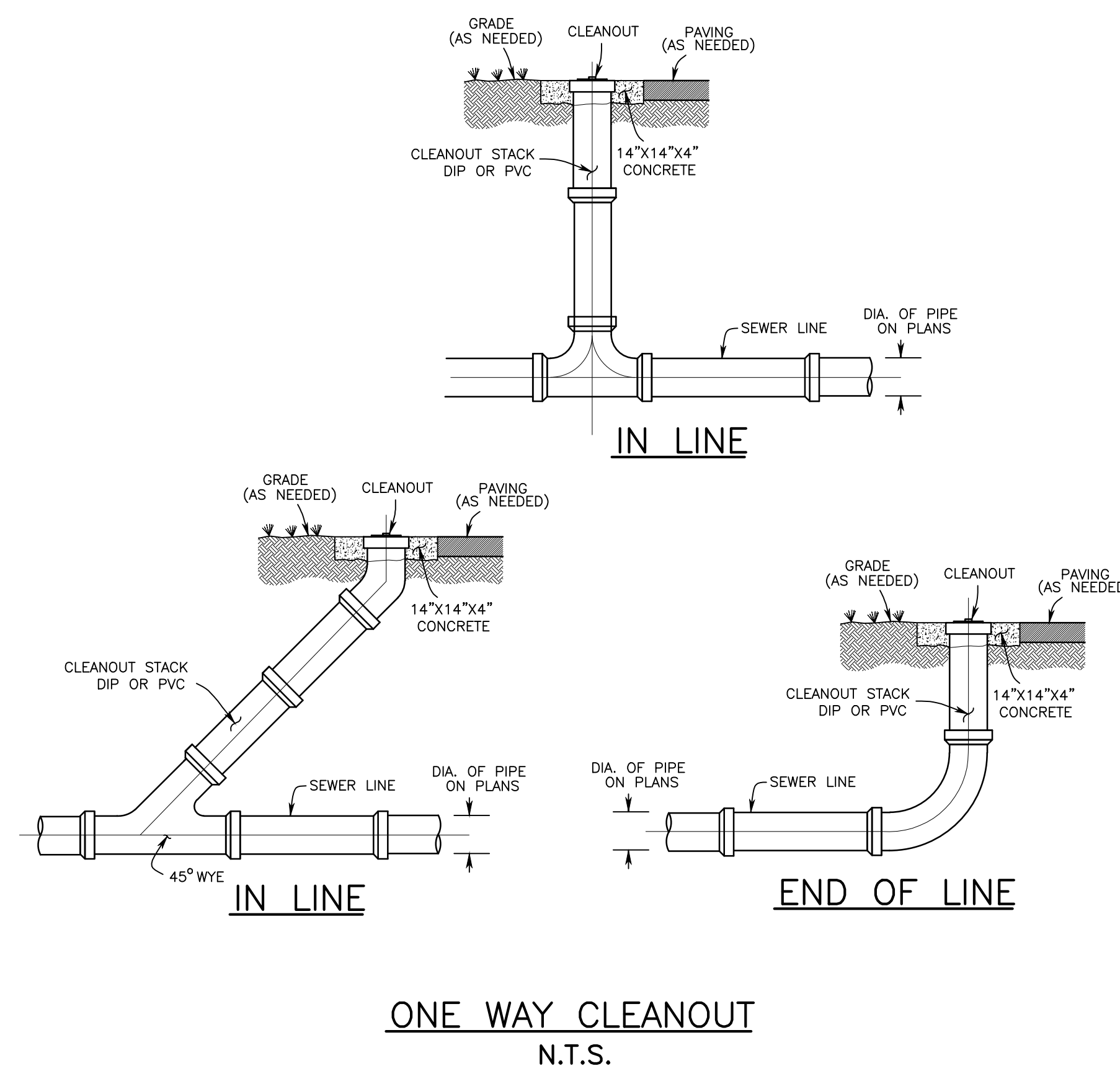
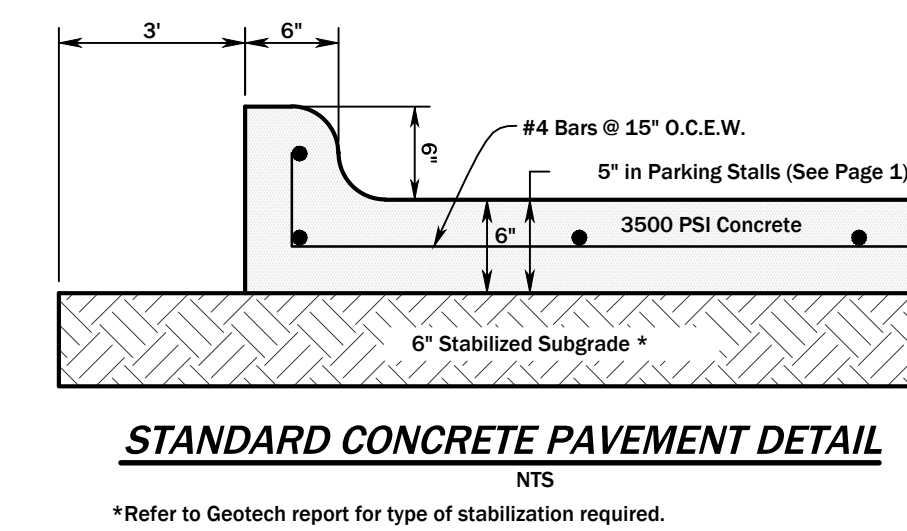
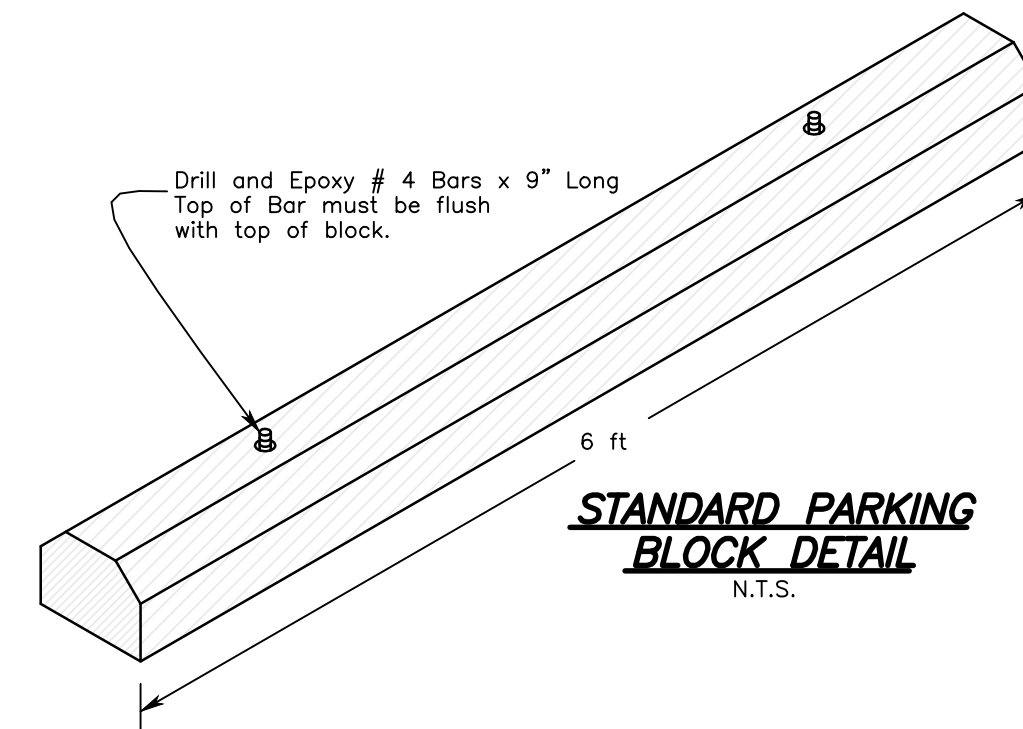
