

SITE PLAN NOTES

1. NAME OF PROJECT: MIDTOWN PARK MOVIE-BOWL-GRILLE
2. ADDRESS: 206 WEST VILLA MARIA ROAD BRYAN, TEXAS 77805
3. OWNER: SMBG BRYAN, LLC P.O. BOX 7800 WACO, TEXAS 76714
4. CIVIL ENGINEER: WALKER PARTNERS, LLC 2700 EARL RUDDER FRWY, SUITE 1600 COLLEGE STATION, TEXAS 77845
5. THE ZONING OF THE SUBJECT PROPERTY IS PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-M) AS DEFINED IN ORDINANCE NO. 2427, APPROVED BY BRYAN CITY COUNCIL ON JUNE 9, 2020.
6. ALL SIGNAGE WILL BE PERMITTED SEPARATELY.

GENERAL NOTES

1. CONTRACTOR TO REFERENCE MEP DRAWINGS FOR PROPOSED TRANSFORMER AND LIGHT POLE INSTALLATION.
2. CITY (LANDLORD) TO PROVIDE 250 NON-EXCLUSIVE PARKING SPACES IN ADDITION TO SITE PARKING PROVIDED PER ARTICLE 4.3 OF GROUND LEASE AGREEMENT.
3. PARKING CREDITS AS FOLLOWS:
 - 3.1. ONE FOR EIGHT BICYCLE SPACES
 - 3.2. ONE FOR PROXIMITY TO FIXED ROUTE TRANSIT STOP
 - 3.3. EIGHT FOR RIDE SHARE (UBER/LYFT) ADJACENT AND WITHIN SITE

PARKING DATA

PARKING REQUIREMENTS: 366 REQUIRED SPACES

GROUND FLOOR:
 RESTAURANT: 1.25 SPACES PER 100 SF GFA
 6,074 SF RESTAURANT=76 SPACES
 THEATER: 1 PER 5 SEATS
 434 SEATS=87 SPACES
 BOWLING: 5 PER LANE (28 LANES)=140 SPACES

SECOND FLOOR:
 RESTAURANT: 1.25 SPACES PER 100 SF GFA
 5,009 SF RESTAURANT=63 SPACES

PARKING PROVIDED:
 209 STANDARD
 9 ACCESSIBLE
 2 BIKE SPACES (14 BIKES)
 1 TRANSIT STOP SPACE
 2 RIDE SHARE (UBER/LYFT)
 222 TOTAL SPACES
 (2 VAN ACCESSIBLE)

LEGEND

- BUILDING PAD
- BERMUDA GRASS OR DECOMPOSED GRANITE (RE: LANDSCAPE PLANS)
- FOREVER LAWN SYNTHETIC TURF (RE: LANDSCAPE PLANS)
- STRIPING
- DESIGNATED PEDESTRIAN ZONE

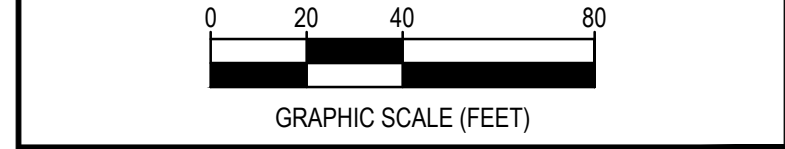
WATER & SEWER DEMAND

MAIN BUILDING DOMESTIC WATER DEMAND:
 WATER SUPPLY FIXTURE UNITS: 496
 MAX. FLOW PER IPC TABLE E103.3(3): 143 GPM
 AVG. FLOW: 36 GPM

FIRE FLOW:
 LARGEST BLDG: 58,037 SF CONSTRUCTION TYPE II-A
 FIRE FLOW: 3,500 GPM
 FIRE FLOW WITH IPC APPENDIX B105.2
 REDUCTION: 1,500 GPM

