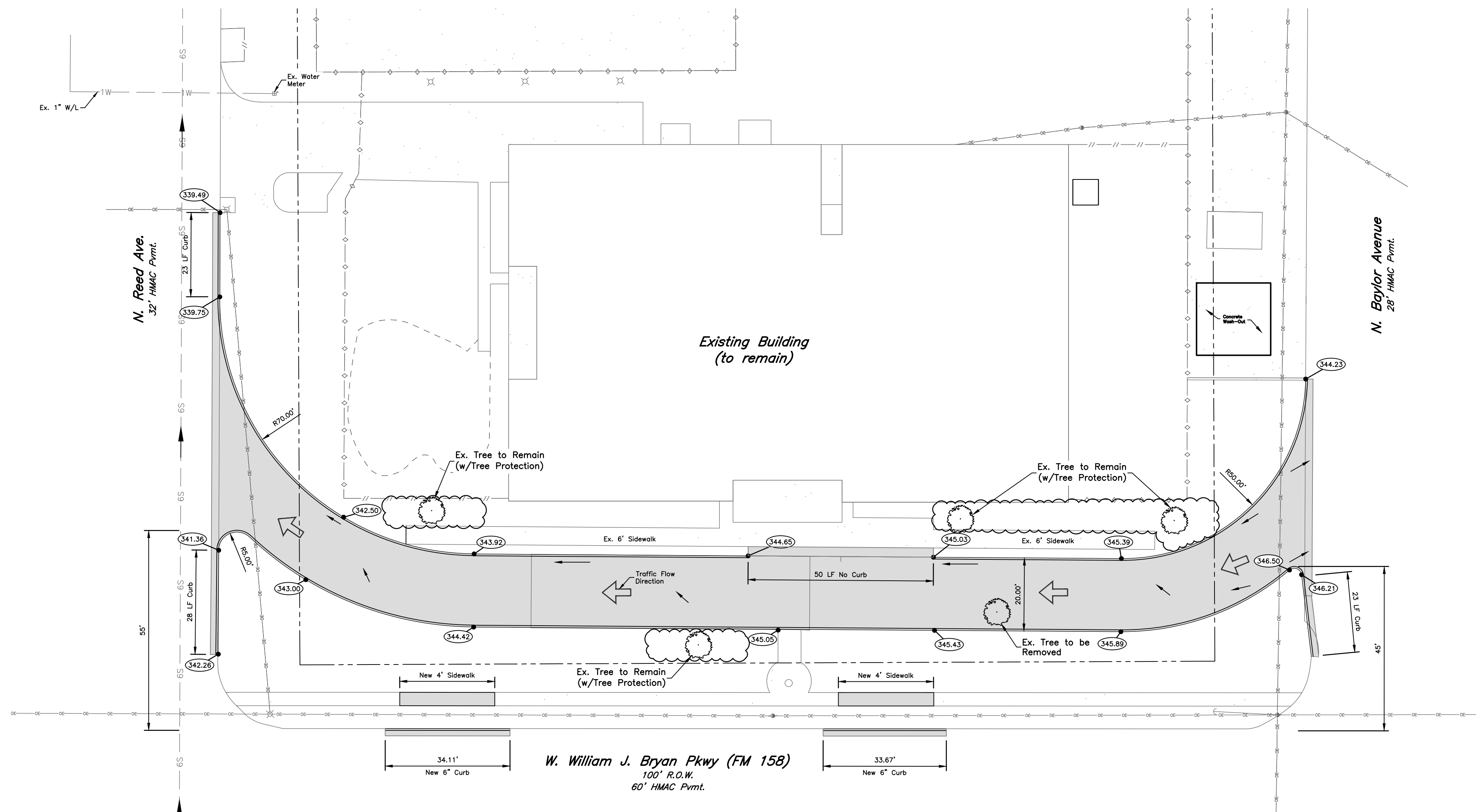
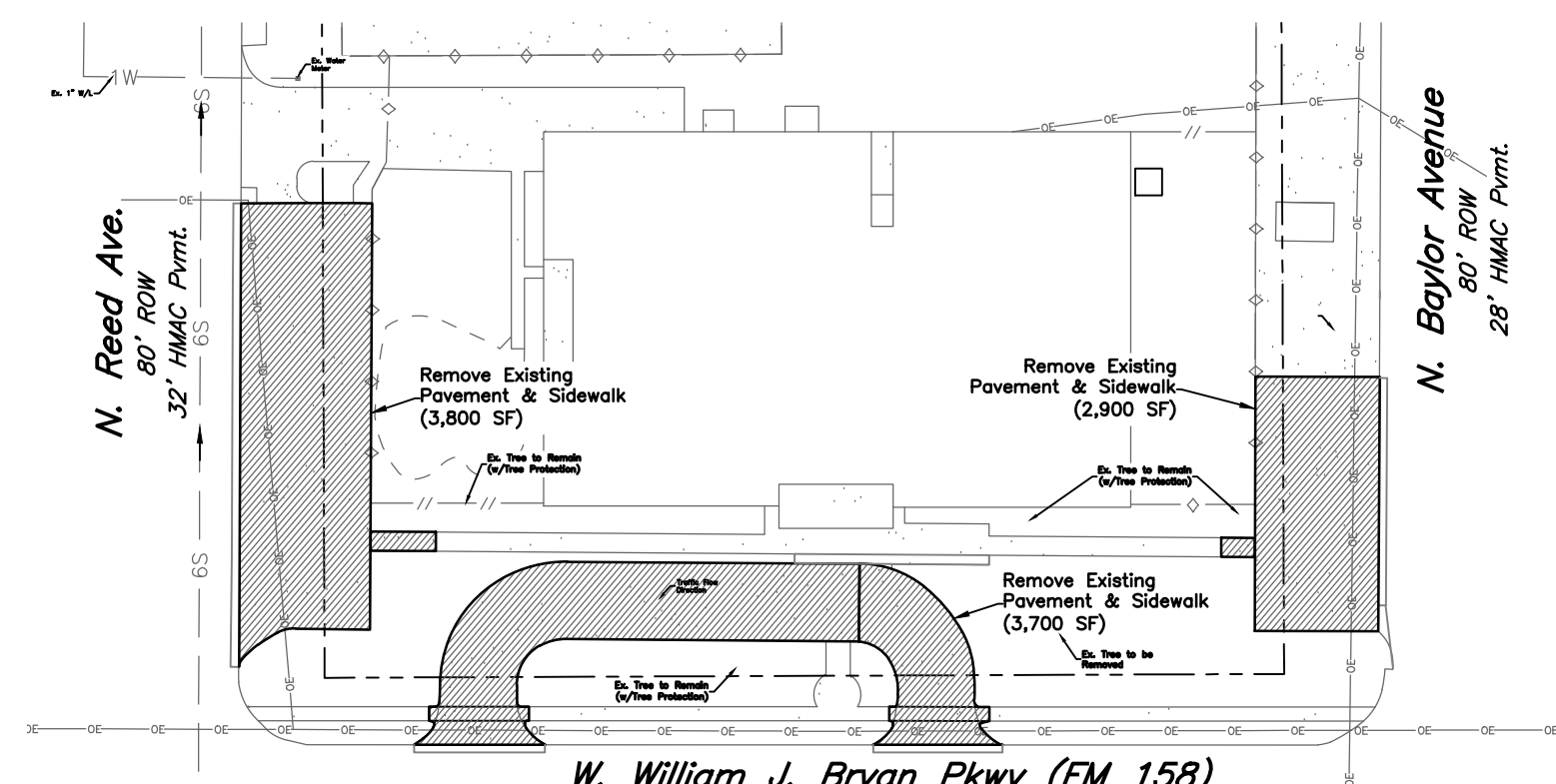
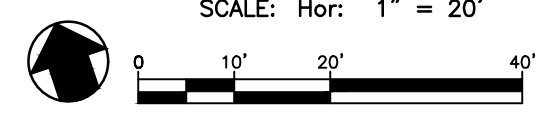


VICINITY MAP



- SITE PLAN NOTES:**
- This property is zoned C-3
 - Owner & Applicant: SOYO LLC
 - Proposed Use: Pre-School
 - The total site area is 1.43 acres
 - 0.51 Acres of Public ROW and alleyway was abandoned to the subject property on November 17, 2022 via Ord. No. 2604.
 - BUILDING USAGE DETAILS: (No additions planned)
 - 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 48041C0195E, Map Revised May 16, 2012, and by LOMR dated July 7, 2014, a portion of this property is located in a Special Flood Hazard Area.
 - 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.
 - 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.
 - 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 all 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.
 - Solid waste for the site will not be changed.
 - 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 to access electric facilities.

