

**FLOODPLAIN INFORMATION :**

THIS TRACT LIES IN ZONE "X" (UNSHADED), DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FIRM, MAP NUMBER 48041C0215F, COMMUNITY PANEL NUMBER 48195 0215F, LATEST AVAILABLE PUBLISHED REVISION, DATED APRIL 2, 2014.

**BENCHMARK NOTE :**

TBM SQUARE CUT IN CURB ON THE NORTH SIDE OF THE DRIVEWAY WHERE DRIVEWAY MEETS ENTRANCE TO PARKING LOT. ELEVATION = 500.78'

**LEGAL DESCRIPTION :**

BEING A TRACT OR PARCEL CONTAINING 4.03 ACRES OF LAND CALLED LOT 1, BLOCK ONE, OF OSBORN LANE BUSINESS PARK PHASE I, CITY OF BRYAN, BRAZOS COUNTY, TEXAS.

**ADDRESS**

2730 OSBORN LANE  
BRYAN, TX 77803

**SURVEY NOTE:**

THIS IS A PARTIAL TOPOGRAPHIC SURVEY ONLY. THIS IS NOT A BOUNDARY OR LAND TITLE SURVEY. TOPOGRAPHIC INFORMATION (INCLUDING PAVING LIMITS, GRADE ELEVATIONS, AND UTILITIES) WERE PROVIDED TO US ON AUGUST 14, 2014, VIA ELECTRONIC FILE. PREPARED BY GESSNER ENGINEERING (2501 ASHFORD DRIVE (SUITE 102), COLLEGE STATION, TEXAS 77840; (979) 680-8840). CONTRACTOR TO INSPECT THE SITE PRIOR TO BIDDING AND CONSTRUCTION TO VERIFY EXISTING SITE CONDITIONS AND BENCHMARK INFORMATION AND REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE NOT SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE/SHE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THEIR FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

**GRADING LEGEND**

TP 500.00	TOP OF PAVEMENT
TC 500.00	TOP OF CHANNEL WALL
FL 500.00	FLOW LINE
FG 500.00	FINISHED GROUND
M.E.P.	MATCH EXISTING PAVEMENT
M.E.G.	MATCH EXISTING GROUND
4:1	MAX GRADE
1% slope symbol	PROPOSED SLOPE
Grade to drain symbol	GRADE TO DRAIN
Proposed sawcut line symbol	PROPOSED SAWCUT LINE
Proposed high point symbol	PROPOSED HIGH POINT
Proposed swale symbol	PROPOSED SWALE
Proposed parking count symbol	PROPOSED PARKING COUNT
Fire lane access symbol	FIRE LANE ACCESS (GRAPHIC ILLUSTRATION ONLY. ACTUAL LOCATION OF PAINT STRIPE TO BE COORDINATED WITH FIRE MARSHAL.)

