

A map of the City of San Antonio showing the location of the proposed site. The site is marked with a black dot and labeled "SITE LOCATION" with a leader line. The city limits are indicated by a thick black line and labeled "CITY LIMITS". The map shows various residential streets and a large, irregularly shaped area that appears to be a park or undeveloped land. A north arrow and a scale of 1" = 1000' are provided in the bottom right corner.

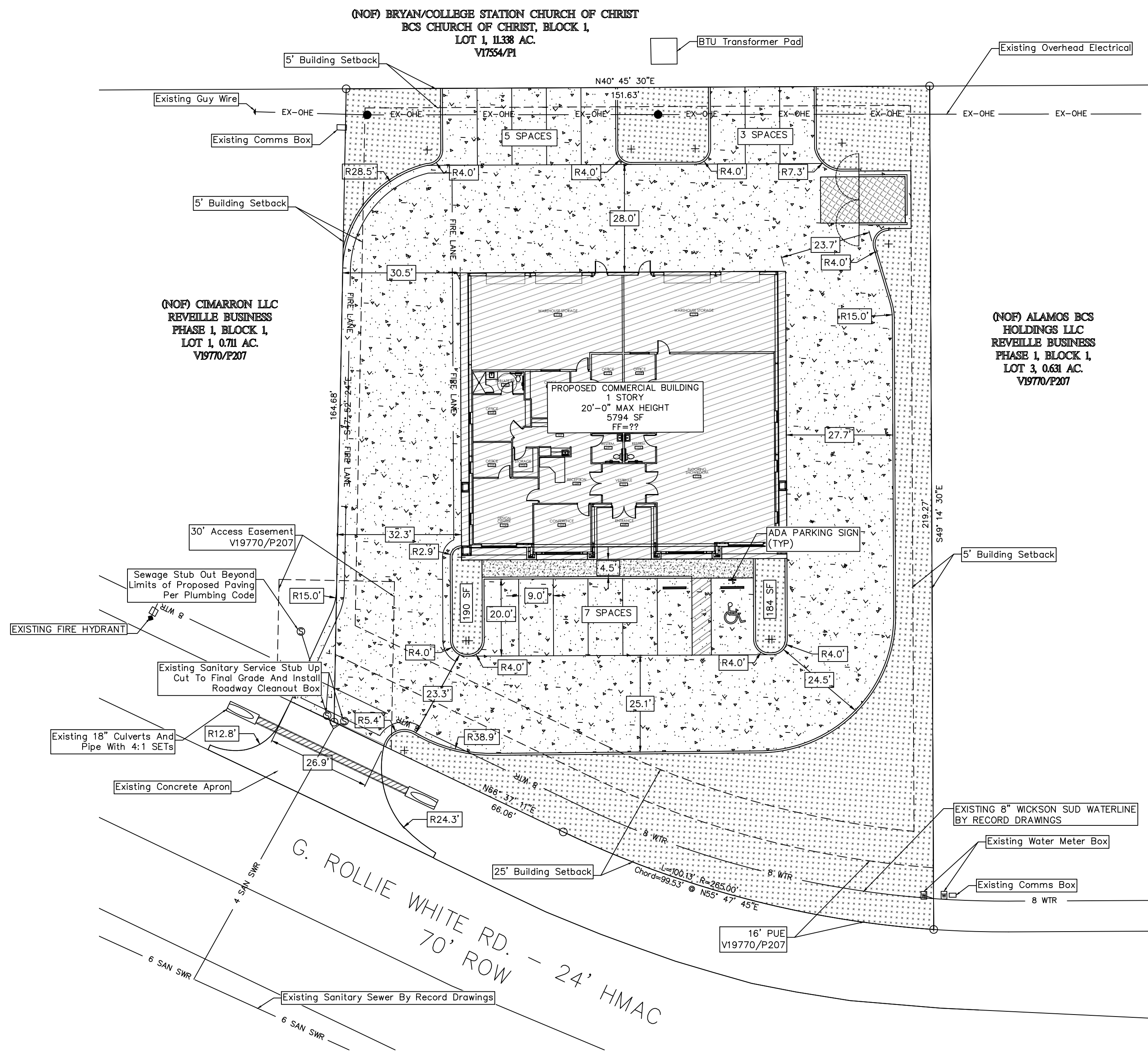
OWNER: Jason Dent 11400 SH 30, Suite 1601 College Station TX, 77845	SURVEYOR: McClure and Browne Engineering/Surveying, Inc. 1008 Woodcreek Dr Suite 103 College Station TX, 77845 979-693-3838
ENGINEER: CIVIL CONSTRUCTORS INC 1061 INNOVATION DR BRYAN TX 77808 979-690-7711	

PARKING REQUIREMENT TABLE	
BUILDING SIZE	5321.3 SF GFA
GENERAL OFFICE	1914.3 1 PER 300 SF GFA
ENCLOSED SHOWROOM	1551.4 1 PER 400 SF GFA
ENCLOSED STORAGE	1697.3 1 PER 900 SF GFA
TOTAL REQUIRED	12.15 EA
SPACES PROVIDED	14 REGULAR 1 ADA 15 TOTAL

	AREA (SF)	% COVER	C_i
TOTAL LOT AREA	30465		
BUILDING	6310	18.3%	0.94
PARKING	15771	45.7%	0.93
SIDEWALK	330	1.0%	0.93
LANDSCAPE	8054	23.3%	0.25

C_avg	0.75
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1. All building dimensions shown are to edge of concrete slab and include required ledges unless otherwise specified.
2. Current Zoning Commercial District (C-3), approved by Bryan City Council September 13, 2022 per Ordinance No. 2579.
3. Regardless of grades specified, maximum ditch cross slope to be 4:1.
4. HVAC Units to be roof mounted
5. All Business Signs are not a part of this submittal and will be permitted separately
6. Building information is based on Preliminary Architectural drawings by Winchester Architects
7. Subgrade stabilization for paved areas to be per geotechnical investigation
8. All site paving to be rigid concrete pavement and meet or exceed recommendations for thickness and strength given in Geotechnical report
9. All minimum setbacks shall conform to City of Bryan Code of Ordinances
10. Before dumpster enclosure construction/modifications begin, contact Solid Waste at (979) 209-5900 for an on-site review.
11. If any changes are made to the enclosure plan during the construction phase, please contact Solid Waste to review modifications
12. Dumpster enclosure to be constructed of CMU block walls and wood gates 6' minimum height meeting the requirement of Solid Waste and City of Bryan
13. All-weather access route must be maintained and repaired at the business owner's expense.
14. Dumpster pad and approach to be minimum 8" concrete paving with #5 rebar at 12" OCEW
15. Hydrologic calculations based on drainage report prepared by McClure and Browne Engineering dated 2024-03-28 with average rational method coefficient of 0.75 for lot area.
 - 15.1. Based on proposed improvements calculated ($C_{avg}=0.75$), no additional detention required.
 - 15.2. C values based on Table C-3 from BCS United Stormwater Design Guidelines
16. Entry culvert diameter provided by Engineer of Record Reville Business Park Ph 1
17. According to FEMA FIRM 48041C0220F (effective 4-2-2014), no portion of this site is located within a 100-year Zone A flood hazard area
18. Fencing is not planned for this site



