

### PARKING ANALYSIS

**REQUIRED PARKING**

25,775 SF OF SITE USE  
1 SPACE PER 900 SF  
29 SPACES REQUIRED

**PROPOSED PARKING**

30 SPACES PARKING  
2 SPACES ACCESSIBLE PARKING  
32 SPACES PROVIDED

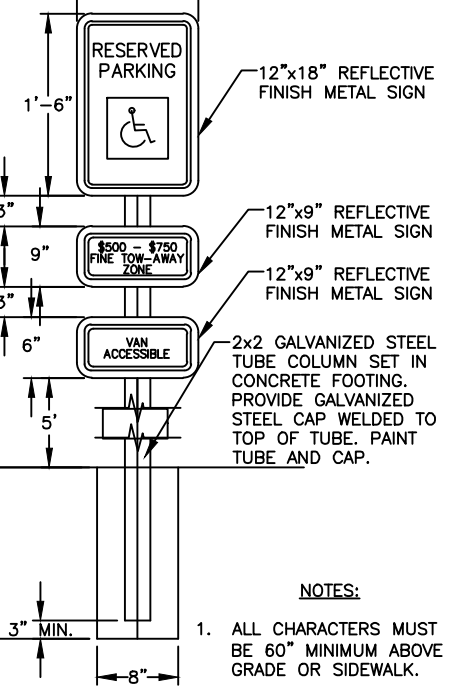
