

**BENCHMARK INFORMATION**

TBM 1 N: 10227513.37  
E: 3563332.04  
ELEV.: 295.87'  
(5/8" INCH IRON ROD WITH RED PLASTIC CAP STAMPED KERR SURV. CONTROL POINT SET - 7' NORTHWEST OF THE UTILITY POLE ON THE SOUTH SIDE OF FM 158)

TBM 2 N: 10227398.78  
E: 3563503.05  
ELEV.: 292.45'  
(5/8" INCH IRON ROD WITH RED PLASTIC CAP STAMPED KERR SURV. CONTROL POINT SET - 29' NORTHWEST OF THE MONUMENT SIGN ON THE SOUTH SIDE OF FM 158)

TBM 3 N: 10227318.45  
E: 3563194.75  
ELEV.: 294.81'  
(5/8" INCH IRON ROD WITH RED PLASTIC CAP STAMPED KERR SURV. CONTROL POINT SET IN THE END OF A CURB RETURN NEAR THE SOUTHWEST CORNER OF THE BUILDING)

**PARKING ANALYSIS**

**REQUIRED PARKING**  
14,700 SF OF RETAIL/OFFICE  
1 SPACE PER 250 SF

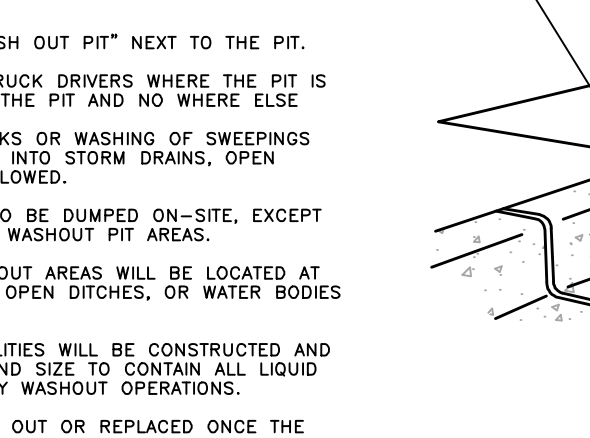
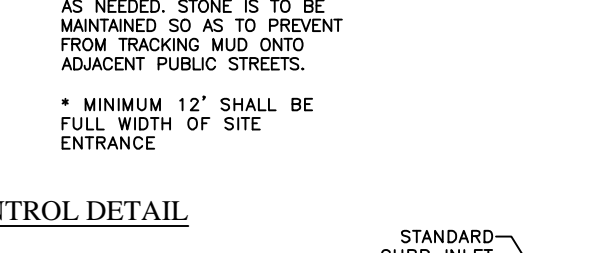