	CONCRETE PAVING W/ #4 @ 18" OCEW
	8" CONCRETE DUMPSTER PAD W/ #5 @ 12" OCEW
	CONCRETE SIDEWALK
	LANDSCAPE AREAS

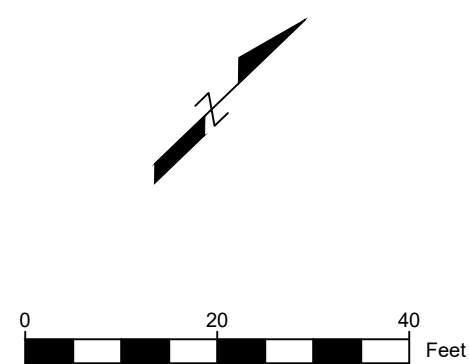
12'x12' Dumpster Pad
Interior Clearance
12'x10' Minimum

10.0'

12.0'

12.0' Minimum

22.0' Max 2% Grade Change



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**JAXSIR OFFICE
BRYAN TEXAS**

SITE PLAN

[illegible]

OWNER/DEVELOPER
JaxSir
11400 SH 30, Suite 1601
College Station TX 77844
(979)-500-3124

C1

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FIRE SUPPLY PLAN

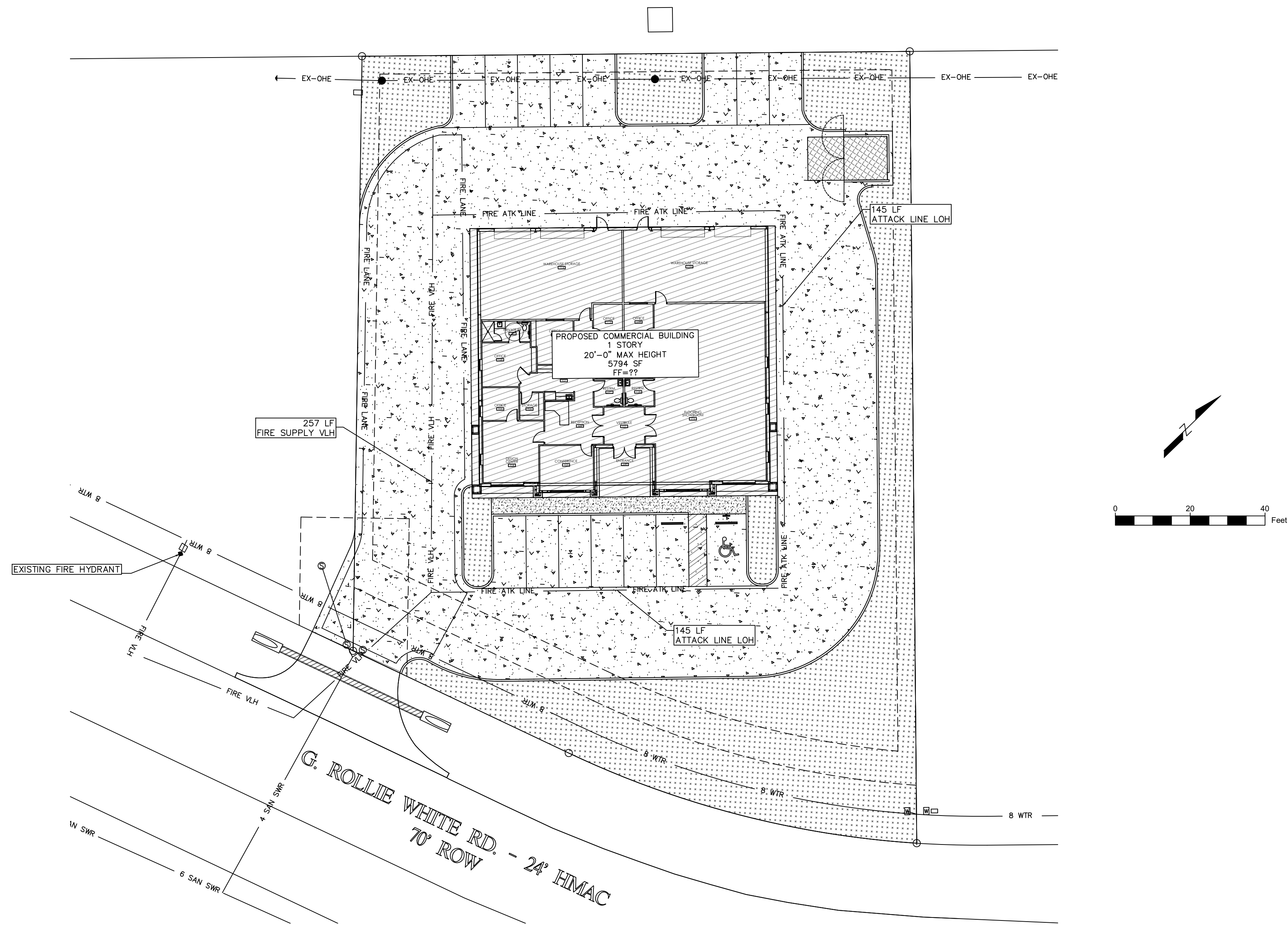
REVISIONS REV# DATE	DESCRIPTION

OWNER/DEVELOPER
Jaxsir
11400 SH 30, Suite 1601
College Station TX 77845
(979) 500-3124

