SCALE : 1" = 40'

N 60°21'42" E - 1031.52' (Deed)
N 60°21'42" E - 1031.43' (Act.)

N 29°02'24" W - 402.26' (Act. & Deed)

S 29°38'18" E - 229.53' (Act.)
S 29°38'18" E - 232.77' (Deed)

S 68°54'15" E - 300.74' (Deed)
S 68°54'15" E - 303.41' (Act.)

S 59°14'05" W - 217.33' (Act.)
S 62°44'58" W - 215.86' (Deed)

S 68°41'01" W - 195.95'
(Act. & Deed)

S 79°02'23" W 95.65' (Act.)
S 78°39'00" W - 95.00' (Deed)

S 66°18'00" W - 100.00'
(Act. & Deed)

S 60°06'01" W - 626.43' (Act.)
S 60°06'01" W - 627.00' (Deed)

BLOCK ONE- LOT ONE
9.98 ACRE TRACT

1700 STATE HIGHWAY NO. 21
(100' R.O.W. Width - 60' Asphalt Pavement Width)

TWO-STORY BUILDING
41'-4" FEET IN HEIGHT

SHARED PARKING AND ACCESS EASEMENT
0.46 ACRES
(to be filed by separate instrument)

Proposed 15' Public Utility Easement (to be filed by separate instrument)

10' PUBLIC UTILITY EASEMENT (VOL. 1368, PG. 1006 & (VOL. 2531, PG. 3)

Proposed 30' Drainage Easement
PROPOSED 6'x3' RCB STORM SEWER (PROVIDED BY SEPERATE CONTRACT)

Proposed 15' Public Utility Easement

Proposed 15' Utility Easement
Proposed 6" Waterline
Proposed 10' Utility Easement
Proposed Underground Electric Service Line
Proposed Construction Service Line
Proposed Water Meter
Proposed 2" Water Service Line
Proposed Irrigation Meter
Proposed Fire Hydrant
Proposed Sanitary Sewer Connection
Proposed 4" Gas Service Line
Proposed 8" Water Line
Proposed Dumpster Location
Proposed Grease Trap
Proposed Drain
Proposed Bar
Proposed Grease Trap
Proposed Dumpster Location
Proposed Drain Depth 85.65'
Proposed Utility Easement
Proposed Water Valve

FIRELANE

Trees To be Protested During Construction

To be Protected During Construction

To be Protected During Construction

To be Protected During Construction

To be Protected During Construction

Dumpster Location

SAN SWR CLEAN-OUT

SAN.SWR. MANHOLE

GAS

TEXAS GAS SERVICE LINE AND BORING COSTS (TO BE PROVIDED BY TGS)

PROPOSED 4" GAS SERVICE LINE

PUBLIC UTILITY EASEMENT (VOL. 1368, PG. 1006 & (VOL. 2531, PG. 3)

PROPOSED 8" WATER LINE

TXU GAS LINE

POWER POLE

OVERHEAD ELECTRICAL LINE

FIRE HYDRANT

LIGHT POLE

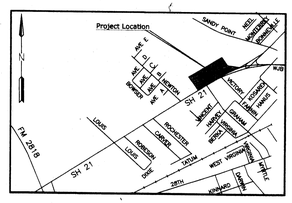
6" Water Line

Water Valve

Nearest Drive Entrance 595'

Nearest Drive Entrance 925'

Nearest Adjacent Drive Entrance is Victory Street at 140'




## VICINITY MAP

- N.T.S.-

GENERAL NOTES

Deed Bearing used as the Basis of Bearing.

Current Zoning of the subject property is C (Commercial).

This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Community Panel No. 48041C0133 C; Effective Date July 2, 1992.

Building set back lines are as per City of Bryan Site Development Review Ordinance.

Driveway shall be in accordance with the City of Bryan standard details and specifications (see attached detail).

The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to prevent the occurrence of wind blown litter from the project site.

Waste streams generated at this site will consist of Normal Domestic Wastewater in addition to Industrial Waste during construction.

Detention pond will be privately maintained.

Existing storm sewer culverts to be capped and abandoned.

NOTE:

Distance to the centerline of nearest driveway from the southwest property corner is 60 feet.

NOTE:

Grading plan will be sumitted separately.

SOLID WASTE DISPOSAL

Solid waste disposal is by two (2) units of front loading metal containers placed on 6" thick 20'X12' concrete dumpster pad. The pad shall have 6' visual screen on three sides.

PARKING ANALYSIS

Minimum parking requirement for General Office = 1 per 300 sq.ft. of gfa

Total floor area for the proposed building = 28,407 sq.ft.

Number of parking spaces required = 28,407/300 = 95
Number of handicap accessible parking spaces required = 1 for each 25 spaces = 95/25 = 4

Total number of parking spaces provided = 130
Number of handicap accessible parking spaces provided= 8
Number of regular parking spaces provided = 122
Proposed driveway and parking areas to be concrete pavement.