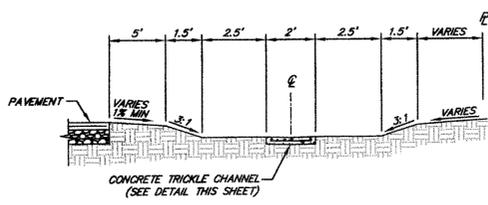
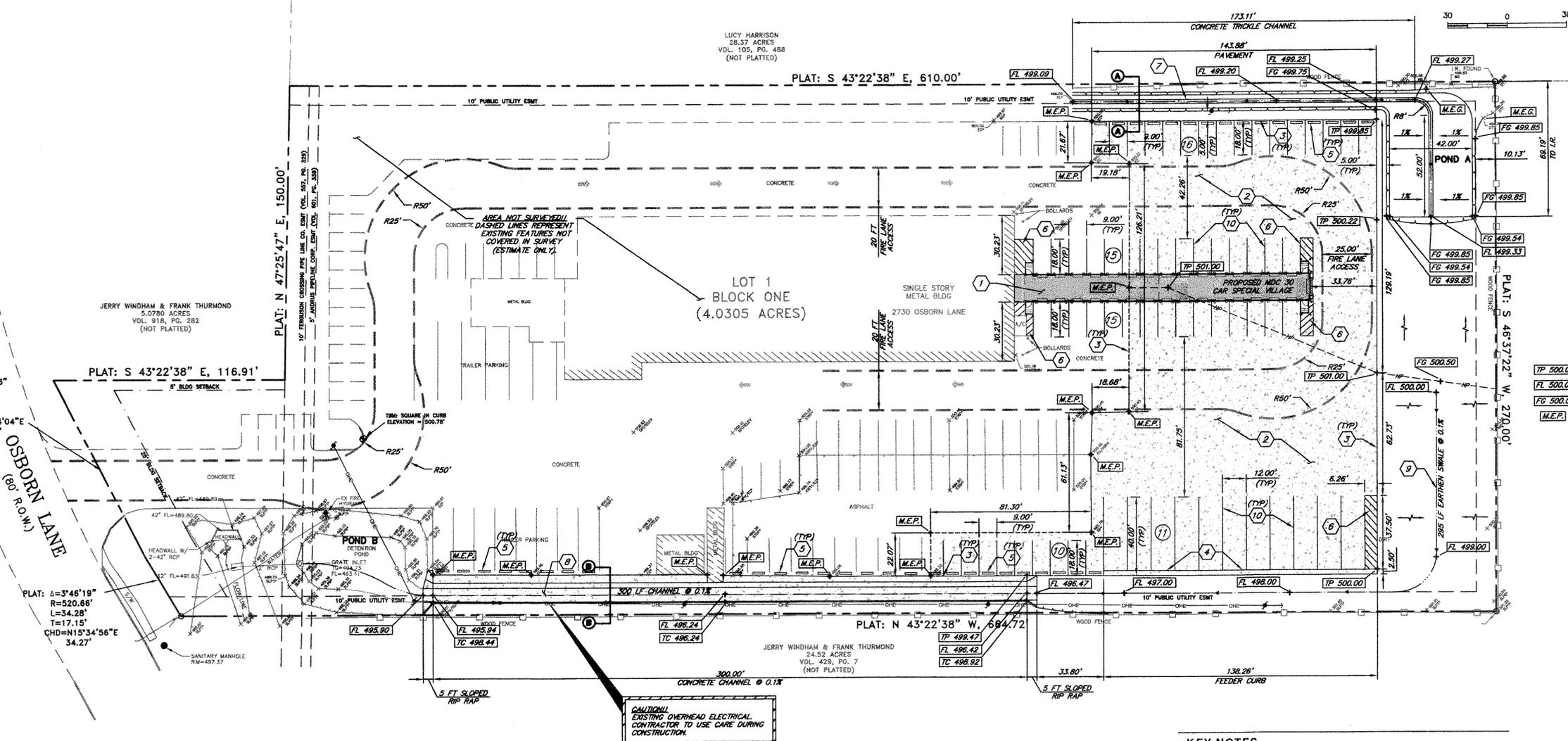
**DRAINAGE SUMMARY**

POND A	
■ EXISTING IMPERVIOUS COVER IN DRAINAGE AREA:	0.861 AC
■ PROPOSED IMPERVIOUS COVER IN DRAINAGE AREA:	1.147 AC
■ STORAGE VOLUME REQUIRED (PROP):	1,000 CF
■ STORAGE VOLUME PROVIDED:	1,000 CF
POND B	
■ EXISTING IMPERVIOUS COVER IN DRAINAGE AREA:	1.182 AC
■ PROPOSED IMPERVIOUS COVER IN DRAINAGE AREA:	1.574 AC
■ STORAGE VOLUME REQUIRED (EX + PROP):	3,464 CF
■ STORAGE VOLUME PROVIDED:	4,593 CF

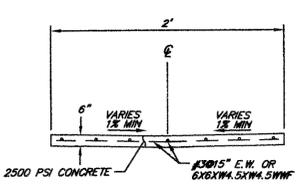
NOTE: 0.228 AC OUTSIDE CONTRIBUTING DRAINAGE AREAS TO PONDS