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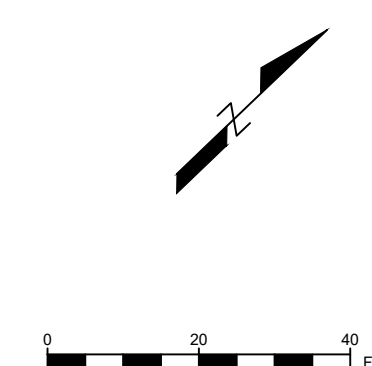
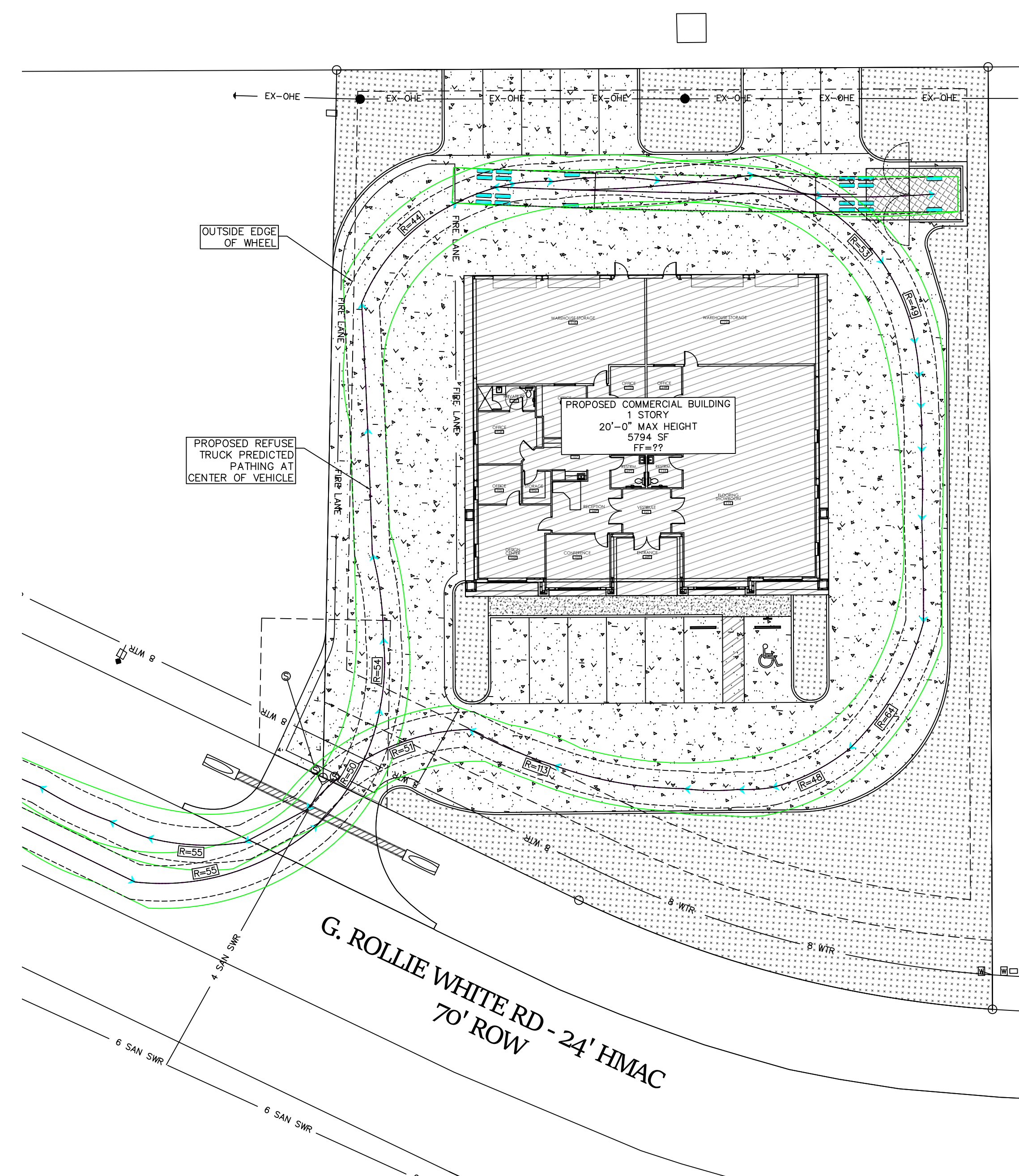
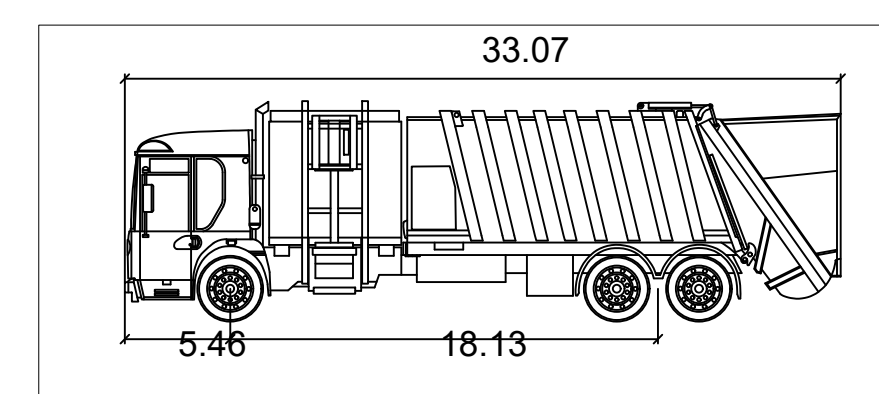
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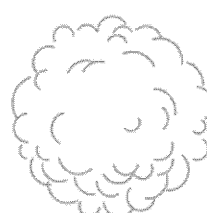
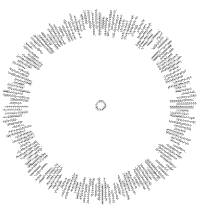
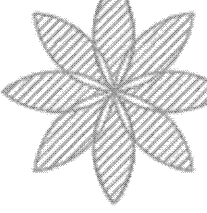
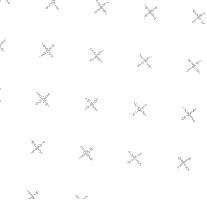
TURNING RADIUS ANALYSIS

[illegible]

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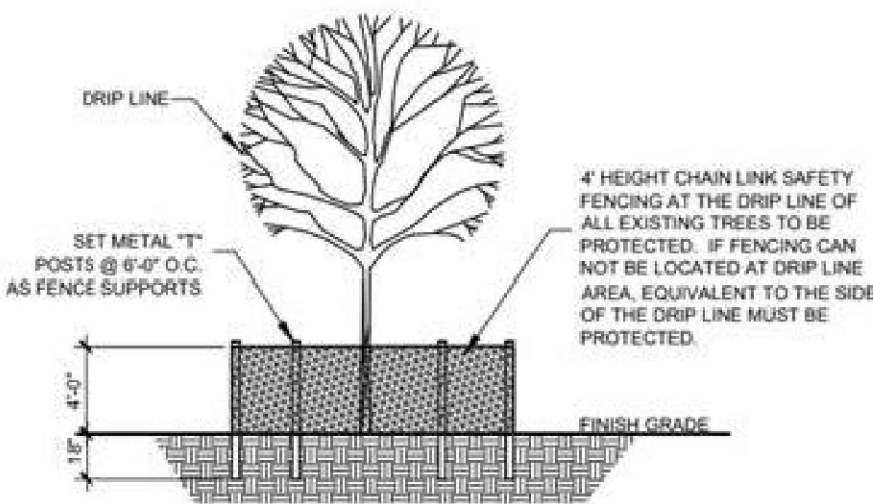
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Symbol	Size	Official Name	Quant	SF Value	Total (SF)
	>3" CALIPER	Canopy Tree	4	250	1000
	1.5"-3" CALIPER	Non-Canopy Tree	8	100	800
	2-15 GALLON	Shrub	115	10	1150
	COVER	Bermuda Grass	513.54		513.54
Total Area Provided					3463.54
			Required	Provided	
Total Lot Area Developed			22824	SF	
15% of Developed Area			3423.6	3463.54	SF
Total Area Allocated for Trees (50% of Total)			1711.80	1800.00	SF
Minimum Allocated for Canopy Trees (50% of all Trees)			855.90	1000.00	SF
Maximum Allocated for Grass (15%)			513.54	513.54	SF

