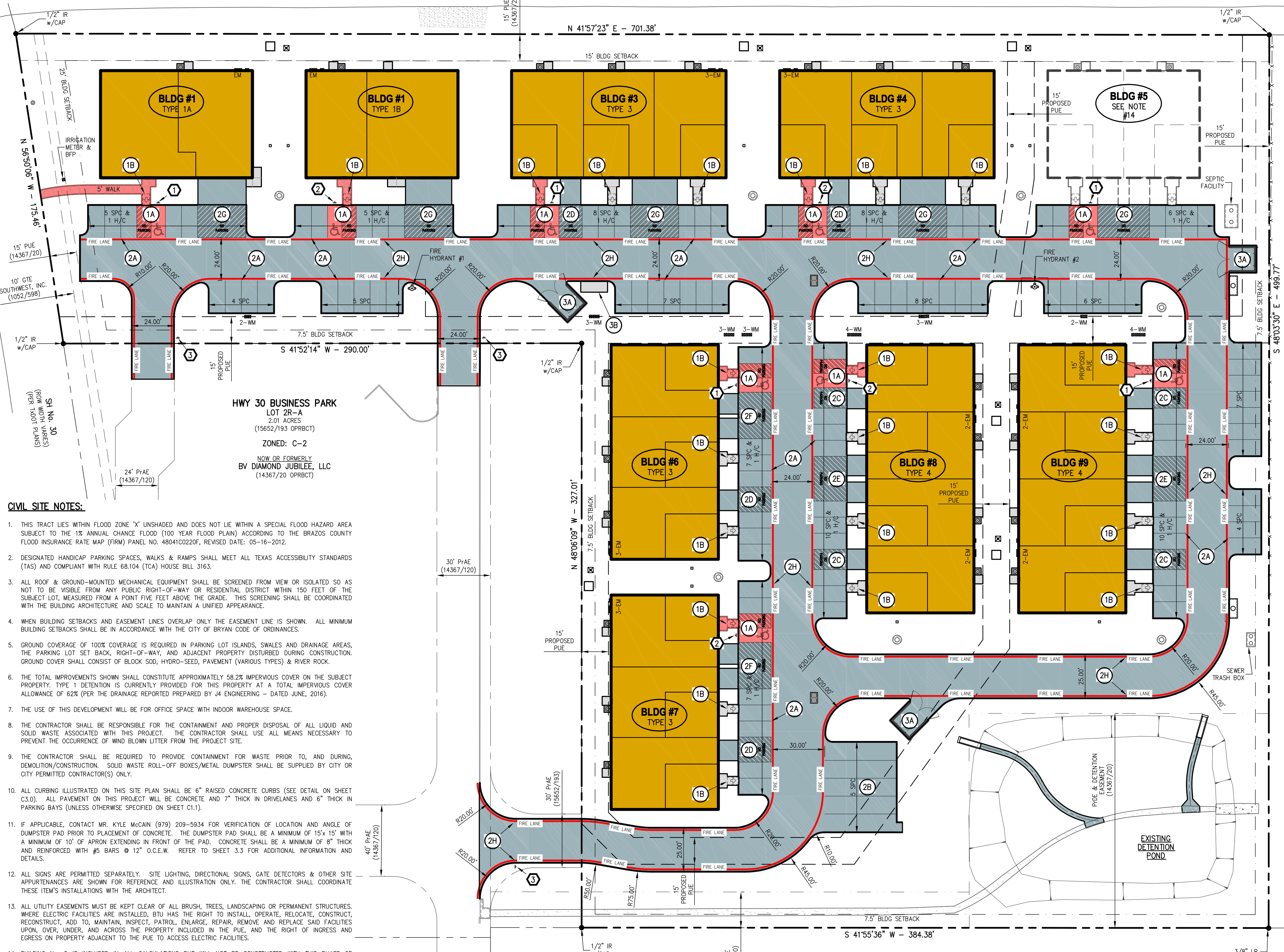
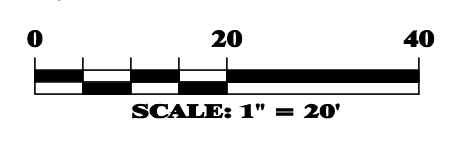
