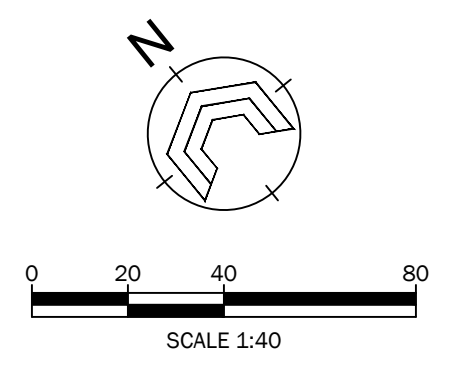
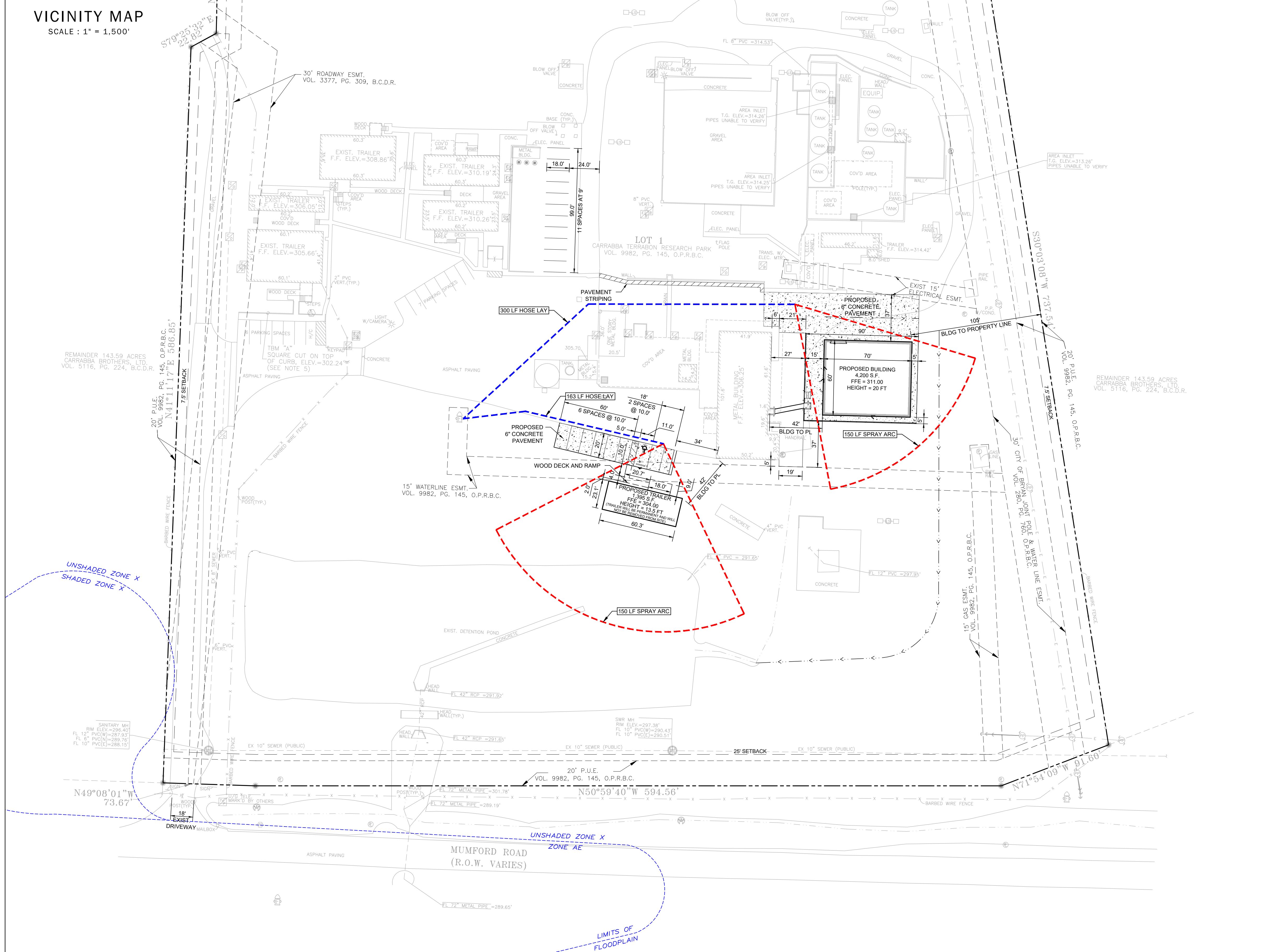




VICINITY MAP
SCALE: 1" = 1,500'



LEGEND

	SAWCUT LIMITS
	6" REINFORCED CONCRETE PAVEMENT
	VAN ACCESSIBLE PARKING
	ACCESSIBLE PARKING
	LIGHT

SITE DATA SUMMARY TABLE

ZONING:	PD-I (PLANNED DEVELOPMENT - INDUSTRIAL)
PROPOSED BUILDING AREA:	5,595 S.F.
PARKING REQUIRED (PARKING FORMULA PER CODE SEC 62-297, (J),(2),(H.2.(i))	1 SPACE PER 1000 GFA 5,595SF / 1000SF = 5.59 = 6 SPACES
PROPOSED PARKING SPACES:	19 REGULAR SPACES 1 ADA SPACE 20 TOTAL SPACES

