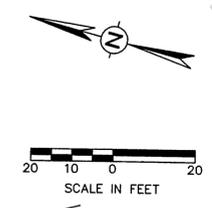


LINE TABLE					
LINE #	LENGTH	DIRECTION			
L1	178.24'	N89° 58' 28.40"E			
L2	168.99'	S81° 44' 49.82"W			

Curve Table						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	421.38'	1482.30'	01°30'34"	213.16'	418.82'	N1°23'50"W
C2	465.14'	2778.21'	00°35'34"	233.11'	464.59'	S13°27'53"E

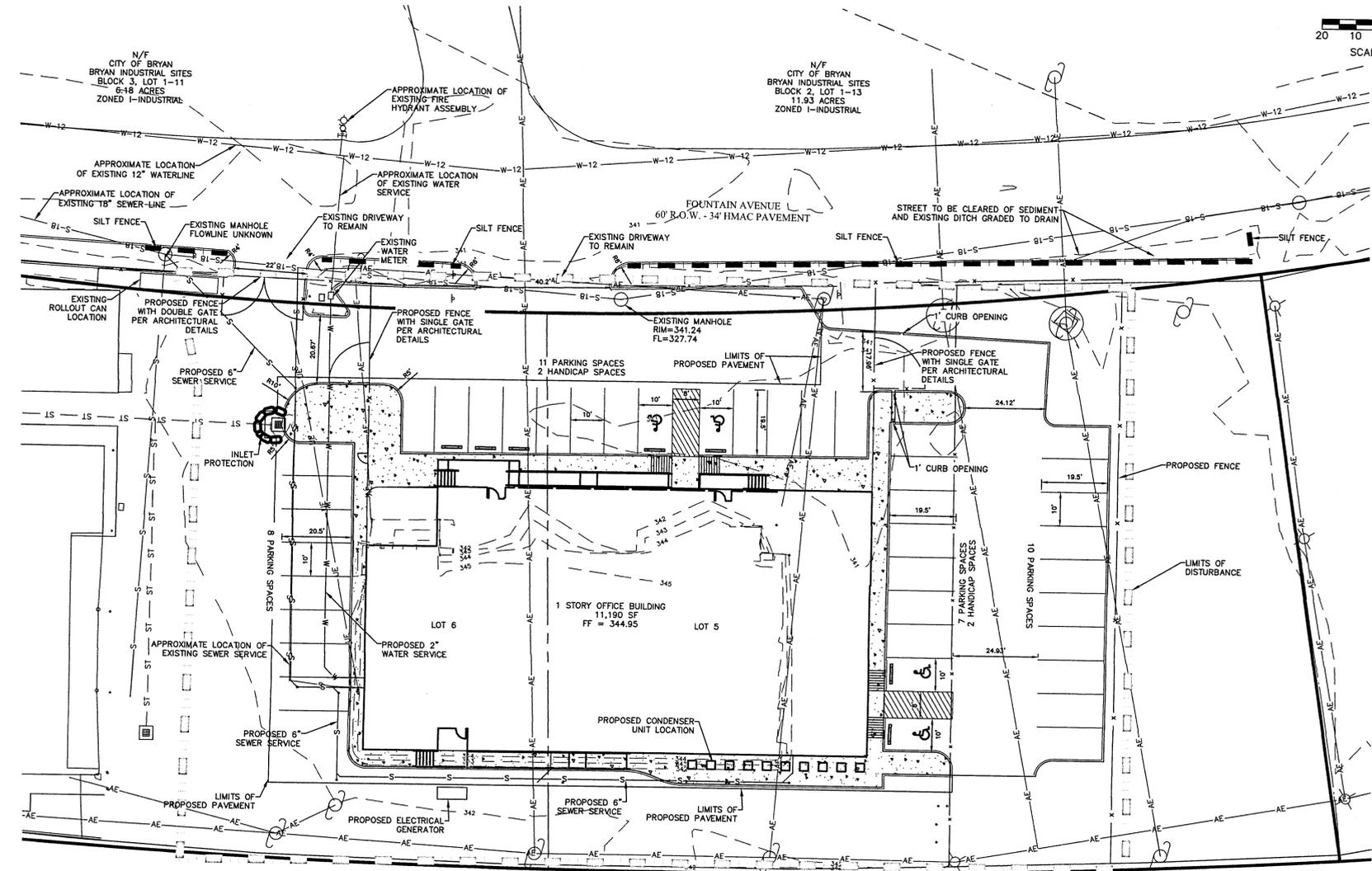


- SITE SPECIFIC NOTES:**
- THE OWNER OF THE PROPERTY IS BRYAN TEXAS UTILITIES. PROPERTY IS ZONED INDUSTRIAL.
  - THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRYAN COUNTY, TEXAS AND INCORPORATED AREAS.
  - THE BUILDING IS EXISTING AND WILL NOT BE SPRINKLED. THE EXISTING FIRE HYDRANT ON FOUNTAIN AVE WILL BE SUFFICIENT.
  - PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES: ITEM 665, TYPE 2 MARKING MATERIALS.
  - 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 THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
  - 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.
  - NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
  - ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
  - SOLID WASTE DISPOSAL WILL BE AS IT CURRENTLY EXISTS.
  - 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.
  - THE TOTAL DISTURBED AREA IS 1.105 ACRES.

