

BENCHMARK INFORMATION

BTM 1 N: 10217737.43
E: 3547026.28
ELEV: 332.95'
(*'X' IN SQUARE SET IN CONCRETE ON THE SOUTHWEST SIDE OF S. COLLEGE AVENUE, NEAR THE NORTH CORNER OF THIS TRACT, 9' NORTHEAST OF A LIGHT POLE AND 20' SOUTH OF A MANHOLE)

BTM 2 N: 10217481.81
E: 3547221.81
ELEV: 330.55'
(*'X' IN SQUARE SET IN CONCRETE ON THE SOUTHWEST SIDE OF COLLEGE AVENUE, 7.5' SOUTHWEST OF THE BACK OF CURB AND 8.8' NORTHWEST OF A WATER VALVE)

BTM 2 N: 10217194.64
E: 3546962.19
ELEV: 338.24'
(*'X' IN SQUARE SET IN CONCRETE ON THE SOUTHWEST SIDE OF WATSON LANE, NEAR THE SOUTH CORNER OF THIS TRACT, 11.75' SOUTHWEST OF THE EDGE OF PAVEMENT AND 21' SOUTHWEST OF A WATER METER)

- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS 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 MAP 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 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.
 - DO NOT TEST: (800) 344-6377 (979) 774-2506
SUDEN LINK COMMUNICATIONS: (979) 595-2429
FRONTIER COMMUNICATIONS: (979) 821-4783
WATER/SEWER CITY OF BRYAN: (979) 209-5900
BTU: (979) 821-5700
CITY OF BRYAN: (979) 209-5900
 - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
 - THE CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO AND DURING DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTOR ONLY.
 - NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
 - ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
 - THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
 - ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.
 - PHASE 1 WILL BE A RESTAURANT, BAR, PATIO, AND OUTDOOR EVENT SPACE.
 - CONTAINER BUILDINGS SHALL MEET INTERNATIONAL BUILDING CODE.
 - THE PROPOSED VIDEO BOARD SHALL NOT DISTRACT DRIVERS ON THE PUBLIC RIGHT-OF-WAY.

- SITE SPECIFIC NOTES:**
- THE OWNER OF THE PROPERTY IS IVINS MANAGEMENT, LLC. THE SUBJECT PROPERTY IS PHASE 1. PROPERTY IS ZONED MOTOR-CORRIDOR (M-C-1).
 - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 0.375 ACRES (16,315 SF).
 - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0215F, MAP NO. 48041C0215F, EFFECTIVE DATE: 04-02-2014.
 - PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES. (ITEM #6A, TYPE 2 MARKING MATERIALS).
 - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
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LINE TABLE

LINE #	LENGTH	DIRECTION
L1	14.78'	N71° 03' 12" W

UTILITY DEMAND
WATER & SEWER DEMAND
NO ADDITIONAL UTILITY

PARKING ANALYSIS

REQUIRED PARKING
18,629 SF OF RESTAURANT/PATIO/ EVENT AREA
1 SPACE PER 250 SF
75 SPACES REQUIRED

PROVIDED PARKING
CARNEY'S
22 SPACES PARKING
01 SPACES ACCESSIBLE PARKING
23 SPACES PROVIDED
3501 S. COLLEGE AVE.
70 SPACES PROVIDED
93 TOTAL SPACES PROVIDED

