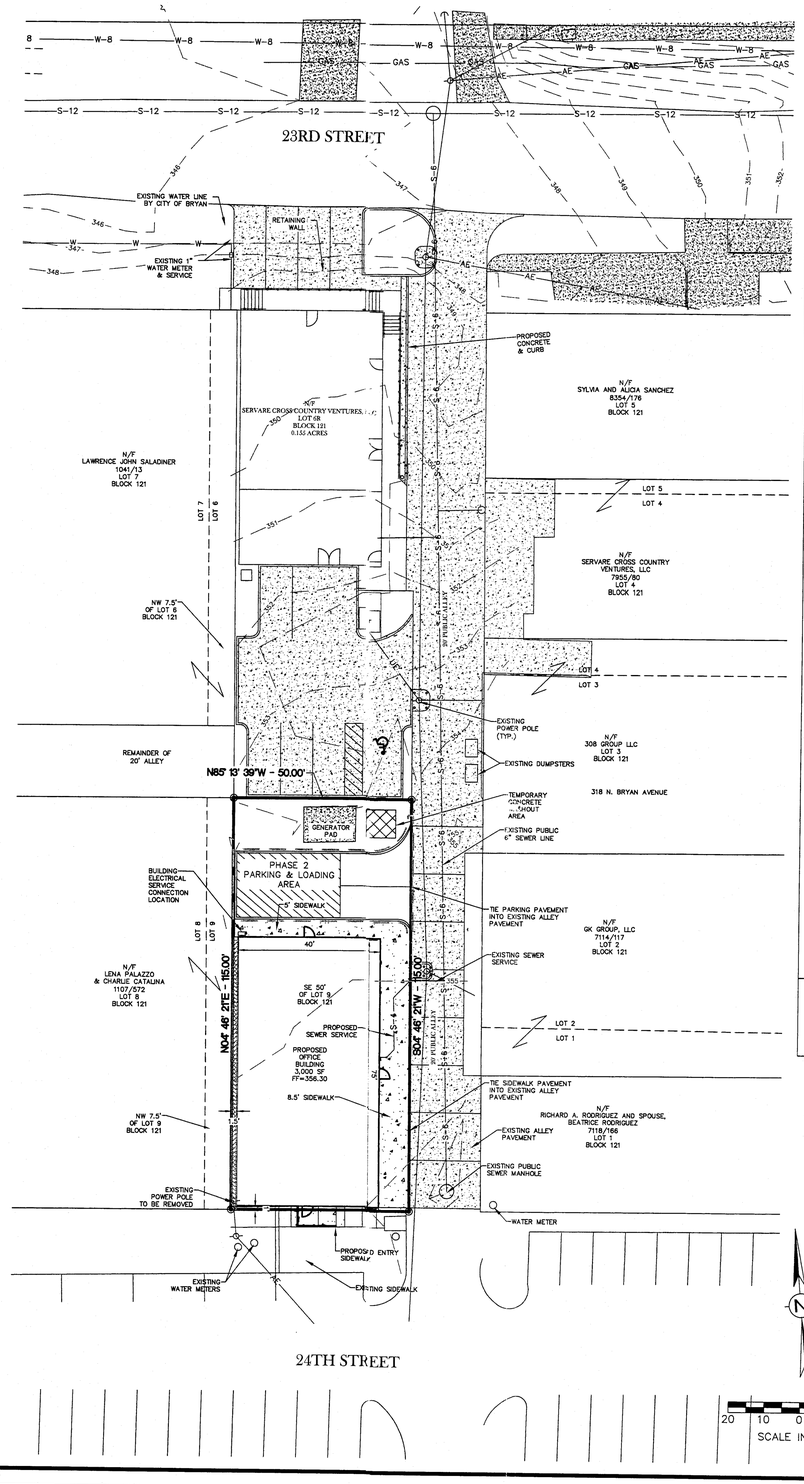
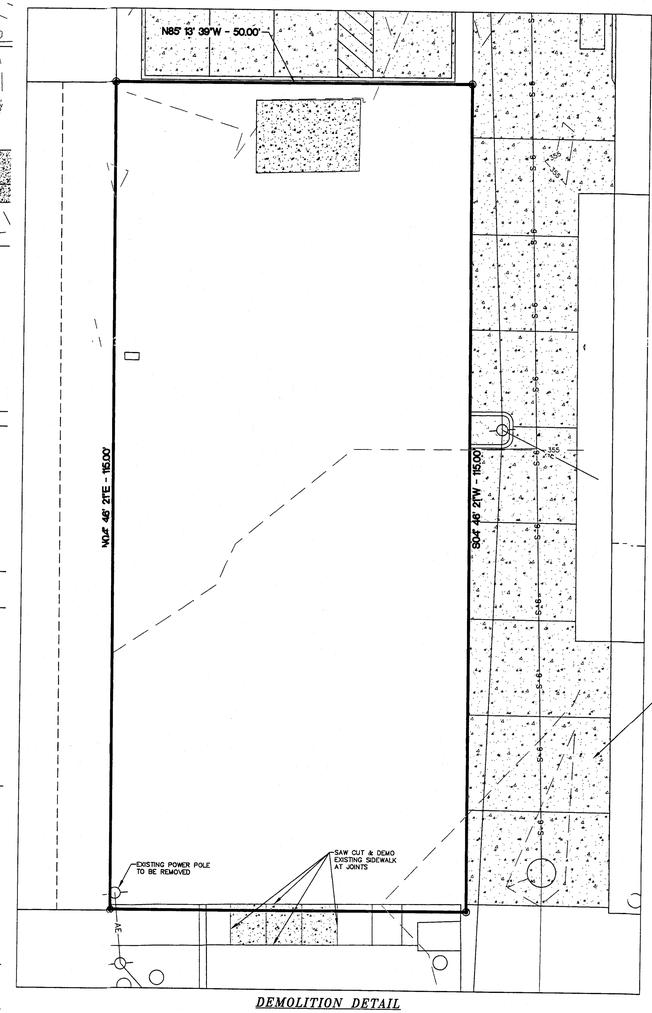