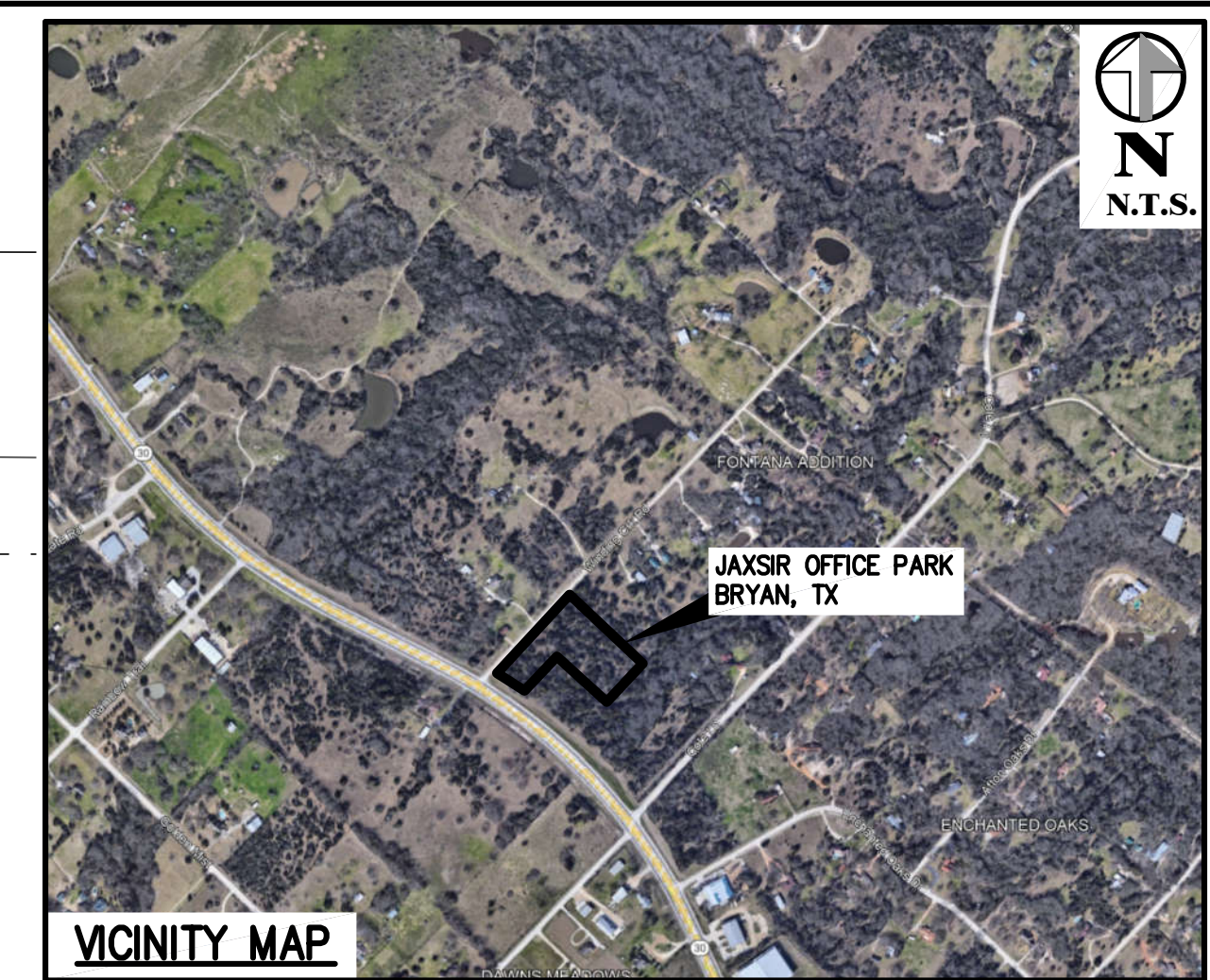