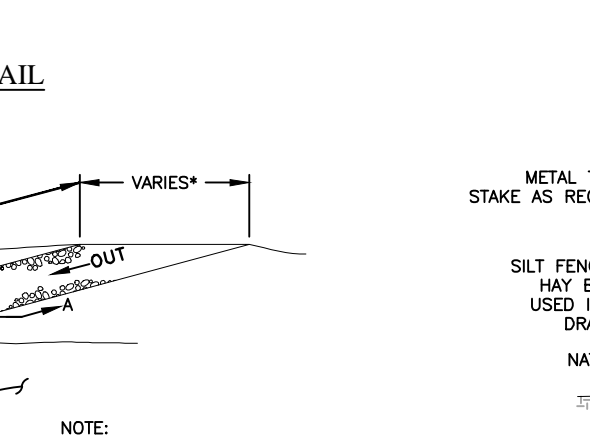
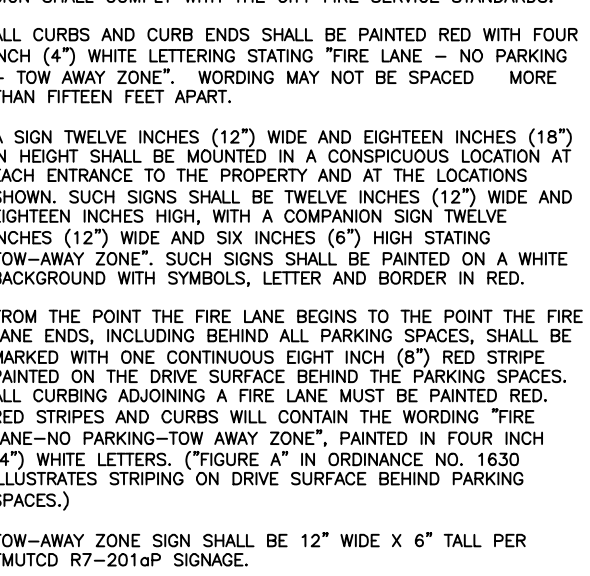
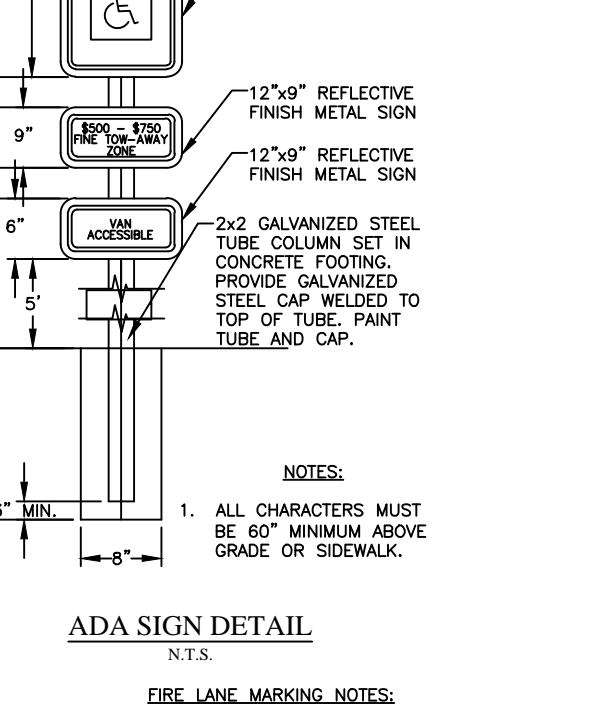
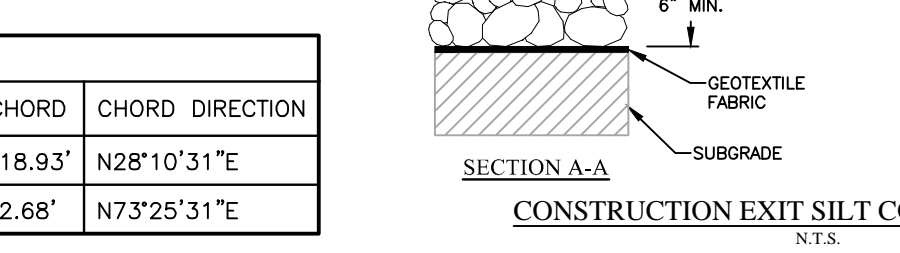
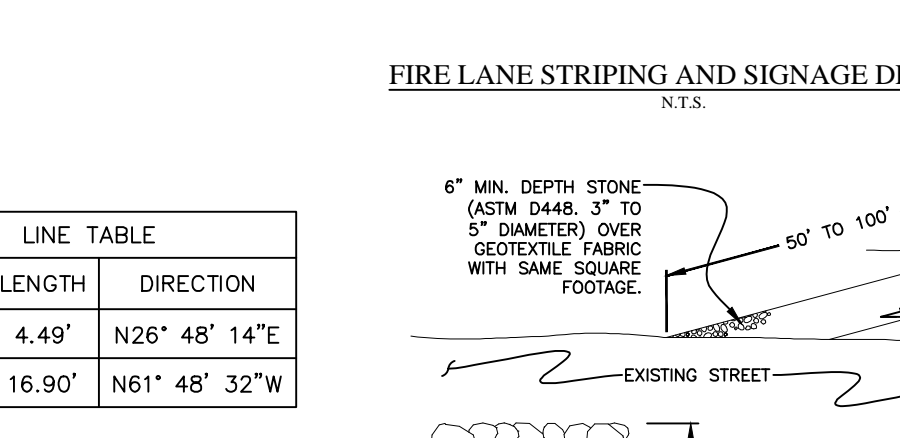
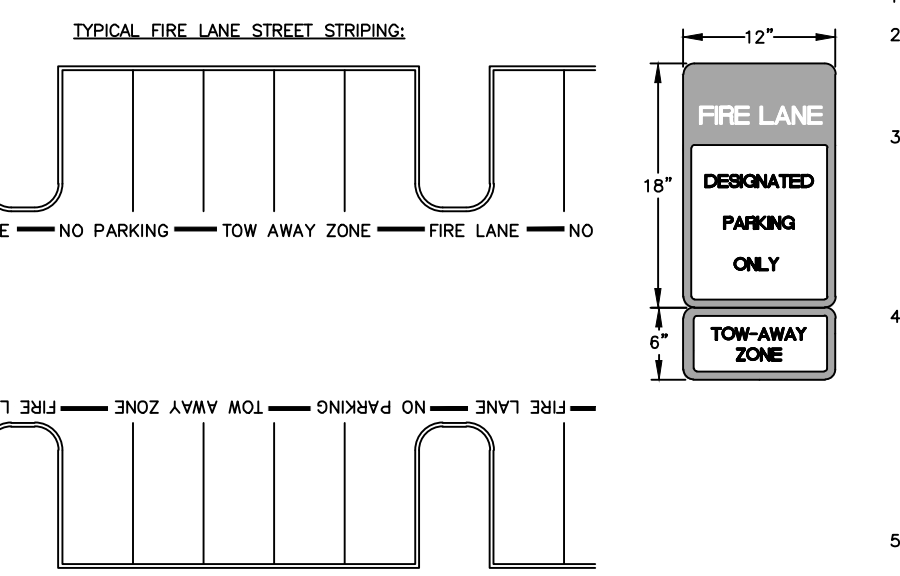
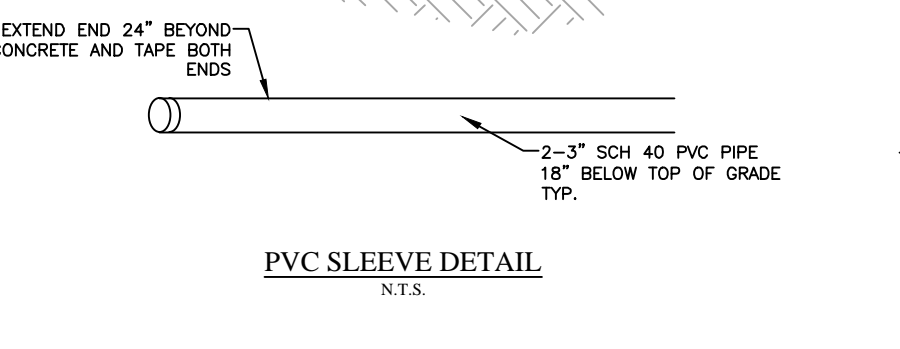
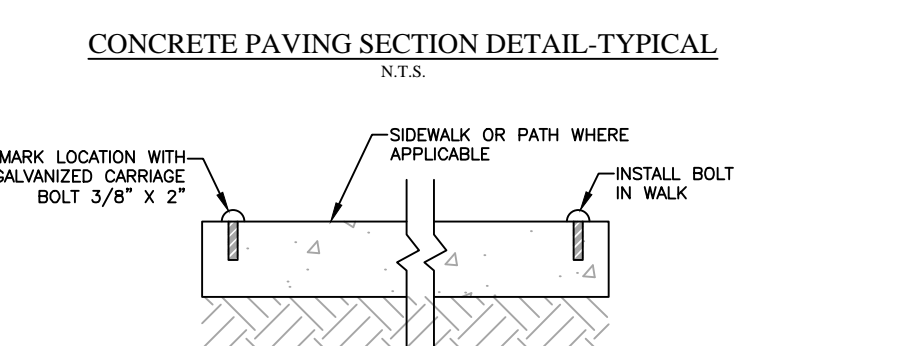
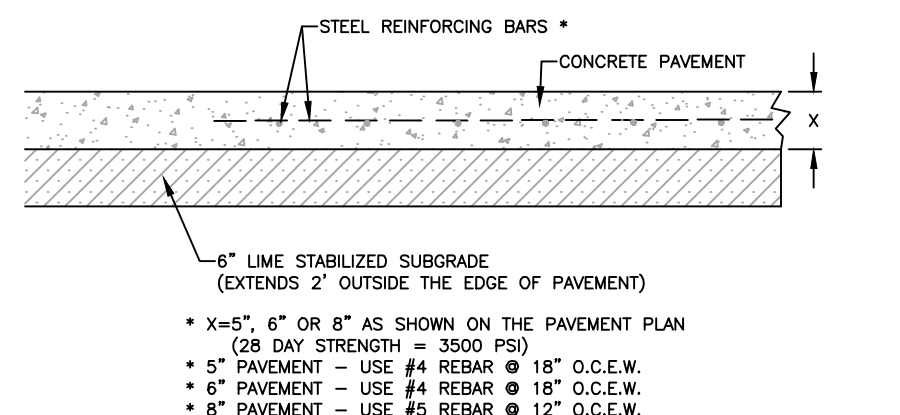
**PROPOSED PARKING**  
59 SPACES REQUIRED

