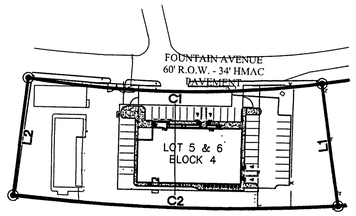
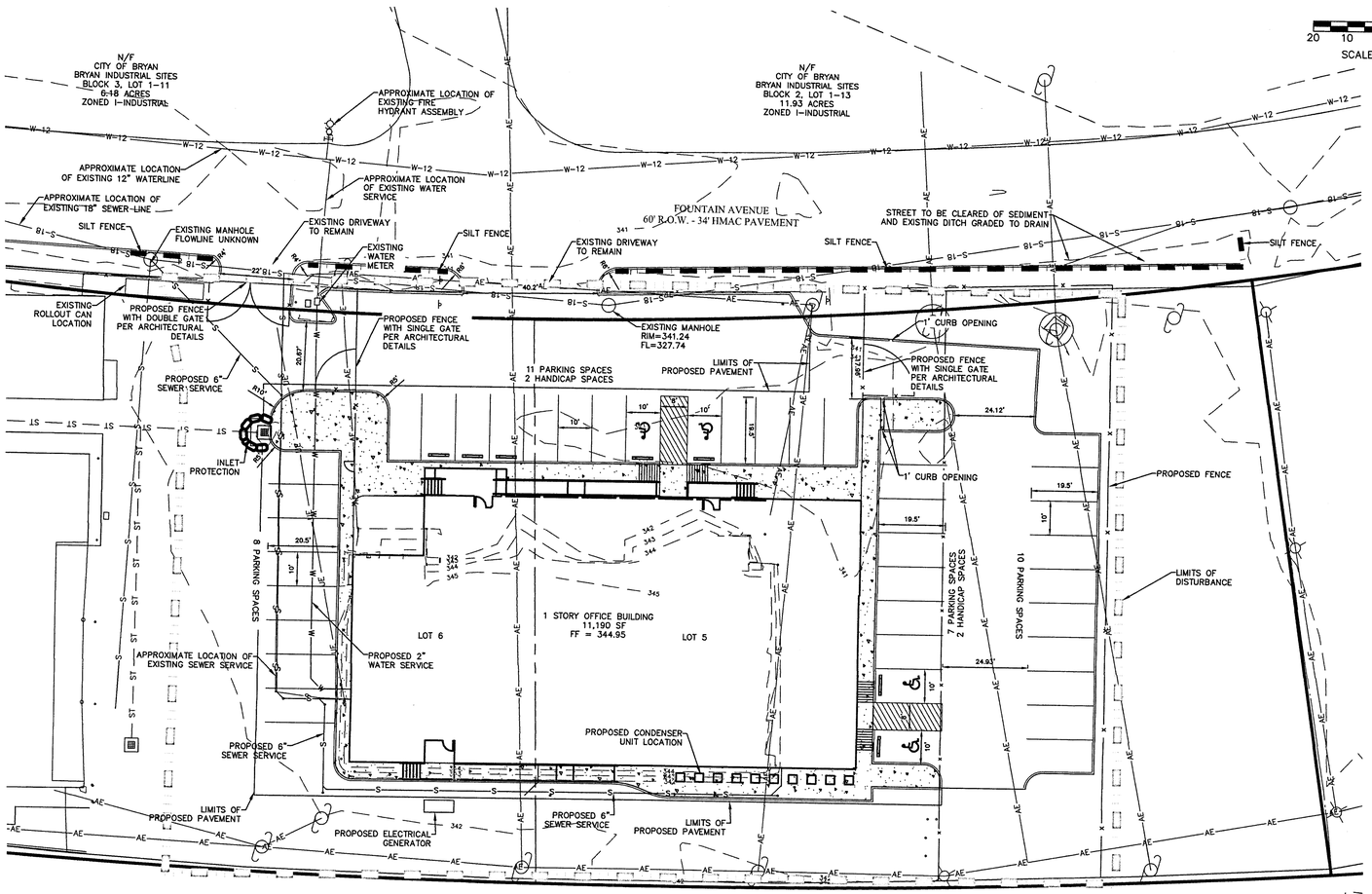


LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	176.24'	N65° 56' 28.40"E
L2	168.99'	S81° 44' 49.82"W

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	421.38'	1462.39'	016°30'34"	212.18'	419.92'	N14°23'50"W
C2	465.14'	2778.21'	009°35'34"	233.11'	464.59'	S13°37'53"E



SCALE IN FEET

20 10 0 20

SITE SPECIFIC NOTES:

1. THE OWNER OF THE PROPERTY IS BRYAN TEXAS UTILITIES. PROPERTY IS ZONED INDUSTRIAL.
2. 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. COMMUNITY NO. 480083, PANEL NO. 0195E, MAP NO. 48041C0195E, EFFECTIVE DATE: JULY 7, 2014.
3. THE BUILDING IS EXISTING AND WILL NOT BE SPRINKLED. THE EXISTING FIRE HYDRANT ON FOUNTAIN AVE WITLL BE SUFFICIENT.
4. PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES: ITEM 666, TYPE 2 MARKING MATERIALS.
5. CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
7. THE 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 THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
8. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
9. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
10. SOLID WASTE DISPOSAL WILL BE AS IT CURRENTLY EXISTS.
11. ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.
12. THE TOTAL DISTURBED AREA IS 1.105 ACRES.

