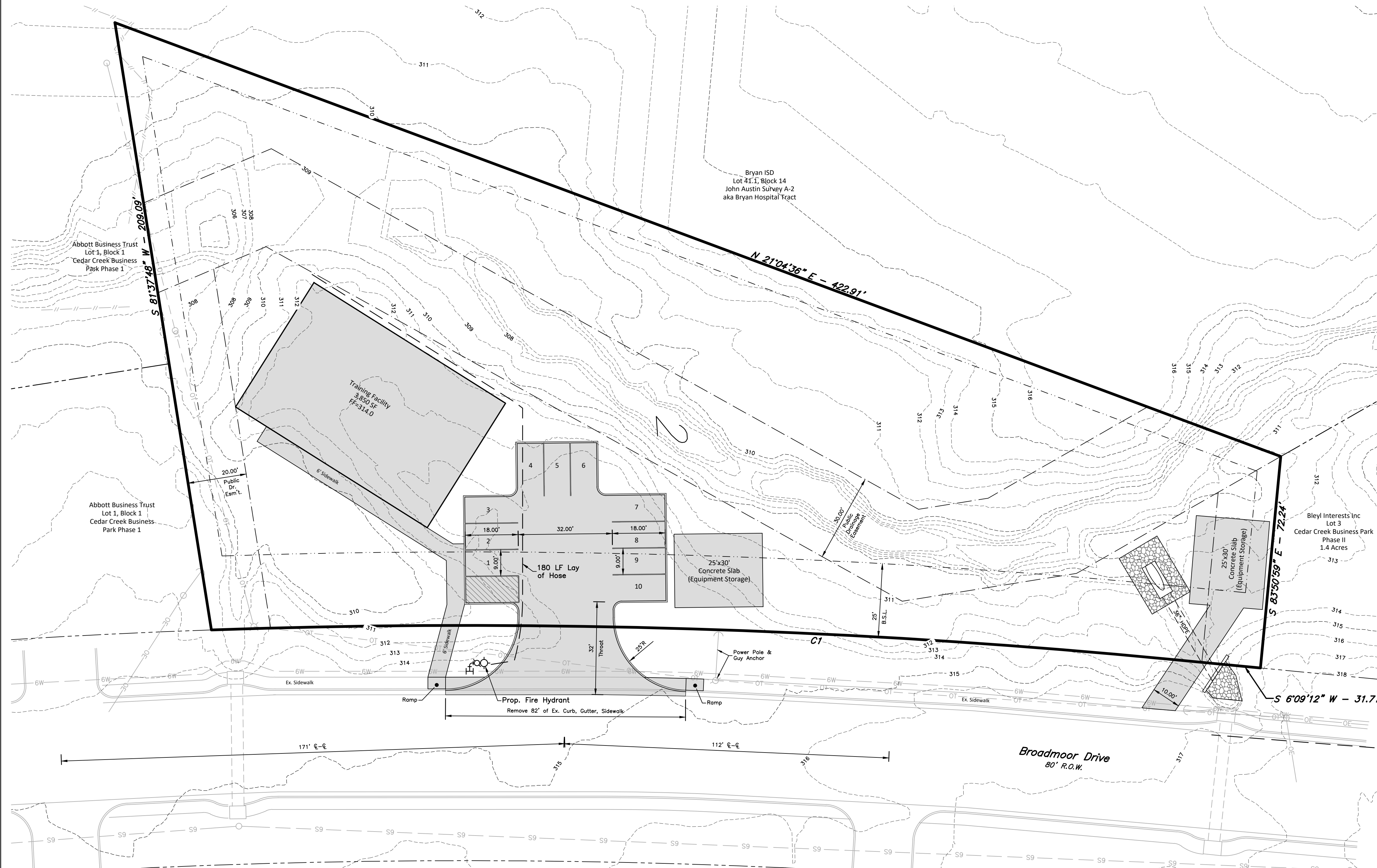


VICINITY MAP



SITE PLAN

SCALE: Hor: 1" = 20'

