

CONTRACTOR TO NOTIFY CITY OF BRYAN PUBLIC WORKS (979-209-5900) PRIOR TO CONSTRUCTION FOR UTILITY LOCATING

ALL OUTDOOR DISPLAY SHALL COMPLY WITH REQUIREMENTS FOUND IN ZONING ORDINANCE SECTION 130-34(M)(3)

CONTRACTOR TO CONTACT SOLID WASTE (979-209-5900) PRIOR TO DUMPSTER ENCLOSURE CONSTRUCTION FOR AN ON-SITE REVIEW

SUBJECT PROPERTY IS ZONED C-3 (COMMERCIAL)

PROPOSED DEVELOPMENT WILL BE USED AS A CONSTRUCTION EQUIPMENT RENTAL FACILITY

LINE	BEARING	DISTANCE
L1	S 59°57'35" W	105.28'
L2	S 47°30'32" E	225.20'
L3	S 57°33'30" W	19.32'
L4	S 63°18'08" W	201.00'
L5	S 57°33'10" W	70.06'
L6	N 28°00'53" W	105.07'
L7	S 42°07'32" W	84.05'
L8	N 42°03'56" E	225.90'
L9	S 47°56'12" E	85.52'

LEGEND - EXISTING

- DBRCT = DEED RECORDS OF BRAZOS COUNTY, TEXAS
- ORBC = OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS
- OPRBC = OFFICIAL PUBLIC RECORDS OF BRAZOS COUNTY, TEXAS
- 123/AS6 = 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" IRON ROD FOUND
- 1/2" KERR 4502 = 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KERR 4502" FOUND
- 1/2" IR SET = 1/2" 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 6" WATER LINE

NOTES - EXISTING

- 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 NAD83 (NAD83) EPOCH 2010 MULTI-YEAR CORRS SOLUTION 2 (MPC2).
- 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 GSD0120)
- THIS TRACT LIES WITHIN FLOOD ZONE "X" UNSHADOWED 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 LOMR 12-08-1900P-481195, EFFECTIVE DATE: 05-09-2014.

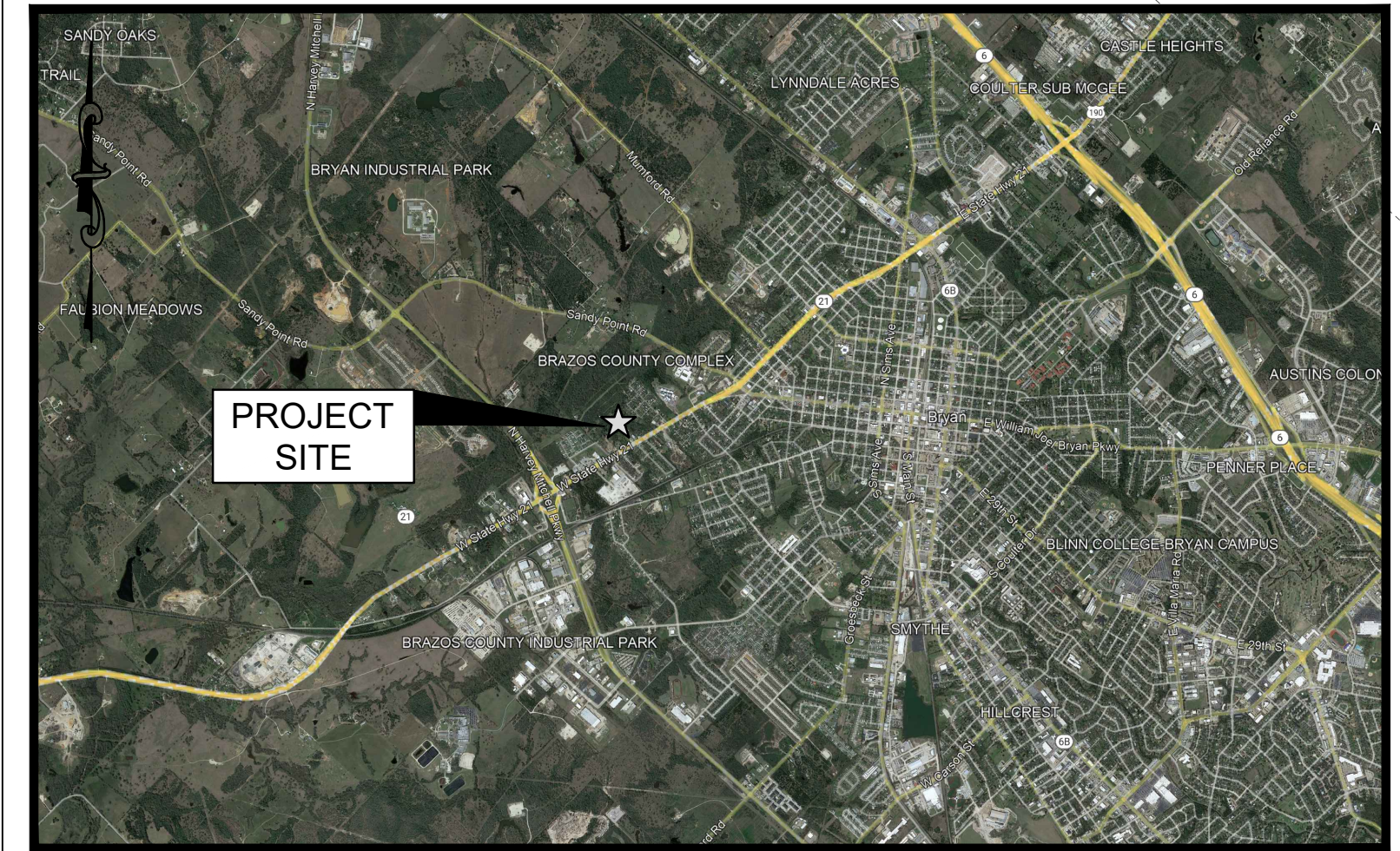
BENCHMARK PUBLISHED ELEVATION - 338.00'