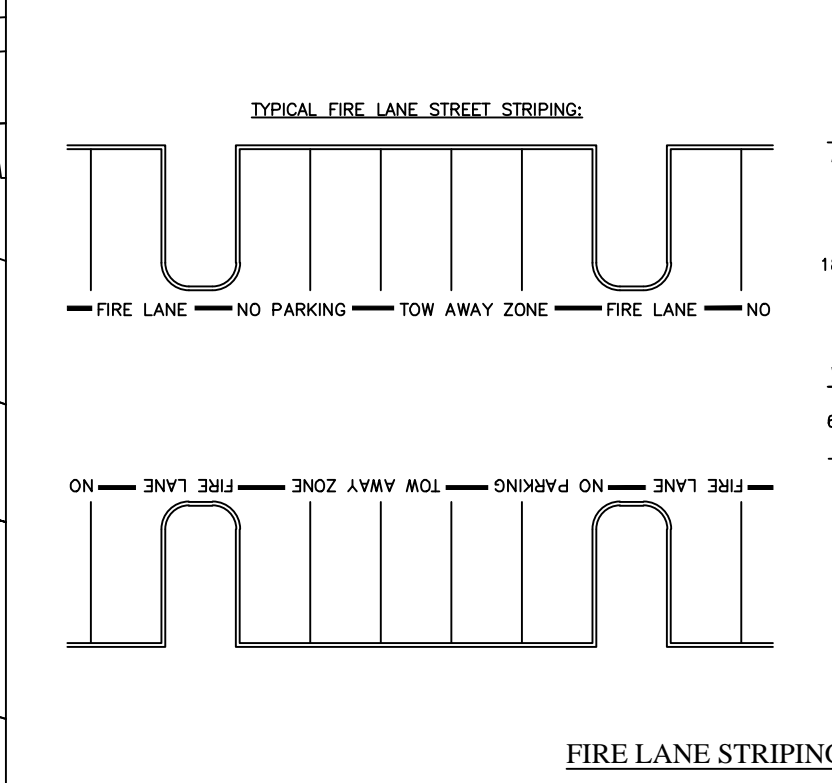
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION 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 REDEFINE 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 BY SE TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR MANNER. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED AS IS, 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 SE, UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
- CURB DETAILS REFER TO BRYAN - COLLEGE STATION STANDARD STREET DETAILS SHEET (FIGURE: S1, SHEET 1 OF 2).
- 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, AD ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

VICINITY MAP

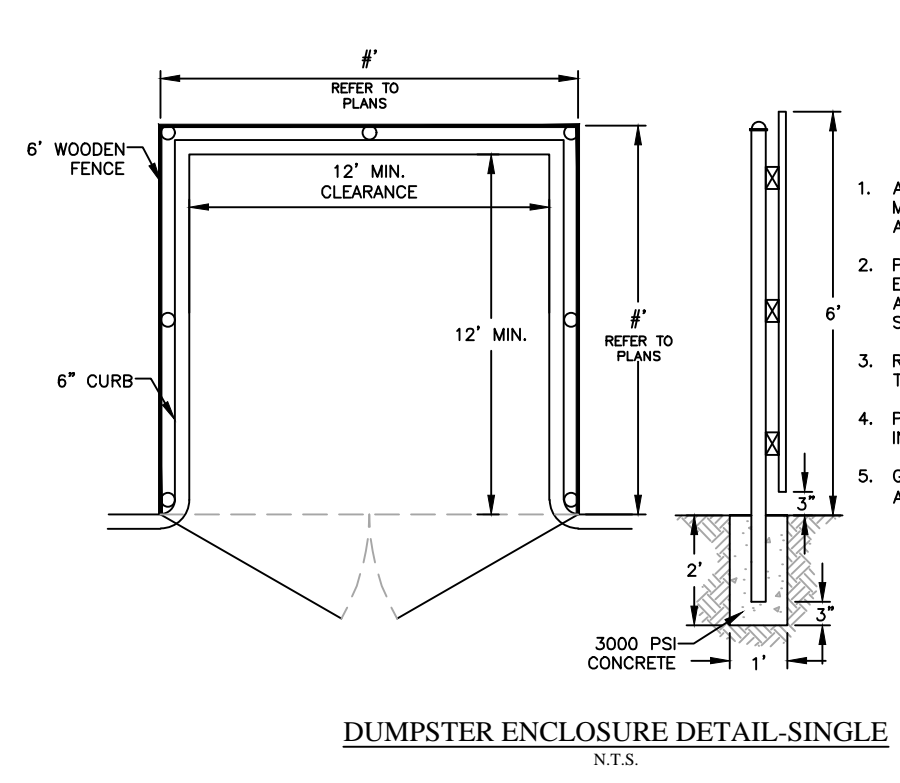


CARNEY'S PUB AND GRILL PHASE 1
3410 S. COLLEGE AVE
TOTAL DISTURBED AREA = 2.822 ACRES
TOTAL AREA = 2822
VOL. 12762, PG. 14 AND VOL. 14793, PG. 263
JOSEPH E. SCOTT LEAGUE SURVEY, A - 50
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30'
DECEMBER 2023
OWNER/DEVELOPER: IVINS MANAGEMENT, LLC
SURVEYOR: MICHAEL KONETSKI, RPLS NO. 6531
ENGINEER: SCHULTZ ENGINEERING, LLC