### UTILITY DEMAND

**WATER DEMAND**

EXISTING WATER WILL SERVE EXISTING AND PROPOSED BUILDING

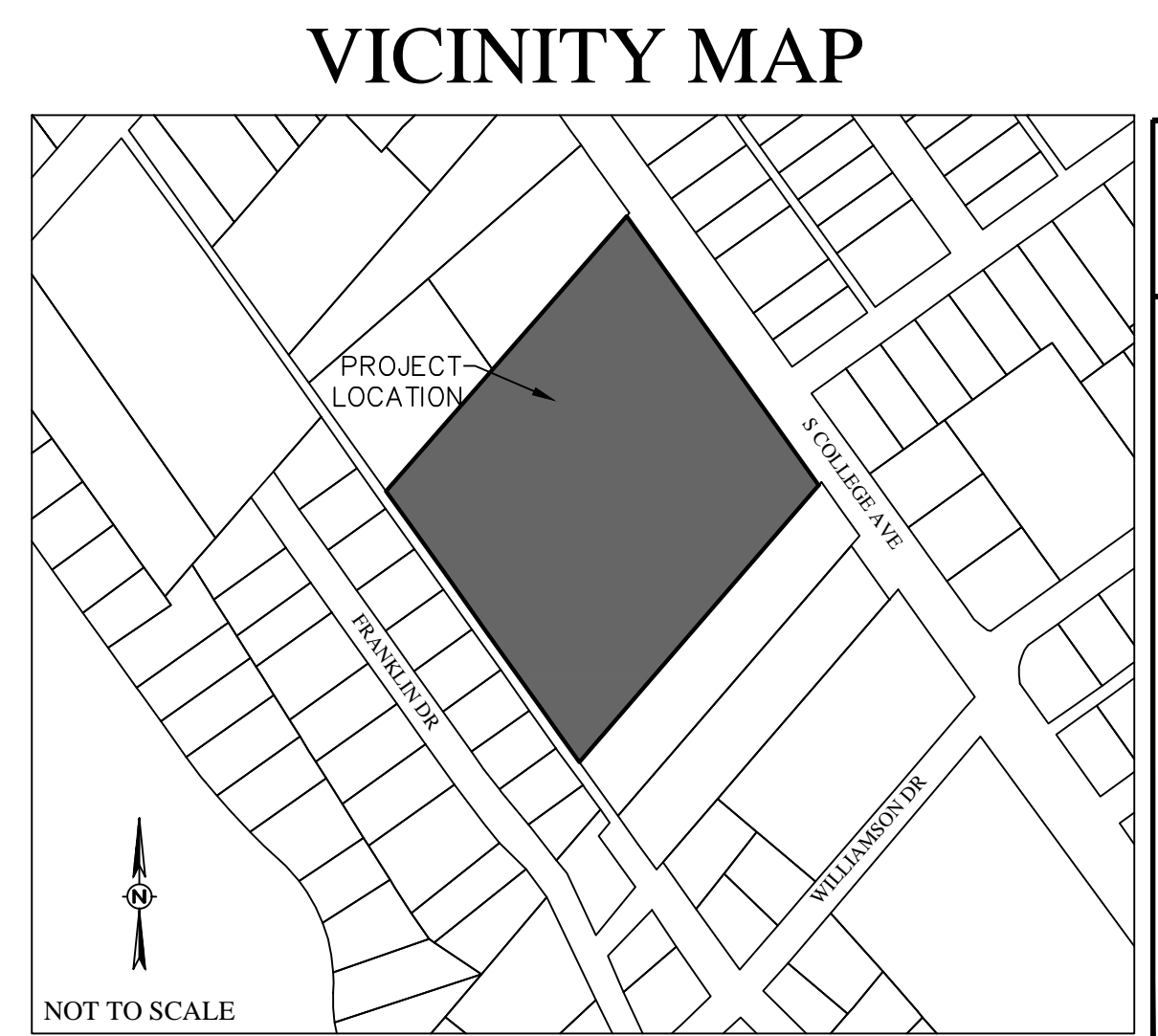
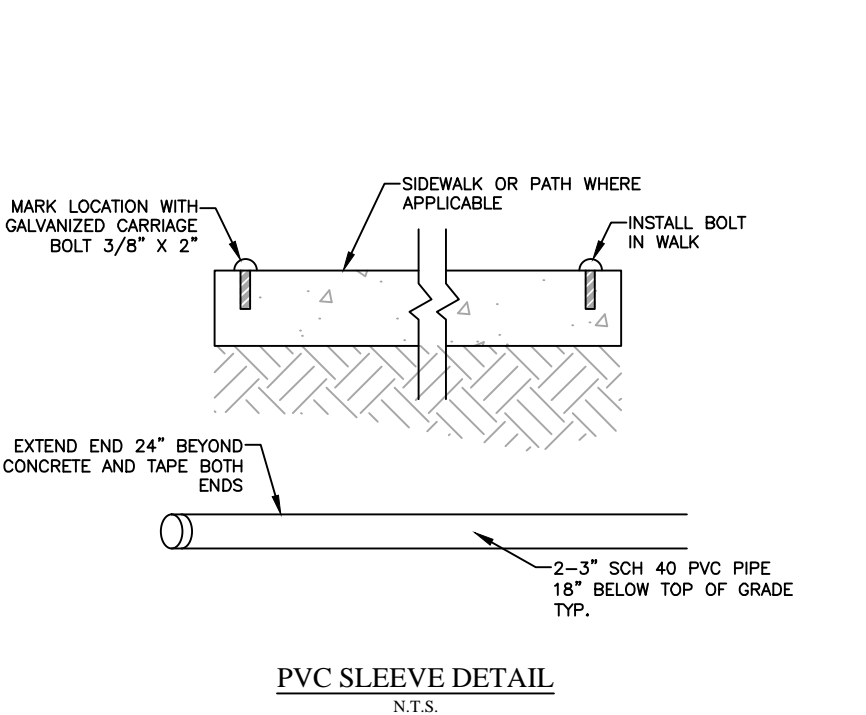
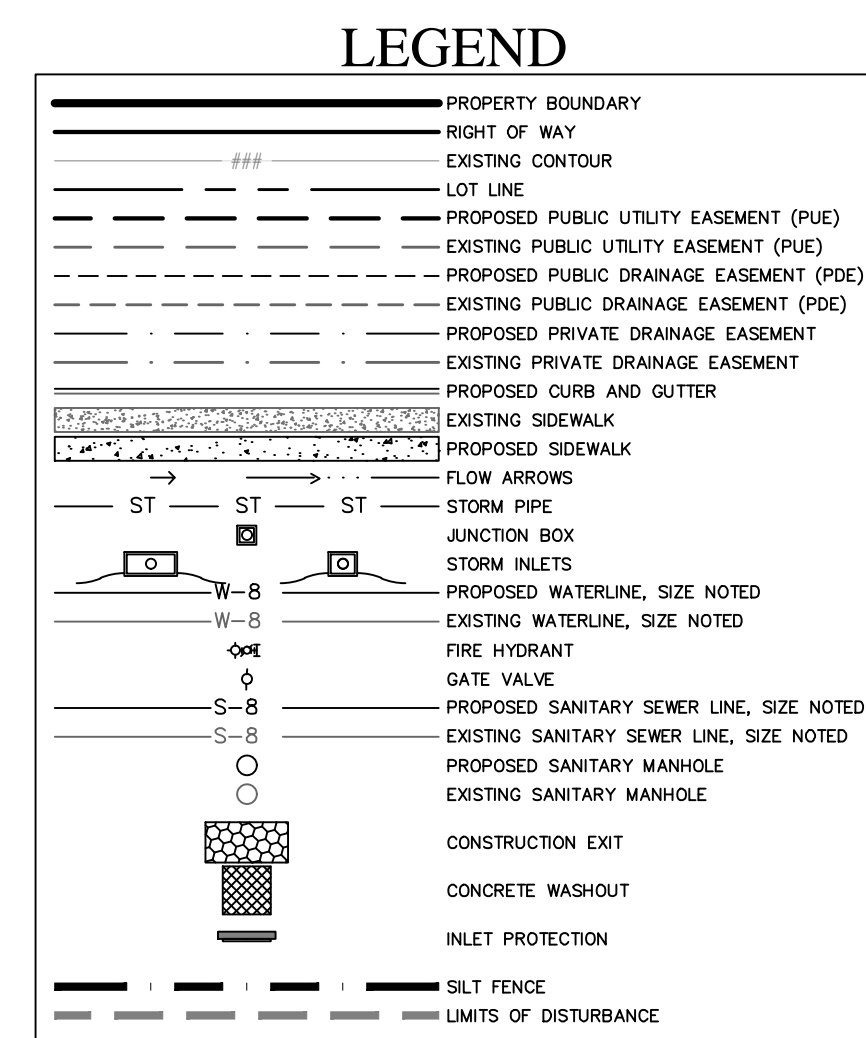
**SANITARY SEWER DEMAND**

