

**SITE PLAN NOTES**

1. NAME OF PROJECT:  
RNL HOMES OFFICE HEADQUARTERS

2. ADDRESS:  
3339 UNIVERSITY DR. EAST  
BRYAN, TEXAS 77802

3. OWNER:  
DAVILA RICARDO REYNA  
3508 DOVECOTE CT.  
BRYAN, TEXAS 77808

4. CIVIL ENGINEER:  
WALKER PARTNERS, LLC  
2700 EARL RUDDER FRWY, SUITE 1600  
COLLEGE STATION, TEXAS 77845

5. THE ZONING OF THE SUBJECT PROPERTY IS PLANNED DEVELOPMENT-MIXED USE DISTRICT (PD-M) AS DEFINED IN ORDINANCE NO. 1153, APPROVED BY BRYAN CITY COUNCIL ON DECEMBER 16, 1999.

6. ALL SIGNAGE WILL BE PERMITTED SEPARATELY.

**PARKING DATA**

REQUIRED: RETAIL: 5,728 SF/250=22  
OFFICE: 13,720 SF/300=47  
69 TOTAL SPACES

PARKING PROVIDED: 75 STANDARD  
3 ACCESSIBLE  
78 TOTAL SPACES  
(1 VAN ACCESSIBLE)

**LEGEND**

	BUILDING		FIRE LANE STRIPING
	SIDEWALK		ADA ACCESSIBLE ROUTE
	FIRE TRUCK		CONCRETE TRUCK WASH OUT AREA
	VEHICLE LAY-OF-HOSE (VHL) FROM TRUCK TO FARTHEST POINT OF A STRUCTURE MUST BE 150 FEET OR LESS.		
	VEHICLE LAY-OF-HOSE (VHL) FROM TRUCK LOCATION NECESSARY TO SERVE A STRUCTURE TO HYDRANT MUST BE 300 FEET OR LESS.		

**GENERAL NOTES**

1. CONTRACTOR TO REFERENCE MEP DRAWINGS FOR PROPOSED TRANSFORMER AND LIGHT POLE INSTALLATION.

2. CIVIL PLANS AND SPECIFICATIONS SHALL GOVERN FOR MATERIALS, LINES, AND GRADES FOR WATER, WASTEWATER, AND STORM SEWER SHOWN. LANDSCAPE PLANS AND SPECIFICATIONS SHALL GOVERN FOR MATERIALS, LINES, AND GRADES FOR SURFACE IMPROVEMENTS WITHIN THE PROPERTY LINE.

3. CONTRACTOR TO REFERENCE ARCHITECTURAL PLANS FOR ACCESSIBLE PARKING AND PATHWAYS.

4. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.

5. P.U.E. REFERS TO PUBLIC UTILITY EASEMENT.

6. P.A.E. REFERS TO PUBLIC ACCESS EASEMENT. EASEMENT DEDICATED FOR PROPERTY OWNERS AND TENANTS OF LOT 3R, 4R, AND 5R TO PROVIDE SHARED DRIVEWAY ACCESS IN ACCORDANCE WITH SHARED USE AGREEMENT.

7. 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 RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

