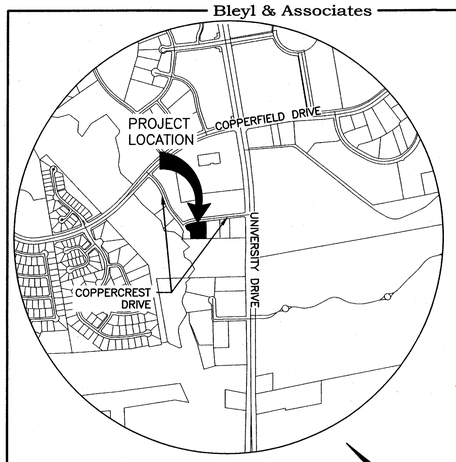



## VICINITY MAP

SCALE: 1"=1000'

**DEVELOPMENT NAME:** SPECIALTIES PHOTOGRAPHY STUDIO
**LEGAL DESCRIPTION:** PARK HUDSON, PHASE 7, BLOCK 1, LOT 4, R350205, 1.237 AC
**OWNER:** JAMES NOWAK
**PLANNED USE:** GENERAL OFFICES

**CURRENT ZONING:** PLANNED DEVELOPMENT DISTRICT

**REQUIRED PARKING SPACES:** CUMULATIVE PARKING SPACES PER PHASE:
@ 250 SPACES/SF
PHASE 1 REQUIRED: 20
PHASE 1 PROVIDED: 21

