

BCS CHAMBER OF COMMERCE
 3720 COPPERFIELD DRIVE

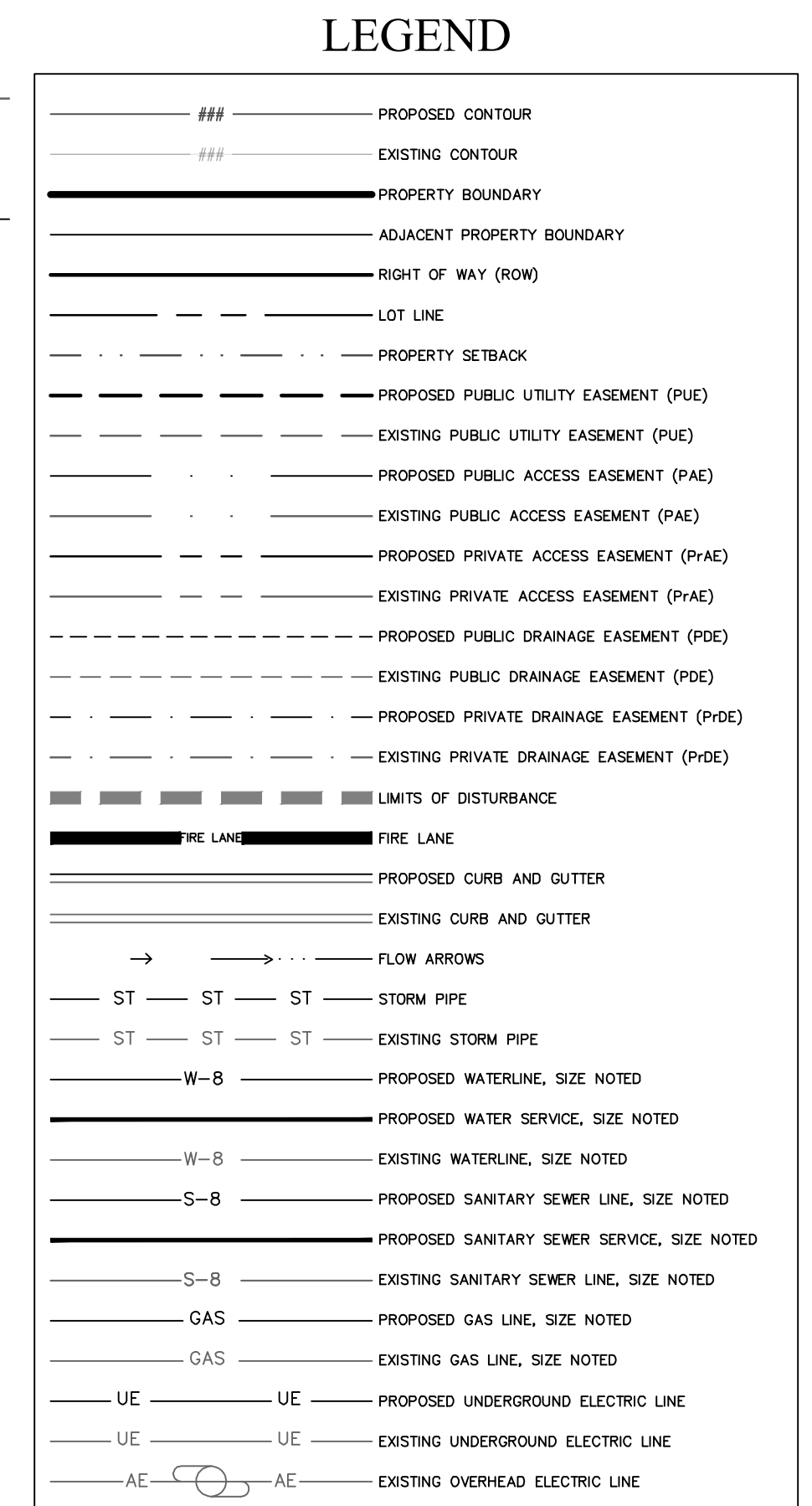
TOTAL DISTURBED AREA = 1.123 ACRES
 PARK HUDSON PH 4
 LOT 6R, BLOCK 4
 TOTAL AREA = 1.401 ACRES
 VOL. 18401, PG. 211
 JAMES W. SCOTT SURVEY SECTION 21, A - 49
 BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=20' NOVEMBER 2024

