

WATER DEMAND

UTILITY DEMAND PER AVERAGE

AVERAGE	17.5 GPM
MAXIMUM (PEAK)	70 GPM

1 1/2" DOMESTIC WATER METER

SANITARY SEWER DEMAND

AVERAGE	0 GPM
MAXIMUM (PEAK)	50 GPM

6" SANITARY SEWER LINE
@ 1.04 % MIN. SLOPE

FIXTURE UNITS = 112
FIXTURE UNITS ALLOWED = 700
PIPE SLOPE OK

PARKING ANALYSIS

REQUIRED PARKING

37,201 SF OF OFFICE BUILDING
1 SPACE PER 300 SF

124 SPACES REQUIRED
TOTAL REQUIRED: 124 SPACES
10' WIDTH, 20' LENGTH TYP.

PROPOSED PARKING

84 SPACES PARKING
7 QUEUE SPACES
4 SPACES ACCESSIBLE PARKING
105 SPACES PROVIDED

ADDITIONAL PARKING REQUIRED IS PROVIDED BY EXISTING PARKING AREA IN THE PARK.

BENCHMARK INFORMATION

TEM 1	N: 3532358.8168 E: 10248077.4977 IRON ROD FOUND
TEM 2	N: 3532307.937 E: 10248130.86 ELEV: 355.00 600 ROD

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	489.84'	N8° 26' 23" W
L2	51.58'	N86° 24' 19" E
L3	307.28'	N81° 33' 37" E
L4	522.91'	N81° 33' 37" E
L5	383.93'	S8° 26' 23" E
L6	891.31'	S81° 33' 37" W
L7	485.48'	N8° 26' 23" W

Curve Table

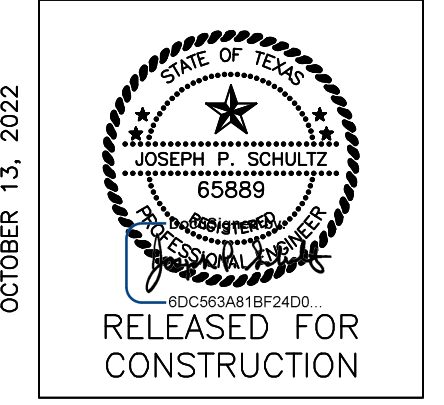
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	102.17'	535.00'	01°05'56.33"	51.24'	102.02'	S13°54'40" E

- 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.
 - ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP RECORDS OBTAINED FROM CITY & 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. IDENTIFICATION OF THE UTILITY COUPLES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.
 (800) 344-8377
 AT&S ENERGY (979) 774-2526
 SUDEN LINE COMMUNICATIONS (979) 502-4433
 FRONTIER COMMUNICATIONS (979) 821-4783
 WISCONSIN ENERGY (979) 208-6000
 CITY OF BRYAN: (979) 821-5700
 (979) 208-5400
 - THE CONTRACTOR SHALL SETUP A PRE-CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION.
 - THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR FRESH SAFETY REQUIREMENTS.
 - BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
 - PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WATER MAINS NECESSARY TO THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
 - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPO'S GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
 - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED WITH SEED OR PLANTS. UNWEEDS SHALL BE CONTROLLED AND GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOIL WILL BE BARRIED AREAS SHALL BE SEED OR SOILED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
 - DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
 - LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLAN. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.
 - ALL RADE AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DETAILING.
 - DETENTION AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED FIRST.
 - THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR OVERHEAD POWER LINES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE EXPOSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE NECESSARY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION, MAINTENANCE OR REPAIR OR REPLACE THE UTILITIES OF SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
 - A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN A SET OF REEL/DRAWINGS, RECORDS AS-BUILT CONDITIONS DURING CONSTRUCTION.
 - ANY ADJACENT PROPERTY AND RIGHT-OF-WAY RESTRICTIONS DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
 - THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
 - ADAPTED DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
 - THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
 - THE IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AS INSTALLED AS PER CITY ORDINANCE 2304.
 - ALL BACKFLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
 - THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC COPY AND INFORMATION CONTAINED, IS PROVIDED BY SCHULTZ ENGINEERING, LLC (SEL) FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTENDED SOLELY FOR THE PROJECT AND NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR MANNER. THE RECIPIENT UNDERSTANDS THAT THE DATA IS UNCORRECTED AS OF THE DATE IT WAS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
 - CURB DETAILS REFER TO BRYAN - COLLEGE STATION STANDARD STREET DETAILS SHEET (FIGURE ST, SHEET 1 OF 2).

