

Joe I. Gattis  
Professional Engineer

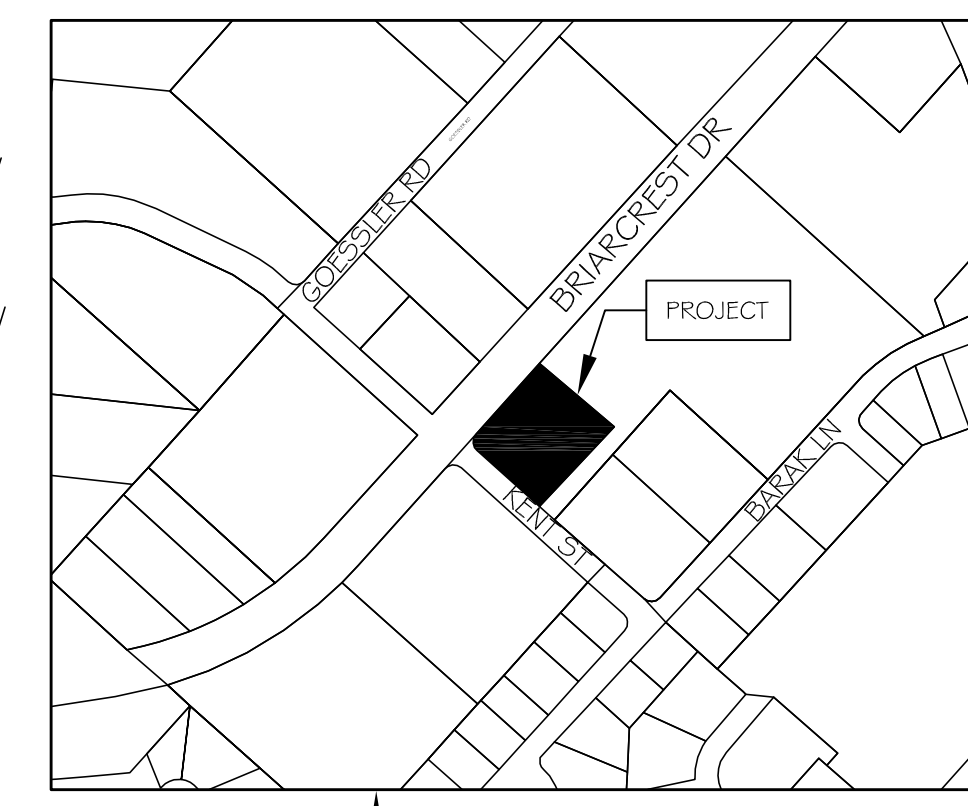
APPROVED FOR  
BIDDING &  
CONSTRUCTION

**GATTISEENGINEERING**  
ENGINEERS & CONSULTANTS

BRIARCREST RETAIL CENTER  
1710 BRIARCREST DRIVE  
BRYAN, BRAZOS COUNTY, TEXAS  
AUGUST 18, 2020 (REV. 06/20/23)

**SITE PLAN**  
0.889 ACRE TRACT  
FIRST BANK GALLERIA SUBD.  
ROBERT CARTER LEAGUE, A-8  
BRYAN, BRAZOS COUNTY, TEXAS

DRAWN BY: JOE G.  
DATE: MARCH 2020  
SCALE: NOTED  
PROJECT #: GE031001



GENERAL NOTES:

- BENCHMARK: SANITARY SEWER MANHOLE ELEV. = 310.00'
- 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 BIG TESS @ 1-800-344-8377.
- 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/CITY UNIFIED GUIDELINES AND THE STATE OF TEXAS. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY PRIOR TO START.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION SAFETY. CONSTRUCTION DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
- 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 UTILITIES.
- THE PROPOSED BUILDINGS AND ASSOCIATED DIMENSIONS SHOWN HEREIN WERE PROVIDED BY OWNER.
- PROPERTY IS CURRENTLY ZONED RETAIL DISTRICT C-2.
- 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 48041 C0215-F, EFFECTIVE DATE APRIL 2, 2014.
- THE METES AND BOUNDS DESCRIPTION AND ALL SHOWN EASEMENTS HEREIN WERE PROVIDED BY KERK SURVEYING, JANUARY 2017.
- ALL SIDEWALKS AND RAMPS SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH A.D.A. (AMERICANS WITH DISABILITIES ACT) AND T.A.S. (TEXAS ACCESSIBILITY STANDARDS) REQUIREMENTS AND STANDARDS.
- ALL CURB RADIUS SHALL BE 2' FROM BACK OF CURB UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS SHOWN ARE MEASURED FROM BACK OF CURB UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL HYDRO-MULCH SEED TO PROMOTE GRASS RE-GROWTH TO ALL AREAS THAT HAVE BEEN DISTURBED BY CONSTRUCTION.
- ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
- 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 LINE/LOCATION/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 SWP# BINDER ON-SITE AT ALL TIMES.
- 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 ORIGINAL 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:

- ONE 12' x 12' TRASH BINS WILL PROVIDED ON SITE FOR TRASH REMOVAL.
- CONTAINMENT DOORS MUST BE A MINIMUM OF 12" WIDE OPENING. DOORS MUST HAVE THE ABILITY TO LOCK IN THE OPEN AND CLOSED POSITIONS.
- DUMPSTER PADS SHALL BE 6" 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:

- CONTRACTOR SHALL COORDINATE WITH BRYAN TEXAS UTILITIES GREG BURKHALTER AT 979-821-5744 IN ADVANCE OF CONSTRUCTION.
- INSTALL TWO - 2" ELECTRICAL CONDUITS FROM ELEC. TRANSFORMER TO BUILDING WITH MINIMUM BURY DEPTH OF 36".
- PLEASE SEE ELECTRICAL DRAWINGS FOR BUILDING SPECIFIC ELECTRICAL DESIGNS.
- 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 & EGRESS ON THE PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

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 CONTRACTORS ONLY.
- 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.
- THE SITE PARKING LOT SHALL HAVE A 'FIRE LANE' SIGN AT THE ENTRANCE.

