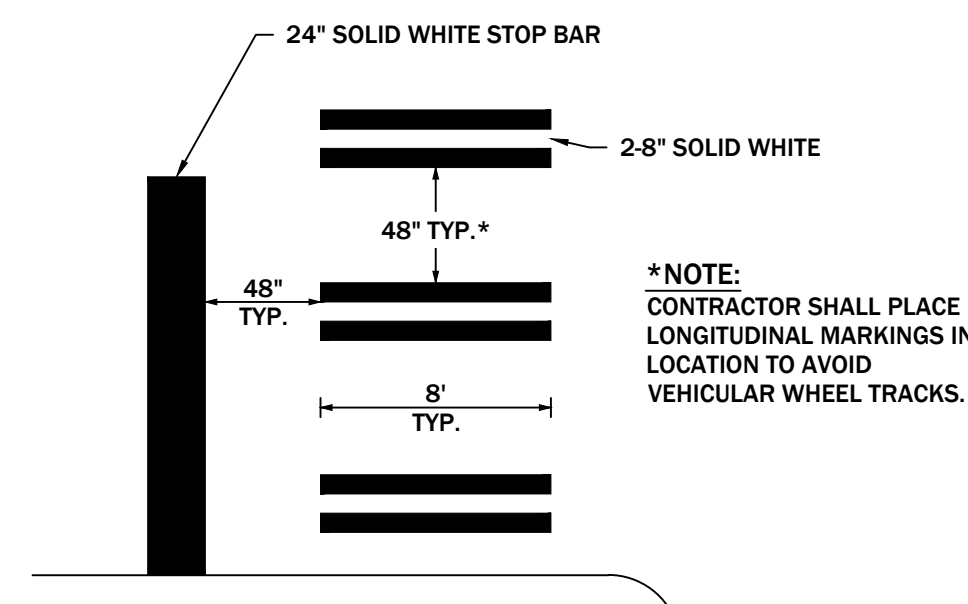
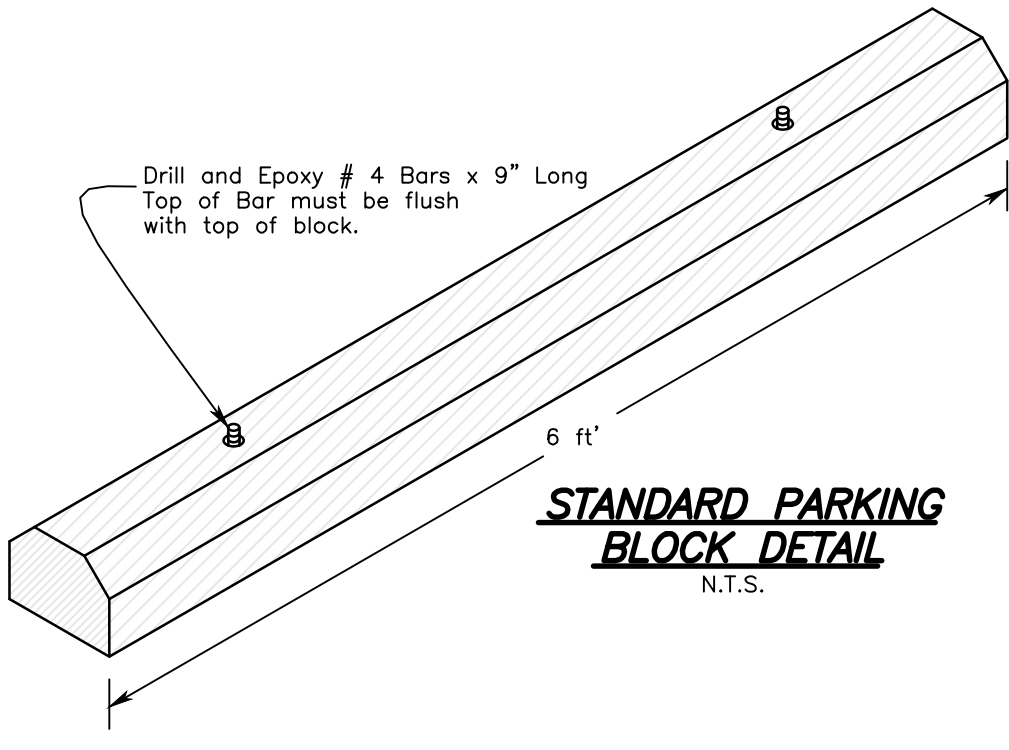
