

- ### Site Specific Notes:
- The owner/Developer of the property is Broadband Towers, LLC. The subject property is Brazos County Industrial Park, Ph 3, Block 7, Lot 10.
 - The proposed buildings are all Type II-b, single story, w/o sprinklers.
 - This property is currently zoned Planned Development - Industrial District (PD-1) as approved by the Bryan City Council on January 25, 2003 with Ordinance no. 1385.
 - Fire flow demand is 1,500 gpm. The existing hydrant at onsite, will provide the hydrant flow for this project.
 - This lot is not within the 100-yr floodplain according to the DFIRM for Brazos County, Texas and Incorporated Areas, Map No. 48041C0193E, effective May 16, 2012.
 - The developed area for this project is 2.00 acres.
 - Solid waste pickup will be one, existing front load dumpster.
 - Proposed Signage must be permitted separately.
 - The property owner shall have direct responsibility to provide for operation, repair and maintenance of the private storm water infrastructure and detention facilities. The City of Bryan shall not be responsible for any operation, repair and maintenance of these.
 - The pond shall be operational prior to any other construction.

- ### Construction Notes:
- 12'x12' dumpster pad w/ 10' apron, 8" thick reinforced concrete w/ #5 rebar 12" OCEW and w/ 6' tall wooden fence screen.
 - All concrete to be constructed with 3,500 psi (Min) - 28 day strength portland cement concrete.
 - All items to be removed 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 disposed of off site.
 - 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.
 - Assure positive drainage across project site to the storm water structures.
 - Normal Domestic Wastewater is anticipated to be discharged from this development.
 - Potable Water Protection - 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 system. As noted in Texas Administrative code 30 TAC 290.47 - Appendix F.
 - Irrigation System - Potable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed per City Ordinance.
 - Each utility contractor is responsible for positioning and trenching of service lines. Mark all lines with utility tape. Utility contractors are responsible for coordinating with paving contractor in placement and installation of any necessary utility conduit prior to subgrade preparation. Lines requiring slope control are to be installed first. All other lines not requiring slope control or elevation shall be installed deepest first. Each contractor is responsible for knowing final determination of installation order.
 - Materials and methods for pavement markings shall conform to TxDOT Standard Specifications for Construction of Highways, Streets, and Bridges (current edition), with the following exceptions: 1) Type II marking materials need not be purchased from the Department, and 2) Glass beads may be omitted, but marking material shall be Type II paint-type material.
 - 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 unblown litter from the project site.
 - 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 to permitted contractor(s) only.
 - Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.

Parking Analysis:

Proposed Improvements:

12106 SF	Proposed Warehouse
2140 SF	Existing Warehouse
3755 SF	Existing Office Building

New Required Parking:

16... 1 Space per 900 sf (Warehouse Space)
13... 1 Space per 300 sf (Office Space)
29... Total Required

