

**Site Specific Notes:**

- The owner of the property is Santa Teresa Catholic Church. The subject property is Lot 1R, Block 3, Bryan, Brazos County, Texas.
- Proposed improvements include a multi-use detached building for special events.
- Additional parking is available adjacent to the church, 1208 Saunders St., 1301 Saunders St., & 1400 W 24th St., these lots are owned by Santa Teresa Catholic Church.
- The proposed buildings is a One-Story Type V (B) without sprinklers totaling 4,155 SF, FF=332.13 & Height 22' 0".
- The subject property is Zoned Residential (RD-5).
- Fire flow demand is 1,750 gpm. The existing hydrant on the North-West side of the property will provide the hydrant flow for this project.
- A portion of this tract does lie within a designated 100-yr floodplain according to the F.I.R.M. Maps Panel No. 48041C0195E, Revised Date, July 7, 2014.
- The developed area for this project is 0.123 acres (5,375 SF).

**Utility Notes:**

- Private water line and private sanitary sewer line construction shall be in accordance with the plumbing code. Cleanouts shall be installed per plumbing code.
- Private water and sewer line service materials to be in accordance with plumbing code.
- Contractor shall coordinate conduit and/or line installation for telecommunication providers for the site.
- Depth of the existing water and sewer lines to be verified by the contractor.
- Traffic control for utility work shall be provided by the contractor as needed.
- 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.

**Parking Analysis:**

**Proposed Improvements:**  
4,155 SF Proposed Bldg

**Required Parking:**  
17... 1 Space per 250 SF Building Area

**Existing Parking:**

67...	Straight-in & Angled Parking
2...	ADA Parking
69...	Total Existing Parking

**NOTICE!**

The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. It is the contractor's responsibility to avoid all existing utilities and repair any damaged lines, at his own expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation.

**Contact Information:**

Texas One Call:	800-245-4545
Lone Star One Call:	800-869-8344
Texas Excavation Safety:	800-344-8377
City of Bryan:	979-209-5900
System (Digtest):	
Bryan Texas Utilities:	979-821-5865
Atmos Energy:	979-774-2508
Frontier:	979-821-4300
Suddenlink:	979-846-2229

**Construction Notes:**

- All concrete to be constructed with 3,500 psi (Min) - 28 day strength portland cement concrete.
- 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.
- Assure positive drainage across project site to the storm water structures.
- Normal Domestic Wastewater is anticipated to be discharged from this development.
- 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. As noted in Texas Administrative code 30 TAC 290.47- Appendix F.
- Irrigation System - Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed per City Ordinance.
- 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.
- 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.
- Demolition/Construction 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.
- Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.