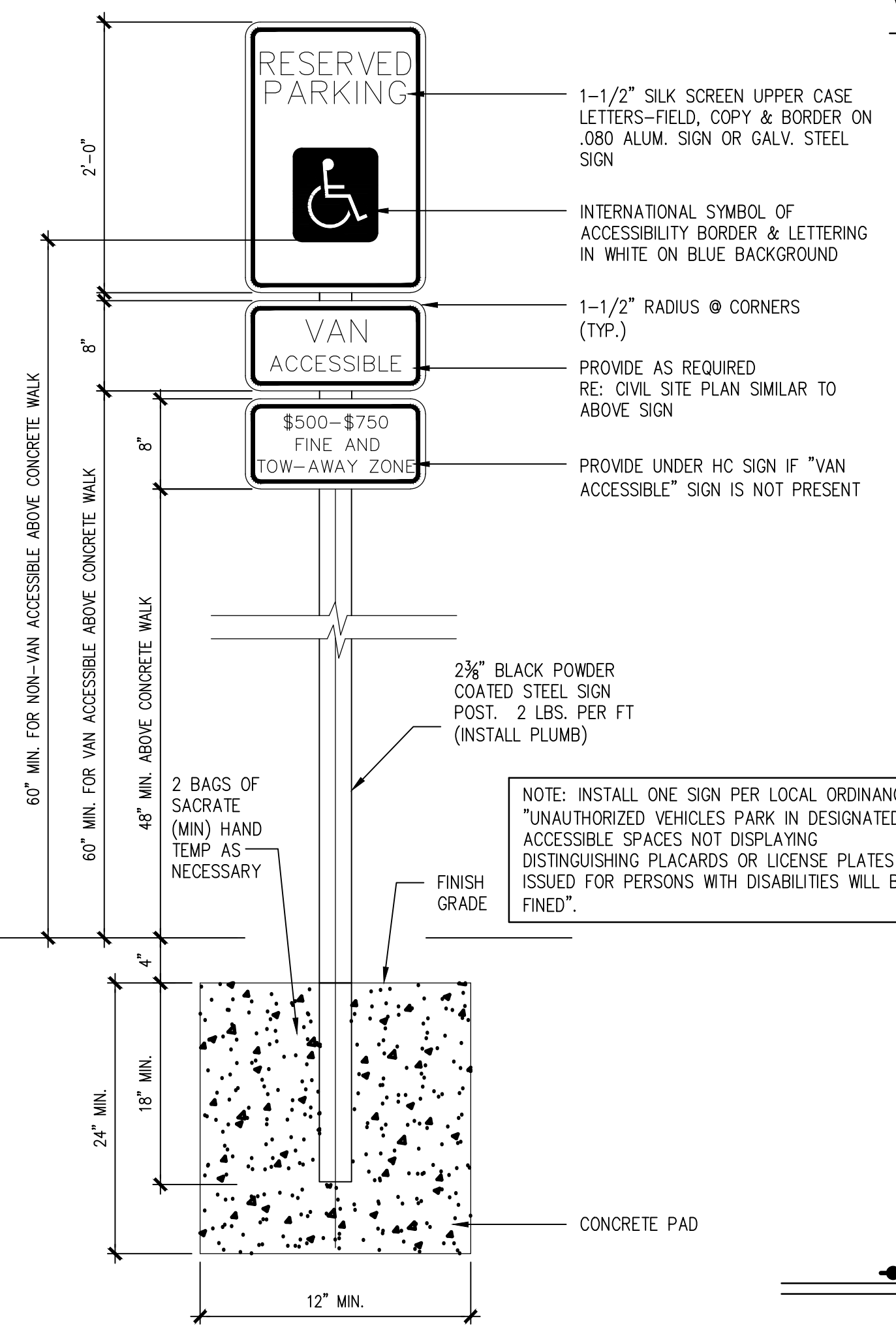


