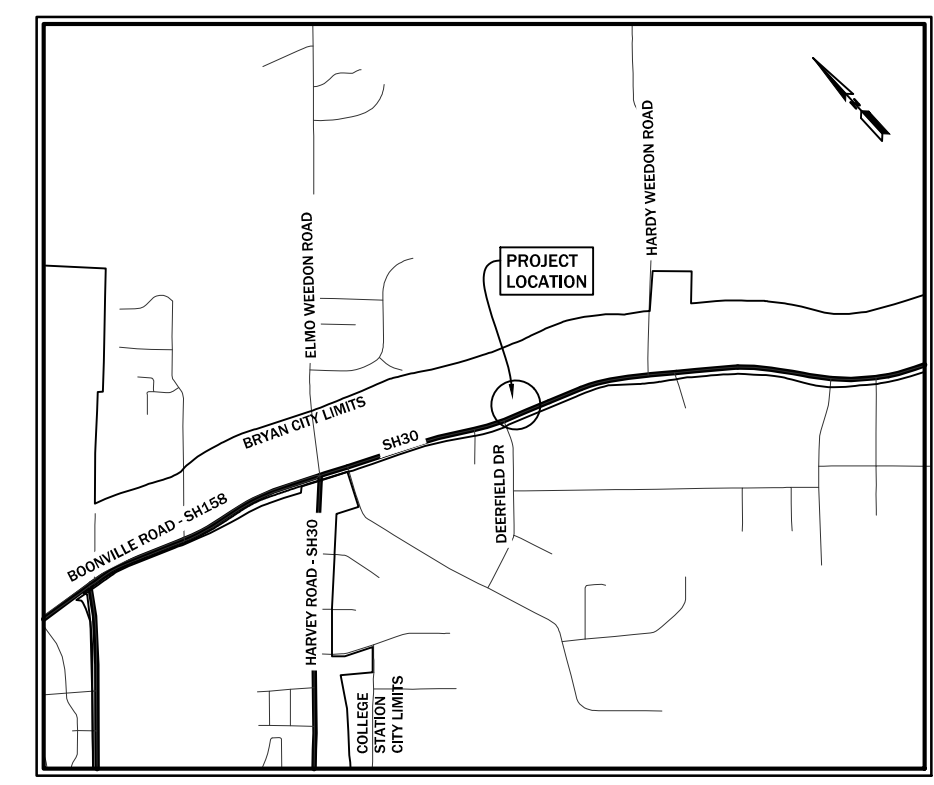
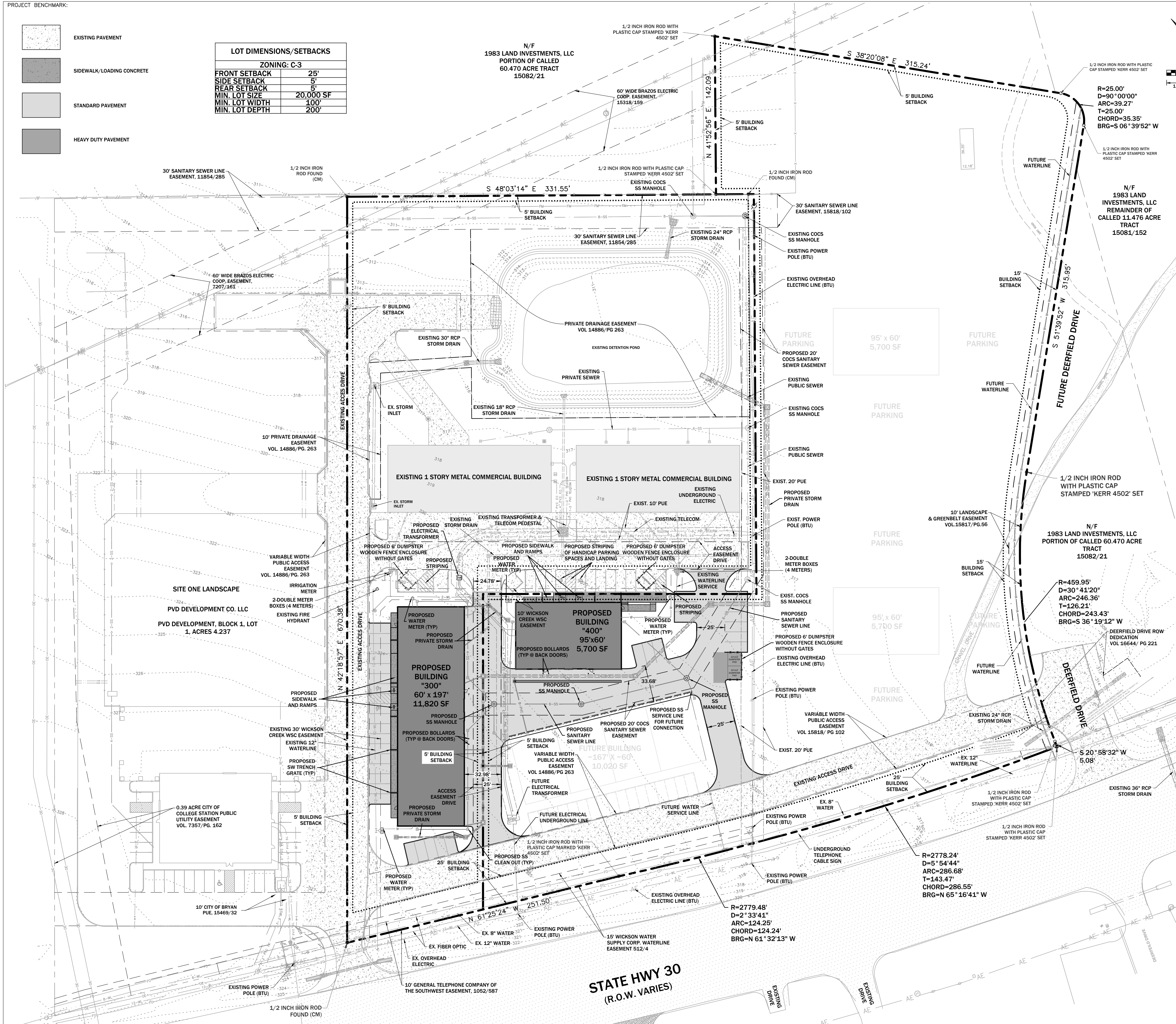


