

BENCHMARK INFORMATION

TBM 1	N: 10227513.37 E: 3563332.04 ELEV: 295.87 (5/8 IRON ROD WITH RED PLASTIC CAP STAMPED 'KURR SURV. CONTROL POINT')
TBM 2	N: 10227398.78 E: 3563503.05 ELEV: 292.45 (5/8 IRON ROD WITH RED PLASTIC CAP STAMPED 'KURR SURV. CONTROL POINT')
TBM 2	N: 10227318.45 E: 3563194.75 ELEV: 294.81 (5/8 IRON ROD WITH RED PLASTIC CAP STAMPED 'KURR SURV. CONTROL POINT')

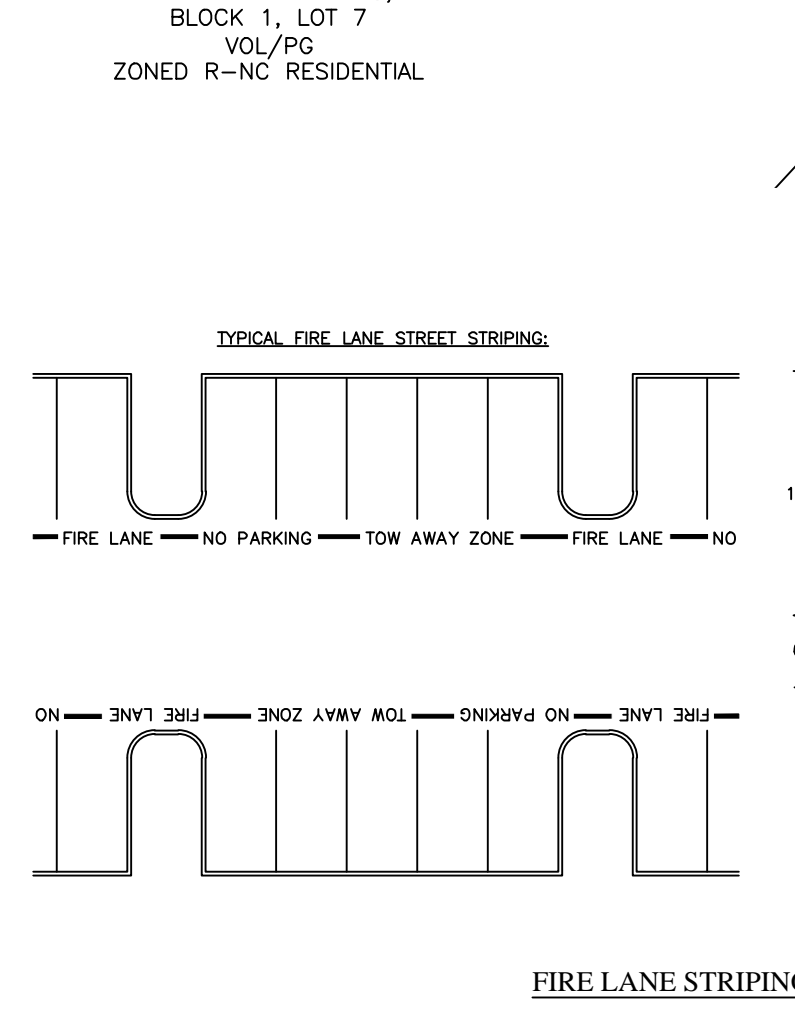
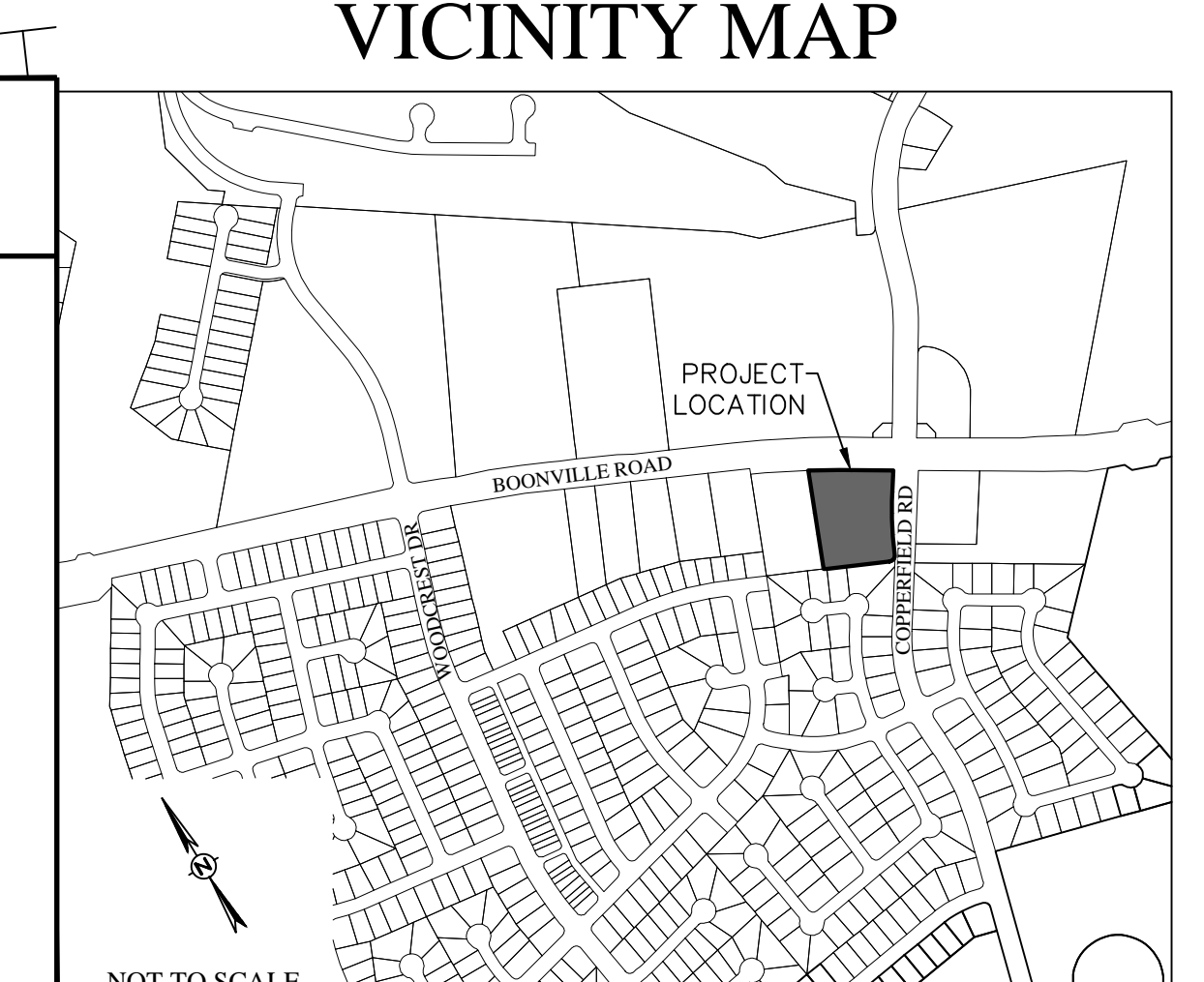
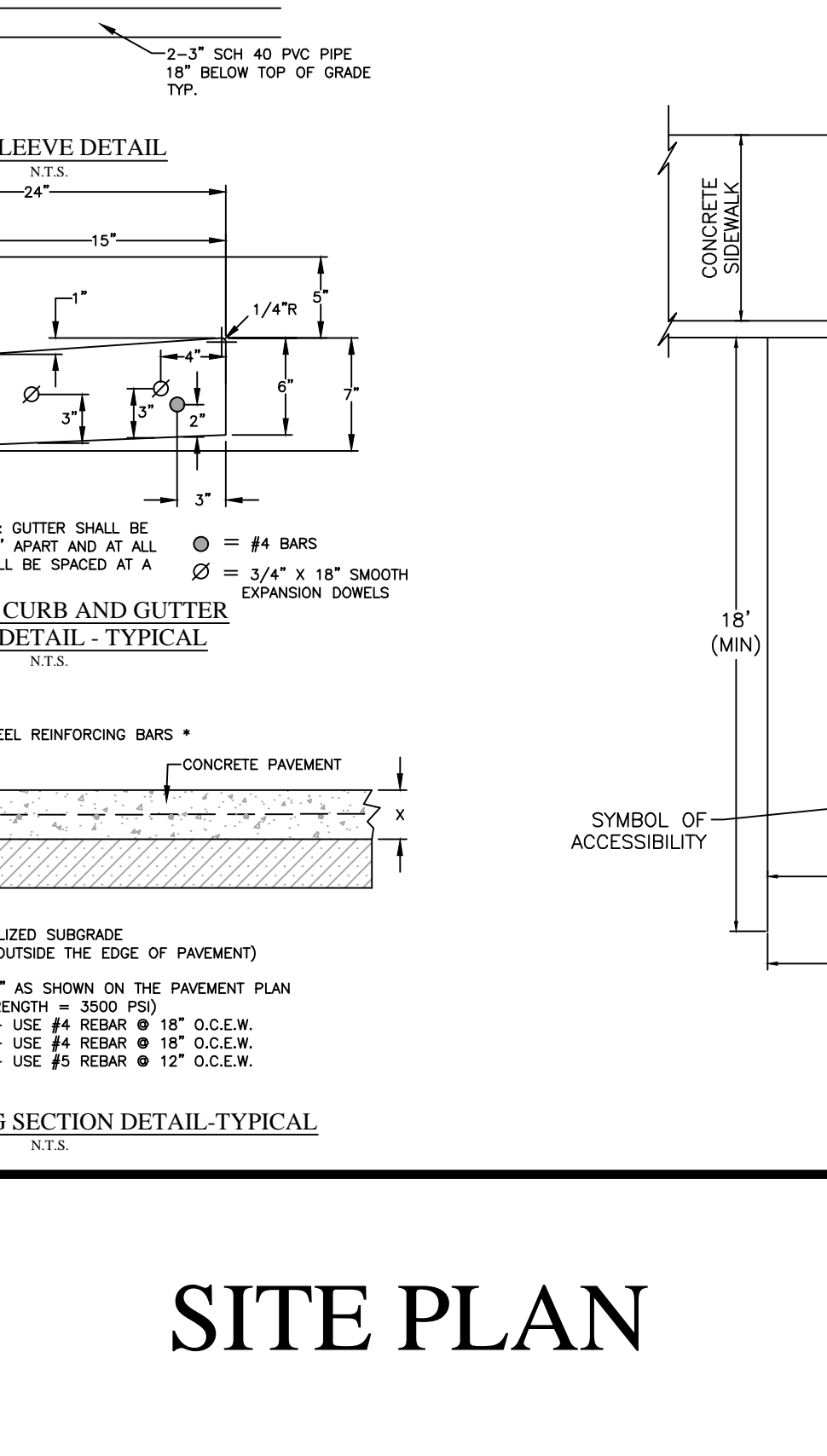
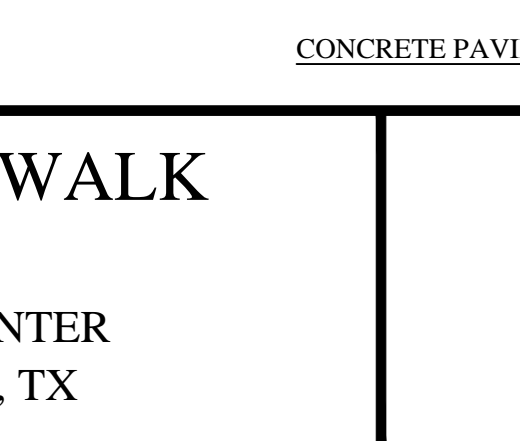
