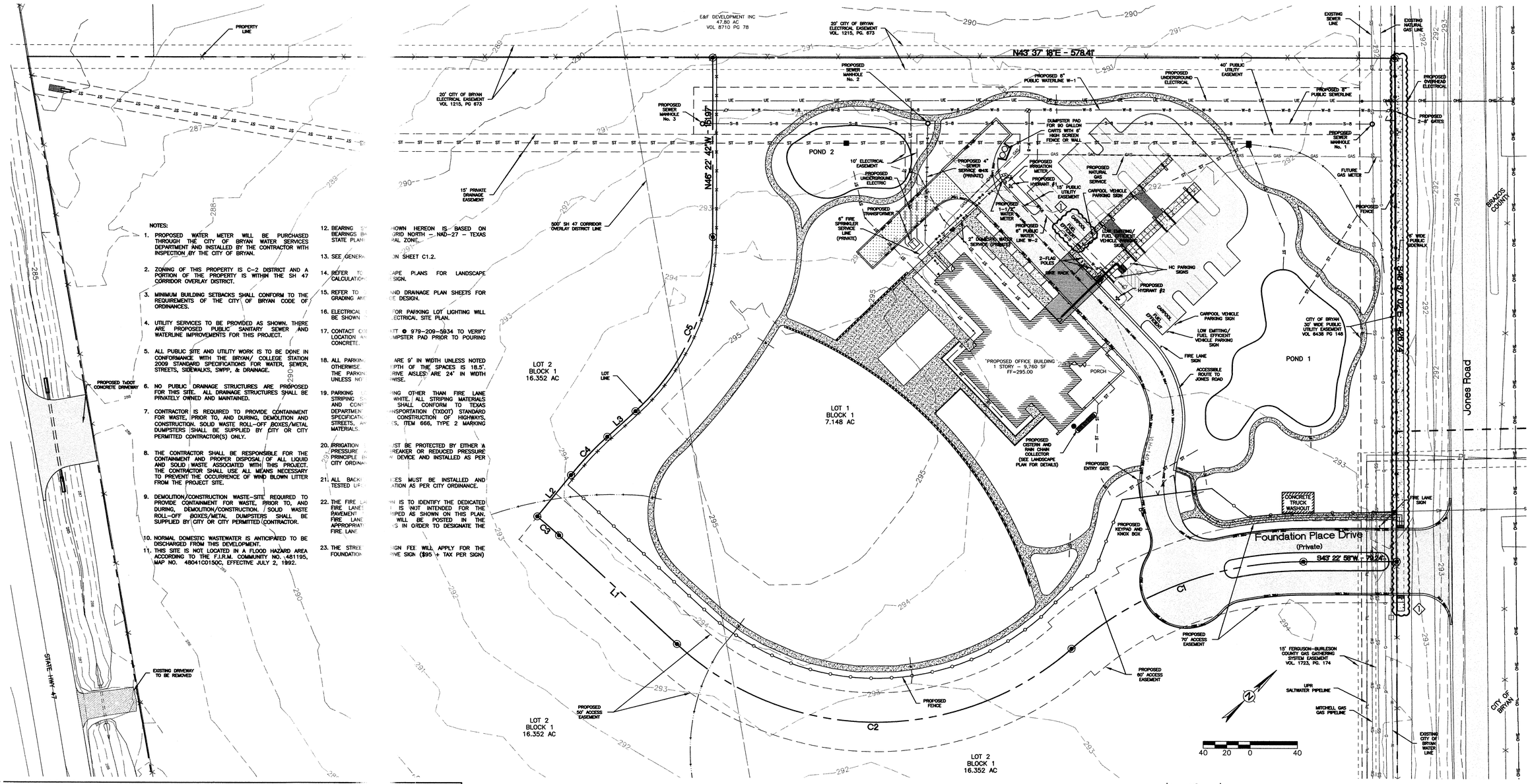


NOTES:

1. PROPOSED WATER METER WILL BE PURCHASED THROUGH THE CITY OF BRYAN WATER SERVICES DEPARTMENT AND INSTALLED BY THE CONTRACTOR WITH INSPECTION BY THE CITY OF BRYAN.
2. ZONING OF THIS PROPERTY IS C-2 DISTRICT AND A PORTION OF THE PROPERTY IS WITHIN THE SH 47 CORRIDOR OVERLAY DISTRICT.
3. MINIMUM BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF THE CITY OF BRYAN CODE OF ORDINANCES.
4. UTILITY SERVICES TO BE PROVIDED AS SHOWN. THERE ARE PROPOSED PUBLIC SANITARY SEWER AND WATERLINE IMPROVEMENTS FOR THIS PROJECT.
5. ALL PUBLIC SITE AND UTILITY WORK IS TO BE DONE IN CONFORMANCE WITH THE BRYAN/ COLLEGE STATION 2009 STANDARD SPECIFICATIONS FOR WATER, SEWER, STREETS, SIDEWALKS, SWPP, & DRAINAGE.
6. NO PUBLIC DRAINAGE STRUCTURES ARE PROPOSED FOR THIS SITE. ALL DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED.
7. CONTRACTOR IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION AND CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
8. 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.
9. DEMOLITION/CONSTRUCTION WASTE-SITE 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.
10. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
11. THIS SITE IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO THE F.I.R.M. COMMUNITY NO. 481195, MAP NO. 48041C0150C, EFFECTIVE JULY 2, 1992.
12. BEARING ... HOWN HEREON IS BASED ON ...RID NORTH - NAD-27 - TEXAS ...AL ZONE.
13. SEE GENER... ...ON SHEET C1.2.
14. REFER TO ... CALCULATIO...
15. REFER TO ... GRADING AN...
16. ELECTRICAL ... BE SHOWN ...
17. CONTACT C... LOCATION A... CONCRETE.
18. ALL PARKIN... OTHERWISE. THE PARKIN... UNLESS NO...
19. PARKING ... STRIPING ... AND CONS... DEPARTMEN... SPECIFICATI... STREETS, A... MATERIALS.
20. IRRIGATION ... PRESSURE ... PRINCIPLE B... CITY ORDINA...
21. ALL BACK... TESTED UP...
22. THE FIRE LA... FIRE LANES ... PAVEMENT ... FIRE LANE ... APPROPRIATI... FIRE LANE.
23. THE STREE... FOUNDATIO...

...ARE 9' IN WIDTH UNLESS NOTED ...EPTH OF THE SPACES IS 18.5'. ...RIVE AISLES ARE 24' IN WIDTH ...WISE.

...NG OTHER THAN FIRE LANE ...WHITE. ALL STRIPING MATERIALS ... SHALL CONFORM TO TEXAS ...NSPORTATION (TXDOT) STANDARD ... CONSTRUCTION OF HIGHWAYS, ...S, ITEM 666, TYPE 2 MARKING

...ST BE PROTECTED BY EITHER A ...REAKER OR REDUCED PRESSURE ... DEVICE AND INSTALLED AS PER

...ES MUST BE INSTALLED AND ...ATION AS PER CITY ORDINANCE.

...N IS TO IDENTIFY THE DEDICATED ... IS NOT INTENDED FOR THE ...RIPED AS SHOWN ON THIS PLAN. ... WILL BE POSTED IN THE ...S IN ORDER TO DESIGNATE THE

...IGN FEE WILL APPLY FOR THE ...RIVE SIGN ($95 + TAX PER SIGN)

LEGEND

LINE TYPES

- EXISTING WATER LINE, SIZE NOTED
- PROPOSED WATER LINE, SIZE NOTED
- EXISTING SANITARY SEWER LINE, SIZE NOTED
- PROPOSED SANITARY SEWER LINE, SIZE NOTED
- EXISTING STORM SEWER PIPING
- PROPOSED STORM SEWER PIPING
- EXISTING NATURAL GAS LINE
- EXISTING/PROPOSED OVERHEAD ELECTRICAL LINES
- EXISTING UNDERGROUND ELECTRICAL LINE
- PROPOSED UNDERGROUND ELECTRICAL LINE
- EXISTING UNDERGROUND TELEPHONE
- PROPOSED UNDERGROUND TELEPHONE
- EXISTING CONTOUR, ELEVATION NOTED
- PROPOSED CONTOUR, ELEVATION NOTED
- EXISTING DITCH FLOWLINE, DIRECTION INDICATED
- PROPOSED DITCH FLOWLINE, DIRECTION INDICATED
- EXISTING EASEMENT
- PROPOSED EASEMENT
- LIMITS OF CONSTRUCTION
- SILT FENCE
- PROPOSED ADA ACCESS ROUTE
- PROPOSED FIRE LANE STRIPING
- PROPOSED STORM SEWER PIPE OR CULVERT