PROJECT BENCHMARK:

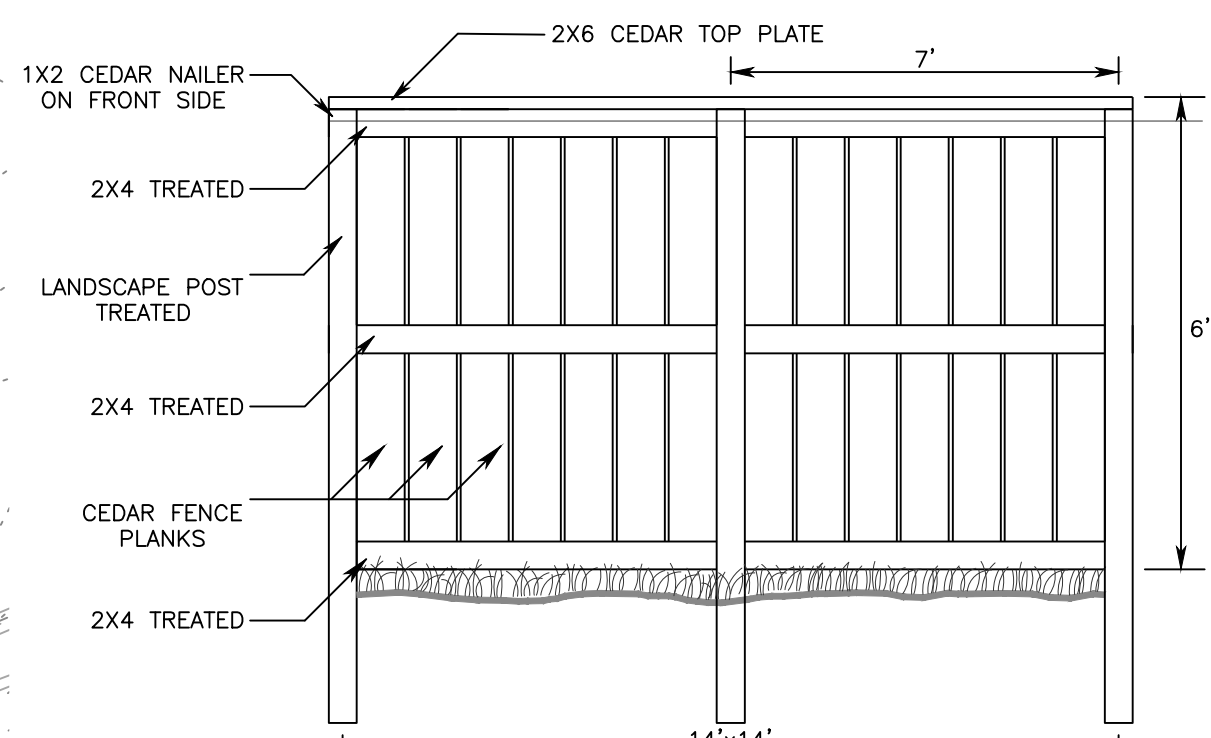
- EXISTING PAVEMENT
- SIDEWALK/LOADING CONCRETE
- STANDARD PAVEMENT
- HEAVY DUTY PAVEMENT

LOT DIMENSIONS/SETBACKS	
ZONING: C-3	
FRONT SETBACK	25'
SIDE SETBACK	5'
REAR SETBACK	5'
MIN. LOT SIZE	20,000 SF
MIN. LOT WIDTH	100'
MIN. LOT DEPTH	200'