**EXISTING SPACES**  
26 PROPOSED SPACES PARKING  
62 EXISTING SPACES PARKING  
1 PROPOSED SPACES ACCESSIBLE PARKING  
4 EXISTING SPACES ACCESSIBLE PARKING

**93 SPACES PROVIDED**

- SITE SPECIFIC NOTES:**
- THE OWNER OF THE PROPERTY IS SCHEFFER DEVELOPMENT COMPANY. THE SUBJECT PROPERTY IS BROOMHURST RETAIL CENTER, PROPERTY 02 ZONED C-2.
  - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 0.75 ACRES (32,508 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. 480863, PANEL NO. 0220F, MAP NO. 48041C, EFFECTIVE DATE: 04-02-2014.
  - THE MINIMUM REQUIRED FLOW FOR A RETAIL BUILDING IS 2.00 SF PER 1,500 GALLONS PER MINUTE. THE BUILDING IS NOT SPRINKLED. ONE FIRE HYDRANT ARE REQUIRED. THE TWO HYDRANTS WILL BE SUFFICIENT.
  - PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TDDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIGDES: ITEM 666, TYPE 2 MARKING MATERIALS.
  - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
  - THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE EASEMENT WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
  - ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.
  - 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 BINS/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OF BRYAN TO THE PROJECT SITE.
  - 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 12" IN FRONT OF CONTAINMENT AREA.
  - ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTIVE GEAR AGAINST BACKFLOW AND Siphonage.
  - FIRE HYDRANTS SHALL BE INSTALLED TO CORRECT HEIGHT. NO EXTENSIONS ALLOWED.
  - FIRE HYDRANTS SHALL HAVE STORZ QUARTER TURN PUMPER CONNECTION STORZ ADAPTERS ARE NOT ALLOWED.

- 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.
  - TESTS:  
ATMOS. ENDOUR: (800) 344-8377  
(979) 774-2506  
SUDDEN LINK COMMUNICATIONS: (979) 595-2429  
(979) 821-4783  
WATER/SEWER CITY OF BRYAN: (979) 209-5900  
BTU: (979) 821-5700  
CITY OF BRYAN: (979) 209-5900
  - 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.
  - PROPOSED SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
  - BUILDING SETBACK SHALL BE PERMITTED SEPARATELY IN ACCORDANCE 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 EROSION AND SILT FENCE AS NECESSARY.
  - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT.
  - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOODED SOLOD OR HYDROMULCHED, AND WATERED UNTIL FIRM. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOLOD WILL BE REQUIRED. BARRED 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 DESIGN & ANALYSIS MUST BE APPROVED AND INSTALLED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - ALL RADII 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.
  - IF 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 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 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 CONTRACTOR FOR DISTRIBUTION OF THESE DRAWINGS IN ANY FORM OR MANNER. THE CONTRACTOR UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO ITS PERFORMANCE, ACCURACY, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE CONTRACTOR 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, REPAIR, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE, AND REPLACE SAID FACILITIES UNDER, OVER, AND ACROSS THE PROPERTY, INCLUDING IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRICAL FACILITIES.



**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	4.49'	N26° 48' 14"E
L2	16.90'	N61° 48' 32"W

**Curve Table**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	219.22'	1231.82'	010°11'48"	109.90'	218.93'	N28°10'31"E
C2	35.62'	25.00'	081°37'20"	21.59'	32.68'	N73°25'31"E