EXISTING SEWER WILL SERVE EXISTING AND PROPOSED BUILDING



- ### SITE SPECIFIC NOTES:
- THE OWNER OF THE PROPERTY IS MS PARTNERS LP. THE SUBJECT PROPERTY IS CM EVANS, LOTS 15-24. PROPERTY IS ZONED PD-B.
  - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 2.46 ACRES (107,358 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. 480082, PANEL NO. 0215F, MAP NO. 4804102215F, EFFECTIVE DATE: APRIL 2, 2014.
  - THE MINIMUM REQUIRED FLOW FOR A COMMERCIAL BUILDING IBC TYPE IB OF 25,775 SF IS 3,200 GALLONS PER MINUTE. THE BUILDING IS FULLY SPRINKLED WHICH DECREASES THE REQUIRED FLOW BY 50% (1,600 GPM). 1 FIRE HYDRANT IS REQUIRED.
  - PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TDDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, ITEM 606, TYPE 2 MARKING MATERIALS.
  - 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 DESIGNATED CONTRACTOR(S) 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.
  - 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #5 BARS AT 12" O.C.W. AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
  - FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL 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.

- ### GENERAL NOTES:
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS 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.  
 (800) 344-8377  
 (979) 774-2506  
 (979) 595-2429  
 (979) 821-4783  
 (979) 299-5900  
 (979) 821-5700  
 (979) 299-5900
  - THE CONTRACTOR SHALL SET UP A PRE-CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION.
  - THE CONTRACTOR SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
  - BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  - PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY WITH THE SIGN ORDINANCE.
  - IF IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE, THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
  - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TYPES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
  - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOODED OR HYDROMULCHED, AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCC SOIL WILL BE REQUIRED. BARE AREAS SHALL BE SEEDED OR SOODED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
  - DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
  - LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO COMMENCEMENT OF OCCUPANCY.
  - ALL RADI AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.
  - DETENTION AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED FIRST.
  - THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
  - 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 REDLINE 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 NURDLE 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, AS 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 (SEI) 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, RELIABILITY, 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.
  - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, AND TO MAINTAIN, INSPECT, PATROL, ENFORCE, REPAIR, REMOVE, AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY, INCLUDED IN THE FILE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRICAL FACILITIES.