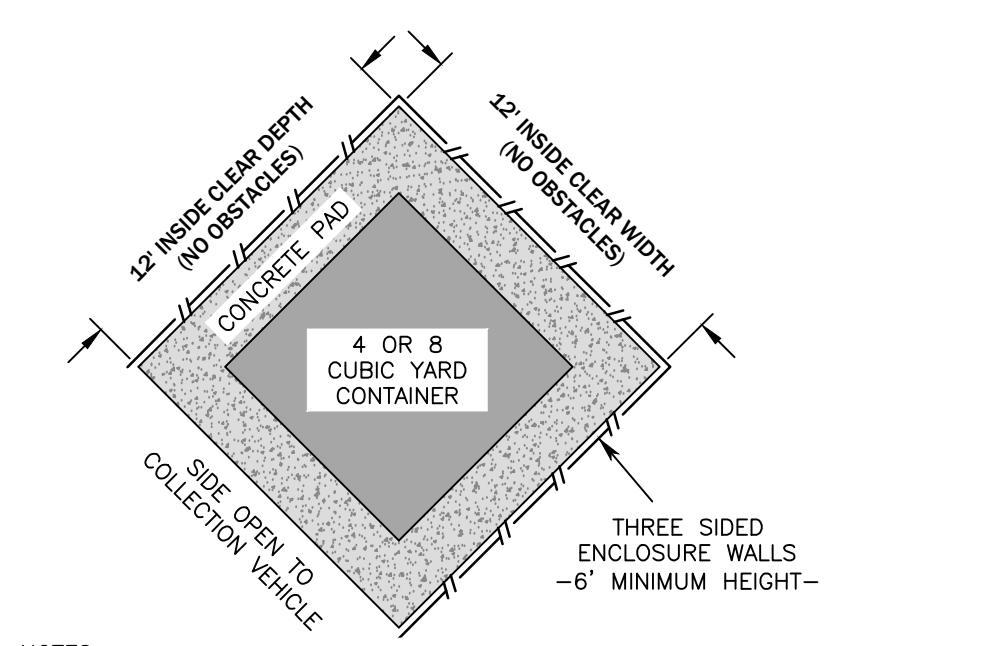
VICINITY MAP

- 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 Tress @ 1-800-344-8377
 - Contact Corey Lemond @ ATMOS 286-4939
 - Contact Dan Augsburger @ Suddenlink 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/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 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 dross 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, Suddenlink 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%).



DUMPSTER SCREEN FENCE ELEVATION

DUMPSTER GATE SHALL SWING 180 DEGREES AND HAVE POSITIVE LOCKING MECHANISM IN OPEN POSITION



- NOTES:**
- Single (one four-yard or one eight-yard) dumpster enclosure shall be 12' deep and 12' wide. The minimum width of the gate or doors shall be no less than 12'.
 - Double (two four-yard or two eight-yard) dumpster enclosure shall be 12' deep and 24' wide. The minimum width of the gate or doors shall be no less than 24'.

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TX. FIRM # F-1443

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For Inform Review Only.
Not intended for construction.
Business Prepared by: JES/BJJ
Checked by: VJH
Version: 0.0 - 1/28/20

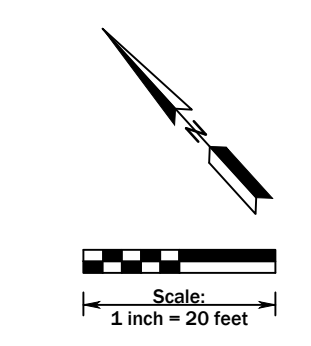
FEBRUARY 2022
Drawn By: JES/BJJ
Checked by: VJH

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

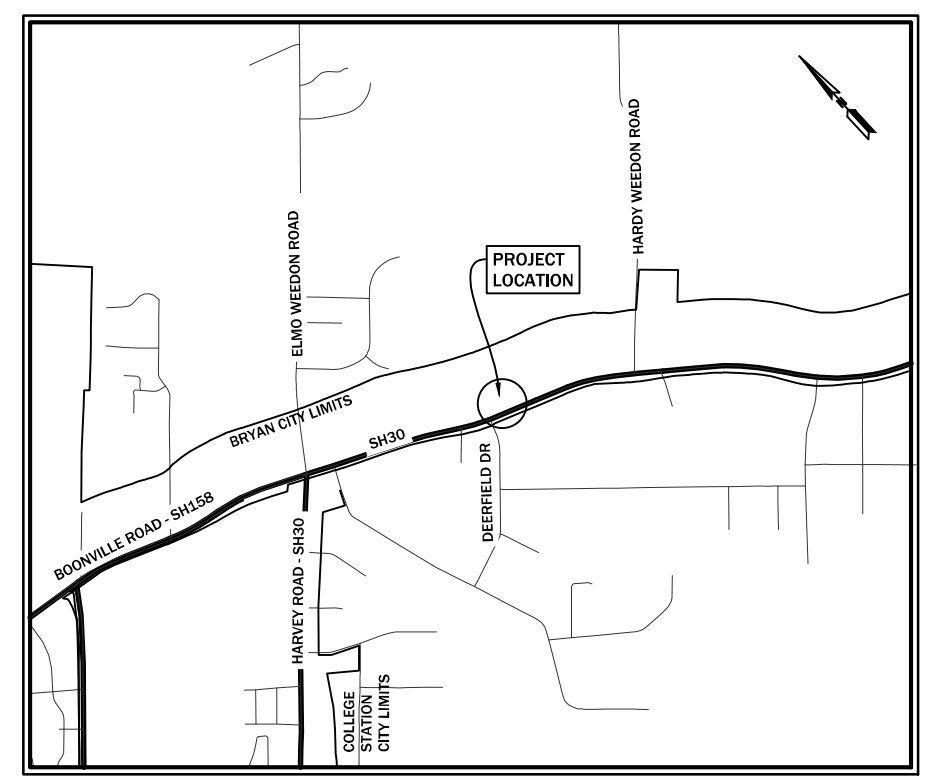
OV



Scale: 1 inch = 20 feet

SITE PLAN NOTES:

- Name of Project: PH3 Commercial Buildings
- Legal: PVD Development, Block 1, Lot 2RA & 3
- Address: 10256 State Hwy 30
- Owner: PVD Development Co, LLC Mark Dennard & Steve Vaughan 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
- Overall Site Area: 9.336 Acres.
- Water Demands: Min.=0 gpm, Avg.=07 gpm, Peak=28 gpm
- Sanitary Demands: Avg.=5,043 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 Wickson 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. 480410220F. Effective Date: April 2, 2014.
- This property is located in the FM158 Corridor Overlay District.
- 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.
- Before enclosure construction/modification begins contact Solid Waste, at (979) 209-5900 for an on-site review.
- When 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.
- Impervious cover for this phase = 59%. Impervious cover for future phase (ultimate buildout) = 63%.



VICINITY MAP

SUDDENLINK CONDUIT SPECIFICATIONS

- All conduit to be min 2" unless noted otherwise.
- Conduit depth min. 30" unless noted otherwise.
- All boxes shown are conduit stub up locations.
- All curves and turn-ups to be sweeping.
- Leave conduit stub ups min 24" high.
- Tape riser conduits together and cover conduit openings.
- Minimum 12" horizontal & 12" vertical separation from UG Electric lines if joint trenching.
- Provide "As-Built" showing conduit depth and distance from other utilities, i.e. water, sewer, gas, electric.
- Conduit placement should be 3" horizontal and 2" vertical from water.
- All footages are approximate.
- See separate detail page for lot line placement.

PHASE 2 - ORIGINAL PARKING LEGEND:

TOTAL BUILDING SF:	8800+8800 = 17600 SF
PARKING REQUIRED:	1/1000 SF (WAREHOUSE) 1/1000 SF (17600 SF) 17.6 => 18 SPACES
PARKING PROVIDED:	33 PARKING SPACES (INCLUDING HC SPOTS)

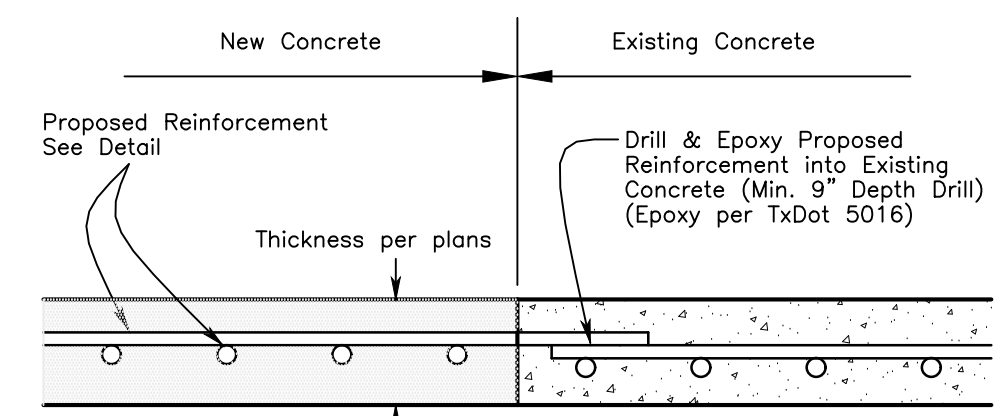
PHASE 2 - PROPOSED PARKING LEGEND:

TOTAL BUILDING SF:	8800+8800 = 17600 SF
PARKING REQUIRED:	1/1000 SF (WAREHOUSE) 1/1000 SF (17600 SF) 17.6 => 18 SPACES
PARKING PROVIDED:	22 PARKING SPACES (INCLUDING HC SPOTS)

PHASE 3 - PARKING LEGEND:

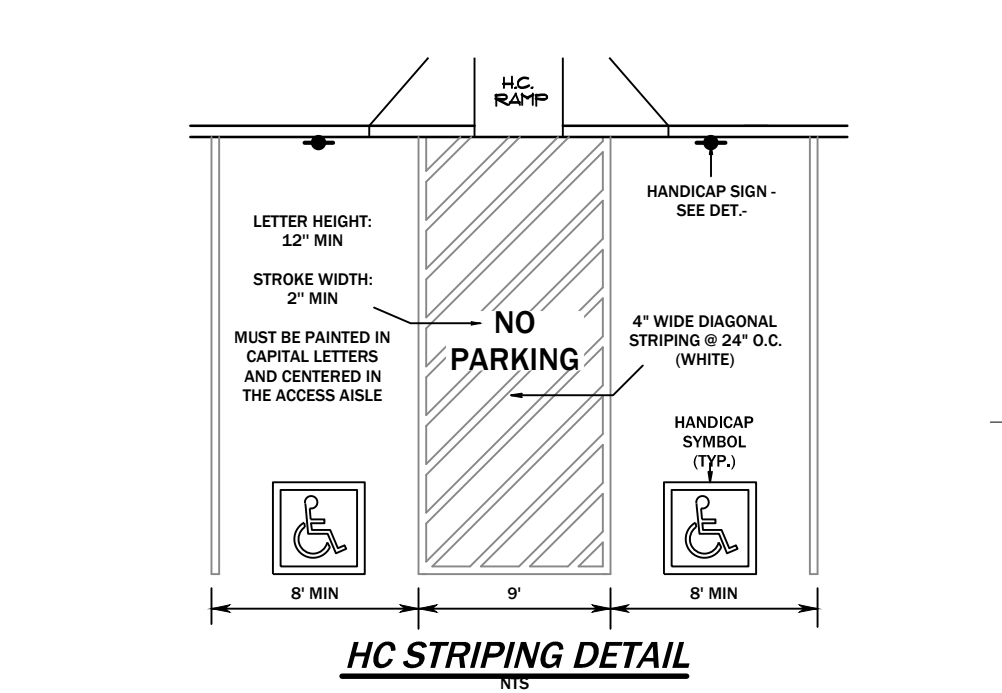
TOTAL BUILDING SF:	5,700+11,820 = 17,520 SF
PARKING REQUIRED:	1/1000 SF (WAREHOUSE) 1/1000 SF (17520 SF) 17.52 => 18 SPACES
PARKING PROVIDED:	40 PARKING SPACES (INCLUDING HC SPACES)

ADDITIONAL PARKING FROM PHASE 2:	3 HANDICAP PARKING SPACES
TOTAL PARKING PROVIDED:	43 PARKING SPACES (INCLUDING HC SPOTS)

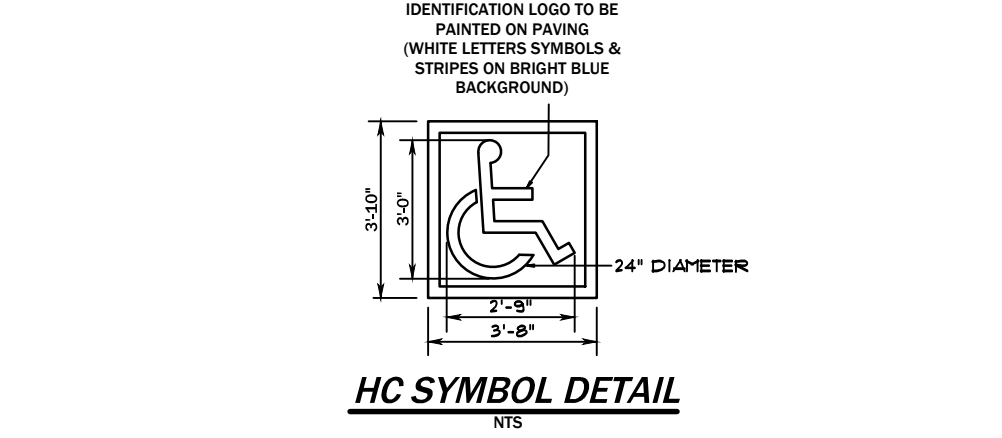


CONNECT TO EXISTING CONCRETE DETAIL

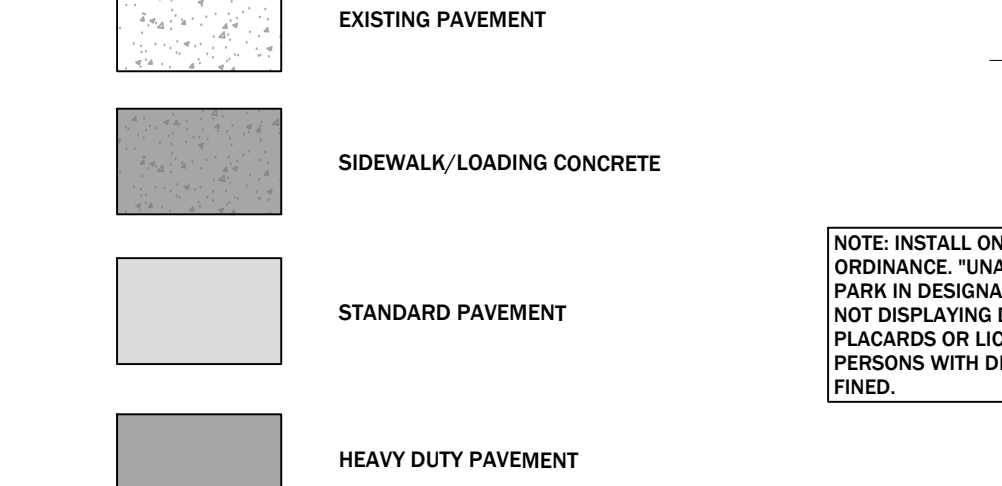
NTS
FILENAME: connect-to-exist-concrete.dwg
PLOTTED: 24 Nov 2020 - 10:22 am