- GENERAL CONSTRUCTION NOTES:**
- It shall be the responsibility of the Contractor to verify the exact location of ALL existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
 - Contact Dig Toss @ 1-800-344-8377
 - Contact Dan Augsburg @ Suddenlink 979-846-2229
 - Contact Leslie Carroll @ Frontier 979-824-4782
 - Contact Brandon Chavarra @ BTU (Electric) 979-821-6784
 - Contact Jayson Barthelet @ Public Works (Water/Wastewater) 979-209-5900
 - Contact Kerry Lemond @ Atmos Gas (Gas) 888-286-6700
- All construction shall be in accordance with the current City of Bryan (COB) Standard Specifications for Street Construction, BCS Unified Technical Specifications, Water and Sewer and Generals, and BCS Unified Design Details. All inspection shall be performed by the staff of the City Engineer of COB. All construction shall be coordinated with the City of Bryan City Engineer.
 - In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Engineer for any substitution prior to construction. Requests for changes should include product information and an engineers seal where applicable.
 - Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P and all federal, state and local regulations.
 - TRENCHING AND BACKFILLING:** All trenching and backfilling shall conform to the specifications set out herein. Testing shall be provided by a certified laboratory, at the Owner's expense, to verify these standards. Any retaining due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and shall extend 8' beyond the curb lines of all streets, alleys and parking areas.
 - It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with BTU, as applicable.
 - The Contractor must provide construction staking from the information provide on these plans. The Contractor shall be provided with a CAD 3D file and CAD surface for the benefit of construction. The contractor shall CONFIRM all dimensions prior to construction.
 - All soil exposed by construction shall receive cellulose fibermulch seeding unless otherwise noted. Contractor shall submit to City of Bryan Parks Department seed mix specification and have approval of desired seed mix prior to ordering fibermulch seeding.
 - Trenches may be left open overnight if properly barricaded.
 - Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. to be subsidiary to items associated with the construction of Sewer Line, Water Line, etc.
 - The contractor shall coordinate with Suddenlink Communications, BTU, City of Bryan, Atmos, and Frontier to adjust the location of existing facilities, if necessary.
 - The contractor is responsible for traffic control.
 - Temporary spill areas will be identified on site by owner.
 - All dimensions are to the back of curb unless otherwise noted.
 - 100% coverage of groundcover or a perennial grass is required in swales, drainage areas, rights-of-way, and adjacent property disturbed during construction.