OWNER/DEVELOPER: NATHAN PAUL KERR, RPLS NO. 6834
 KERR SURVEYING, LLC
 1718 BRIARCREST DRIVE
 BRYAN, TX 77802
 (979) 268-3195

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

ENGINEER: SCHULTZ ENGINEERING, LLC
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 (979)764-3900



BENCHMARK INFORMATION

TBM 1 N: 10223598.29
 E: 3565862.51
 ELEV.: 292.27
 'X' SET IN TOP OF A STORM SEWER BOX 3.47' FROM THE CENTER OF A STORM SEWER MANHOLE, 31.03' EAST OF AN 'X' ALONG THE PROPERTY LINE.

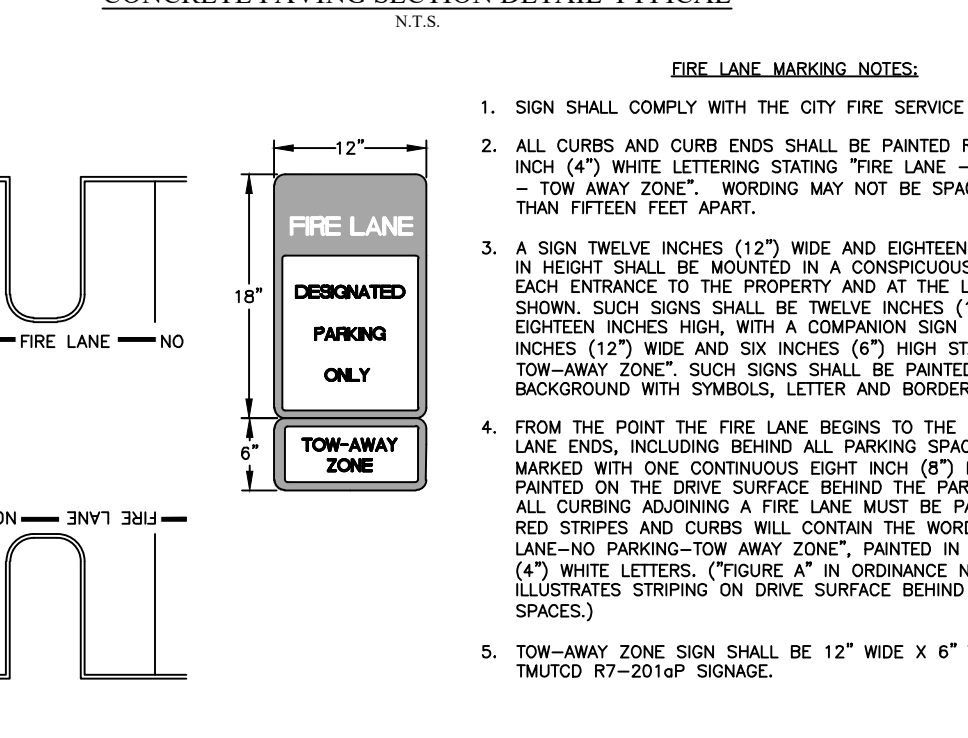
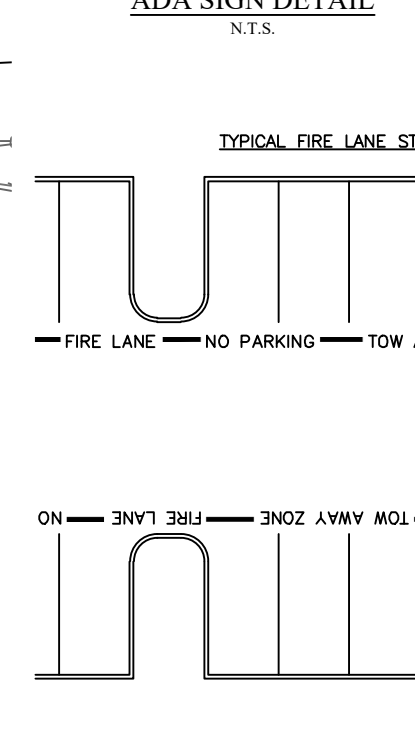
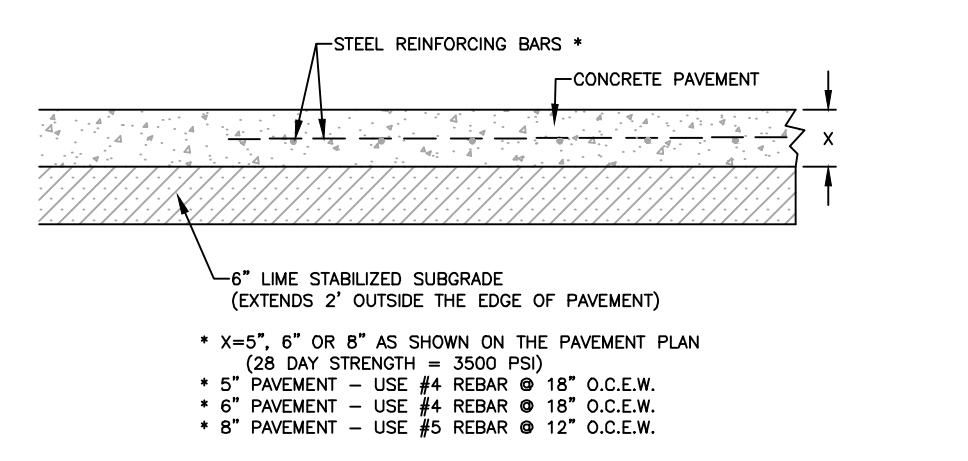
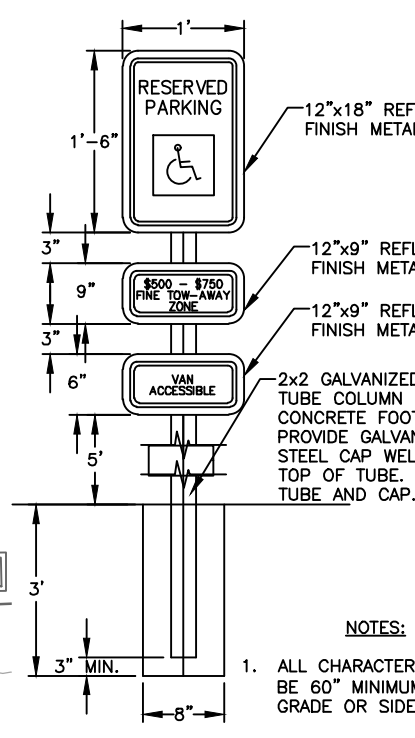
TBM 2 N: 10223727.79
 E: 3565646.51
 ELEV.: 290.65
 'X' SET IN TOP OF A STORM SEWER BOX 3.45' FROM THE CENTER OF A STORM SEWER MANHOLE, 53.54' FEET FROM THE SOUTHWEST CORNER OF LOT 6R.

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	38.24'	S31° 30' 08"W
L2	23.53'	S36° 48' 44"W
L3	21.76'	N57° 50' 03"W