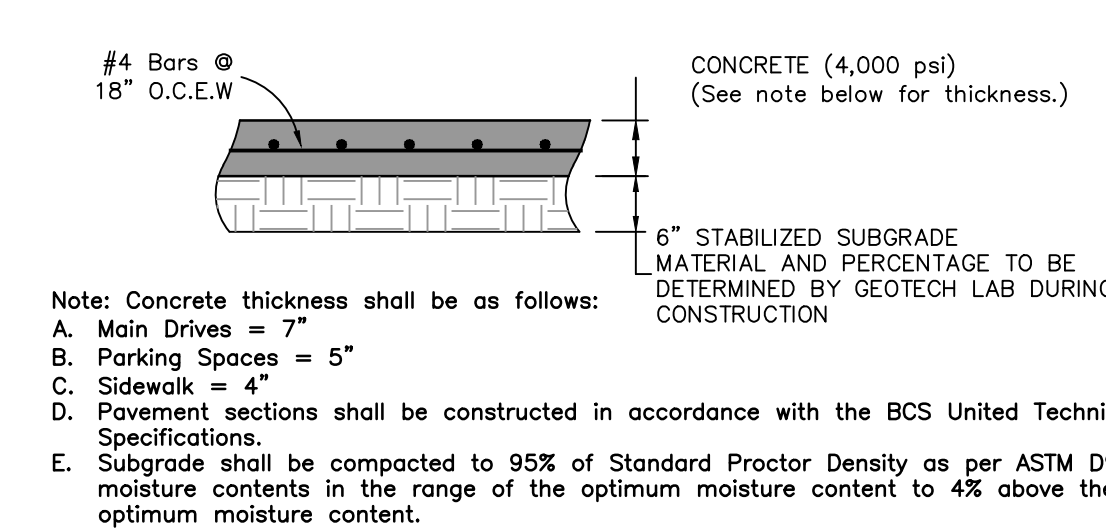


**SITE PLAN NOTES:**

- This property is zoned C-1 Office
- Owner & Applicant: Tx Construction and Investments, LLC
- Proposed Use: Commercial Building (Training Facility)
- The total site area as recorded in deed records is 1.15 acres
- BUILDING USAGE DETAILS:**  
3,850 sq ft
- PARKING ANALYSIS:**  
Total Required Parking Spaces: 13 spaces  
Parking Spaces Provided: 10 spaces (site is severely limited by topographic features)  
Total Parking Lot Spaces: 10 spaces (site is severely limited by topographic features)  
Handicap Spaces Required: 1 spaces  
Total Handicap Spaces Provided: 1 spaces
- WATER AND SANITARY SEWER DEMANDS:**  
Average Daily Use = 4 GPM  
Peak Hourly Flow = 12 GPM  
Wastewater Flow (Rate of Return = 75%): Pk = 9 GPM Avg. = 2.25 GPM (3,240 GPD)
- FIRE FLOW REQUIREMENTS**  
Sports Performance Center - Type IIB Building (Sprinklered)  
Required Fire Flow - 1,500 GPM for 3 HRS  
Note - Isolation gate valve to be used for the fire line shall be AmPro with a LL562 lockable lid.
- BASIS OF BEARINGS:** The bearing system and actual measure distance to the monuments are Grid North, Texas State Plane Coordinate System, Central Zone, NAD83 per GPS Observation.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 48041C0xxx, Map Revised xxx xx, xxx, no portion of this property is located in a Special Flood Hazard Area.
- See Site Civil drawings for additional grading, layout information, Utility layout and Stormwater Pollution Prevention Plan.
- Building Setbacks shall comply with the City of Bryan Standards  
Front Setback = 25'  
Side Setback = 7.5'  
Street Side Setback = 15'  
Rear Setback = 7.5'
- Backflow preventors shall be installed on all firelines and located in the water closets of each building.
- Irrigation system to be installed by others. Irrigation system must be protected by either a Pressure Vacuum Breaker, a Reduced Pressure Principle Back Flow Device, or a Double-Check Back Flow Device.
- All Backflow devices must be installed and tested upon installation.
- The City shall not be responsible for repairs to parking lot lights or retaining walls that are located in existing utility easements should maintenance/replacement of their associated utilities be deemed necessary.
- Contractor shall provide one (1) week advance notice to City prior to connecting to existing waterlines and shall coordinate the water line connections with the Utility Dept. and City Inspector.
- NOTE: 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 or City permitted contractor(s) only.
- The contractor shall be responsible for the containment and proper disposal of oil 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.
- Signage will be permitted separately.
- NOTE: 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 or City permitted contractor(s) only.
- The contractor shall be responsible for the containment and proper disposal of oil 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.
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- NOTE: 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 or City permitted contractor(s) only.
- The contractor shall be responsible for the containment and proper disposal of oil 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.
- Signage will be permitted separately.

