

LEGEND - EXISTING

- DRBCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
- ORBCT = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- OPBRC = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 12 1/2 ASB = VOLUME AND PAGE FROM PUBLIC COUNTY RECORDS
- N/F = NOW OR FORMERLY
- () = RECORD INFORMATION
- (CM) = CONTROLLING MONUMENT FOUND AND USED TO ESTABLISH PROPERTY BOUNDARIES
- PUE = PUBLIC UTILITY EASEMENT
- 1/2" IR FND = 1/2 INCH IRON ROD FOUND
- 1/2" KERR 4502 = 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND
- 1/2" IR SET = 1/2 INCH IRON ROD WITH BLUE PLASTIC CAP STAMPED "KERR SURVEYING" SET
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- UTILITY POLE
- LIGHT POLE/STANDARD
- GUY WIRE
- AERIAL ELECTRIC LINES
- WOOD FENCE
- BARBED WIRE FENCE
- APPROXIMATE LOCATION OF 6" SANITARY SEWER LINE
- APPROXIMATE LOCATION OF 8" SANITARY SEWER LINE
- APPROXIMATE LOCATION OF 2" WATER LINE
- APPROXIMATE LOCATION OF 4" WATER LINE

NOTES - EXISTING

1. BEARING SYSTEM SHOWN HEREON IS BASED ON TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203), GRID NORTH AS ESTABLISHED FROM GPS OBSERVATION USING THE LEICA SMARTNET NA03 (NA031) EPOCH 2010 MULTI-FREQUENCY SOLUTION 2 (MPC2).
2. DISTANCES SHOWN HEREON ARE SURFACE DISTANCES UNLESS OTHERWISE NOTED. TO OBTAIN GRID DISTANCES (NOT AREAS) DIVIDE BY A COMBINED SCALE FACTOR OF 1.0001105135822 (CALCULATED USING GEOID1983)
3. THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0195E, REVISED TO REFLECT COMB 12-06-1908P-481195, EFFECTIVE DATE: 05-09-2014

BENCHMARK PUBLISHED ELEVATION - 338.00'

CITY OF BRYAN MONUMENT GPS-117
 N: 10254456.75, E: 33538482.77, ELEV: 338.00'
 (ELEVATION DATUM NAVD 1988)

TEMP BENCHMARK #1 ELEVATION - 305.91'
 5/8 INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KERR TRAV SET -85" NORTHEAST OF A UTILITY POLE ON THE NORTHWEST SIDE OF HIGHWAY 21 AND 89' WEST OF A LIGHTPOLE.

TEMP BENCHMARK #2 ELEVATION - 307.34'
 MAXIMAL WITH SHINER SET IN SMALL ASPHALT DRIVEWAY NEAR THE SOUTH CORNER OF THIS PROJECT SITE.

TEMP BENCHMARK #3 ELEVATION - 309.68'
 "X" IN SQUARE SET ON HEADWALL OF CULVERT SAFETY END TREATMENT NEAR THE SOUTHEAST CORNER OF THIS PROJECT SITE.

ARCHITECT

DESIGN

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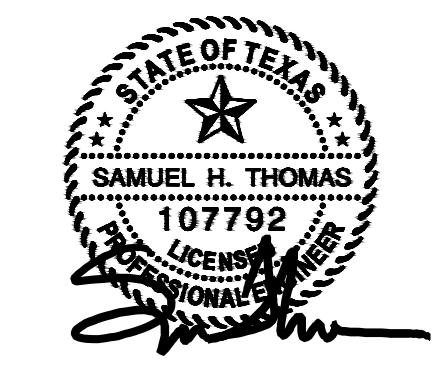
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COMMISSION NAME
Opifex - Bryan

Opifex Enterprise, LLC
 2306 SH-21, Bryan, Texas 77803

REVIEW STAMP/DATE 07/14/2023



REFER TO ARCHITECTURAL SITE PLAN FOR BOLLARD LOCATIONS & LIGHT POLE STANDARDS

LEGEND - NEW IMPROVEMENTS

- PROPOSED CRUSHED AGGREGATE PAVEMENT
- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED BUILDING CURB & CUTTER
- PROPOSED SPACE COUNT
- PARKING WHEEL STOPS
- DIRECTIONAL ARROW

SCALE IN FEET

SHEET TITLE
SITE PLAN

THRE DESIGN LLC COMMISSION NO.
 SHEET NUMBER
C.100