**OFFICE BUILDING**  
4282 BOONVILLE ROAD

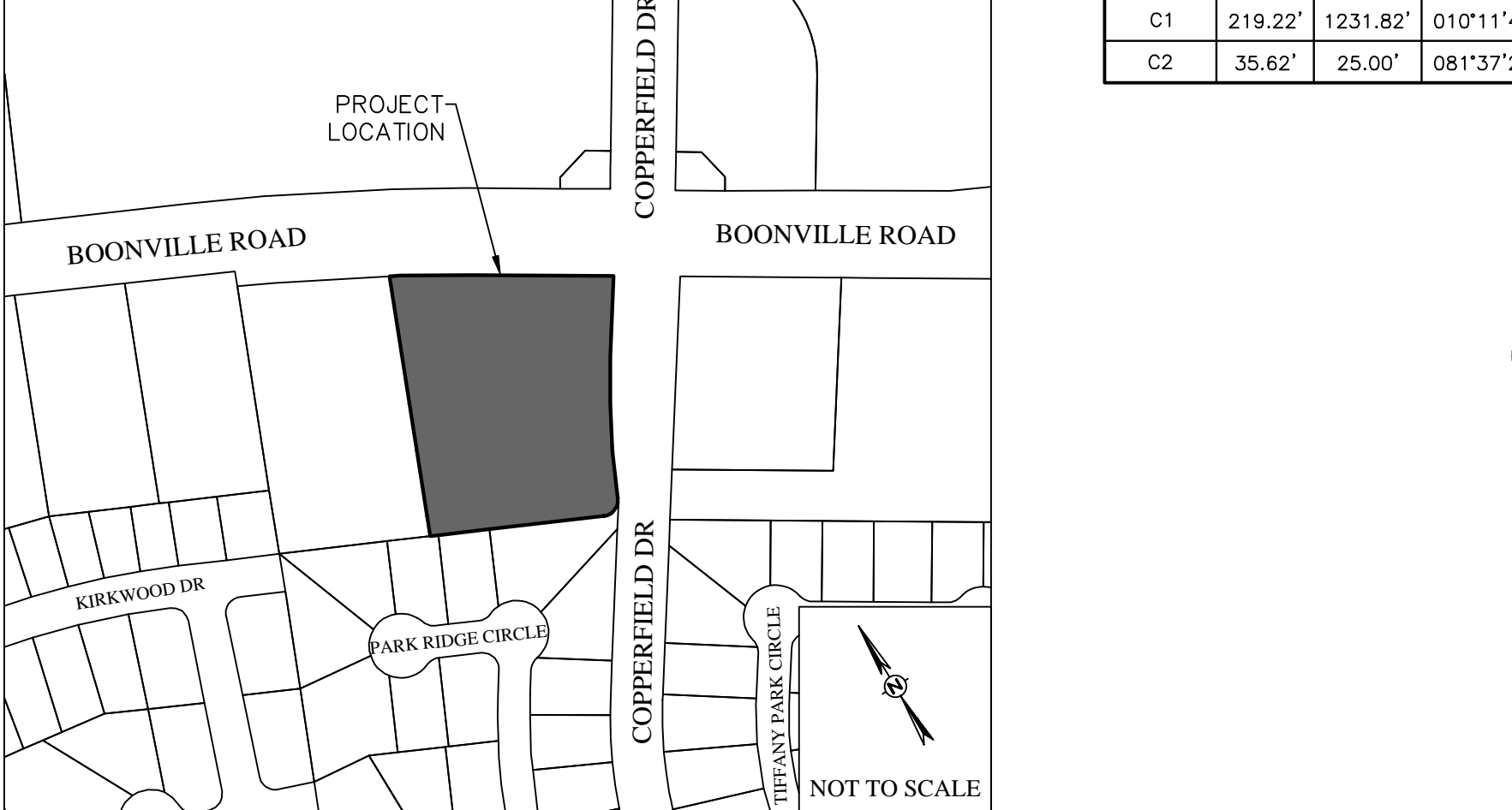
TOTAL DISTURBED AREA = 0.5 ACRES  
BROOKHAVEN RETAIL CENTER  
LOT 1, BLOCK 1  
TOTAL AREA = 2.18 ACRES  
VOL. 3162, PG. 19  
SURVEY LEAGUE, A - 49  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30' APRIL 2024

OWNER/DEVELOPER:  
SCHEFFER DEVELOPMENT COMPANY  
2103 TABOR ROAD  
BRYAN, TX 77893-5224  
(979) 225-6205

SURVEYOR:  
MICHAEL KONETSKI, RPLS NO. 6551  
KERR SURVEYING, LLC  
409 N. TEXAS AVENUE  
BRYAN, TX 77803  
(979) 268-3195