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN/COLLEGE STATION STANDARD SPECIFICATIONS AND DETAILS FOR (WATER, SEWER, STREETS, DRAINAGE). ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
2. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS
3. 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.

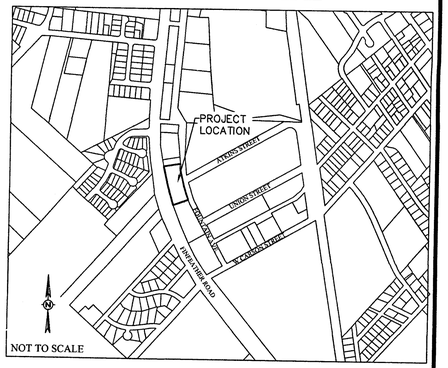
DIG TESS:	(800) 344-8377
ATMOS ENERGY:	(979) 774-2506
SUDDEN LINK COMMUNICATIONS:	(979) 595-2428
VERIZON:	(979) 821-4770

4. THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
5. BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN DEVELOPMENT ORDINANCE.
6. PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCE.
7. 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.
8. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
9. PERMANENT VEGETATION WILL BE ESTABLISHED ON THE DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE BY HYDROMULCHING AND SEEDING ALL DISTURBED AREAS.
10. ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
11. ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.
12. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES THAT ARE CROSSED OR EXPOSED DURING CONSTRUCTION OPERATIONS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITIES OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION OR BETTER. THIS MATERIAL AND WORK SHALL BE AT THE CONTRACTOR'S OWN EXPENSE.
15. A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.
16. ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
17. THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
18. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION AND ANY DRAINAGE DITCH OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO EXISTING CONDITIONS OR BETTER.
19. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
20. THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY SCHULTZ ENGINEERING, LLC (SE), FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO IT PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT SE, UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.

LEGEND

340	PROPOSED CONTOUR
340	EXISTING CONTOUR
	PROPERTY BOUNDARY
	LOT LINE
	PROPOSED CURB AND GUTTER
	EXISTING CURB AND GUTTER
ST ST ST	STORM PIPE
ST ST ST	EXISTING STORM PIPE
W-8	PROPOSED WATERLINE, SIZE NOTED
W W	PROPOSED WATER SERVICE, SIZE NOTED
W-8	EXISTING WATERLINE, SIZE NOTED
S-8	PROPOSED SANITARY SEWER LINE, SIZE NOTED
	PROPOSED SANITARY SEWER SERVICE, SIZE NOTED
S-8	EXISTING SANITARY SEWER LINE, SIZE NOTED
GAS	PROPOSED GAS LINE, SIZE NOTED
GAS	EXISTING GAS LINE, SIZE NOTED
UE UE	PROPOSED UNDERGROUND ELECTRIC LINE
UE UE	EXISTING UNDERGROUND ELECTRIC LINE
AE AE	EXISTING OVERHEAD ELECTRIC LINE

VICINITY MAP



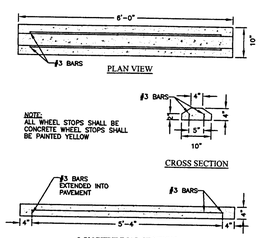
PARKING ANALYSIS

REQUIRED PARKING:

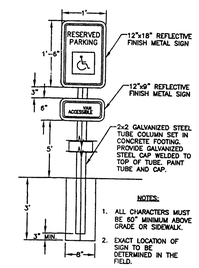
11,190 SF OF OFFICE
1 SPACE PER 300 SF
38 SPACES REQUIRED

PROPOSED PARKING:

36 SPACES PARKING
4 SPACES HANDICAP PARKING
40 SPACES PROVIDED TOTAL



WHEEL STOP DETAIL
N.T.S.



ADA SIGN DETAIL
N.T.S.

