

SITE DEVELOPMENT REVIEW COMMITTEE COMMENTS No. 1

Project: WINDING CREEK RETAIL CENTER – FP24-000108

SDRC Chair (Lauren Hovde):

1. In reference to the Public Works comments below regarding the construction of public sewer for future use, this plat will require approval by the Planning and Zoning Commission (P&Z). In light of this, please add a P&Z certificate to the plat exhibit.

P&Z certificate has been added.

2. This Final Plat will be scheduled for Planning and Zoning Commission action following the completion of all SDRC comments. The Final Plat must be approved by P&Z prior to being filed for record at the County.

Noted.

3. Following Final Plat approval by the Planning and Zoning Commission, please proceed with the following steps:

- Please submit a mylar copy of the *approved* plat.
Submitted upon approval.
- Please provide an original Tax Certificate to the City showing no outstanding taxes being owed on subject acreage 30 days prior to the filing of the plat. The City will submit the certificate to the Brazos County Clerk's Office when filing the plat.
Submitted upon approval.
- Please e-mail an electronic version of the *approved* plat document in dwg, dxf, or dgn format to sdrc@bryantx.gov for installation on the landbase. For digital copies of final plats, files must be saved down to be compatible with AutoCad 2007.
Submitted upon approval.

Planning Services (Katie Williams):

1. Please clarify the lot area. The acreage depicted on the drawing is 1.825, but the title block says 1.821.

The lot acreage has been coordinated.

2. Please update the title block to read:

Final Plat of
Lot 3 in Block 1 of
Winding Creek Retail Center
Being 1.821 acres out of
Maria Kegans League, A-28
In Bryan, Brazos County, Texas

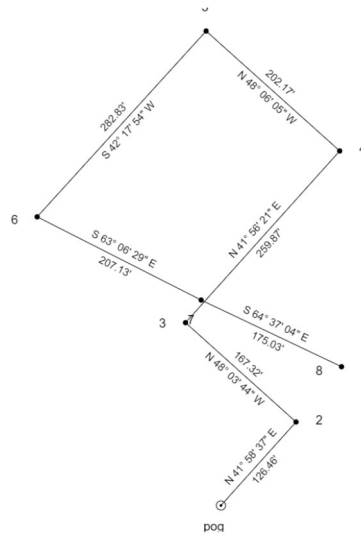
The title block has been revised.

3. Please label State Highway 30 (SH 30) on the vicinity map.
The vicinity map has been revised.
4. Please revise Note #8 to include that the property was rezoned by City Council on April, 9, 2024 via Ordinance No. 2678.
Note 8 has been revised.

Engineering Services (Sarah Green):

1. The following items are required by Engineering Services for permitting of this project:
 - Please submit one PDF copy of a Master Grading Plan for review. Please ensure all lot grading conforms with the City of Bryan Lot Grading Requirements as found at <https://docs.bryantx.gov/engineering/Lotgrading.pdf>
A grading plan will be submitted separately.
 - Please submit one PDF copy of a drainage report prepared by a licensed engineer accessing the site drainage plan and mitigation efforts. Certified as-built drawings of the detention pond must be submitted before the Letter of Acceptance/Certificate of Occupancy can be issued. (DR)
A drainage report will be submitted separately.
 - 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.
 - FYI: In reference to Public Works comments below: 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.
 - Filing of this final plat is contingent upon construction and acceptance of all public infrastructure by the City Engineering Services.
Noted.
2. Please label the waterlines as Wickson to distinguish they are not City of Bryan waterlines.
The waterline labels have been revised.

3. Please double check the boundary call outs. When staff double checked for closeness, the boundary did not close:



The property boundary bearings and distances have been revised so that it closes.

4. Please provide documentation proving the existing septic system can handle the proposed loading of the site.

The existing septic system will be removed and a new septic system will be installed.

Transportation Engineer (Zach Kennard):

1. FYI: While Winding Creek Rd is a private drive, TxDOT will more than likely request that the developer of this property seek a shared access agreement that utilizes Winding Creek. There is insufficient lot frontage along SH 30 to meet TxDOT driveway spacing standards.

Noted.

2. Please display the right-of-way width of State Highway 30 at the corners of the lot.

- State Highway 30 is classified as a major arterial and requires a minimum of 120 feet of right-of-way per city standard. If this width is not met, please dedicate half of the necessary width to meet this standard.

Right-of-way has been labeled.

Water Services (Jayson Barfknect):

1. Please show the extension of public sewer to provide service to the lot within the City limits.

There is no existing sewer available in the area. We request to sewer by OSSF until sewer becomes available to this site in the future, as was allowed with the adjacent development.