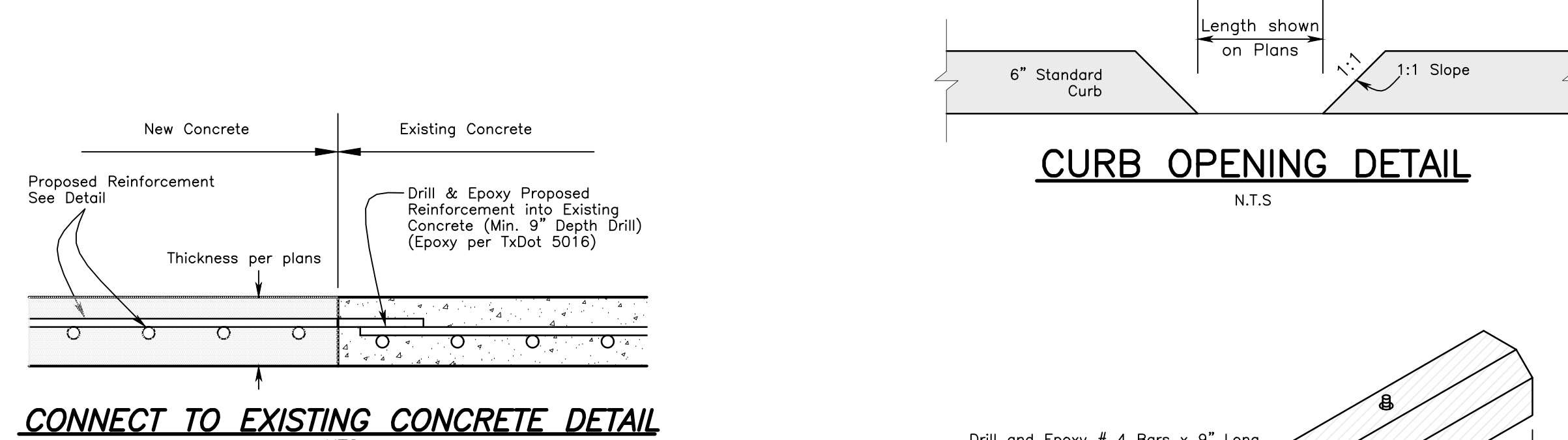
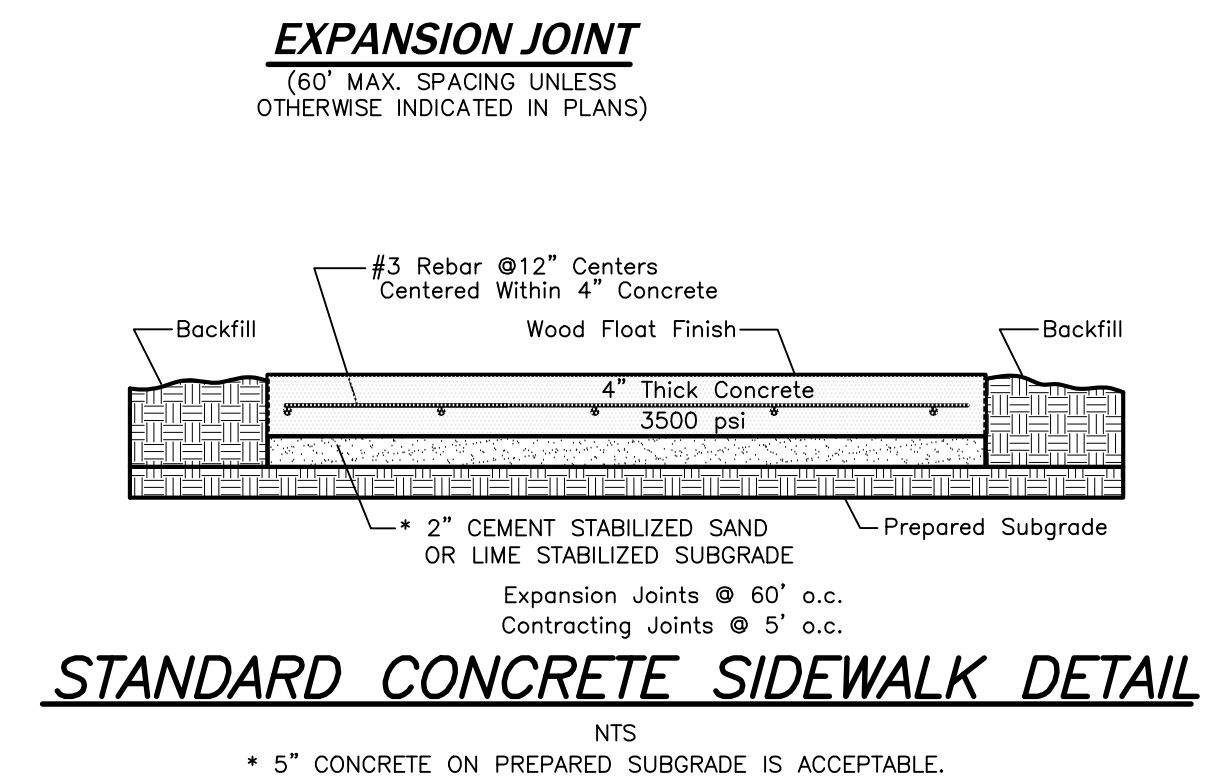
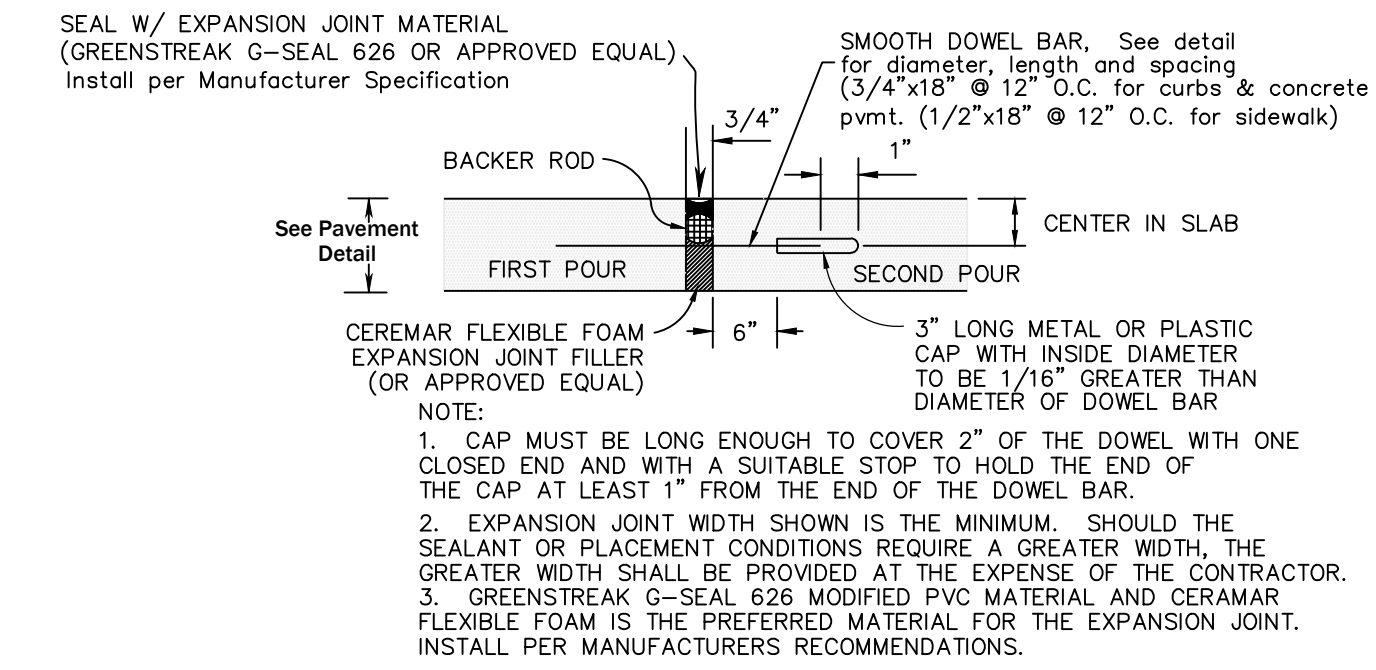
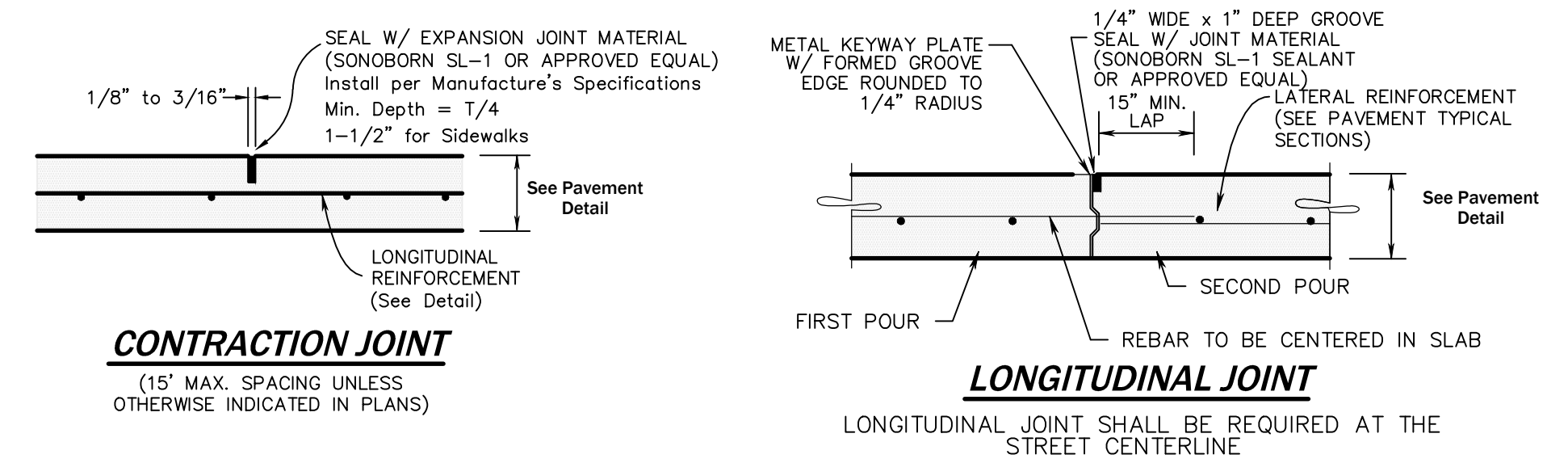
