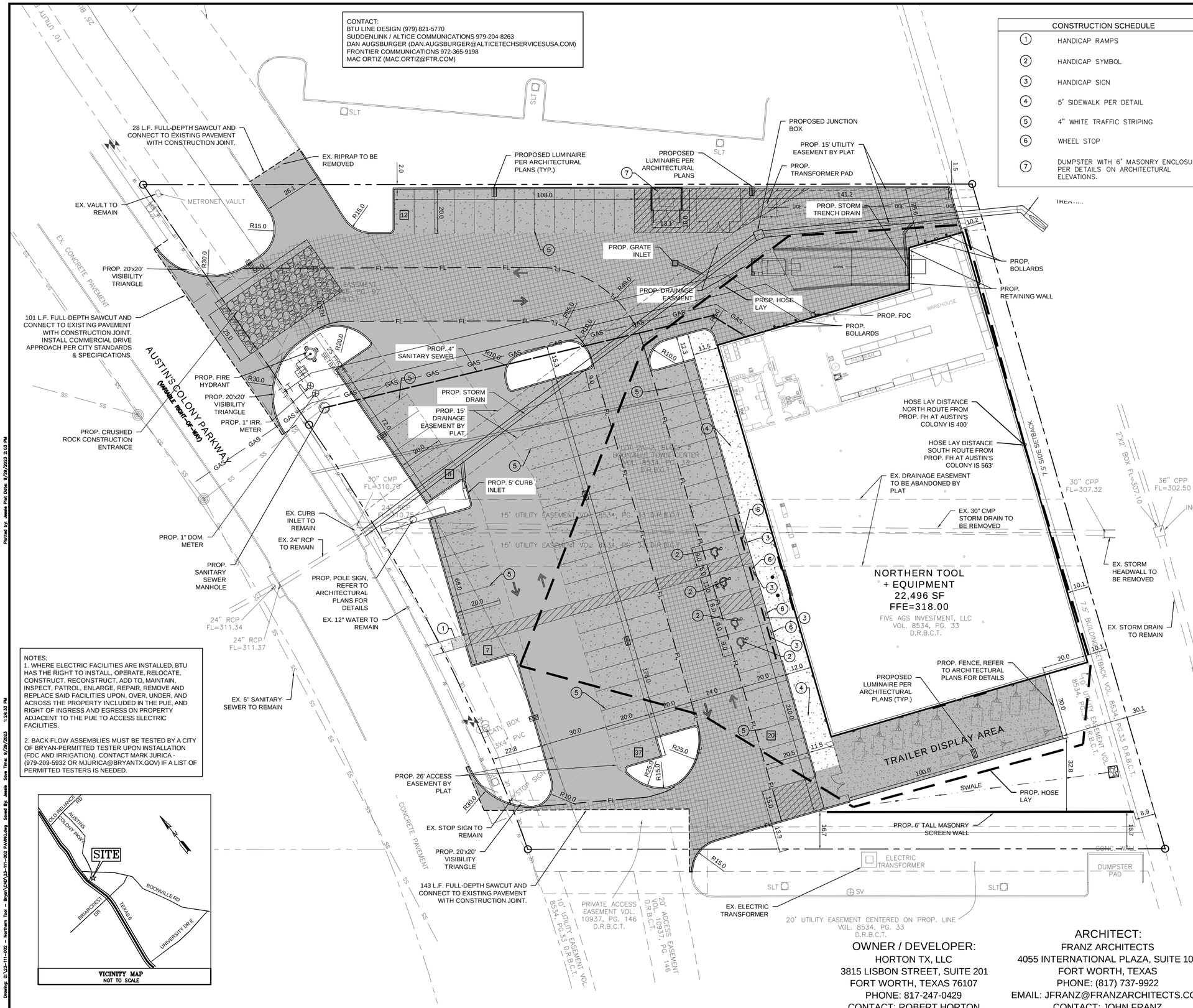
CONTACT:
BTU LINE DESIGN (979) 821-5770
SUDDENLINK / ALTICE COMMUNICATIONS 979-204-8263
DAN AUGSBURGER (DAN.AUGSBURGER@ALTICETECHSERVICESUSA.COM)
FRONTIER COMMUNICATIONS 972-365-9198
MAC ORTIZ (MAC.ORTIZ@FTR.COM)



NOTES:
1. 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 RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

2. BACK FLOW ASSEMBLIES MUST BE TESTED BY A CITY OF BRYAN-PERMITTED TESTER UPON INSTALLATION (FDC AND IRRIGATION). CONTACT MARK JURICA - (979-209-5932 OR MJURICA@BRYANTX.GOV) IF A LIST OF PERMITTED TESTERS IS NEEDED.

VICINITY MAP
NOT TO SCALE

CONSTRUCTION SCHEDULE

1	HANDICAP RAMPS
2	HANDICAP SYMBOL
3	HANDICAP SIGN
4	5' SIDEWALK PER DETAIL
5	4" WHITE TRAFFIC STRIPING
6	WHEEL STOP
7	DUMPSTER WITH 6' MASONRY ENCLOSURE PER DETAILS ON ARCHITECTURAL ELEVATIONS.