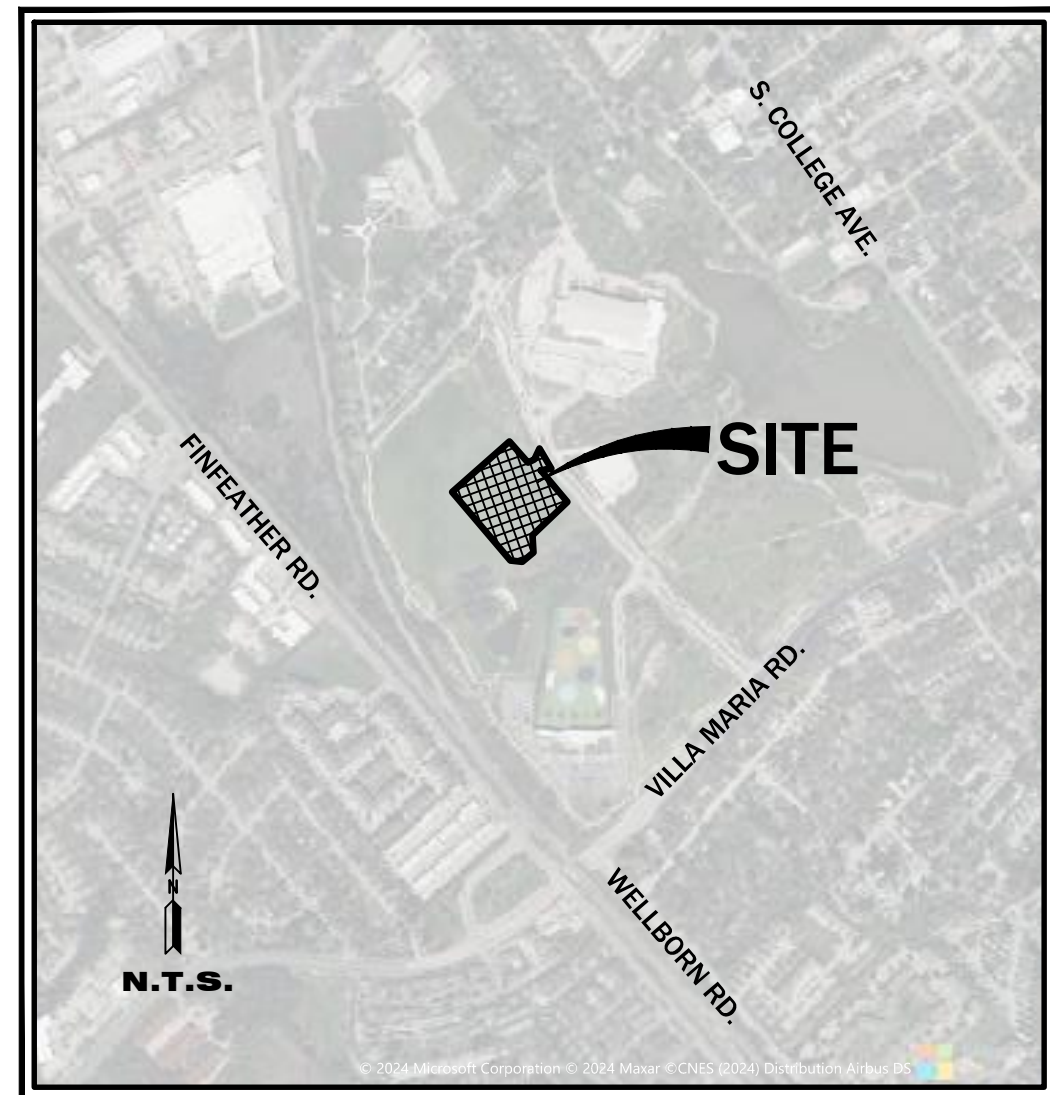
PARKING LEGEND
 CITY PARKING REQUIREMENTS:
 Community Center Area = 1/250 SF x 45,499 SF = 182 Spaces
 182 SPACES REQUIRED