- GENERAL NOTES:**
- 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.
  - ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY FIELD DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ADJACENT GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
  - 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.  
 DO TEST: (800) 344-8377 (979) 774-2026  
 ATMOS ENERGY: (979) 595-2429 (979) 521-4770
  - THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
  - BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN DEVELOPMENT ORDINANCE.
  - PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE DEVELOPMENT ORDINANCE.
  - 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.
  - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
  - PERMANENT VEGETATION WILL BE ESTABLISHED ON THE DISTURBED AREAS AFTER CONSTRUCTION IS COMPLETE BY HYDROMULCHING AND SEEDING ALL DISTURBED AREAS.
  - ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DETAILS.
  - THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
  - 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.
  - 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 REFERENCE DRAWINGS, RECORDS AS-BUILT CONDITIONS DURING CONSTRUCTION.
  - ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
  - THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
  - 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.
  - THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
  - THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED BY SCHULTZ ENGINEERING, LLC FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, ITS USE IS NOT GRANTED TO ANY OTHER PARTY FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF SCHULTZ ENGINEERING, LLC. 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 RELEASES 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.

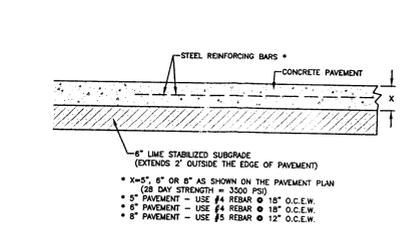
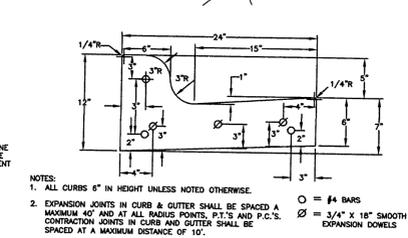
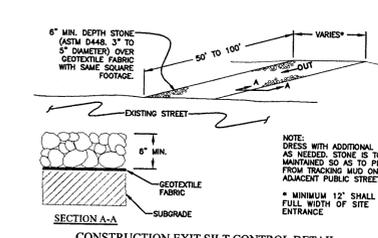
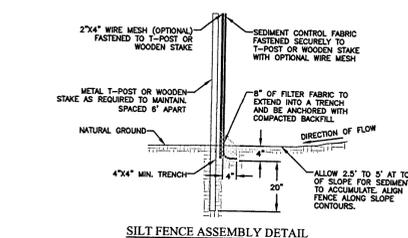
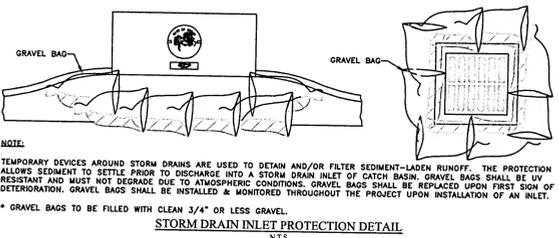
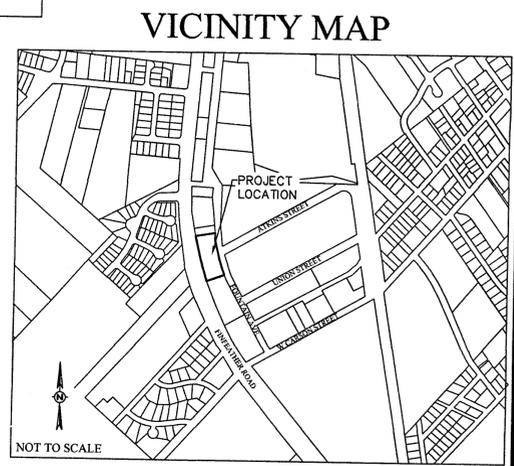
**LEGEND**

---	PROPOSED CONTOUR
---	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
---	PROPOSED WATERLINE, SIZE NOTED
---	EXISTING WATER SERVICE, SIZE NOTED
---	PROPOSED SANITARY SEWER LINE, SIZE NOTED
---	EXISTING SANITARY SEWER SERVICE, SIZE NOTED
---	PROPOSED GAS LINE, SIZE NOTED
---	EXISTING GAS LINE, SIZE NOTED
---	PROPOSED UNDERGROUND ELECTRIC LINE
---	EXISTING UNDERGROUND ELECTRIC LINE
---	EXISTING OVERHEAD ELECTRIC LINE



**PARKING ANALYSIS**

<b>REQUIRED PARKING:</b>
11,190 SF OF OFFICE
1 SPACE PER 300 SF
38 SPACES REQUIRED
<b>PROPOSED PARKING:</b>
36 SPACES PARKING
4 SPACES HANDICAP PARKING
40 SPACES PROVIDED TOTAL



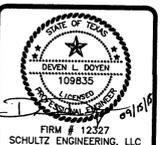
MARK	REVISION	BY	DATE

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

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DEVEN L. DOYEN, P.E., LICENSE NO. 100835 SEPTEMBER 15, 2015

ISSUED FOR REVIEW

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



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

**SITE PLAN**

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

**SHEET**  
**C1**

**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

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