HC STRIPING DETAIL

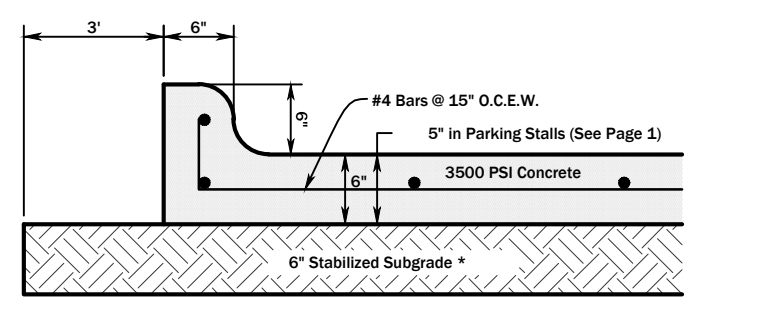


HC SYMBOL DETAIL



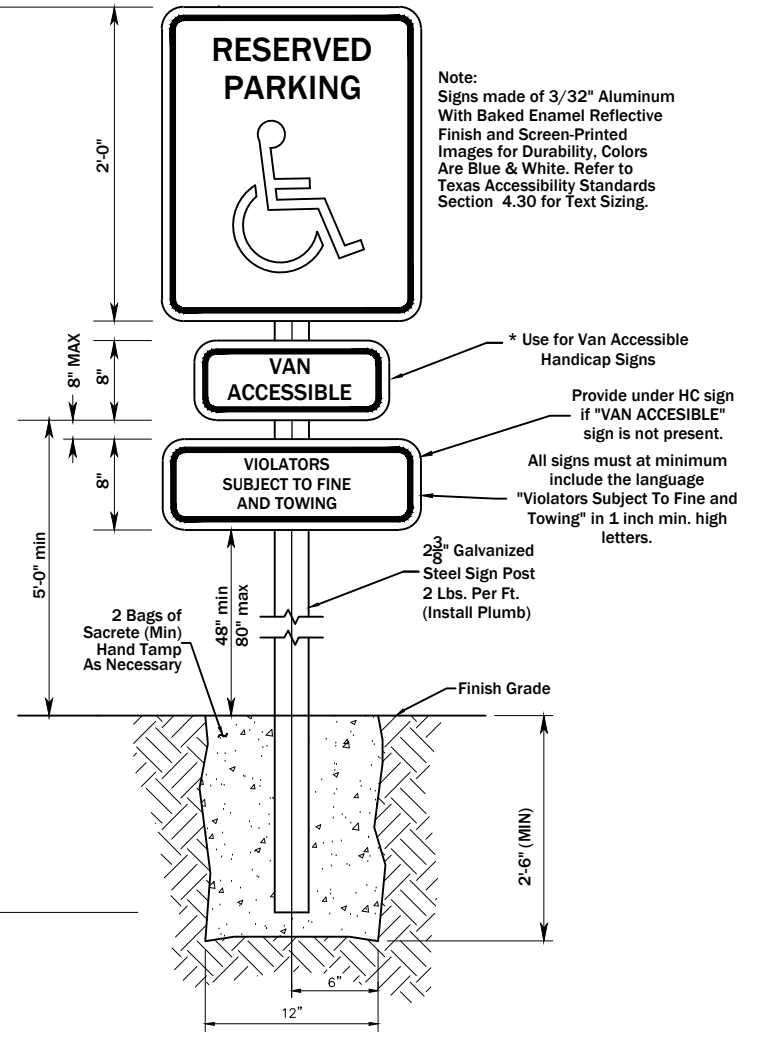
TYPICAL BOLLARD

NOT TO SCALE



STANDARD CONCRETE PAVEMENT DETAIL

NTS
*Refer to Geotech report for type of stabilization required.



VAN ACCESSIBLE HANDICAP SIGN INSTALLATION DETAIL

- SIGN INSTALLATION NOTES:**
- All signs shall maintain heights specified but shall be mounted to the building in lieu of the sign post.
 - The signs shall be installed so that the bottom of each sign shall be at least four (4) feet above the ground at the base of the signpost or above an adjacent driveway. All signposts shall be installed 24 inches from the driveway.
 - The hardware used to attach the signs to the signposts shall be the same as that currently used by the city.
 - Signs shall be positioned facing perpendicular to the parking stall.

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FEBRUARY 2022
Drawn By: JES/BJJ
Checked By: VJH

Prepared For:
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5222 Enchanted Oaks Dr.
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Revisions