STOP!
CALL BEFORE YOU DIG
(AT LEAST 72 HOURS PRIOR TO DIGGING)
WARNING: THE CONTRACTOR IS TO LOCATE ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION AND IS SOLELY RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES DUE TO ANY CONSTRUCTION ACTIVITY.



- CIVIL SITE NOTES:**
- 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 (FIRM) PANEL NO. 48041C0220F, REVISED DATE: 05-16-2012.
 - DESIGNATED HANDICAP PARKING SPACES, WALKS & RAMPS SHALL MEET ALL TEXAS ACCESSIBILITY STANDARDS (TAS) AND COMPLIANT WITH RULE 68.104 (TCA) HOUSE BILL 3163.
 - ALL ROOF & GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150 FEET OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE THE GRADE. THIS SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
 - WHEN BUILDING SETBACKS AND EASEMENT LINES OVERLAP ONLY THE EASEMENT LINE IS SHOWN. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
 - GROUND COVERAGE OF 100% COVERAGE IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS. THE PARKING LOT SET BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION. GROUND COVER SHALL CONSIST OF BLOCK SOD, HYDRO-SEED, PAVEMENT (VARIOUS TYPES) & RIVER ROCK.
 - THE TOTAL IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 58.2% IMPERVIOUS COVER ON THE SUBJECT PROPERTY. TYPE 1 DETENTION IS CURRENTLY PROVIDED FOR THIS PROPERTY AT A TOTAL IMPERVIOUS COVER ALLOWANCE OF 62% (PER THE DRAINAGE REPORTED PREPARED BY JA ENGINEERING - DATED JUNE, 2016).
 - THE USE OF THIS DEVELOPMENT WILL BE FOR OFFICE SPACE WITH INDOOR WAREHOUSE SPACE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
 - THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTER SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
 - ALL CURBING ILLUSTRATED ON THIS SITE PLAN SHALL BE 6" RAISED CONCRETE CURBS (SEE DETAIL ON SHEET C3.0). ALL PAVEMENT ON THIS PROJECT WILL BE CONCRETE AND 7" THICK IN DRIVELANES AND 6" THICK IN PARKING BAYS (UNLESS OTHERWISE SPECIFIED ON SHEET C1.1).
 - IF APPLICABLE, CONTACT MR. KYLE MCCAIN (979) 209-5934 FOR VERIFICATION OF LOCATION AND ANGLE OF DUMPSTER PAD PRIOR TO PLACEMENT OF CONCRETE. THE DUMPSTER PAD SHALL BE A MINIMUM OF 15'x15' WITH A MINIMUM OF 10' OF APRON EXTENDING IN FRONT OF THE PAD. CONCRETE SHALL BE A MINIMUM OF 8" THICK AND REINFORCED WITH #5 BARS @ 12" O.C.E.W. REFER TO SHEET 3.3 FOR ADDITIONAL INFORMATION AND DETAILS.
 - ALL SIGNS ARE PERMITTED SEPARATELY. SITE LIGHTING, DIRECTIONAL SIGNS, GATE DETECTORS & OTHER SITE APPURTENANCES ARE SHOWN FOR REFERENCE AND ILLUSTRATION ONLY. THE CONTRACTOR SHALL COORDINATE THESE ITEMS INSTALLATIONS WITH THE ARCHITECT.
 - ALL UTILITY EASEMENTS MUST BE KEPT CLEAR OF ALL BRUSH, TREES, LANDSCAPING OR PERMANENT STRUCTURES. WHERE 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.
 - BUILDING No. 5 IS INCLUDED IN ALL CALCULATIONS BUT WILL NOT BE CONSTRUCTED WITH THIS PHASE OF DEVELOPMENT. THIS BUILDING AREA WILL BE RESERVED FOR THE OSSF'S SPRAY FIELD.
- FIRE DEPARTMENT NOTES:**
- FIRE LANE WORDING AND SPACING SHALL CONFORM TO CITY OF BRYAN ORDINANCE, SECTION 42-6(3)A AND 42-6(3)A(2).
 - NO COMBUSTIBLES WILL BE ALLOWED ON SITE UNTIL ALL-WEATHER ROADS AND FIRE HYDRANTS HAVE BEEN ACCEPTED BY THE CITY.
 - THE BUILDINGS SHALL BE EQUIPPED WITH A "KNOX BOX" SECURITY SYSTEM, AND A ELECTRICAL SHUTOFF SHALL BE BY MEANS OF A "KNOX SWITCH" OR A MANUAL DISCONNECT.