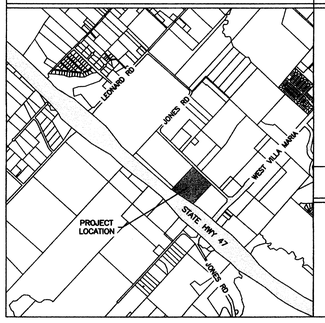
SYMBOLS

- HYDRANT
- WATER VALVE
- MANHOLE
- PROPOSED STREET LIGHT
- HANDICAP PARKING SIGN
- STORM JUNCTION BOX
- STORM GRATE INLET
- LANDSCAPE STORM DRAIN INLET
- STORM CURB INLET
- S.E.T.
- ROCK RIPRAP

Line Table		
Line #	Length	Direction
L1	136.01	S86° 18' 36"W
L2	45.32	N07° 12' 26"W
L3	32.26	N01° 21' 15"E

Curve Table						
Curve #	Length	Radius	Delta	CHORD BEARING	CHORD LENGTH
C1	214.98	300.000	041°03'27"	S22° 51' 14"W	210.41
C2	366.45	250.000	083°59'05"	S44° 19' 03"W	334.52
C3	24.55	400.000	003°31'02"	S84° 33' 05"W	24.55
C4	44.83	300.000	008°33'41"	N02° 55' 36"W	44.79
C5	166.62	200.000	047°43'57"	N22° 30' 43"W	161.84

VICINITY MAP:



PARKING ANALYSIS:

PROPOSED IMPROVEMENTS:

9,760 SF GENERAL OFFICE BUILDING

NEW REQUIRED PARKING:

33....1 SPACE PER 300 SF GENERAL OFFICE SPACE

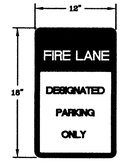
NEW PROVIDED PARKING:

31....STRAIGHT IN PARKING SPACES
2....ADA PARKING, VAN ACCESSIBLE SPACES

33....TOTAL SPACES PROVIDED

UTILITY DEMANDS:

WATER DEMAND		SANITARY SEWER DEMAND
MINIMUM	0 GPM	(@ 90% OF WATER DEMAND)
AVERAGE	5 GPM	AVERAGE 4 GPM
MAXIMUM (PEAK)	66 GPM	MAXIMUM (PEAK) 60 GPM
1-1/2" DOMESTIC WATER METER		4" SANITARY SEWER LINE



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 CITY OF BRYAN FIRE SERVICE STANDARDS.

FIRE LANE SIGN DETAIL

N.T.S

JUL 07 2010

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOSEPH P. SCHULTZ, P.E., LICENSE NO. 65889 ON JUNE 21, 2010.

A NEW OFFICE BUILDING FOR

GREATER TEXAS FOUNDATION

Foundation Place Subdivision

T.J. WOOTEN SURVEY, A-59
BRYAN, BRAZOS COUNTY, TEXAS

LOT 1, BLOCK 1

OWNER:
CAMINO FORTY SEVEN, LLC
1707 Broadmoor Drive, Suite 103
Bryan, TX 77802
(979) 776-7597

RELEASED FOR CONSTRUCTION

SCHULTZ ENGINEERING, LLC
TBPE FIRM REGISTRATION NO. 12327
2730 LONGMIRE DRIVE, SUITE A
COLLEGE STATION, TEXAS 77845
979.764.3900

GREATER TEXAS FOUNDATION
Jones Rd. Bryan, Texas

FURMAN KEIL ARCHITECTS
708 Rio Grande Street, Austin Texas 78701
tel: (512) 479-4100 fax: (512) 479-4175

STATE OF TEXAS
JOSEPH P. SCHULTZ
65889
SCHULTZ ENGINEERING, LLC.
FIRM# 12327
7-6-10

revisions	
1	07/06/2010
2	-/-/-
3	-/-/-
4	-/-/-

21 June 2010

Civil Site Plan

C1.1

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