

**PARKING ANALYSIS**

REQUIRED PARKING

9270 SF OF VETERINARY CLINIC  
1 SPACE PER 300 SF

31 SPACES REQUIRED

840 SF OF CLINIC KENNELS NO PARKING REQUIRED

6599 SF OF ANIMAL BOARDING FACILITY  
1 SPACE PER 300 SF

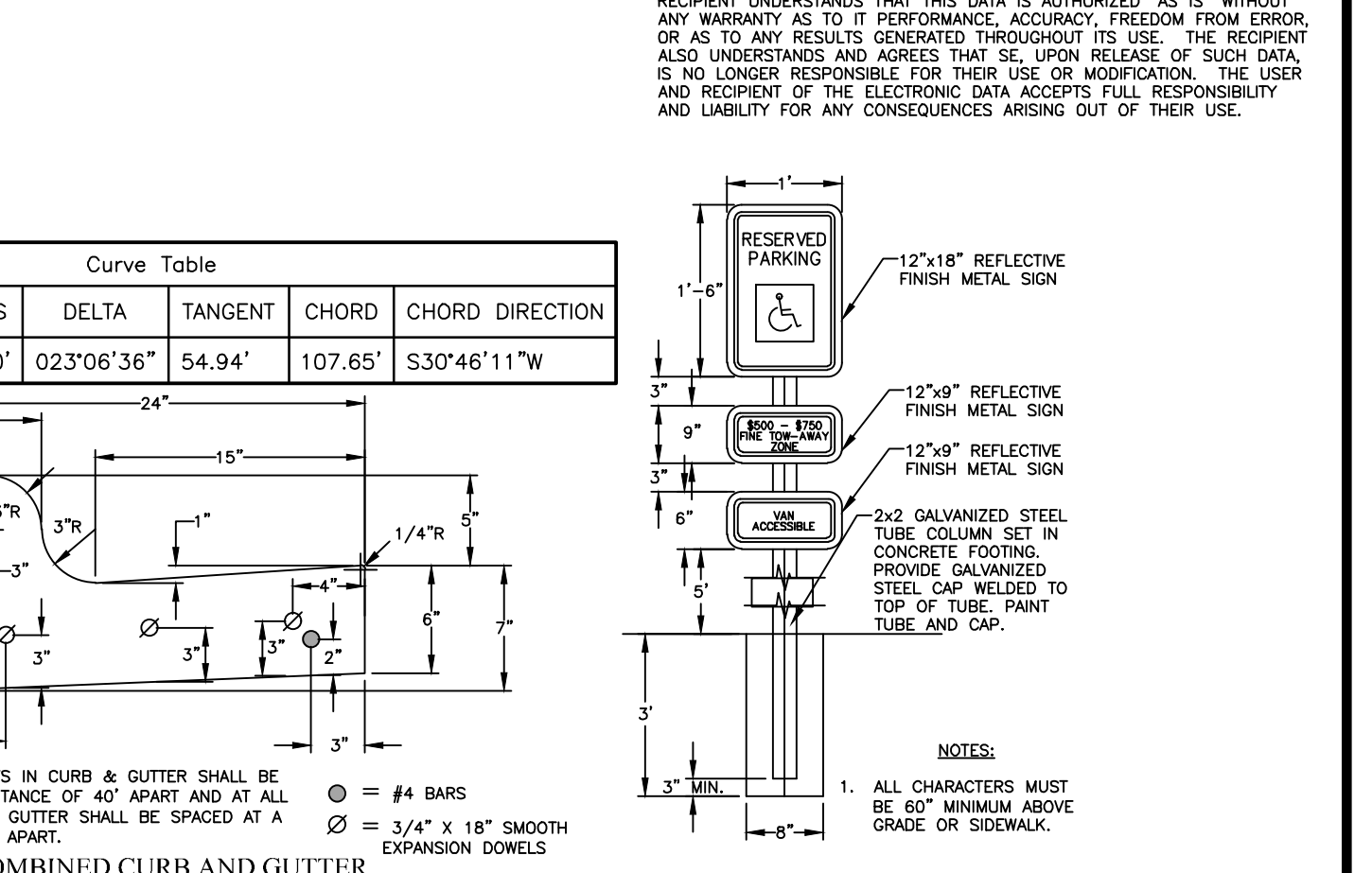
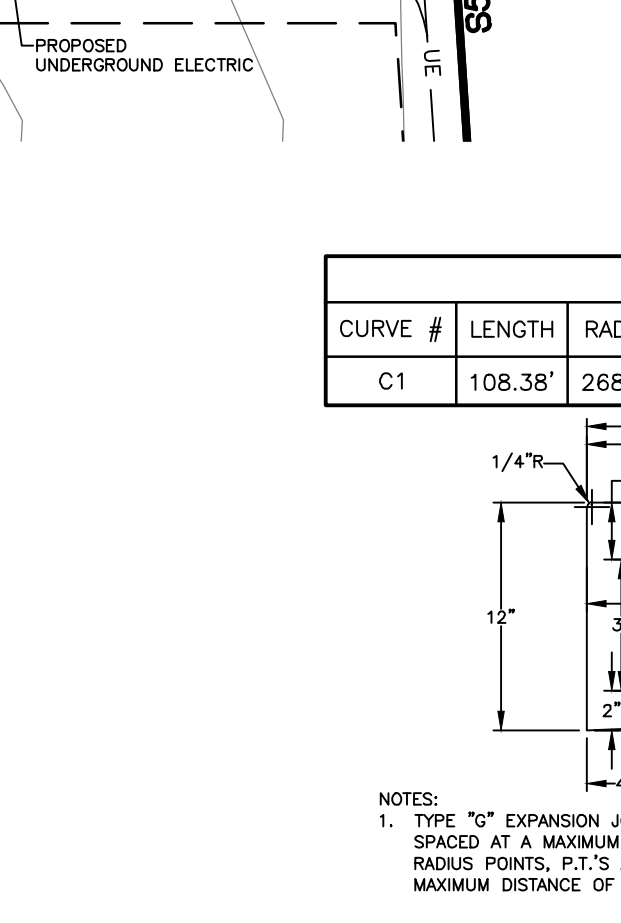
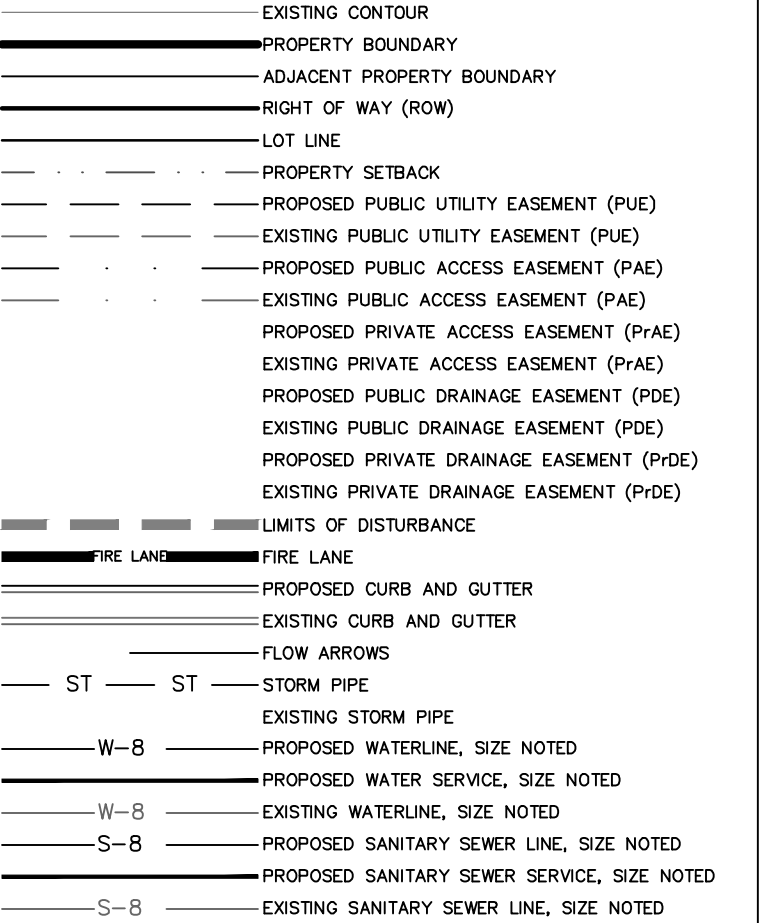