- SITE SPECIFIC NOTES:**
- THE OWNER OF THE PROPERTY IS BRYAN TEXAS UTILITIES. THE SUBJECT PROPERTY IS BTU SUBDIVISION BLOCK 1, LOTS 1 & 2, PROPERTY S ZONED C-3 COMMERCIAL.
 - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 7.75 ACRES (327,897 SF).
 - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRADCO COUNTY, TEXAS AND INCORPORATED AREAS. COMMENTS NO. 480035, PANEL NO. 0358, MAP NO. 4804030305, EFFECTIVE DATE: MAY 16, 2012.
 - THE MINIMUM REQUIRED FIRE FLOW FOR AN OFFICE BUILDING IS 100 GPM. THE REQUIRED FLOW IS 4,200 GALLONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WHICH DECREASES THE REQUIRED FLOW BY 50% (2,100 GPM). 2 FIRE HYDRANTS ARE REQUIRED. THE 1 EXISTING AND 1 PROPOSED HYDRANT WILL BE SUFFICIENT.
 - PARKING LOT STRIPING OTHER THAN FIRE LINE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES ITEM 666, TYPE 2 MARKING MATERIALS.
 - THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALVE. THE LOCKABLE LID SHALL SUPPLY THE SAME PROTECTION AS THE AMP OR USA L562 LOCKING LID AT MINIMUM AN AUTOMATIC LOCKABLE LID SHALL BE APPROVED BY THE FIRE MARSHAL OR HIS DESIGNEE.
 - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
 - THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE EASEMENT WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
 - ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOG 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 NECESSARY MEASURES 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/MATERIAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY APPOINTED CONTRACTORS 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 WILL 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 #5 BARS AT 12" O.C. 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, APPURTES AND APPURTENANCES REFERRED TO SOME SPECIAL PROVISIONS AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.