**KEY NOTES**

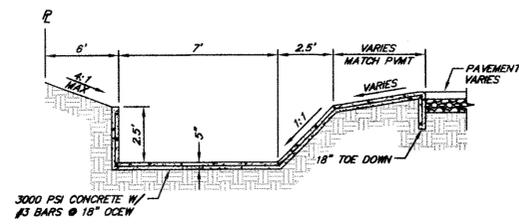
- PROPOSED MODULAR BUILDING ADDITION. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS. BUILDING TO BE
- CONTRACTOR TO CONSTRUCT CONCRETE PAVEMENT OVER TREATED SUBGRADE. SEE PAVING SECTION DETAIL ON SHEET C4 AND GEOTECHNICAL REPORT PREPARED BY TERRACON CONSULTANTS, INC. TITLED "GEOTECHNICAL ENGINEERING REPORT - UNITED PARCEL PAVEMENT IMPROVEMENTS", DATED JUNE 18, 2014, TERRACON PROJECT NO. A1145039. SEE SHEET C4 FOR PAVEMENT JOINTING PLAN.
- CONTRACTOR TO PROVIDE PAVING HEADER AROUND ENTIRE PERIMETER OF CONCRETE PAVEMENT. SEE DETAIL ON SHEET C4.
- CONTRACTOR TO CONSTRUCT 2.5 FT FEEDER CURB FOR ALL 12'X40' CONCRETE PARKING STALLS. SEE DETAIL ON SHEET C4.
- CONTRACTOR TO INSTALL CONCRETE WHEEL STOPS FOR ALL 9'X18' PERIMETER PARKING STALLS. SEE DETAIL ON SHEET C4.
- CONTRACTOR TO PROVIDE 4" PAINT STRIPING AT 2 FT O.C. AND AT 45 DEGREES AS SHOWN HEREON. (COLOR TO MATCH EXISTING PAINT STRIPING).
- CONTRACTOR TO CONSTRUCT 7 FT WIDE EARTHEN DRAINAGE CHANNEL WITH 3:1 SIDE SLOPES AND PROVIDE 238 LF OF 2 FT WIDE CONCRETE TRICKLE CHANNEL AT 0.1% SEE CROSS SECTION DETAIL (A-A) ON THIS SHEET.
- CONTRACTOR TO CONSTRUCT 7 FT WIDE, 2.5 FT DEEP CONCRETE DRAINAGE CHANNEL AT 0.1% SLOPE. SEE CROSS SECTION DETAIL (B-B) ON THIS SHEET. PROVIDE SUPPORT FOR AND PROTECT EXISTING POWER POLES DURING CONSTRUCTION.
- CONTRACTOR TO CONSTRUCT 395 LF EARTHEN DRAINAGE SWALE AT 1.2% SLOPE.
- 4" PARKING STRIPE (COLOR TO MATCH EXISTING PAINT STRIPING).



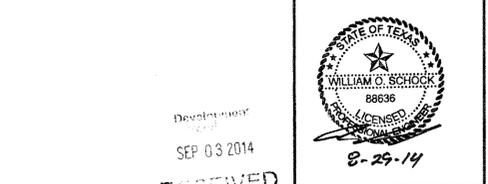
**SECTION A-A  
TYPICAL CHANNEL SECTION  
NTS**



**TYPICAL TRICKLE  
CHANNEL SECTION  
NTS**



**SECTION B-B  
TYPICAL CHANNEL SECTION  
NTS**



REV. NO.	DESCRIPTION	DATE	APP.

**UPS - BRYAN, TX  
2730 OSBORN LANE**

**SITE DIMENSION/GRADING PLAN**

**TERRA ASSOCIATES, INC.** CONSULTING ENGINEERS  
404 E. RAMSEY RD., STE. 104  
SAN ANTONIO, TEXAS 78216  
PHONE: 210-298-1600  
EMAIL: BOS@terraassoc.com  
TBPE Registration No.: F-003832

DRAWN BY: JCM	SCALE: 1" = 30'	CONTRACT: N/A
CHECKED BY: WOS	DATE: 08/28/2014	PROJECT No. S-2580-1407
FILE NAME: C3-SITE	PLOT SCALE: 1" = 1"	SHEET C3 OF 4