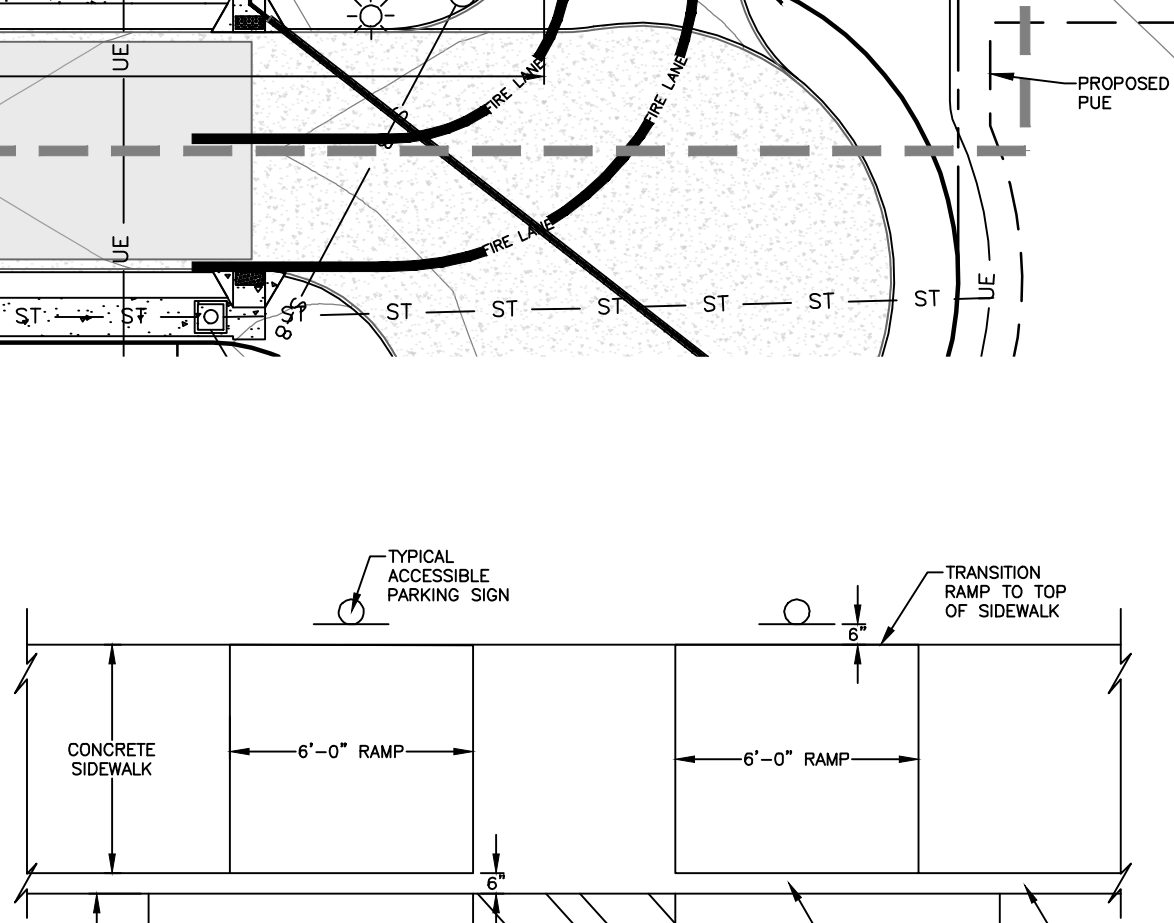
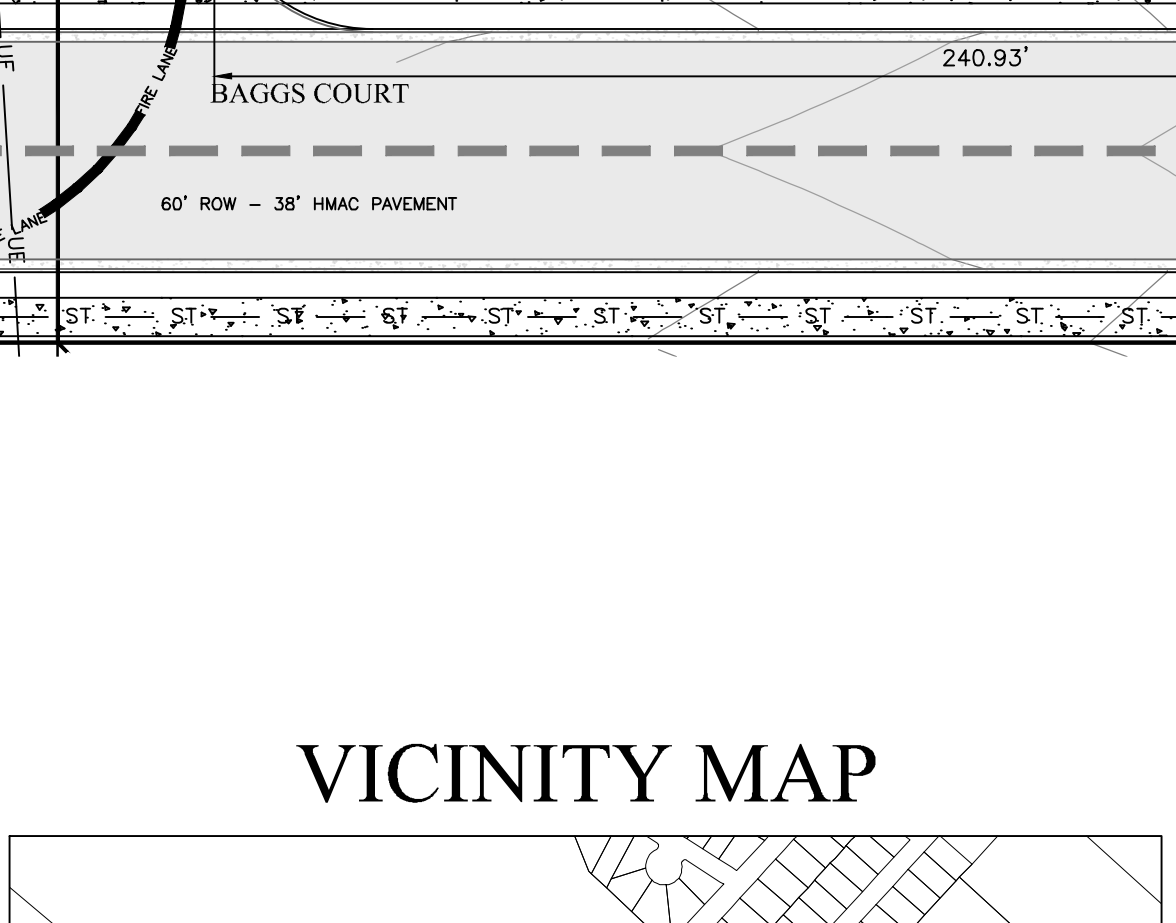
22 SPACES REQUIRED