SIGN & SYMBOL LEGEND

SYMBOL	DESCRIPTION	NUMBER	SIZE
1	H/C RESERVED PARKING & PENALTY SIGN (TYPICAL)	5	27" x 12"
2	H/C RESERVED PARKING SIGN (VAN) & PENALTY SIGN	4	24" x 12"
3	FIRE LANE SIGN	3	18" x 12"

UTILITY DEMAND SUMMARY:

USE	TYPE 1A (x1)	TYPE 1B (x1)	TYPE 2 (x1)	TYPE 3 (x4)	TYPE 4 (x2)	TOTAL
AVG PEAK (gpd)	(x4.0)	(x4.0)	(x4.0)	(x4.0)	(x4.0)	(x4.0)
SEWER (cfd)	0.000	0.000	0.000	0.000	0.000	0.000
WATER (gpm)	00.0	00.0	00.0	00.0	00.0	00.0
IRRIGATION (gpm)						30.00

UTILITY DEMAND NOTES:

- PEAK WATER WAS DETERMINED BY THE BUILDING CODE - FIXTURE COUNT METHOD AND SUPPLIED BY THE MEP.
- SANITARY SEWER AVERAGE DAILY FLOW (12-HOUR USAGE PERIOD) WAS DETERMINED BY DRAINAGE FIXTURE UNITS PROVIDED BY THE MEP.
- IRRIGATION DEMAND IS THE PEAK DEMAND AT THE LARGEST ZONE. VERIFY WITH IRRIGATOR.

FIRE CODE SUMMARY:

DATA	TYPE 1A	TYPE 1B	TYPE 2	TYPE 3	TYPE 4
EAVE HEIGHT (MAX)	0'-0"	0'-0"	0'-0"	0'-0"	0'-0"
GROSS AREA (SF)	5,100	5,100	5,100	7,200	9,000
CONSTRUCTION TYPE	XX	XX	XX	XX	XX
REQ'D FIRE FLOW	0,000	0,000	0,000	0,000	0,000
# OF HYDRANTS	00	00	00	00	00
HYDRANT SPACING	000'	000'	000'	000'	000'

FIRE CODE NOTES:

THE BUILDING WILL NOT BE PROTECTED WITH AN AUTOMATIC FIRE SPRINKLER SYSTEM. FIRE PROTECTION IS, AS NOTED, PER THE IRC (TABLE B105.1 & C105.1). FIRE FLOW FOR THE BUILDING IS BASED ON SQUARE-FOOTAGES AND FIRE CONSTRUCTION TYPE.

SITE # LEGEND

1A H/C PARKING ROW & RAMPS	2E NO PARKING ZONE (25'x18' CROSS-HATCH & WORDING "NO PARKING")
1B TYPICAL AMBULATORY RAMP (ALL TYPES)	2F NO PARKING ZONE (26'x18' CROSS-HATCH & WORDING "NO PARKING")
2A TYPICAL 4" WHITE PARKING STRIPE (9'x18' PARKING BAY)	2G NO PARKING ZONE (27'x18' CROSS-HATCH & WORDING "NO PARKING")
2B TYPICAL 4" WHITE PARKING STRIPE (10'x40' PARKING BAY)	2H TYPICAL FIRE LANE STRIPING
2C NO PARKING ZONE (11'6"x18' CROSS-HATCH & WORDING "NO PARKING")	3A 15' x 15' CONCRETE DUMPSTER PAD w/SCREENING WALL & GATES
2D NO PARKING ZONE (13'x18' CROSS-HATCH & WORDING "NO PARKING")	3B USPS CULSTER BOX LOCATION (VERIFY LOCATION & PAD REQUIREMENTS w/USPS)