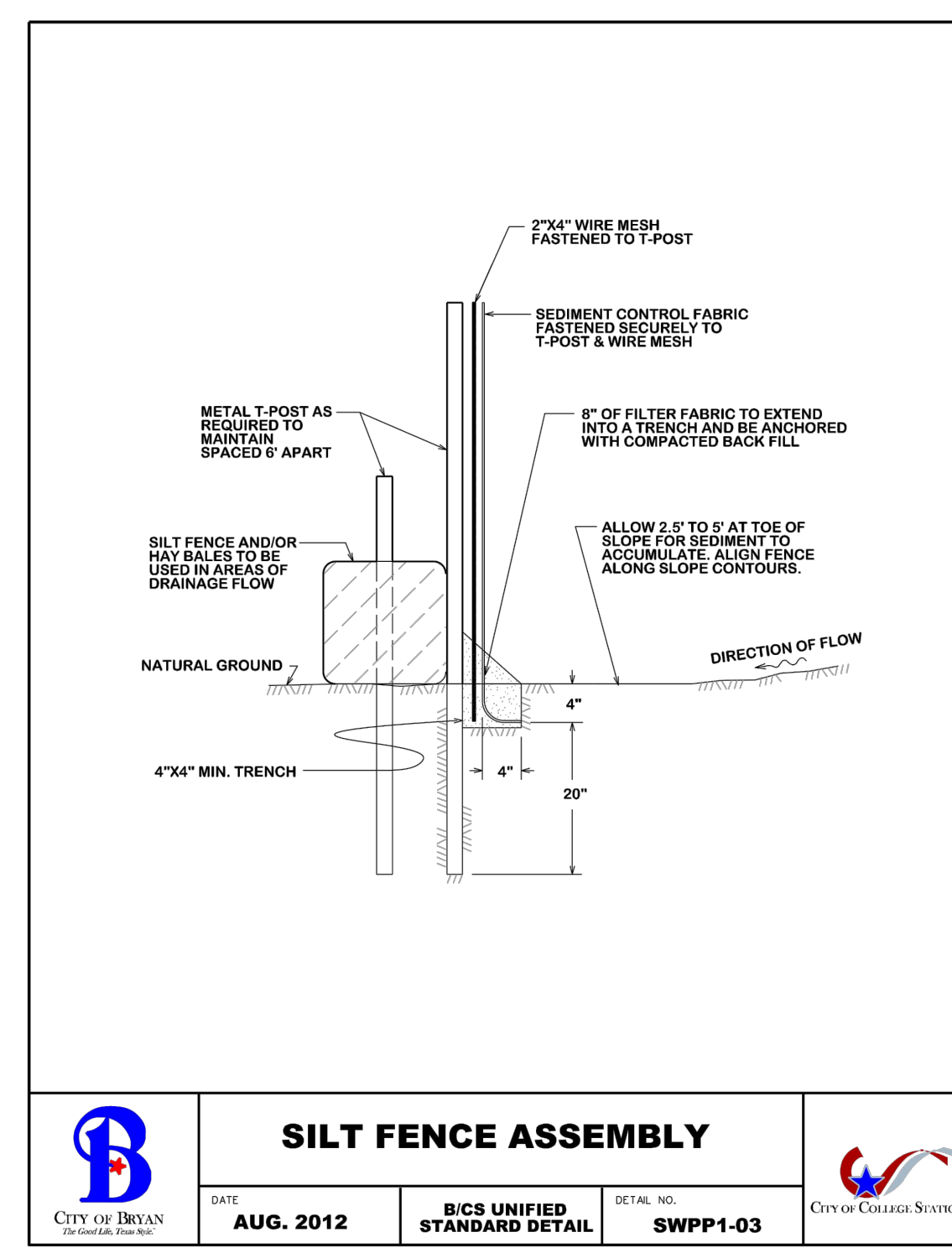
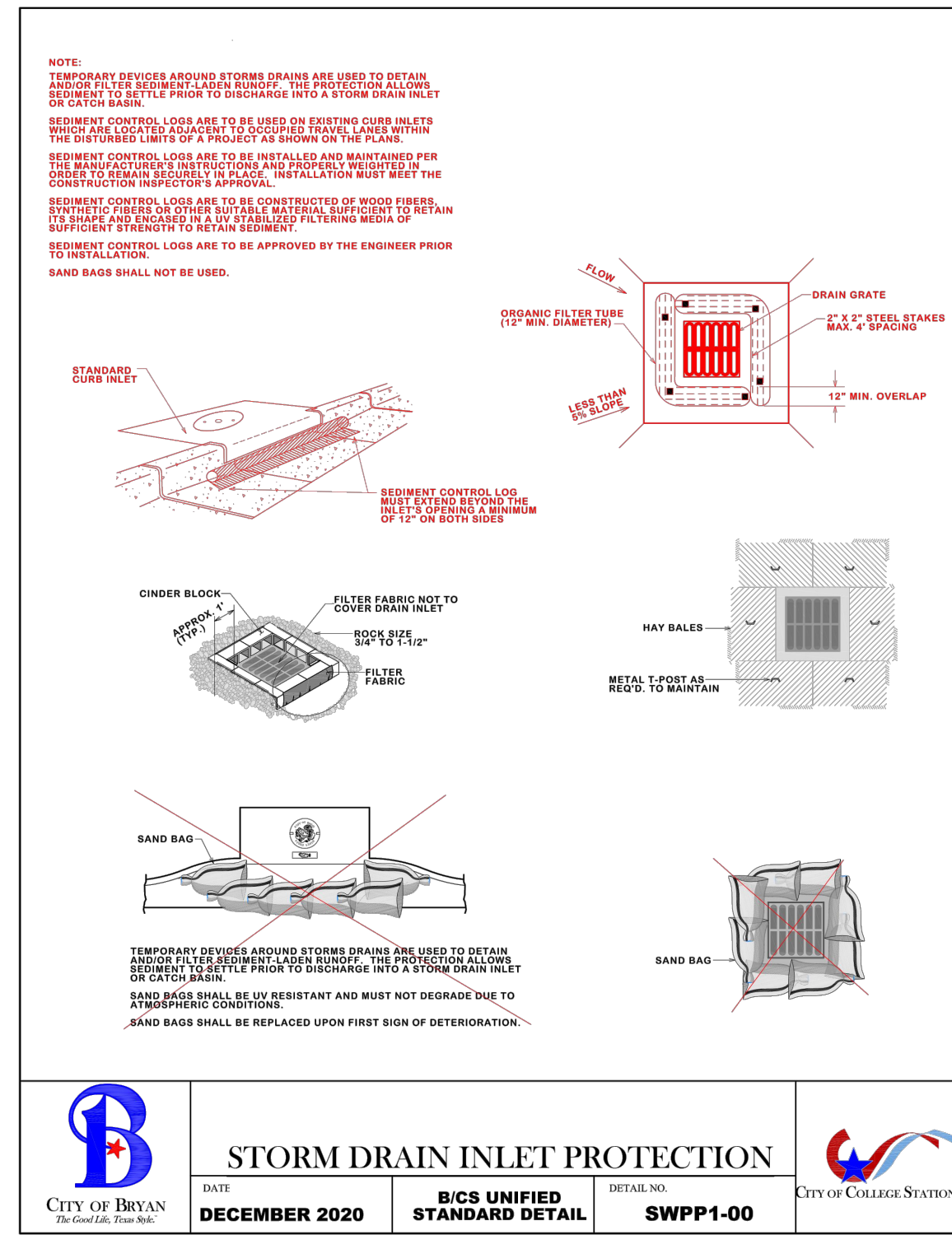
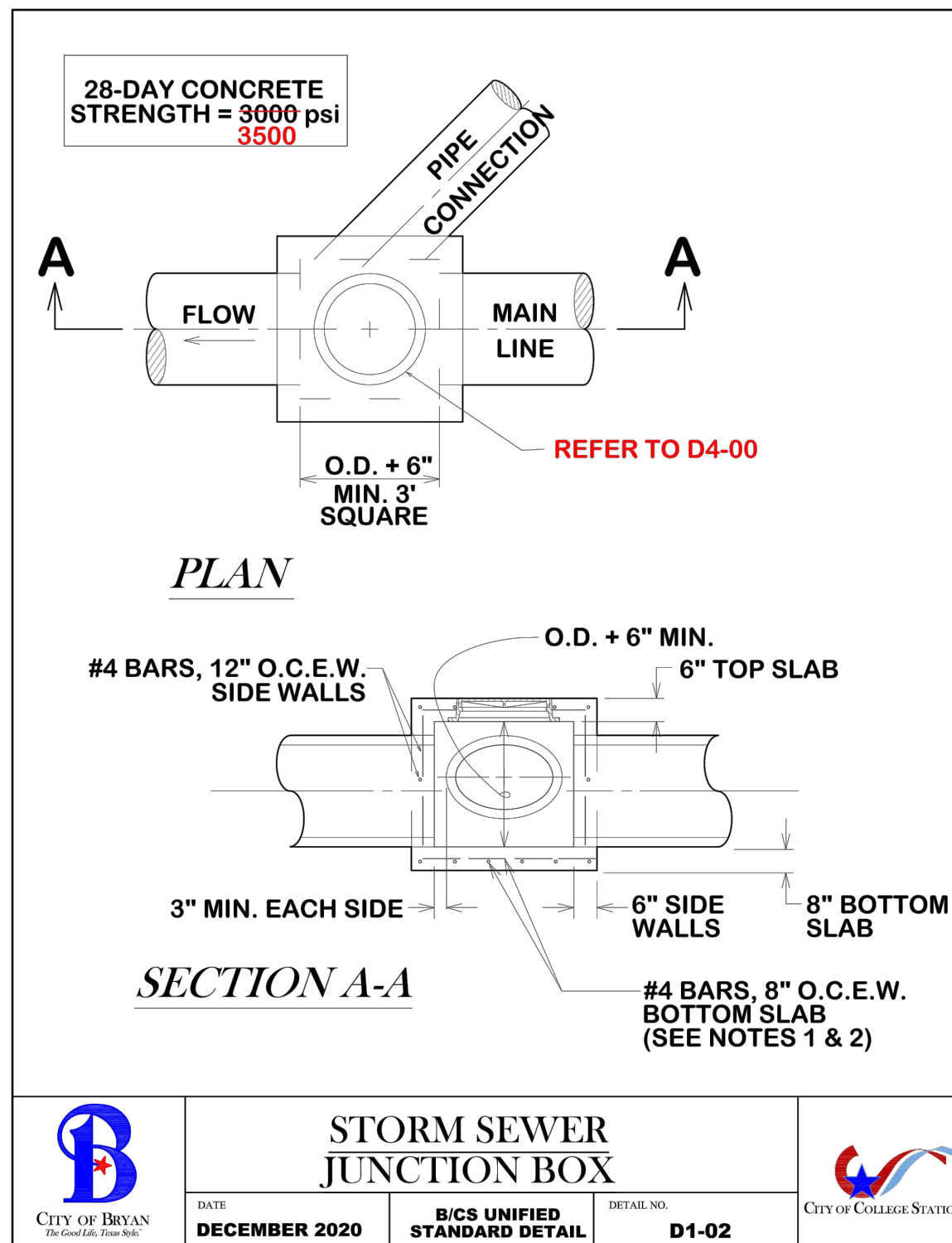
- LEGEND:**
- FF = FINISHED FLOOR ELEVATION
 - TS = TOP OF SIDEWALK ELEVATION
 - TP = TOP OF PAVEMENT ELEVATION
 - TC = TOP OF CURB ELEVATION
 - T/C = TOP OF CONCRETE ELEVATION
 - ETP = EXISTING TOP OF PAVEMENT ELEVATION
 - ETC = EXISTING TOP OF CURB ELEVATION