4,171 SF OF BOARDING KENNELS NO PARKING REQUIRED

TOTAL REQUIRED: 53 SPACES  
9' WIDTH, 20' LENGTH TYP.

PROPOSED PARKING

60 SPACES PARKING  
2 SPACES ACCESSIBLE PARKING  
63 SPACES PROVIDED



**WEST BRAZOS ANIMAL CLINIC**  
1224 AND 1212 BAGGS COURT

TOTAL DISTURBED AREA = 2.55 ACRES  
WINDMILL PARK SUBDIVISION  
BLOCK 1, LOTS 1 AND 2  
TOTAL AREA = 3.505  
VOL. ###, PG. ###  
ZENO PHILLIPS LEAGUE, A - 45  
BRYAN, BRAZOS COUNTY, TEXAS

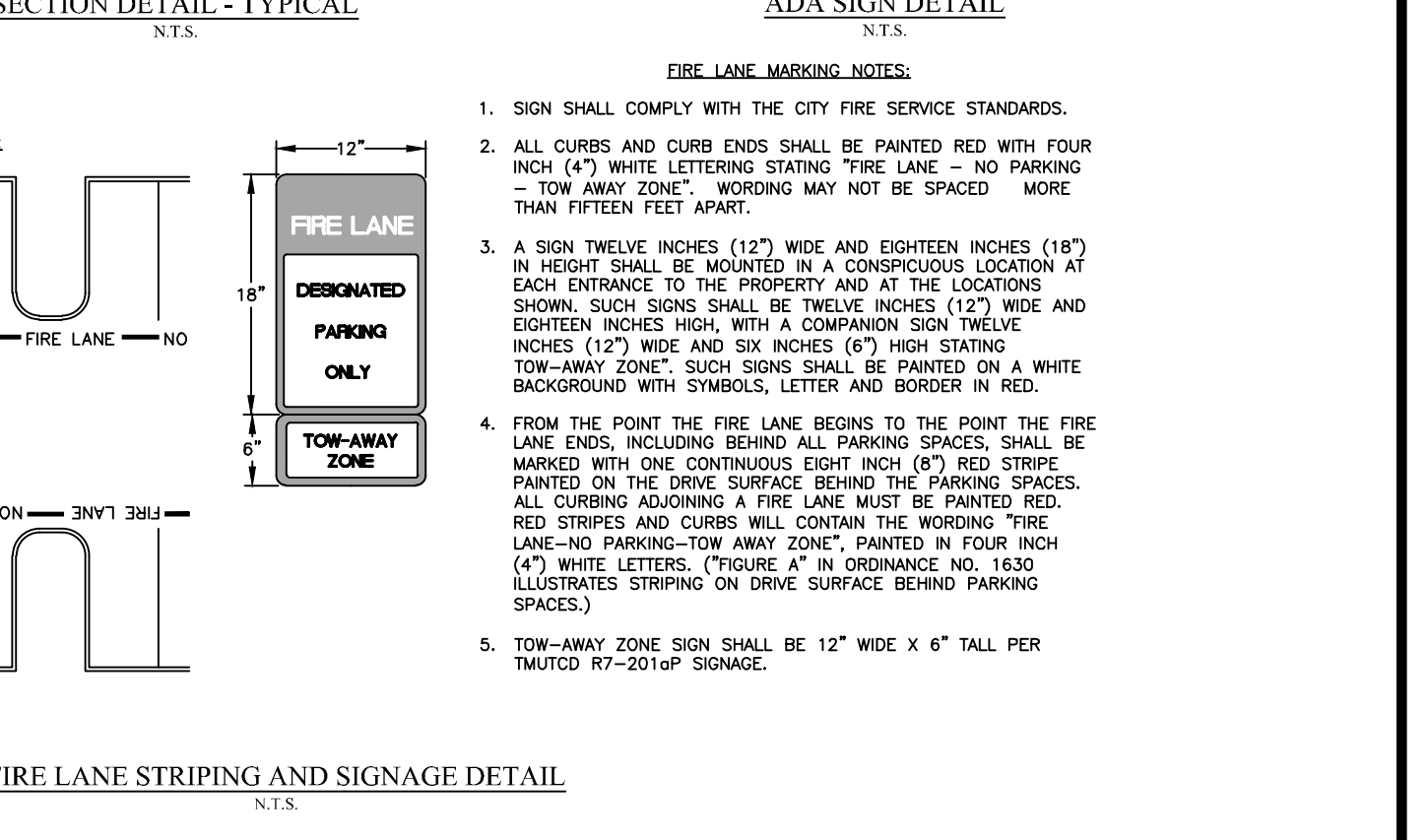
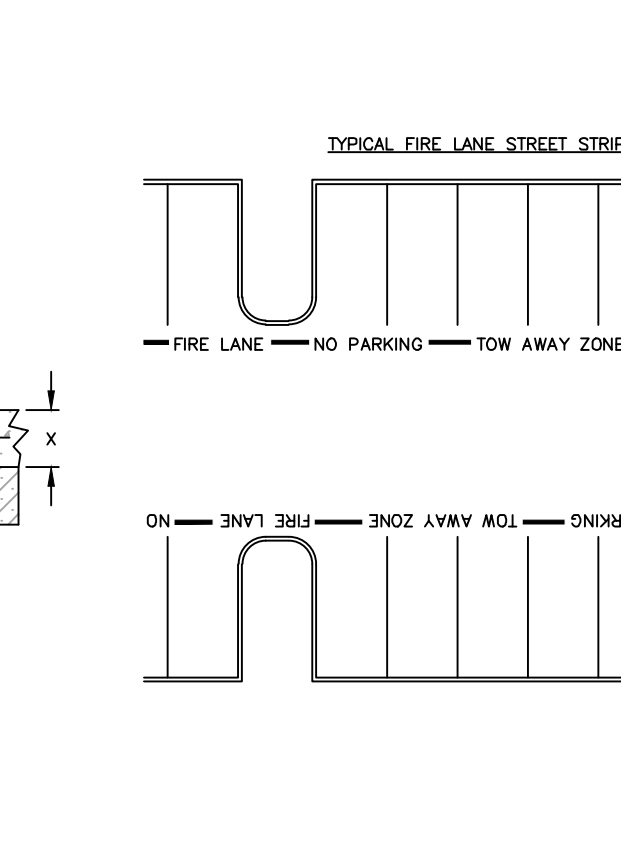
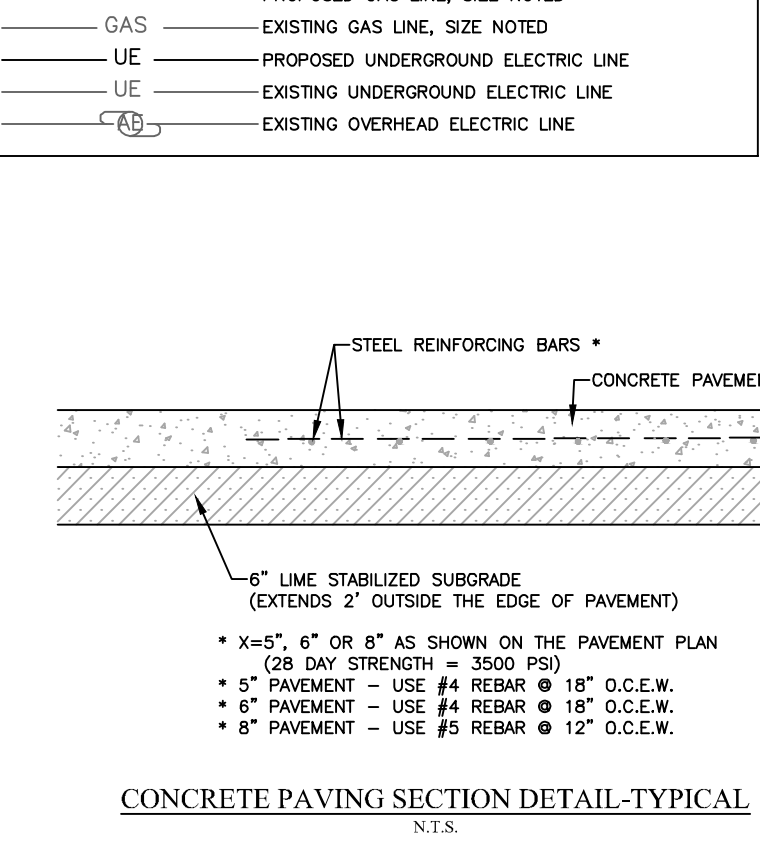
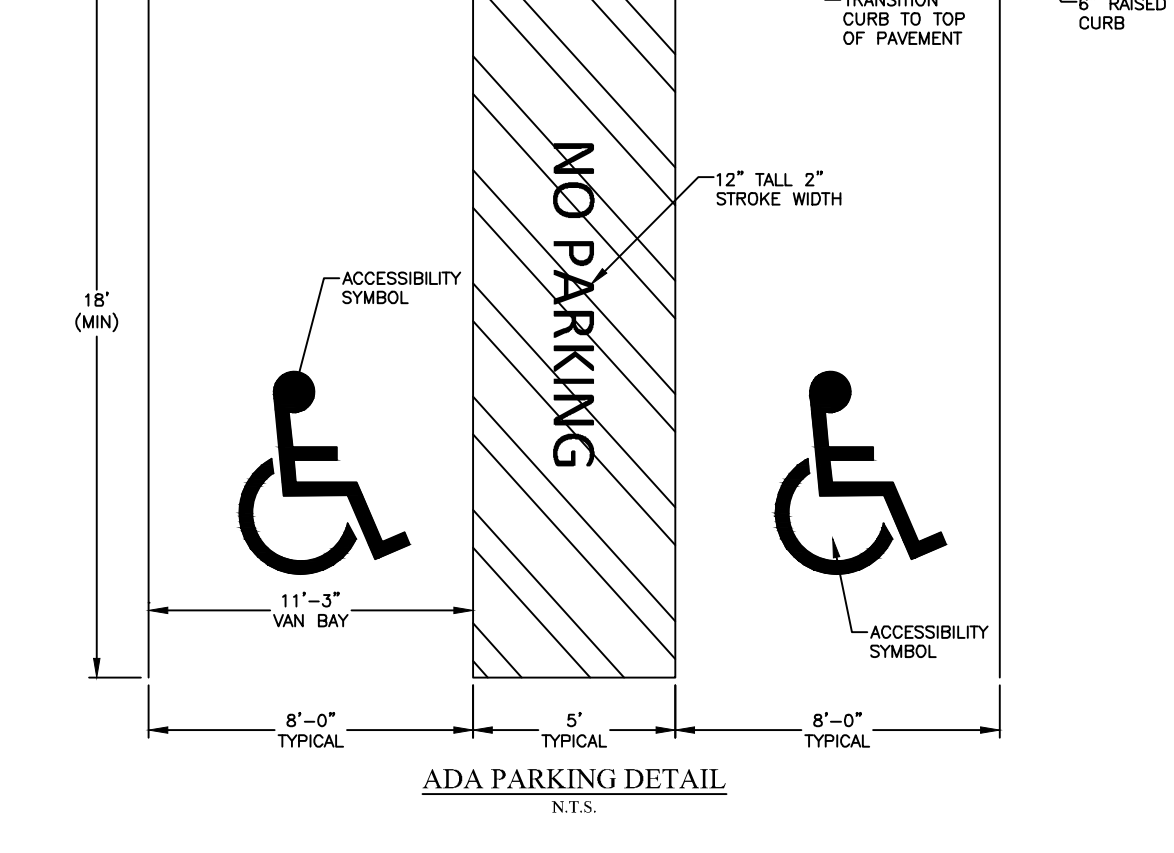
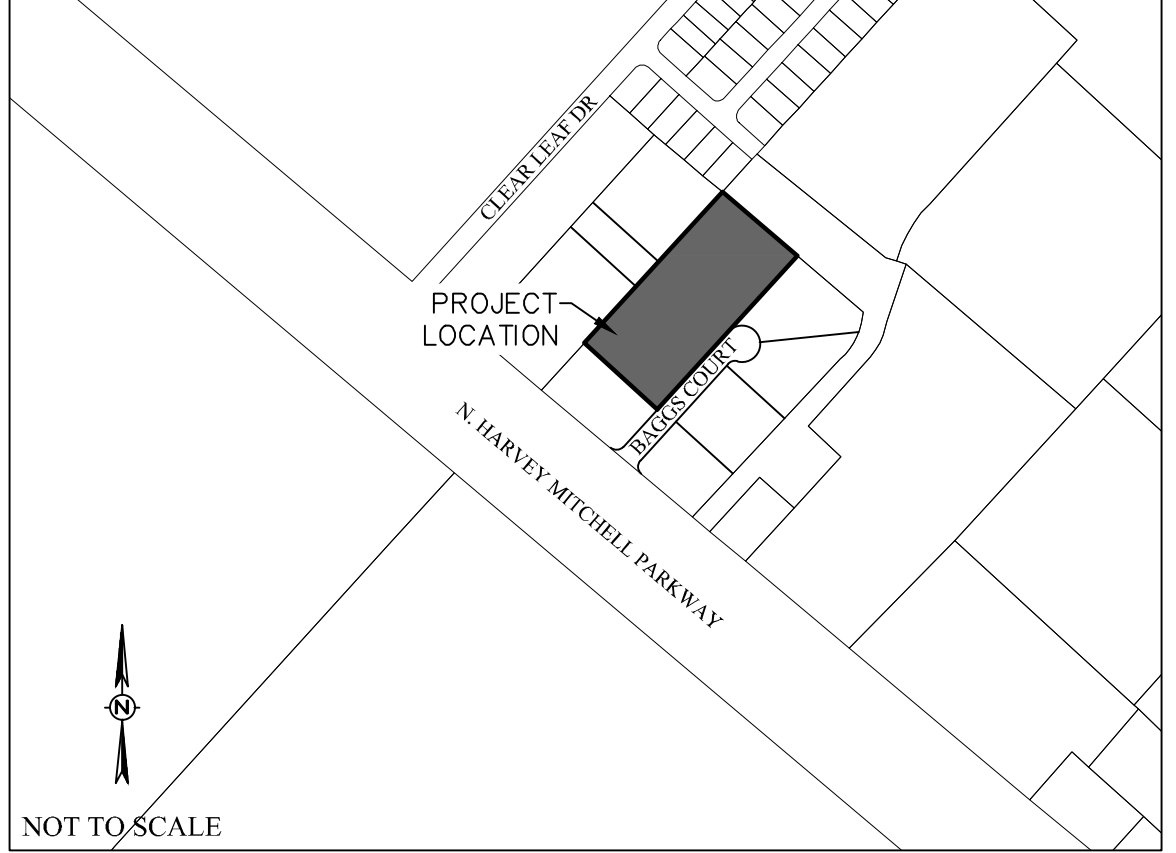
SCALE: 1"=30'