LEGEND

- EXISTING CURB
- PROPOSED CURB
- FL — PROPOSED FIRE LANE
- 9 — PARKING SPACES IN A ROW
- PROPOSED 3500 PSI 7" REINFORCED, HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED 3000 PSI 6" REINFORCED, MEDIUM DUTY CONCRETE PAVEMENT
- PROPOSED 3000 PSI 5" REINFORCED, LIGHT DUTY CONCRETE PAVEMENT
- PROPOSED SIDEWALK PAVEMENT
- PROPOSED LIGHT FIXTURE (REFER TO MEP PLAN FOR EXACT LOCATION, TYPE, AND SPECIFICATIONS

SITE DATA

PROPOSED ZONING	C-2 COMMUNITY COMMERCIAL/C-3 GENERAL COMMERCIAL
PROPOSED LAND USE	RETAIL
LOT AREA	2.20 ACRES (95,696.43 SQ FT)
TOTAL BUILDING AREA	22,496 SQUARE FEET
FLOOR AREA RATIO	22,496 / 135,105 : 16%
OPEN SPACE	18,781.11 / 95,696.43 : 20%
TOTAL IMPERVIOUS AREA	76,915.62 / 95,696.43 : 80%
REQUIRED PARKING (1/400 RETAIL)	55 SPACES
PARKING PROVIDED	84 SPACES
PARKING PROVIDED (ACCESSIBLE)	4 SPACES
BUILDING HEIGHT	1 STORY, 28'-10" TOTAL HEIGHT

NOTE:
1. ALL DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.

OWNER / DEVELOPER:
HORTON TX, LLC
3815 LISBON STREET, SUITE 201
FORT WORTH, TEXAS 76107
PHONE: 817-247-0429
CONTACT: ROBERT HORTON

ARCHITECT:
FRANZ ARCHITECTS
4055 INTERNATIONAL PLAZA, SUITE 100
FORT WORTH, TEXAS
PHONE: (817) 737-9922
EMAIL: JFRANZ@FRANZARCHITECTS.COM
CONTACT: JOHN FRANZ

PREPARED BY:
CARRILLO ENGINEERING, LLC
TEXAS BOARD OF PROFESSIONAL ENGINEERS
REGISTRATION NO. F-15893
9001 AIRPORT FREEWAY, SUITE 700
NORTH RICHLAND HILLS, TEXAS 76180
PHONE NO.: 817-697-4996
CONTACT: ANNA L. CARRILLO, P.E.

Carrillo Engineering, LLC
9001 Airport Freeway, Ste 700
North Richland Hills, Texas 76180
Phone 817-697-4996 - Firm Registration #F-15893

STATE OF TEXAS
ANNA L. CARRILLO
97350
LICENSED
PROFESSIONAL ENGINEER
9-29-2023

NORTHERN TOOL
AUSTIN'S COLONY PKWY
BRYAN, TX 77808

SITE PLAN

Issue Dates:
-

Date
Revisions

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Drawn By:
Checked By:

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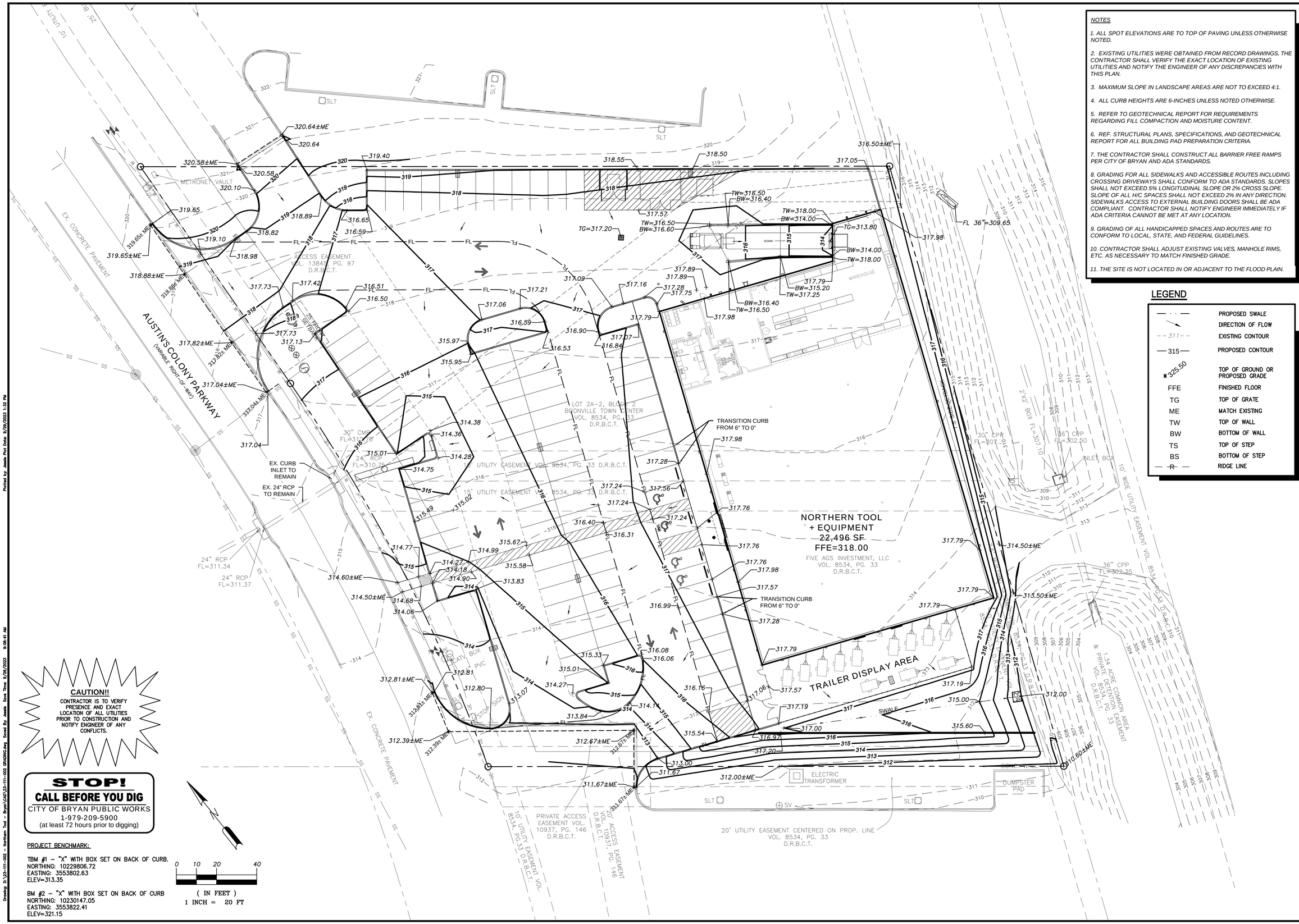

CAUTION!!
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STOP!
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CITY OF BRYAN PUBLIC WORKS
1-979-209-5900
(at least 72 hours prior to digging)

PROJECT BENCHMARK:

TBM #1 – "X" WITH BOX SET ON BACK OF CURB.
NORTHING: 10229806.72
EASTING: 3553802.63
ELEV=313.35

BM #2 – "X" WITH BOX SET ON BACK OF CURB
NORTHING: 10230147.05
EASTING: 3553822.41
ELEV=321.15

0 10 20 40
(IN FEET)
1 INCH = 20 FT

NOTES

1. ALL SPOT ELEVATIONS ARE TO TOP OF PAVING UNLESS OTHERWISE NOTED.

2. EXISTING UTILITIES WERE OBTAINED FROM RECORD DRAWINGS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THIS PLAN.

3. MAXIMUM SLOPE IN LANDSCAPE AREAS ARE NOT TO EXCEED 4:1.

4. ALL CURB HEIGHTS ARE 6-INCHES UNLESS NOTED OTHERWISE.

5. REFER TO GEOTECHNICAL REPORT FOR REQUIREMENTS REGARDING FILL COMPACTION AND MOISTURE CONTENT.

6. REF. STRUCTURAL PLANS, SPECIFICATIONS, AND GEOTECHNICAL REPORT FOR ALL BUILDING PAD PREPARATION CRITERIA.

7. THE CONTRACTOR SHALL CONSTRUCT ALL BARRIER FREE RAMPS PER CITY OF BRYAN AND ADA STANDARDS.

8. GRADING FOR ALL SIDEWALKS AND ACCESSIBLE ROUTES INCLUDING CROSSING DRIVEWAYS SHALL CONFORM TO ADA STANDARDS. SLOPES SHALL NOT EXCEED 5% LONGITUDINAL SLOPE OR 2% CROSS SLOPE. SLOPE OF ALL H/C SPACES SHALL NOT EXCEED 2% IN ANY DIRECTION. SIDEWALKS ACCESS TO EXTERNAL BUILDING DOORS SHALL BE ADA COMPLIANT. CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY IF ADA CRITERIA CANNOT BE MET AT ANY LOCATION.