DEMOLITION DETAIL

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPERTY BOUNDARY
- BACK OF CURB
- FACE OF CURB
- PARKING STRIPE
- PROPOSED BUILDING
- S-4 PROPOSED SANITARY SEWER SERVICE
- W PROPOSED WATER SERVICE
- UE PROPOSED ELECTRICAL SERVICE
- PROPOSED ACCESSIBLE ROUTE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- PROPOSED CONCRETE, GRAVEL, OR OTHER HARDSCAPE AREA
- PROPOSED STAIRS
- PROPOSED CONCRETE FLUME
- PROPOSED RETAINING WALL
- A/C PROPOSED A/C UNIT
- T PROPOSED TRANSFORMER PAD
- PROPOSED SIDEWALK TRENCH GRATE
- ADJACENT PROPERTY LINE
- AE EXISTING AERIAL ELECTRIC LINE
- S-6 EXISTING SEWER LINE
- GAS EXISTING GAS LINE
- W-8 EXISTING OR ABANDONED WATER LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CONCRETE SIDEWALK
- EXISTING GRAVEL PAVEMENT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING METER
- EXISTING POWER POLE
- PHASE LINE

SITE SPECIFIC NOTES:

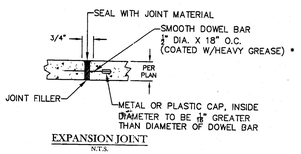
1. THE OWNER OF THE PROPERTY IS SERVARE CROSS COUNTRY VENTURES LLC. THE SUBJECT PROPERTY IS SE 50' OF LOT 9, BLOCK 121 OF THE BRYAN ORIGINAL TOWNSITE. PROPERTY IS ZONED DOWNTOWN NORTH. NO PARKING IS REQUIRED IN DOWNTOWN DISTRICTS.
2. THE DISTURBED AREA FOR THIS PROJECT IS 0.132 ACRES.
3. REFER TO GRADING PLAN FOR PROPOSED CONTOURS.
4. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. MAP NO. 48041C0215E. EFFECTIVE DATE: MAY 16, 2012.
5. ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
6. ALL PAVEMENT SHALL BE CONCRETE. REFER TO THE PAVEMENT PLAN FOR PAVEMENT DEPTHS.
7. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, VERIZON, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED BY FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
8. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN UNIFIED DEVELOPMENT ORDINANCE.
9. 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.

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. NOTIFICATION OF THE UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION IS REQUIRED.