PARKING PROVIDED SCOPE 1 = 30 SPACES
 PARKING PROVIDED SCOPE 2 = 6 SPACES (HANDICAP)
 PARKING PROVIDED SCOPE 3 = 11 SPACES
 185 SPACES PROVIDED



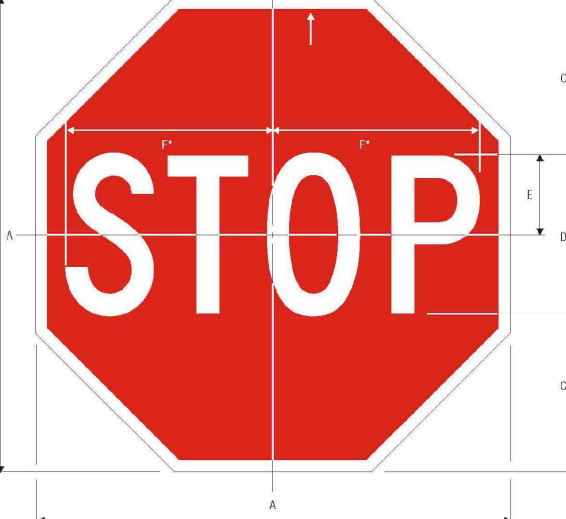
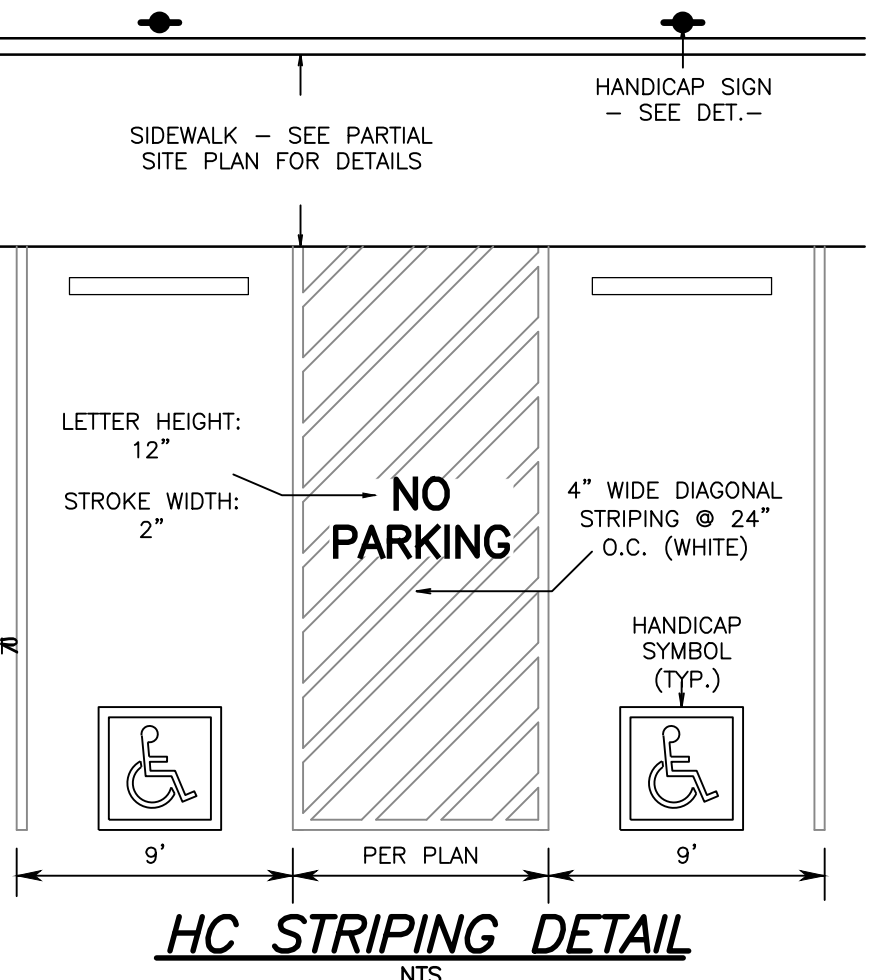
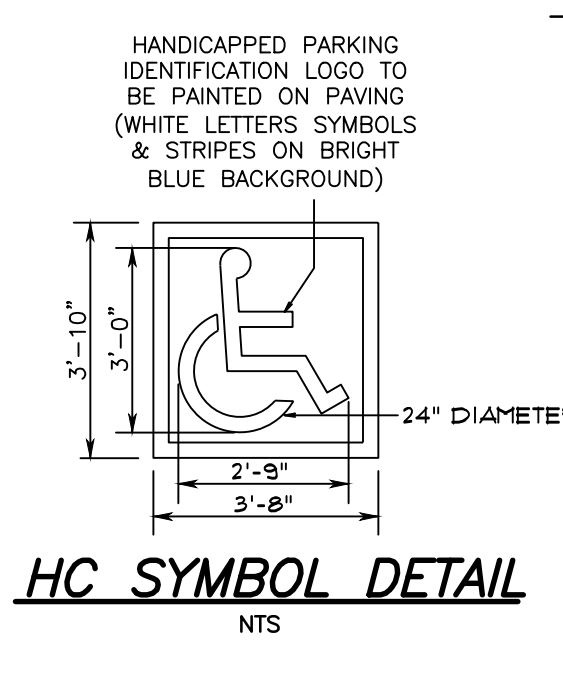
STOP BAR & BAR PAIR CROSSWALK STANDARD DETAIL

