



CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN STANDARD SPECIFICATIONS AND DETAILS. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
2. CONTRACTOR SHALL OBTAIN ALL NECESSARY DEVELOPMENT AND CONSTRUCTION PERMITS AND APPROVALS AT THEIR OWN EXPENSE PRIOR TO COMMENCEMENT OF WORK.
3. CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
4. ALL MATERIALS AND EQUIPMENT SHALL BE BOTH FURNISHED AND INSTALLED UNLESS OTHERWISE NOTED.
5. PROPOSED PARKING SHALL BE A MINIMUM OF 1.5" OF ASPHALT PAVEMENT ON TOP OF 6" OF LIMESTONE BASE WITH CURB.
6. ALL CONCRETE TO BE CONSTRUCTED WITH 4,000 PSI (MINIMUM) 28-DAY STRENGTH PORTLAND CEMENT CONCRETE.
7. CONTRACTOR TO REMOVE ALL ITEMS DURING CLEARING AND GRUBBING. REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL. ALL EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER. ALL DEBRIS MUST BE LEGALLY DISPOSED OF OFFSITE.
8. CONTRACTOR TO PROTECT ALL EXISTING TREES OUTSIDE OF GRADING LIMITS AND ANY CALLED OUT TO BE PROTECTED WITHIN GRADING LIMITS. ALL FENCES, STRUCTURES, AND UTILITIES SHALL BE PROTECTED.
9. PRIOR TO GRADING OPERATIONS, CONTRACTOR IS TO STRIP THE FIRST 6" OF SOIL. CONTRACTOR SHALL PROOF ROLL THE ENTIRE SITE AND REMOVE ANY UNSTABLE MATERIALS ACCORDING TO TxDOT SPECIFICATIONS. SELECT FILL IS TO BE USED IN REPLACING OBJECTIONABLE MATERIAL.
10. ASSURE POSITIVE DRAINAGE ACROSS PROJECT SITE TO STORM WATER STRUCTURES.
11. POTABLE WATER PROTECTION: ALL DEVICES, APPURTENANCES, APPLIANCES, AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECT TO THE WATER SUPPLY SYSTEM SHALL BE PROVIDED WITH PROTECTION AGAINST BACK FLOW AND CONTAMINATION OF THE WATER SUPPLY.
12. UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION.

CITY OF BRYAN:	979-209-5900
TEXAS ONE CALL:	800-245-4545
TEXAS 811:	800-344-8377
ATMOS ENERGY:	979-774-2506
SUDDENLINK COMMUNICATIONS:	979-846-2229
WATER/SEWER CITY OF BRYAN:	979-209-5900
BRYAN TEXAS UTILITIES (BTU):	979-821-5700

SITE SPECIFIC NOTES

1. CURRENT OWNER OF THE PROPERTY: LEOBARDO TEUTLE FLORES
2. CURRENT ZONING: AGRICULTURAL OPEN (A-0)
3. TOTAL LOT ACREAGE: 9.277 ACRES
4. CONTOURS SHOWN ARE FROM CITY OF BRYAN 2021 GIS DATA AND ARE APPROXIMATE.
5. THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED, 'X' SHADED, AND 'AE' AND DOES PARTIALLY LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOODPLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0195E, REVISED TO REFLECT LOMR 12-06-1839P, EFFECTIVE 5/18/2012.
6. DEVELOPER TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM BTU AT 979-821-5770 120 DAYS BEFORE POWER IS NEEDED.
7. 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 AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

PARKING ANALYSIS

PROPOSED IMPROVEMENTS:
 3 X 6x6 SOCCER FIELD (~12 PLAYERS PER FIELD) = 36 PLAYERS
 2 X BLEACHERS PER FIELD (~44 SEATS PER BLEACHER) = 264 SEATS

PARKING GUIDELINES:
 1 SPACE PER 4 PLAYERS = 9 SPACES
 1 SPACE PER 4 SEATS = 66 SPACES

75 TOTAL SPACES

NEW PROVIDED PARKING:
 80 STRAIGHT IN PARKING
 4 ADA PARKING W/ VAN ACCESSIBLE

84 TOTAL SPACES

FLOOD ZONE LEGEND

- APPROXIMATE LOCATION OF FLOODWAY
- APPROXIMATE LOCATION OF SPECIAL FLOOD HAZARD AREA, ZONE AE
- APPROXIMATE LOCATION OF 0.2% ANNUAL CHANCE FLOOD HAZARD AREA, ZONE X SHADED

!!! CAUTION !!!
 DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.

DATE		REVISION		NO.	
OWNER INFORMATION LEOBARDO TEUTLE FLORES					
PROJECT INFORMATION SFA 9, BLOCK 32, LOT 17, ACRES 9.277					
SUNCREST ST SOCCER FIELD DEVELOPMENT SITE PLAN					
PROJECT NO.	23-06	DATE	11/10/2023	DESIGNED BY	TJJ
				DRAWN BY	TJJ
				CHECKED BY	PRJ
PRELIMINARY IS THIS DRAWING FOR REVIEW UNDER THE AUTHORITY OF TAYLOR J. K. JORDAN, P.E. 135826 ON 11/10/2023. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.					
SHEET NUMBER C2					