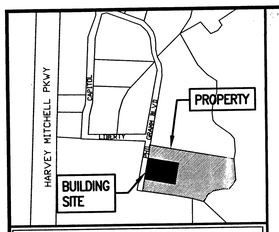
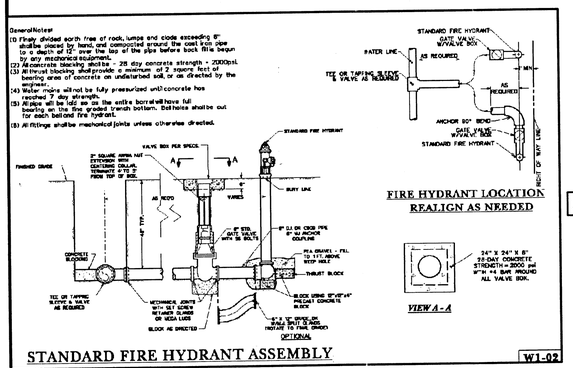


VICINITY MAP, N.T.S.



PARKING ANALYSIS (7.2.I):

REQUIRED:

3,691 SF GENERAL OFFICE @ 1 SPACE PER 300 SF	12
7,654 SF WAREHOUSE/STORAGE @ 1 SPACE PER 600 SF.....	13
TOTAL	25
PROPOSED:	25

HANDICAP PARKING ANALYSIS (TAS):

REQUIRED:

HANDICAP SPACES (1-25)	1
VAN ACCESSIBLE (1 PER 8)	1

PROPOSED:

VAN ACCESSIBLE HANDICAP SPACES 1

NOTES:

1. BLOCK 3, LOT 4, BRYAN INDUSTRIAL PARK #2, 12.152 ACRES, WILLIAM S. STEWART LEAGUE, A-220, MOSES BAINE LEAGUE, A-3, COLLEGE STATION, BRAZOS COUNTY, TEXAS
2. ZONING: PLANNED DEVELOPMENT-INDUSTRIAL.
3. FLOOD HAZARD STATEMENT: ACCORDING TO THE FLOOD INSURANCE RATE MAP COMPILED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL NO. 48041C0150 C, BRAZOS COUNTY, TEXAS DATED JULY 2, 1992, THIS PROPERTY DOES FALL WITHIN THE 100 YEAR FLOOD HAZARD BOUNDARY.
4. TOPOGRAPHICAL SURVEY WAS PERFORMED ON 9-4-2007.
5. BOUNDARY SURVEY WAS PERFORMED ON 9-4-2007.
6. BARRICADE FOR INDICATED TREES TO BE CONSTRUCTED WITH 48" HIGH ORANGE PLASTIC CONSTRUCTION NETTING AND SECURED TO STEEL T-POSTS.
7. ALL WORK SHALL COMPLY WITH CITY STANDARDS AND DETAILS.
8. DIGTESS WAS CONTACTED ON JULY 26, 2007 AND ALL UTILITIES THAT WERE LOCATED WERE SURVEYED (TICKET NO. 72073024).
9. 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 OCCURENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
10. CONTRACTOR SHALL PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION.
11. THE WASTE STREAM TO BE GENERATED AT SITE IS NORMAL DOMESTIC WASTEWATER.

EX. FIRE HYDRANT
25' BUILDING LINE
3' HIGH SHRUBS
"FIRE LANE DESIGNATED PARKING ONLY" SIGN (12X18)
2~50' GATES
PROPOSED FIRE HYDRANT
PROPOSED DRIVE
12'x12' CLEAR DUMPSTER PAD WITH 6' TALL OPAQUE SCREEN
EX. FIRE HYDRANT
DESIGNATED AREA FOR DEBRIS AND CONCRETE TRUCK WASH-OUT
8" RED FIRE LANE STRIPING WITH REPEATING 4" WHITE LETTERS "FIRE LANE" "NO PARKING" "TOW AWAY ZONE", TYP
APPROXIMATE LOCATION OF 100-YEAR FLOOD PLAIN BOUNDARY (Thompson's Branch Flood Hazard Study, August 2002 by Mitchell & Morgan, L.L.C.)
PROPOSED NON-CANOPY TREE, TYP (REQUIRED AT END ISLANDS)
BARRICADE, (SEE NOTE)
MUST BE CAPABLE OF SUPPORTING FIRE TRUCKS
BARRICADE, SEE NOTE
APPROXIMATE LOCATION OF 100-YEAR FLOODWAY (Thompson's Branch Flood Hazard Study, August 2002 by Mitchell & Morgan, L.L.C.)
GRAVEL
FIRE TRUCK TURNING RADIUS
LAY-OF-HOSE, 300'
TRANSFORMER
HANDICAP SIGN WITH VAN ACCESSIBLE PLAQUE (R7-B)
6" BOLLARD, TYP
4' SQ WHITE HANDICAP SYMBOL ON BLUE BACKGROUND
4" WHITE STRIPE, TYP
SCORE & DYE HANDICAP RAMP, TYP
LAY-OF-HOSE, 300'
SQ FT: 11,000
FF: 289.00'
GRAVEL
25' BUILDING SETBACK
7.5' BUILDING SETBACK
PHIL GRAMM RD
MIN. 150' DRIVEWAY SEPARATION
STUDY BFE=286
FEMA BFE=284
0 30' 60'

12.152 Ac.
PORTION OF LOT 4 BLOCK 3
Bryan Industrial Park Phase II
Volume 847, Page 403 (O.P.R.B.C.)
Being a Portion of Bryan Development Foundation, Inc. Called 329.1964 Ac. Volume 652, Page 339 (O.P.R.B.C.)

Received
JAN 30 2008
Development & Engineering Services

LANDSCAPE ANALYSIS (SECTION 62-429):

REQUIRED:

75,000 SF SITE AREA	
15% OF SITE AREA (SF).....	11,250
TOTAL.....	11,250

PROPOSED:

EXISTING CANOPY TREES PROTECTED DURING CONSTRUCTION
50 @ 225 SQ FT/TREE..... 11,250

12.15 ACRES, BLOCK 3, LOT 4
BRYAN INDUSTRIAL PARK #2

PROPERTY OWNER / DEVELOPER:

FAROLD TRUCKING
1620 GOOSENECK DR
BRYAN, TX 77808
(979) 778-8877

THIS DRAWING IS RELEASED FOR THE PURPOSE OF: SDRC #3 01/30/2008 UNDER THE AUTHORITY OF STEVE E. DUNCAN, P.E. 83252. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

Pledger Kalkomey, Inc.
a Jones & Carter Company
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Austin•Brenham•Bryan•Dallas•Houston•Rosenberg•San Antonio•The Woodlands

Farold Trucking Company
Bryan, Texas

City Site, Landscape & Dimension Plan

Design:	CAD:	Job No:	Drawing No:
SED	CLS	C0011-002-00	C1 of 3

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