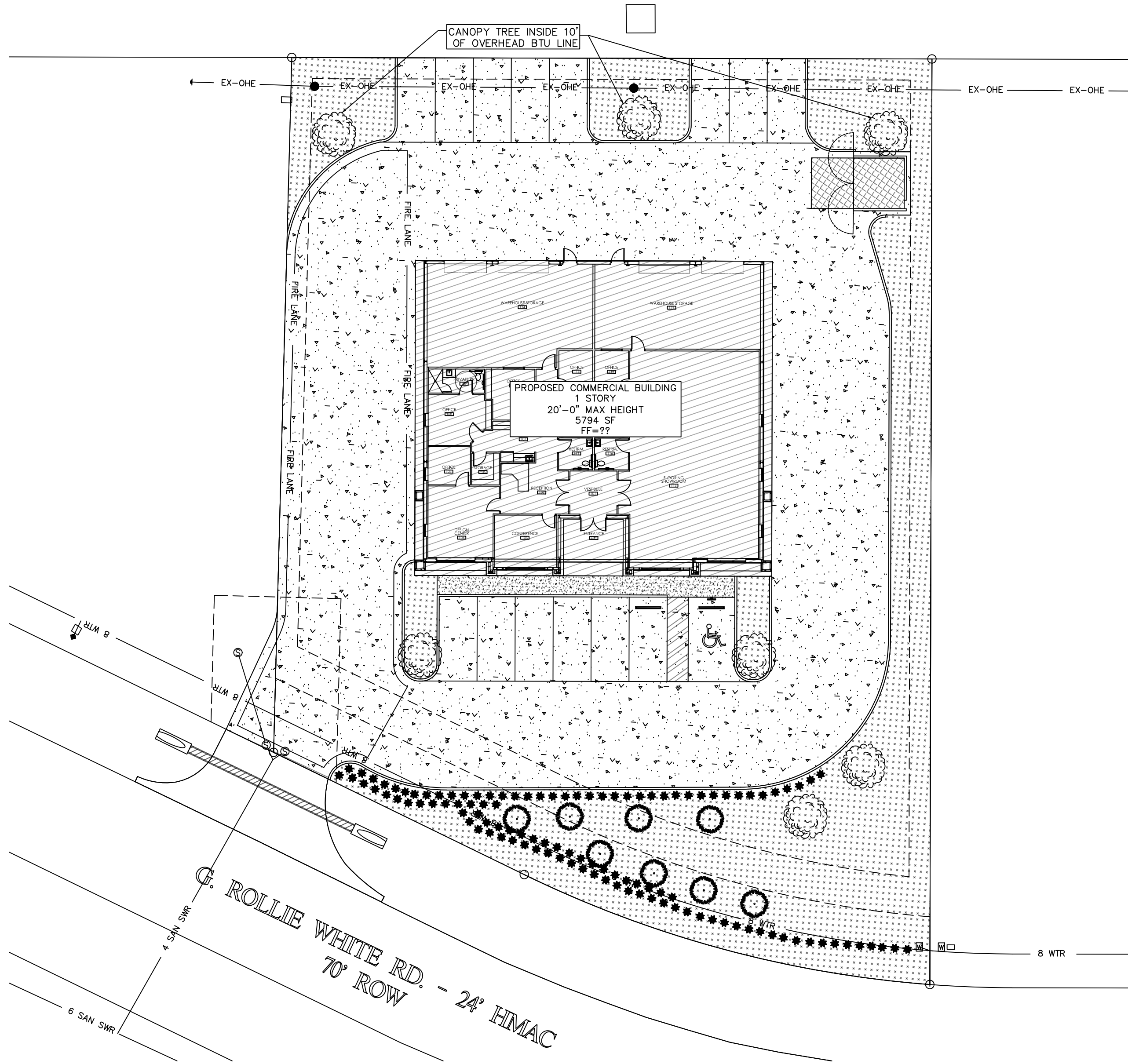
- Landscape Notes:
- All landscaping and irrigation to meet City of Bryan Municipal Code standards.
 - Owner to provide hose bib locations within 150 feet of all landscaping areas or provide underground sprinkler system.
 - All canopy and non-canopy trees species to meet those given in 62-482 of City of Bryan Municipal Code.
 - No trees other than those species listed as a non-canopy tree on the approved tree list may be planted under or within ten lateral feet of an overhead utility wire, or over or within five lateral feet of any public underground water line, sewer line or other utility.
 - Shrubs and hedges used for screening shall be at least three feet in height at the time a request for certificate of occupancy is made.

- NOTES:
- FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
 - NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.