**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.  
A. Contact Texas 811 @ 811  
B. Contact City of Bryan Water Services @ 979-209-5900 to locate public water and sewer lines.  
C. Contact TxDOT @ 379-778-2185
- Construction within Public Right-of-Ways and easements must equal or exceed the BCS Unified Technical Specification and Standard Construction Details. All inspections shall be coordinated with the staff of the City Engineer of Bryan.
- In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer for any substitution.
- Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P.
- TRENCHING AND BACKFILLING:** The backfilling of all trenches within structural areas shall be accomplished with cement stabilized sand placed to within 6" of paving sub-grade. The backfilling of all trenches outside of structural areas shall be placed so as to achieve 85 percent Modified Proctor Density. All backfilling shall be between optimum and 4 percent (4%) above optimum moisture content. 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 areas shall include all sidewalks and paved areas. For streets, alleys and parking areas, the limits of the structural areas shall extend 5' beyond the curb lines or other paved 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 the Bryan Texas Utilities (BTU)
- Where a contradiction between plans and specifications occur, the plans shall be ruled as superior.
- Trenches may be left open overnight if properly barricaded to prevent pedestrian access.
- It shall be the responsibility of the Contractor to prepare and maintain a SWPPP and submit a Small Construction Site Notice and coordinate with City staff. Disturbed Area ~2.6 acres.
- Contractor shall adjust all existing manholes and valve boxes to final grades. There will be no separate pay item will be this work.
- Refer to Architectural Plans for top of finished light pole foundation elevations.
- Construction of the fire line will need to comply with current NFPA 24 standards.



PAVEMENT SECTION

**Legend**

- - 1/2" Iron Rod Set
- ⊙ - 1/2" Iron Rod Found
- ⊗ - 5/8" Iron Rod Found
- S— Existing Sewer Line w/ size
- W— Existing Water Line w/ size
- P— Proposed Sewer Line w/ size
- PW— Proposed Water Line w/ size
- G— Existing Gas Line w/ size
- OE— Existing Overhead Electric Line
- ← Guy Anchor

**Abbreviations**

- D.E. Drainage Easement
- D.D.F.E. Drainage Detention Facility Easement
- D.R. Brazos County Deed Records
- E.A.E. Emergency Access Easement
- F.H. Fire Hydrant
- O.R. Brazos County Official Records
- P.A.E. Public Access Easement
- P.R. Brazos County Plat Records
- P.U.E. Public Utility Easement
- R.O.W. Right-of-Way
- U.E. Utility Easement
- P.A.E. Private Access Easement
- S.D. Storm Drain
- Pr.L.E. Private Landscape Easement
- F.D.C. Fire Department Connection

SITE PLAN

1712 Broadmoor Drive

1.15 Acres  
Lot 2, Cedar Creek Subdivision  
Phase II  
John Austin Survey A-2

BRYAN, BRAZOS COUNTY, TEXAS  
SUBMITTED: MAY 2023

Owner: Tx Construction and Investments, LLC  
1722 Pecan Ave, Ste C  
McAllen, TX 78501

Prepared By: McClure & Browne Engineering/Surveying, Inc.  
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