## 2300 S. COLLEGE AVENUE

**TOTAL DISTURBED AREA = 2.46 ACRES**

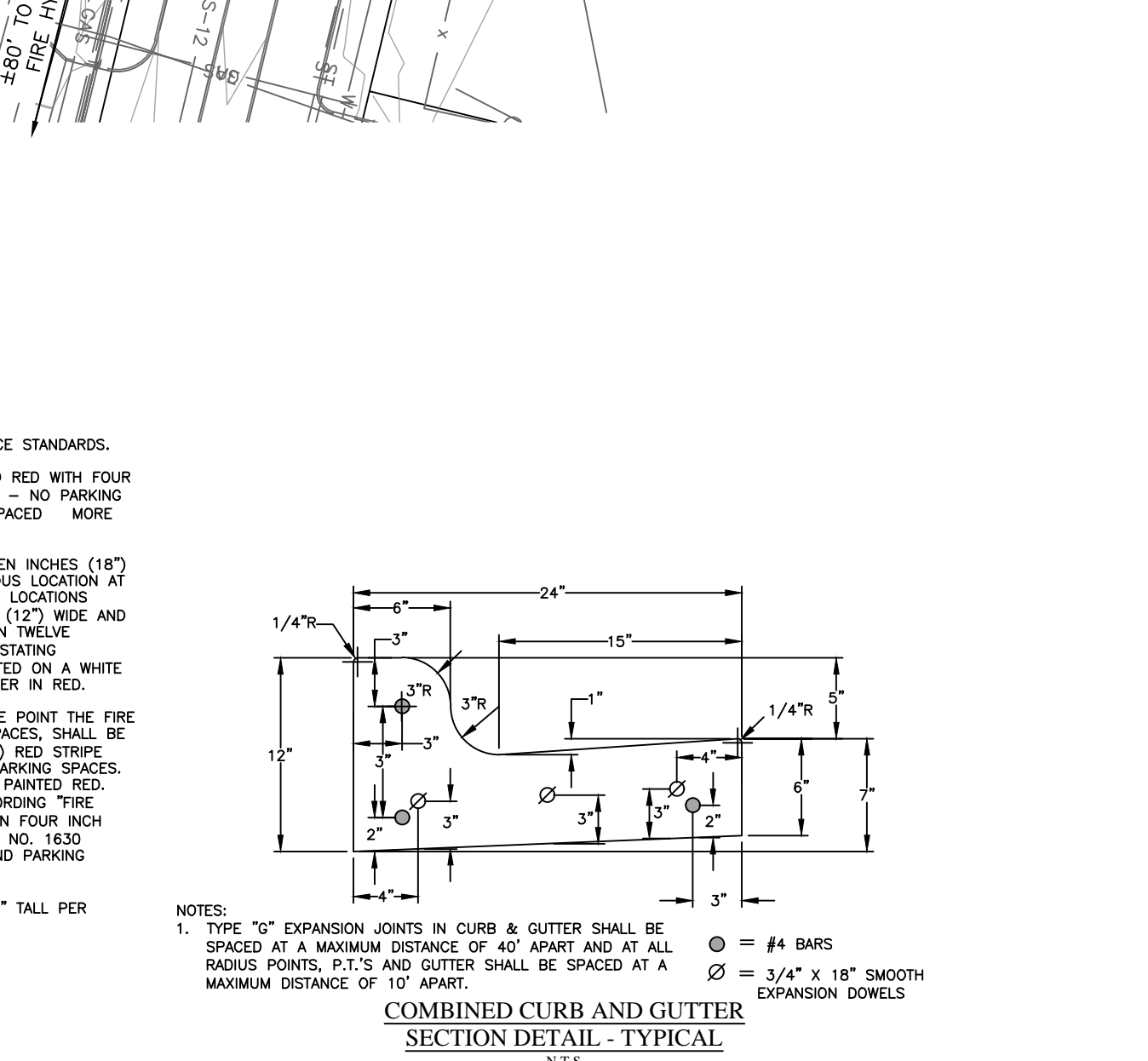
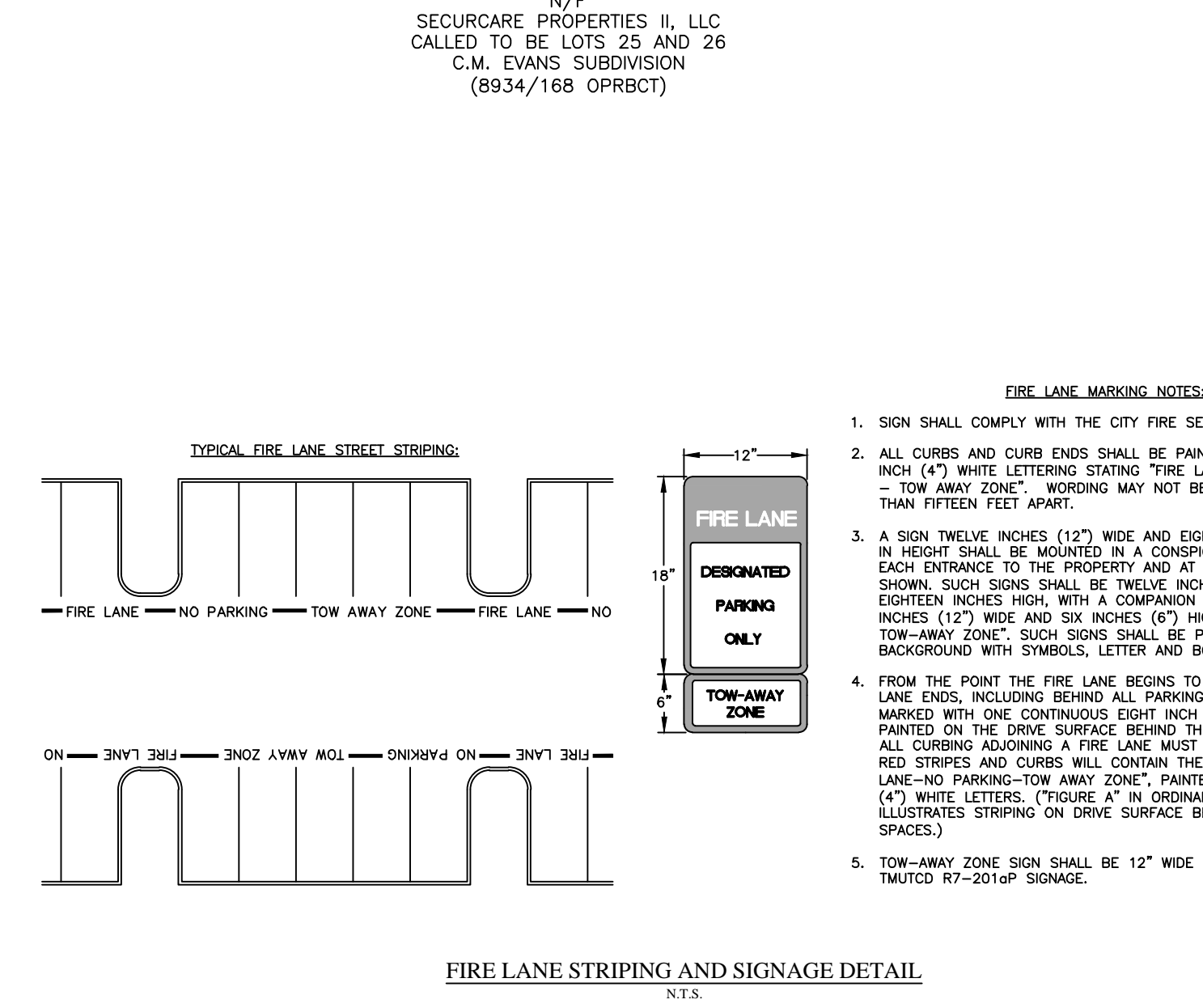
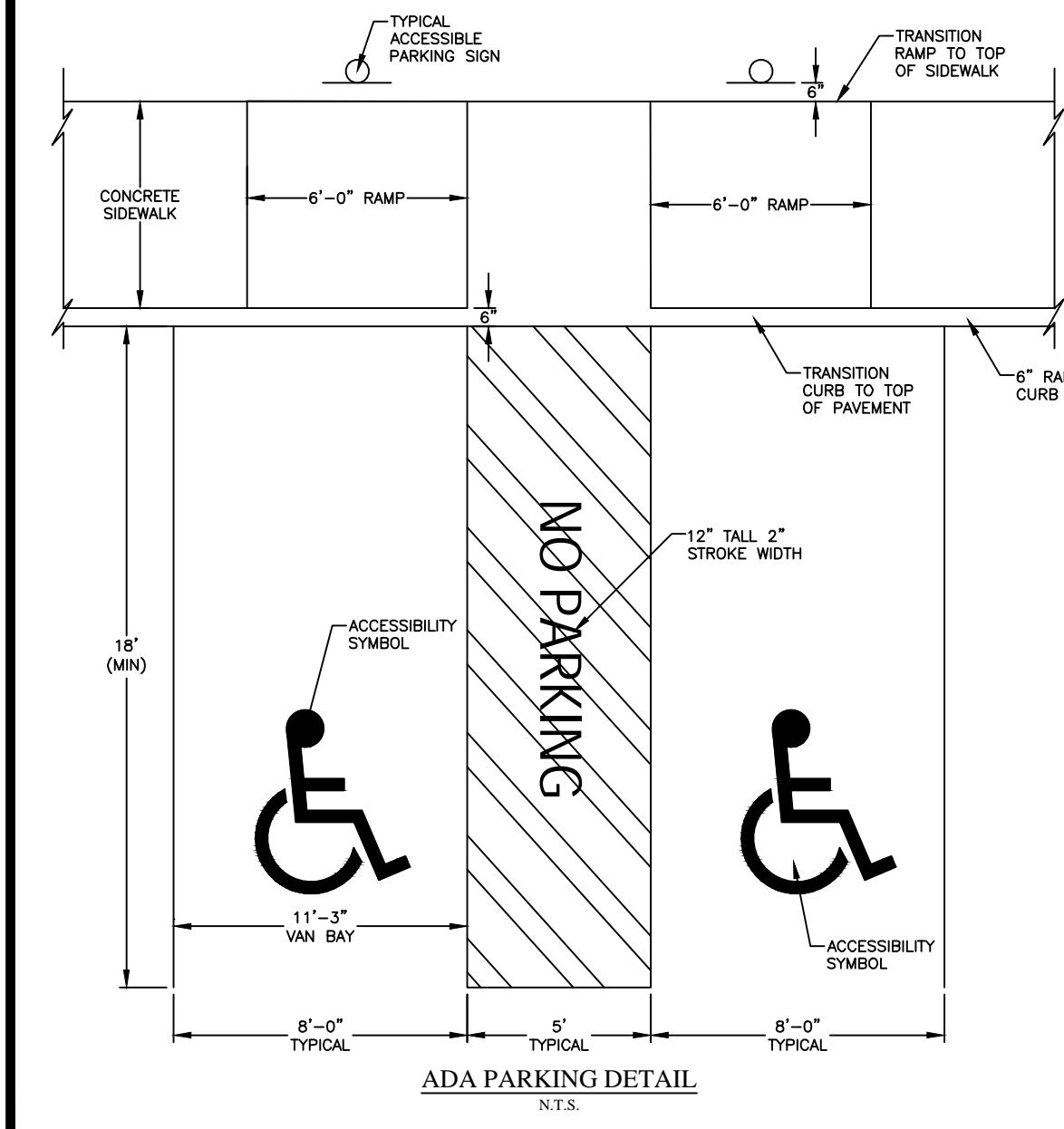
**C M EVANS**  
LOTS 15-24  
**TOTAL AREA = 5.507 ACRES**  
VOL. 10581, PG. 019  
BRYAN PHILLIPS SURVEY, A - 45  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=40'      FEBRUARY 2024

**OWNER/DEVELOPER:** MS PARTNERS LP  
4504 E OSR  
BRYAN, TX  
(979) 595-4293

**SURVEYOR:** MICHAEL KONETSKI, RPLS NO. 6531  
KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TX 77805  
(979) 288-3195

**ENGINEER:** SCHULTZ ENGINEERING, LLC.  
PO BOX 11995  
COLLEGE STATION, TX 77842  
(979)764-3900



MARK	REVISION	BY	DATE

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**2300 S. COLLEGE AVENUE**  
BRYAN, TX

## SITE PLAN

SCALE	VERTICAL: N/A HORIZONTAL: 1"=40'	SHEET	<b>C1</b>
PLOTTING SCALE:	1:1	FILE NAME:	23-150