**Landscape Analysis:**

**Construction Activities:**

Building & Pavement	=	5,163	SF
		Net Total=	5,163

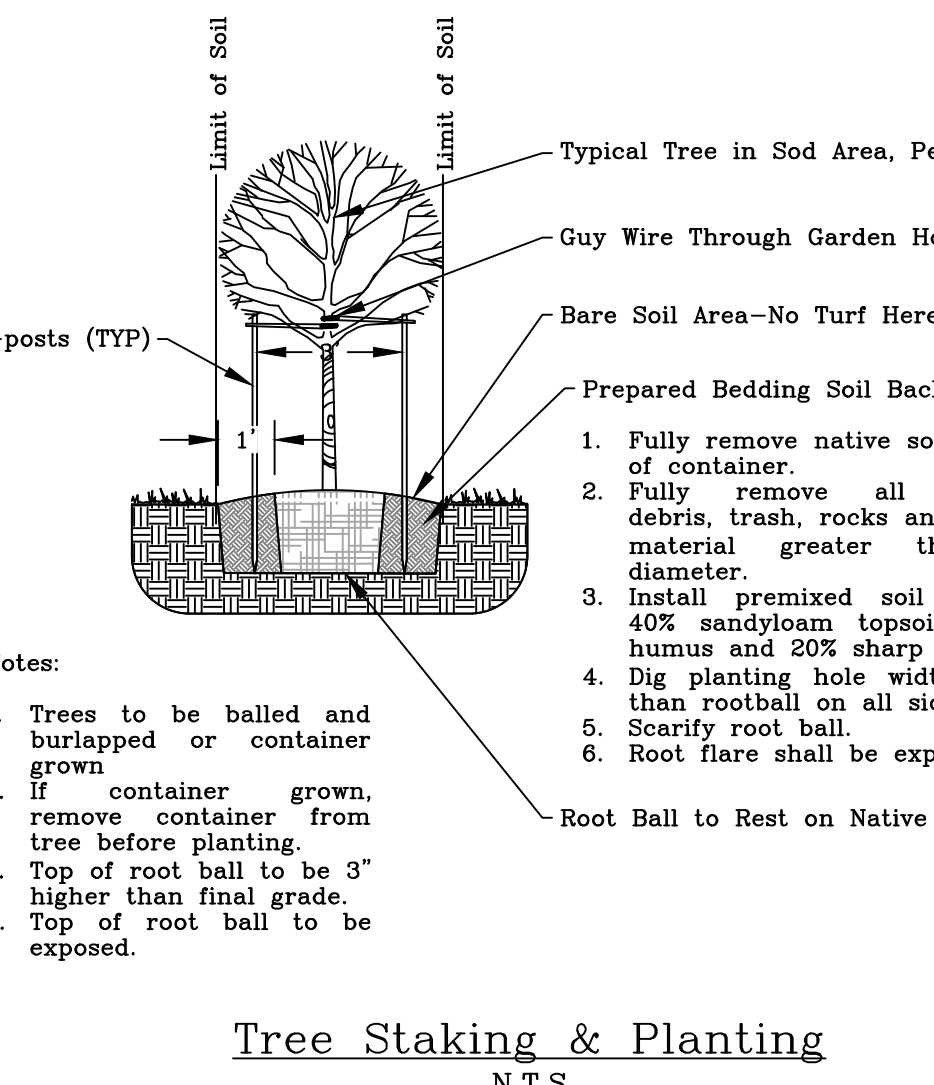
**Requirements:**

Disturbed Area Building, Parking, & Pavement	=	775	SF
5,163 SF @ 15%	=	775	SF
		Net Total=	775