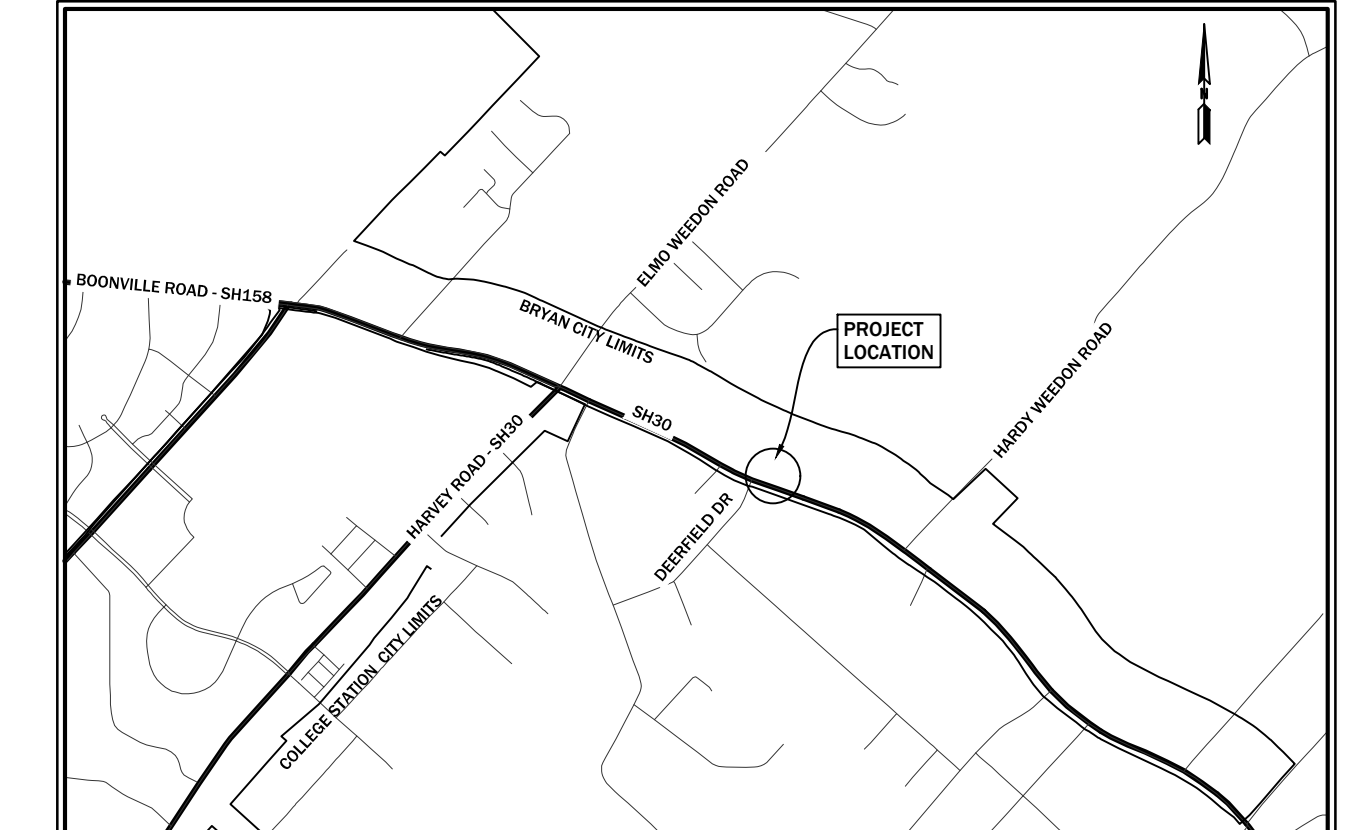
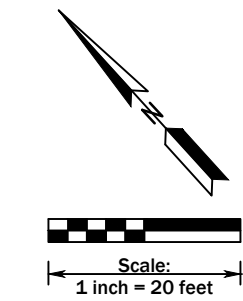
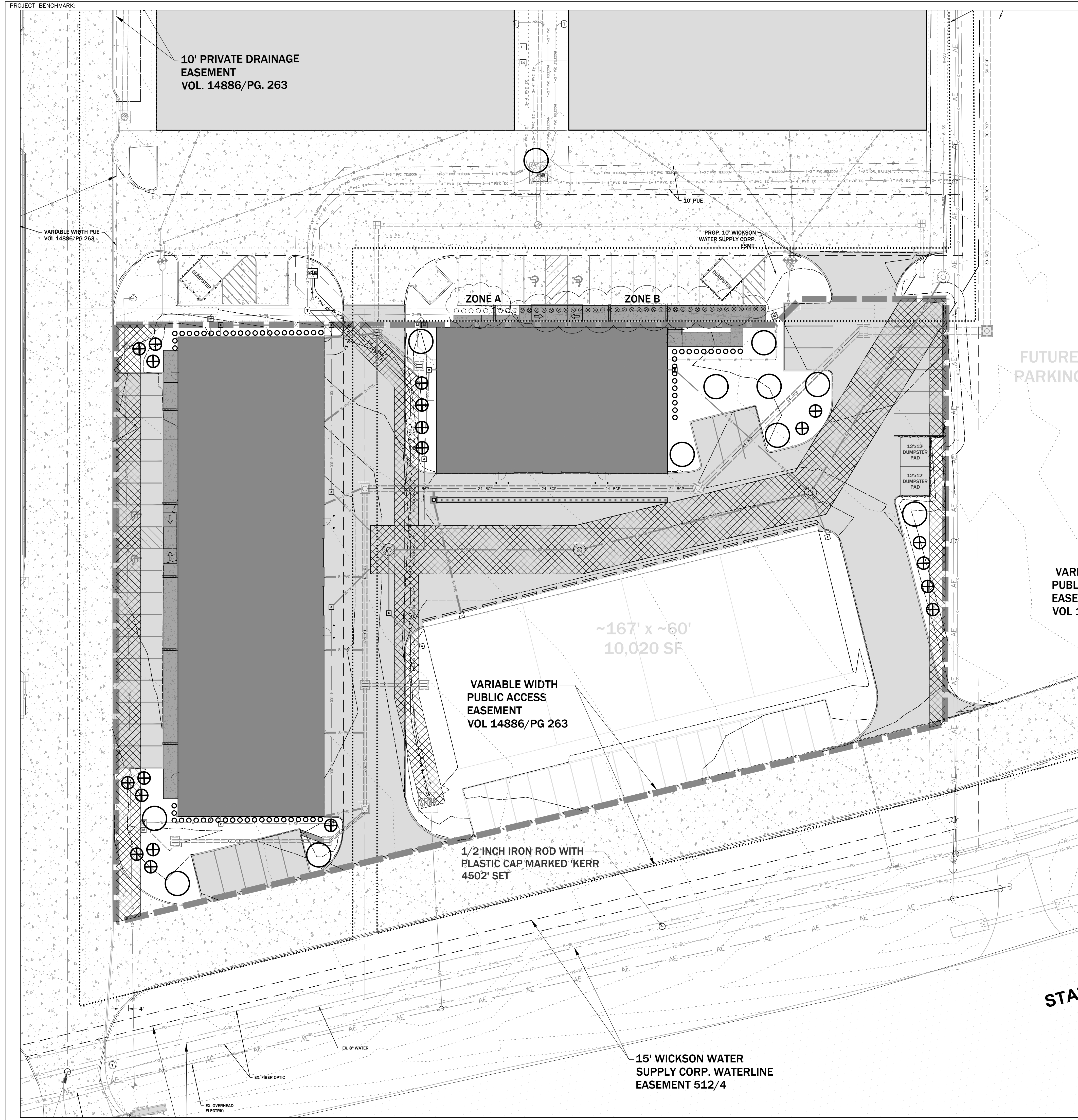
PARTIAL SITE PLAN
PHASE 3 - FRONT COMMERCIAL BUILDINGS
SH30 - BRYAN



