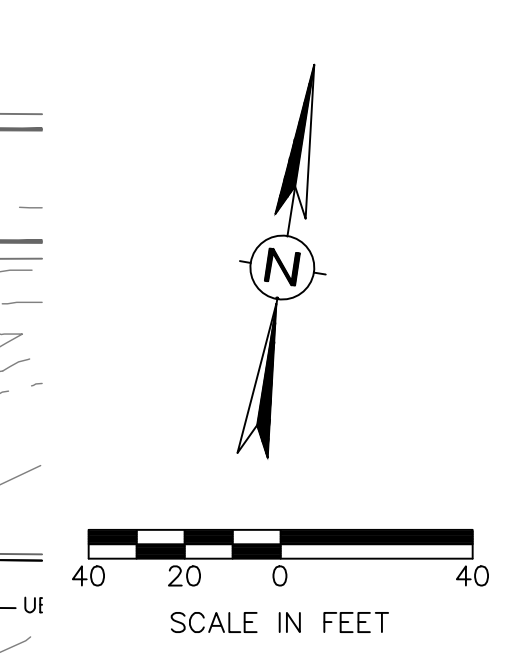
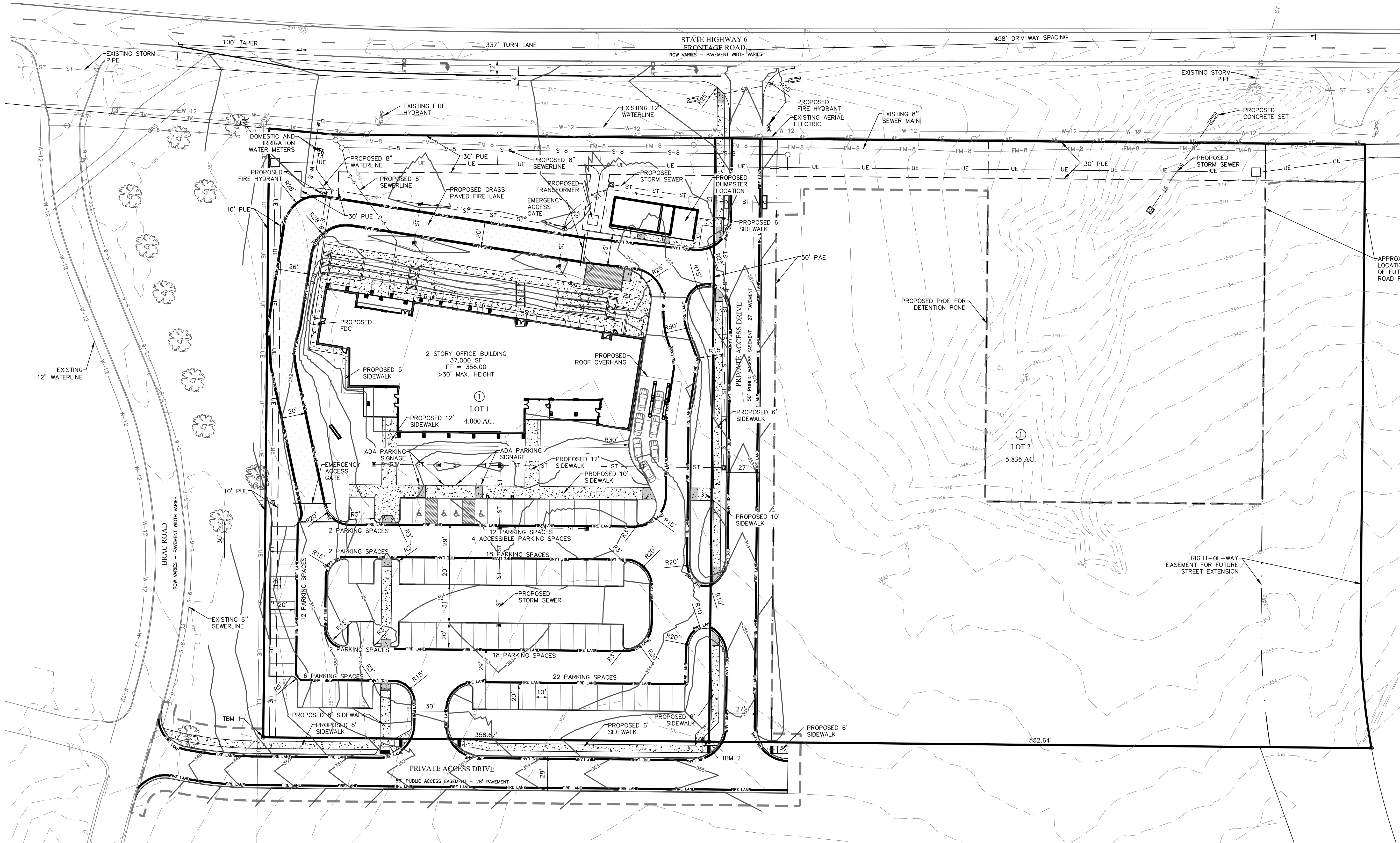


