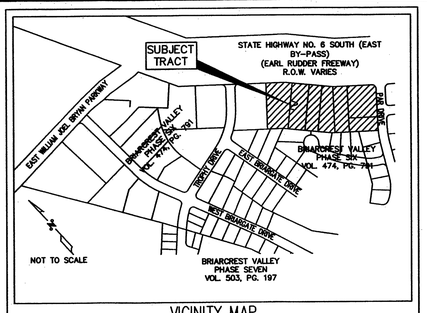
PARKING ANALYSIS	
GROSS FLOOR AREA – OFFICE – 3,537 SF	
3,537 SF / 300 = 12 PARKING SPACES	
PROPOSED PARKING	12 SPACES

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	39.27'	25.00'	95°00'00"	S05°29'08"E~35.36'
C2	21.20'	513.24'	2°22'00"	S38°19'52"W~21.20'



VICINITY MAP

EXISTING LEGEND

- FIRE HYDRANT W/ GATE VALVE
- WATERLINE W/ GATE VALVE
- WASTEWATER MANHOLE
- WASTEWATER W/ CLEANOUT
- STORM SEWER MANHOLE
- STORM SEWER W/ INLET
- OVERHEAD ELECTRIC
- GAS LINE
- FIRELANE
- ELECTRIC POLE
- TREE