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



4282 BOONVILLE ROAD  
LOT 1, BLOCK 1  
BROOKHAVEN RETAIL CENTER  
BRYAN, TEXAS

**SITE & EROSION CONTROL PLAN**

SCALE  
VERTICAL N/A  
HORIZONTAL 1"=30'  
PLOTING SCALE: 1:1  
FILE NAME: 23-131

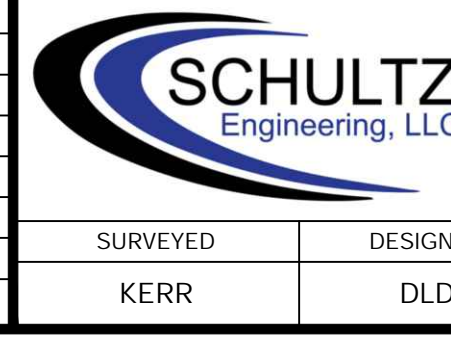
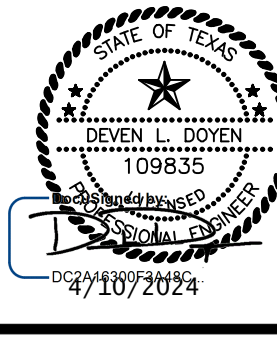
SHEET  
**C1**

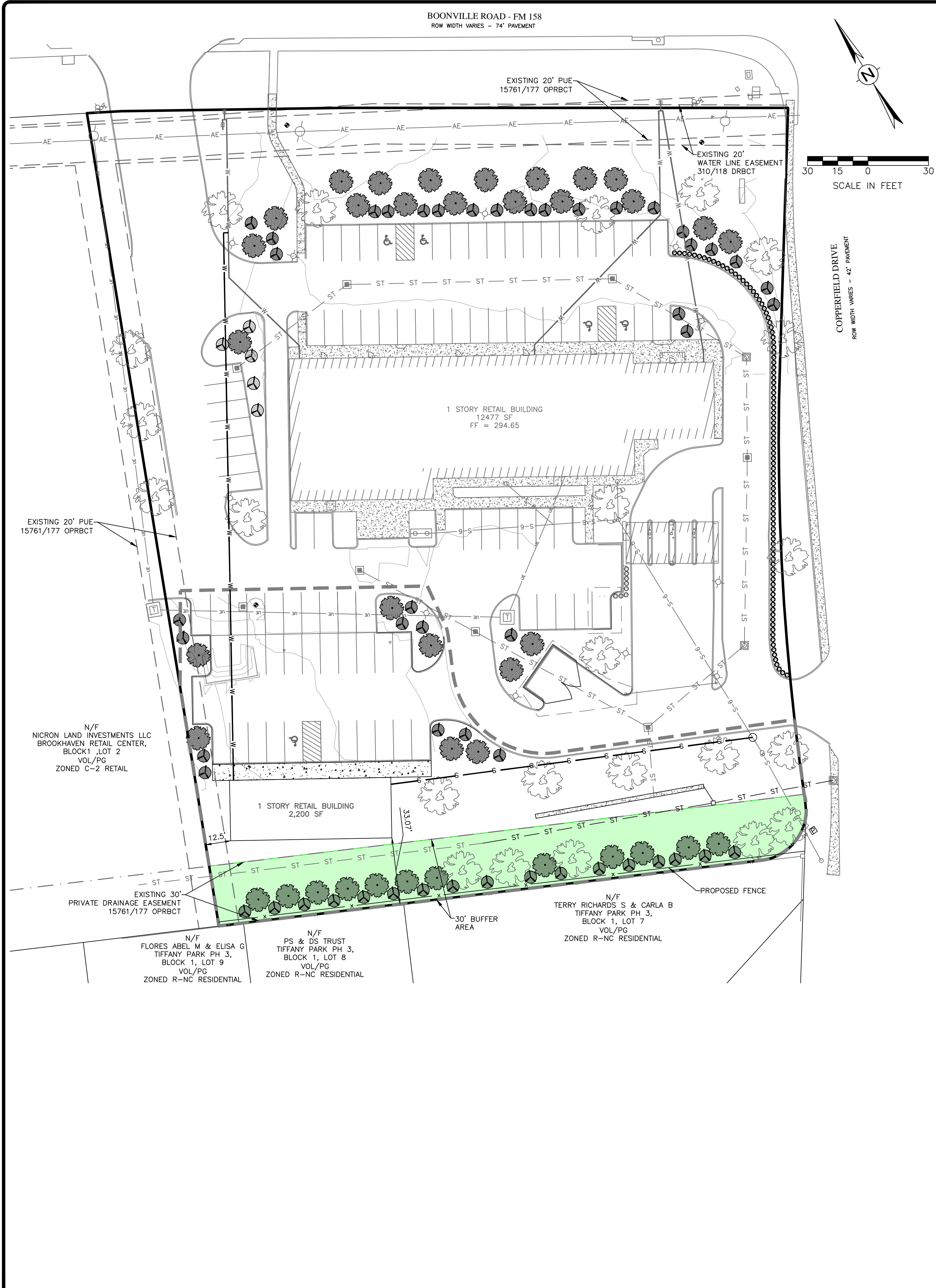
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THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E., LICENSE NO. 109835, APRIL 10, 2024