SITE PLAN



DEMOLITION PLAN

SWPPP Information

Nature of Construction Activity
Street, drainage, and utility improvements for residential subdivision development. Potential pollutants and sources - Sediment from excavations and equipment movements around the site.

- Schedule of Events**
- Install silt fencing.
 - Install stabilized construction exit.
 - Clear and grub.
 - Rough grading.
 - Install utilities.
 - Construct roadways.
 - Complete grading and install permanent seeding.
 - When all construction activity is completed and the site is stabilized, remove silt fence and re-seed any areas disturbed during construction and assure a healthy ground cover.

Areas of Disturbance
During the construction of pavement, drainage, and utility improvements the entire lot will be disturbed.

Structural Controls
Temporary stabilization ~ areas where construction activity temporarily ceases for at least 21 days will be stabilized with temporary seed no later than 14 days from the last construction activity in that area. All proposed fill material will be seeded.

Silt fence and/or hay bales will be installed at all outfalls, areas where water runs off the site, inlets under construction will have silt fencing or hay bales placed around the perimeter of the inlet or constructed inlets will have sandbags placed in front of the throat to collect sediment but allow flow of water into the inlet.

Storm Water Management
Storm water drainage will be controlled by existing grass-lined drainage ditches. All areas affected by construction will be fine graded and have permanent seeding. The remainder of the area will remain in its natural state.

Offsite Vehicle Tracking
A stabilized construction exit(s) will be established as shown on the plan to help reduce vehicle tracking of sediments. The paved street adjacent to the site exit will be swept to remove any excess mud, dirt, or rock tracked from the site. Dump trucks hauling material from the construction site will be covered with a tarpulin.

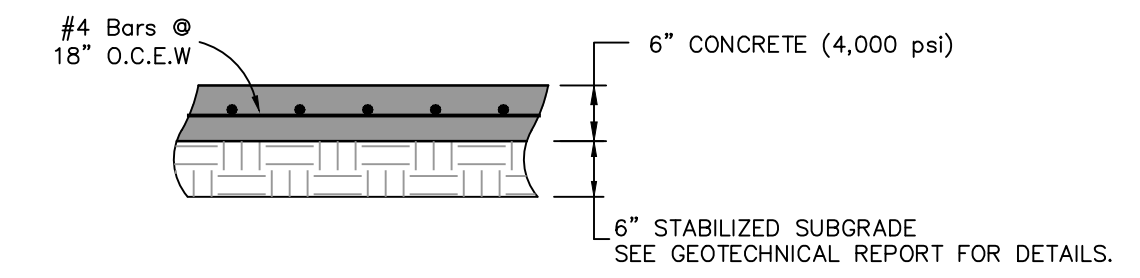
Certification of Compliance with State and Local Regulations
This stormwater pollution prevention plan reflects the city's/state's requirements for storm water management, erosion, and sediment control. To ensure compliance, this plan was prepared in accordance with the city's drainage policy.

- 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.
 - Contact Texas811 @ 811
 - Contact City of Bryan Water Services @ 979-209-5900 to locate public water and sewer lines.
 - 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 for this work.
 - Refer to Architectural Plans for top of finished light pole foundation elevations.
 - Construction of any fire lines will comply with current NFPA 24 standards.

- Legend**
- = 1/2" Iron Rod Set
 - ⊙ = 1/2" Iron Rod Found
 - ⊙ = 5/8" Iron Rod Found
 - 8" — Existing Sewer Line w/ size
 - 8" — Existing Water Line w/ size
 - 8" — Proposed Sewer Line w/ size
 - 8" — Proposed Water Line w/ size
 - 6" — Existing Gas Line w/ size
 - 6" — 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.R.A. Public Utility Easement
 - R.O.W. Right-of-Way
 - U.E. Utility Easement
 - P.R.A.E. Private Access Easement
 - S.D. Storm Drain
 - P.L.E. Private Landscape Easement
 - F.D.C. Fire Department Connection

- GENERAL EROSION CONTROL NOTES:**
- It is the responsibility of the Contractor to prepare and maintain a Storm Water Pollution Prevention Plan in accordance with the Bryan/College Station Unified Stormwater Design Guidelines and EPA requirements for storm water discharges associated with construction activity under General Permit, USACE 33 CFR, & Section 404 of the Clean Water Act, & Texas Pollutant Discharge Elimination System (TPDES) General Permit No. TXR150000 as administered by the Texas Commission on Environmental Quality (TCEQ).
 - The Contractor shall not allow sediment to leave the work area or enter any adjoining channels. Additional measures to those shown on this plan and described in these notes may be required to prevent sediment from leaving the work area. The contractor shall be responsible for clean-up and restoration to original condition, including establishment or re-vegetation of any lands or channels affected should construction sediment be found outside of limits of construction work.
 - All disturbed areas are to have establishment of grass as outlined below. Contractor is responsible for watering, maintenance and establishment of grass for a period of 90 days beyond project acceptance. Contractor to guarantee all planted material growth and coverage for a period of 6 months. Growth and coverage shall be defined as 100% of the planted area with uniform coverage of grass greater than 1" in height with no bare spots greater than 2 square feet. A Second application of fibermulch is required for bare spots not meeting coverage requirement within 60 days of initial application. Areas adjacent to the building and within the development to receive block sodding and/or landscaping are not included in this requirement.
 - Contractor is to maintain erosion control throughout duration of the project such that all work areas are to plan grades once vegetation is established. Inure sediment is not transported downstream from project via hay bales or silt fence installation. If erosion is observed in the field, additional erosion controls shall be installed.
 - Silt fencing is to be installed per detail. In lieu of silt fencing, contractor may use straw bale barriers or continuous extruded fabric berm filled with 3/4" gravel upon approval of the engineer. Sediment to be cleaned from silt fencing or other sediment control devices when depth of sediment reaches ±1/3 total height of device. Contractor is to insure erosion control devices are consistently installed and properly maintained.



