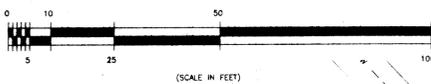


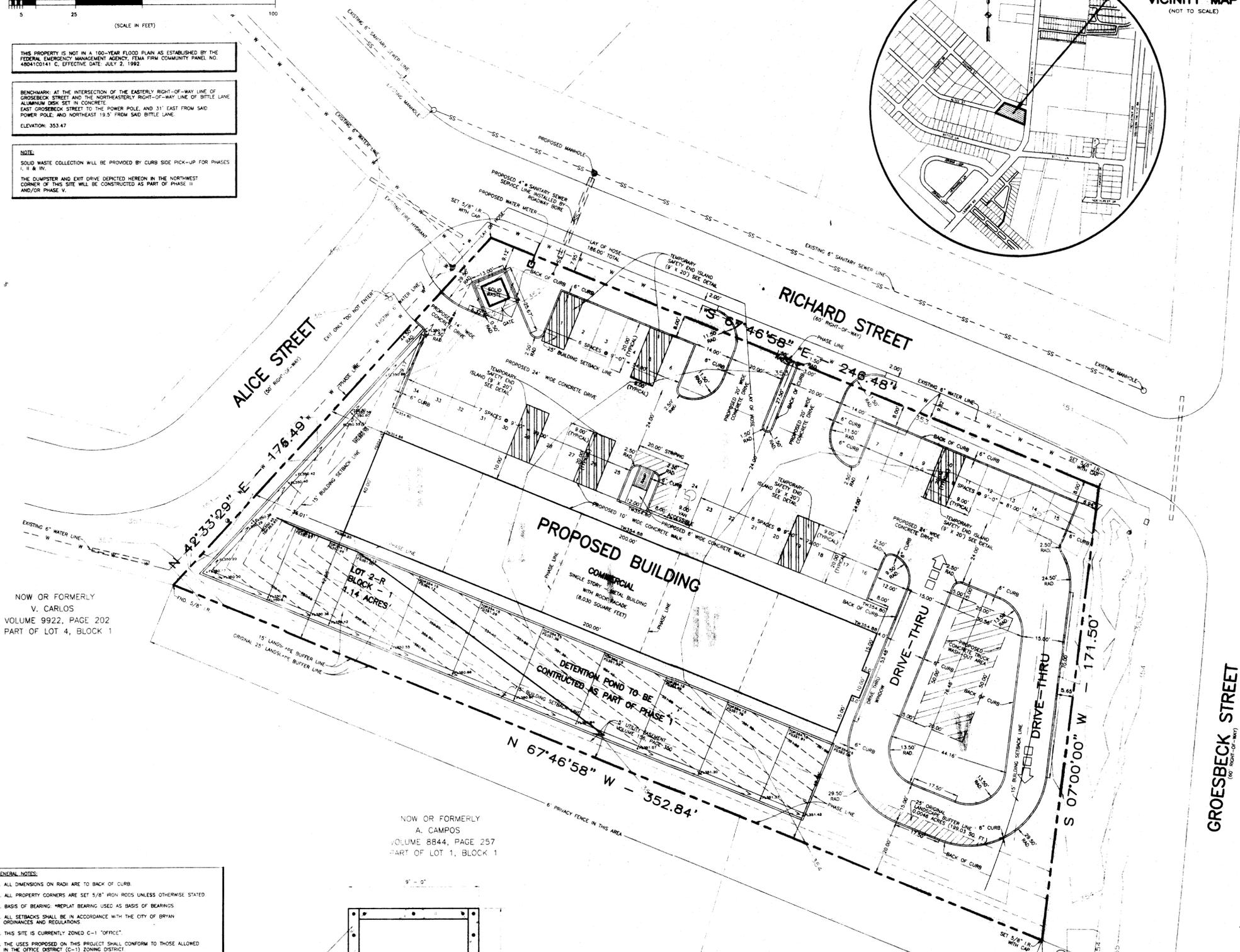
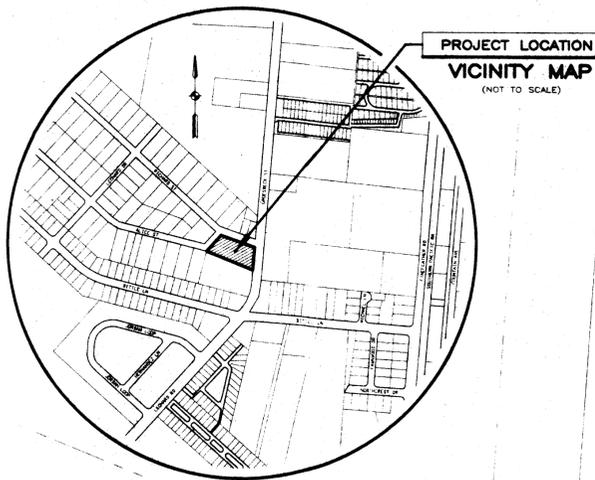
SCALE: 1" = 20'



