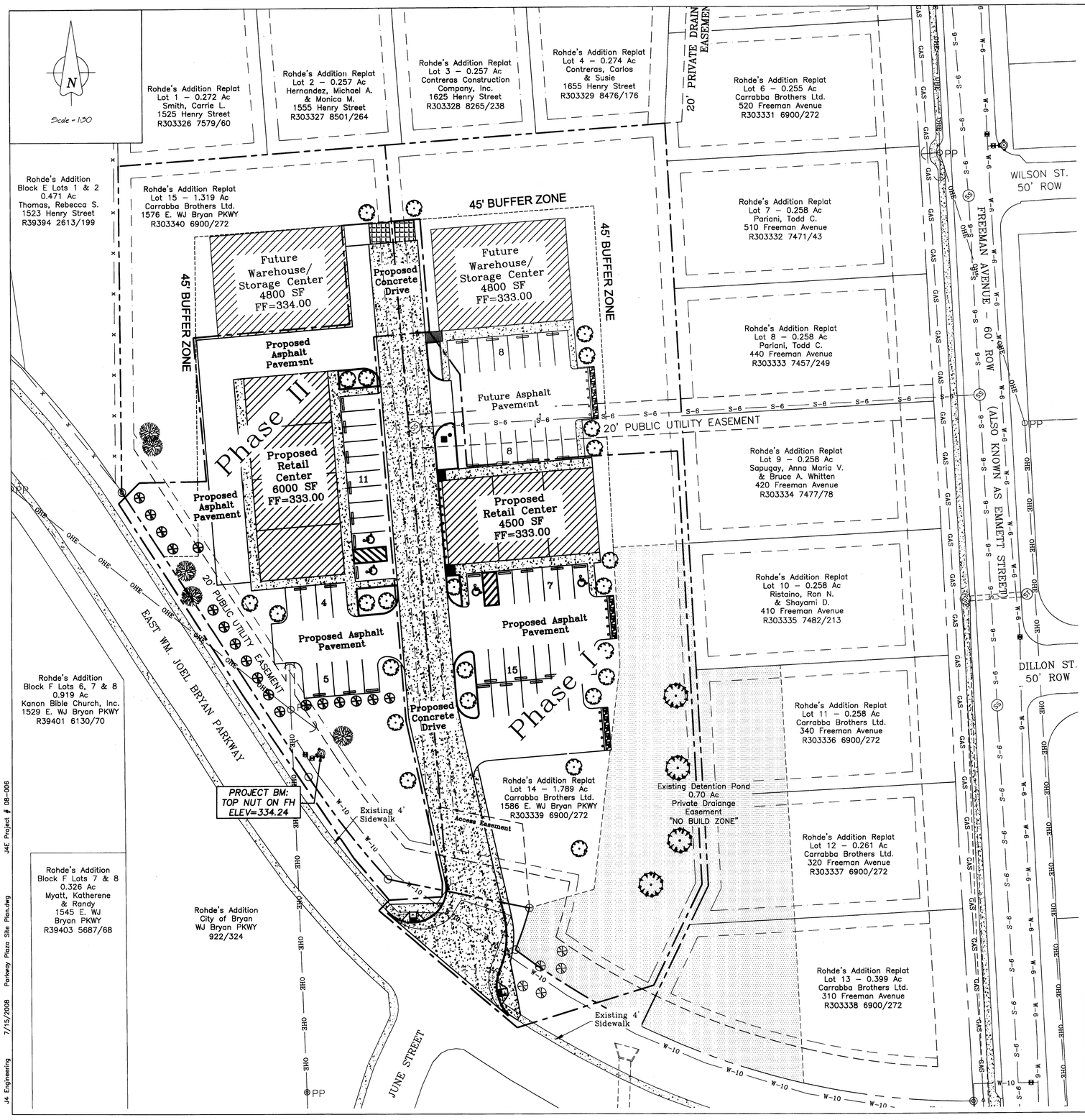
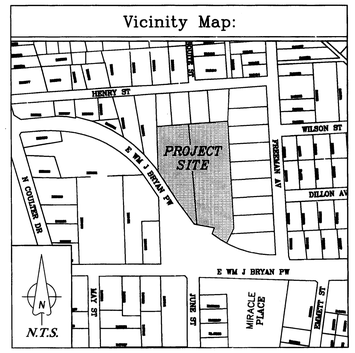


Vicinity Map:



Site Specific Notes:

1. Current owner of Lots 14 & 15, Rohde's Addition Replat, is Carrabba Brothers Ltd., Mark Carrabba, Vice-President, PO Box 663, Bryan, Texas 77806, (979) 778-8850.
2. Current Zoning is Planned Development-Mixed Use District (PD-M) as approved by Bryan's City Council on August 12, 2003 (Ordinance No. 1419).
3. Current use – Vacant.
4. Proposed use and improvements: Single Story Retail Centers with detached Single Story Warehouse/Storage facilities, including parking, utilities, & landscaping. Permitted uses are as follows:
   - Air Conditioning
   - Appliance
   - Carpet
   - Cellular Sales (No Towers)
   - Electric
   - Floor
   - Glass
   - Home Improvement
   - Paint
   - Pest Control
   - Plumbing
   - Tile
   - Tires (No Mechanical Work)
   - Upholstery (No Vehicular)

   All listed uses will have sales offices open to the public and enclosed storage in rear. No outside storage is permitted in any of these uses.
5. A perpetual joint access and parking agrement is provided by separate instrument and includes the entire lenght and width of the proposed concrete drive and all off-street parking spaces.
6. Phases I & II will be completed within a 12 month period or will have to be re-filed under a separate site plan. All "future" structures will be by separate site plan.
7. This lot is not within the 100-YR floodplain according to the FIRM for Brazos County, Texas and incorporated areas, Map No. 4801C0133C, effective July 2, 1992 and revised May 4, 1998.
8. Lot sizes: 1.789 Ac for Lot 14 & 1.319 Ac for Lot 15
9. Minimum Building Setback: 25' Front (along William Joel Bryan Parkway), 7.5' Side (along shared property line between lots 14 and 15), & 45' along all other property lines (Buffer Zone).
10. The stormwater detention area within Lots 11-14 is reserved and is maintained by the Lot Deed Restrictions.
11. A 15' Electrical Easement centered on all interior lot lines is granted by replat filed August 30, 2005, Vol 6900, pg 272.
12. All property corners are monumented by ½" iron rod & surveyor's cap, unless otherwise noted.
13. Refer to Replat filed August 30, 2005, Vol 6900, pg 272 for all lot dimensions and bearings.

Legend:

	Existing Conditions		Chain Link Fence
	Proposed Construction	X	Wire Fence
	Easements	T	Telephone
S-8	Sewer Lines	360	Proposed Contour
S	Sewer Service Lines	360	Existing Contour
W-6	Water Lines	WM	Water Meter
W	Water Service Lines		Pipeline Riser
OHE	Overhead Electrical		Hydrant
UGE	Underground Electrical		Valve
SILT	Silt Fence		

Development Plan

General Notes:

1. 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 company a min. of 48 hours in advance of construction is required.

Dig Tess:	800-344-8377
Atmos Energy:	800-545-6005
	800-344-8377
Mitchell Gas	979-779-4460
Sudden Link:	979-846-2229
Verizon:	800-344-8377
BTU	979-821-5770
City of Bryan:	979-209-5900
2. All utilities shown are taken from the best available information based on construction utility documents obtained by J4 Engineering from City and Independant agencies and/or above ground field evidence. Shown positions may not represent as-built conditions.
3. Contractor is responsible for field verifying existing and proposed grades prior to any construction and reporting any inconsistancies to the Owner.
4. All construction shall be in accordance with the current City of Bryan/College Station Unified Standard Specifications and Details for Water, Sewer, Streets, and Drainage, unless otherwise stated.
5. It is the responsibility of the contractor to comply with State and Federal Regulations regarding ALL construction activities.
6. In lieu of using the construction procedures, designs, or materials indicated in these plans, the Contractor shall obtain written approval from the City Engineer, Design Engineer, or Owner, whichever may apply, for any substituion prior to construction.
7. It is the intent of these plans to comply with all City of Bryan guidelines, details, and specifications.

STATE OF TEXAS
GLENN JONES
97600
LICENSED PROFESSIONAL ENGINEER

The seal on this document was authorized by Glenn Jones #97600 on this date, Jul 15, 2008. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

No.	Revision/Issue	Date
2	Amended Notes/Driveway Design	7/15/08
1	Released for Review	6/25/08

Firm Name and Address:

J4 Engineering

Glenn Jones, PE-CFM
PO Box 5192 - Bryan, Texas - 77805
979-739-0567 gjones@j4engineering.com

Project Name and Address:

Parkway Plaza
Rohde's Addition Replat, Lots 14 & 15
1576 & 1586 East WJ Bryan PKWY
Bryan, Brazos County, Texas

Project: Development Plan	Sheet: SP-1
Date: 7/15/08	
Scale: As Shown	

Received
JUL 16 2008
Development & Engineering Services