PLAN NOTES:

- SEE SHEETS C0.1 THRU C0.2 FOR SITE, PARKING & MISCELLANEOUS CONSTRUCTION NOTES.
- SEE SHEETS C3.0 THRU C3.7 FOR SITE, PARKING & MISCELLANEOUS DETAILS.
- ALL BACK-OF-CURB (BOC) ARE 4' RADIUS UNLESS OTHERWISE SPECIFIED.
- ILLUSTRATES ADA ACCESSIBLE PATH.
- SEE SHEETS L1.0 & L2.0 FOR LANDSCAPE & IRRIGATION INFORMATION.

PARKING SUMMARY:

ORDINANCE: GENERAL OFFICE = 1 SPC / 300 SF, WAREHOUSE (ENCLOSED) = 1 SPC / 900 SF

REQUIRED: TYPE 1A (x1): OFFICE (2,751 / 300) = 9.2 SPACES, WAREHOUSE (2,349 / 900) = 2.6 SPACES, SUB-TOTAL = 11.8 SPACES

TYPE 1B (x1): OFFICE (2,040 / 300) = 6.8 SPACES, WAREHOUSE (3,060 / 900) = 3.4 SPACES, SUB-TOTAL = 10.2 SPACES

FUTURE TYPE 2 (x1): OFFICE (1,498 / 300) = 5.0 SPACES, WAREHOUSE (3,602 / 900) = 4.0 SPACES, SUB-TOTAL = 9.0 SPACES

TYPE 3 (x4): OFFICE (2,262 / 300) = 7.5 SPACES, WAREHOUSE (4,938 / 900) = 5.5 SPACES, SUB-TOTAL (x4) = 52.0 SPACES

TYPE 4 (x2): OFFICE (3,060 / 300) = 10.2 SPACES, WAREHOUSE (5,940 / 900) = 6.6 SPACES, SUB-TOTAL (x2) = 33.6 SPACES

TOTAL REQUIRED = 117 SPACES

PROVIDED: REGULAR = 107 SPACES, TRUCK PARKING = 5 SPACES, H/C = 5 SPACES, TOTAL PROVIDED = 121 SPACES

ZONED: A-0
NOW OR FORMERLY SHIRLEY A. KEOWN & KIMBERLY D. LYTE CALLED 5.26 ACRES (4268/329 OPRBCT)

JAXSIR
606 JASON DENT
11400 STATE HIGHWAY 30, STE 203
COLLEGE STATION, TX 77845
PH: (979) 500-3124
EMAIL: JDENT@JAXSIR.COM

RME Consulting Engineers
P.O. BOX 9258
COLLEGE STATION, TX 77842
PH: (979) 764-0704
EMAIL: Civil@rmengineer.com
TEXAS FIRM REGISTRATION No. F-4696

90% CHECK-SET FOR REVIEW ONLY 3/8/23

PRELIMINARY
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RABON A. METCALF, P.E. NO. 88583, ON MARCH 8, 2023 IT IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES.

CIVIL SITE PLAN

FOR THE
SITE IMPROVEMENTS
LOCATED AT
JAXSIR OFFICE PARK
11701 SH No. 30
HWY 30 BUSINESS PARK, LOT 1R
BEING A CALLED 5.62 ACRE TRACT
BRYAN, BRAZOS COUNTY, TEXAS

FILENAME: 0793SP1A SCALE: 1"=30'
SUBMITTED DATE: 3/8/23

DRAWN BY: RAM CHECKED BY: JAXSIR
KERR JOB No. #22-833

RME CONSULTING ENGINEERS
CLIENT NO. PROJECT NO.
360 - 0793

C1.0
SHEET 4 OF 00