THIS PROPERTY IS NOT IN A 100-YEAR FLOOD PLAIN AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FEMA FIRM COMMUNITY PANEL NO. 48041C0141 C, EFFECTIVE DATE JULY 2, 1992.

BENCHMARK: AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF GROESBECK STREET AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BITLE LANE ALUMINUM DISK SET IN CONCRETE. EAST GROESBECK STREET TO THE POWER POLE, AND 31' EAST FROM SAID POWER POLE, AND NORTHEAST 19.5' FROM SAID BITLE LANE. ELEVATION: 353.47

NOTE: SOLID WASTE COLLECTION WILL BE PROVIDED BY CURB SIDE PICK-UP FOR PHASES I & II. THE DUMPSTER AND EXIT DRIVE DEPICTED HEREON IN THE NORTHWEST CORNER OF THIS SITE WILL BE CONSTRUCTED AS PART OF PHASE III AND/OR PHASE V.



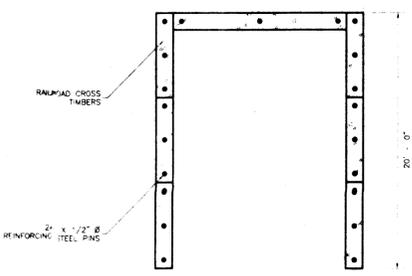
NOW OR FORMERLY
V. CARLOS
VOLUME 9922, PAGE 202
PART OF LOT 4, BLOCK 1

NOW OR FORMERLY
A. CAMPOS
VOLUME 8844, PAGE 257
PART OF LOT 1, BLOCK 1

NOW OR FORMERLY
L. LUGO & M. IBARRA
VOLUME 9587, PAGE 266
PART OF LOT 1, BLOCK 1

- GENERAL NOTES:**
1. ALL DIMENSIONS ON RADII ARE TO BACK OF CURB.
 2. ALL PROPERTY CORNERS ARE SET 5/8" IRON RODS UNLESS OTHERWISE STATED.
 3. BASIS OF BEARING: MEDIUM BEARING USED AS BASIS OF BEARINGS.
 4. ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN ORDINANCES AND REGULATIONS.
 5. THIS SITE IS CURRENTLY ZONED C-1 "OFFICE".
 6. THE USES PROPOSED ON THIS PROJECT SHALL CONFORM TO THOSE ALLOWED IN THE OFFICE DISTRICT (C-1) ZONING DISTRICT.
 7. FOR MORE INFORMATION SEE CONSTRUCTION DRAWINGS.
 8. THE PURPOSE OF THIS SITE PLAN IS TO DEPICT THE PROPOSED BUILDING PARKING LOT LAYOUT.
 9. PARKING LOT STIPING SHALL BE DONE AS PER TEXAS MUTED STANDARDS (4" WHITE STIPING FOR SPACES, AND ACCESSIBLE MARKINGS AS APPROPRIATE).
 10. THE MAIN ENTRANCE TO THIS SITE OFF OF RICHARD STREET SHALL BE CONSTRUCTED IN PHASE I.
 11. THIS SITE SHALL BE SCREENED BY 6' HIGH PRIVACY FENCE AS SHOWN.
 12. 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 WINDBLOWN LITTER FROM THE PROJECT SITE.
 13. NOTE: 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.
 14. PARKING REQUIREMENTS SHALL BE BY "JOINT USE" AGREEMENT AND SHALL BE CONSTRUCTED IN PHASES AS NEEDED TO MEET CITY REQUIREMENTS.
 15. THE ENTIRE PROPOSED DETENTION POND SHALL BE CONSTRUCTED IN PHASE I.
 16. PROPOSED TEMPORARY SAFETY END ISLANDS SHALL BE CONSTRUCTED OUT OF "RAIL ROAD TIES".