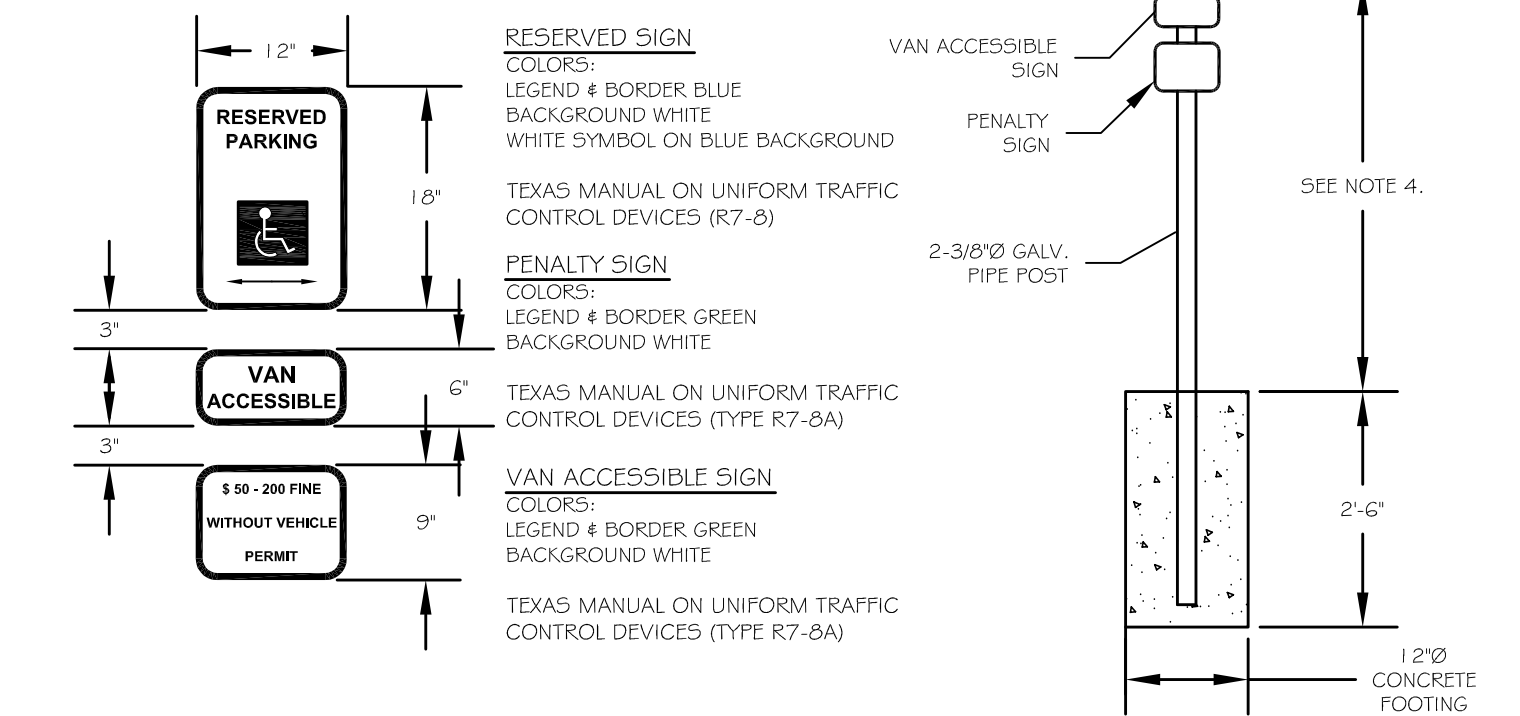