9. GRADING OF ALL HANDICAPPED SPACES AND ROUTES ARE TO CONFORM TO LOCAL, STATE, AND FEDERAL GUIDELINES.

10. CONTRACTOR SHALL ADJUST EXISTING VALVES, MANHOLE RIMS, ETC. AS NECESSARY TO MATCH FINISHED GRADE.

11. THE SITE IS NOT LOCATED IN OR ADJACENT TO THE FLOOD PLAIN.

LEGEND

— · · —	PROPOSED SWALE
↘	DIRECTION OF FLOW
– – 311 – –	EXISTING CONTOUR
— 315 —	PROPOSED CONTOUR
✖325.50	TOP OF GROUND OR PROPOSED GRADE
FFE	FINISHED FLOOR
TG	TOP OF GRATE
ME	MATCH EXISTING
TW	TOP OF WALL
BW	BOTTOM OF WALL
TS	TOP OF STEP
BS	BOTTOM OF STEP
— R —	RIDGE LINE

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GRADING PLAN

Issue Dates:
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Date	Revisions

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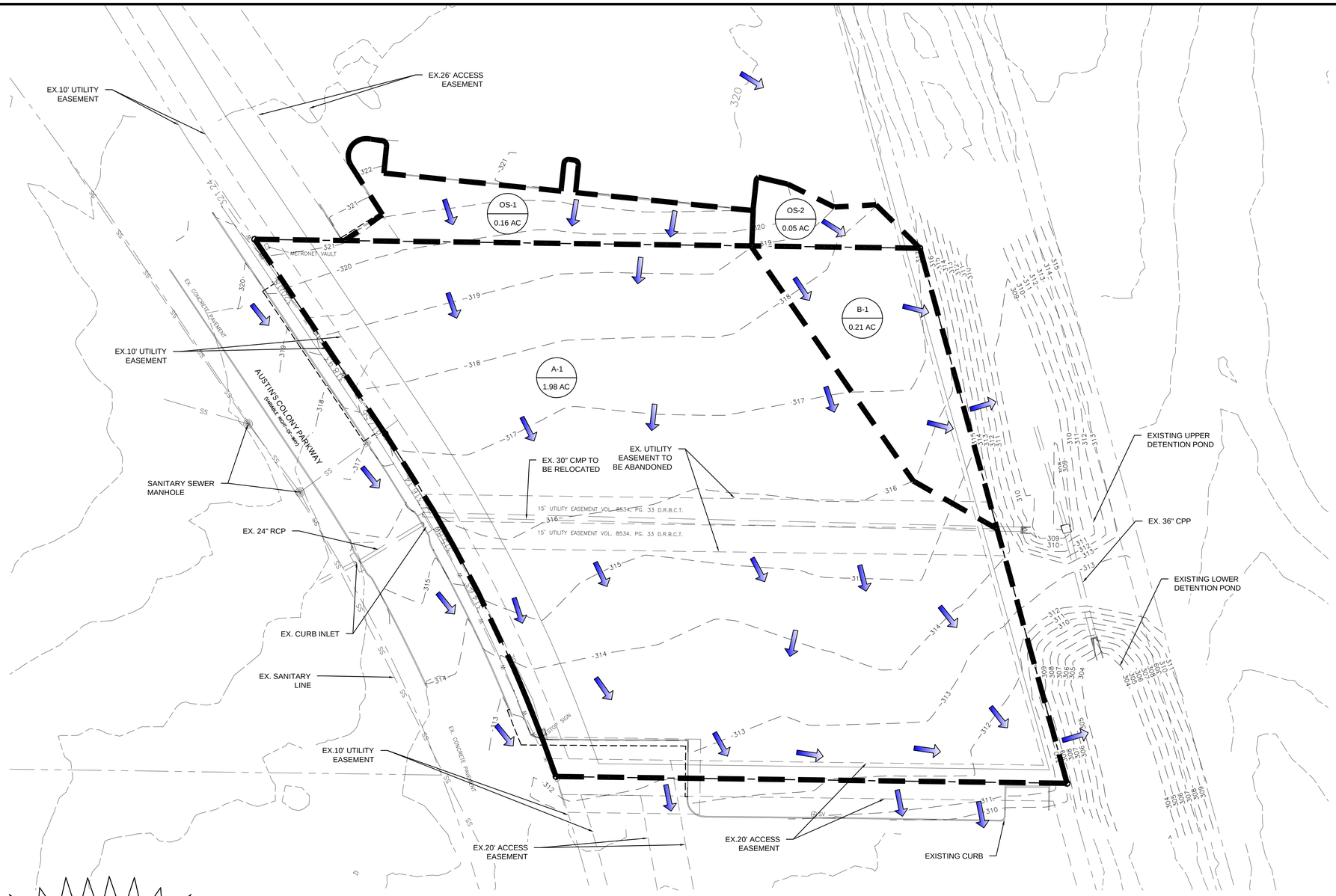

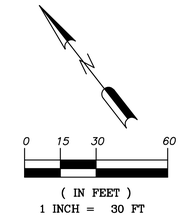

LEGEND

- A-X / X XX Ac — DRAINAGE AREA LABELS
- DIRECTION OF FLOW
- DRAINAGE AREA BOUNDARY
- 325 — EXISTING CONTOURS

NOTE: RECORD DRAWINGS " Boonville Town Center Drainage Report Dated August 2007" WAS USED IN PREPARATION OF THE DRAINAGE AREA MAPS

CAUTION!!
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1-979-209-5900
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NORTHING: 10230147.05
EASTING: 3553822.41
ELEV=321.15

Existing Conditions Drainage Area Calculations- (in accordance with City of Bryan Stormwater Design Guidelines)