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

STANDARD PARKING BLOCK DETAIL

NTS



VICINITY MAP

LEGEND

AREA WHERE CANOPY TREES ARE PROHIBITED

PHASE 3 LANDSCAPE			
	QUANTITY	VALUE	SQFT
CANOPY (3"+)			
WATER OAK	11	350	3,850
NON-CANOPY (3"+)			
GOLD RAINTREE	20	225	4,500
SHRUB (5-15 GAL.)			
1140 WAX MYRTLE	30	20	600
GROUND COVER	N/A	703	703
TOTAL			9,653

PHASE 3 TOTAL AREA = 53,689 SF
15% OF TOTAL AREA = 8,054 SF

ZONE A
AREA OF PLANTS THAT WILL BE TEMPORARILY REMOVED

ZONE B
AREA OF PLANTS THAT WILL BE RELOCATED

PHASE 2 REPLACEMENTS			
	QUANTITY	VALUE	SQFT
SHRUB (5-15 GAL.)			
1140 WAX MYRTLE	35	20	700
TOTAL			700

NOTES:

- 53,689 (DEVELOPED AREA) x .15 = 8,054 SF REQUIRED LANDSCAPING
- AN IRRIGATION SYSTEM WILL BE INSTALLED FOR ALL LANDSCAPED AREAS.
- NEW TREES PLANTED FOR LANDSCAPE CREDIT SHALL BE AT LEAST 8" IN HEIGHT AND AT LEAST 2.5" IN CALIPER AND HAVE A MINIMUM OF 75% YEAR-ROUND FOLIAGE.
- 8 OF THE SHRUB (5-15 GAL.) 1140 WAX MYRTLES FROM PHASE 2 (SHOWN IN ZONE A) WILL BE TEMPORARILY REMOVED DURING CONSTRUCTION AND REPLACED IN THE SAME SPOTS AFTER CONSTRUCTION. THE SHRUBS WILL BE REMOVED BY CAREFULLY DIGGING AT LEAST TWO TIMES AS WIDE AND NO DEEPER THAN THE ROOTBALL OF THE MYRTLE AND PLACED IN NURSERY POTS ONE SIZE LARGER THAN THEIR DIAMETER UNTIL THEY ARE REPLANTED. THE WAX MYRTLES WILL BE HAND-WATERED IN AT THE TIME OF REPLANTING. AFTER WHICH THE IRRIGATION SYSTEM WILL BE SUFFICIENT.
- 35 OF THE SHRUB (5-15 GAL.) 1140 WAX MYRTLES FROM PHASE 2 (SHOWN IN ZONE B) WILL BE TRANSPLANTED AND INTEGRATED INTO PHASE 3'S LANDSCAPE PLAN. THE SHRUBS WILL BE REMOVED BY CAREFULLY DIGGING AT LEAST TWO TIMES AS WIDE AND NO DEEPER THAN THE ROOTBALL OF THE MYRTLE AND PLACED IN NURSERY POTS ONE SIZE LARGER THAN THEIR DIAMETER UNTIL THEY ARE REPLANTED. THE WAX MYRTLES WILL BE HAND-WATERED IN AT THE TIME OF REPLANTING, AFTER WHICH THE IRRIGATION SYSTEM WILL BE SUFFICIENT.
- 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.

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FEBRUARY 2022
 Drawn By: JB, SS, JMT
 Checked By: VBN

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Revisions

LANDSCAPE PLAN
 PHASE 3 - FRONT COMMERCIAL BUILDINGS
 SH30 - BRYAN

LP