Vicinity Map

Site Specific Notes:

1. Current owner of Lot 9, is GRT Interests, Inc., PO Box 663, Bryan, Texas 77806, (979) 778-8850, Grant Carrabba – Vice President.
2. Proposed use and improvements: wholesale/ fabrication facility including assorted parking, utilities, & landscaping. Facility will not be used for woodworking or the storage/manufacture of upholstered furniture.
3. This lot is not within the 100-YR floodplain according to the DFIRM for Brazos County, Texas and Incorporated areas, Map No. 48041C0205F, effective April 2, 2014.
4. Current Zoning of the subject property is Planned Development-Industrial District (PD-I) as approved by the Bryan City Council on November 12, 2022 with Ordinance No. 2597.
5. Total lot acreage is 1.47 Acres.
6. All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
7. Developer/Tenant to submit electrical load information when requesting electrical service from BTU. Contact Line Design @ 821-5770.
8. Access gates shall be manually operated and secured with a chain and pad lock.
9. There are no paint spraying operations anticipated for this development.
10. PVC Slats will be installed on the chainlink fence in order to screen the open storage yard from the ROW.
11. Where 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.

Paving Notes:

1. The subgrade beneath the concrete sidewalks shall be compacted and "proof-rolled". Any weak or soft areas identified by the "proof-rolling" shall be removed and replaced.
2. A sand leveling course under concrete pavement is NOT permitted.
3. Joint sealant material to be Sonneborn SL-1 or approved equal.
4. Curing compound shall be applied uniformly to the concrete after the surface finishing is complete at the rate recommended by the manufacturer. The curing compound shall meet the requirements of TxDOT Item 526.
5. All concrete for pavement construction shall be to the minimum depth shown on the plans and shall have a minimum 28-day compressive strength of 4000 PSI. The maximum percentage of fly ash replacement of portland cement shall be 20 percent by weight.
6. Contractor shall provide engineer with a proposed pavement expansion and contraction joint plan prior to pavement construction.

Subgrade Stabilization Table:

PI = Plasticity Index	LL = Liquid Limit

If PI >20 and LL <35, Then Lime Stabilize Subgrade

If PI >15 and LL >36, Then Lime Stabilize Subgrade

If PI <5, Then Cement Stabilize Subgrade

Acceptable soils other than those defined by the limits above, do not require stabilization.

PI	% Required	Material
<5	5%	Cement
<25	5%	Lime
26-33	6%	Lime
34-40	7%	Lime
>40	Determined by ASTM C977	Lime

Construction Notes:

1. All proposed sewer cleanouts that are to be placed within a concrete sidewalk shall be set at the same grade as the sidewalk and utilize a flush mount, brass cap, so that there are no tripping hazards.
2. All fill subgrade and base material shall be compacted to 98% STD in areas to be paved and 95% STD in all other areas.
3. All items to be removed during clearing and grubbing. Remove not only the above ground elements, but all underground elements as well. All excavated material shall become the property of the contractor unless otherwise directed by the Owner. All debris must be disposed of off site.
4. Prior to grading operations, contractor is to strip the first 6" of soil. Contractor shall proof roll the entire site and remove any unstable materials according to TxDOT Specifications. Select fill is to be used in replacing objectionable material.
5. Assure positive drainage across project site to the storm water structures.
6. The proposed limestone gravel pavement area shall follow the same detail and specifications as the asphalt parking lot, omitting the prime coat and asphalt-cement wearing surface. Limestone gravel surface shall be rolled smooth to finish grade.
7. Each utility contractor is responsible for positioning and trenching of service lines. Mark all lines with utility tape. Utility contractors are responsible for coordinating with paving contractor in placement and installation of any necessary utility conduit prior to subgrade preparation. Lines requiring slope control are to be installed first. All other lines not requiring slope control or elevation shall be installed deepest first. Each contractor is responsible for knowing final determination of installation order.
8. Materials and methods for pavement markings shall conform to TxDOT Standard Specifications for Construction of Highways, Streets, and Bridges (current edition), with the following exceptions: 1) Type II marking materials need not be purchased from the Department, and 2) Glass beads may be omitted, but marking material shall be Type II paint-type material.
9. Fire Sprinkler System- potable water supply must be protected by testable double check valve assembly, and install as per City Ordinance.
10. Potable Water Protection – 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 system.
11. 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 windblown litter from the project site.
12. Demolition/Constuction Waste – Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City to permitted contractor(s) only.
13. 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 the property adjacent to the PUE to access electric facilities,

Fire Lane Striping:

All curbs and curb ends shall be painted red with 4" white lettering stating "FIRE LANE-NO PARKING-TOW AWAY ZONE". The phrases should be spaced 15' apart continuously. Fire Lane linework shown on this Site Plan is used to delineate the location of the fire lane for permitting purposes and is not intended to show required painted Fire Lane Striping.