Drainage Area	Area (Ac)	Runoff Coefficient C	Minimum Inlet Time (min)	5-Year Intensity (in/hr)	5-Year Flow (cfs)	10-Year Intensity (in/hr)	10-Year Flow (cfs)	25-Year Intensity (in/hr)	25-Year Flow (cfs)	100-Year Intensity (in/hr)	100-Year Flow (cfs)	Description
A-1	1.98	0.36	15.00	5.16	3.68	5.89	4.20	6.85	4.89	8.24	5.88	Drains to Existing Lower Detention pond
B-1	0.21	0.36	15.00	5.16	0.39	5.89	0.45	6.85	0.52	8.24	0.62	Drains to Existing Upper Detention Pond
OS-1	0.16	0.35	15.00	5.16	0.29	5.89	0.33	6.85	0.38	8.24	0.46	Drains to DA A-1 then to Existing Lower Pond
OS-2	0.05	0.35	15.00	5.16	0.10	5.89	0.11	6.85	0.13	8.24	0.15	Drains to DA B-1 then to Existing Upper Pond
Total	**2.41**				**4.46**		**5.09**		**5.92**		**7.12**	

* Note: Rainfall Intensities Were Based on NOAA Atlas 14 Texas (Using Exact Project Location).

Existing Weighted Runoff Coefficient Calculation

Total Area		2.20	(A)
Pervious Site Area		2.16	(G)
Pervious Area Runoff Coefficient		0.35	(H)
Impervious Site Area		0.04	(I)
impervious Area Runoff Coefficient		0.90	(J)
Existing Site Area Runoff Coefficient	$\frac{(G \times H) + (I \times J)}{(A)}$	**0.36**	

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Carrillo Engineering LLC

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PROFESSIONAL ENGINEER
9-18-2023

NORTHERN TOOL
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BRYAN, TX 77808

EXISTING DRAINAGE AREA MAP

Issue Dates:
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Revisions	Date

Scale:
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Checked By:

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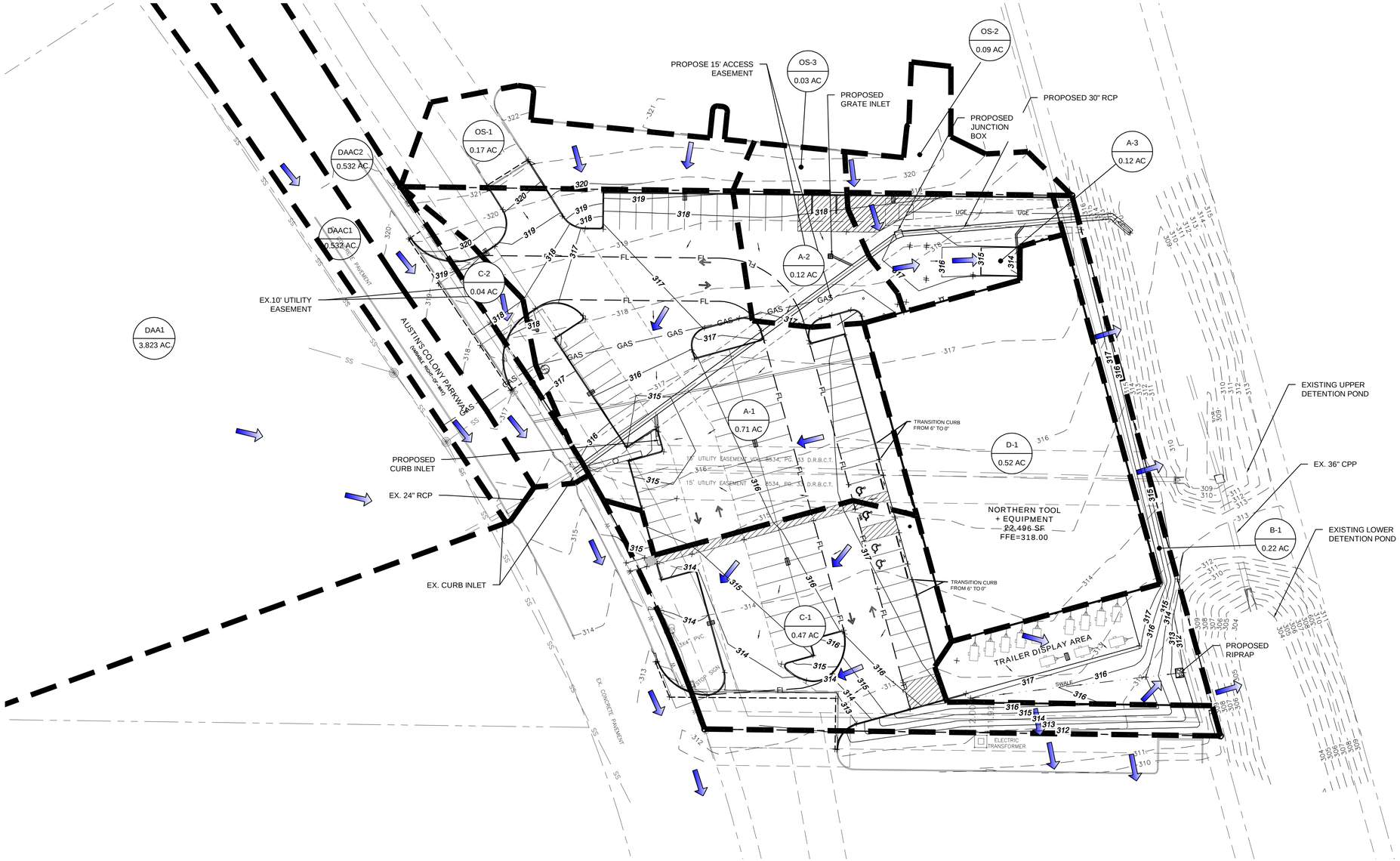