1711 CAVETT AVENUE
BRYAN, TEXAS 77801
OFFICE: (979) 779-5757
szi@szaarchitecture.com



RELEASED FOR CONSTRUCTION
10/13/2022

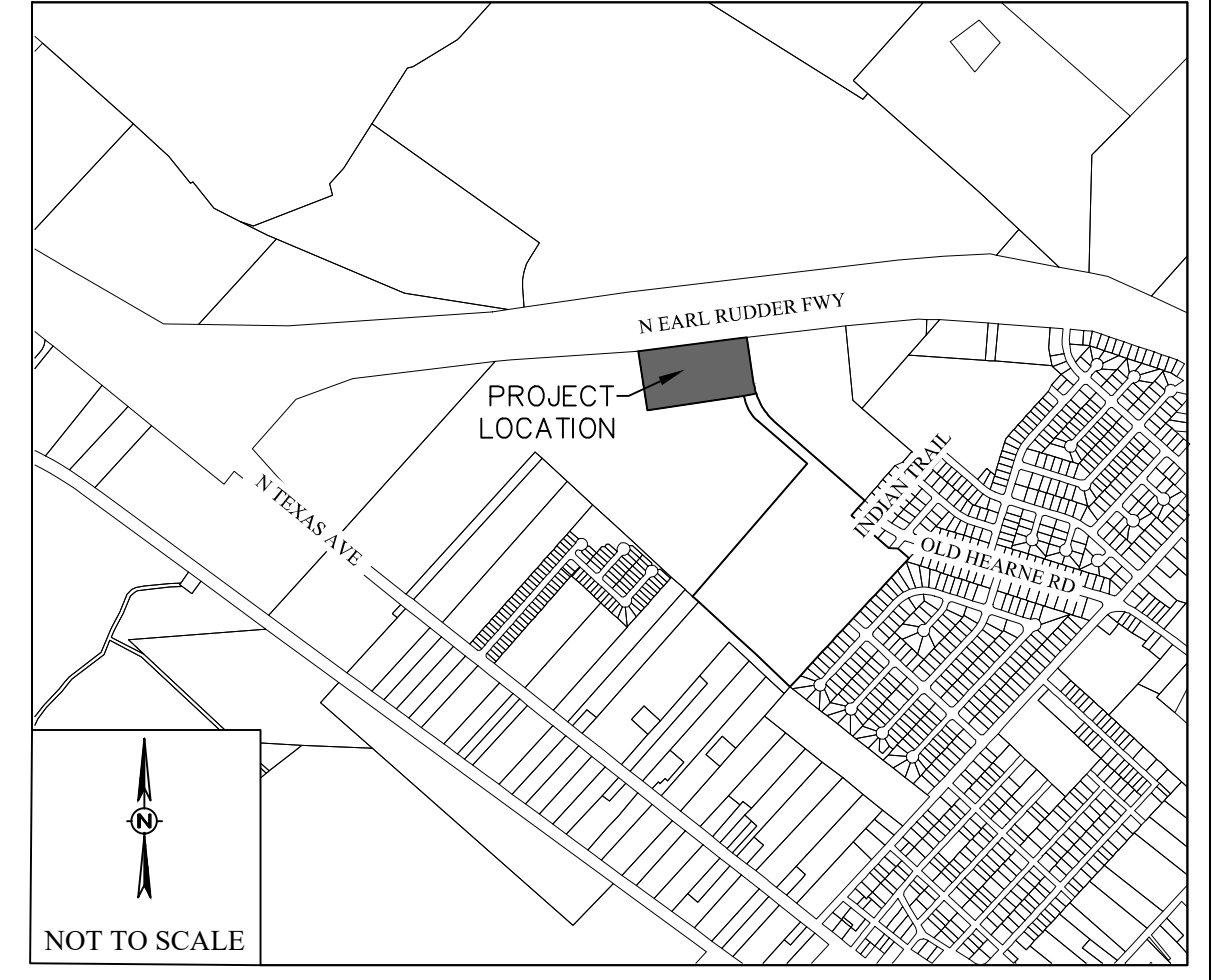


011 Southwest Blvd E
College Station, Texas 77840
PHONE: 979-762-7700
TIRE PERM NO. 12327

REVISIONS

NUMBER	DATE

VICINITY MAP



BTU ADMINISTRATION BUILDING
2611 N EARL RUDDER FREEWAY TX

BTU SUBDIVISION
TOTAL DISTURBED AREA = 7.75 ACRES
LOTS 1 AND 2, BLOCK 1
TOTAL AREA = 9.84
VOL. ###, PG. ###
MOSES BAILEY SURVEY, A - 3
BRYAN, BRADCO COUNTY, TEXAS