- SWPP PLAN NOTES:**
- All contractor vehicles, including employer's vehicles, shall park within the project site to minimize traffic on the public streets adjacent to the worksite entrance. Contractor will provide sufficient parking areas to accommodate his vehicles. Any areas disturbed by vehicular parking will be repaired to original condition prior to completion of project.
 - If required on the plans, the contractor shall maintain a vehicle wash down area of sufficient size and in a location to facilitate cleaning his vehicles prior to leaving the work site.
 - All areas where existing vegetation and grass cover have been bared by construction shall be adequately bared sodded or hydromulched and watered until growth is established. In developed areas where grass is present, bared sod will be required. Bared areas shall be seeded or sodded within 14 calendar days of baring disturbance. All erosion control measures shall remain in place until acceptable vegetative growth is established after construction is complete and then removed by contractor.
 - Approved erosion control measures must be installed during the entire time earth has been bared by construction and shall stay in place until acceptable vegetative growth is established after construction is complete and then removed by the contractor.
 - All erosion control measures should be cleaned of silt after every rain event.
 - Approved erosion control measures must be installed during the entire time earth has been bared by construction.
 - It is the responsibility of the contractor to use whatever means necessary to minimize erosion and prevent sediment from leaving the project site.
 - The contractor is responsible for implementing, inspecting and maintaining the erosion and sediment control devices.
 - Construction soil to be dressed with additional rock as needed and maintain so as to prevent construction traffic from tracking mud onto adjacent public streets.
 - Inspection shall be performed every 14 days and every rainfall event of 1/2" or more. All erosion control devices shall be cleaned of silt (as needed) after every rain.
 - Structural controls shall be installed as soon after clearing as practical and maintained in good working order until the site is stabilized. Alternate structural controls may be utilized if approved by Engineer.
 - The contractor is responsible for complying with the TDES General Permit No. TDES0000 requirements for construction sites.
 - The contractor shall coordinate with the owner to determine a temporary spillo, earthwork, and topsoil area for the site.
 - All areas that have a slope >15% shall be hydromulched (mix determined based upon seasons) upon completion of grading and contractor shall utilize a rolled single net straw erosion control blanket with poly netting (US-15) as produced by US Erosion Control Products or approved equal to lay over the hydromulched slope. Contractor shall be responsible for watering and assuring 80% coverage in 21 days.