TYPICAL CONCRETE CROSS SECTION

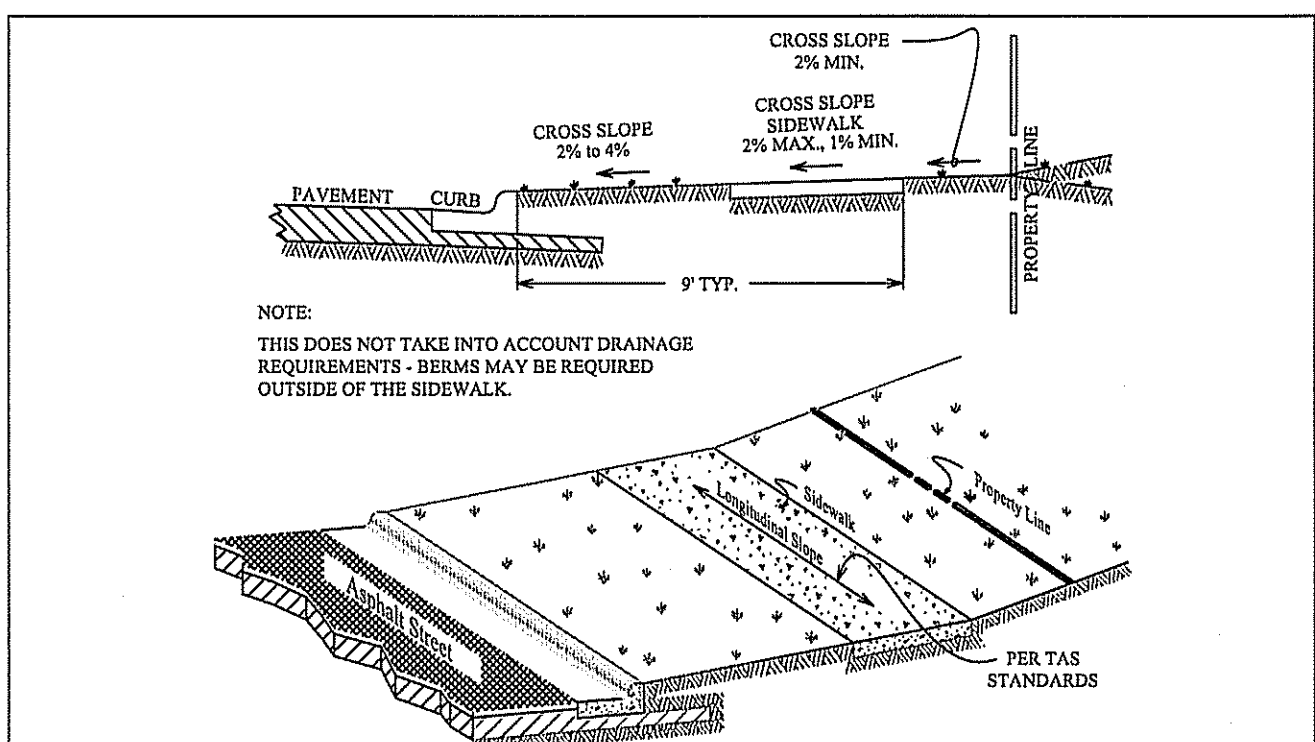
Site Plan
900 W. Wm. J. Bryan Pkwy

1.43 AC.
Block 232
City of Bryan Townsite
BRYAN, BRAZOS COUNTY, TEXAS
October 2023

Owner: SOYO, LLC
W. Wm. J. Bryan Pkwy
Bryan, Texas 77803

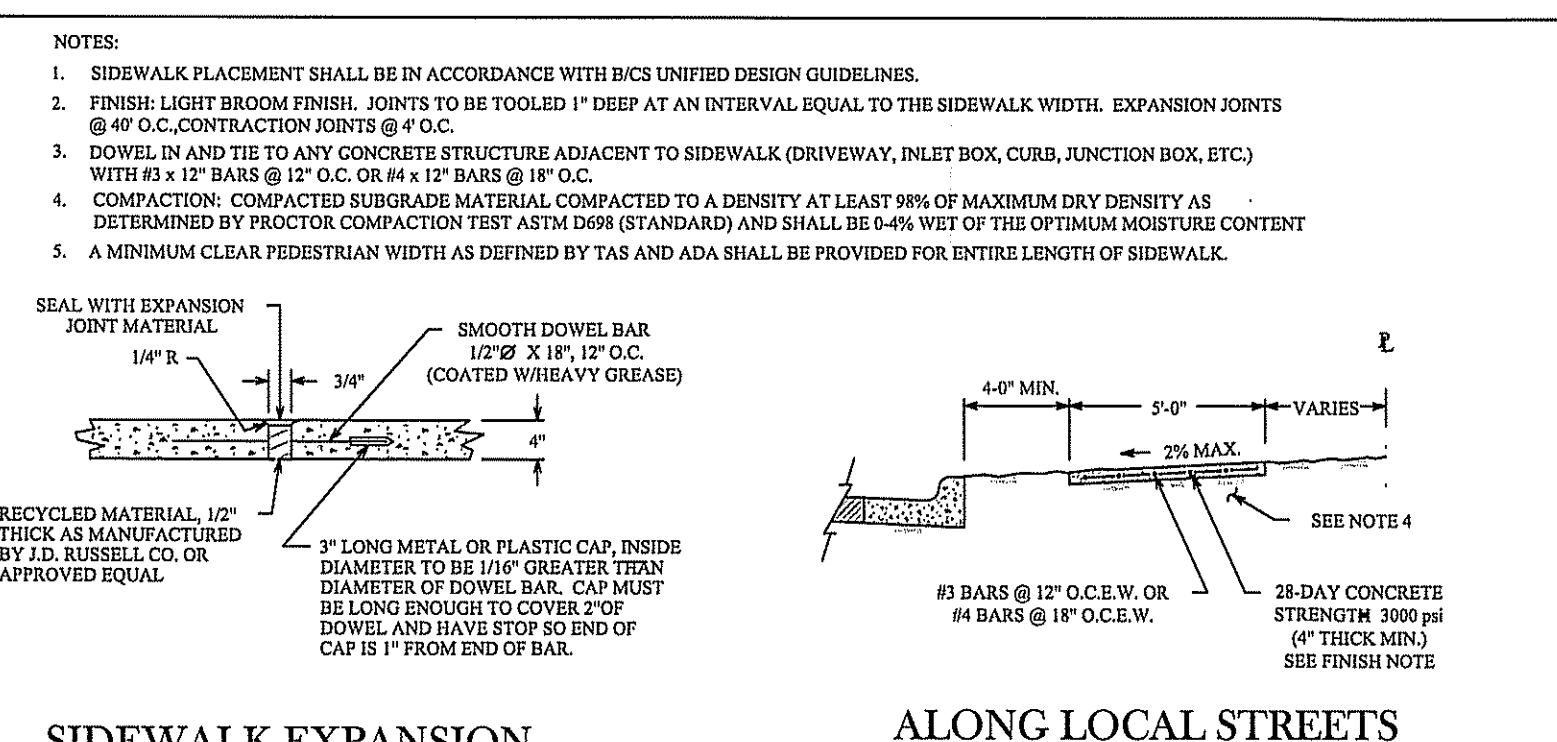
Engineer: McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838
Firm Reg. No. F-458