SEWER DEMAND:
 DRAINAGE FIXTURE UNITS: 392
 MAX. FLOW PER IPC TABLE E103.3(3): 125 GPM
 PEAK FLOW: 98 GPM

- KEY NOTES**
- 1 CONNECTION TO EXISTING PUBLIC WASTEWATER STUB-OUT (BY OTHERS)
 - 2 CONNECTION TO PROPOSED TEMPORARY 30" S.E.T. FOR OUTFALL DISCHARGE. PERMANENT HEADWALL TO BE CONSTRUCTED AS PART OF THE MIDTOWN PARK BOARDWALK CONTRACT.
 - 4 6" PRIVATE WASTEWATER LINE (GREASE)
 - 5 6" PRIVATE WASTEWATER LINE (SANITARY)
 - 6 8" PRIVATE WASTEWATER LINE
 - 7 PUBLIC FIRE HYDRANT ASSEMBLY
 - 8 6" PUBLIC WATER LINE
 - 10 2"x3" PRIVATE INCREASER
2" DOMESTIC PUBLIC WATER METER & RPZ BACKFLOW ASSEMBLY
 - 12 2" PRIVATE DOMESTIC SUPPLY LINE (CANTINA)
 - 13 3" PRIVATE DOMESTIC SUPPLY LINE (MBG)
 - 14 CONNECT PROPOSED PRIVATE MBG DOMESTIC WATER SUPPLY LINE TO 8" PUBLIC WL (BY OTHERS) USING 2" SERVICE TAP.
 - 15 7'x7' BTU PAD MOUNTED TRANSFORMER WITH 2 CONCRETE PIPE BOLLARDS
 - 16 INSTALL 12" STEEL ENCASEMENT CENTERED ON PROPOSED 6" WASTEWATER LINE. BACKFILL WITH CEMENT STABILIZED SAND BEDDING.
 - 17 2" PUBLIC IRRIGATION METER & BOX
2" PUBLIC WATTS LF009 DOUBLE CHECK BACKFLOW ASSEMBLY IN METER BOX
 - 18 PROPOSED CONCRETE PIPE BOLLARDS (2) AROUND GAS ENTRY AT NORTHWEST CORNER OF MAIN BUILDING
 - 19 PROPOSED ATMOS GAS LINE