LEGEND

A-X / X XX Ac	DRAINAGE AREA LABELS
	DIRECTION OF FLOW
	DRAINAGE AREA BOUNDARY
325	EXISTING CONTOURS

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EASTING: 3553822.41
ELEV=321.15

Proposed Conditions Drainage Area Calculations- (in accordance with City of Bryan Stormwater Design Guidelines)

Drainage Area	Area (Ac)	Runoff Coefficient C	Minimum Inlet Time (min)	5-Year Intensity (in/hr)	5-Year Flow (cfs)	10-Year Intensity (in/hr)	10-Year Flow (cfs)	25-Year Intensity (in/hr)	25-Year Flow (cfs)	100-Year Intensity (in/hr)	100-Year Flow (cfs)	Description
A-1	0.64	0.80	10.00	6.18	3.16	7.07	3.62	8.26	4.23	9.99	5.11	Drains to Proposed Curb Inlet
A-2	0.12	0.80	10.00	6.18	0.59	7.07	0.68	8.26	0.79	9.99	0.96	Drains to Proposed Grate Inlet
A-3	0.12	0.80	10.00	6.18	0.59	7.07	0.68	8.26	0.79	9.99	0.96	Drains to Proposed Trench Drain then to Existing Detention Pond
B-1	0.22	0.80	10.00	6.18	1.09	7.07	1.24	8.26	1.45	9.99	1.76	Drains to Proposed Swale then to Existing Detention Pond
C-1	0.47	0.80	10.00	6.18	2.32	7.07	2.66	8.26	3.11	9.99	3.76	Drains to Austin's Colony Parkway then to Existing Curb Inlet
C-2	0.11	0.80	10.00	6.18	0.54	7.07	0.62	8.26	0.73	9.99	0.88	Drains to Swale then to Existing Detention Pond
D-1	0.52	0.80	10.00	6.18	2.57	7.07	2.94	8.26	3.44	9.99	4.16	Sheet Flow to DA C-1 then to Existing detention Pond
OS-1	0.07	0.35	10.00	6.18	0.15	7.07	0.17	8.26	0.20	9.99	0.24	Drains to DA A-3 then to Proposed Trench Drain
OS-1a	0.03	0.35	10.00	6.18	0.06	7.07	0.07	8.26	0.09	9.99	0.10	Drains to DA A-2 then to Proposed Grate Inlet
OS-2	0.11	0.35	10.00	6.18	0.24	7.07	0.27	8.26	0.32	9.99	0.38	Drains to DA A-1 then to Proposed Curb Inlet
Total	**2.41**				**11.33**		**12.96**		**15.14**		**18.32**	

** Note: Rainfall Intensities Were Based on NOAA Atlas 14 Texas (Using Exact Project Location).

Proposed Weighted Runoff Coefficient Calculation

Total Area	2.20	(A)
Pervious Site Area	0.42	(G)
Pervious Area Runoff Coefficient	0.35	(H)
Impervious Site Area	1.78	(I)
Impervious Area Runoff Coefficient	0.90	(J)
Existing Site Area Runoff Coefficient	$\frac{(G \times H) + (I \times J)}{(A)}$	**0.80**

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9001 Airport Freeway, Ste 700
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STATE OF TEXAS
ANNA L. CARRILLO
97350
LICENSED
PROFESSIONAL ENGINEER
9-29-2023