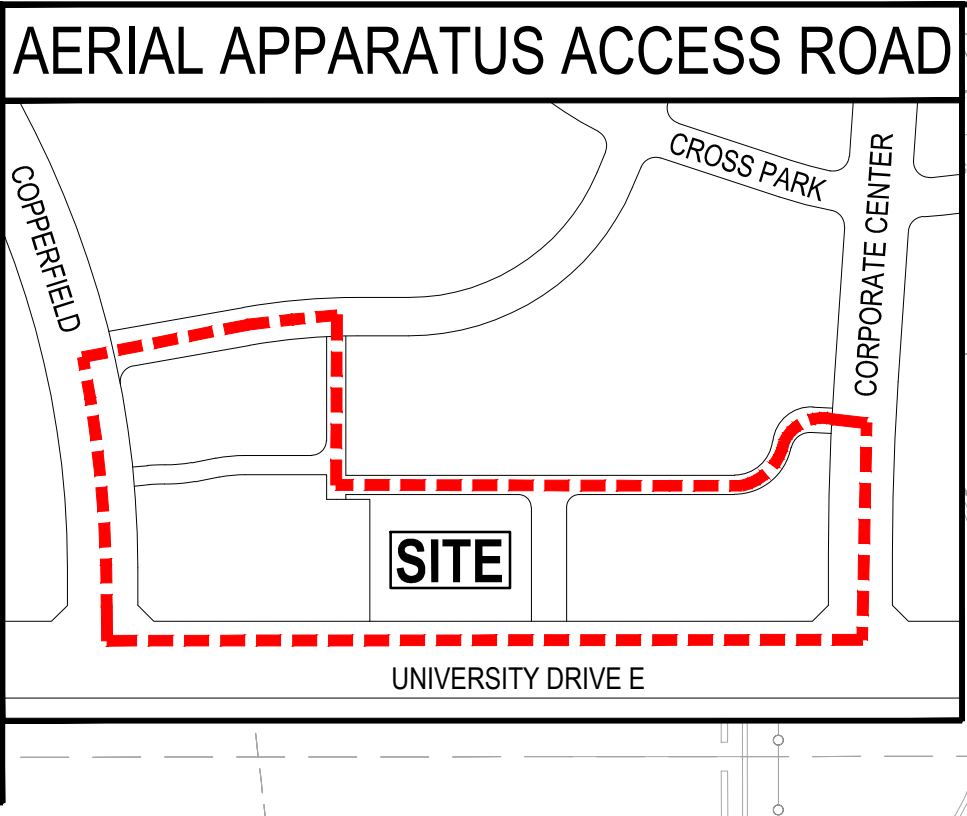
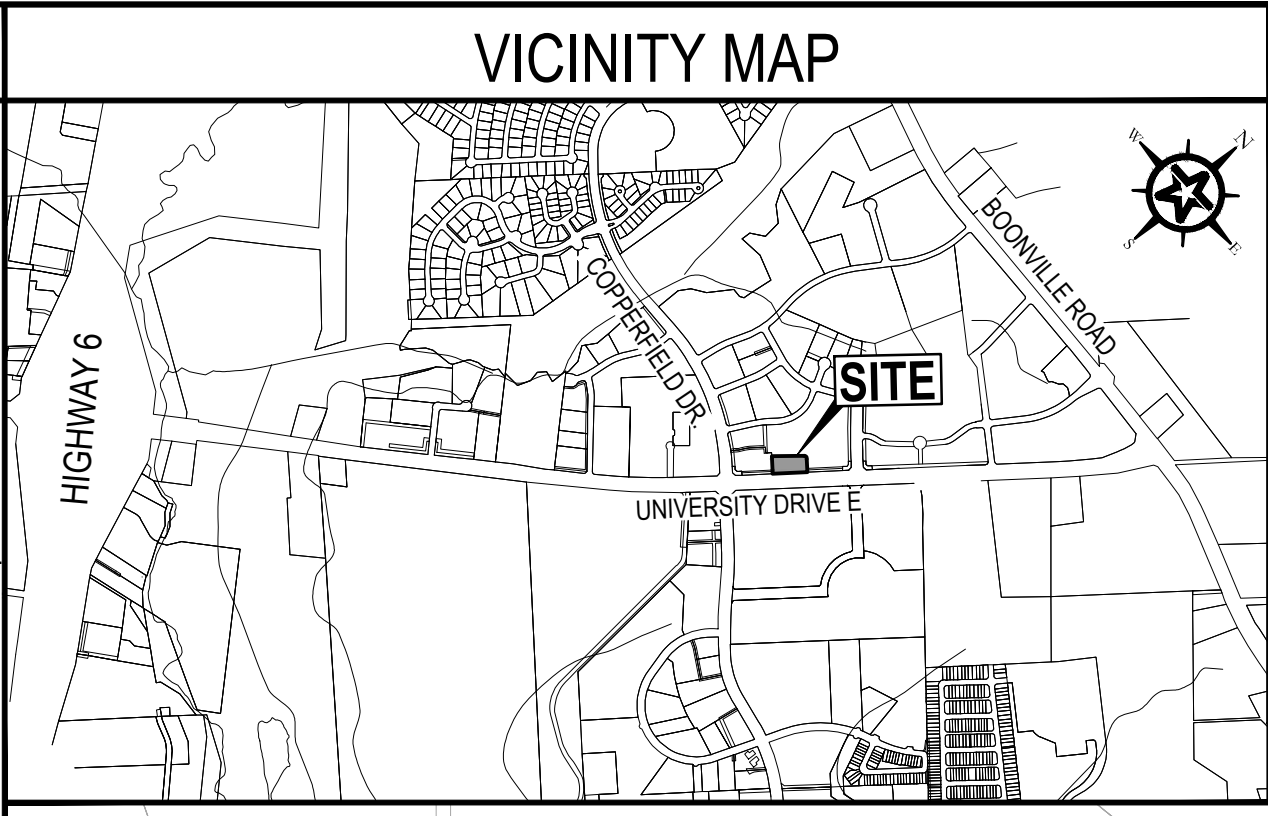
8. PROPOSED 6" FIRE LINE LOCATION IS TENTATIVE AND SHALL BE CONFIRMED BY OWNERSHIP PRIOR TO CONSTRUCTION. INSTALLATION OF THIS LINE IS DEPENDENT UPON FINAL TENANT OCCUPANCY AND MAY NOT BE REQUIRED.

9. BEFORE DUMPSTER ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE, AT (979) 209-5900 FOR AN ON SITE REVIEW.

10. IF ANY CHANGES ARE MADE TO THE DUMPSTER ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.

11. ALL-WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNERS EXPENSE.

12. ACCORDING TO FEMA FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0330F, EFFECTIVE APRIL 2, 2014, THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DESIGNATED FLOODPLAIN.