- FIRE LANE MARKING NOTES:**
- SIGN SHALL COMPLY WITH THE CITY FIRE SERVICE STANDARDS.
 - ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE - NO PARKING - TOW AWAY ZONE". WORKING MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.
 - A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") IN HEIGHT SHALL BE MOUNTED IN A CONSPICUOUS LOCATION AT EACH ENTRANCE TO THE PROPERTY AND AT THE LOCATIONS SHOWN. SUCH SIGNS SHALL BE TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES HIGH, WITH A COMPANION SIGN TWELVE INCHES (12") WIDE AND SIX INCHES (6") HIGH STATING "TOW-AWAY ZONE". SUCH SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH SYMBOLS, LETTER AND BORDER IN RED.
 - FROM THE POINT THE FIRE LANE BEGINS TO THE POINT THE FIRE LANE ENDS, INCLUDING BEHIND ALL PARKING SPACES, SHALL BE MARKED WITH ONE CONTINUOUS EIGHT INCH (8") RED STRIPE PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES. ALL CURBING ADJOINING A FIRE LANE MUST BE PAINTED RED. RED STRIPES AND CURBS WILL CONTAIN THE WORKING "FIRE LANE-NO PARKING-TOW AWAY ZONE", PAINTED IN FOUR INCH (4") WHITE LETTERS. (FIGURE "A" IN ORDINANCE NO. 1630 ILLUSTRATES STRIPING ON DRIVE SURFACE BEHIND PARKING SPACES.)
 - TOW-AWAY ZONE SIGN SHALL BE 12" WIDE X 6" TALL PER TAU/CD R7-2016P SIGNAGE.