REV.	DESCRIPTION	DATE

Walker Partners
 engineers | surveyors
 T.B.P.E. Registration No. 8053

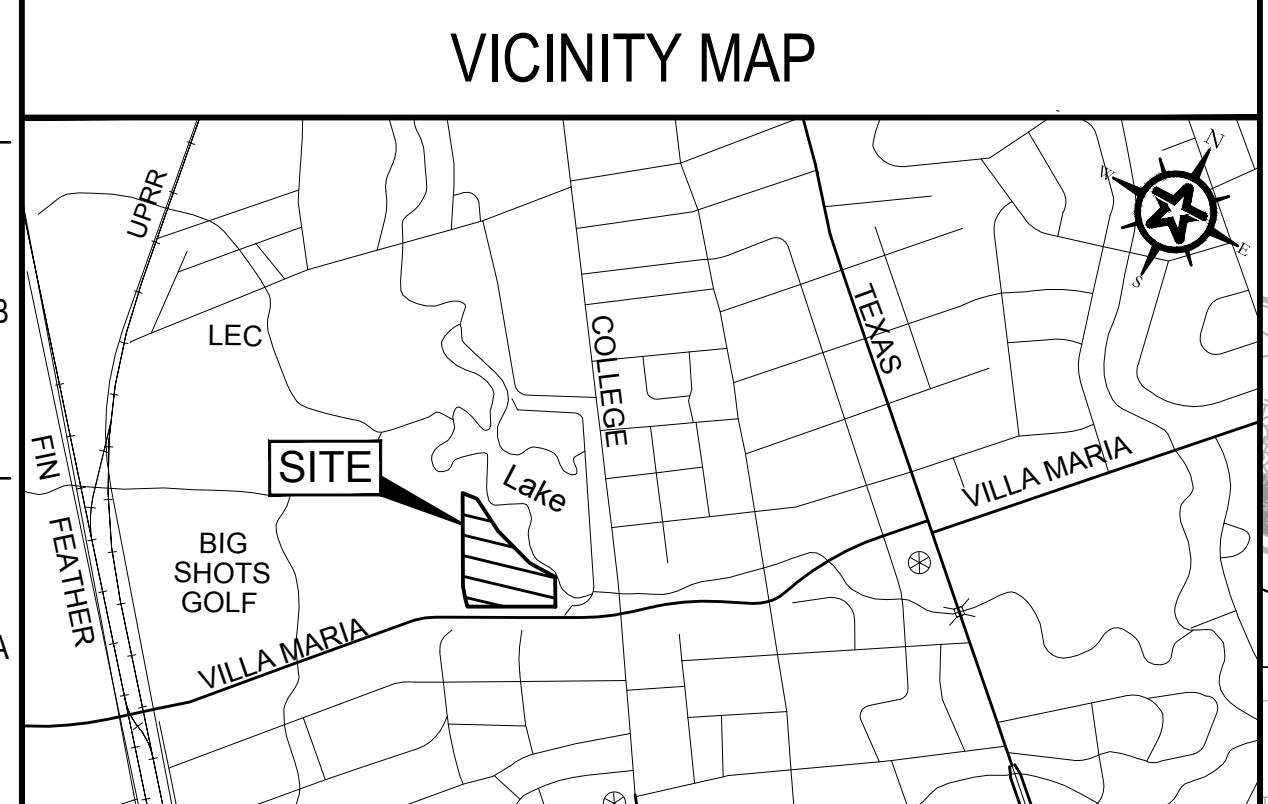
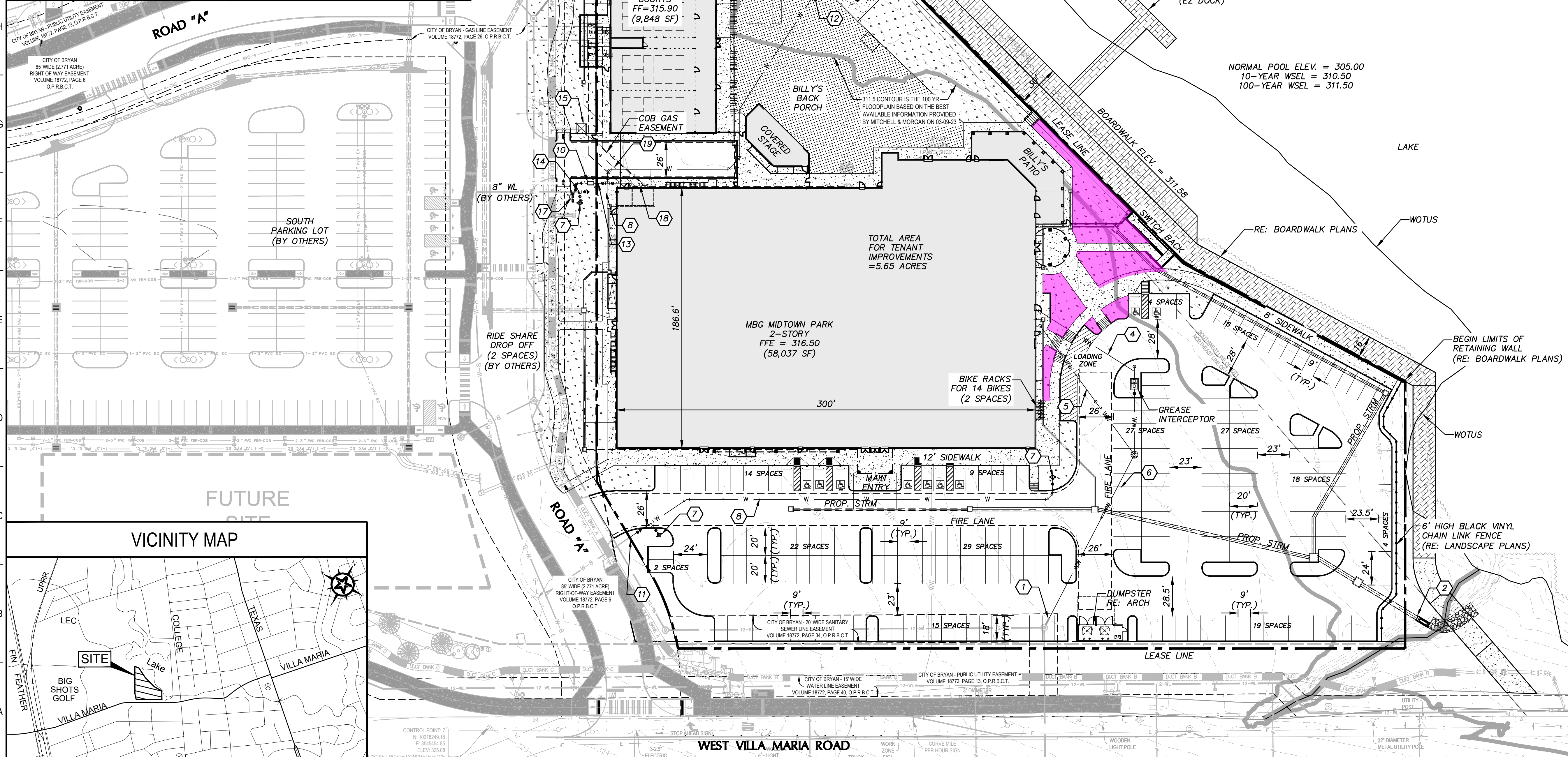
SMBG BRYAN, LLC

MIDTOWN PARK M-B-G

OVERALL SITE PLAN

10/04/2023
 DATE: *R. Alan Munger, PE*
 R. ALAN MUNGER

DESIGNED	RAM
DRAWN	LCS
CHECKED	LCS, CHS, CPM
PROJECT NO.	DPS
DRAWING NO.	4-01167
C006	



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