SCALE: 1" = 40'
OCTOBER 2022

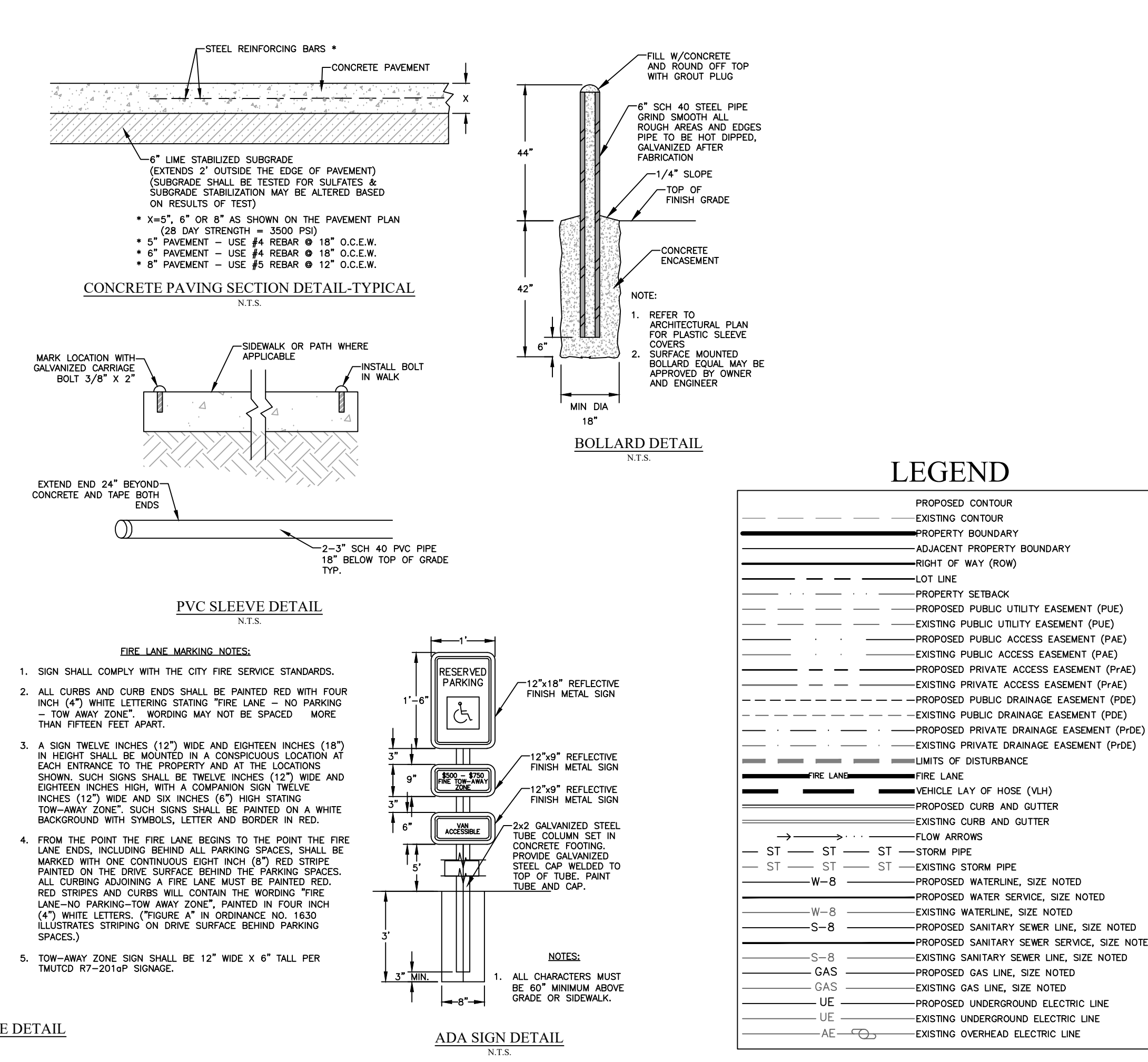
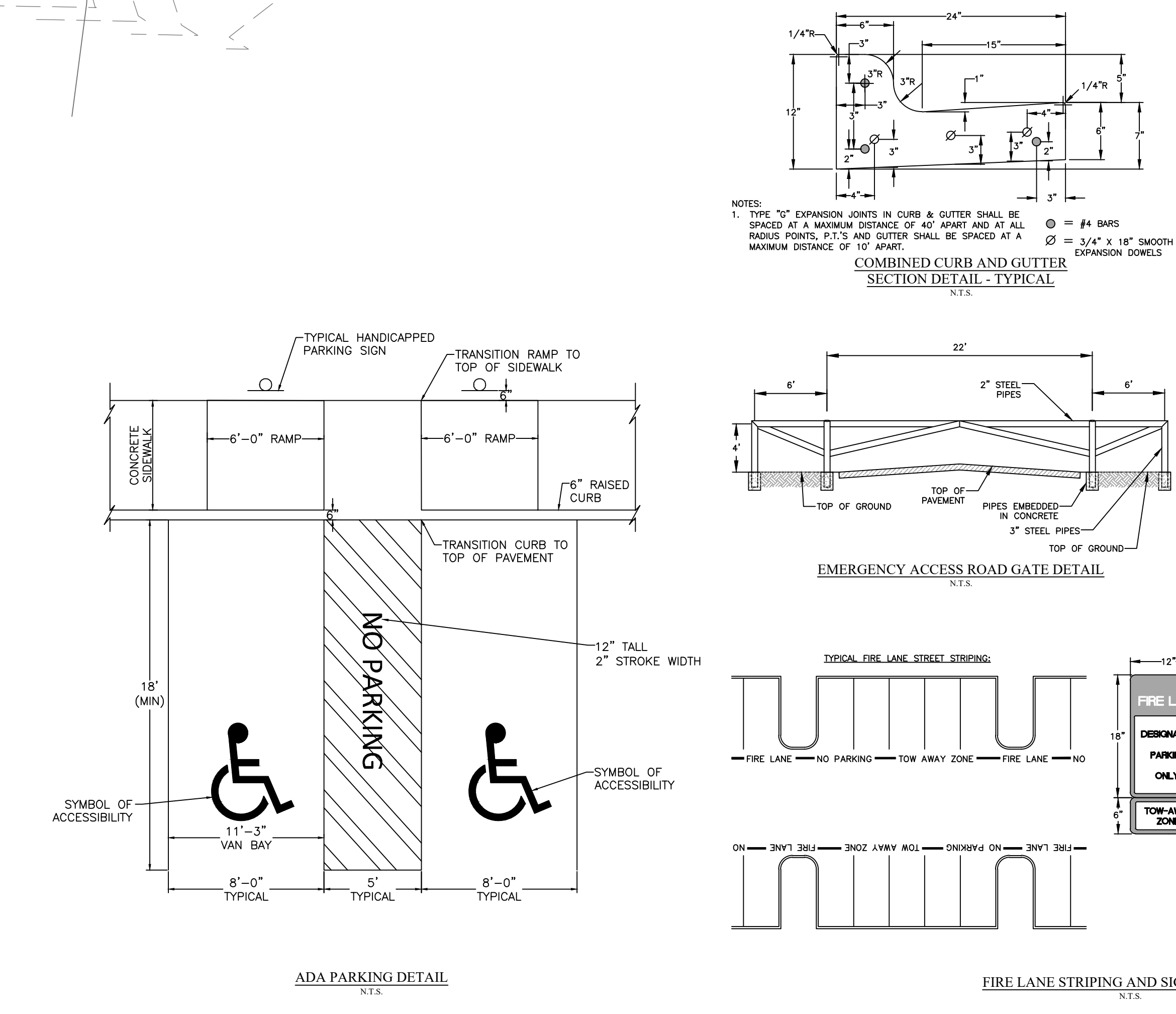