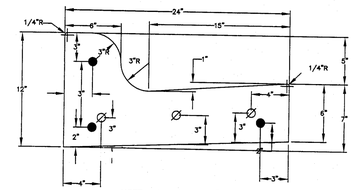
DIG TESS:	(800) 344-6377
ATMOS ENERGY:	(979) 774-2506
SUDDEN LINK COMMUNICATIONS:	(979) 595-2429
VERIZON:	(979) 821-4770

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WHATEVER MEANS NECESSARY TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
3. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND MAINTAINING THE EROSION AND SEDIMENT CONTROL DEVICES. INSPECTIONS SHALL BE DONE EVERY 14 DAYS AND AFTER EVERY RAINFALL EVENT OF 1/2" OR MORE. THE CONTRACTOR SHALL REMOVE ALL MUD DEPOSITED ON THE ADJACENT STREETS AS A RESULT OF THE CONSTRUCTION OF THIS PROJECT.
4. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
5. PERMANENT VEGETATION WILL BE ESTABLISHED ON THE DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE BY HYDROMULCHING AND SEEDING ALL DISTURBED AREAS.
6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
7. THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
8. THE CONTRACTOR SHALL REMOVE THE EROSION CONTROL MEASURES ONCE GRASS IS ESTABLISHED.
9. INLET PROTECTION TO BE INSTALLED AT ALL PROPOSED AND EXISTING INLETS ADJACENT TO THE PROJECT SITE.
10. CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
11. 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 FORM THE PROJECT SITE.



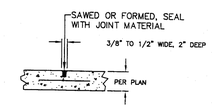
EXPANSION JOINT
N.T.S.

TO BE SPACED AT 45' MAX. INTERVALS



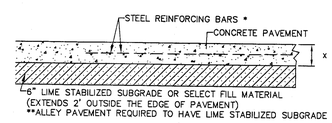
NOTE: ALL CURBS 6" IN HEIGHT UNLESS NOTED OTHERWISE.

TYPICAL CURB DETAIL
N.T.S.



CONTRACTION JOINTS SHALL BE AT 15' MAX. SPACING

CONTRACTION JOINT
N.T.S.



**ALLEY PAVEMENT REQUIRED TO HAVE LIME STABILIZED SUBGRADE

* X=5" AS SHOWN ON THE PAVEMENT PLAN
* 5" PAVEMENT – #4 REBAR @ 18" O.C.E.W.
* CONCRETE PAVEMENT SHALL BE CONSTRUCTED PER DETAILS ON FIGURE ST AND PER 2012 CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS.

TYPICAL CONCRETE PAVING SECTION
N.T.S.

PARKING ANALYSIS

REQUIRED PARKING:

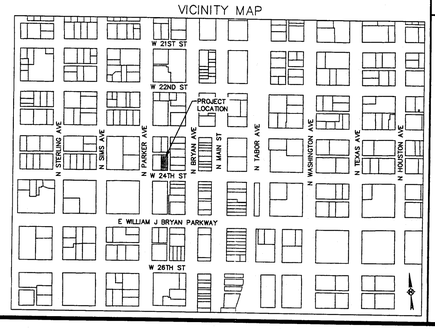
NO PARKING REQUIRED IN DOWNTOWN DISTRICTS

UTILITY DEMAND

WATER DEMAND PER BUILDING
USE EXISTING WATER SERVICE

SANITARY SEWER DEMAND
USE EXISTING SEWER SERVICE

VICINITY MAP



SERVARE OFFICE III

S.E. 50' OF LOT 9, BLOCK 121
BRYAN ORIGINAL TOWNSITE
VOLUME 9377, PAGE 150
0.132 ACRES
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=20'
MAY 2014

Development Services
MAY 08 2014
RECEIVED

ENGINEER:
SCHULTZ ENGINEERING, LLC.
TBPE Firm Reg. No. 12327
2730 Longmire Drive, Suite A College Station, Texas 77845
P.O. Box 11995
College Station, Texas 77842
(979) 764-3900

OWNER/DEVELOPER:
SERVARE CROSS COUNTRY VENTURES, LLC
318 N BRYAN AVE
BRYAN, TX 77803
(979) 823-8525

SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, Texas 77803
(979) 268-3195

MARK	REVISION	BY	DATE

Schultz Engineering, LLC
2730 Longmire, Suite A
College Station, Texas 77845
979.764.3900
TBPE NO. 12327

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOSEPH P. SCHULTZ, P.E., LICENSE NO. 65889 ON MAY 7, 2014

ISSUED FOR REVIEW

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	JPS	DLD	JPS	14-308	MAY 2014

STATE OF TEXAS — JOSEPH P. SCHULTZ — 65889 — LICENSED PROFESSIONAL ENGINEER — 5-7-14
FIRM # 12327
SCHULTZ ENGINEERING, LLC.

SERVARE OFFICE III
210 W. 24TH STREET
BRYAN ORIGINAL TOWNSHIP
S.E. 50' OF LOT 9 BLOCK 121–BRYAN, TX

SITE PLAN
PHASE 1 & PHASE 2

SCALE
VERTICAL
HORIZONTAL
PLOTTING SCALE: 1:1
FILE NAME: 14-308

SHEET
C1