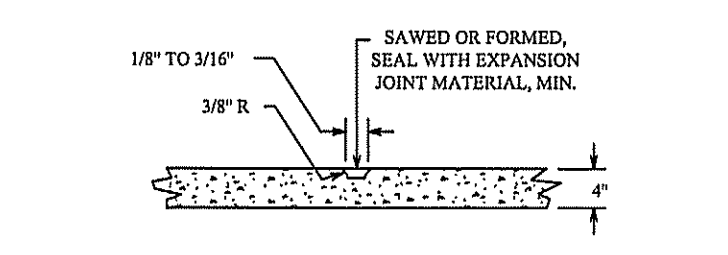
SIDEWALK SLOPE REQUIREMENTS

SW1-00

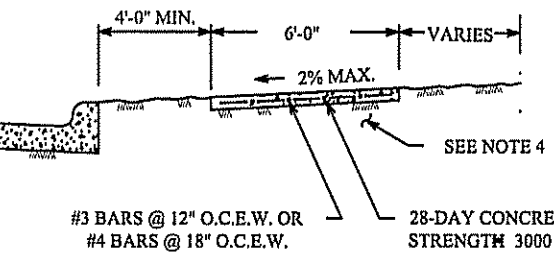


SIDEWALK EXPANSION & CONSTRUCTION JOINT

ALONG LOCAL STREETS

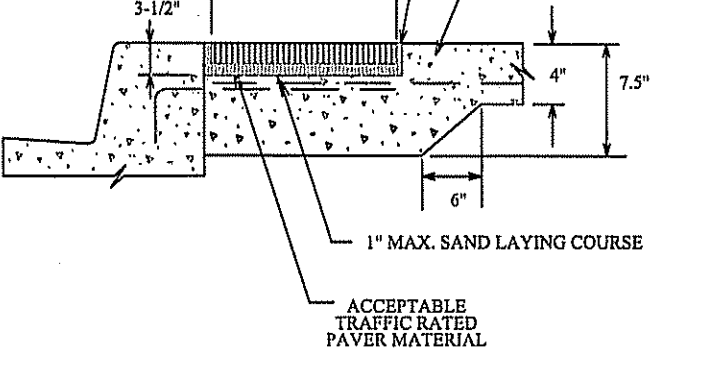


SIDEWALK CONTRACTION JOINT

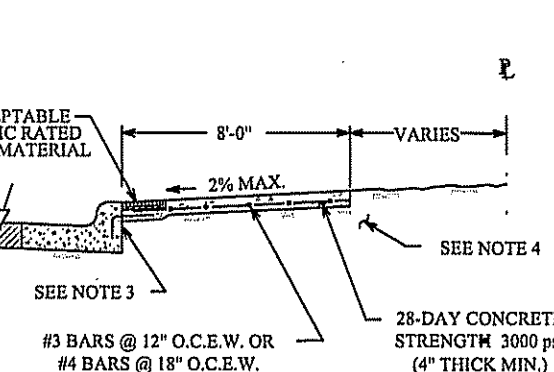


SIDEWALK PAVER SECTION

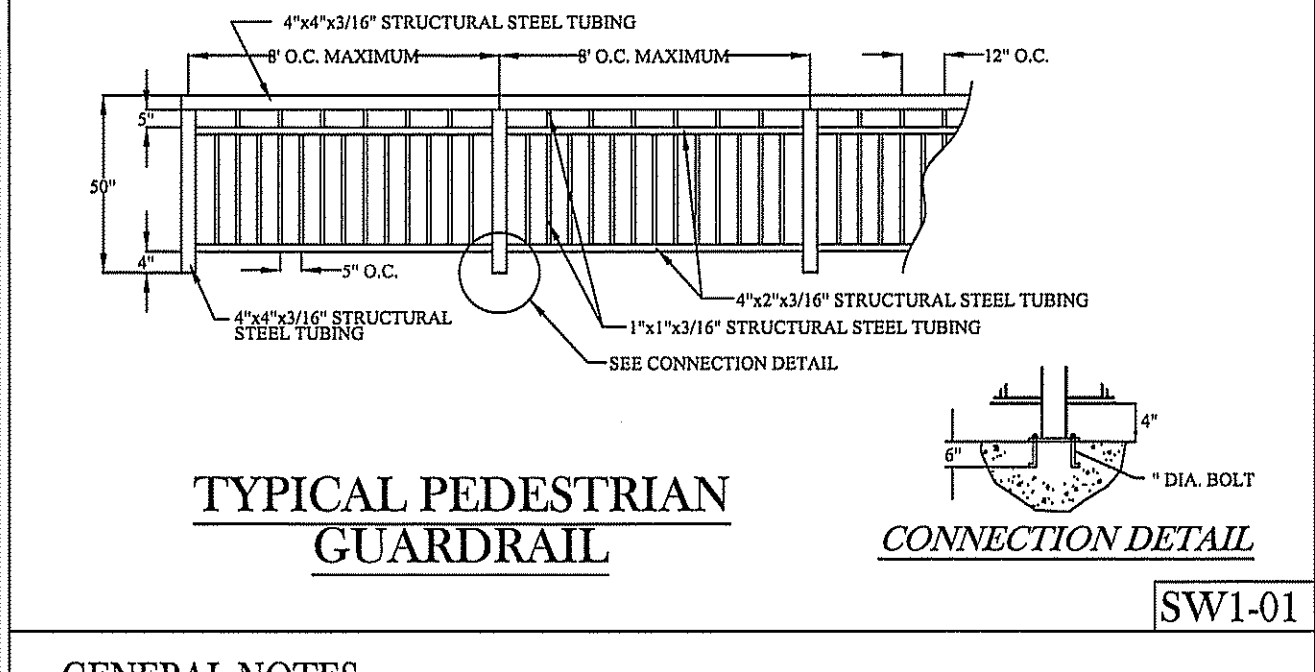
ALONG MINOR COLLECTORS AND LARGER



CONCRETE SIDEWALK



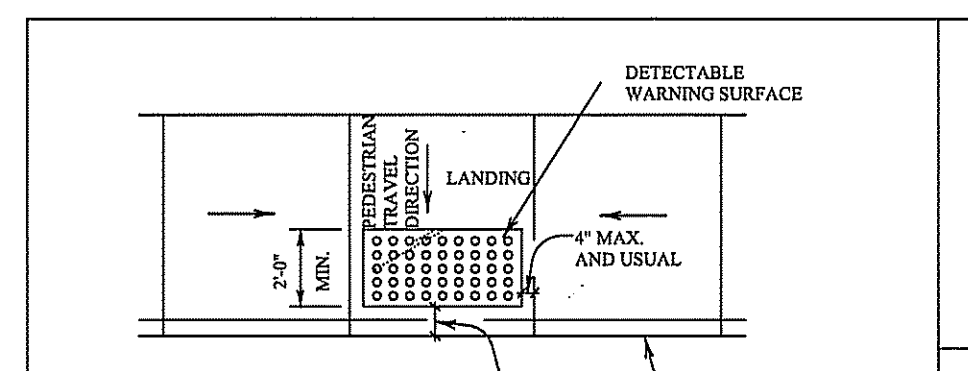
ALONG MINOR COLLECTORS AND LARGER



TYPICAL PEDESTRIAN GUARDRAIL

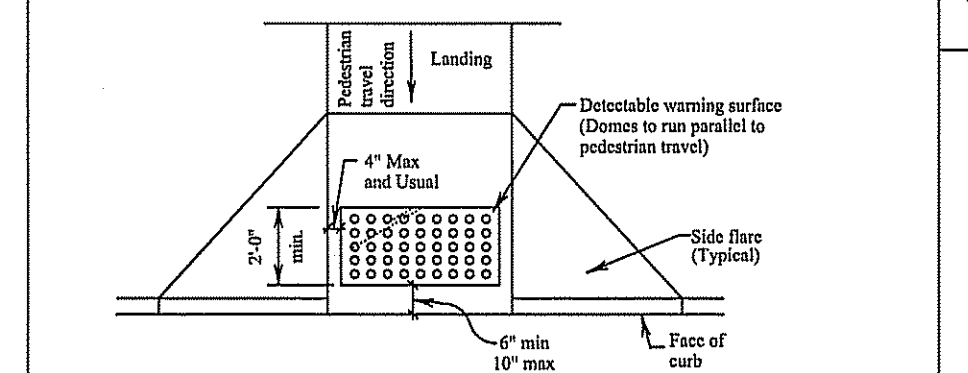
SW1-01

GENERAL NOTES:
 ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN BARRED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODDED OR HYDROMULCHED AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SODDING WILL BE REQUIRED. BARRED AREAS SHALL BE SEEDED OR SODDED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
 APPROVED EROSION CONTROL MEASURES MUST BE INSTALLED DURING THE ENTIRE TIME THAT EARTH HAS BEEN BARRED BY CONSTRUCTION AND SHALL STAY IN PLACE UNTIL ACCEPTABLE VEGETATIVE GROWTH IS ESTABLISHED AFTER CONSTRUCTION IS COMPLETE AND THEN REMOVED BY CONTRACTOR.
 ALL EROSION CONTROL MEASURES SHOULD BE CLEANED OF SILT AFTER EVERY RAIN.
 ALL TRAFFIC SIGNALS AND APPURTENANCES, AND ALL PAVEMENT MARKINGS AND MARKERS SHALL BE IN ACCORDANCE WITH TxDOT STANDARDS.
 REFER TO SPEC 31.17.23.3 (PAVEMENT MARKINGS) FOR ADDITIONAL LOCAL REQUIREMENTS.