FIRE LANE NO PARKING TOW AWAY ZONE

Note: Fire lane shall not be painted on Flat work/surface with use of Fire Lane Signage.

Parking Analysis:

Proposed Improvements:

6,000	SF	Building
19,500	SF	Limestone Gravel Yard

New Required Parking:

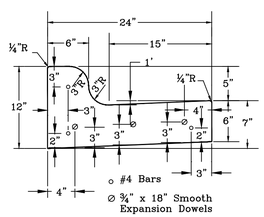
6... 1 Space per 1000 SF Building
10... 1 Space per 2000 SF Yard

16... Total Required

New Provided Parking

10... Straight in Parking
2... ADA Parking
5... Bay Parking

17... Total Provided

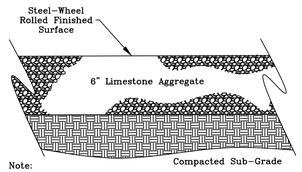


Driveway Raised Curb Detail
N.T.S

Note:

1. Paving materials and procedures shall meet or exceed requirements set forth in the BCS unified standard specifications for street construction, current edition.

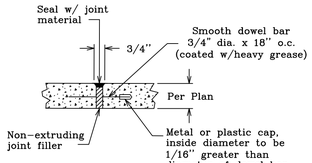
Typical Asphalt Pavement Section
N.T.S



Note:

1. Paving materials and procedures shall meet or exceed requirements set forth in the BCS unified standard specifications for street construction, current edition.

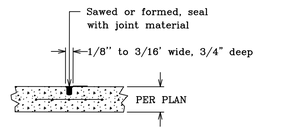
Typical Limestone Base Pavement Section
N.T.S



Note:

1. Expansion joint sealant to be Sonoborn SL-1 or approved equal.
2. Expansion joints shall be spaced at 45' maximum intervals.

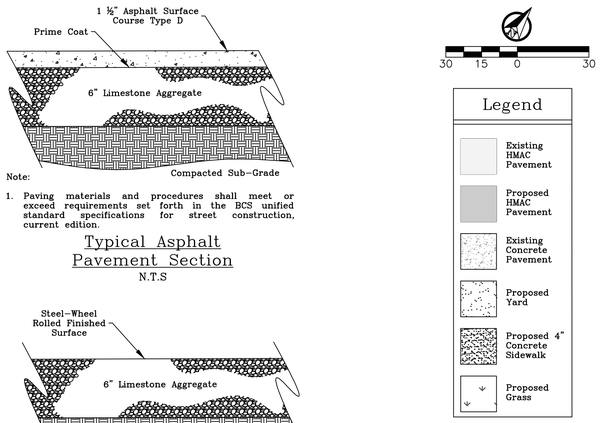
PVMT Expansion Joint Detail
N.T.S

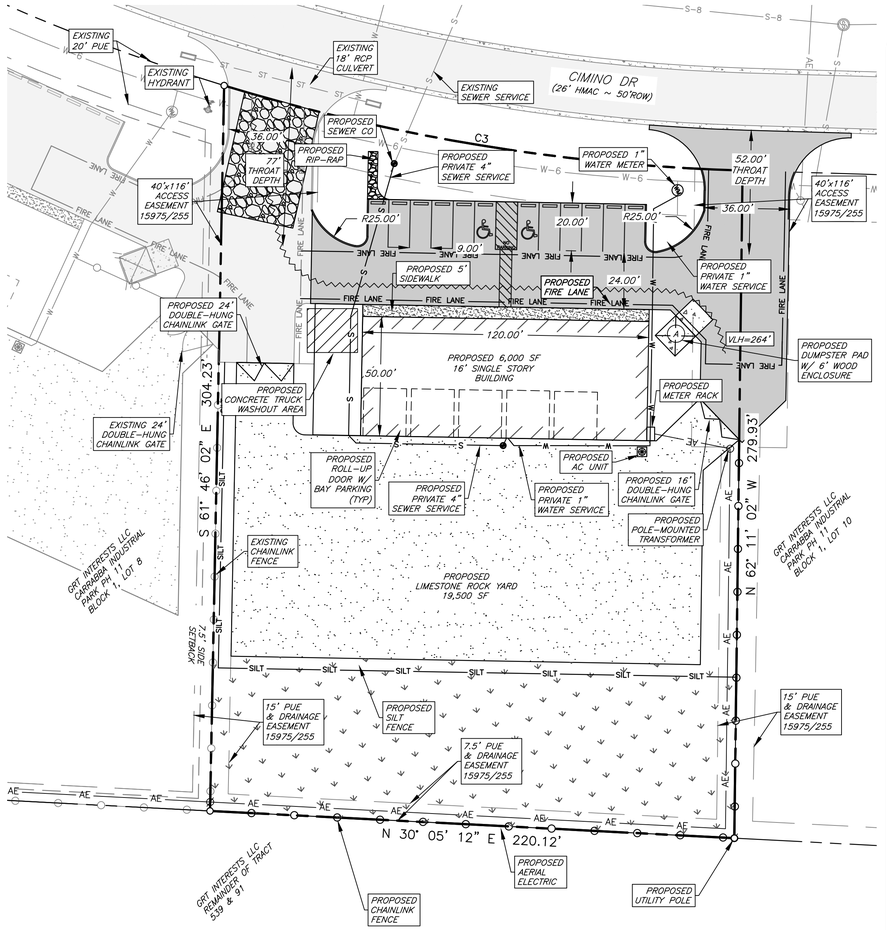


Note:

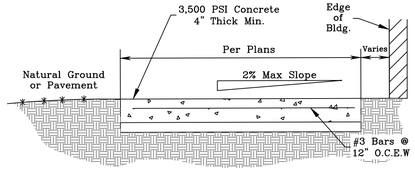
1. Contraction joint sealant to be Sonoborn SL-1 or approved equal.
2. Contraction joints shall be spaced at 15' maximum intervals.

PVMT Contraction Joint Detail
N.T.S





CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH	TANGENT
C3	220.87'	830.00'	15° 14' 49"	N 36° 26' 12" E	220.22'	111.09'



Note:

Install expansion joints at 40' (max) longitudinal spacing and install contraction joints spaced at a maximum interval equal to the sidewalks width.

2. All Sidewals shall have a light broom finish.

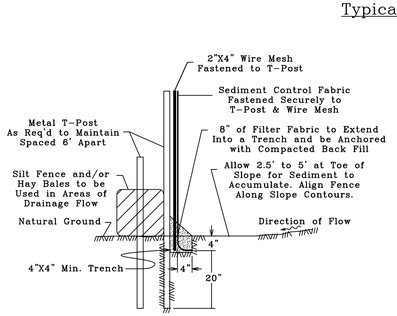
Typical Sidewalk
N.T.S

FIRE LANE
DESIGNATED
PARKING
ONLY

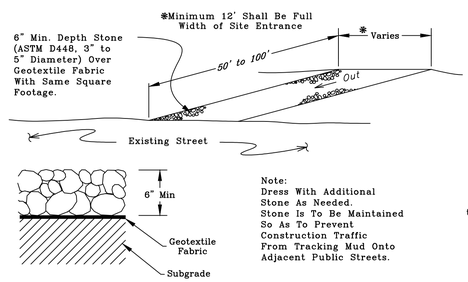
Notes:

1. The sign shall be 12" wide by 18" in height stating "FIRE LANE DESIGNATED PARKING ONLY" with a companion sign 12" wide and 6" in height stating "TOW AWAY ZONE" and be mounted in the location shown.
2. Sign shall be painted on white background with symbols, letters, and border in red.
3. Sign shall comply with City of Bryan Ordinance 42-6.

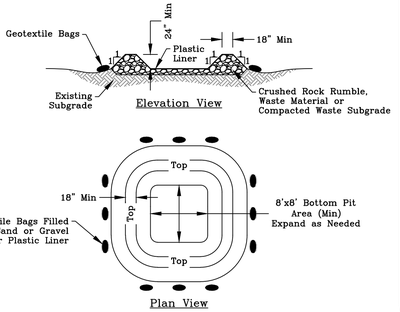
Fire Lane Sign Detail
N.T.S



Silt Fence
N.T.S



Construction Exit Detail
N.T.S



Concrete Washout
N.T.S

Site Plan

General Notes:

1. The topography shown is from field survey data.
2. All utilities shown are taken from the best available information based on construction utility documents obtained by J4 Engineering from City and Independent agencies and/or above ground field evidence. Shown positions may not represent as-built conditions.
3. The contractor shall be responsible for verifying the exact location of all existing underground utilities, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.
4. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
5. Normal Domestic Wastewater is anticipated to be discharged from this development.
6. All construction shall be in accordance with the current BCS Standard Specifications, Details, and Design Guidelines for Water, Sewer, Streets, and Drainage, unless otherwise noted.
7. It is the intent of these plans to comply with all City of Bryan guidelines, details & specifications.

Owner/Developer:
GRT Intrests LLC
P.O. BOX 663
Bryan Tx, 77808

Preliminary Plans Only Not for Construction

This document is released for the purpose of interim review under the authority of Glenn Jones, P.E. 97600 on 5-Apr-23. It is not to be used for construction, bidding, or permitting purposes.

Released for Review

No.	Revision/Issue	Date

Firm Name and Address:
J4 Engineering
PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm# 9951

Project Name and Address:

Site Plan
1824 Cimino Dr
Carrabba Industrial Park Ph 11
Block 1, Lot 9
Bryan, Brazos County, Texas

Date:	Sheet:
March 2023	C1
Scale: As Noted	