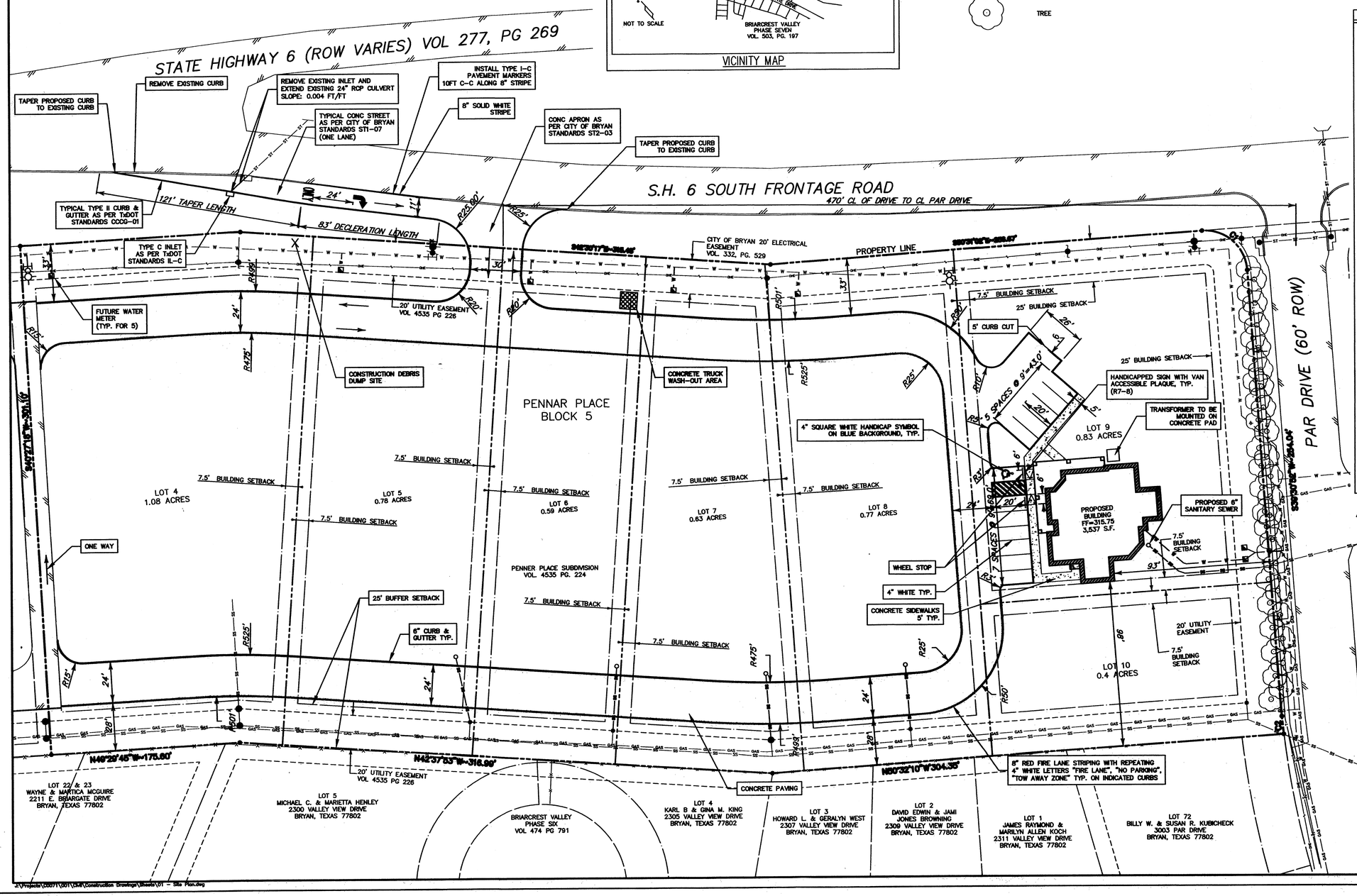
PROPOSED LEGEND

- HC RAMP WITH TRUNCATED DOMES

FUTURE LEGEND

- FUTURE WATER SERVICE AND METER

0' 15' 30' 60'
SCALE: 30'



NOTES:

1. BEARINGS BASED ON PLAT CALL BEARINGS OF PENNER PLACE SUBDIVISION, RECORDED IN VOL. 4535, PG. 224 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

2. BASIS OF ELEVATION IS CITY OF BRYAN GPS MONUMENT #33, BEING A BRASS OR ALUMINUM DISK SET IN CONCRETE. ELEVATION = 339.17'
MONUMENT #33
BEARING: S54°01'04"W
DISTANCE: 1607.62' FROM THE SE CORNER OF BLOCK 5, LOT 4

3. CURRENT TITLE APPEARS VESTED IN ALFRED W. DAVIS BY VIRTUE OF INSTRUMENT RECORDED IN VOL. 4622, PG. 249 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

4. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. MAP NO. 48041C0134C. EFFECTIVE DATE: JULY 2, 1992.

5. FRONT, SIDE & REAR BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE DEED RESTRICTIONS FOR PENNER PLACE SUBDIVISION AS SET FORTH IN VOL. 4733, PG. 128 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS. AND IN ACCORDANCE WITH THE CITY OF BRYAN MINIMUM STANDARDS OUTLINED IN THE SITE REVIEW DEVELOPMENT ORDINANCE #819. SETBACK DETERMINATION DEPENDENT ON BUILDING ORIENTATION.

6. 1/2" IRON RODS FOUND AT ALL CORNERS UNLESS OTHERWISE SPECIFIED.

7. CURRENT ZONING IS: C1

8. SITE ADDRESS:
801 NORTH EARL RUDDER FREEWAY
BRYAN, TEXAS 77802

9. OWNER OF RECORD:
BRIAN & GLENN BARRETT
P.O. BOX 129
KURTEN, TX 77862
VOLUME 8912 PAGE 007

10. SURVEY BY KLING ENGINEERING AND SURVEYING DATED NOVEMBER, 2002.

11. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

12. THE OWNER IS RESPONSIBLE FOR TEXAS ACCESSIBILITY STANDARDS SUBMITTAL.

13. 90 GALLON ROLL-OFF CONTAINER WILL BE UTILIZED FOR SOLID WASTE REMOVAL.

14. 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.

15. DEMOLITION/CONSTRUCTION WASTE – SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.

16. THE 25' BUFFER SETBACK MAY BE REDUCED TO 15' (SEE 130-32(C)(4))

NO.	DATE	REVISIONS	APP.

FEATHER CREST FARMS
BRYAN, TEXAS

PENNER PLACE OFFICE PARK
SITE DEVELOPMENT AND DRIVEWAY LOOP

SITE PLAN

MAR 1 7 2009
Development & Engineering Services

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
700 University Drive East, Suite 110C College Station, Texas 77840 (979) 731-8600

SCALE:	1"=30'	DGN. BY:	GNP
DATE:	03/04/2009	DWN. BY:	JGA
JOB NO.	C071-001	DWG. NO.	–
SUBMITTED:		SURV. BY:	
		F.B. NO.	

THIS DRAWING IS RELEASED FOR THE PURPOSE OF:
SDRC REVIEW #3

UNDER THE AUTHORITY OF GEMBONG N. PERRY, P.E. 89300
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING PURPOSES.

SHEET NO.
1
OF 7

J:\Projects\C0071\001\Civil\Construction Drawings\Sheets\01 – Site Plan.dwg