PHASE 2 REQUIRED: 12
PHASE 2 PROVIDED: 14–2=12

**ENGINEER:** BLEYL & ASSOCIATES
1722 BROADMOOR DR., SUITE 210
BRYAN, TX 77802
PH: (979)268–1125
FAX: (979)260–3849

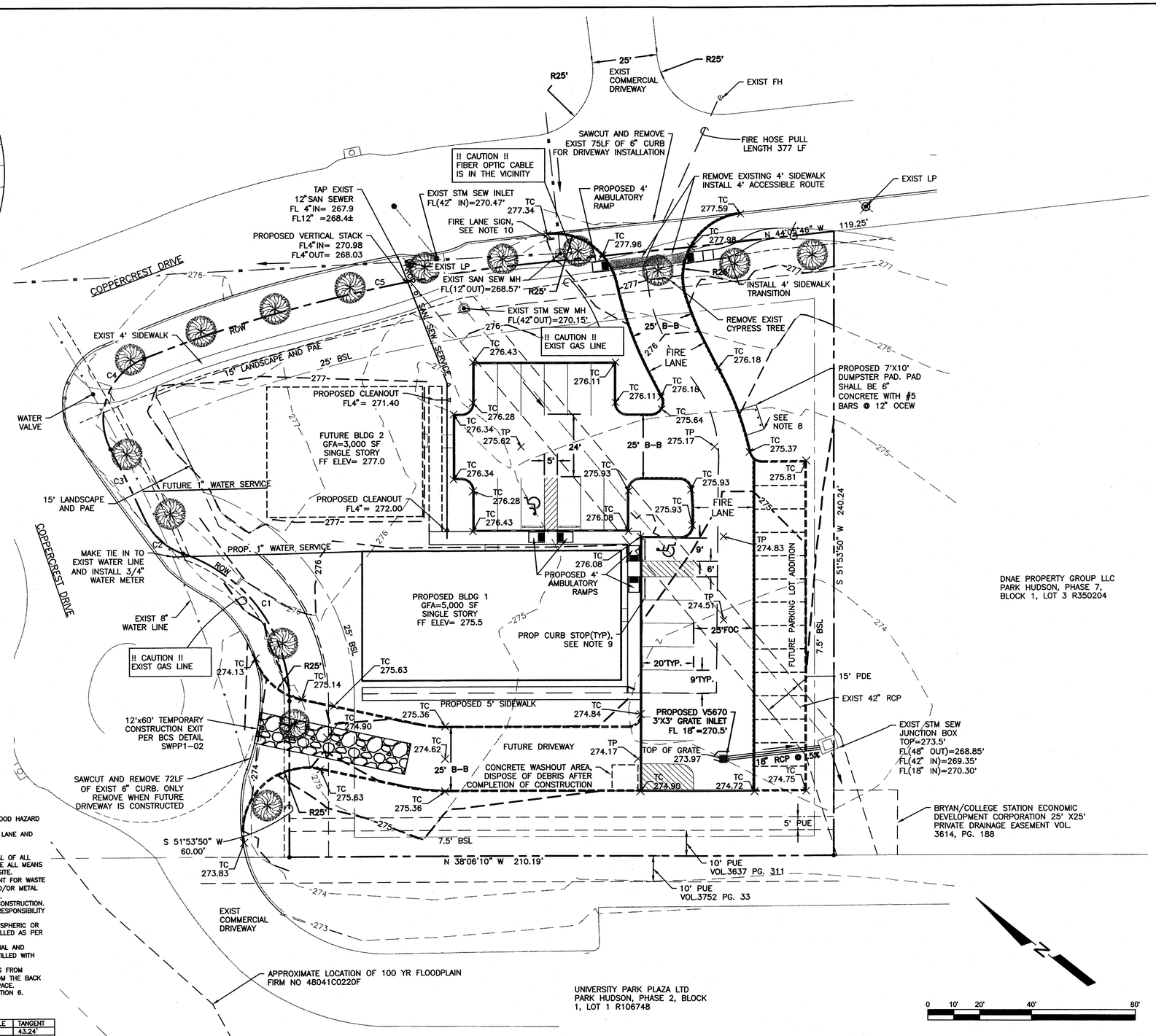
## LEGEND

| | |
|---|---|
| BSL | BUILDING SETBACK LINE |
| FF | FINISH FLOOR ELEVATION |
| FH | FIRE HYDRANT |
| FL | FLOWLINE |
| LP | LIGHT POLE |
| PAE | PUBLIC ACCESS EASEMENT |
| PDE | PUBLIC DRAINAGE EASEMENT |
| ROW | RIGHT OF WAY |
| TC | TOP OF CURB |
| TP | TOP OF PAVEMENT |
| B–B | BACK OF CURB TO BACK OF CURB |
| — — | EXISTING SANITARY SEWER LINE |
| — — | EXISTING WATER LINE |
| — — | EXISTING GAS LINE |
| — — | PROPERTY LINE |
| — — | FIRE HOSE PULL LENGTH |
| — — | FIRE LANE |
| — — | CLEANOUT |
| — — | VERTICAL STACK |

NOTES:

1. PER FIRM 48041C0220F NO PART OF THE SUBJECT TRACT LIES WITHIN ANY SPECIAL FLOOD HAZARD AREAS.
2. ALL BUILDINGS HAVE A VEHICLE LAY OF HOSE DISTANCE LESS THAN 150' FROM A FIRE LANE AND LESS THAN 300' FROM A FIRE HYDRANT FOR A TOTAL OF 450'.
3. ALL DRIVEWAYS HAVE 25' RADIUS CURB RETURNS.
4. 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.
5. DEMOLITION/CONSTRUCTION WASTE – CONTRACTOR 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 THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
6. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING CONSTRUCTION. ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION SHALL BE THE CONTRACTORS RESPONSIBILITY AND BE REPAIRED AT THE CONTRACTORS EXPENSE.
7. IRRIGATION SYSTEMS: POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.
8. DUMPSTER SHALL BE ENCLOSED ON THREE SIDES AND SHALL BE OF A SUITABLE MATERIAL AND HEIGHT TO MEET ALL CITY ORDINANCE REQUIREMENTS. SIX INCH (6") STEEL BOLLARDS FILLED WITH CONCRETE AND CONCRETE ROUNDED TOPS SHALL BE INSTALLED AS SHOWN.
9. CURB STOPS SHALL BE INSTALLED IN ALL SPACES WHERE SHOWN TO PREVENT VEHICLES FROM PROTRUDING INTO ACCESS RAMPS. CURB STOPS SHALL BE INSTALLED 2' MEASURED FROM THE BACK OF CURB TO THE WHEEL SIDE OF THE CURB STOP AND CENTERED ON THE PARKING SPACE.
10. FIRE LANE SIGN SHALL BE INSTALLED PER CITY OF BRYAN ORDINANCE CHAPTER 42 SECTION 6.

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE | TANGENT |
|---|---|---|---|---|---|---|
| C1 | 60.00' | 74.94' | 70.18' | S 18°07'04" W | 71°33'45" | 43.24' |
| C2 | 25.00' | 20.41' | 19.85' | N 03°43'45" E | 46°46'35" | 10.81' |
| C3 | 630.00' | 30.05' | 30.05' | S 25°45'41" W | 02°43'59" | 15.03' |
| C4 | 25.00' | 41.98' | 37.22' | N 72°30'16" E | 96°12'40" | 27.87' |
| C5 | 570.00' | 152.28' | 151.83' | S 51°44'59" E | 15°18'25" | 76.60' |






Z:\11500\11530 SPECIALTIES PHOTOGRAPHY SITE PLAN\CD-11530\11530-SITE PLAN\SITE INFO 4/17/2015 12:56 PM CHRISTOPHER SURFACE

| REV | DATE | BY | APP | COMMENT |
|---|---|---|---|---|
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |

PREPARED FOR:
SPECIALTIES PHOTOGRAPHY
JAMES NOWAK
524 UNIVERSITY DR. E. SUITE B
COLLEGE STATION, TEXAS 77840

SCALE: AS SHOWN
DATE: August 19, 2014
DRAWN BY: CKS
PROJECT MANAGER: SAM J. VERNON, P.E.

Bleyl & Associates
Planning • Engineering • Management
1722 Broadmoor Dr. Suite 210
Bryan, Texas 77802
Phone: (979) 268-1125
Fax: (979) 260-3849
100 Nugent Street
Conroe, Texas 77301
Phone: (936) 441-7533
Fax: (936) 756-3533
Texas Board of Professional Engineers F-678

# SITE PLAN

## SPECIALTIES PHOTOGRAPHY

CITY OF BRYAN, TEXAS

STATE OF TEXAS
SAM J. VERNON
99353
LICENSED
PROFESSIONAL ENGINEER
4/20/2015

PROJECT NUMBER
11530

FILE NAME:
11530-SITE PLAN.DWG

SHEET:
01 OF: 01