

# **SITE DEVELOPMENT REVIEW COMMITTEE COMMENTS No. # 1**

Project: SCHIEFFER BUSINESS PARK – SP24-20

## **SDRC Chair (Lauren Hovde):**

1. FYI: Please do not send emails with hyperlinks as these may be moved to the City's email spam filter and the submission deadline may be missed as a result. In order to help guarantee timely processing, please send revisions as email attachments.

*Noted.*

## **Planning Services (Rene Ochoa):**

1. Please indicate the Zoning of property in the plat notes (C-3 Commercial District).

*The zoning has been revised.*

Zoning setback lines for the C-3 Zoning District;

2. Front setback: 25 feet.

*Noted.*

3. Side setback: 5 feet.

*Noted.*

4. Rear setback: 5 feet.

*Noted.*

5. Please include a parking analysis of areas (sqft) used as general office and area used as warehouse for staff to determine parking requirements.

*The parking analysis table has been added.*

6. Warehouse and enclosed storage: One parking space per 900 square feet of gfa.

*The parking analysis table has been added.*

7. General office: One parking space per 300 square feet of gfa.

*The parking analysis table has been added.*

8. Please also include parking end islands at the end of parking rows, as required by Sec. 62-297. - Parking and circulation.

*Loading zones have been labeled.*

9. Please provide a landscaping plan in accordance with standards described by Sec.62-429.

*Landscaping plan will be submitted with the construction plans.*

**Engineering Services (James Hayes):**

1. Staff acknowledges General Note 8, but does not believe it fulfills the requirements of B/CS Unified Design Guidelines.

*An erosion control plan will be in the construction plan set.*

2. Please depict and label proposed storm water pollution prevention measures per B/CS Unified Design Guidelines.

*This will be submitted on the erosion control plan with the construction plans.*

3. Please depict and label the area designated for placement of debris during construction and wash out area for concrete trucks per B/CS Unified Design Guidelines.

*This will be submitted on the erosion control plan with the construction plans.*

4. Staff Suggestion: Depict and label existing trees and tree protection measures if the existing trees will be included in the landscape plan.

*This will be submitted on the landscape plan with the construction plans.*

**Stormwater:**

1. This site appears to be located within the Carters Creek Watershed. Per the BCS Unified Drainage Design Manual, this area is should be evaluated for detention for flood control.

*Noted, we are working on the detention pond design and it will be submitted with the construction plans.*

2. Please submit one PDF copy of a drainage report prepared by a licensed engineer assessing the site drainage plan and mitigation efforts. If detention is required, certified as-built drawings of the detention pond must be submitted before the Certificate of Occupancy can be issued. (DR)

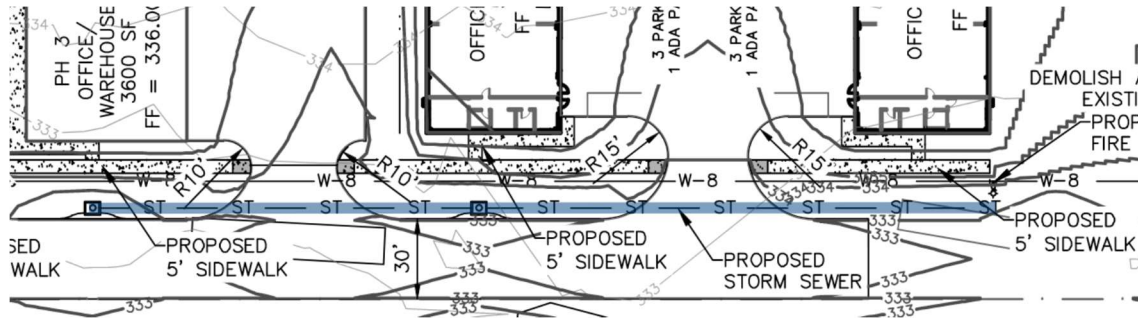
*Noted, we are working on the detention pond design and it will be submitted with the construction plans.*

3. By the Stormwater Design Guidelines, the Rational Formula is used in calculating peak discharges at specific design points and will not be an accepted method for detention pond sizing. Hydrographs used in designing detention facilities are to be developed by using the methods described in Section V, paragraph B3.

*Noted.*

4. The proposed site improvements appear to include storm sewer (as shown in the clipping below). Please elaborate on the proposed outfall and if any detention facilities are proposed. FYI: If discharging to E SH 21, TXDOT permits will be required.

*The detention pond will be located within the county portion.*



5. **Staff Suggestion:** Staff recommends dedicating private easement(s) to protect the proposed storm sewer line.

***This is a single lot and the owner will maintain all of the site.***

6. Flood plain delineation is not required at this time. However, please be aware there is a named tributary crossing the property. Development of the lower half of this property will require extension of flood study for Carters Creek Tributary 29.

***Noted, we are working on the detention pond design and it will be submitted with the construction plans.***

**Water:**

1. The proposed site improvements appear to include extension of a proposed 12-inch (12") Wickson Creek Special Utility District owned waterline to and through the site and a proposed 8-inch (8") water line through the property.

