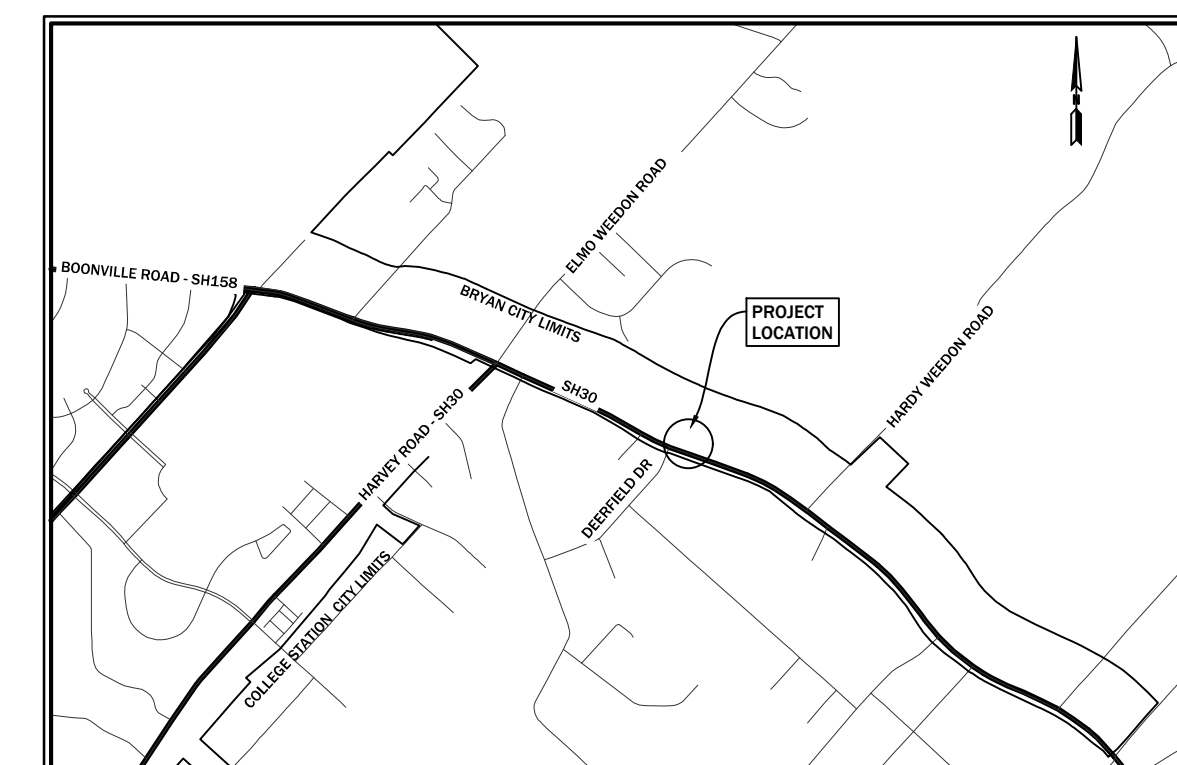


N/F
1983 LAND INVESTMENTS, LLC
PORTION OF CALLED
60.470 ACRE TRACT
15082/21



VICINITY MAP



T.979.260.6963
F.979.260.3564

TX. FIRM # F-1443

3204 EARL RUDDER FWY. S.
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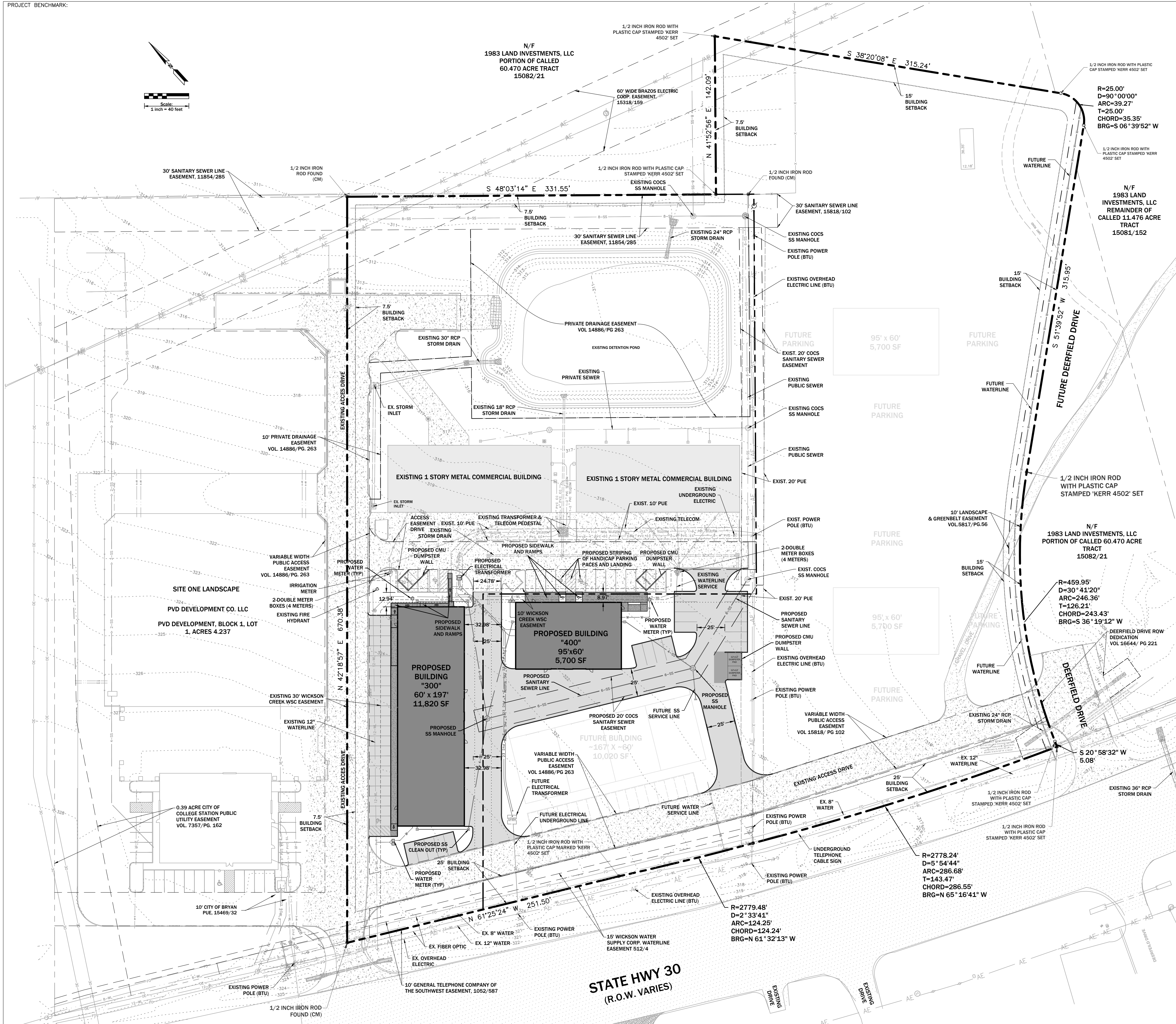
For Information Only.
Not intended for construction.
Issued Pursuant to
Veronica, U.S. 77845

DECEMBER 2021
Drawn By: JES/BJJ
Checked By: VJH

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

Revisions

OVERALL SITE PLAN
PHASE 3 - FRONT COMMERCIAL BUILDINGS
SH30 - BRYAN



LOT DIMENSIONS/SETBACKS

ZONING: C-3	
FRONT SETBACK	25'
SIDE SETBACK	7.5'
REAR SETBACK	7.5'
MIN. LOT SIZE	20,000 SF
MIN. LOT WIDTH	100'
MIN. LOT DEPTH	200'

- 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 all utility company representatives a minimum of 48 hours in advance of any excavation.
 - Contact Dig Less @ 1-800-344-8377
 - Contact Corey Lemond @ ATMS 286-4939
 - Contact Dan Augsburg @ Suddemik 204-8263
 - Contact Brandon Charanza @ BTU 821-5770
 - Contact Leslie Carroll @ Frontier 821-4761
 - All construction shall be in accordance with the current City of Bryan Standard Specifications for Street Construction, B/C/S 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 Subpart 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 and procedures 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, Force Main, etc.
 - The contractor shall coordinate with Atmos, Suddemik 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 these 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%).

LEGEND

- EXISTING PAVEMENT
- SIDEWALK/LOADING CONCRETE
- STANDARD PAVEMENT
- HEAVY DUTY PAVEMENT

STATE HWY 30
(R.O.W. VARIES)