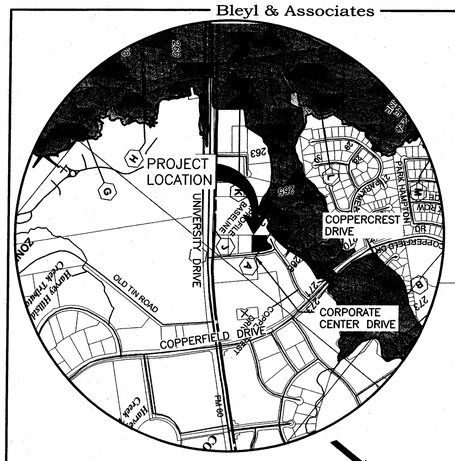


VICINITY MAP

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

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

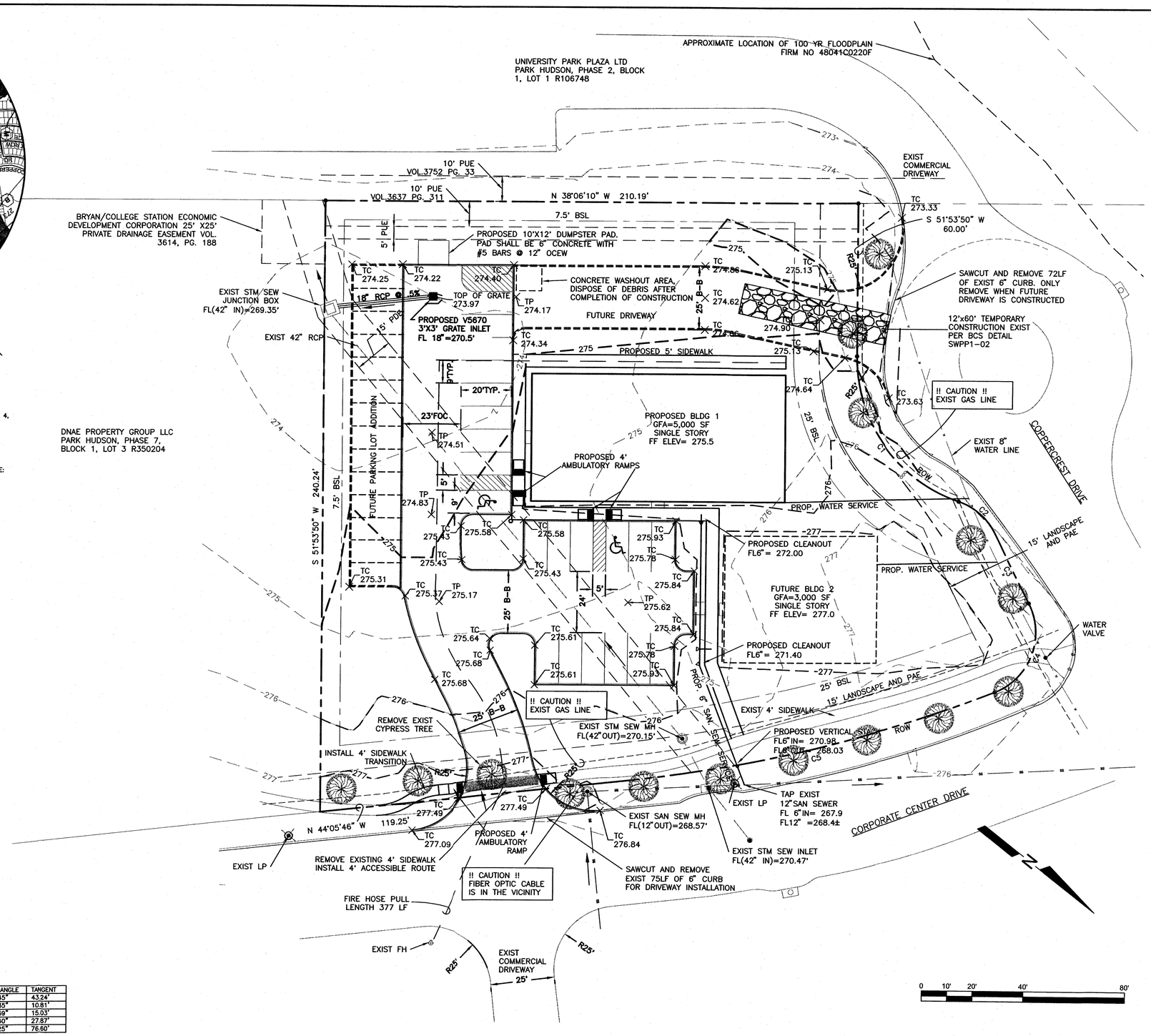
LEGEND

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
	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 500 PER THE BCS UNIFIED DESIGN GUIDELINES.
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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	60.00'	74.94'	70.16'	S 16°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'



REV	DATE	BY	APP	COMMENT
1				
2				
3				
4				

PREPARED FOR:
SPECIALTIES PHOTOGRAPHY
JAMES NOWAK
524 UNIVERSITE 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
College Station, Texas 77801
Phone: (936) 441-7833
Fax: (936) 760-3833
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
4/6/2015

PROJECT NUMBER
11530

FILE NAME:
11530-SITE PLAN.DWG

SHEET:
01 OF: 01

Z:\11530\11530 SPECIALTIES PHOTOGRAPHY SITE PLAN\CD-11530\11530-SITE PLAN\SITE INFO 4/2/2015 2:08 PM CHRISTOPHER SURFACE