BTU FOUNTAIN AVENUE

2200 FOUNTAIN AVENUE

TOTAL AREA = 1.714 ACRES
BRYAN INDUSTRIAL SITES
LOTS 5, 6, BLOCK 4
VOL. 1629, PG. 229
BRYAN, BRAZOS COUNTY, TEXAS

SEP 16 2015

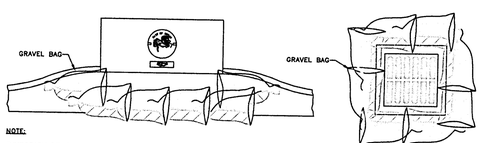
SCALE: 1"=20'

SEPTEMBER 2015

OWNER/DEVELOPER:
BRYAN TEXAS UTILITIES
205 E. 28TH STREET
BRYAN, TX 77803

SURVEYOR:
STRONG SURVEYING
1722 BROADMOOR, SUITE 105
BRYAN, TEXAS 77802

ENGINEER:
SCHULTZ ENGINEERING, LLC.
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900

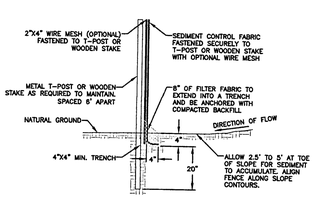


NOTE:

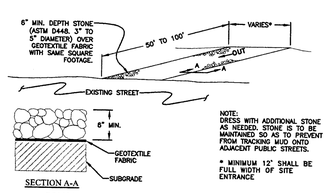
TEMPORARY DEVICES AROUND STORM DRAINS ARE USED TO DETAIN AND/OR FILTER SEDIMENT-LADEN RUNOFF. THE PROTECTION ALLOWS SEDIMENT TO SETTLE PRIOR TO DISCHARGE INTO A STORM DRAIN INLET OF CATCH BASIN. GRAVEL BAGS SHALL BE UV RESISTANT AND MUST NOT DEGRADE DUE TO ATMOSPHERIC CONDITIONS. GRAVEL BAGS SHALL BE REPLACED UPON FIRST SIGN OF DETERIORATION. GRAVEL BAGS SHALL BE INSTALLED & MONITORED THROUGHOUT THE PROJECT UPON INSTALLATION OF AN INLET.

* GRAVEL BAGS TO BE FILLED WITH CLEAN 3/4" OR LESS GRAVEL.

STORM DRAIN INLET PROTECTION DETAIL
N.T.S.



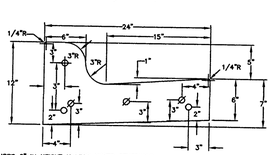
SILT FENCE ASSEMBLY DETAIL
N.T.S.



NOTE:
DRESS WITH ADDITIONAL STONE AS NEEDED. STONE IS TO BE MAINTAINED SO AS TO PREVENT FROM TRACKING MUD ONTO ADJACENT PUBLIC STREETS.

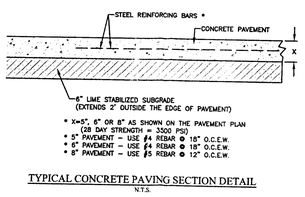
* MINIMUM 12' SMALL BE FULL WIDTH OF SITE ENTRANCE

CONSTRUCTION EXIT SILT CONTROL DETAIL
N.T.S.



NOTES:
1. ALL CURBS 6" IN HEIGHT UNLESS NOTED OTHERWISE.
2. EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED A MAXIMUM 40' AND AT ALL RADIUS POINTS, P.T.'S AND P.C.'S. CONTRACTION JOINTS IN CURB AND GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 10'.

TYPICAL CURB DETAIL
N.T.S.



* X=5", 6" OR 8" AS SHOWN ON THE PAVEMENT PLAN
(28 DAY STRENGTH = 3500 PSI)
* 5" PAVEMENT - USE #4 REBAR @ 18" O.C.E.W.
* 6" PAVEMENT - USE #4 REBAR @ 18" O.C.E.W.
* 8" PAVEMENT - USE #5 REBAR @ 12" O.C.E.W.

TYPICAL CONCRETE PAVING SECTION DETAIL
N.T.S.

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 DEVEN L. DOYEN, P.E., LICENSE NO. 109835 SEPTEMBER 15, 2015

ISSUED FOR REVIEW

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	15-412	SETEMBER 2015

STATE OF TEXAS
DEVEN L. DOYEN
109835
LICENSED
PROFESSIONAL ENGINEER
9/16/15

FIRM # 12327
SCHULTZ ENGINEERING, LLC

BTU FOUNTAIN AVENUE
BRYAN INDUSTRIAL SITES
LOTS 5 & 6 BLOCK 4 - BRYAN, TX

SITE PLAN

SCALE	
VERTICAL	N/A
HORIZONTAL	1"=20'
PLOTTING SCALE:	1:1
FILE NAME:	15-412

SHEET
C1

F:_____15-412 BTU Fountain Ave\DESIGN\15-412 SITE.dwg