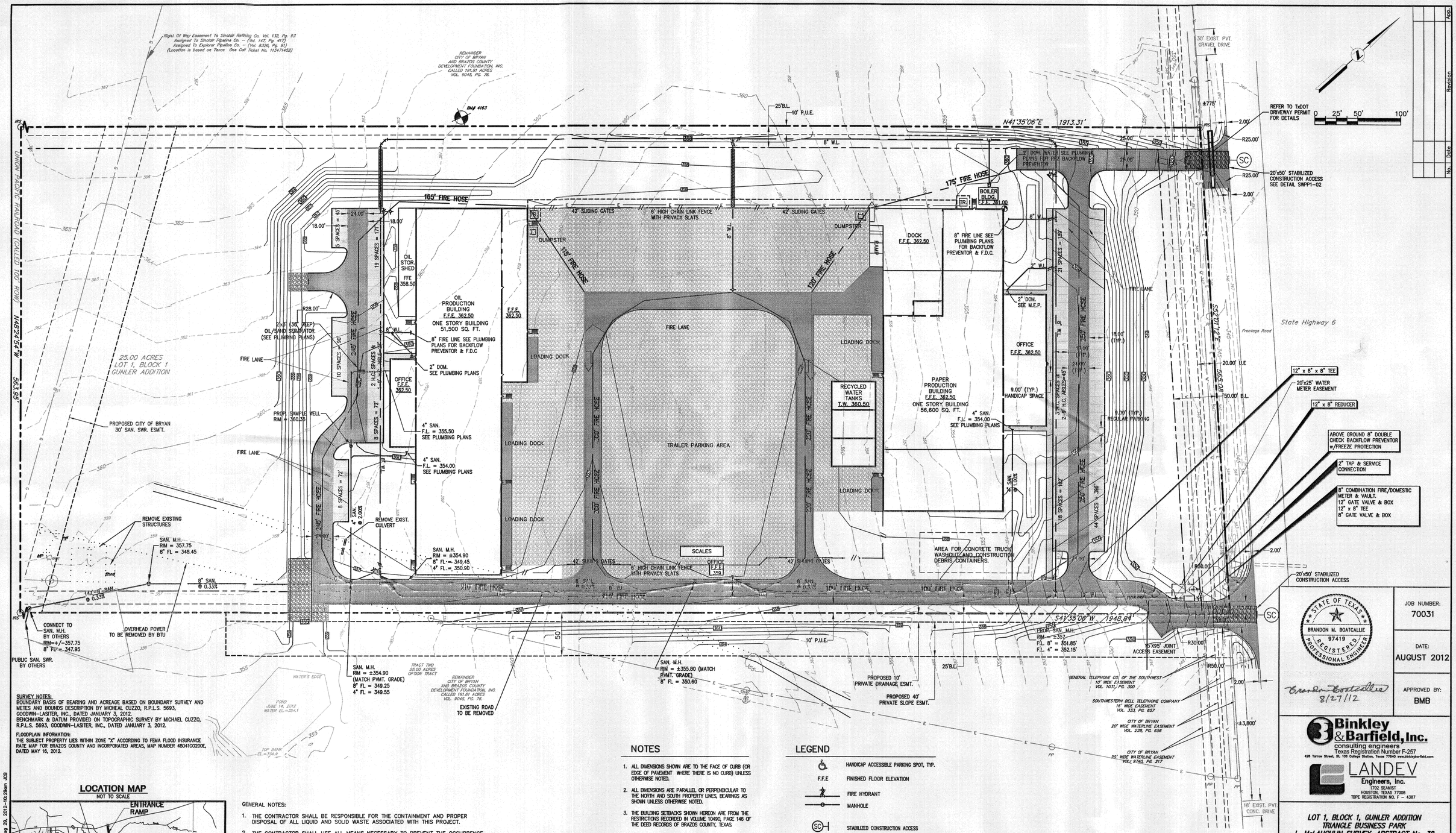
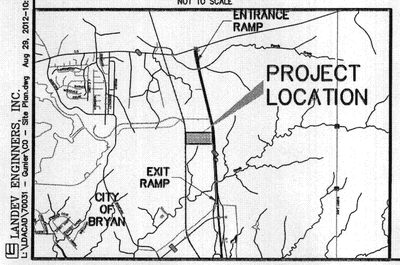


SURVEY NOTES:
BOUNDARY BASIS OF BEARING AND ACREAGE BASED ON BOUNDARY SURVEY AND METES AND BOUNDS DESCRIPTION BY MICHEAL CUZZO, R.P.L.S. 5693, GOODWIN–LASITER, INC., DATED JANUARY 3, 2012.
BENCHMARK & DATUM PROVIDED ON TOPOGRAPHIC SURVEY BY MICHAEL CUZZO, R.P.L.S. 5693, GOODWIN–LASITER, INC., DATED JANUARY 3, 2012.