NORTHERN TOOL
AUSTIN'S COLONY PKWY
BRYAN, TX 77808

PROPOSED DRAINAGE AREA MAP

Issue Dates:
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Revisions	Date

Scale:
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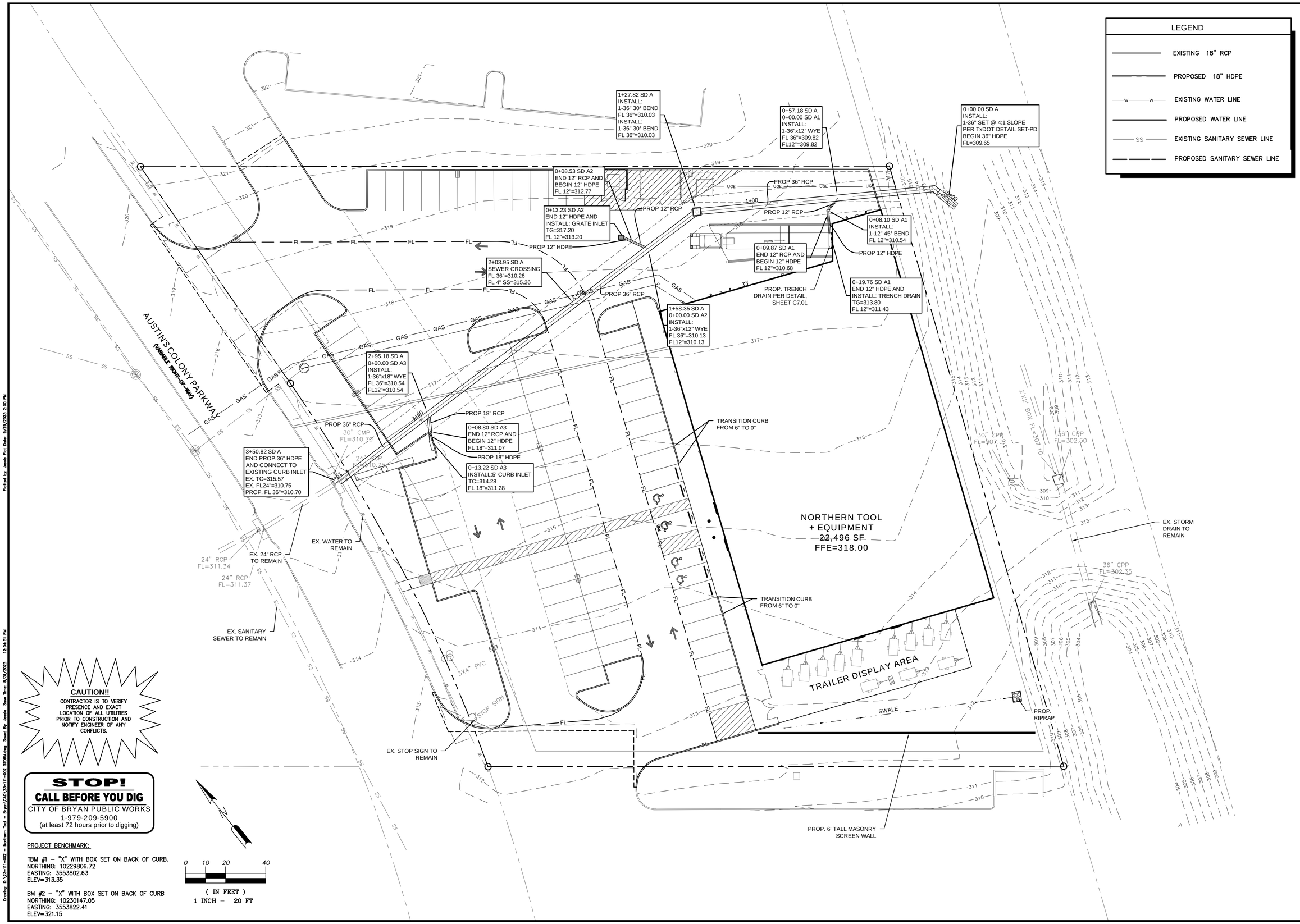

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0 10 20 40
(IN FEET)
1 INCH = 20 FT

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NORTHERN TOOL
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STORM DRAIN PLAN

Issue Dates:
-

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NOTES:

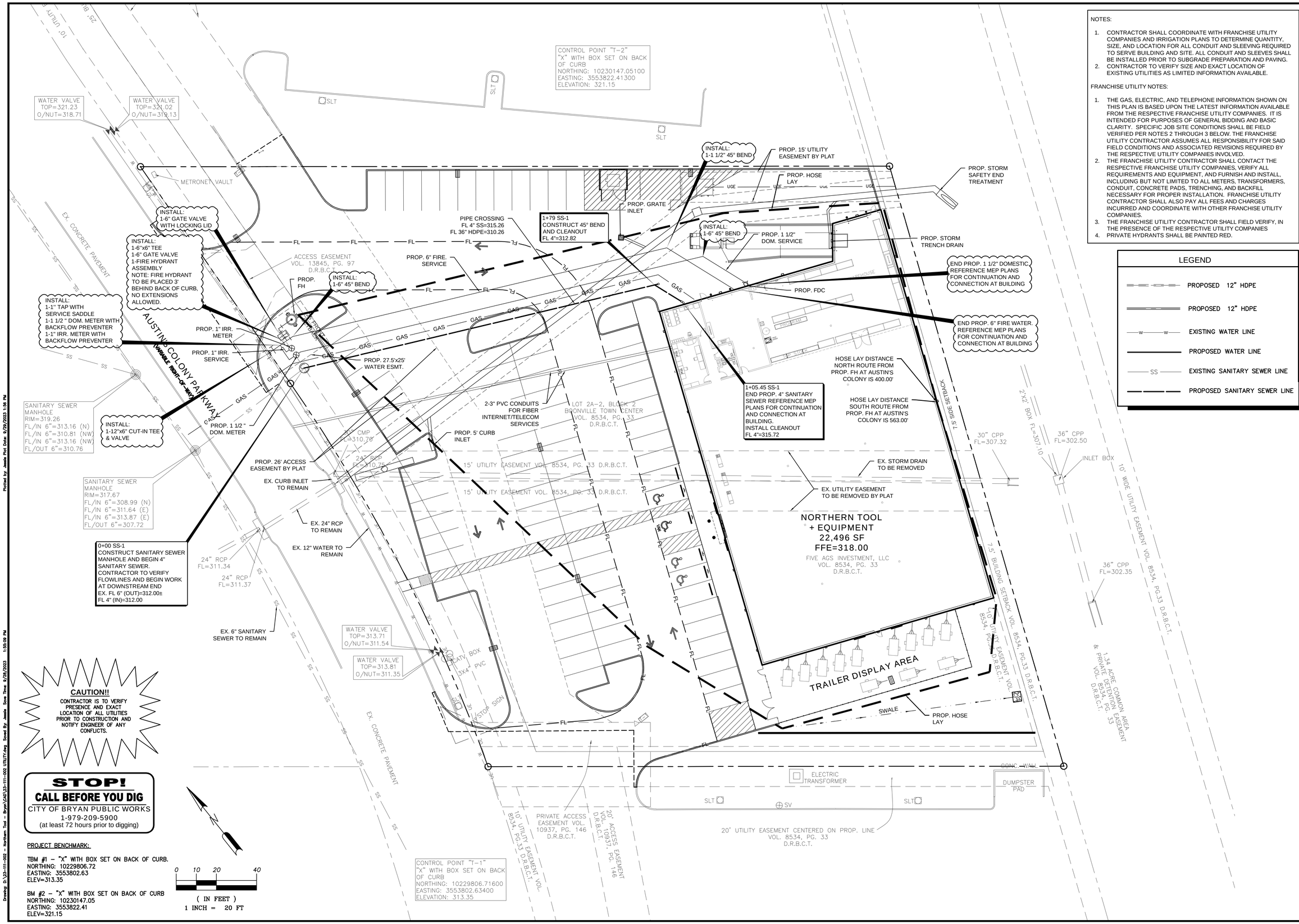
1. CONTRACTOR SHALL COORDINATE WITH FRANCHISE UTILITY COMPANIES AND IRRIGATION PLANS TO DETERMINE QUANTITY, SIZE, AND LOCATION FOR ALL CONDUIT AND SLEEVING REQUIRED TO SERVE BUILDING AND SITE. ALL CONDUIT AND SLEEVES SHALL BE INSTALLED PRIOR TO SUBGRADE PREPARATION AND PAVING.
2. CONTRACTOR TO VERIFY SIZE AND EXACT LOCATION OF EXISTING UTILITIES AS LIMITED INFORMATION AVAILABLE.

FRANCHISE UTILITY NOTES:

1. THE GAS, ELECTRIC, AND TELEPHONE INFORMATION SHOWN ON THIS PLAN IS BASED UPON THE LATEST INFORMATION AVAILABLE FROM THE RESPECTIVE FRANCHISE UTILITY COMPANIES. IT IS INTENDED FOR PURPOSES OF GENERAL BIDDING AND BASIC CLARITY. SPECIFIC JOB SITE CONDITIONS SHALL BE FIELD VERIFIED PER NOTES 2 THROUGH 3 BELOW. THE FRANCHISE UTILITY CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR SAID FIELD CONDITIONS AND ASSOCIATED REVISIONS REQUIRED BY THE RESPECTIVE UTILITY COMPANIES INVOLVED.
2. THE FRANCHISE UTILITY CONTRACTOR SHALL CONTACT THE RESPECTIVE FRANCHISE UTILITY COMPANIES, VERIFY ALL REQUIREMENTS AND EQUIPMENT, AND FURNISH AND INSTALL, INCLUDING BUT NOT LIMITED TO ALL METERS, TRANSFORMERS, CONDUIT, CONCRETE PADS, TRENCHING, AND BACKFILL NECESSARY FOR PROPER INSTALLATION. FRANCHISE UTILITY CONTRACTOR SHALL ALSO PAY ALL FEES AND CHARGES INCURRED AND COORDINATE WITH OTHER FRANCHISE UTILITY COMPANIES.
3. THE FRANCHISE UTILITY CONTRACTOR SHALL FIELD VERIFY, IN THE PRESENCE OF THE RESPECTIVE UTILITY COMPANIES
4. PRIVATE HYDRANTS SHALL BE PAINTED RED.

LEGEND

- PROPOSED 12" HDPE
- PROPOSED 12" HDPE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED SANITARY SEWER LINE



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UTILITY PLAN

Issue Dates:
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Date	Revisions

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