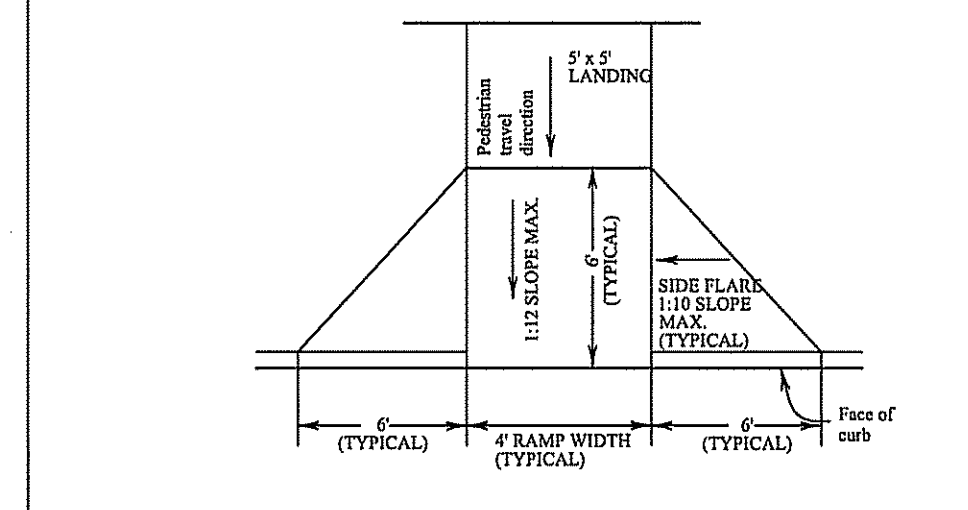
TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON LANDING AT STREET EDGE

SW2-00



TYPICAL PLACEMENT OF DETECTABLE WARNING SURFACE ON SLOPING RAMP RUN

SW2-01



TYPICAL AMBULATORY RAMP W/ FLARED WINGS

SW2-02

DETECTABLE WARNINGS GENERAL NOTES

- CURB RAMPS MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 419 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARES. FINISHES: FURNISH DARK BROWN OR DARK RED DETECTABLE WARNING SURFACE ADJACENT TO UNCOLORED CONCRETE, UNLESS SPECIFIED OTHERWISE IN THE PLANS.
- DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
- ALIGN TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
- SHADED AREAS ON SHEETS 3 AND 4 INDICATE THE APPROXIMATE LOCATION FOR THE DETECTABLE WARNING SURFACE FOR EACH CURB RAMP TYPE.
- DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
- DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 16" FROM THE EXTENSION OF THE FACE OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.
- ACCEPTABLE PAVEMENT MATERIAL SHALL BE CLAY, VITRIFIED POLYMER COMPOSITE, PRECAST POLYMER CONCRETE, AND CONCRETE.

SW2-GN00

CROSSWALKS GENERAL NOTES

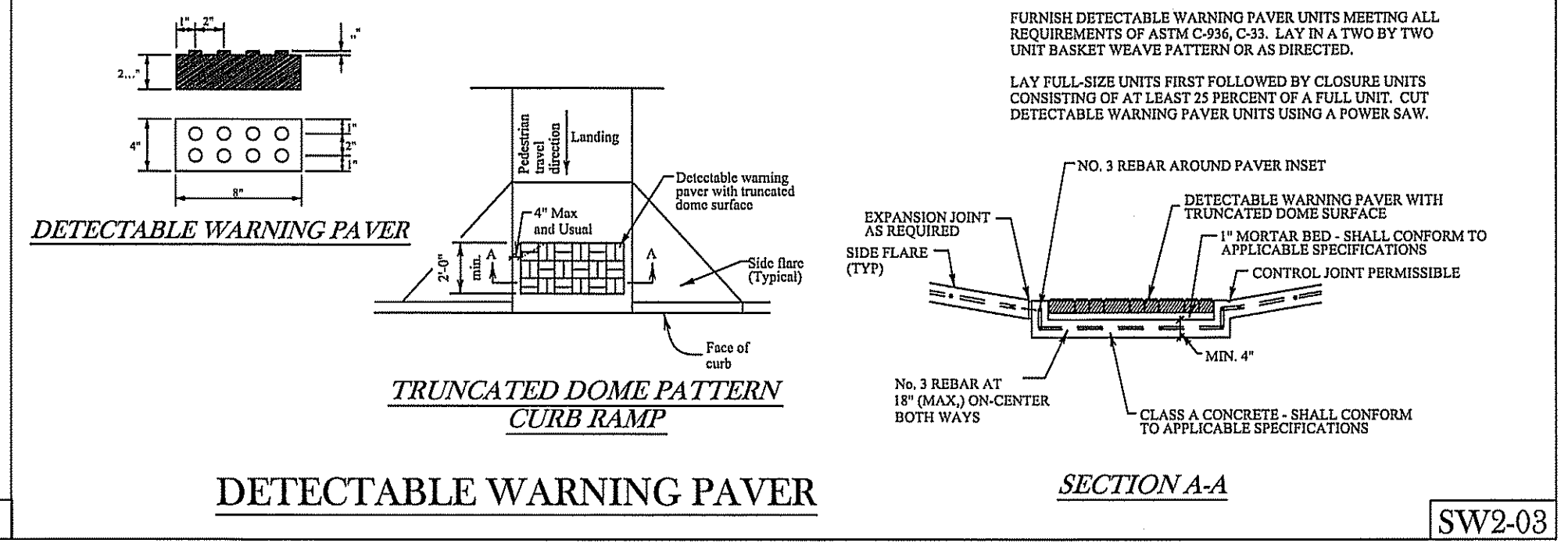
- CROSSWALK MARKINGS ARE IMPORTANT TRAFFIC CONTROL DEVICES AT CONTROLLED INTERSECTIONS. THESE DEVICES IDENTIFY THE APPROPRIATE LOCATION FOR PEDESTRIANS TO CROSS THE INTERSECTION AS WELL AS INFORMING DRIVERS WHERE PEDESTRIANS MAY BE PRESENT. NOT ALL LOCATIONS NEED THE CROSSWALKS MARKED; HOWEVER, TYPICALLY COLLECTOR AND ARTERIAL STREETS DO. AS STATED IN THE TMDOT, AN ENGINEERING STUDY SHOULD BE PERFORMED BEFORE CROSSWALKS ARE INSTALLED AT LOCATIONS OTHER THAN CONTROLLED INTERSECTIONS.
- THE CITY OF BRYAN'S PREFERENCE FOR MARKING CROSSWALKS IS THE LONGITUDINAL (OR "LADDER" STYLE). THE CITY OF COLLEGE STATIONS PREFERENCE IS THE TYPICAL "TRANSVERSE" STYLE; HOWEVER, IN THE NORTHGATE AREA, ADJACENT TO SCHOOL OR SCHOOL ZONES, AND OTHER HIGH PEDESTRIAN CROSSINGS, THE LONGITUDINAL (OR "LADDER" STYLE) IS PREFERRED. DEVIATION FROM THESE PREFERENCES WILL BE ALLOWED ONLY WITH THE APPROVAL OF THE CITY ENGINEER.
- THE LONGITUDINAL "LADDER" STYLE MARKING SHALL BE 24" WIDE AND 8 FEET IN LENGTH SPACED 48-INCHES APART. CONSIST OF 1/2-INCH WIDE WHITE LONGITUDINAL LINES SPACED 24-INCHES APART. LONGITUDINALLY, THESE MARKINGS SHALL EXTEND 8 FEET. THE TRANSVERSE MARKINGS SHALL CONSIST OF TWO 12-INCH WIDE LINES SEPARATED BY 6 FEET OF UNMARKED PAVEMENT. ALL CROSSWALK PAVEMENT MARKINGS SHALL ALWAYS MEET TxDOT'S SPECIFICATION FOR TYPICAL MARKINGS UNLESS OTHERWISE THERMOPLASTIC, UNLESS A DIFFERENT MATERIAL IS APPROVED BY THE CITY ENGINEER.
- ADDITIONAL INFORMATION ABOUT CROSSWALK MARKINGS CAN BE FOUND IN THE TMDOT.
- CROSSWALKS WITH BRICK PAVERS, STAMPED ASPHALT, STAMPED CONCRETE, ETC., SHALL ALSO REQUIRE RETRO-REFLECTIVE, THERMOPLASTIC TRANSVERSE STRIPING.