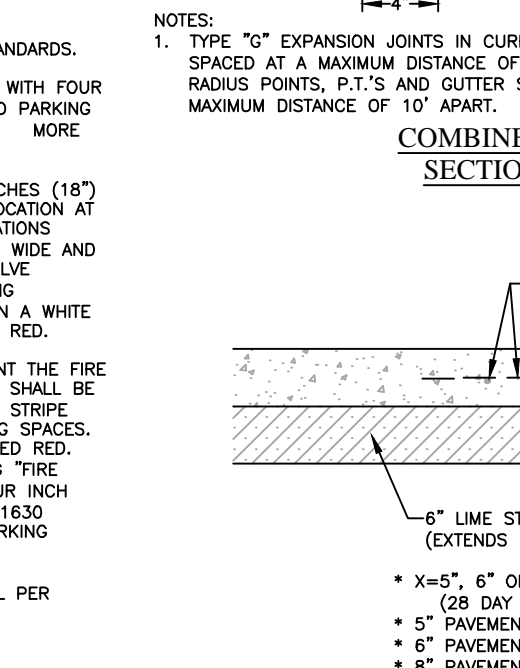
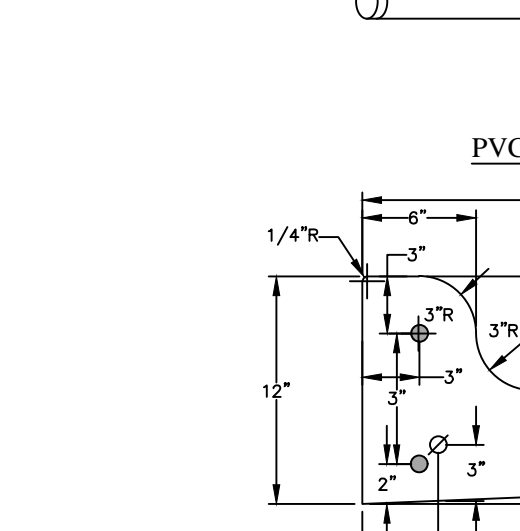
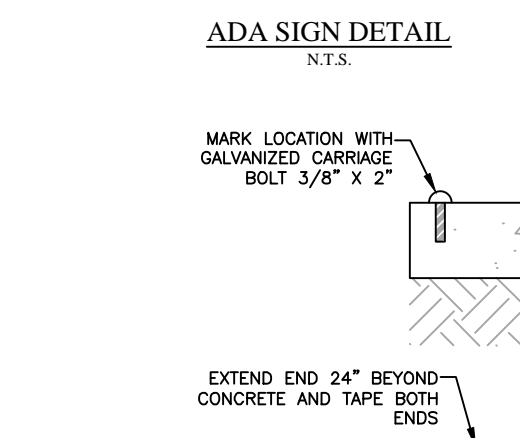
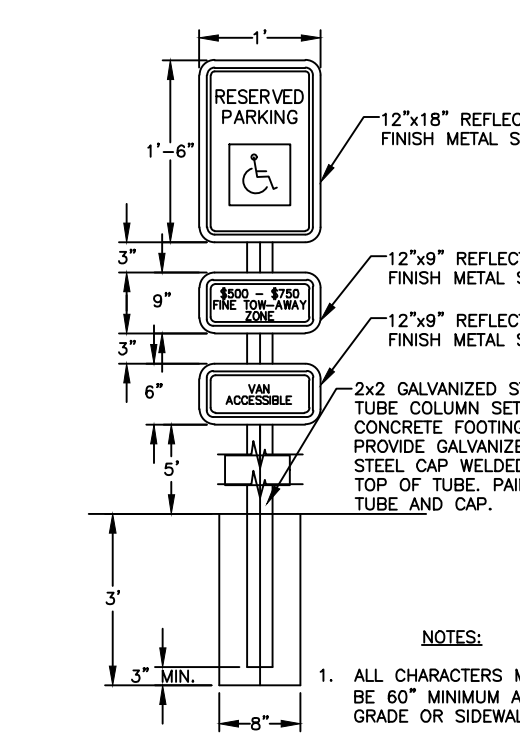
PARKING ANALYSIS