Curve Table

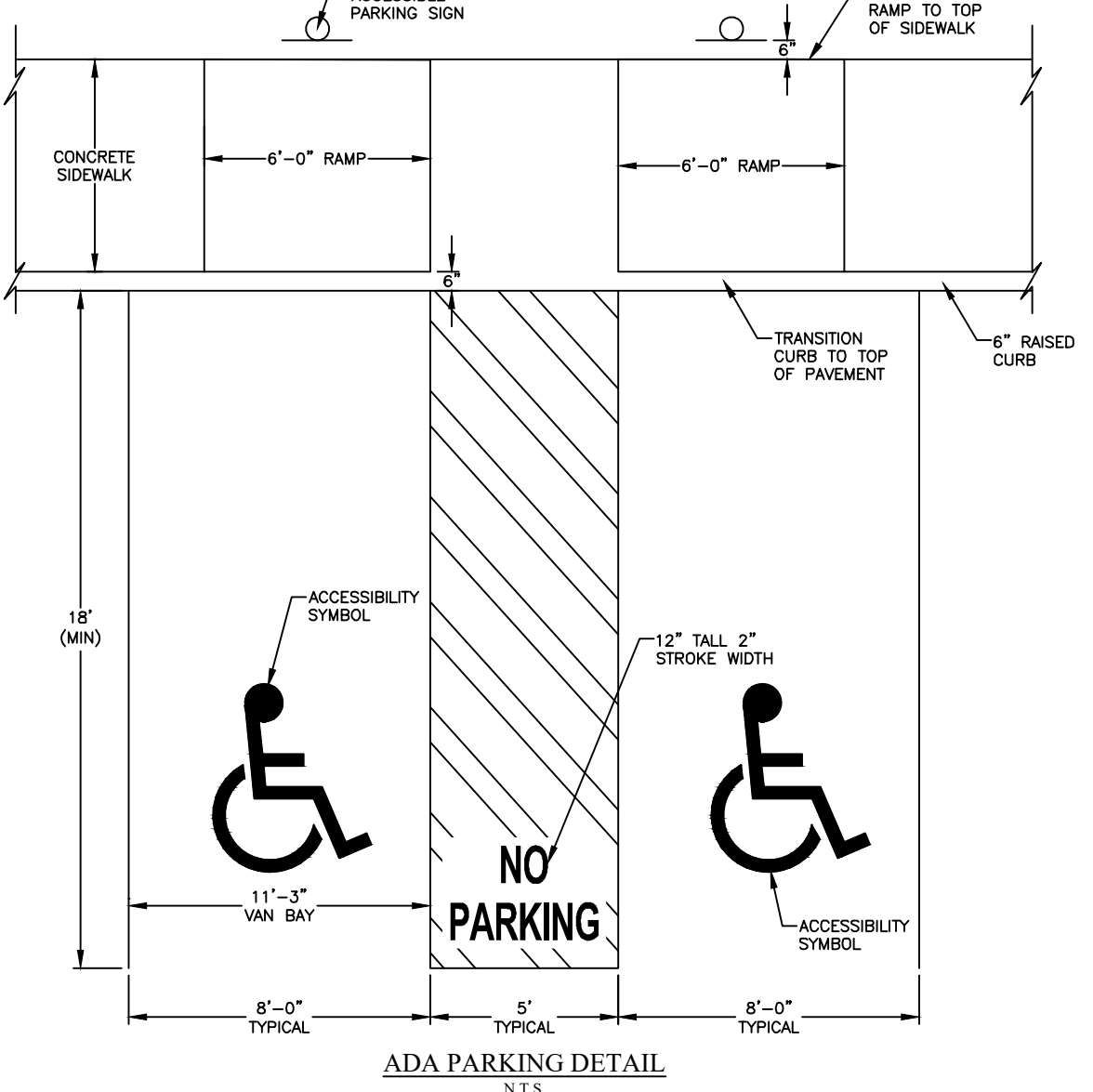
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	43.04'	230.03'	01°04'31.2"	21.58'	42.97'	N36°51'44"E
C2	45.05'	220.02'	01°14'35.6"	22.61'	44.97'	S37°22'07"W
C3	25.79'	230.03'	00°25'23"	12.91'	25.77'	S40°01'26"W
C4	123.83'	1527.67'	00°43'39"	61.95'	123.79'	N55°30'43"W
C5	39.28'	25.00'	09°00'05.4"	25.01'	35.36'	N12°50'03"W
C6	135.87'	970.11'	00°01'29"	68.05'	135.76'	N36°10'42"E



- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD 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.
 - THE CONTRACTOR SHALL SETUP A PRE-CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION.
 - THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART F FOR TRENCH SAFETY REQUIREMENTS.
 - BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
 - PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY WHETHER MEANS NECESSARY TO MAINTAIN EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
 - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
 - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE REVEGETATED OR RESEEDED WITH HYDRATED SEEDS AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOIL WILL BE RESEEDING AREAS SHALL BE SEEDING 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 SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.
 - ALL RADI AND DISTANCES ARE MEASURED TO THE BACK OF CURBS 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.
 - 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 LINES 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 REVISION DRAWINGS, RECORDS AND 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 (SE), FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, ITS USE IS INTENDED ONLY FOR THE PROJECT TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR MANNER WITHOUT THE WRITTEN CONSENT OF SE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES OF THEIR USE.
 - CURB DETAILS REFER TO BRYAN - COLLEGE STATION STANDARD STREET DETAILS SHEET (FIGURE: ST, SHEET 1 OF 2).
 - WHERE FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT AND TO MAINTAIN, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE FILE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRICAL FACILITIES.

- SITE SPECIFIC NOTES:**
- THE OWNER OF THE PROPERTY IS BRYAN-COLLEGE STATION CHAMBER OF COMMERCE. THE SUBJECT PROPERTY IS PARK HUDSON PH 4, BLOCK 4, LOT 6R, PROPERTY IS ZONED PD.
 - THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 1.123 ACRES (48,925 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. 480083, PANEL NO. 0220F, MAP NO. 48041C0220F, EFFECTIVE DATE: 04-12-2014.
 - THE MINIMUM REQUIRED FIRE FLOW FOR A COMMERCIAL BUILDING (BC TYPE VB) OF 8,300 SF IS 2,500 GALLONS PER MINUTE. THE BUILDING IS NOT SPRINKLED. TWO FIVE (5) GPM HYDRANTS ARE REQUIRED. THE EXISTING HYDRANTS WILL BE SUFFICIENT.
 - PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES: ITEM 666, TYPE 2 MARKING MATERIALS.
 - THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALVE. THE LOCKAGE LID SHALL SUPPLY THE SAME PROTECTION AS THE AMP OR USA LL562 LOCKING LID AT MINIMUM. AN ALTERNATING LOCKABLE LID SHALL BE APPROVED BY THE FIRE MARSHAL OR HIS DESIGNEE.
 - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
 - THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE AND ACCESS 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 BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
 - 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. AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
 - FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE.
 - 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.
 - SOLID WASTE SHALL BE BY ROLL OUT CAN.

UTILITY DEMAND		PARKING ANALYSIS	
WATER DEMAND		REQUIRED PARKING	
AVERAGE	19.25 GPM	8,300 SF OF OFFICE	
MAXIMUM (PEAK)	77 GPM	1 SPACE PER 300 SF	
1.5" DOMESTIC WATER METER		28 SPACES REQUIRED	
SANITARY SEWER DEMAND		TOTAL REQUIRED: 28 SPACES	
AVERAGE	6.25 GPM	36 SPACES PARKING	
MAXIMUM (PEAK)	25 GPM	2 SPACES ACCESSIBLE PARKING	
6" SANITARY SEWER LINE		38 SPACES PROVIDED	
@ 1.04 % MIN. SLOPE			
FIXTURE UNITS = 37			
FIXTURE UNITS ALLOWED = 700			
PIPE SLOPE OK			



MARK	REVISION	BY	DATE

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	24-203	NOVEMBER 2024

THIS DOCUMENT IS RELEASED FOR PRELIMINARY REVIEW ONLY. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E., LICENSE NO. 109835 NOVEMBER 19, 2024

ISSUED FOR REVIEW

11/19/2024

BCS CHAMBER OF COMMERCE
 BLOCK 4, LOT 6R
 PARK HUDSON, PHASE 4 - BRYAN, TX

SITE PLAN

SCALE: VERTICAL N/A, HORIZONTAL 1"=20', PLOTTING SCALE: 1:1, FILE NAME: 24-203

SHEET: **C1**