

Site Plan

General Notes:

1. Refer to Final Plat for all lot dimensions and bearings.
2. All utilities shown are taken from the best available information based on construction utility documents obtained by J4 Engineering from City and independent agencies and/or above ground field evidence. Shown positions may not represent as-built conditions.
3. The contractor shall be responsible for verifying the exact location of all existing underground utilities, whether shown on these plans or not. Notification of the utility companies 48 hours in advance of construction is required.
4. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistencies to the Owner.
5. All construction shall be in accordance with the current BCS Standard Specifications, Details, and Design Guidelines for Water, Sewer, Streets and Drainage, unless otherwise noted.
6. All signage will need to meet the requirements of the City of Bryan Sign Ordinance.
7. Normal Domestic Wastewater is anticipated to be discharged from this development.
8. The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with the project and shall use all means necessary to prevent the occurrence of wind blown litter.
9. Contractor is required to provide containment for waste, prior to, and during, demolition/construction. Solid waste roll-off boxes/metal dumpsters shall be supplied by City or City permitted contractor(s) only.
10. It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.
11. See sheet C1 - General Notes

<p>The seal on this document was authorized by Glenn Jones #87600 on this date, Apr 28, 2010. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.</p>		
3	Released for Construction	04/28/10
2	City Comment Revisions	04/27/10
1	Released for Review	04/21/10
No.	Revision/Issue	Date

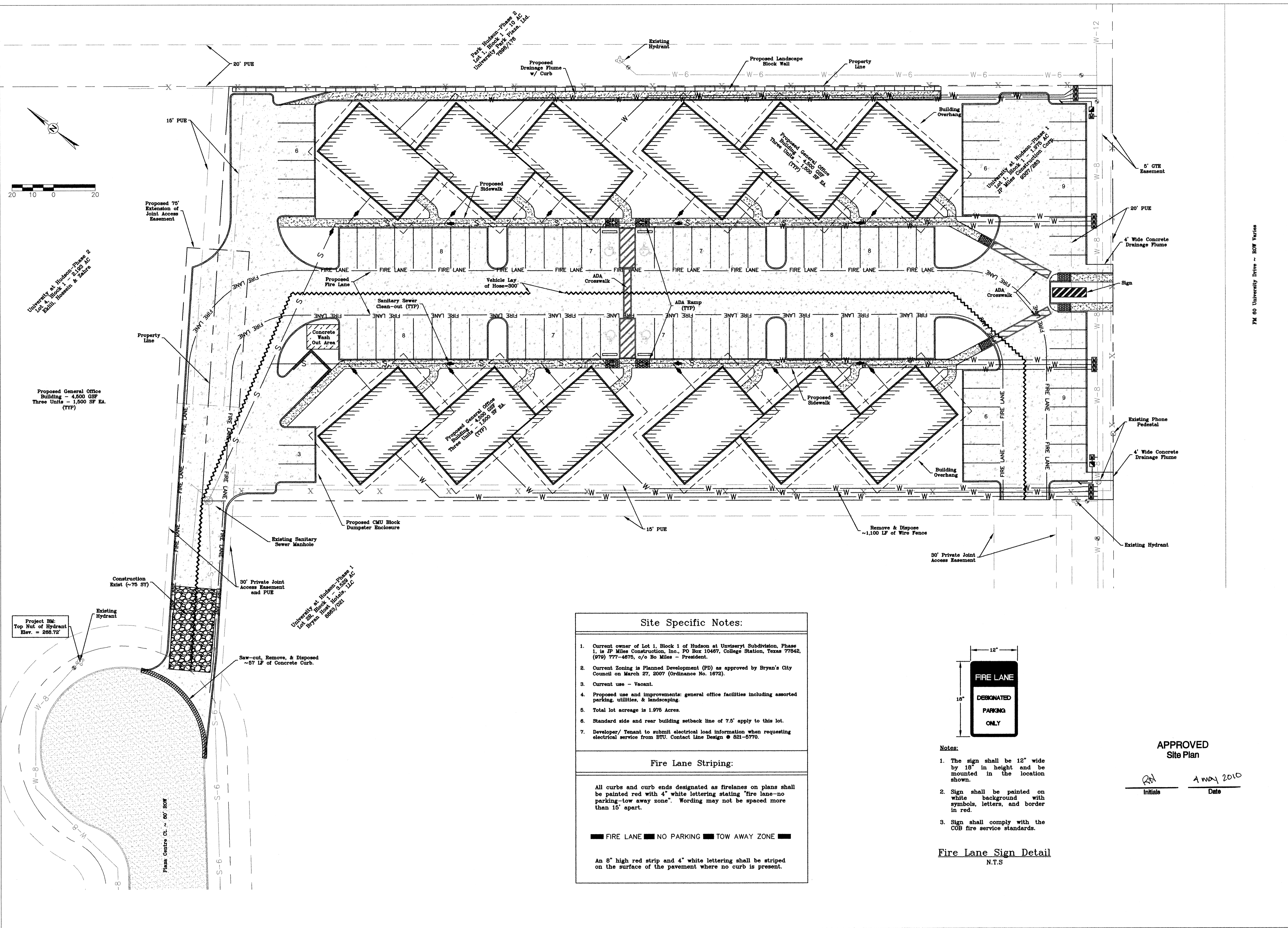
Firm Name and Address:

J4 Engineering
 Glenn Jones, PE-CFM
 PO Box 5192 - Bryan, Texas - 77805
 979-739-0567 gjoness@j4engineering.com
 Firm# 9951

Project Name and Address:

Hudson Creek Office Condos
 Lot 1, Block 1
 Hudson at University-Phase 1
 Bryan, Brazos County, Texas

Date:	April 2010	Sheet:	C2
Scale:	As Noted		



Site Specific Notes:

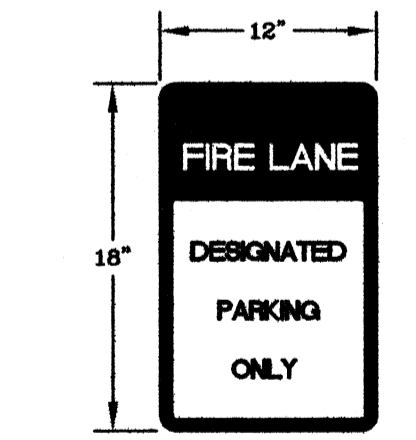
1. Current owner of Lot 1, Block 1 of Hudson at University Subdivision, Phase 1, is IP Miles Construction, Inc., PO Box 10487, College Station, Texas 77842, (979) 777-4875, c/o Bo Miles - President.
2. Current Zoning is Planned Development (PD) as approved by Bryan's City Council on March 27, 2007 (Ordinance No. 1872).
3. Current use - Vacant.
4. Proposed use and improvements: general office facilities including assorted parking, utilities, & landscaping.
5. Total lot acreage is 1.975 Acres.
6. Standard side and rear building setback line of 7.5' apply to this lot.
7. Developer/ Tenant to submit electrical load information when requesting electrical service from BTU. Contact Line Design @ 621-5770.

Fire Lane Striping:

All curbs and curb ends designated as firelanes on plans shall be painted red with 4" white lettering stating "fire lane-no parking-low away zone". Wording may not be spaced more than 15' apart.

■ FIRE LANE ■ NO PARKING ■ TOW AWAY ZONE ■

An 8" high red strip and 4" white lettering shall be striped on the surface of the pavement where no curb is present.



- Notes:
1. The sign shall be 12" wide by 18" in height and be mounted in the location shown.
 2. Sign shall be painted on white background with symbols, letters, and border in red.
 3. Sign shall comply with the COB fire service standards.

Fire Lane Sign Detail
N.T.S

APPROVED
Site Plan

RJH *A May 2010*
 Initials Date