***Noted.***

2. Please submit a Special Utility District letter addressing requirements for domestic service and fire flow and stating their willingness and ability to serve this proposed development, with the demand per lot noted. This letter will be required before approval of the site plan in accordance with the International Building Code and City of Bryan Engineering Design Guidelines:

[https://library.municode.com/tx/bryan/codes/code\\_of\\_ordinances?nodeId=PTIICOOR\\_CH110SU\\_ARTIVDESTSUEXJUET\\_S110-79GE\[SUD\]](https://library.municode.com/tx/bryan/codes/code_of_ordinances?nodeId=PTIICOOR_CH110SU_ARTIVDESTSUEXJUET_S110-79GE[SUD])

***Noted.***

**Sewer:**

1. It appears that the proposed 8-inch (8") sanitary sewer line will connect to the existing City of Bryan 12-inch (12") sanitary sewer line. City of Bryan Engineering consider modification to any existing utility line (in this case: sanitary sewer manhole addition and connection) to be public infrastructure. Public infrastructure have additional submittal requirements as noted below.

***Noted.***

2. **Staff Suggestion:** Staff recommends dedicating private easement(s) to protect the proposed 8- inch (8") private sanitary sewer line.

***This is a single lot and the owner will maintain all of the site.***

3. FYI: Contractors must be registered with the City of Bryan Engineering Department if installing public utilities and or working within the City right of way and/or easements. For more information about the registration process, please visit <https://www.bryantx.gov/engineering-services/> and look for the section entitled, Contractor Registration Program: Quick Facts.

*Noted.*

The following items are required by Engineering Services for permitting of this project:

4. Please submit one PDF copy of Construction Plans for review. Please include all required BCS United Standard details with submittal (CP- Engineer, Inspector, Water Services, Traffic).

*Noted*

5. For all proposed City of Bryan public infrastructure improvements located within the right-of-way (including driveways) and/or public easement, standard construction details must be utilized.

*Noted.*

6. Please submit one PDF copy of an Engineer's Estimate for proposed City of Bryan public infrastructure only improvement costs. An Infrastructure Review Fee (=0.5% x Engineer's Estimate) will be due prior to releasing plans for construction. (EE) (IR)

*Noted.*

7. Please submit a PDF copy of Utility Reports – Sanitary Sewer – showing that the proposed improvements meets the flow requirements of the BCS United Guidelines and Specifications. (UR)

*Noted.*

8. Please submit all requested digital copies of documents to [engplanreview@bryantx.gov](mailto:engplanreview@bryantx.gov)

*Noted.*

9. FYI: Approval of this site plan is contingent upon construction and acceptance of all public infrastructure by the City Engineering Services.

*Noted.*

10. FYI: Please note that prior to issuance of a Letter of Acceptance by the City, a written guarantee from the developer/contractor for the one-year warranty on all public improvements is required.

*Noted.*

**Transportation Engineer (Zach Kennard):**

1. Please display and align with the existing driveway across State Highway 21 from the proposed entrance. These driveways must align in order to meet City and TxDOT driveway spacing requirements.

*We cannot align with the driveways across SH 21 because of the existing pipeline easements and the buffer requirements with the adjacent property.*

2. Please provide the throat depth measurement (distance from street pavement to first point of internal conflict) off State Highway 21. The minimum required throat depth for this lot is 50 feet per city standards.

***Throat depth has been labeled.***

3. FYI: As State Highway 21 is under TxDOT jurisdiction, the TxDOT access committee will have final determination on the location of the proposed driveway. Please fill out and submit a TxDOT access permit and submit to the City for review. The City will then submit the access permit to TxDOT on your behalf.

***Noted.***

4. Please provide a parking analysis for the site. Parking standards can be found in Chapter 62- 297 of the Bryan Code of Ordinances. This analysis can be broken down by land use.

***The parking analysis table has been added***

5. Please display and label the dumpster locations for each building and provide the necessary turnaround for solid waste to maneuver out of the site.

***We are coordinating dumpster locations with the owner.***

6. Please display the right-of-way width for State Highway 21 at the corners of the lot.

***Right of way widths have been added.***

**Building Services (Karen Lahde):**

1. Please label the proposed water line as public or private.

***The waterline has been labeled public.***

2. Please include the size of the taps on the site plan.

***Water meters have been added and labeled.***

3. Please show where the electricity will tie into the buildings.

***We are coordinating electric tie in locations with BTU.***

**BTU-Electrical Engineering (Greg Burkhalter):**

1. Please add a note stating, "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."

***Note 28 has been added.***

2. FYI-Please contact BTU Line Design at 821-5770 120 days before power is needed to begin the process of obtaining power to the site. Please provide a detailed load analysis, as well as the service requirements (voltage, amps, single phase vs three phase) at this time.

***Noted.***

**Solid Waste Group (Kyle McCain):**

1. No solid waste containment areas for City containers are identified on site plan. Please submit a containment enclosure layout, or details on Solid Waste disposal plan; i.e. being serviced by the city or a third party.

***We are coordinating dumpster locations with the owner.***

**Fire Services (Marc McFeron):**

1. FYI - City of Bryan has adopted 2021 IFC (International Fire Code) as amended, including Hydrant locations and access requirements where applicable. Please call 979-209 5960 with fire code questions.

*Noted.*

**TxDOT (Vincent Espinoza):**

1. TxDOT would like to see a cross access easement to the neighboring property to the west, along with the removal of the existing access in front of the building to be demolished.

*Cross access easement has been added and the existing access is now labeled to be demolished.*

**Other Services:**

1. Suddenlink/Altice Communications - Dan Augsburg: 979-204-8263 or [dan.augsburger@AlticeUSA.com](mailto:dan.augsburger@AlticeUSA.com)

*Noted.*

2. Frontier Communications - Mac Ortiz: 972-365-9198 or [mac.ortiz@ftr.com](mailto:mac.ortiz@ftr.com)

*Noted.*

3. MetroNet – Rachel Morales: [Rachel.morales@metronet.com](mailto:Rachel.morales@metronet.com)

*Noted.*