- Striping and Signing Notes:**
- All Striping shall conform to TxDOT Standard Specification 666.
 - "Reinforced Pavement Markings." All striping shall be Type I, Thermoplastic.
 - Pavement marking field locations shall be fully laid out and be approved by the engineer or engineer's representative prior to application.
 - All sign locations shall be staked and approved by the engineer or engineer's representative prior to placement.
 - All sign posts shall be black powder coated. No galvanized posts will be accepted.
 - See TxDOT standard detail sheets PM(1-3)-12 and PM(6)-01 for additional striping and pavement marking details not shown on this plan.



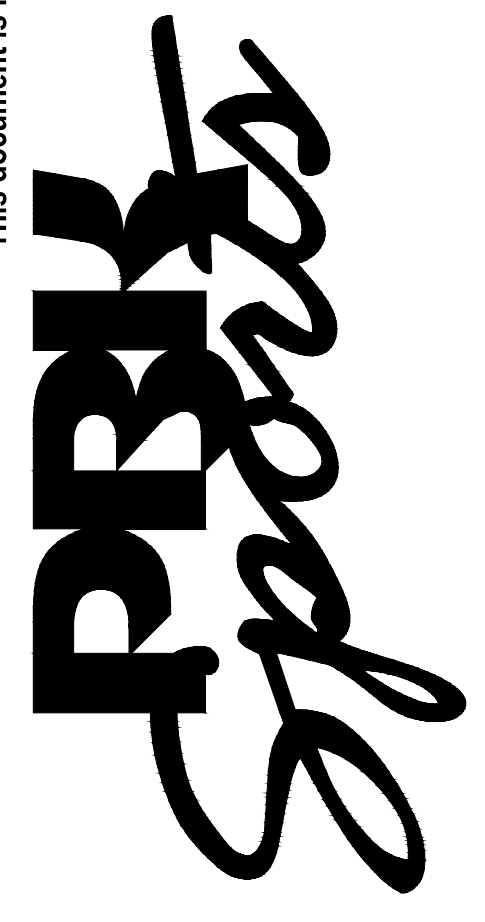
VICINITY MAP (NTS)

- SITE PLAN NOTES:**
- Name of Project: TENNIS & MULTIPURPOSE FACILITY
 - Legal: Country Club Lake Addn, Lot 1 & 2, Block 1
 - Address: 2650 MIDTOWN PARK BLVD, BRYAN, TX 77801
 - Owner: CITY OF BRYAN
 FINANCE DEPT ACCTS PAYABLE
 P.O. BOX 1000
 BRYAN, TX 77805-1000
 (979) 259-5000
 - Engineer: MITCHELL & MORGAN, L.L.P.
 3204 EARL BUDDER FWY, S.
 COLLEGE STATION, TX 77845
 (979) 260-6863
 - Zoning: PD - PLANNED DEVELOPMENT
 - Existing Use: UNDEVELOPED - PARK
 - Proposed Use: SPORTS AND EVENT CENTER
 - Setbacks: PER City of Bryan ORDINANCES
 - Overall Site Area: 4.98 AC
 - Water Demands: Min = 0.00 gpm, Avg = 17 gpm, Peak = 68 gpm
 - Sanitary Demands: Avg = 24,480 gpd, Peak = 97,920 gpd
 - Dumpster Pads shown are 24 ft x 12 ft and it will be screened from view from public ROW. Enclosures will be a screened tilt-wall per architectural plans.
 - All pavement shall have a 6 inch spill curb unless otherwise noted.
 - All sanitary sewer lines shown hereon are private and require a plumbing permit to be pulled prior to construction.
 - This site does lie within the 100-year floodplain boundary per FEMA's Flood Insurance Rate Map panel 48044C0215P. Effective date: April 2, 2014.
 - All signage will be permitted separately.
 - Any fence over 7 ft in height will require a building permit.