PROPERTY LINE TABLE					
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L7	N 47°49'48" W	178.16'	L10	N 42°10'12" E	37.65'
L8	S 42°10'12" W	270.42'	L11	S 47°49'48" E	190.33'
L9	S 47°49'48" E	7.84'	L12	N 42°10'12" E	252.77'

PROPERTY CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BRG.	CHORD DIST.
C5	90°0'00"	20.00'	31.42'	S 87°10'12" W	28.28'

**WATER & SEWER DEMAND**

**BUILDING 'A' DOMESTIC WATER DEMAND:**  
WATER SUPPLY FIXTURE UNITS: 120  
MAX. FLOW PER IPC TABLE E103.3(3): 48 GPM  
AVG. FLOW: 25 GPM

**FIRE FLOW:** (RE: GENERAL NOTE 7)  
LARGEST BLDG: 19,114 SF CONSTRUCTION TYPE II-B  
FIRE FLOW: 3,000 GPM  
FIRE FLOW WITH IFC APPENDIX B105.2  
REDUCTION: 1,500 GPM

**SEWER DEMAND:**  
DRAINAGE FIXTURE UNITS: 180  
MAX. FLOW PER IPC TABLE E103.3(3): 85.5 GPM  
PEAK FLOW: 61 GPM

NOTE: FIXTURE COUNTS ARE CURRENTLY ESTIMATED AND WILL NOT BE PERMANENT UNTIL TENANTS ARE DETERMINED AND TENANT PLANS ARE SENT TO ENGINEER.

- KEY NOTES**
- PROPOSED 6" FEBCO 856 DCDA BACKFLOW ASSEMBLY IN CONCRETE VAULT (PRIVATE)
  - EXISTING 8" WASTEWATER LINE
  - PROPOSED 6" WASTEWATER LINE (PRIVATE)
  - PROPOSED 4" DIA. WASTEWATER MANHOLE (PRIVATE)
  - CONNECT PROPOSED MANHOLE TO EXISTING WWL
  - PROPOSED 6" WATER SERVICE (FIRE) CONNECTION TO EXISTING 8" WATER MAIN (PRIVATE) (RE: GEN NOTE 8)
  - PROPOSED 2" DOMESTIC WATER LINE (PRIVATE)
  - PROPOSED 6" FIRE LINE (RE: GENERAL NOTE 7) (PRIVATE)
  - PROP. 1" DOMESTIC WATER METER, PROP. 1" FEBCO LF860 RPZA BACKFLOW ASSEMBLY IN WATTS WB-2 WEATHERPROOF ENCLOSURE (ALL PRIVATE)
  - TRANSITION PROPOSED CURB HEIGHT FROM 6" TO 16"
  - PROPOSED UNDERGROUND ELECTRIC 3-2" CONDUIT @ MIN. 4" DEPTH. REFERENCE MEP PLANS FOR EXTERIOR CONNECTION TO BUILDING. CONTRACTOR SHALL CONFORM WITH ALL BTU REQUIREMENTS. (PRIVATE)
  - EXISTING FIRE HYDRANT TO REMAIN
  - EXISTING GRATE INLET
  - PROPOSED JUNCTION BOX (PRIVATE)
  - PROPOSED GRATE INLET (PRIVATE)
  - PROP. 1" SERVICE SADDLE, PROP. 1" SENSUS SRII IRRIGATION METER, PROP. 1" WATTS 008 DC BACKFLOW ASSEMBLY IN METER BOX, (ALL PRIVATE)
  - PROPOSED TIRE STOP (15 EA)
  - PROPOSED 7X7 BTU TRANSFORMER PAD (3) 2" PRIMARY CONDUIT STUBBED OUT, MARKED, CAPPED BTU TEE POST
  - PROPOSED PIPE BOLLARDS (2 EA)
  - PROPOSED UNDERGROUND FIBER TO BE INSTALLED BY THE CONTRACTOR FROM THE EXISTING FRONTIER BOX TO THE PROPOSED MECHANICAL ROOM INSIDE THE BUILDING. COORDINATE WITH MEP ENGINEER PRIOR TO INSTALLATION

**LOT DESCRIPTION & ACREAGE**

1.354 AC. LOT 5R, BLK 4. PARK HUDSON PH. 4  
DAVILA RICARDO REYNA, OWNER, VOLUME 19494, PAGE 144  
BRAZOS COUNTY PLAT RECORDS

GRAPHIC SCALE: 0 5 10 20 40'

ISSUE	DESCRIPTION	DATE

**Walker Partners**  
engineers | surveyors  
T.B.P.E. Registration No. 8053

**RNL HOMES**

**RNL HOMES OFFICE HEADQUARTERS**

**OVERALL SITE PLAN**

12/10/2025  
DATE

LEE C. SCHROEDER, P.E.  
LEE C. SCHROEDER, III

DESIGNED BY: LCS  
DRAFTED BY: LCS/HBS  
CHECKED BY: DPS  
REVIEWED BY: DPS  
PROJECT NO: 4-01139.09  
DRAWING NO: **G004**  
SHEET OF