SW2-GN01

PEDESTRIAN FACILITIES GENERAL NOTES

- ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL SHEET PROPERLY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
- LANDINGS SHALL BE 5' X 5' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
- MANEUVERING SPACE AT THE BOTTOM OF CURB RAMPS SHALL BE A MINIMUM OF 4' X 4' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
- MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP IS 2%.
- CURB RAMPS WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP, EITHER BECAUSE THE ADJACENT SURFACE IS FLANTING OR OTHER NON-WALKING SURFACE OR BECAUSE THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED. OTHERWISE, PROVIDE FLARED SIDES.
- ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LEFT SELECTIVE VALVE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND IS 16C.816E.
- TO SERVE AS A PEDESTRIAN REFUGE AREA, THE MEDIAN SHOULD BE A MINIMUM OF 5' WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
- CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, CURB RAMPS SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
- EXISTING FEATURES THAT COMPLY WITH TAS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
- HANDRAILS ARE NOT REQUIRED ON CURB RAMPS. PROVIDE CURB RAMPS WHEREVER ON ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
- SEPARATE CURB RAMP AND LANDINGS FROM ADJACENT SIDEWALK AND ANY OTHER ELEMENTS WITH PREMOLOD OR BOARD JOINT OF 3/4" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMPS CONNECT TO THE STREET.
- FLARE SLOPE SHALL NOT EXCEED 10% MEASURED ALONG 1:1 CURB LINE.