Use 2 3/8" Black Powder Coated Steel Sign Post for Stop Sign, 2 Lbs per Ft. (No galvanized posts will be accepted).

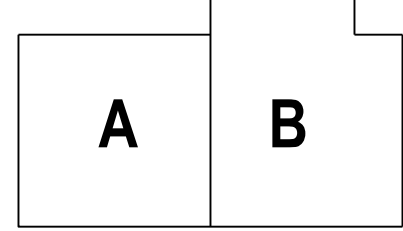
This document is for interim review only.



TENNIS & MULTIPURPOSE FACILITY

2650 MIDTOWN PARK BLVD
BRYAN, TX 77801

CONSTRUCTION DRAWINGS

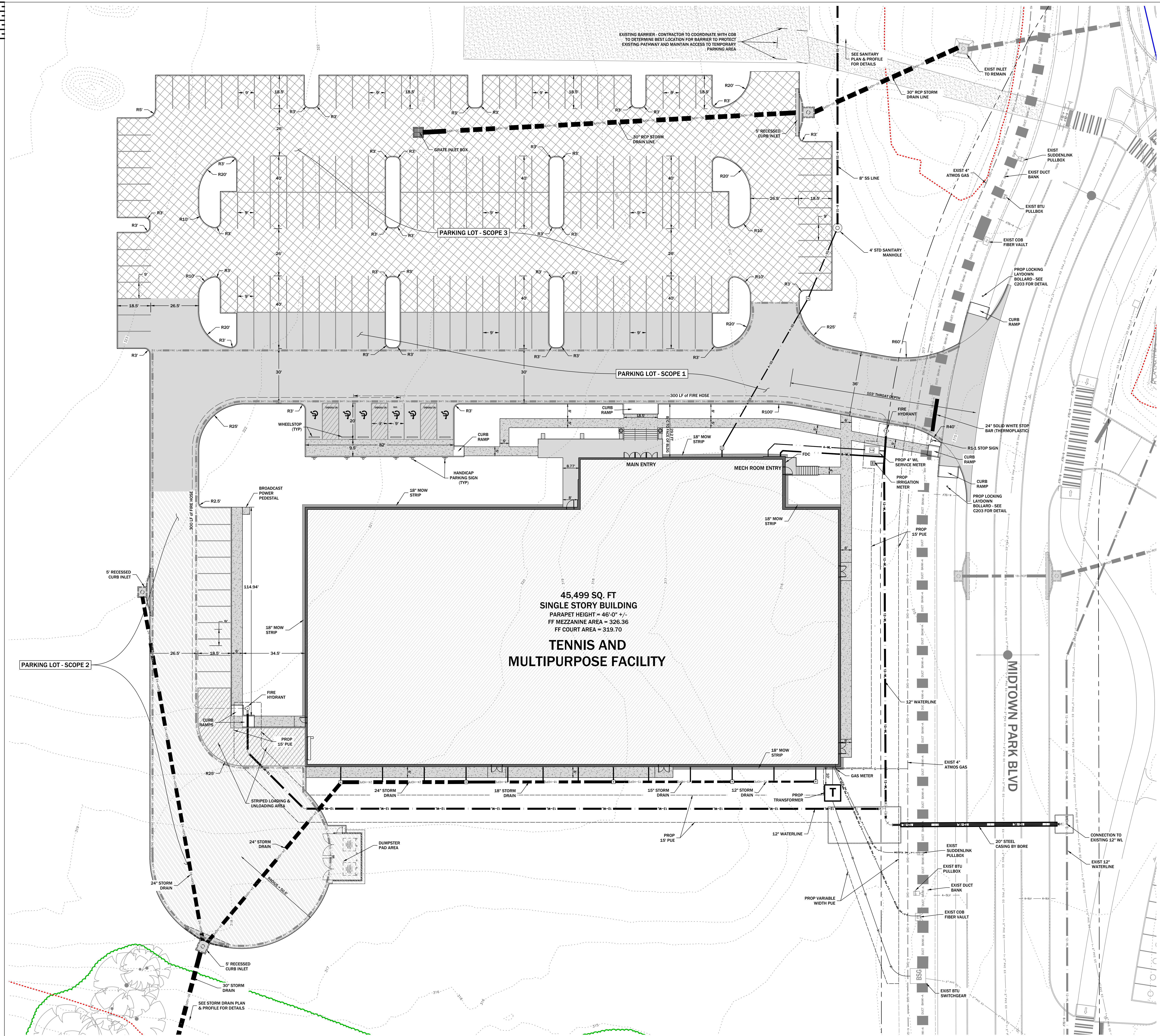


KEY PLAN
 NORTH: PLAN TRUE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES T. BATHENHORST, P.E. LICENSED ENGINEER TEXAS NO. 53631 11/01/2024

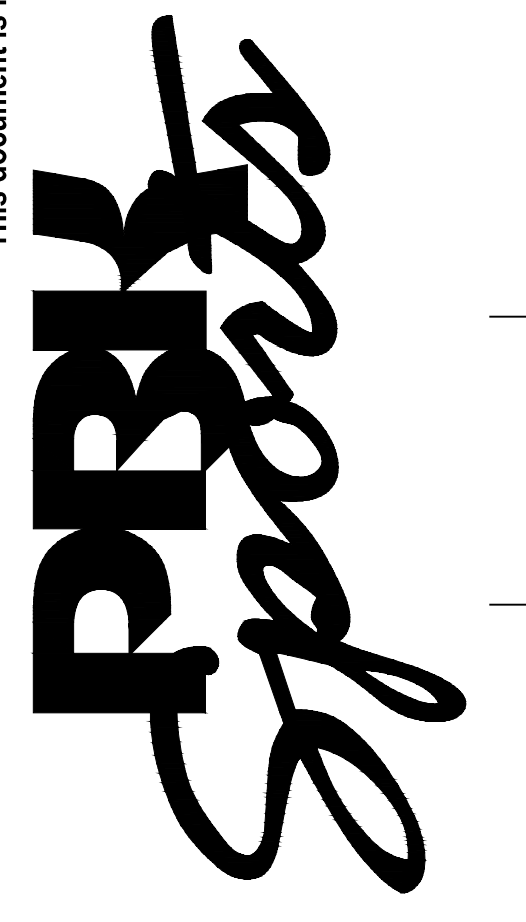
CLIENT		
CITY OF BRYAN	PROJECT NUMBER	CLIENT
PKB 230460	4023008	
DATE: 2024/11/01		
DRAWING HISTORY		
No.	Description	Date

OVERALL SITE PLAN



45,499 SQ. FT
SINGLE STORY BUILDING
PARAPET HEIGHT = 46'-0" +/-
FF MEZZANINE AREA = 326.36
FF COURT AREA = 319.70
**TENNIS AND
MULTIPURPOSE FACILITY**

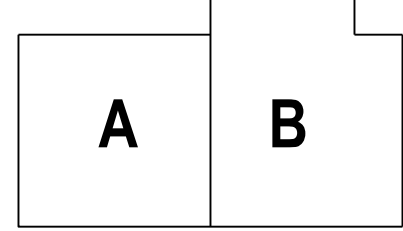
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TENNIS & MULTIPURPOSE FACILITY

2650 MIDTOWN PARK BLVD
BRYAN, TX 77801

CONSTRUCTION DRAWINGS



KEY PLAN
NORTH: PLAN TRUE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JAMES T. BATHENHORST, P.E., LICENSED ENGINEER, TEXAS NO. 93631, 2024/09/09

CLIENT	CITY OF BRYAN	
PROJECT NUMBER	230460	
CLIENT	4023008	
DATE	2024/10/24	
DRAWING HISTORY		
No.	Description	Date

PARTIAL SITE PLAN

C102

This document is for interim review only.