SITE NOTES:

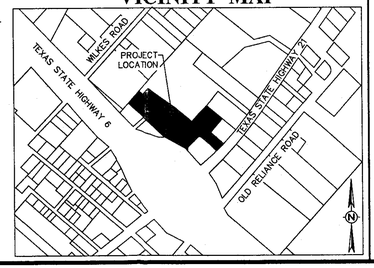
1. MINIMUM BUILDING SETBACKS SHALL CONFORM TO THE REQUIREMENTS OF CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
2. UTILITY SERVICES TO BE PROVIDED AS SHOWN. THERE ARE PROPOSED PRIVATE SANITARY SEWER AND WATER LINE IMPROVEMENTS. THERE ARE NO PUBLIC SANITARY SEWER IMPROVEMENTS FOR THIS PROJECT. A PUBLIC FIRE HYDRANT WILL BE RELOCATED.
3. ALL PUBLIC SITE AND UTILITY WORK IS TO BE DONE IN CONFORMANCE WITH THE BRYAN/ COLLEGE STATION 2012 STANDARD SPECIFICATIONS FOR WATER, SEWER, STREETS, SIDEWALKS, SWPPP, & DRAINAGE.
4. NO PUBLIC DRAINAGE STRUCTURES ARE PROPOSED FOR THIS SITE. ALL DRAINAGE STRUCTURES SHALL BE PRIVATELY OWNED AND MAINTAINED.
5. 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 WIND BLOWN LITTER FROM THE PROJECT SITE.
6. DEMOLITION/CONSTRUCTION WASTE–SITE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE, PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL–OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR.
7. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100 YEAR FLOOD PLAIN ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NOS. 48041C0205E, EFFECTIVE DATE: MAY 16, 2012.
8. LANDSCAPING WILL BE SUBMITTED WITH SUBSEQUENT SITE PLANS AS LOTS DEVELOP.
9. REFER TO GRADING AND DRAINAGE PLAN SHEETS FOR EXISTING TOPOGRAPHY, GRADING AND DRAINAGE DESIGN.
10. ON–SITE SOLID WASTE WILL BE SERVICED BY A CITY OF BRYAN DUMPSTER WITH EACH INDIVIDUAL LOT.
11. THE PROPOSED DEVELOPED AREA IS 7.219 ACRES.
12. ALL AREAS DISTURBED DURING CONSTRUCTION WILL BE COVERED WITH LIVE VEGETATION PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
13. ALL SITE SIGNAGE WILL BE PERMITTED SEPARATELY.

SCALE IN FEET: 50 25 0 50

LEGEND

- PROPERTY BOUNDARY
- RIGHT OF WAY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- LOT LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- STORM PIPE
- JUNCTION BOX
- STORM INLETS
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED CURB AND GUTTER
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED WATERLINE
- EXISTING WATERLINE
- FIRE HYDRANT
- GATE VALVE

VICINITY MAP



PRIVATE SITE IMPROVEMENTS FOR

6 AT 21 CROSSING COMMERCIAL SUBDIVISION

TOTAL AREA = 7.219 ACRES

LOTS 1-4, BLOCK 1

JOHN AUSTIN SURVEY, A-2
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=50'

OCTOBER 2014

OWNER/DEVELOPER:
HWY 21 JOINT VENTURE
4400 OLD COLLEGE RD.
BRYAN, TEXAS 77801
(979)703-8924

SURVEYOR:
BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVE.
BRYAN, TX 77803
(979)268-3195

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

Development Services
OCT 23 2014

MARK	REVISION	BY	DATE

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

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	14-350	OCTOBER 2014

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 109835, ON OCTOBER 16, 2014. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

6 AT 21 CROSSING
COMMERCIAL SUBDIVISION
PRIVATE SITE IMPROVEMENTS
LOTS 1-4, BLOCK 1 - BRYAN, TX

SITE PLAN

SCALE
VERTICAL
HORIZONTAL 1"=50'
PLOTTING SCALE: 1:1
FILE NAME: 14-350

SHEET
C1