AUGUST 2023

OWNER/DEVELOPER: SJ LAND & DEVELOPMENT LLC  
1531 W VILLA MARIA ROAD  
BRYAN, TX 77808  
(979)823-5004

SURVEYOR: BRAD KERR, RPLS NO. 4502  
KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TX 77803  
(979) 268-3195

ENGINEER: SCHULTZ ENGINEERING, LLC  
COLLEGE STATION, TX 77842  
(979)764-3900



- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLEE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
  - ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MARK DOCUMENTS OBTAINED FROM CITY & 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. NOTIFICATION OF THE UTILITY COMPANIES SHALL BE IN ADVANCE OF CONSTRUCTION OR REQUIRED. DIG TESS: (800) 344-8377  
ATMOS ENERGY: (979) 774-2506  
BRYAN TELEPHONE: (979) 266-2429  
FRONTIER COMMUNICATIONS: (979) 821-4783  
WATER/SEWER CITY OF BRYAN: (979) 209-5900  
BTU: (979) 821-5700  
CITY OF BRYAN: (979) 209-5900
  - THE CONTRACTOR SHALL SETUP A PRE-CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION.
  - THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
  - BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
  - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TRODS GENERAL PERMIT NO. TDR 15000 REQUIREMENTS FOR CONSTRUCTION SITES.
  - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODED OR HYDROMULCHED, AND IS ESTABLISHED IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOC SOG WILL BE REQUIRED BASED AREAS WHERE GRASS IS NOT PRESENT, BLOC SOG WILL BE REQUIRED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
  - DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
  - LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLAN. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANT.
  - ALL RADI AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.
  - DETENTION AND DRAINAGE FACILITIES SHALL ARE EXISTING.
  - THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
  - A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF RECORD DRAWINGS, RECORDING, AS-BUILT CONDITIONS DURING CONSTRUCTION.
  - ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
  - THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
  - ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
  - THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
  - THE IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AN INSTALLED AS PER CITY ORDINANCE 2394.
  - ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
  - THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED BY SCHULTZ ENGINEERING, LLC (SE), FOR THIS PROJECT IS CONSIDERED TO BE CONTROLLED. WHEN ISSUED, ITS USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS GRANTED THROUGHOUT ITS USE. THE RECIPIENT OF THESE DOCUMENTS IN ANY FORM OR FASHION, WITHOUT ANY WARRANTY AS TO IT PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THE PROTECTION OF THE DATA. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
- BENCHMARK INFORMATION**
- TBM 1 N: 10220992.06  
E: 353555.18  
ELEV: 330.63'  
5/8" INCH IRON ROD  
SET ON SOUTHWEST  
SIDE OF HARVEY  
MITCHELL
- TBM 2 N: 10221487.80  
E: 33235180.31  
ELEV: 329.26'  
5/8" INCH IRON ROD  
SET ON NORTHEAST  
SIDE OF HARVEY  
MITCHELL
- TBM 3 N: 10221711.74  
E: 3534886.97  
ELEV: 336.36'  
5/8" INCH IRON ROD  
SET ON NORTHEAST  
SIDE OF HARVEY  
MITCHELL

MARK	REVISION	BY	DATE

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	21-944	AUGUST 2023

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 109835, ON AUGUST 3, 2023. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

**WEST BRAZOS ANIMAL CENTER**  
WINDMILL PARK SUBDIVISION  
LOT 1-5, BLOCK 18 - BRYAN, TX

**SITE PLAN**

SCALE: VERTICAL N/A, HORIZONTAL 1"=30', PLOTTING SCALE: 1:1, FILE NAME: 21-944

SHEET: **C1**