MARK	REVISION	BY	DATE

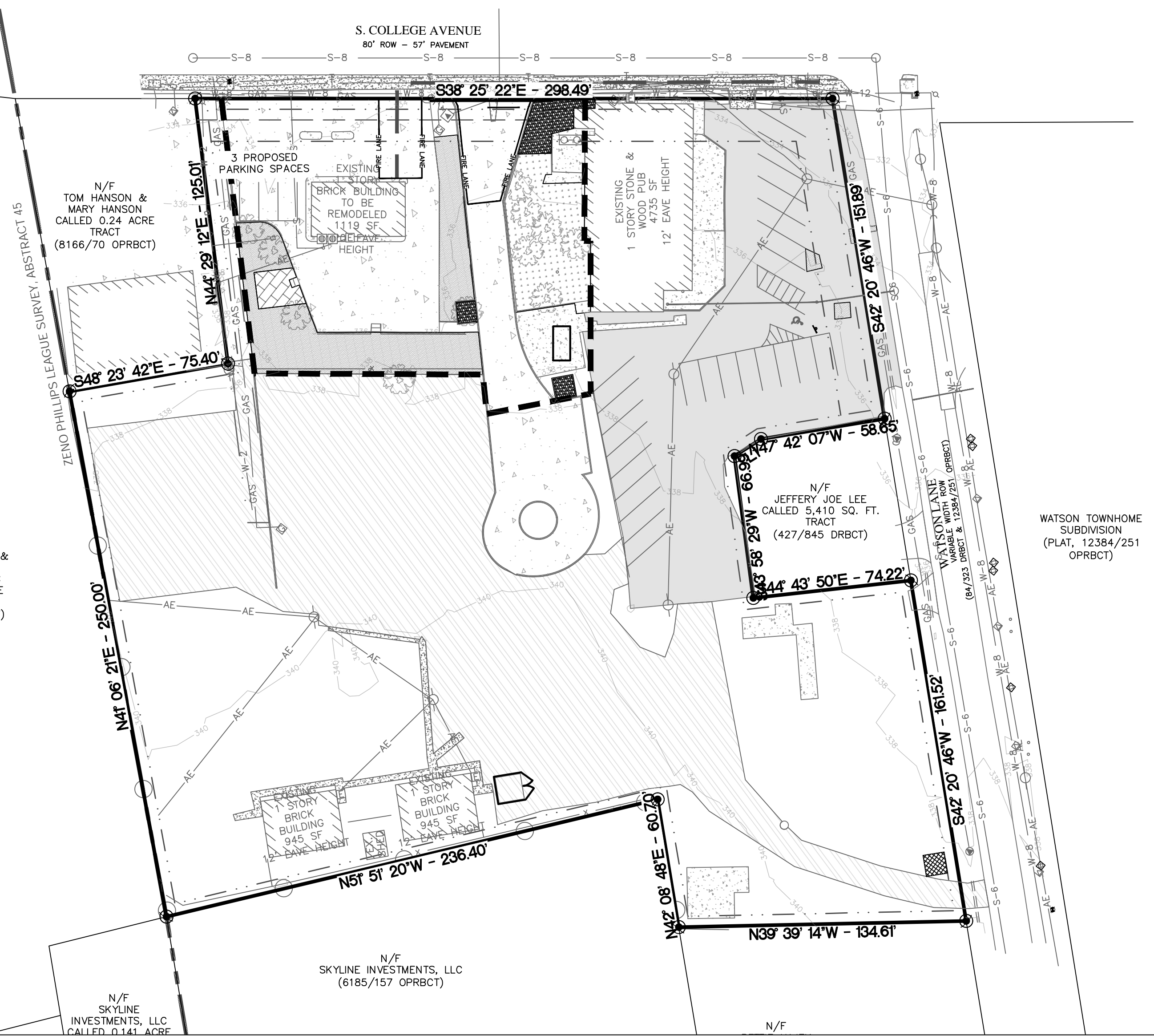
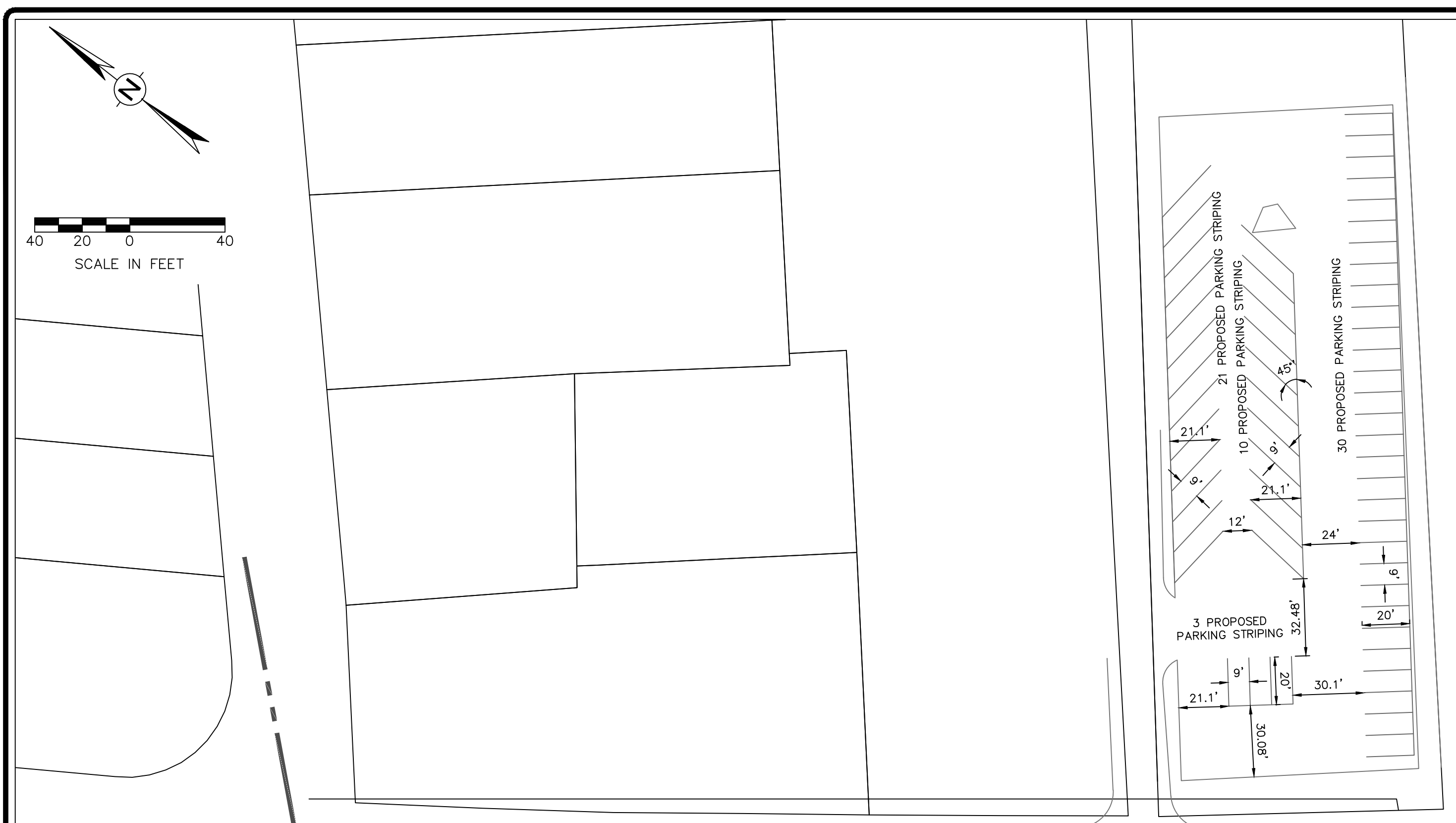
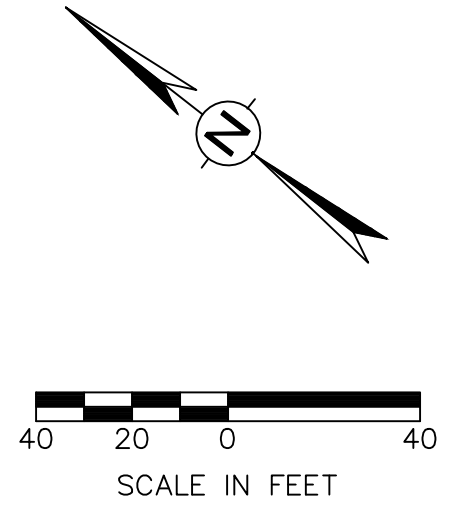
SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	23-115	DECEMBER 2023