FLOODPLAIN INFORMATION:
THE SUBJECT PROPERTY LIES WITHIN ZONE "X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY AND INCORPORATED AREAS, MAP NUMBER 48041C0200E, DATED MAY 16, 2012.

LOCATION MAP

NOT TO SCALE



GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT.
2. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WINDBLOWN LITTER FROM THE PROJECT SITE.
3. DEMOLITION/CONSTRUCTION WASTE – SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION.
4. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTORS ONLY.

NOTE:
THIS SITE SHALL COMPLY WITH ALL APPROVED AND FILED DEED RESTRICTIONS OF THE TEXAS TRIANGLE PARK AND INLAND PORT COVENANTS AND RESTRICTIONS. AS FILED IN VOL. 10490, PG. 146 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS

NOTE:
NO TYPE OF WASTE STREAM OTHER THAN NORMAL DOMESTIC WASTE WILL BE GENERATED AND PUT INTO THE SANITARY SEWER SYSTEM. ALL INDUSTRIAL WASTE PRODUCED IS RECYCLED AND IS IN A CLOSED LOOP SYSTEM.

NOTES

1. ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB (OR EDGE OF PAVEMENT WHERE THERE IS NO CURB) UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO THE NORTH AND SOUTH PROPERTY LINES, BEARINGS AS SHOWN UNLESS OTHERWISE NOTED.
3. THE BUILDING SETBACKS SHOWN HEREON ARE FROM THE RESTRICTIONS RECORDED IN VOLUME 10490, PAGE 146 OF THE DEED RECORDS OF BRAZOS COUNTY, TEXAS.
4. TYPICAL PARKING SPACE DIMENSIONS ARE 9'x20' WITH A 2' OVERHANG BEYOND FACE OF CURB (9'x18' TO FACE OF CURB).

LEGEND

- HANDICAP ACCESSIBLE PARKING SPOT, TYP.
- F.F.E — FINISHED FLOOR ELEVATION
- FIRE HYDRANT
- MANHOLE
- SC — STABILIZED CONSTRUCTION ACCESS
- EXIST. CONTOURS
- 120 — PROP. CONTOURS
- 7" CONCRETE PAVEMENT
- 5" CONCRETE PAVEMENT
- CRUSHED LIMESTONE
- U.E. — UTILITY EASEMENT
- B.L. — BUILDING SETBACK LINE

PARKING SYNOPSIS

OCCUPANCY CLASSIFICATION	SPECIFIC USE	SQ. FT. PER OCCUPANCY	FLOOR AREA PER PARKING SPACE	SUB TOTAL OF PARKING
B	OFFICE	10,600	1 PS/300 SF	35
F-1	MANUFACTURING	97,500	1 PS/1000 SF	98
PARKING SPACES REQUIRED				133
PARKING SPACES PROVIDED		TOTAL = 138	REG. = 133	H.C. = 5

PROJECT DESCRIPTION:
108,100 S.F. OFFICE/MANUFACTURING FACILITIES

OWNER:
GUNLER REAL ESTATE, INC.
9595 SIX PINES DR., BLDG. 8, SUITE 8210
THE WOODLANDS, TEXAS 77380

ARCHITECT:
DESIGN STUDIO 4
8010 HIDDEN TRAIL LN.
SPRING, TEXAS 77379

No.	Date	Revision	App.

STATE OF TEXAS
BRANDON M. BOATCALLIE
97419
REGISTERED PROFESSIONAL ENGINEER
Brandon Boatcallie 8/27/12

JOB NUMBER: 70031

DATE: AUGUST 2012

APPROVED BY: BMB

Binkley & Barfield, Inc.
consulting engineers
Texas Registration Number F-257
426 Tarrow Street, St. 106 College Station, Texas 77840 www.binkleybarfield.com

LANDEV Engineers, Inc.
1702 SEAWEST
HOUSTON, TEXAS 77008
TBPE REGISTRATION NO. F – 4387

LOT 1, BLOCK 1, GUNLER ADDITION
TRIANGLE BUSINESS PARK
L. McLAUGHLIN SURVEY, ABSTRACT No. 38
8301 NORTH STATE HWY. 6
BRYAN, BRAZOS COUNTY, TEXAS 77807

SITE PLAN

DRAWING SCALE:
HORIZ: 1" = 50'
VERT: 1" = 50'

SHEET No: C–0 of 11

LANDEV ENGINEERS, INC.
L:\LDACAD\70031 – Gunler\C0 – Site Plan.dwg Aug 23, 2012–10:29am JZB

LG