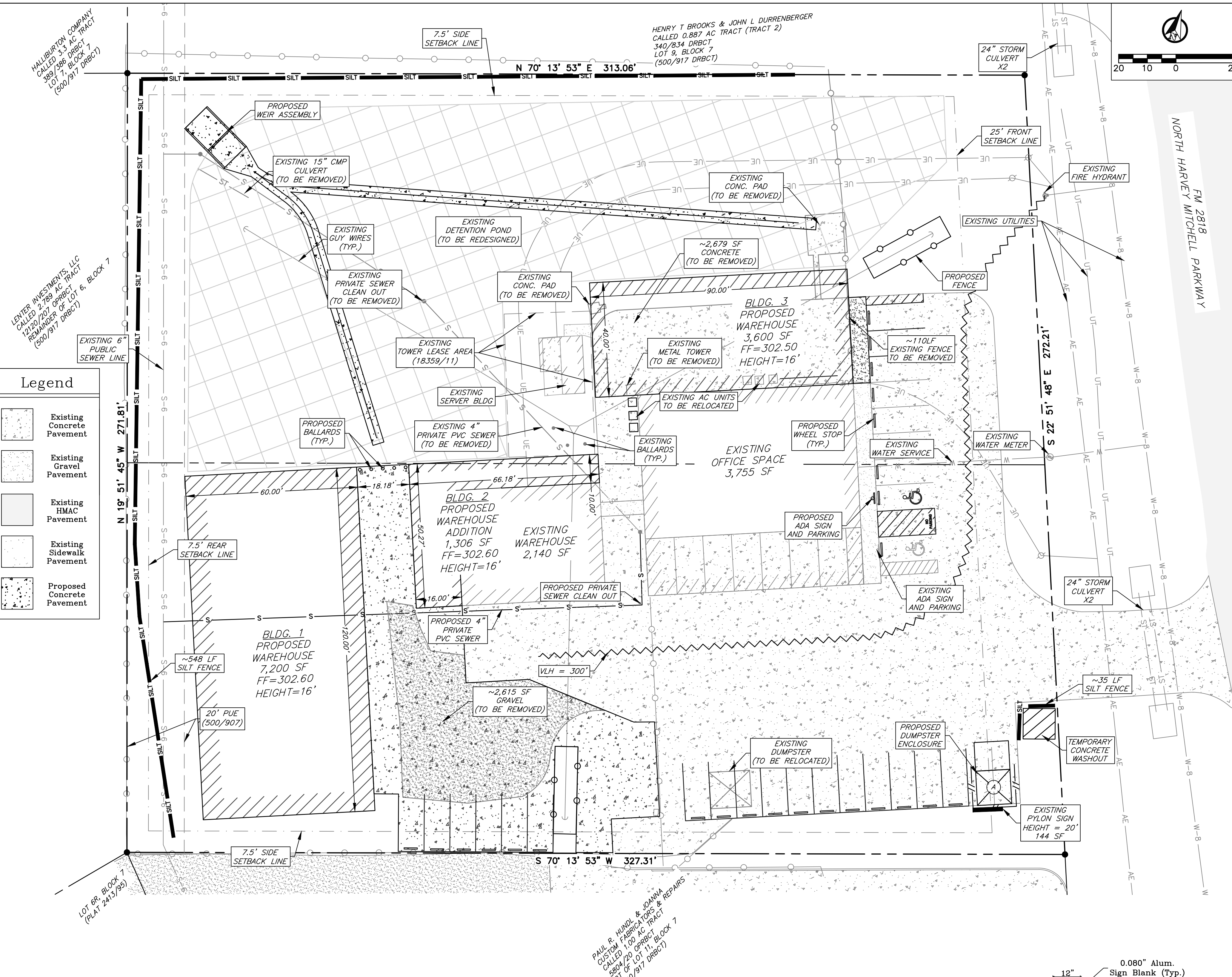
Total Provided Parking:

10... Proposed Straight In Parking
1... Proposed ADA Parking
14... Existing straight In Parking
7... Covered Parking Bays
33... Total Provided

- ### Utility Notes:
- Private water line and private sanitary sewer line construction shall be in accordance with the plumbing code. Cleanouts shall be installed per plumbing code.
 - Private water and sewer line service materials to be in accordance with plumbing code.
 - Contractor shall coordinate conduit and/or line installation for telecommunication providers for the site.
 - Depth of the existing water and sewer lines to be verified by the contractor.
 - Traffic control for utility work shall be provided by the contractor as needed.
 - 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 the property adjacent to the PUE to access electric facilities.

Legend

	Existing Concrete Pavement
	Existing Gravel Pavement
	Existing HMA Pavement
	Existing Sidewalk Pavement
	Proposed Concrete Pavement



Site Plan

General Notes:

- The topography shown is from field survey data.
- Refer to Final Plat for all lot dimensions and bearings.
- All utilities shown are taken from the best available information based on construction utility documents obtained by J4 Engineering from City and 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, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.
- All construction shall be in accordance with the current BCS Standard Specifications, Details, and Design Guidelines for Water, Sewer, Streets, and Drainage, unless otherwise noted.
- It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.
- See Sheet C1 - General Notes.