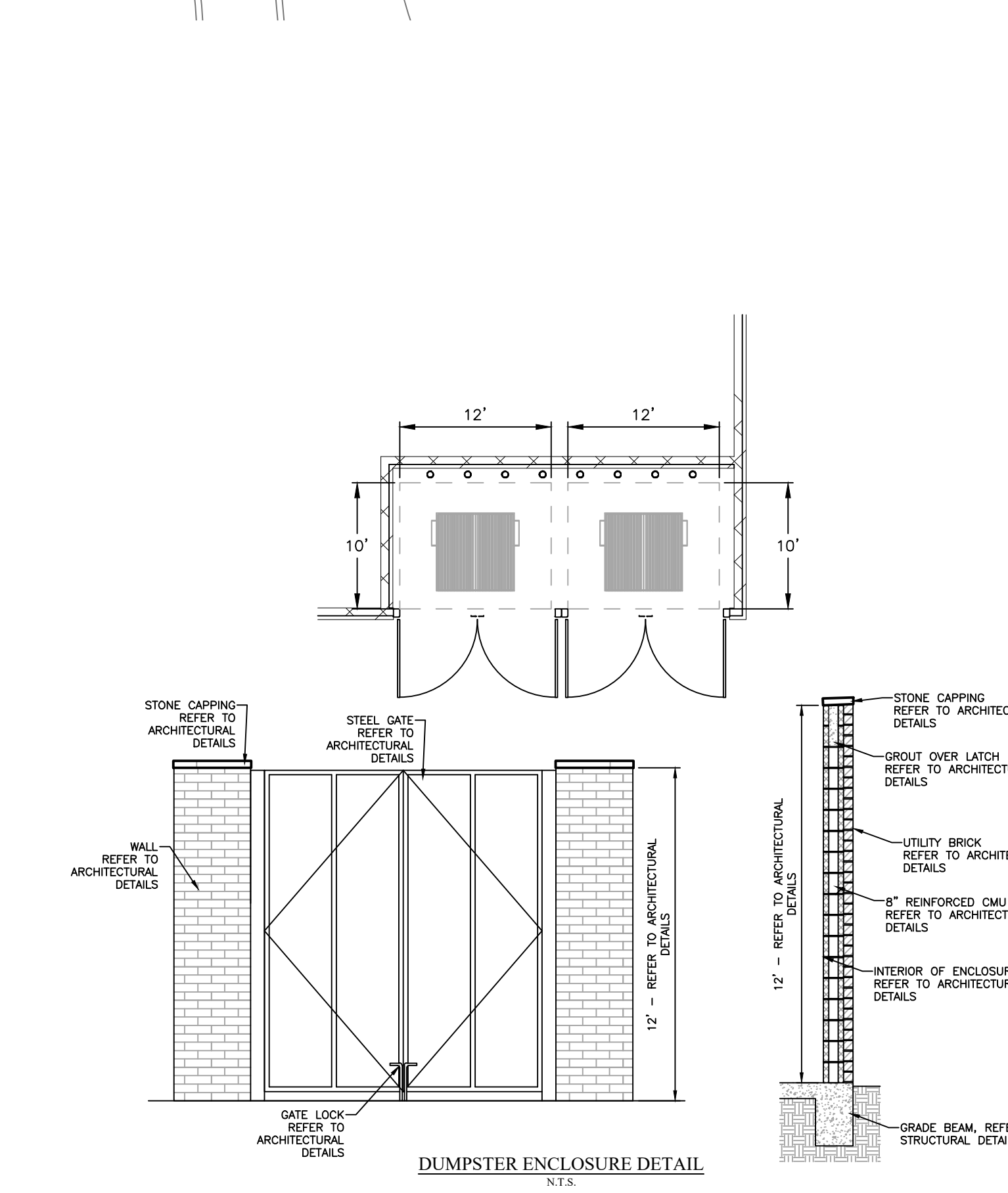
OWNER/DEVELOPER:
BRYAN TEXAS UTILITIES
205 E 8TH STREET
BRYAN, TEXAS 77803
(979) 821-5897