SW2-GN02



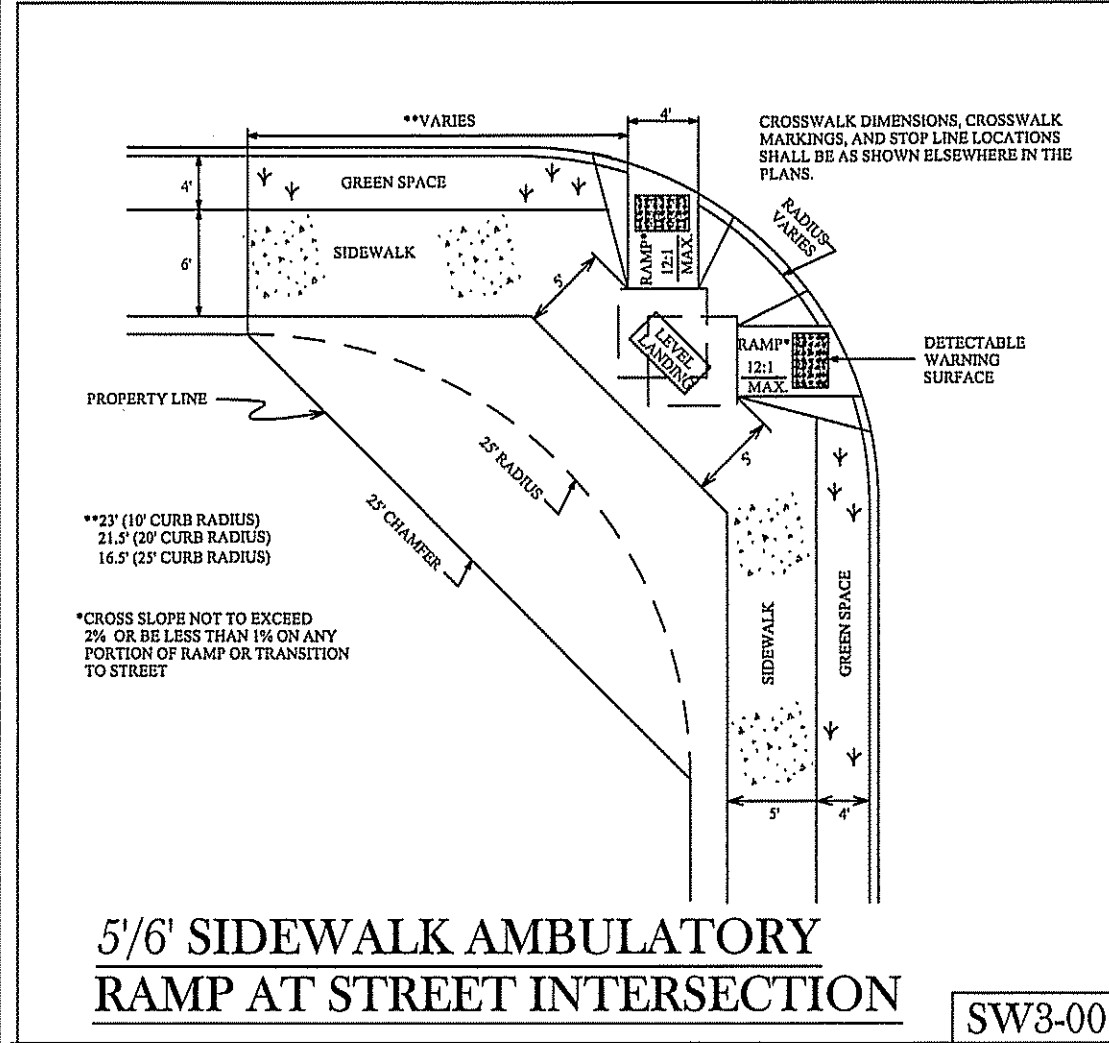
DETECTABLE WARNING PAVER

TRUNCATED DOME PATTERN CURB RAMP

DETECTABLE WARNING PAVER

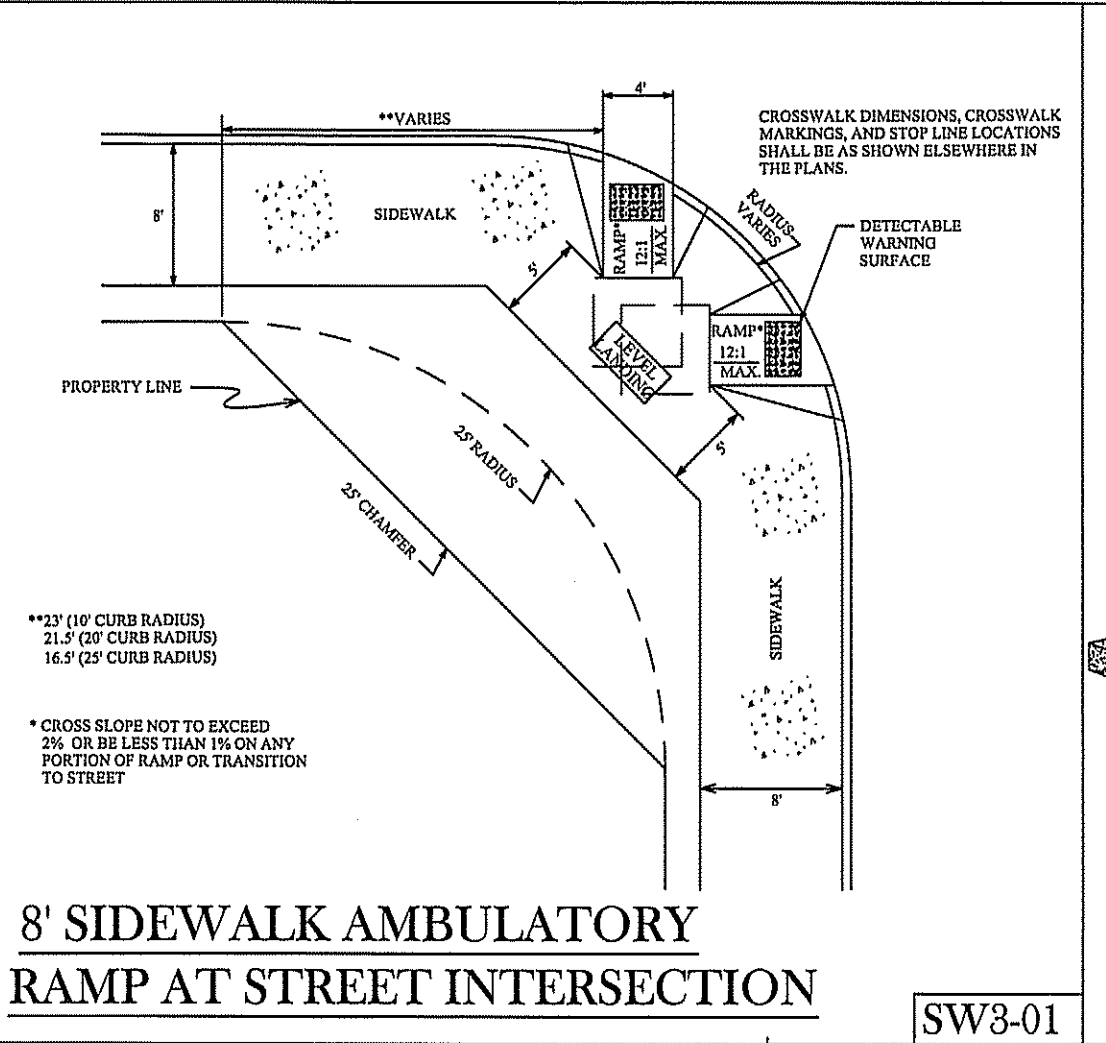
SECTION A-A

SW2-03



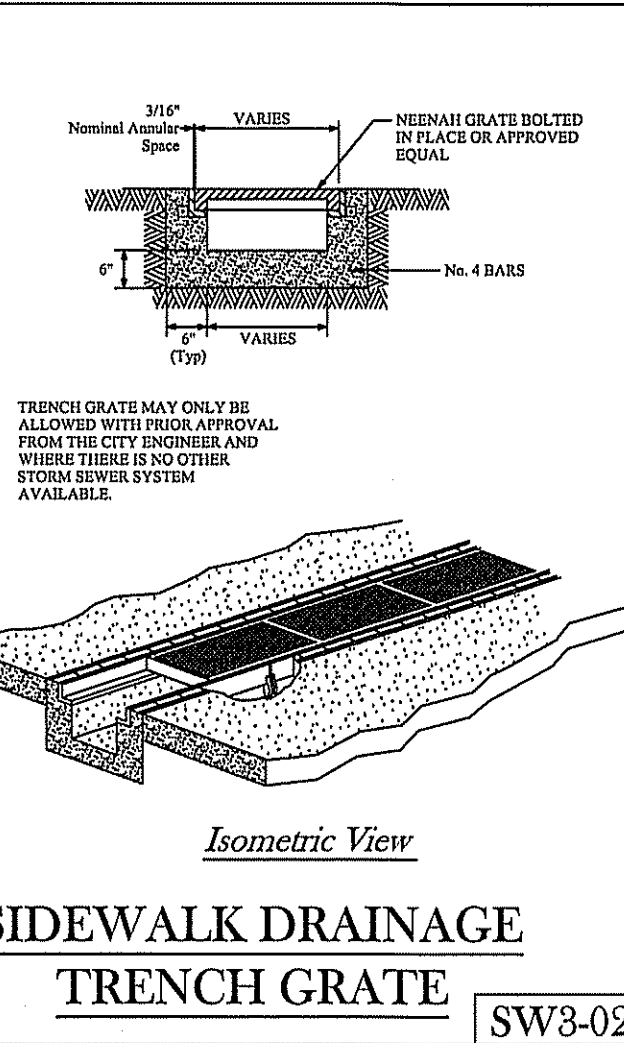
5/6 SIDEWALK AMBULATORY RAMP AT STREET INTERSECTION

SW3-00



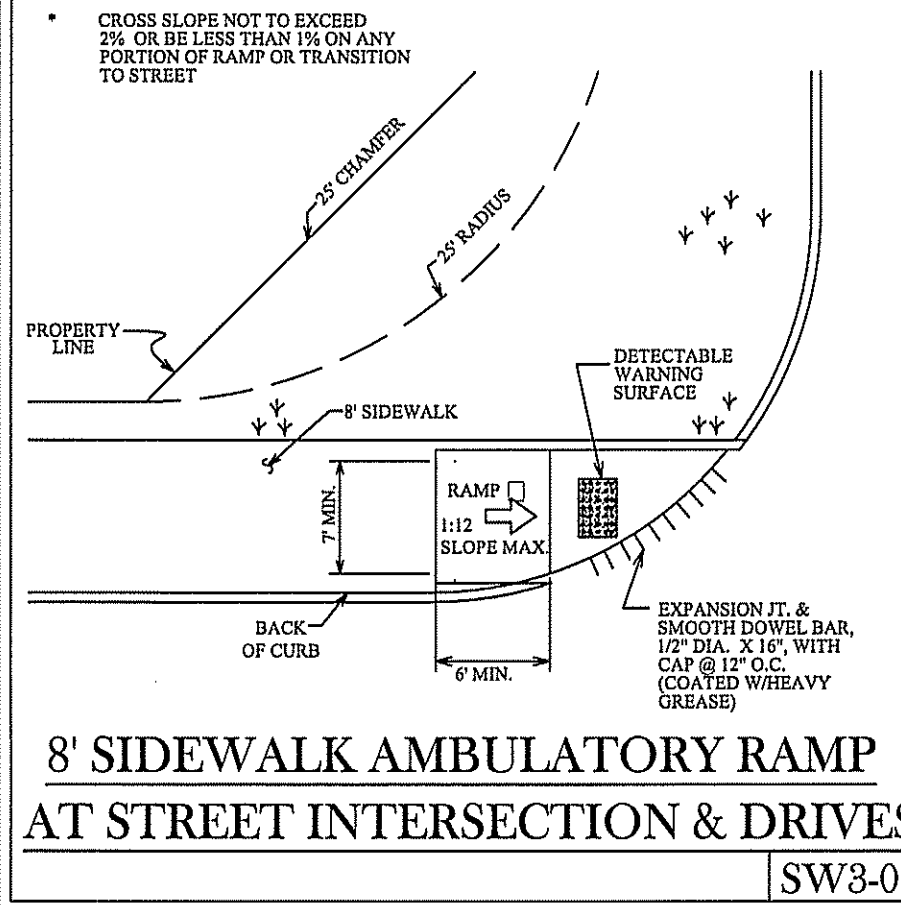
8 SIDEWALK AMBULATORY RAMP AT STREET INTERSECTION