F
1 TREE PROTECTION DETAIL

NOT TO SCALE



REVISIONS	REV#	DATE	DESCRIPTION

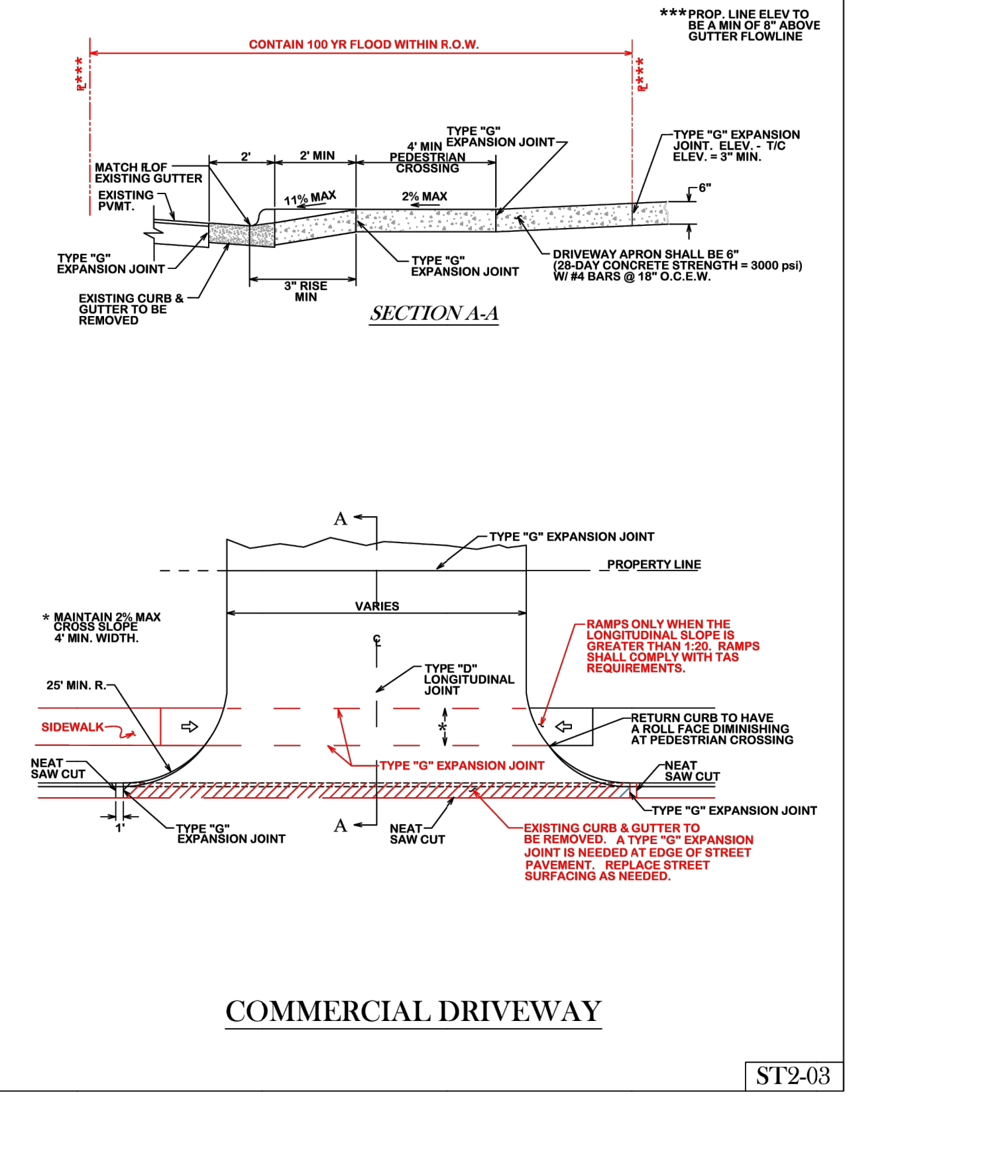
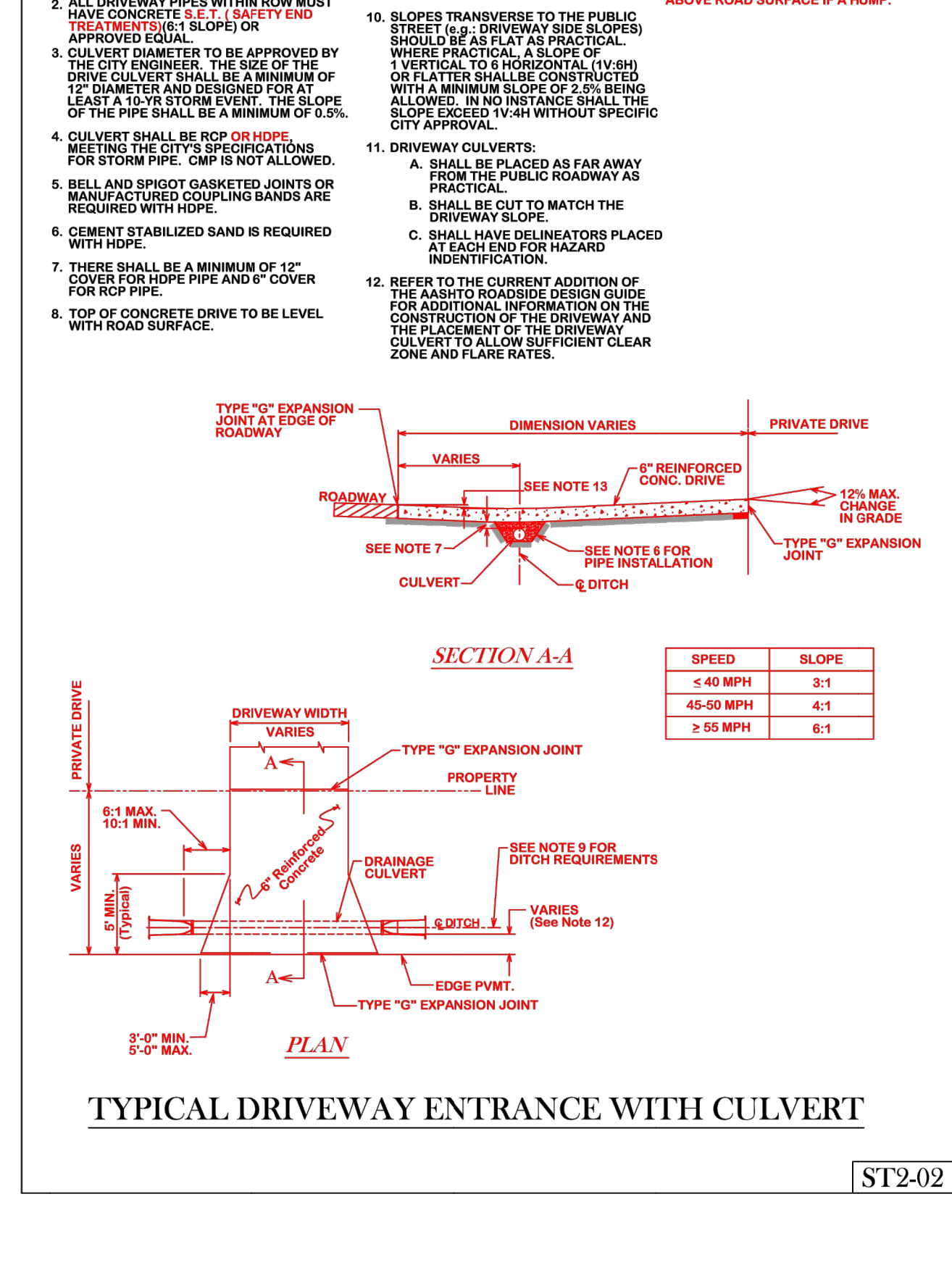
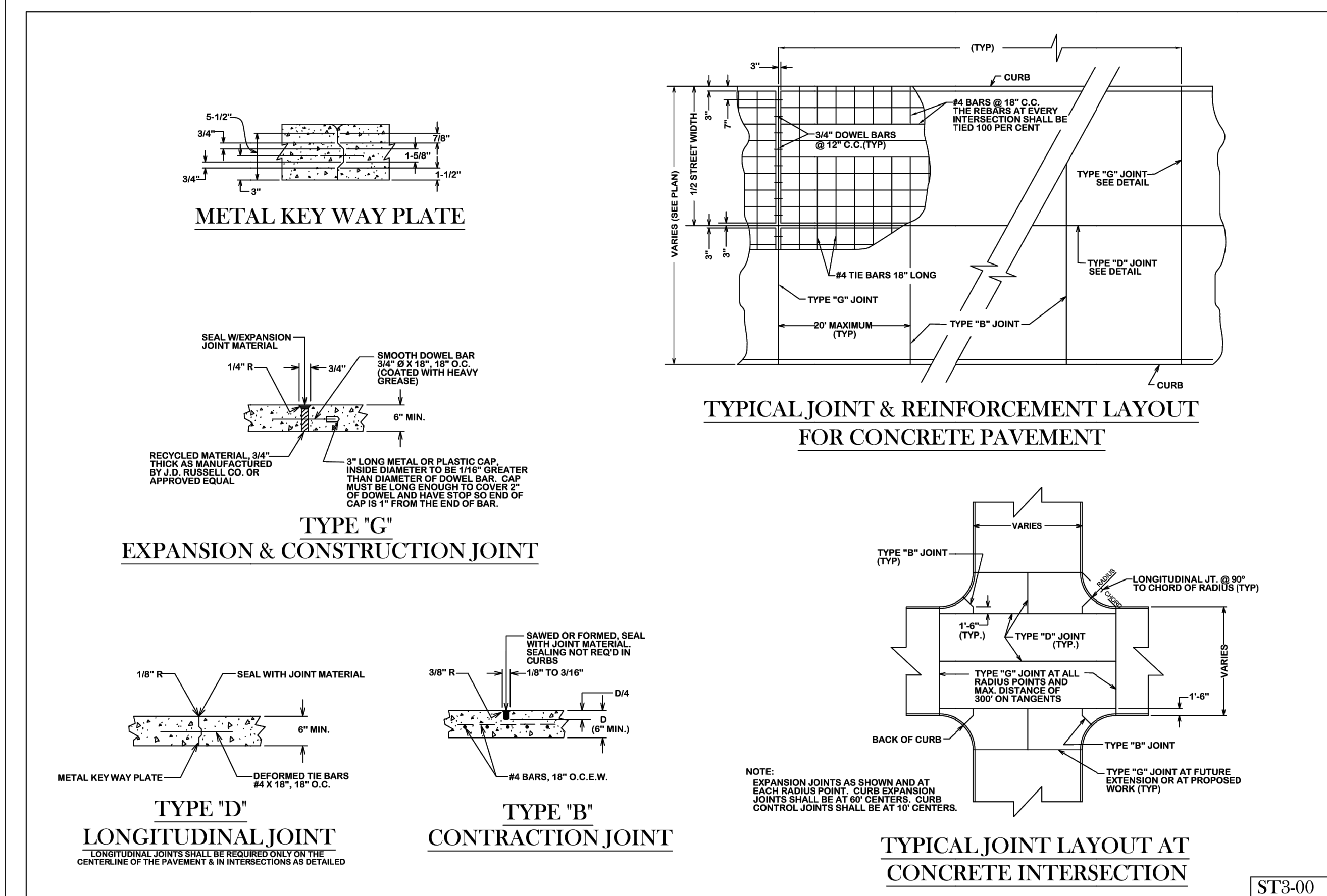
TAXSIR OFFICE
BRYAN TEXAS