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CARNEY'S PUB AND GRILL
BRYAN, TX

SITE PLAN SHEET 1 OF 2

SCALE	SHEET
VERTICAL: N/A	C1
HORIZONTAL: 1"=30'	
PLOTTING SCALE: 1:1	
FILE NAME: 23-115	



MARK	REVISION	BY	DATE

911 Southwest Pkwy E. College Station, Texas 77840 979.764.3900 TBPE FIRM NO. 12327					
SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	23-115	DECEMBER 2023

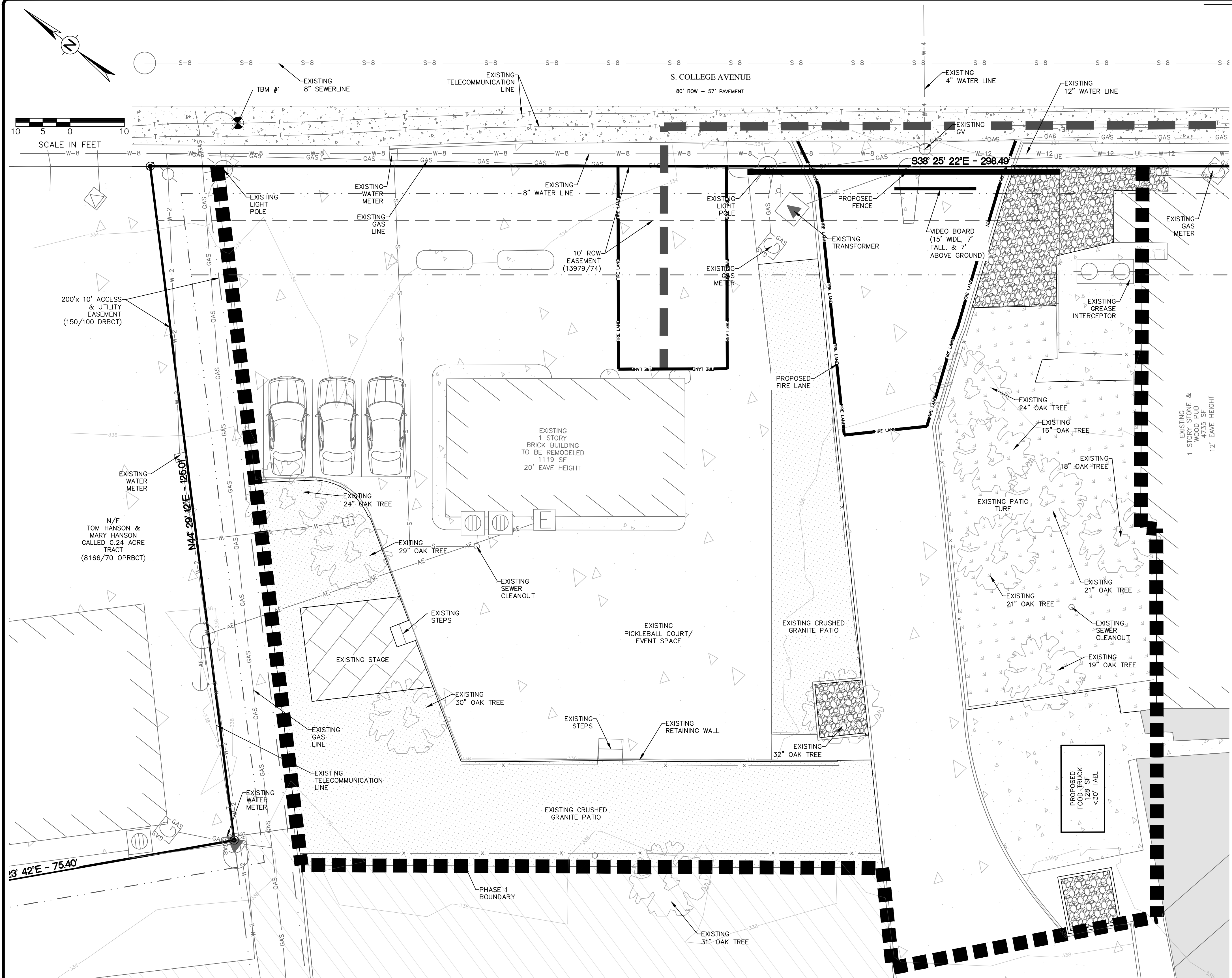
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CARNEY'S PUB AND GRILL
BRYAN, TX