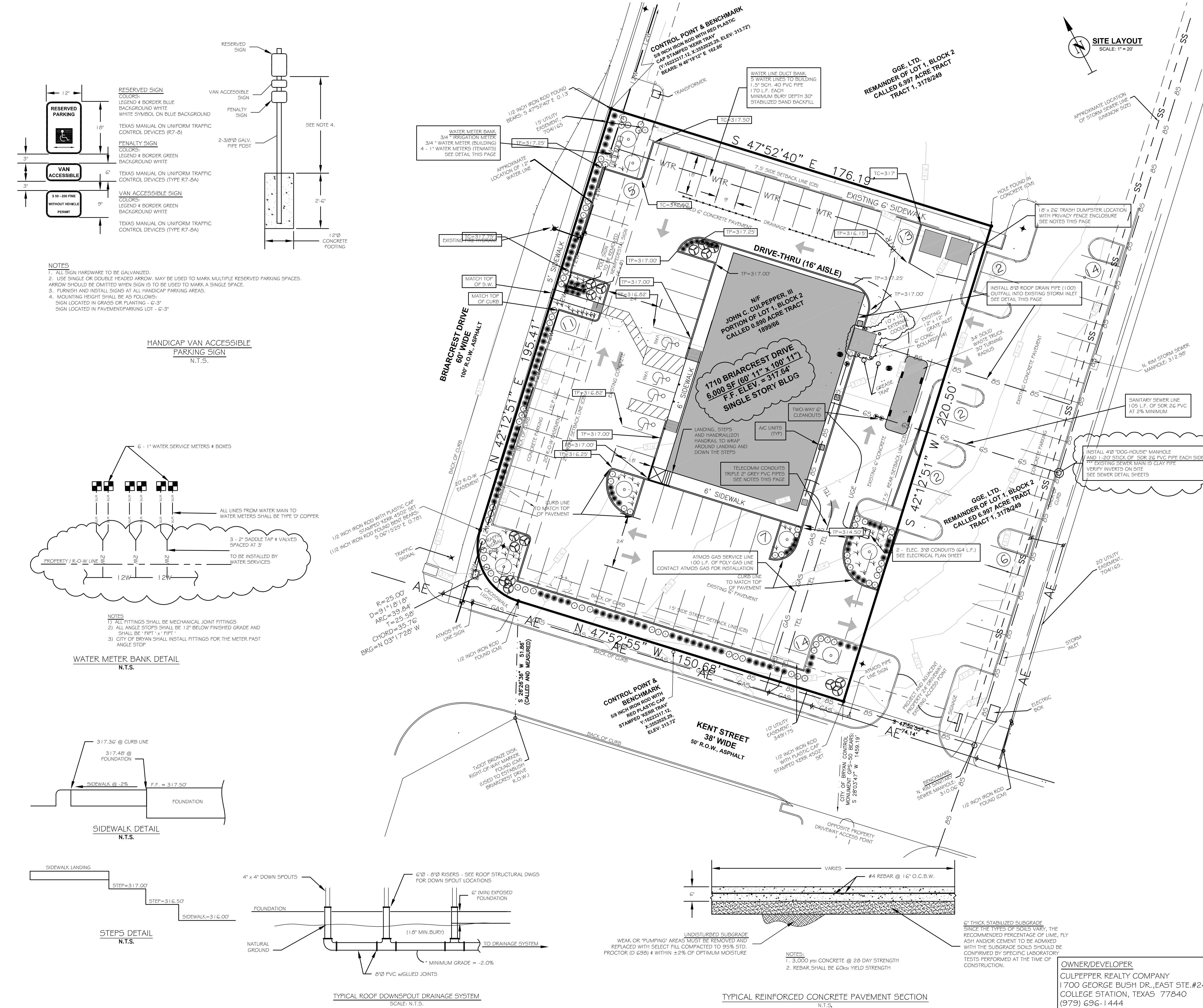
PAVEMENT DESIGN & PARKING ANALYSIS:

- PARKING REQUIREMENTS & ANALYSIS:  
RETAIL (6,000 S.F.): 1 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)
- PARKING LOT DESIGN:  
DRIVE AISLE: 6" THICK, #4 REBAR (GRADE 60) AT 18" O.C.B.W.  
PARKING AREAS: 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.

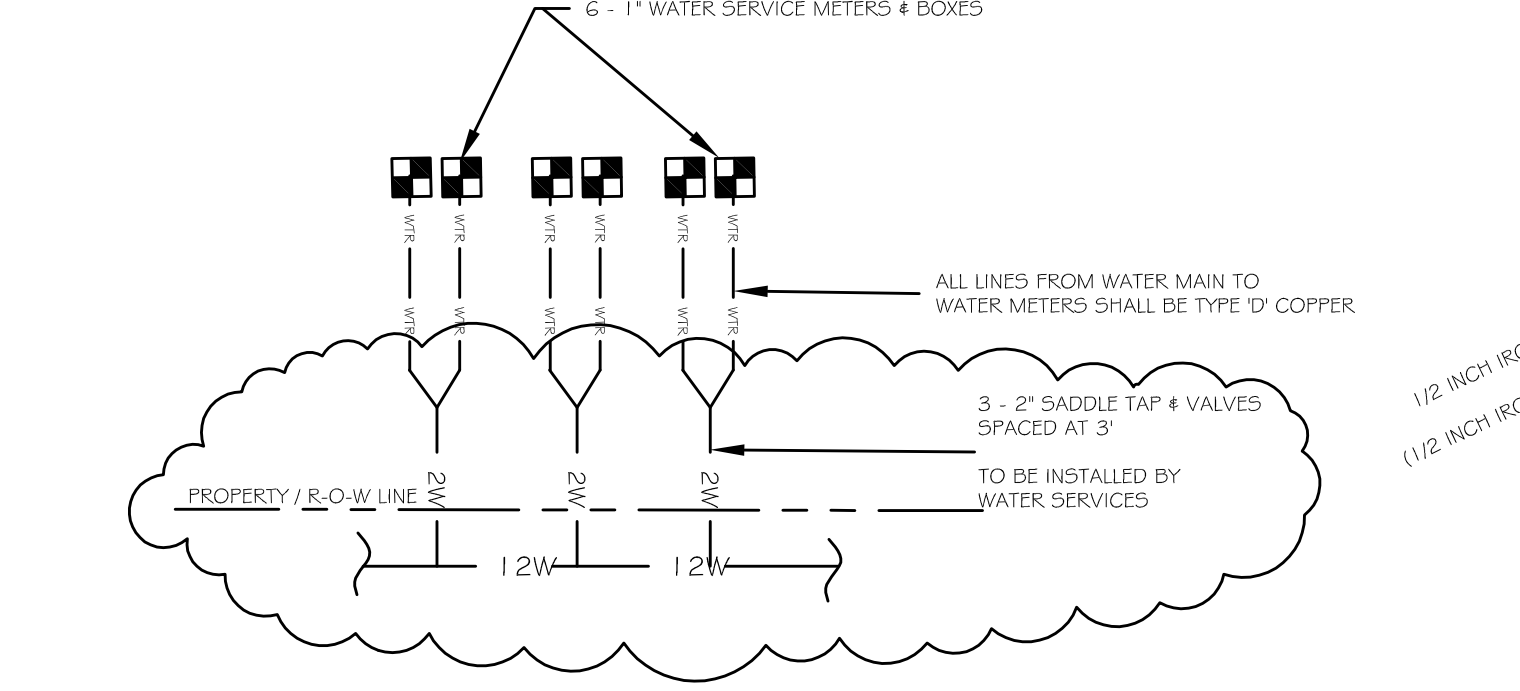
- CONCRETE SHALL BE 3,000 psi at 28 DAY STRENGTH. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SLUMP DURING PLACEMENT. (5' SLUMP MAXIMUM)
- CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO PLACEMENT
- CONTRACTOR SHALL HAVE 5 TEST CYLINDERS MADE AND TESTED FOR EVERY 100 YARDS OF CONCRETE PLACED PER DAY.
- PAVEMENT MARKINGS & STRIPING: DO NOT APPLY TRAFFIC AND LANE STRIPING UNTIL LAYOUT AND PLACEMENT HAS BEEN APPROVED BY ENGINEER. PAVEMENT SURFACE MUST BE SWEET 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.
- FIRE LANE: CONTRACTOR SHALL PAINT ALL CURBS A5 SHOWN WITH 4" WIDE RED PAINT WITH "FIRE LANE" SPACED EVERY 25' TO ESTABLISH FIRE LANE.

TELE-COMMUNICATIONS:

- INSTALL THREE - 2" Ø GREY PVC CONDUITS FROM UTILITY POLE TO BUILDING WITH MINIMUM BURY DEPTH OF 36" AND RADIAL SWEEPS
- COORDINATE WITH SUDDEEN/KN, (979-204-8263) AND VERZON (979-574-7705)



- NOTES:
- ALL SIGN HARDWARE TO BE GALVANIZED.
  - USE SINGLE OR DOUBLE HEADED ARROW. MAY BE USED TO MARK MULTIPLE RESERVED PARKING SPACES. ARROW SHOULD BE OMITTED WHEN SIGN IS TO BE USED TO MARK A SINGLE SPACE.
  - FURNISH AND INSTALL SIGNS AT ALL HANDICAP PARKING AREAS.
  - MOUNTING HEIGHT SHALL BE AS FOLLOWS:  
SIGN LOCATED IN GRASS OR PLANTING - 6'-3"  
SIGN LOCATED IN PAVEMENT/PARKING LOT - 6'-3"



- NOTES:
- ALL FITTINGS SHALL BE MECHANICAL JOINT FITTINGS
  - ALL ANGLE STOPS SHALL BE 12" BELOW FINISHED GRADE AND SHALL BE "FIT" + "FIT"
  - CITY OF BRYAN SHALL INSTALL FITTINGS FOR THE METER PAST ANGLE STOP