Street Details

[illegible]

OWNER/DEVELOPER
JaxSir
11400 SH 30, Suite 1601
College Station, TX 77841

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REVISIONS:

**BRYAN - COLLEGE STATION
STANDARD STREET DETAILS**

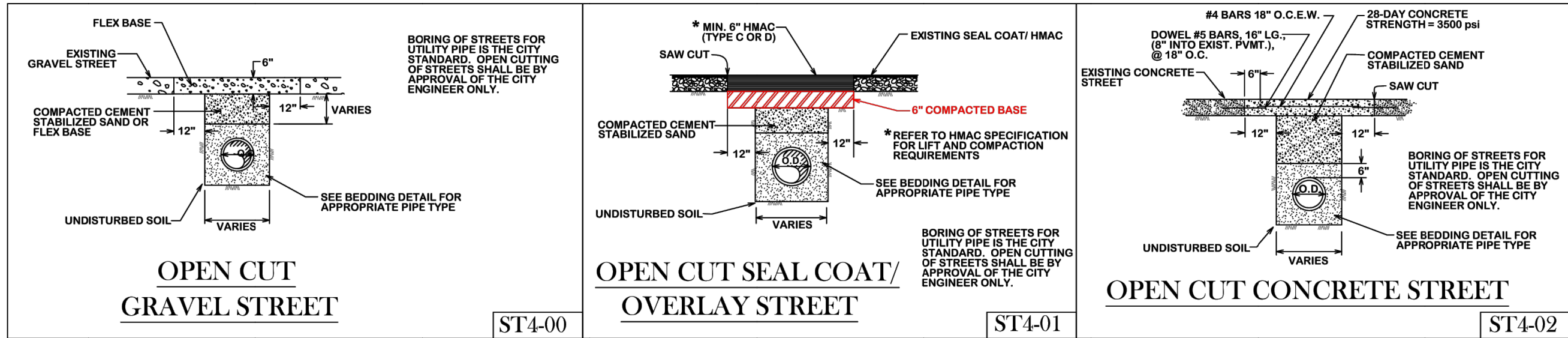


CITY OF BRYAN
The Good Life, Texas Style.™

DRAWN BY:	B.I.
DATE:	12/2020
SCALE:	NTS
APPROVED:	W. P. K.

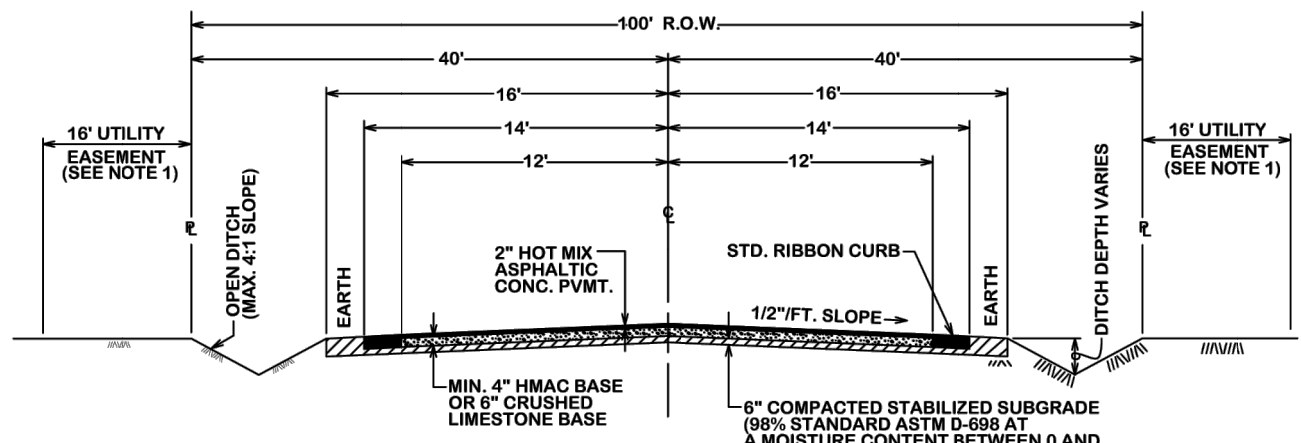
FIGURE:
ST1
SHEET 1 OF 2

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	RESIDENTIAL SECTION	COLLECTOR SECTION
PAVEMENT WIDTH	24	30
R.O.W. WIDTH	70	100