CAUTION!
CONTRACTOR SHALL FIELD VERIFY DEPTH OF THE EXISTING FIBER OPTIC LINE PRIOR TO THE CONSTRUCTION OF THE NEW 8" WATERLINE



MITCHELL M&M MORGAN

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 TX. FIRM # F-1443

3204 EARL RUDDER FWY. S. COLLEGE STATION, TX 77845

PLAN & DESIGN SPECIALISTS IN CIVIL ENGINEERING • HYDRAULICS HYDROLOGY • UTILITIES • STREETS SITE PLANS • SUBDIVISIONS

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For: Mitchell Morgan, P.E. License No. 17080

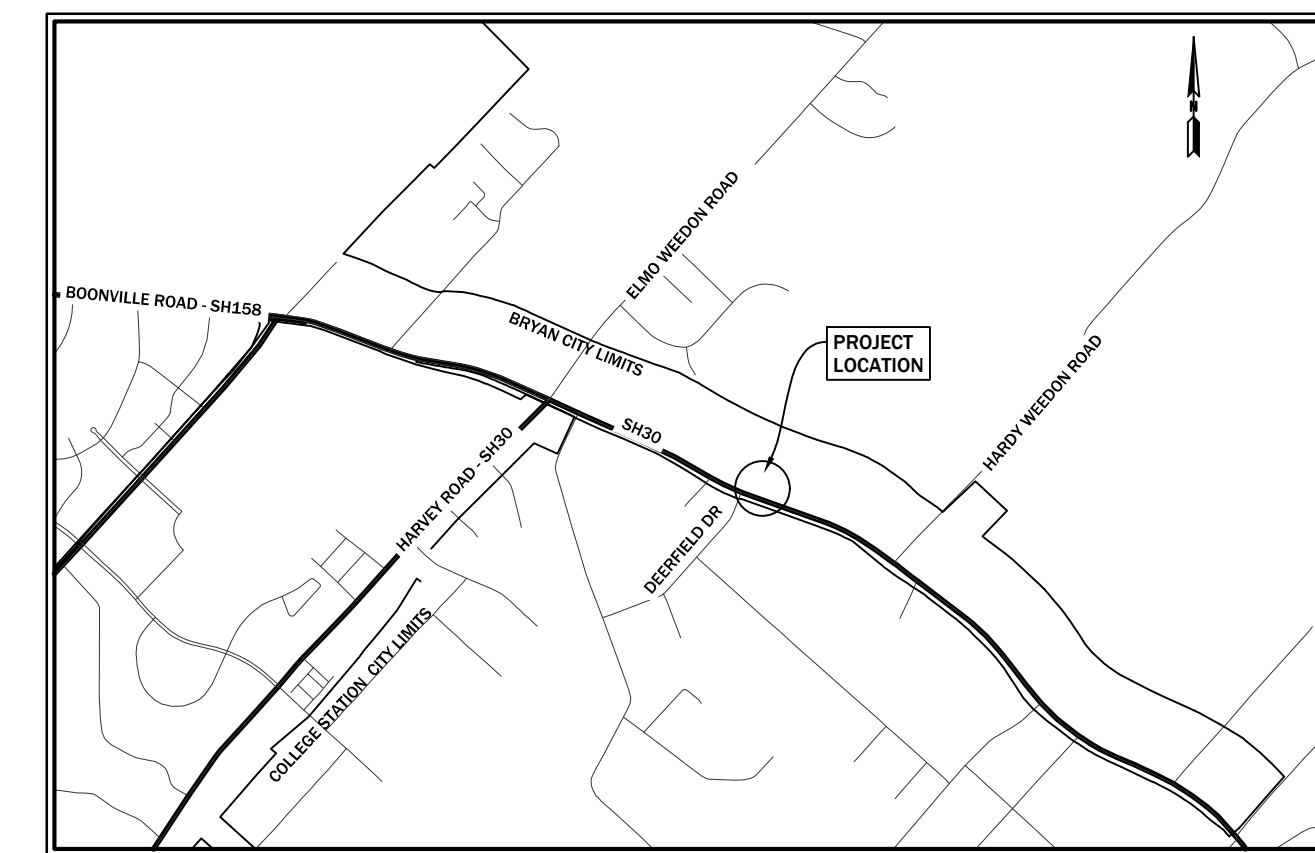
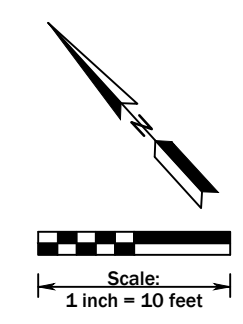
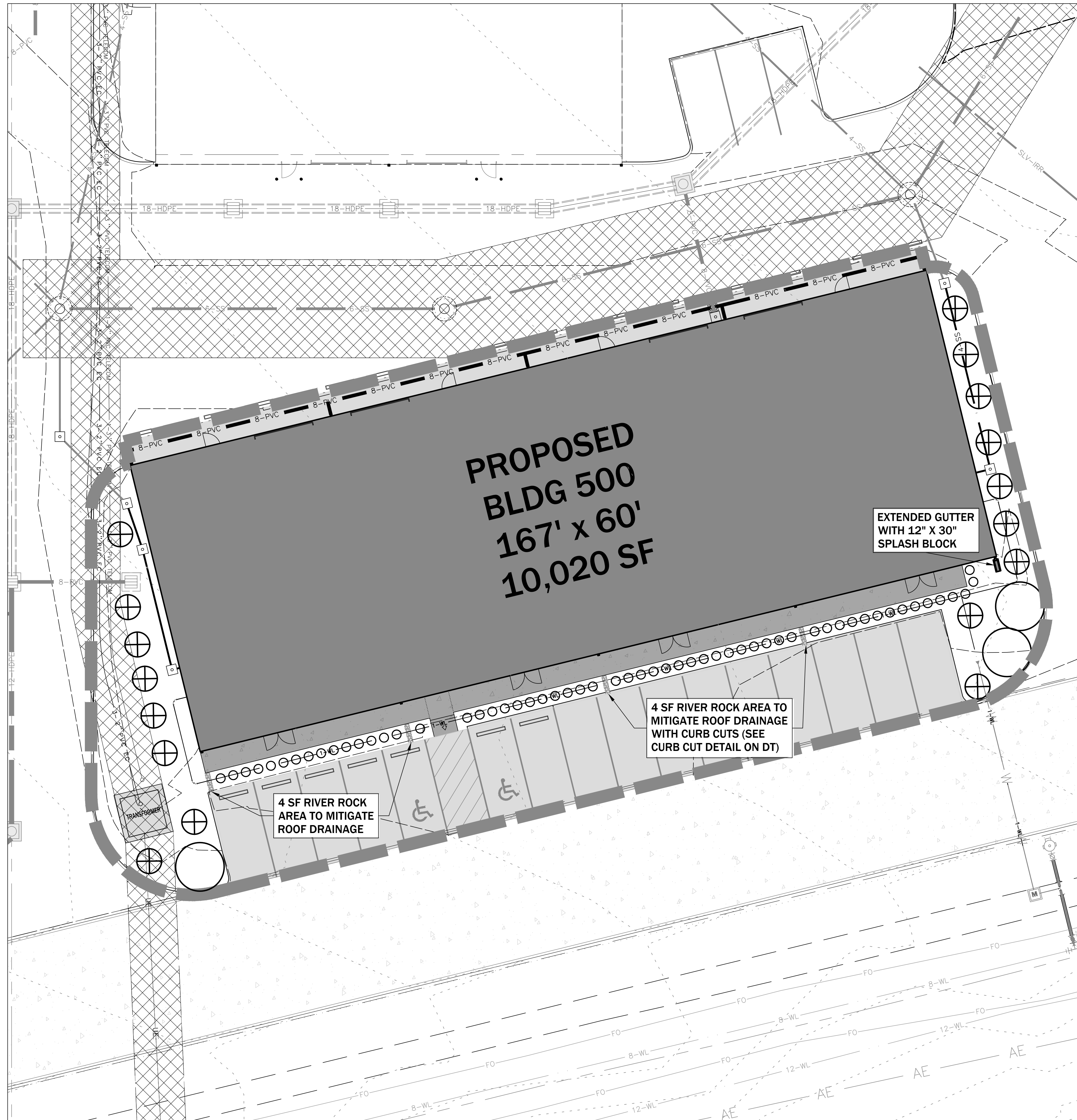
APRIL 2022
 Drawn By: SS
 Checked By: USM

Prepared For:
 PVD Development Co., LLC
 5222 Enchanted Oaks Dr.
 College Station, TX 77845
 (979) 225-3222

