

- SITE SPECIFIC NOTES:**
- 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.
 - THE DISTURBED AREA FOR THIS PROJECT IS 0.132 ACRES.
 - REFER TO GRADING PLAN FOR PROPOSED CONTOURS.
 - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED RATE MAPS NO. 48041C0215E, EFFECTIVE DATE: MAY 16, 2012.
 - ALL RADI AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT SHALL BE CONCRETE. REFER TO THE PAVEMENT PLAN FOR PAVEMENT DETAILS.
 - 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 FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
 - BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN UNIFIED DEVELOPMENT ORDINANCE.
 - 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 EMPLOYED CONTRACTORS ONLY.
- GENERAL NOTES:**
- 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 TESTS: (800) 344-8377 (979) 774-2006 (979) 565-2428 (979) 821-4770
 - ATMOS ENERGY: (800) 344-8377 (979) 774-2006 (979) 565-2428 (979) 821-4770
 - SUBMIT LINK COMMUNICATIONS: (800) 344-8377 (979) 774-2006 (979) 565-2428 (979) 821-4770
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO USE WATERMEASUREMENTS TO MINIMIZE EROSION AND PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. THIS INCLUDES THE INSTALLATION OF A CONSTRUCTION EXIT AND SILT FENCE AS NECESSARY.
 - 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.
 - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPO'S GENERAL POINT NO. 175 15000 REQUIREMENTS FOR CONSTRUCTION SITES.
 - PERMANENT VEGETATION WILL BE ESTABLISHED ON THE DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE BY HYDROSEEDING AND SEEDING ALL DISTURBED AREAS.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2012 CITY OF BRYAN/UTILITY STATION STANDARD SPECIFICATIONS AND DETAILS. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
 - THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRONCI SAFETY REQUIREMENTS.
 - THE CONTRACTOR SHALL REMOVE THE EROSION CONTROL MEASURES ONCE GRASS IS ESTABLISHED.
 - INLET PROTECTION TO BE INSTALLED AT ALL PROPOSED AND EXISTING INLETS ADJACENT TO THE PROJECT SITE.
 - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
 - 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.

<p>PARKING ANALYSIS</p> <p>REQUIRED PARKING: NO PARKING REQUIRED IN DOWNTOWN DISTRICTS</p>	<p>UTILITY DEMAND</p> <p>WATER DEMAND PER BUILDING USE EXISTING WATER SERVICE</p> <p>SANITARY SEWER DEMAND USE EXISTING SEWER SERVICE</p>
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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

ENGINEER:
SCHULTZ ENGINEERING, LLC
2730 Longmire Drive, Suite A College Station, Texas 77845
P.O. Box 11905 College Station, Texas 77842
(979) 764-3900

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

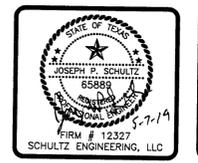
SURVEYOR:
Brad Kerr, RPLS No. 4502
Kerr Surveying, LLC
409 N. Texas Ave.
Bryan, Texas 77803
(979) 268-3195

MARK	REVISION	BY	DATE

Schultz Engineering, LLC
2730 Longmire, Suite A
College Station, Texas 77845
979.764.3900

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



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