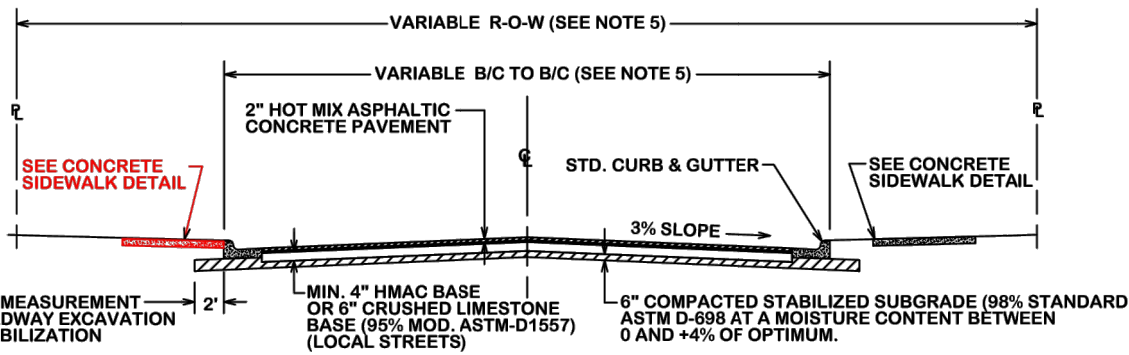
- NOTES:
1. RURAL SECTIONS WILL NOT REQUIRE 16" EASEMENTS PARALLEL TO R.O.W. WITHIN CITY LIMITS.
 2. WITHIN ETJ AREA, RURAL SECTIONS SHALL FOLLOW COUNTY SPECS AND STANDARDS



TYPICAL RURAL ROAD RIBBON CURB SECTION

ST4-03

- NOTES:
1. ALL SUBGRADES SHALL BE STABILIZED.
 2. FOR SUBGRADES WITH PI > 15 AND % PASSING THE #200 SIEVE > 35%, USE LIME STABILIZATION.
 3. FOR SUBGRADES WITH PI < 7 AND % PASSING THE #200 SIEVE < 35%, USE PORTLAND CEMENT STABILIZATION.
 4. SIDEWALK PLACEMENT VARIES WITH EACH LOCATION AND WILL BE DETERMINED BY THE ENGINEER.
 5. REFER TO BICS UNIFIED DESIGN GUIDELINE MANUAL FOR ACCEPTED RIGHT OF WAY AND PAVEMENT WIDTH.
 6. COLLECTOR STREETS WILL BE REQUIRED TO USE 8" HMA BASE OR 6" CRUSHED LESTONE BASE AND STABILIZED SUBGRADE IN ACCORDANCE WITH THE BICS UNIFIED DESIGN GUIDELINE MANUAL OR AS DIRECTED BY CITY ENGINEER.

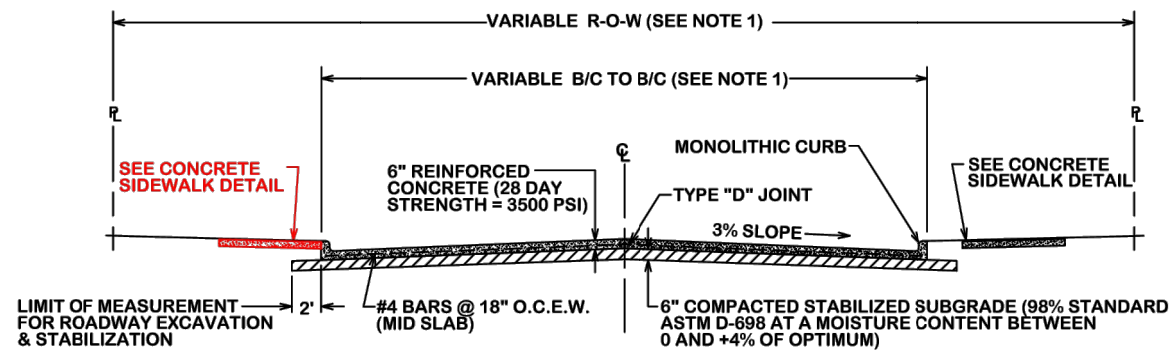


TYPICAL STREET SECTION

ASPHALTIC CONCRETE PAVEMENT

ST4-04

- NOTES:
1. REFER TO BICS UNIFIED DESIGN GUIDELINE MANUAL FOR ACCEPTED RIGHT OF WAY AND PAVEMENT WIDTH.
 2. COLLECTOR STREETS WILL BE REQUIRED TO USE 8" REINFORCED CONCRETE (28 DAY STRENGTH = 3500 PSI)



TYPICAL STREET SECTION

REINFORCED CONCRETE PAVEMENT

ST4-05

BRYAN - COLLEGE STATION
STANDARD STREET DETAILS



DRAWN BY: B.I.
DATE: 12/2020
SCALE: NTS
APPROVED: W. P. K.

FIGURE:
ST2
SHEET 2 OF 2

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JAXSIR OFFICE
BRYAN TEXAS

Street Details

REVISIONS
REV# DATE DESCRIPTION

OWNER/DEVELOPER
JaxSir
11400 SH 30, Suite 1601
College Station TX 77845
(979)-500-3124

REV#	DATE	DESCRIPTION

OWNER/DEVELOPER
JaxStr
11400 SH 30, Suite 1601
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BRYAN - COLLEGE STATION
STANDARD SIDEWALK DETAILS



DRAWN BY: C.L.M.
DATE: 08-01-12
SCALE: N T S
APPROVED: W. P. K.
FIGURE:
SW
SHEET 1 OF 1

REVISIONS:

- PEDESTRIAN FACILITIES
GENERAL NOTES:**
1. ALL SLOPES ARE MAXIMUM ALLOWABLE. THE LEAST POSSIBLE SLOPE THAT WILL STILL DRAIN PROPERLY SHOULD BE USED. ADJUST CURB RAMP LENGTH OR GRADE OF APPROACH SIDEWALKS AS DIRECTED.
 2. LANDINGS SHALL BE A 6' X 8' MINIMUM WITH A MAXIMUM 2% SLOPE IN ANY DIRECTION.
 3. MANEUVERING SPACE AT THE BOTTOM OF CURB RAMP SHALL BE A MINIMUM OF 4' X 4' WHOLLY CONTAINED WITHIN THE CROSSWALK AND WHOLLY OUTSIDE THE PARALLEL VEHICULAR TRAVEL PATH.
 4. MAXIMUM ALLOWABLE CROSS SLOPE ON SIDEWALK AND CURB RAMP IS 2%.
 5. CURB RAMP WITH RETURNED CURBS MAY BE USED ONLY WHERE PEDESTRIANS WOULD NOT NORMALLY WALK ACROSS THE RAMP. EITHER BECAUSE THE ADJACENT SURFACE IS PLANTING OR OTHER NON-WALKING SURFACE OR BECAUSE THE SIDE APPROACH IS SUBSTANTIALLY OBSTRUCTED. OTHERWISE, PROVIDE FLARED SIDES.
 6. ADDITIONAL INFORMATION ON CURB RAMP LOCATION, DESIGN, LIGHT REFLECTIVE VALUE AND TEXTURE MAY BE FOUND IN THE CURRENT EDITION OF THE TEXAS ACCESSIBILITY STANDARDS (TAS) AND 15 TAC 86.102.
 7. TO SERVE AS A PEDESTRIAN REFUGE AREA, THE MEDIAN SHOULD BE A MINIMUM OF 8' WIDE. MEDIANS SHOULD BE DESIGNED TO PROVIDE ACCESSIBLE PASSAGE OVER OR THROUGH THEM.
 8. CROSSWALK DIMENSIONS, CROSSWALK MARKINGS AND STOP BAR LOCATIONS SHALL BE AS SHOWN ELSEWHERE IN THE PLANS. AT INTERSECTIONS WHERE CROSSWALK MARKINGS ARE NOT REQUIRED, CURB RAMP SHALL BE ALIGNED WITH THEORETICAL CROSSWALKS, OR AS DIRECTED BY THE ENGINEER.
 9. EXISTING FEATURES THAT COMPLY WITH TAS MAY REMAIN IN PLACE UNLESS OTHERWISE SHOWN ON THE PLANS.
 10. HANDRAILS ARE NOT REQUIRED ON CURB RAMP. PROVIDE CURB RAMP WHEREVER ON ACCESSIBLE ROUTE CROSSES (PENETRATES) A CURB.
 11. SEPARATE CURB RAMP AND LANDINGS FROM ADJACENT SIDEWALK AND ANY OTHER ELEMENTS WITH PERMOL OR BOARD JOINT OF 3/4" UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 12. PROVIDE A SMOOTH TRANSITION WHERE THE CURB RAMP CONNECTS TO THE STREET.
 13. FLARE SLOPE SHALL NOT EXCEED 10% MEASURED ALONG CURB LINE.

- DETECTABLE WARNINGS
GENERAL NOTES:**
1. CURB RAMP MUST CONTAIN A DETECTABLE WARNING SURFACE THAT CONSISTS OF RAISED TRUNCATED DOMES COMPLYING WITH SECTION 4.09 OF THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE SURFACE MUST CONTRAST VISUALLY WITH ADJOINING SURFACES, INCLUDING SIDE FLARE. FURNISH DARK BROWN OR UNCOLORED CONCRETE, UNLESS SPECIFIED ELSEWHERE IN THE PLANS.
 2. DETECTABLE WARNING SURFACES MUST BE SLIP RESISTANT AND NOT ALLOW WATER TO ACCUMULATE.
 3. ALONG TRUNCATED DOMES IN THE DIRECTION OF PEDESTRIAN TRAVEL WHEN ENTERING THE STREET.
 4. SHADED AREAS ON SHEETS 3 AND 4 INDICATE THE APPROXIMATE LOCATION FOR THE DETECTABLE WARNING SURFACE FOR EACH CURB RAMP TYPE.
 5. DETECTABLE WARNING SURFACES SHALL BE A MINIMUM OF 24" IN DEPTH IN THE DIRECTION OF PEDESTRIAN TRAVEL, AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR LANDING WHERE THE PEDESTRIAN ACCESS ROUTE ENTERS THE STREET.
 6. DETECTABLE WARNING SURFACES SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS A MINIMUM OF 6" AND A MAXIMUM OF 10" FROM THE EXTENSION OF THE FACE OF CURB. DETECTABLE WARNING SURFACES MAY BE CURVED ALONG THE CORNER RADIUS.
 7. ACCEPTABLE PAVEMENT MATERIAL SHALL BE CLAY, VITRIFIED POLYMER COMPOSITE, PRECAST POLYMER CONCRETE AND CONCRETE.
- GENERAL NOTES (PAVERS)**
- FURNISH DETECTABLE WARNING PAVEMENT MEETING ALL REQUIREMENTS OF ASTM C-939, C-933. LAY IN A TWO BY TWO UNIT BASKET WEAVE PATTERN OR AS DIRECTED.
- LAY FULL-SIZE UNITS FIRST FOLLOWED BY CLOSURE UNITS CONSISTING OF AT LEAST 25 PERCENT OF A FULL UNIT. CUT DETECTABLE WARNING PAVEMENT UNITS USING A POWER SAW.

CROSSWALKS:

CROSSWALK MARKINGS ARE IMPORTANT TRAFFIC CONTROL DEVICES AT CONTROLLED INTERSECTIONS. THESE DEVICES IDENTIFY THE APPROPRIATE LOCATION FOR PEDESTRIANS TO CROSS THE INTERSECTION AS WELL AS INFORMING DRIVERS WHERE PEDESTRIANS MAY BE PRESENT. NOT ALL LOCATIONS NEED THE CROSSWALK MARKINGS, HOWEVER, TYPICALLY COLLECTOR AND ARTERIAL STREETS DO. AS STATED IN THE TMDOT, AN ENGINEERING STUDY SHOULD BE PERFORMED BEFORE CROSSWALKS ARE INSTALLED AT LOCATIONS OTHER THAN CONTROLLED INTERSECTIONS.

THE CITY OF BRYAN'S PREFERENCE FOR MARKING CROSSWALKS IS THE LONGITUDINAL OR "LADDER" STYLE. THE CITY OF COLLEGE STATION'S PREFERENCE IS THE TYPICAL "TRANSVERSE" STYLE. HOWEVER, IN THE NORTHGATE AREA ADJACENT TO SCHOOL OR SCHOOL ZONES, AND OTHER HIGH PEDESTRIAN CROSSINGS, THE LONGITUDINAL OR "LADDER" STYLE IS PREFERRED. DEVIATION FROM THESE PREFERENCES WILL BE ALLOWED ONLY WITH THE APPROVAL OF THE CITY ENGINEER.

THE LONGITUDINAL STYLE MARKING SHALL BE 24" WIDE AND 8 FEET IN LENGTH, SPACED 48-INCHES APART. THE TRANSVERSE MARKING SHALL CONSIST OF TWO 12-INCH WIDE LINES SEPARATED BY 6 FEET OF UNMARKED PAVEMENT. ALL CROSSWALK PAVEMENT MARKINGS SHALL ALWAYS MEET TMDOT'S SPECIFICATION FOR THE MARKINGS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

ADDITIONAL INFORMATION ABOUT CROSSWALK MARKINGS CAN BE FOUND IN THE TMDOT.

CROSSWALKS WITH BRICK PAVERS, STAMPED ASPHALT, STAMPED CONCRETE, ETC. SHALL ALSO REQUIRE RETRO-REFLECTIVE, THERMOPLASTIC TRANSVERSE STRIPING.