**TYPICAL RAILROAD TIMBER
TIMBER END ISLAND (TEMPORARY)**



TOTAL PARKING ANALYSIS:

BUILDING SIZE:	8,030 SQUARE FEET (40' X 200') + (3' X 10' ORDER WINDOW)
PROPOSED USE:	COMMERCIAL (1 PARKING SPACE PER 250 SQUARE FEET)
	8,030 SQUARE FEET
	250 SQUARE FEET
	= 32.12 => 33 PARKING SPACES
THEREFORE, 33 PARKING SPACES ARE REQUIRED	
PARKING SPACES SUPPLIED:	33 STANDARD PARKING SPACES
	1 HANDICAP PARKING SPACES
	34 PARKING SPACES (TOTAL)

PHASE ONE PARKING ANALYSIS:

BUILDING SIZE:	1,600 SQUARE FEET (40' X 40')
PROPOSED USE:	COMMERCIAL (1 PARKING SPACE PER 250 SQUARE FEET)
	1,600 SQUARE FEET
	250 SQUARE FEET
	= 6.40 => 7 PARKING SPACES
THEREFORE, 7 PARKING SPACES ARE REQUIRED	
PARKING SPACES SUPPLIED:	6 STANDARD PARKING SPACES
	1 HANDICAP PARKING SPACES
	7 PARKING SPACES (TOTAL)

PHASE TWO PARKING ANALYSIS:

BUILDING SIZE:	1,600 SQUARE FEET (40' X 40')
	1,600 SQUARE FEET
	250 SQUARE FEET
	= 6.40 => 7 PARKING SPACES
THEREFORE, 7 PARKING SPACES ARE REQUIRED	
PARKING SPACES SUPPLIED:	7 STANDARD PARKING SPACES
	7 PARKING SPACES (TOTAL)

PHASE THREE PARKING ANALYSIS:

BUILDING SIZE:	1,630 SQUARE FEET (40' X 40') + (10' X 3')
	1,630 SQUARE FEET
	250 SQUARE FEET
	= 6.52 => 7 PARKING SPACES
THEREFORE, 7 PARKING SPACES ARE REQUIRED	
PARKING SPACES SUPPLIED:	7 STANDARD PARKING SPACES
	7 PARKING SPACES (TOTAL)

PHASE FOUR PARKING ANALYSIS:

BUILDING SIZE:	1,600 SQUARE FEET (40' X 40')
	1,600 SQUARE FEET
	250 SQUARE FEET
	= 6.40 => 7 PARKING SPACES
THEREFORE, 7 PARKING SPACES ARE REQUIRED	
PARKING SPACES SUPPLIED:	7 STANDARD PARKING SPACES
	7 PARKING SPACES (TOTAL)

PHASE FIVE PARKING ANALYSIS:

BUILDING SIZE:	1,600 SQUARE FEET (40' X 40')
	1,600 SQUARE FEET
	250 SQUARE FEET
	= 6.40 => 6 PARKING SPACES
THEREFORE, 6 PARKING SPACES ARE REQUIRED	
PARKING SPACES SUPPLIED:	6 STANDARD PARKING SPACES
	6 PARKING SPACES (TOTAL)

NOTE:
TOTAL PARKING REQUIREMENTS ARE FIGURED FOR TOTAL BUILDING AREA, NOT BY PHASES.
THEREFORE, PHASE FIVE REQUIRES 6 SPACES.

RECEIVED
DEC 07 2011
Development & Engineering Services

CARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 979 / 846 - 2888

DIAZ OFFICE
COMPLEX
1800 GROESBECK STREET
BRYAN, BRAZOS COUNTY, TEXAS

SITE PLAN
FOR A 1.14 ACRE TRACT
BEING LOT 2R - BLOCK 1 OF A REPLAT
OF LOTS 2, 2A, 2B, 3, & 3A
ZENO PHILLIPS SURVEY - ABSTRACT NO. 45
THOMAS HEIGHTS ADDITION
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 20'
DRAWN: CARRETT
DATE: OCT., 2011
SHEET NO.
SP1

PREPARED FOR: JOSE DIAZ
307 S. MAIN STREET
BRYAN, TEXAS 77803
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JOB NUMBER: 11-174