## PROPOSED TREES

### CANOPY TREE TABLE

| COMMON NAME | BOTANICAL NAME | QUANTITY | PTS. EA. | TOTAL PTS. |
|---|---|---|---|---|
| – PROPOSED – LIVE OAK | quercus virginiana | QTY. – 20 (Newly planted canopy trees greater than 3") | 350 sf | 7000 sf |
| – PROPOSED – LIVE OAK | quercus virginiana | QTY. – 7 (Newly planted canopy trees between 2.75 & 3") | 200 sf | 1400 sf |
| – PROPOSED – SHUMARD OAK | quercus shumardi | QTY. – 24 (Newly planted canopy trees greater than 3") | 350 sf | 8400 sf |

CANOPY TREE TOTAL – 16800 sf

### NON-CANOPY TREE TABLE

| COMMON NAME | BOTANICAL NAME | QUANTITY | PTS. EA. | TOTAL PTS. |
|---|---|---|---|---|
| – PROPOSED – CRAPE MYRTLE TUSCARORA | Lagerstroemia Indica 'Tuscarora' | QTY–7 (30 gal)–Min1.25"Cal | 150 sf | 1050 sf |
| – PROPOSED – CRAPE MYRTLE TUSKEGEE | Lagerstroemia Indica 'Tuskegee' | QTY–14 (30 gal)–Min2"Cal | 150 sf | 2100 sf |
| – PROPOSED – RED HOLLY | Ilex acadiana | QTY. – 3 (30 gal.) | 150 sf | 450 sf |

NON-CANOPY TREE TOTAL – 3600 sf

### SHRUB / PLANTING AREA TABLE

| COMMON NAME | BOTANICAL NAME | QUANTITY | PTS. EA. | TOTAL PTS. |
|---|---|---|---|---|
| – PROPOSED – ASIAN JASMINE | Trachelospermum Asiaticum | QTY. – 2535 (4" pot) | 5 sf/gal | 3168 sf |
| – PROPOSED – CARISSA HOLLY | Ilex cornuta "Carissa" | QTY. – 68 (3 gal.) | 10 sf | 680 sf |
| – PROPOSED – DW. FOUNTAIN GRASS | Pennisetum alopecuroides | QTY. – 78 (1 gal.) | ——— | ——— |
| – PROPOSED – INDIAN HAWTHORN | Raphiolepis indica | QTY. – 178 (3 gal.) | 10 sf | 1780 sf |
| – PROPOSED – DWF YAUPON HOLLY | Ilex vomitoria 'Nana' | QTY. – 14 (3 gal.) | 10 sf | 140 sf |
| – PROPOSED – LORAPETALUM | Hamamelidaceae | QTY. – 23 (3 gal.) | 10 sf | 230 sf |

SHRUB TOTAL – 5998 sf

## EXISTING TREES

To Be Protected During Construction

ALL TRUNKS HAVE DIAMETER GREATER THAN 4 1/2"

| COMMON NAME | BOTANICAL NAME | QUANTITY | PTS. EA. | TOTAL PTS. |
|---|---|---|---|---|
| POST OAK | Quercus stellata | QTY. – 21 | 225 sf | 4725 sf |
| CEDAR ELM | Ulmus crassifolia | QTY. – 17 | 225 sf | 5175 sf |
| MESQUITE | Prosopis | QTY. – 1 | 225 sf | 225 sf |

EXISTING TREE TOTAL – 10125 sf

LANDSCAPE ANALYSIS

Proposed building area = 82,303 sq.ft.
Total developed area = 280,000 sq.ft.
15% of Total developed area = 15% X 280,000 = 42,000 sq.ft.

Required Landscaped Area = 42,000 sq.ft.

Square feet coverage for existing and newly planted trees are as follows:
= 16800+3600+5998+10125=36,523 sq.ft.

Total square feet coverage provided by lanscaping:
Grass Cover = 280,000–82,303–36,523=161,174 sq.ft.; 161,174*.10=61,174 sq.ft.
However only 15% of required landscaped area can be counted towards landscaping area points provided.
Allowed Grass Cover Points=42,000*.15 = 6300 sq.ft.

Landscaped Area provided = 36,523 + 6300 = 42,823 sq.ft.

CERTIFICATE OF THE SURVEYOR

I, Donald D. Garrett, Registerd Professional Land Surveyor No. 2972 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett, RPLS No.2972

CERTIFICATE OF THE ENGINEER

I, Donald D. Bonnett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Bonnett, P.E. No. 22790

STATE OF TEXAS
DONALD D. BONNETT
22790

# Site Plan & Utility Plan

for

**BRAZOS COUNTY SHERIFF'S OFFICE**

**BLOCK ONE- LOT ONE**
**BRAZOS COUNTY COMPLEX PH.III**

**9.98 ACRE TRACT**

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Stephen F. Austin League No.9, A-62

Bryan, Brazos County, Texas

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Owner:

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Bryan, Texas 77803
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Site Address:

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Bryan, Texas 77803

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Pkwy. STE. 106, Bryan, TX 77802

Received
APR 19 2018
Development Services
Bryan, Texas

# 60-5005