- DIMENSIONAL CONTROL NOTES**
- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C-002 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
 - SURVEYING:** ALL SURVEYING REQUIRED FOR CONSTRUCTION STAKING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE DEVELOPER SHALL PROVIDE THE PROPERTY CORNERS AND TWO BENCHMARKS FOR USE AS HORIZONTAL AND VERTICAL DATUM. THE CONTRACTOR SHALL EMPLOY A REGISTERED PROFESSIONAL LAND SURVEYOR TO PERFORM ALL ADDITIONAL SURVEY, LAYOUT AND MEASUREMENT WORK NECESSARY FOR THE COMPLETION OF THE PROJECT.
 - PROTECTION OF PROPERTY CORNERS AND BENCHMARKS:** THE CONTRACTOR SHALL PROTECT ALL PROPERTY CORNER MARKERS AND BENCHMARKS, AND WHEN ANY SUCH MARKERS OR MONUMENTS ARE IN DANGER OF BEING DISTURBED, THEY SHALL BE PROPERLY REFERENCED AND IF DISTURBED, SHALL BE RESET BY A REGISTERED PUBLIC SURVEYOR AT THE EXPENSE OF THE CONTRACTOR.
 - DIMENSIONAL CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB WHERE APPLICABLE. ALL DIMENSIONS SHOWN AT PL CURB POINTS ARE AT THE INTERSECTION OF THE FACE OF CURB.
 - CURB RADI:** ALL CURB RADI SHALL BE 3 FEET TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS:** CONTRACTOR SHALL REFER TO BUILDING PLANS FOR ACTUAL BUILDING DIMENSIONS. THE DIMENSIONS AND CORNERS SHOWN ARE TO FACE OF OUTSIDE WALLS OF BUILDING.
 - TOPOGRAPHIC BOUNDARY SURVEY:** SURVEY INCLUDES PROPERTY LINE, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS WAS PROVIDED BY:
GRULLER SURVEYING LLC
1244 NORTH POST OAK RD, SUITE 200
HOUSTON, TEXAS 77055
CONTACT: KENNETH GRULLER
PHONE: 713-333-1466
EMAIL: KENNETH@GRULLERSURVEYING.COM
 - HANDICAP PARKING:** HANDICAPPED PARKING AREAS SHALL BE CONSTRUCTED PER CITY STANDARDS AND SHALL COMPLY WITH REQUIREMENTS OF THE CURRENT, ADOPTED INTERNATIONAL BUILDING CODE.
 - FIRE LANES:** FIRE LANES SHALL BE CONSTRUCTED AND MARKED PER CITY STANDARDS REFERENCE PAVING PLAN FOR DETAILS.
 - SIGNS:** CONTRACTOR TO PROVIDE HANDICAPPED PARKING SIGNS AND POLES.
 - ALL PRIVATE PROPERTY OWNER SHALL HAVE DIRECT RESPONSIBILITY TO OPERATE, REPAIR, AND MAINTAIN THE PRIVATE DETENTION FACILITIES. THE CITY OF BRYAN SHALL NOT BE RESPONSIBLE FOR ANY OPERATION, REPAIR AND MAINTENANCE OF THESE AREAS.**
 - STATEMENT OF USE:** PROPERTY IS USED FOR PILOT PLANT AND OFFICE AND PROPOSED BUILDINGS WILL BE USED AS OFFICE AND PROCESS BUILDING.

- SURVEY INFORMATION**
- BENCHMARK:** CITY OF BRYAN MONUMENT GPS-126, ELEVATION : 288.46, SITE BENCHMARK: SQUARE CUT ON TOP OF CURB AS SHOWN HEREON, ELEV. 302.24'
 - FLOODPLAIN:** SITE LOCATED IN ZONE X UNSHADED, ZONE X UNSHADED AND PARTIALLY ZONE AE. SEE FIRM MAP 48041C10185E DATED 05/16/2012 IN BRAZOS COUNTY, TEXAS.
 - OWNER NAME:** 6150 MUMFORD ROAD, BRYAN, TX 77807
 - LOT DESCRIPTION:** LOT 1, CARRABBA TERRABON RESEARCH PARK, VOL. 9982, PG. 145, O.P.R.B.C. LOCATED IN THE MOSES BAINE LEAGUE, A-3, BRAZOS COUNTY, TEXAS.

FLOOD PLAIN STATEMENT:
ACCORDING TO MAP NO. 48041C10185E OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, DATED MAY 16, 2012. THE SUBJECT TRACT IS SITUATED WITHIN ZONE X UNSHADED, ZONE X SHADED, AND PARTIALLY ZONE AE.

ALTAR GROUP
ARCHITECTURE
ENGINEERING
CYPRESS, TEXAS 77429
832-390-1714

04/11/2023
FIRM# 20340

LEGAL DESCRIPTION:
11.33 ACRES
LOT 1, CARRABBA TERRABON RESEARCH PARK, VOL. 9982, PG. 145, O.P.R.B.C., LOCATED IN THE MOSES BAINE LEAGUE, A-3, BRAZOS COUNTY TEXAS

OWNER INFORMATION:
ARAWAFCO, LLC
6150 MUMFORD ROAD
BRYAN, TX 77807

ENGINEERING FIRM / APPLICANT INFORMATION:
ALTAR GROUP PLLC
PO BOX 1305
CYPRESS, TEXAS 77429
281-794-3015

SURVEYOR:
GRULLER LAND SURVEYING
1244 N. POST OAK, STE. 200,
HOUSTON, TEXAS 77055
CONTACT: KENNETH GRULLER
PHONE: 713-333-1466

EARTH ENERGY
6150 MUMFORD RD
BRYAN, TX 77807

NO.	DATE	ISSUE

Drawn: Checked: AH
04/11/2023
Project No.: 23-020
Title:

SITE PLAN
Sheet No.

C-100