



BENCHMARK: SANITARY SEWER MANHOLE ELEV. = 310.06 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES. AT LEAST 48-HOURS PRIOR TO BEGINNING CONSTRUCTION, THE CONTRACTOR

SHALL CONTACT DIG TESS @ 1-800-344-8377. 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH DESIGN GUIDELINES AND SPECIFICATIONS FOR WATER, SEWER, DRAINAGE AND PAVEMENT CONSTRUCTION AS SHOWN HEREIN AND WITH THE REGULATIONS OF BRYAN/COLLEGE STATION UNIFIED GUIDELINES AND THE STATE OF TEXAS. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY PRIOR TO START.

4. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY. CONSTRUCTION DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

5. LOCATION OF EXISTING BURIED UTILITIES, WHERE SHOWN, IS APPROXIMATED ONLY. OTHER UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING OF ALL BURIED UTILITIE 6. THE PROPOSED BUILDINGS AND ASSOCIATED DIMENSIONS SHOWN HEREIN WERE PROVIDED BY OWNER.

7. PROPERTY IS CURRENTLY ZONED RETAIL DISTRICT C-2. 8. THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE LIMITS OF THE 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY:

MAP NUMBER 4804 | CO2 | 5-F, EFFECTIVE DATE APRIL 2, 20 | 4. 9. THE METES AND BOUNDS DESCRIPTION AND ALL SHOWN EASEMENTS HEREIN WERE PROVIDED BY KERR SURVEYING, JANUARY 2017. IO. ALL SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH

STANDARDS) REQUIREMENTS AND STANDARDS. II. ALL CURB RADII SHALL BE 2' FROM BACK OF CURB UNLESS NOTED OTHERWISE. 12. ALL DIMENSIONS SHOWN ARE MEASURED FROM BACK OF CURB UNLESS NOTED

13. CONTRACTOR SHALL HYDRO-MULCH SEED TO PROMOTE GRASS RE-GROWTH TO ALL AREAS THAT HAVE BEEN DISTURBED BY CONSTRUCTION.

14. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
15. ALL SIGNAGE SHALL BE PERMITTED SEPARATELY.

WATER & SANITARY SEWER DESIGN / LOADINGS:

WATER: 150 GALLONS PER MINUTE SANITARY SEWER: 20,000 GALLONS PER DAY

SITE CLEARING AND GRADING:

SITE PREPARATION: CONTRACTOR SHALL CLEAR AND GRUB DESIGNATED AREAS OF ALL TOP SOIL AND ORGANIC MATERIAL. TOP SOIL SHALL BE STOCKPILED ON-SITE AT A

LOCATION DESIGNATED BY OWNER. ALL AREAS THAT ARE FOUND TO BE 'PUMPING' OR 'SINK-HOLES' OR NOT TO BE IN ORIGINAL UN-EXCAVATED COMPACTED STATE, SHALL BE REMOVED AND REPLACED WITH SELECT FILL, COMPACTED PER PROJECT SPECIFICATIONS. CONTACT ENGINEER. STORM WATER MITIGATION NOTES:

CONTRACTOR/OWNER IS RESPONSIBLE FOR FILING A NOTICE OF INTENT (NOI) WITH TCEQ PRIOR TO CONSTRUCTION AND MAINTAIN A SW3P BINDER ON SITE AT ALL TIMES.

2. THE CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER POLLUTION PREVENTION ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE TRANSPORTATION OF SEDIMENT FROM THE PROJECT SITE.

ALL STORM WATER PRODUCED FROM THIS SITE WILL MAINTAIN ITS OF FLOW PATTERNS TO THE SOUTH WHERE IT WILL ENTER THE STORM INLET BOX LOCATED AT THE SOUTH PORTION OF THE PARKING LOT.

SOLID WASTE DISPOSAL:

1. ONE 12' x 12' TRASH BINS WILL PROVIDED ON SITE FOR TRASH REMOVAL. 2. CONTAINMENT DOORS MUST BE A MINIMUM OF 12' WIDE OPENING. DOORS MUST

HAVE THE ABILITY TO LOCK IN THE OPEN AND CLOSED POSITIONS.

3. DUMPSTER PADS SHALL BE 8" THICK REINFORCED CONCRETE WITH #5 REBARS AT 12" O.C.B.W. AND THE PAD SHALL EXTEND 10' IN FRONT OF DUMPSTER.

