

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 FWY, 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.

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 (719) 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.

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.

VICINITY MAP

AERIAL APPARATUS ACCESS ROAD

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°00'00"	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

1 PROPOSED 6" FEBCO 856 DCDA BACKFLOW ASSEMBLY IN CONCRETE VAULT (PRIVATE)
2 EXISTING 8" WASTEWATER LINE
3 PROPOSED 6" WASTEWATER LINE (PRIVATE)
4 PROPOSED 4" DIA. WASTEWATER MANHOLE (PRIVATE)
5 CONNECT PROPOSED MANHOLE TO EXISTING WWL
6 PROPOSED 6" WATER SERVICE (FIRE) CONNECTION TO EXISTING 8" WATER MAIN (PRIVATE) (RE: GEN NOTE 8)
7 PROPOSED 2" DOMESTIC WATER LINE (PRIVATE)
8 PROPOSED 6" FIRE LINE (RE: GENERAL NOTE 7) (PRIVATE)
9 PROP. 1" DOMESTIC WATER METER, PROP. 1" FEBCO LP800 RPZA BACKFLOW ASSEMBLY IN WATTS WB-2 WEATHERPROOF ENCLOSURE (ALL PRIVATE)
10 TRANSITION PROPOSED CURB HEIGHT FROM 6" TO 16"
11 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)
12 EXISTING FIRE HYDRANT TO REMAIN
13 EXISTING GRATE INLET
14 PROPOSED JUNCTION BOX (PRIVATE)
15 PROPOSED GRATE INLET (PRIVATE)
16 PROP. 1" SERVICE SADDLE, PROP. 1" SENSUS SRII IRRIGATION METER, PROP. 1" WATTS 009 DC BACKFLOW ASSEMBLY IN METER BOX, (ALL PRIVATE)
17 PROPOSED TIRE STOP (15 EA)
18 PROPOSED 7X7 BTU TRANSFORMER PAD (3) 2" PRIMARY CONDUIT STUBBED OUT, MARKED, CAPPED BTU TEE POST
19 PROPOSED PIPE BOLLARDS (2 EA)
20 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

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 Lee C. Schroeder, P.E.
DATE
DESIGNED BY: LCS
DRAFTED BY: LCS/HBS
CHECKED BY: DPS
REVIEWED BY: DPS
PROJECT NO: 4-01139.09
DRAWING NO: G004
SHEET OF 1
STATE OF TEXAS
LEE C. SCHROEDER, III
149020
PROFESSIONAL ENGINEER
CENS