SW3-01



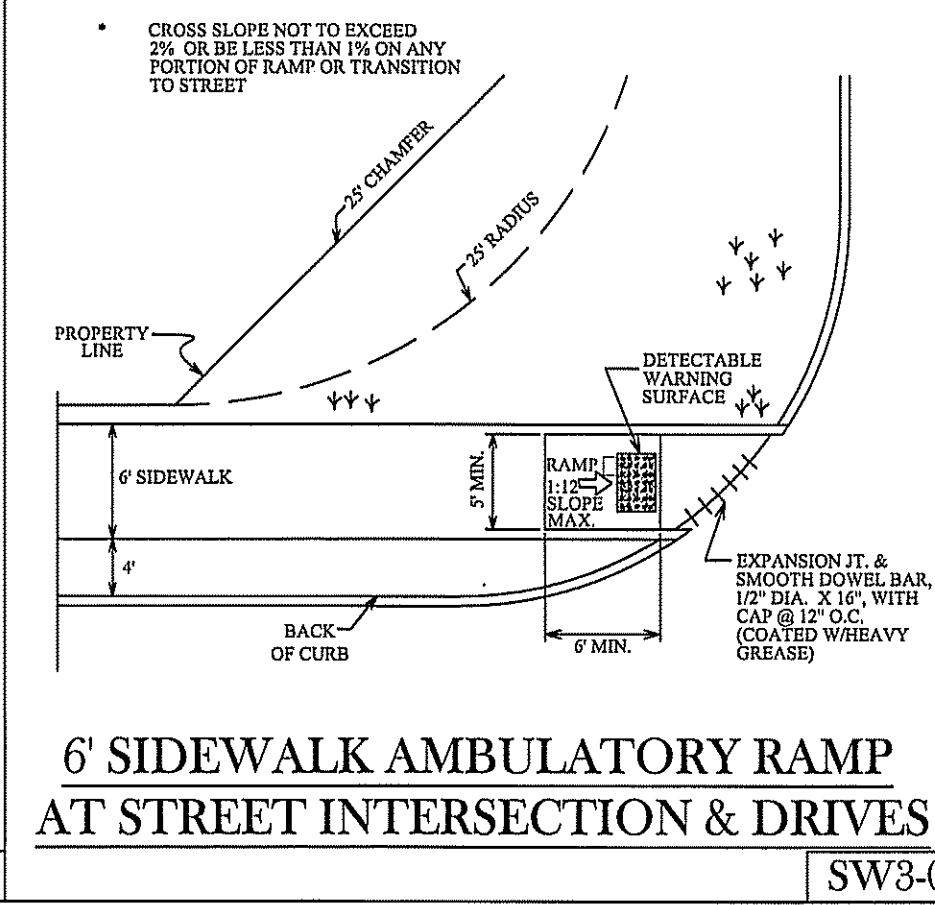
SIDEWALK DRAINAGE TRENCH GRATE

SW3-02



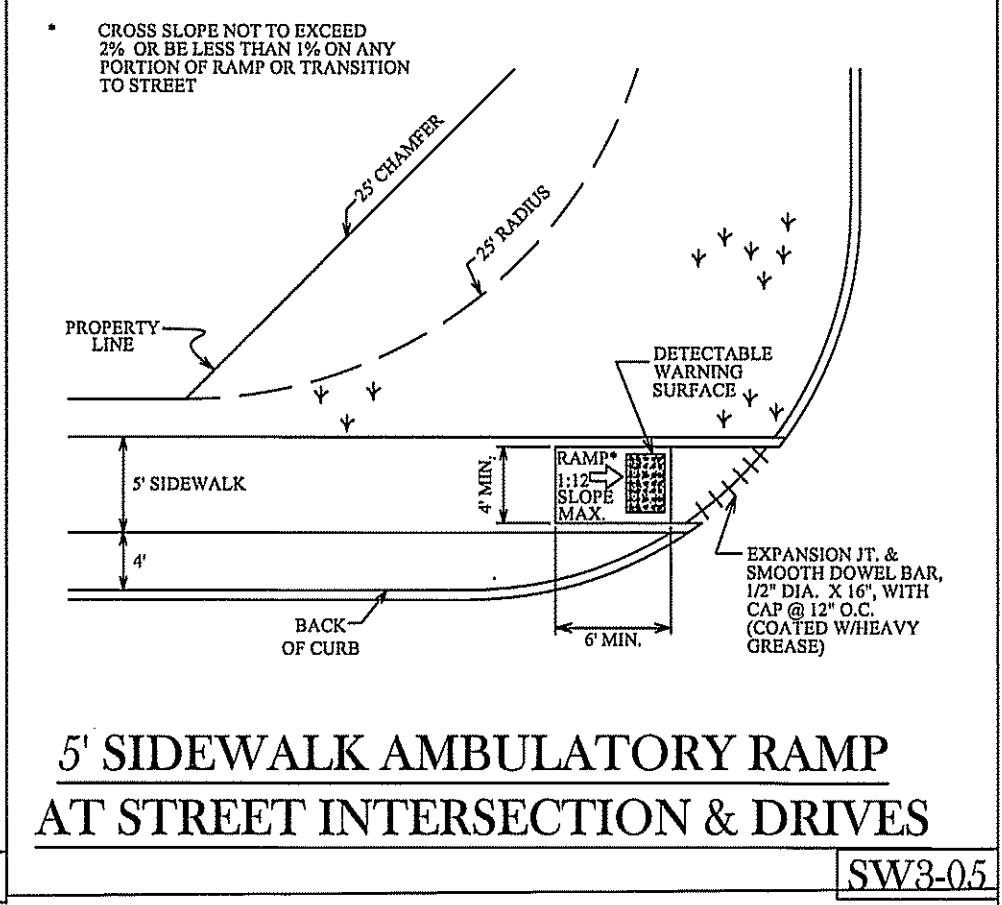
8 SIDEWALK AMBULATORY RAMP AT STREET INTERSECTION & DRIVES

SW3-03



6 SIDEWALK AMBULATORY RAMP AT STREET INTERSECTION & DRIVES

SW3-04



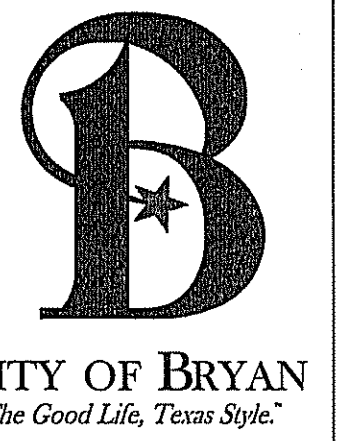
5 SIDEWALK AMBULATORY RAMP AT STREET INTERSECTION & DRIVES

SW3-05

REVISIONS:

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**BRYAN - COLLEGE STATION
STANDARD SIDEWALK DETAILS**



DRAWN BY: B.I.
 DATE: 12/2020
 SCALE: NTS
 APPROVED: W. P. K.

FIGURE:
SW1
 SHEET 1 OF 1