REQUIRED PARKING
12,477 SF OF SHOPPING CENTER
1 SPACE PER 300 SF
42 SPACES REQUIRED
TOTAL REQUIRED: 42 SPACES
9' WIDTH, 20' LENGTH TYP.

PROPOSED PARKING
64 SPACES PARKING
3 SPACES ACCESSIBLE PARKING
67 SPACES PROVIDED

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR WATER, SEWER, STREETS, DRAINAGE. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
 - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 0.57 ACRES (24,989 SF).
 - THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FRM) PANEL NO. 480410220F, REVISION DATE 04-02-2014.
 - PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES: ITEM 666, TYPE 2 MARKING MATERIALS.
 - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
 - STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BODIES/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
 - NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
 - ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
 - THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
 - 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #6 BARS AT 12" O.C.W. AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
 - FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE.
 - ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.
 - FIRE HYDRANTS SHALL BE INSTALLED TO CORRECT HEIGHT, NO EXTENSIONS ALLOWED.
 - FIRE HYDRANTS SHALL HAVE STORZ QUARTER TURN PUMPER CONNECTION STORZ ADAPTERS ARE NOT ALLOWED.

- LEGEND**
- PROPOSED CONTOUR
 - EXISTING CONTOUR
 - PROPERTY BOUNDARY
 - ADJACENT PROPERTY BOUNDARY
 - RIGHT OF WAY (ROW)
 - LOT LINE
 - PROPERTY SETBACK
 - PROPOSED PUBLIC UTILITY EASEMENT (PUE)
 - EXISTING PUBLIC UTILITY EASEMENT (PUE)
 - PROPOSED PUBLIC ACCESS EASEMENT (PAE)
 - EXISTING PUBLIC ACCESS EASEMENT (PAE)
 - EXISTING PRIVATE ACCESS EASEMENT (PAE)
 - LIMITS OF DISTURBANCE
 - FIRE LANE
 - PROPOSED CURB AND GUTTER
 - EXISTING CURB AND GUTTER
 - STORM ARROWS
 - PROPOSED WATERLINE, SIZE NOTED
 - EXISTING WATERLINE, SIZE NOTED
 - PROPOSED SANITARY SEWER LINE, SIZE NOTED
 - EXISTING SANITARY SEWER LINE, SIZE NOTED
 - PROPOSED SANITARY SEWER SERVICE, SIZE NOTED
 - EXISTING SANITARY SEWER SERVICE, SIZE NOTED
 - GAS
 - PROPOSED GAS LINE, SIZE NOTED
 - EXISTING GAS LINE, SIZE NOTED
 - UE
 - PROPOSED UNDERGROUND ELECTRIC LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXISTING OVERHEAD ELECTRIC LINE



PARKING EXPANSION
4282 BOONVILLE ROAD

TOTAL DISTURBED AREA = 0.57 ACRES
BROOKHAVEN RETAIL CENTER
LOT 1, BLOCK 1
TOTAL AREA = 2.81
VOL. 3162, PG. 19

JAMES W. SCOTT SURVEY LEAGUE, A - 49
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30' JULY 2022

OWNER/DEVELOPER: TEXAS AMERICAN RANCH BOONVILLE LLC
4282 BOONVILLE ROAD
BRYAN, TX 77802
PHONE NUMBER

SURVEYOR: BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195

ENGINEER: SCHULTZ ENGINEERING, LLC.
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900

MARK	REVISION	BY	DATE

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	22-003	JULY 2022

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 109835, ON JULY 11, 2022. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

PARKING AND SIDEWALK EXPANSION
BROOKHAVEN RETAIL CENTER
LOT 1, BLOCK 1 - BRYAN, TX

SITE PLAN

SCALE

VERTICAL: N/A
HORIZONTAL: 1"=30'

PLOTTING SCALE: 1:1
FILE NAME: 22-003

SHEET
C1