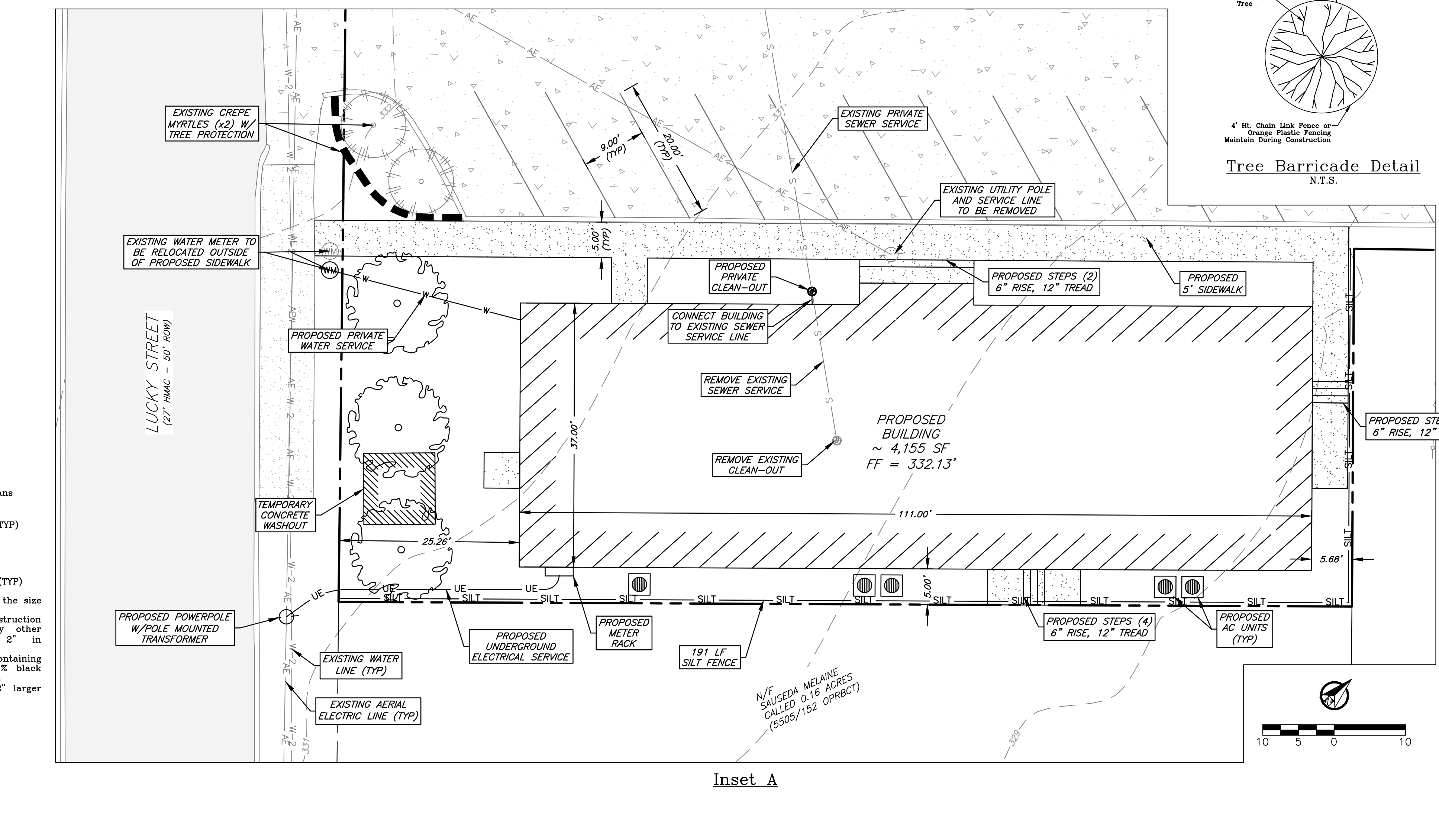
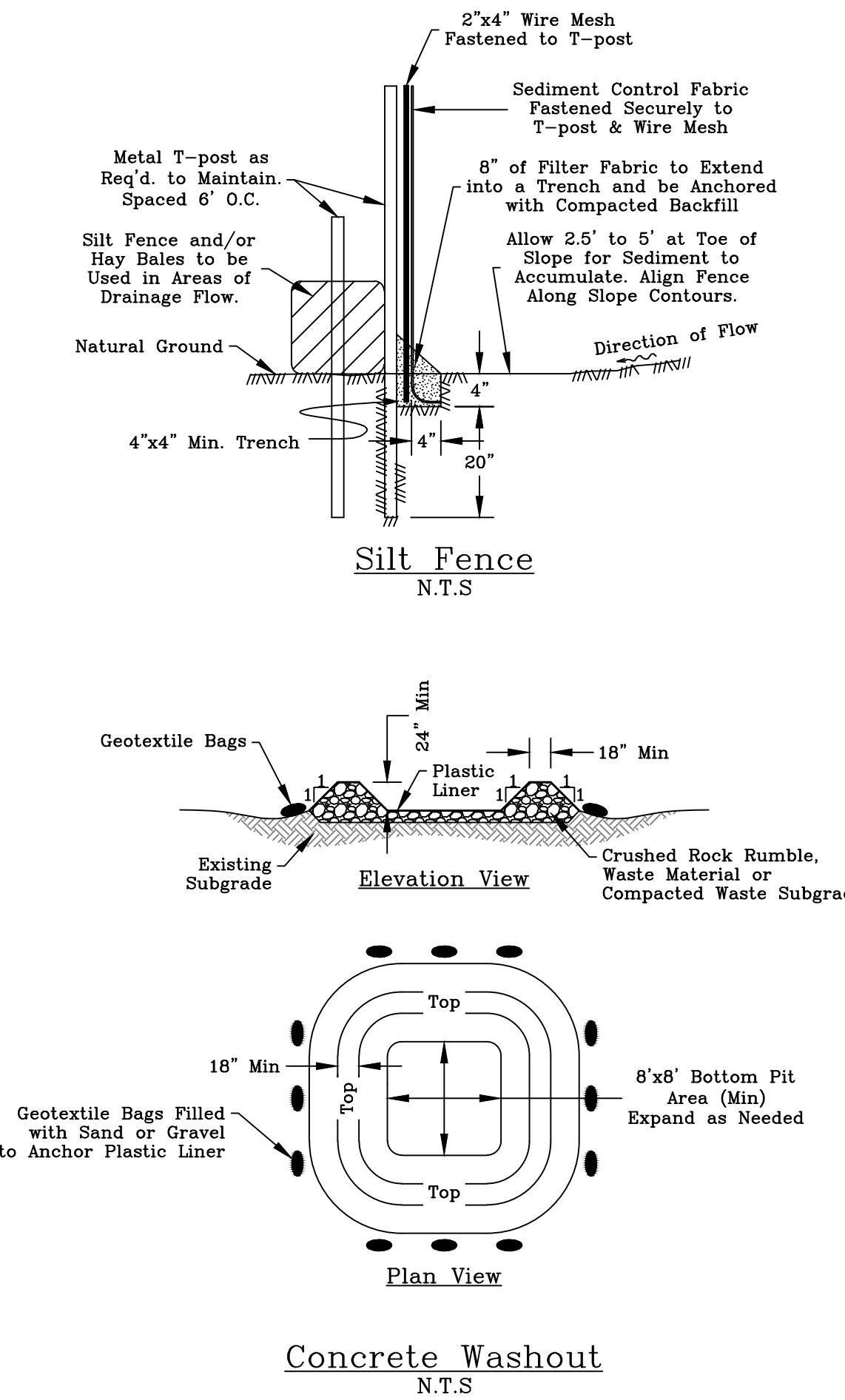
**Provided:**

Existing Non-canopy Trees	=	200	SF
2 @ 100 SF	=	200	SF
Proposed Canopy Trees	=	600	SF
3 @ 200 SF	=	600	SF
		Net Total=	800

Qty.	Common Name	Botanical Name	Size
4	Cedar Elm	Quercus Virginiana	1 1/2"-3" cal.



**Tree Staking & Planting**  
N.T.S.



**Site Plan**

**General Notes:**

- The topography shown is from field survey data.
- Refer to Final Plat for all lot dimensions and bearings.
- 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.
- 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.
- 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.
- It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.
- See Sheet C1 - General Notes.

**Owner Information:**  
Santa Teresa Catholic Church  
1212 Lucky Street  
Bryan, Texas 77803

**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 19-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:**

PO Box 5192 - Bryan, Texas - 77805  
979-739-0567 www.J4Engineering.com  
Firm# 9951

**Project Name and Address:**

**Santa Teresa  
Multi-Purpose Building**

Lot 1R, Block 3 - 1.508 Acres  
1212 Lucky Street  
Bryan, Brazos County, Texas

Date:	April 2023	Sheet:	C2
Scale:	As Noted		