SITE PLAN
SHEET 2 OF 2

SCALE	VERTICAL	N/A
	HORIZONTAL	1"=40'
	PLOTTING SCALE:	1:1
	FILE NAME:	23-115

SHEET
C2



BENCHMARK INFORMATION
 TBM 1 N: 10217737.43
 E: 3547026.28
 ELEV: 332.95'
 (X" IN SQUARE SET IN CONCRETE ON THE SOUTHWEST SIDE OF S. COLLEGE AVENUE, NEAR THE NORTH CORNER OF THIS TRACT, 9' NORTHEAST OF A LIGHT POLE AND 20' SOUTH OF A MANHOLE)

LANDSCAPE AREA CALCULATIONS					
PHASE I AREA					
DEVELOPED AREA (SF)	REQUIRED LANDSCAPING (10% OF DEVELOPED AREA)	MIN. TREE AREA (50% OF REQUIRED LANDSCAPING SF)	MIN. CANOPY TREE AREA (50% OF TREE AREA SF)		
21800	2,180	1090	545		
LANDSCAPE AREA					
SYMBOL	SIZE	NAME & TYPE	QUANTITY	VALUE (SF)	TOTAL AREA (SF)
EXISTING LANDSCAPE					
	4.5" MIN. HEIGHT 3" TRUNK DIA. MEASURED 12" FROM BASE	OAK TREE	9	400	3600
CANOPY TREE AREA (SF):					3600
TOTAL TREE AREA (SF):					3600
TOTAL LANDSCAPE AREA (SF):					3600
TOTAL LANDSCAPE AREA PROVIDED (SF):					3600
TOTAL LANDSCAPE AREA REQUIRED (SF):					2180

- GENERAL NOTES:**
- 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS. THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
 - ALL LANDSCAPING INSTALLED AROUND TRANSFORMER BOXES SHALL MAINTAIN 3' CLEARANCE FROM SIDES AND REAR AND 10' CLEARANCE FROM TRANSFORMER DOORS.
- IRRIGATION SYSTEM NOTES:**
- AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTINGS WILL BE INSTALLED BY A CERTIFIED INSTALLER BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
 - 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, AND INSTALLED AS PER CITY ORDINANCE 2394.
 - ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.

MARK	REVISION	BY	DATE

SCHULTZ Engineering, LLC
 911 Southwest Pkwy E.
 College Station, Texas 77840
 979.764.3900
 TBPE FIRM NO. 12327

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	23-115	DECEMBER 2023

THIS LANDSCAPE PLAN IS FOR PERMITTING ONLY AND IS NOT INTENDED FOR CONSTRUCTION

CARNEY'S PUB AND GRILL
 BRYAN, TX

**PHASE 1
 SITE PLAN &
 LANDSCAPE PLAN**

SCALE
 VERTICAL: N/A
 HORIZONTAL: 1"=10'
 PLOTTING SCALE: 1:1
 FILE NAME: 23-115

**SHEET
 C3**