Revisions

DETAILS
 PHASE 4 - COMMERCIAL BUILDING 500
 SH30 - BRYAN

DT



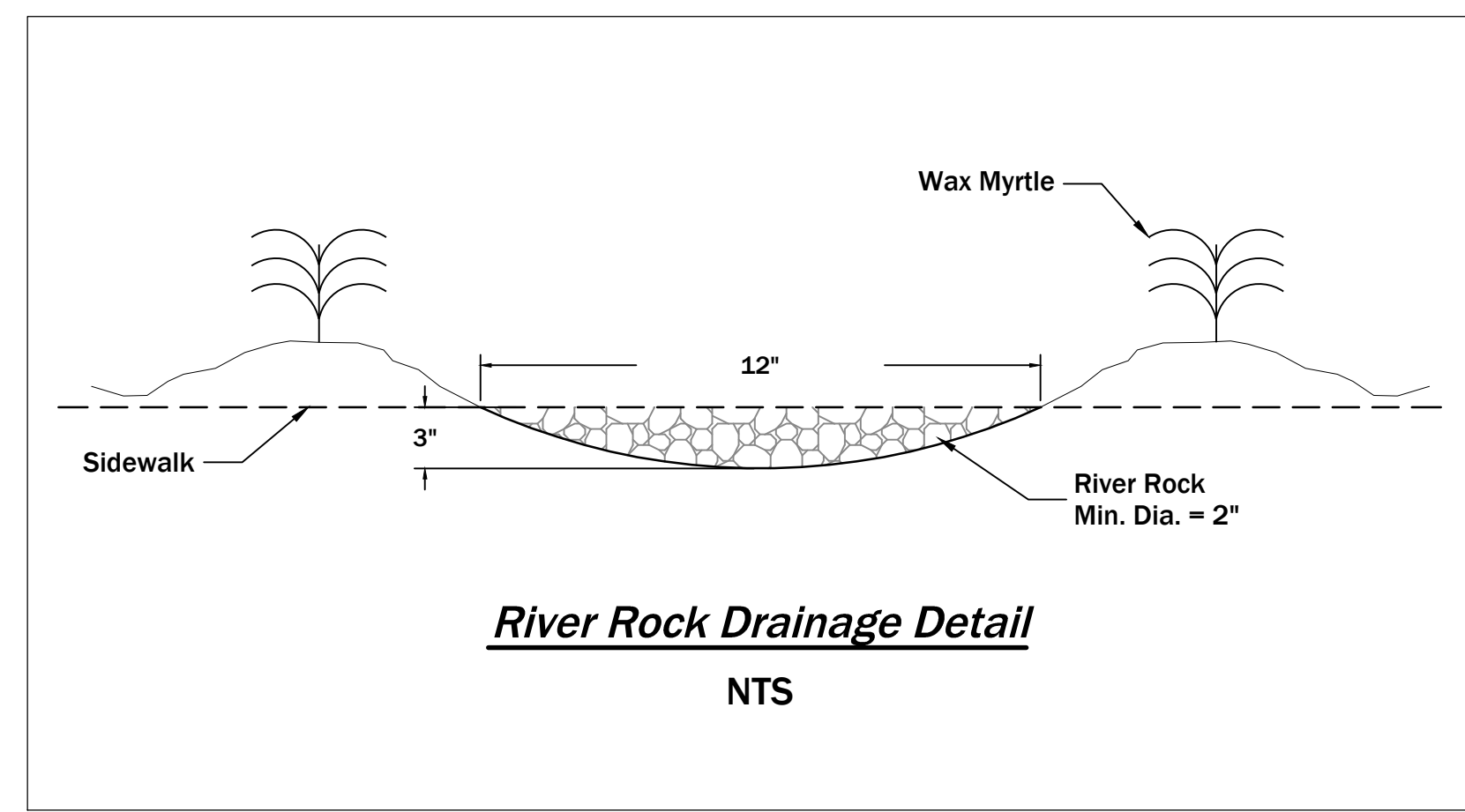
VICINITY MAP

- LEGEND**
- AREA WHERE CANOPY TREES ARE PROHIBITED
 - LANDSCAPE PHASELINE

PHASE 4 LANDSCAPE			
	QUANTITY	VALUE	SQFT
CANOPY (3"+ CALIPER) WATER OAK	3	250	750
NON-CANOPY (1.5" - 3" CALIPER) CRAPE MYRTLE	17	100	1,700
SHRUB (5-15 GAL.) 1140 WAX MYRTLE	57	10	570
TOTAL			3,020

PHASE 4 TOTAL AREA = 17,723 SF
17% OF TOTAL AREA = 3,013 SF

- NOTES:**
- 17,723 SF (DEVELOPED AREA) x .17 = 3,013 SF REQUIRED LANDSCAPING
 - AN IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL LANDSCAPED AREAS.
 - NEW CANOPY TREES PLANTED FOR LANDSCAPE CREDIT SHALL BE AT LEAST 8' IN HEIGHT AND AT LEAST 3" IN CALIPER AND HAVE A MINIMUM OF 75% YEAR-ROUND FOLIAGE.
 - NEW NON-CANOPY TREES PLANTED FOR LANDSCAPE CREDIT SHALL BE AT LEAST 8' IN HEIGHT AND AT LEAST 1.5" IN CALIPER AND HAVE A MINIMUM OF 75% YEAR-ROUND FOLIAGE.
 - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARED BY CONSTRUCTION SHALL BE ADEQUATELY HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. THIS SHALL INCLUDE THE FUTURE BUILDING 500 PAD AND PARKING AREA. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETED AND THEN REMOVED BY CONTRACTOR.
 - A SEPARATE SEALED IRRIGATION SPRINKLER PLAN IN COMPLIANCE WITH STATE REQUIREMENTS AND CITY PERMIT APPLICATION NEEDS TO BE SUBMITTED FOR REVIEW FOR IRRIGATION SYSTEMS. SEPARATE PLUMBING PERMIT IS REQUIRED.
 - THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO DETERMINE A TEMPORARY SPOILS, EARTHWORK, AND TOPSOIL AREA FOR THE SITE.
 - THE CONTRACTOR SHALL USE 6" OF TOPSOIL IN LANDSCAPED AREAS.
 - RIVER ROCK SHALL RANGE FROM 2" - 3" IN DIAMETER AND NOT EXCEED 3" IN DIAMETER.



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APRIL 2022
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Checked By: VJBM

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Revisions

LANDSCAPE PLAN
PHASE 4 - COMMERCIAL BUILDING 500
SH30 - BRYAN

LP