ISSUED FOR REVIEW

MARK	REVISION	BY	DATE	KERR	DLG	DLG	JPS	22-131	APRIL 2024





LANDSCAPE AREA CALCULATIONS					
PROJECT AREA					
DEVELOPED AREA (SF)	REQUIRED LANDSCAPING (15% OF DEVELOPED AREA)	MIN. TREE AREA (50% OF REQUIRED LANDSCAPING SF)	MIN. CANOPY TREE AREA (50% OF TREE AREA SF)		
122615	18,392	9196	4598		
LANDSCAPE AREA					
SYMBOL	SIZE	NAME & TYPE	QUANTITY	VALUE (SF)	TOTAL AREA (SF)
PROPOSED LANDSCAPE					
	8' MIN. HEIGHT >3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	26	250	6500
	>1.5" TO 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	CREPE MYRTLE (LAGERSTOEMIA INDICA) NON-CANOPY	33	100	3300
	5 GAL.	SEA GREEN JUNIPER/JUNIPER US (PITZERIANA 'SEA GREEN')	97	10	970
EXISTING LANDSCAPE					
	8' MIN. HEIGHT >3" TRUNK DIA., MEASURED 12" FROM BASE	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	18	400	7200
	6' MIN. HEIGHT >3" TRUNK DIA., MEASURED 12"	CREPE MYRTLE (LAGERSTOEMIA INDICA) NON-CANOPY	5	100	500
CANOPY TREE AREA (SF):					13700
TOTAL TREE AREA (SF):					17500
TOTAL LANDSCAPE AREA (SF):					18470
TOTAL LANDSCAPE AREA PROVIDED (SF):					18470
TOTAL LANDSCAPE AREA REQUIRED (SF):					18392

LANDSCAPE BUFFER POINTS					
LENGTH OF BUFFER AREA (FT)	DEPTH OF BUFFER AREA PROVIDED (FT)		ADDITIONAL DEPTH OF BUFFER AREA NEEDED (FT)		REQUIRED BUFFER AREA (SF)
297	30		20		5940
SYMBOL	SIZE	NAME & TYPE	QUANTITY	VALUE (SF)	TOTAL AREA (SF)
	3.5" > CAL	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	12	250	3000
	1.25" CAL PER CANE	CREPE MYRTLE (LAGERSTOEMIA INDICA) NON-CANOPY RED ROCKET OR SIMILAR COLOR	17	100	1700
	8' MIN. HEIGHT >3" TRUNK DIA., MEASURED 12" FROM BASE	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	5	250	1250

- 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.
  - TREE PROTECTION BARRICADES MUST BE IN PLACE PRIOR TO ANY DEVELOPMENT ACTIVITY AS WELL AS THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS. BARRICADE FOR INDICATED TREES TO BE CONSTRUCTED WITH 48" HIGH ORANGE PLASTIC CONSTRUCTION NETTING AND SECURED TO STEEL T-POSTS.
  - ALL SHRUBS PLANTED FOR PARKING SCREENING SHALL BE AT LEAST 24" TALL WHEN PLANTED AND REACH 36" TALL WITHIN 1 YEAR.
- 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	22-131	APRIL 2024

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

4282 BOONVILLE ROAD  
 LOT 1, BLOCK 1  
 BROOKHAVEN RETAIL CENTER  
 BRYAN, TEXAS

LANDSCAPE PLAN

SCALE  
 VERTICAL: N/A  
 HORIZONTAL: 1"=20'  
 PLOTTING SCALE: 1:1  
 FILE NAME: 23-131

SHEET  
**L1**