SURVEYOR:
CURTIS STRONG, RPLS NO. 4961
STRONG SURVEYING, LLC
1722 BROADMOOR, SUITE 105
BRYAN, TX 77802
(979) 776-8262

ENGINEER:
SCHULTZ ENGINEERING, LLC
PO BOX 11995
COLLEGE STATION, TX 77842
(979) 764-3000

Project Number: SE 21-978
Sheet Issue date: 2022.10.13

EXISTING PARKING LOT



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)
- PROPOSED PRIVATE ACCESS EASEMENT (PPE)
- EXISTING PRIVATE ACCESS EASEMENT (PPE)
- PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
- EXISTING PRIVATE DRAINAGE EASEMENT (PDE)
- LIMITS OF DISTURBANCE
- FIRE LINE
- VEHICLE LAY OF HOSE (VLOH)
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- FLOW ARROWS
- ST - ST - STORM PIPE
- ST - ST - EXISTING STORM PIPE
- W-B - PROPOSED WATER SERVICE, SIZE NOTED
- W-B - EXISTING WATERLINE, SIZE NOTED
- W-S - PROPOSED SANITARY SEWER LINE, SIZE NOTED
- S-B - EXISTING SANITARY SEWER SERVICE, SIZE NOTED
- G-S - PROPOSED GAS LINE, SIZE NOTED
- G-S - EXISTING GAS LINE, SIZE NOTED
- UE - PROPOSED UNDERGROUND ELECTRIC LINE
- UE - EXISTING UNDERGROUND ELECTRIC LINE
- AE - EXISTING OVERHEAD ELECTRIC LINE

BTU ADMINISTRATION BUILDING
2611 N EARL RUDDER FREEWAY
BTU SUBDIVISION BLOCK 1, LOT 1

SITE PLAN

Project Number: SE 21-978
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C1