NUMBER	DATE

NUMBER	DATE

NUMBER	DATE



UTILITY DEMAND

WATER DEMAND PER ACQD	SEWER DEMAND PER ACQD
AVERAGE 17.5 GPM	AVERAGE 0 GPM
MAXIMUM (PEAK) 70 GPM	MAXIMUM (PEAK) 50 GPM

1 1/2" DOMESTIC WATER METER
8" SANITARY SEWER LINE
1.04 % MIN. SLOPE
FIXTURE UNITS = 112
PIPE SLOPE OK

PARKING ANALYSIS

REQUIRED PARKING

37,201 SF OF OFFICE BUILDING
1 SPACE PER 300 SF
124 SPACES REQUIRED
TOTAL REQUIRED: 124 SPACES
10' WIDTH, 20' LENGTH TYP.

PROPOSED PARKING

94 SPACES PARKING
7 QUEUE SPACES
4 SPACES ACCESSIBLE PARKING
105 SPACES PROVIDED

BENCHMARK INFORMATION

TBM 1 N: 3532308.6168
E: 10248077.4977
ELEV: 349.7116
IRON ROD FOUND

TBM 2 N: 3532707.837
E: 10248130.66
ELEV: 355.00
600 ROD

- SITE SPECIFIC NOTES:**
- THE OWNER OF THE PROPERTY IS BRYAN TEXAS UTILITIES. THE SUBJECT PROPERTY IS MOSES BANK BLOCK A LOT 1. PROPERTY IS ZONED C-1. CONTRACTOR SHALL MAINTAIN A SET ASHED STREET FOR THE INDIVIDUAL DRIVE TO WHICH IT IS ADJACENT. PERMITS SHALL BE OBTAINED FROM THE CITY OF BRYAN FOR THE DISTRIBUTION OF MATERIALS AND EQUIPMENT IN A MANNER THAT DOES NOT INTERFERE WITH THE NORMAL OPERATION OF THE STREET. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED AS IS WITHOUT ANY WARRANTY OF PERFORMANCE ACCURACY. THE RECIPIENT SHALL BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THE USE OF THIS DATA. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
 - CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
 - THE CONTRACTOR SHALL MAINTAIN RESPONSIBILITY OF THE PRIVATE DRAINAGE EASEMENT WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
 - ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT BE USED FOR ANY OTHER PURPOSES.
 - 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 AND BLOWN DRAINAGE.
 - 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 DESIGNATED 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.
 - THE IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
 - 8" CONCRETE PAVEMENT TO BE PROVIDED FOR DUMPSTER LOCATIONS PER CITY OF BRYAN SPECIFICATIONS. DUMPSTER CONTAINMENT AREAS SHALL BE REINFORCED WITH #5 BARS AT 12" OC AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
 - FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALL AS PER CITY ORDINANCE.
 - ALL DEVICES, APPURTENANCES, BRIFCAMES AND APPURTENANCES NEEDED 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.