SITE ELECTRICAL & UNDERGROUND ELECTRICAL

I. CONTRACTOR SHALL COORDINATE WITH BRYAN TEXAS UTILITIES GREG BURKHALTER AT

979-821-5744 IN ADVANCE OF CONSTRUCTION. 2. INSTALL TWO - 2" ELECTRICAL CONDUITS FROM ELEC. TRANSFORMER TO BUILDING WITH MINIMUM BURY DEPTH OF 36".

3. PLEASE SEE ELECTRICAL DRAWINGS FOR BUILDING SPECIFIC ELECTRICAL DESIGNS. FOUNDATION & BUILDING CONSTRUCTION:

. FOUNDATION, BUILDING DESIGN AND CONSTRUCTION ARE TO BE PROVIDED BY OTHERS. AND ARE NOT INCLUDED IN THESE DOCUMENTS.

DEMOLITION / CONSTRUCTION WASTE:

CONTRACTOR SHALL PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION / CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES / METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.

2. 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 OCCURRENCES OF WIND BLOWN LITTER FROM THE PROJECT.

FIRE FLOW ANALYSIS & DESIGN

THERE IS AN EXISTING FIRE HYDRANT LOCATED ALONG BRIARCREST IN FRONT OF THE PROPOSED BUILDING TO PROVIDE FIRE PROTECTION. 2. THE SITE PARKING LOT SHALL HAVE A 'FIRE LANE' SIGN AT THE ENTRANCE.

PAVEMENT DESIGN & PARKING ANALYSIS

| PARKING REQUIREMENTS & ANALYSIS: | RETAIL (6,000 S.F.): | P.S. PER 200 S.F. = 30 SPOTS TOTAL PARKING SPOTS REQUIRED = 30, 80 PROVIDED (30 SHARED)

2 A.D.A. PARKING SPOTS PROVIDED (2 VAN) 6" THICK, #4 REBAR (GRADE 60) AT 18" O.C.B.W. 5" THICK, #4 REBAR (GRADE 60) AT 18" O.C.B.W

TRASH DUMPSTER AREA: 8" THICK, #4 REBAR (GRADE 60) AT 18" O.C.B.W. 3. CONCRETE SHALL BE 3,000 psi AT 28 DAY STRENGTH. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLUMP DURING PLACEMENT. (5" SLUMP MAXIMUM) 4. CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PLACEMENT 5. CONTRACTOR SHALL HAVE 3 TEST CYLINDERS MADE AND TESTED FOR EVERY

I OO YARDS OF CONCRETE PLACED PER DAY.

6. PAVEMENT MARKINGS & STRIPING: DO NOT APPLY TRAFFIC AND LANE STRIPING UNTIL LAYOUT AND PLACEMENT HAS BEEN APPROVED BY ENGINEER. PAVEMENT SURFACE MUST BE SWEPT CLEAN AND FREE OF MATERIAL AND DUST. ALL PAVEMENT MARKINGS SHALL BE MECHANICALLY APPLIED TO PRODUCE UNIFORM STRAIGHT EDGES. ALL PAVEMENT STRIPINGS SHALL BE 4" WIDE. CONTRACTOR SHALL USE CHLORINATED-RUBBER BASED TRAFFIC PAINT - FACTORY MIXED,

QUICK-DRYING, AND NON-BLEEDING. 7. FIRE LANE: CONTRACTOR SHALL PAINT ALL CURBS AS SHOWN WITH 4" WIDE RED PAINT WITH " FIRE LANE " SPACED EVERY 25' TO ESTABLISH FIRE LANE. TELE-COMMUNICATIONS:

1. INSTALL THREE - 2" Ø GREY PVC PIPE CONDUITS FROM UTILITY POLE TO BUILDING WITH MINIMUM BURY DEPTH OF 36" AND RADIAL SWEEPS. 2. COORDINATE WITH SUDDENLINK (979-204-8263) AND VERIZON (979-574-7705)

OWNER/DEVELOPER

CULPEPPER REALTY COMPANY 700 GEORGE BUSH DR., EAST STE. #240 COLLEGE STATION, TEXAS 77840 979) 696-1444

ANK DRAWN BY: JOE G. DATE: MARCH 2020

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JOE I. GATTIS 90964

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APPROVED FOR

BIDDING &

CONSTRUCTION

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SCALE: NOTED PROJECT #: GE031001