The seal on this document was authorized by Glenn Jones #97600 on this date, March 16, 2023. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

No.	Revision/Issue	Date
1	Building Layout	03/04/24

Firm Name and Address:

J4 Engineering

PO Box 5192 - Bryan, Texas - 77805
979-739-0567 www.J4Engineering.com
Firm # 9951

Project Name and Address:

Texas Communications

1389 N. Harvey Mitchell Parkway
Brazos County Industrial Park
Phase 3, Block 7, Lot 10 - 2.00 Ac
Bryan, Brazos County, Texas

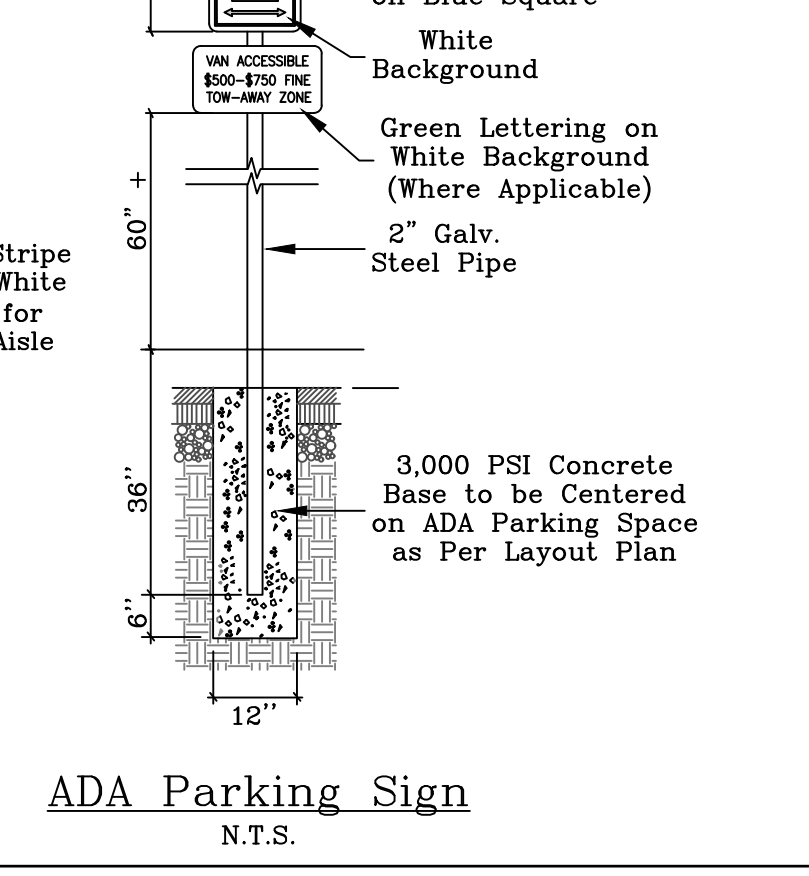
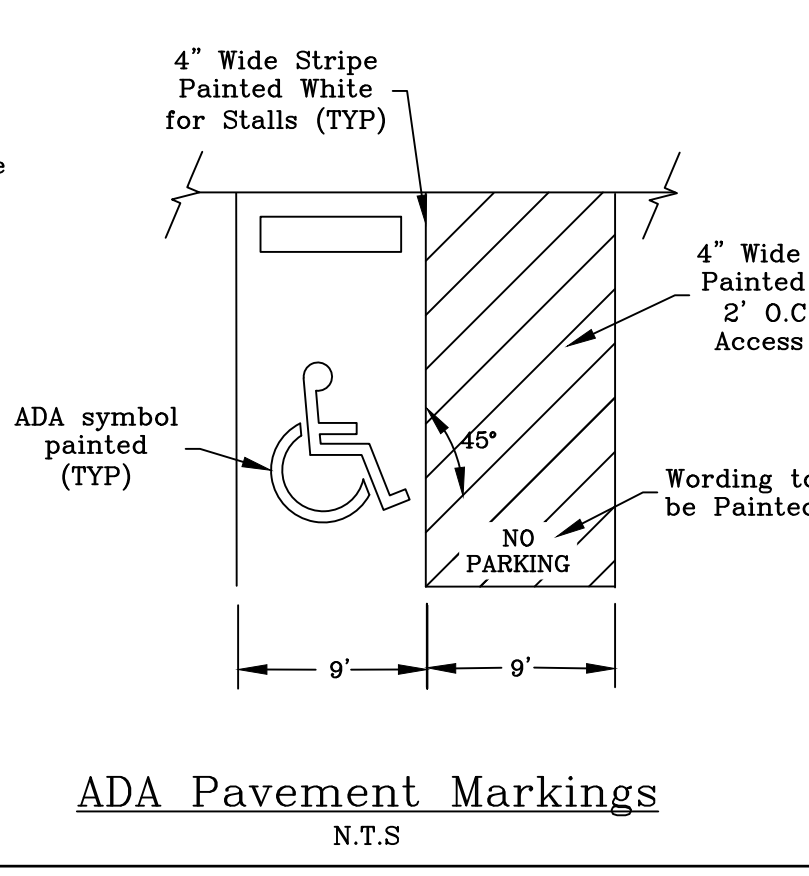
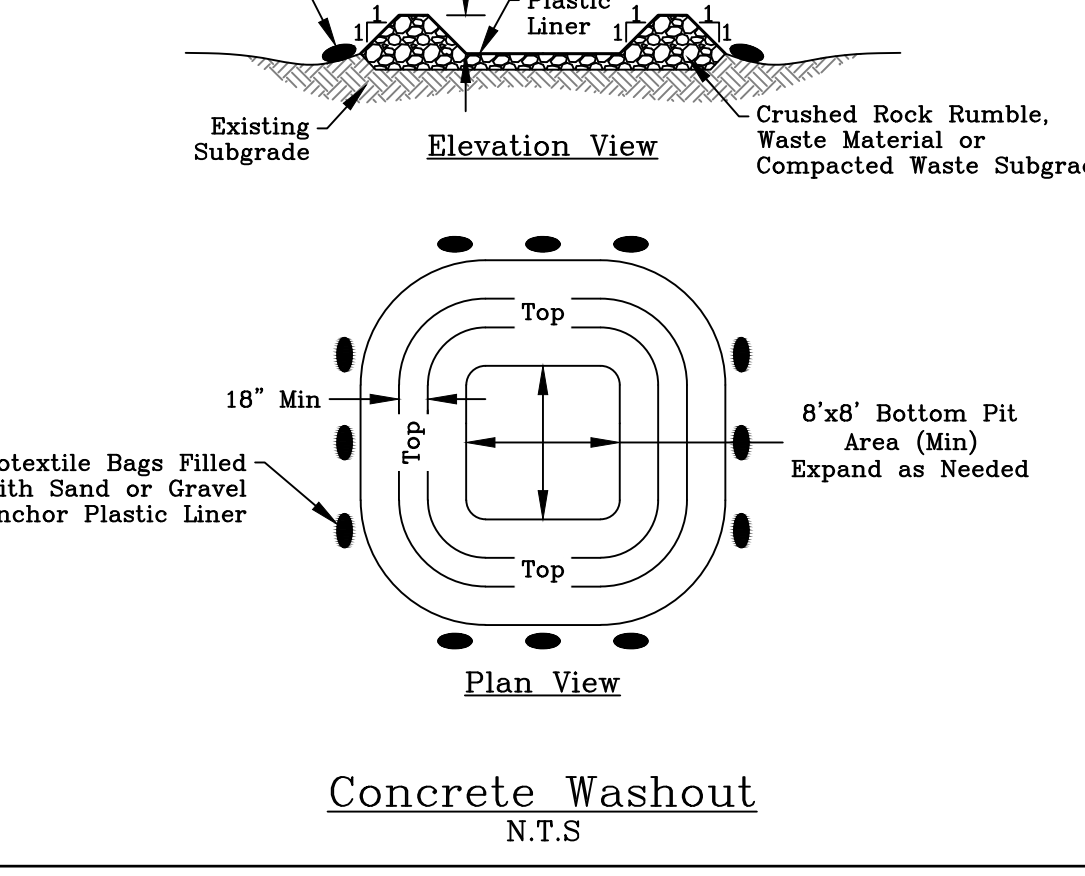
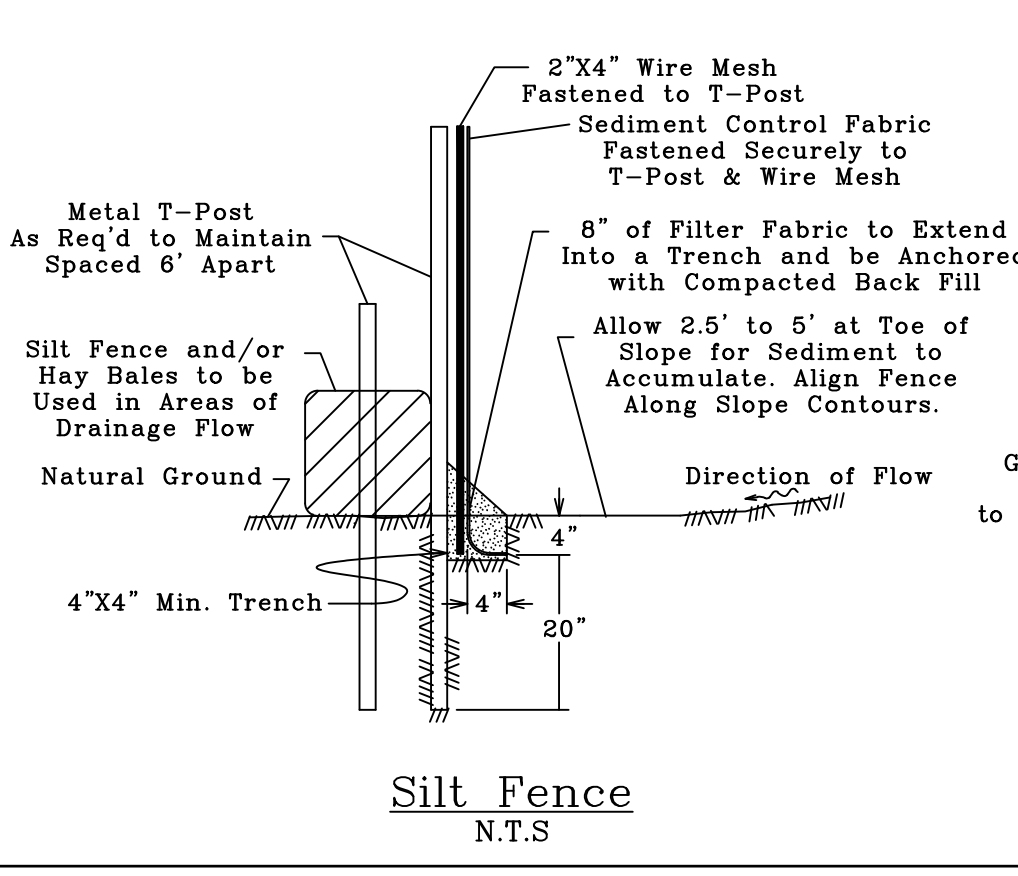
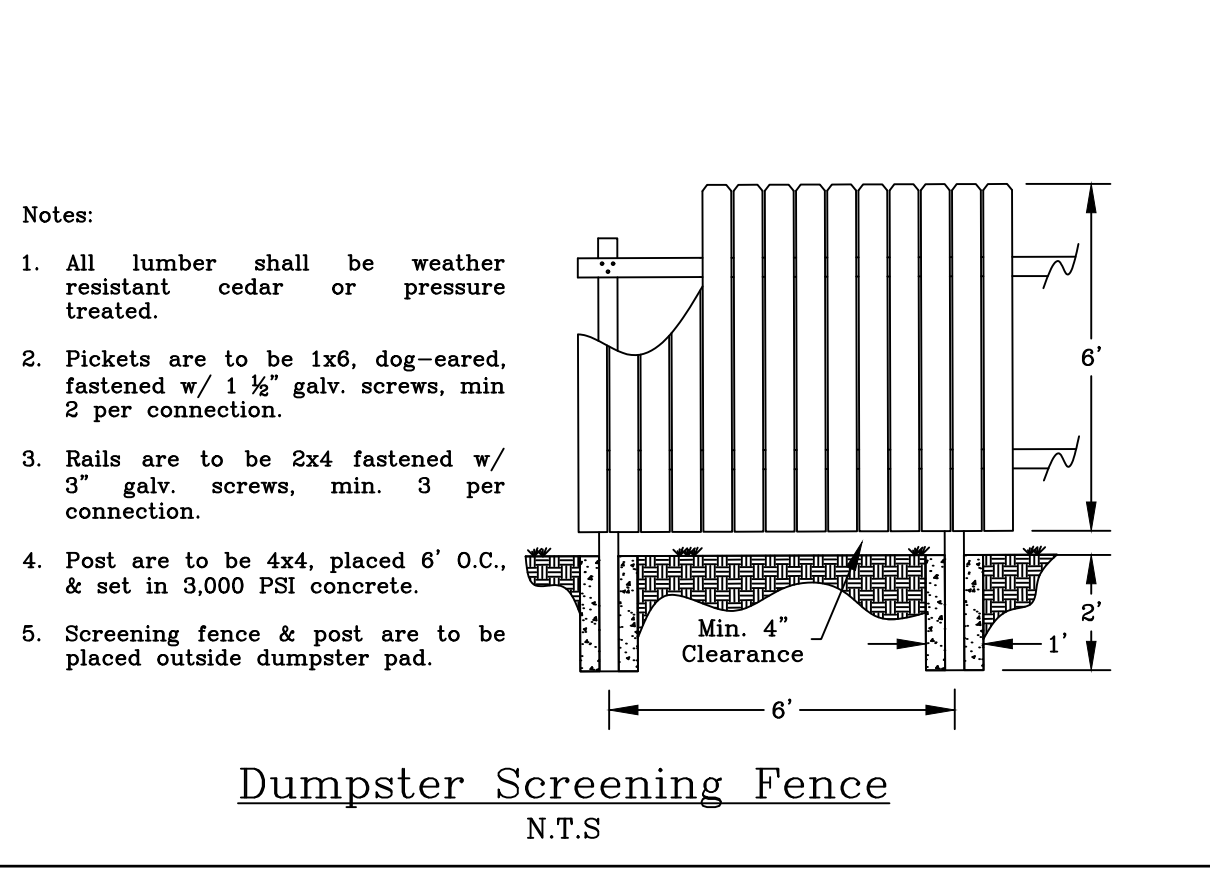
Date: March 2023	Sheet:
Scale: As Noted	C2

NOTICE!

The contractor is specifically cautioned that the location and/or elevation of the existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. It is the contractor's responsibility to avoid all existing utilities and repair any damaged lines, at his own expense, whether the utility is shown on these plans or not. The contractor shall notify the appropriate utility company 48 hours prior to any excavation.

Contact Information:

Texas One Call:	800-245-4545
Lone Star One Call:	800-869-8344
Texas Excavation Safety:	800-344-8377
City of Bryan:	979-209-5900
System (Digtest):	
Bryan Texas Utilities:	979-821-5865
Atmos Energy:	979-774-2506
Frontier:	979-821-4300
Suddenlink:	979-846-2229



J4 Engineering 03/13/2024 Texas Communication-Site Plan - New Layout.dwg J4E Project # 22-069