LINE TABLE

LINE #	LENGTH	DIRECTION

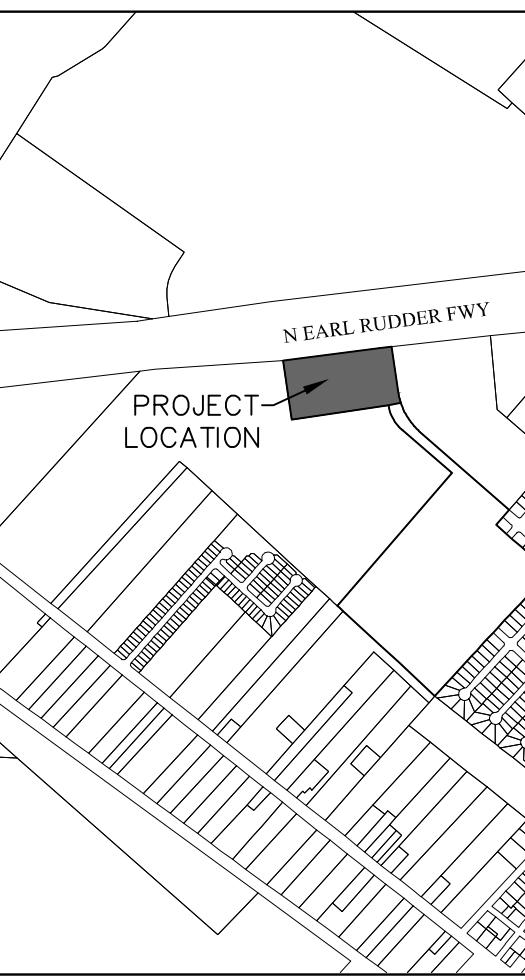
Curve Table

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION

LEGEND

[Symbol]	PROPOSED CONTOUR
[Symbol]	EXISTING CONTOUR
[Symbol]	PROPERTY BOUNDARY
[Symbol]	ADJACENT PROPERTY BOUNDARY
[Symbol]	RIGHT OF WAY (ROW)
[Symbol]	LOT LINE
[Symbol]	PROPERTY SETBACK
[Symbol]	PROPOSED PUBLIC UTILITY EASEMENT (PUE)
[Symbol]	EXISTING PUBLIC UTILITY EASEMENT (PUE)
[Symbol]	PROPOSED PUBLIC ACCESS EASEMENT (PAE)
[Symbol]	EXISTING PUBLIC ACCESS EASEMENT (PAE)
[Symbol]	PROPOSED PRIVATE ACCESS EASEMENT (PAE)
[Symbol]	EXISTING PRIVATE ACCESS EASEMENT (PAE)
[Symbol]	PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
[Symbol]	EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
[Symbol]	PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
[Symbol]	EXISTING PRIVATE DRAINAGE EASEMENT (PDE)
[Symbol]	LIMITS OF DISTURBANCE
[Symbol]	WATER LINE
[Symbol]	PROPOSED CURB AND GUTTER
[Symbol]	EXISTING CURB AND GUTTER
[Symbol]	FLOW ARROWS
[Symbol]	ST - ST
[Symbol]	ST - ST
[Symbol]	ST - ST
[Symbol]	W-B
[Symbol]	W-B
[Symbol]	S-B
[Symbol]	S-B
[Symbol]	PROPOSED WATER SERVICE, SIZE NOTED
[Symbol]	EXISTING WATERLINE, SIZE NOTED
[Symbol]	PROPOSED WATERLINE, SIZE NOTED
[Symbol]	PROPOSED SANITARY SEWER LINE, SIZE NOTED
[Symbol]	EXISTING SANITARY SEWER LINE, SIZE NOTED
[Symbol]	PROPOSED GAS LINE, SIZE NOTED
[Symbol]	EXISTING GAS LINE, SIZE NOTED
[Symbol]	PROPOSED UNDERGROUND ELECTRIC LINE
[Symbol]	EXISTING UNDERGROUND ELECTRIC LINE
[Symbol]	EXISTING OVERHEAD ELECTRIC LINE

VICINITY MAP



BTU ADMINISTRATION BUILDING
2611 N EARL RUDDER FREEWAY TX
TOTAL DISTURBED AREA = 6.91 ACRES
LOTS 1 AND 2, BLOCK 1
TOTAL AREA = 0.94
VOL. #####, PG. ###
MOSES BANK SURVEY, A - 3
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=40'
OWNER/DEVELOPER: BRYAN TEXAS UTILITIES
205 E. 26TH STREET
BRYAN, TEXAS 77803
(979) 821-5897

SEPTEMBER 2022
SURVEYOR: CURTIS STRONG, RPLS NO. 4981
STRONG SURVEYING, LLC
1722 BROADMOOR, SUITE 105
BRYAN, TX 77852
(979) 776-8856

ENGINEER: SCHULTZ ENGINEERING, LLC
PO BOX 11995
COLLEGE STATION, TX 77842
(979) 764-3000