CITY OF BRYAN MONUMENT GPS-117
N: 10224456.75, E: 35358482.77, ELEV: 338.00'
(ELEVATION DATUM NAVD 1988)

TEMP BENCHMARK #1 ELEVATION - 305.91'
5/8" 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
N: 10230146.27, E: 3532955.53

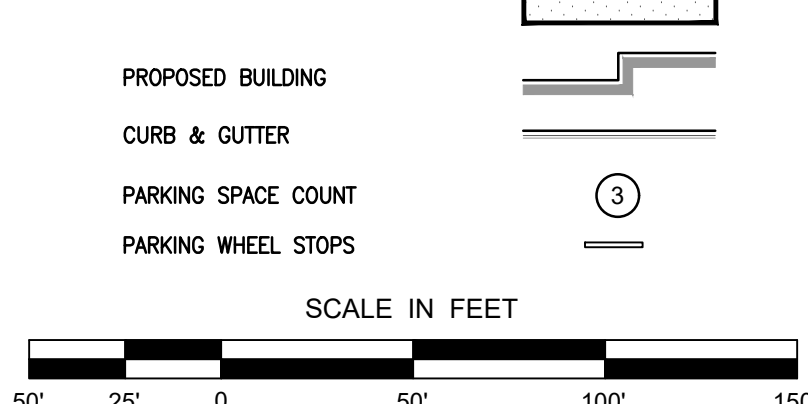
TEMP BENCHMARK #2 ELEVATION - 307.34'
MAGNAN WITH SHINER SET IN SMALL ASPHALT DRIVEWAY NEAR THE SOUTH CORNER OF THIS PROJECT SITE
N: 10229978.52, E: 3532837.54

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
N: 10230159.76, E: 35353116.99



LEGEND - NEW IMPROVEMENTS

- SWPPP SIGN
- REINFORCED FILTER FABRIC BARRIER
- AREA INLET PROTECTION
- PROPERTY LINE
- TEMPORARY STONE CONSTRUCTION EXIT
- CONCRETE TRUCK WASHOUT
- DOMESTIC WATERLINE
- SANITARY SEWER LINE
- SEWER MANHOLE
- SEWER CLEANOUT
- SUBSURFACE DRAINAGE
- SPOT ELEVATION × 12.00
- SPOT ELEVATION (MATCH EXISTING) × 12.00 M.E.
- STORM MANHOLE
- AREA INLET
- SHEET FLOW DIRECTION
- PROPOSED 8" CRUSHED AGGREGATE PAVEMENT
- PROPOSED 5" LIGHT DUTY PAVEMENT
- PROPOSED 6" HEAVY DUTY PAVEMENT (5' × 12" O.C.E.W.)
- PROPOSED SIDEWALK
- PROPOSED BUILDING CURB & GUTTER
- PARKING SPACE COUNT
- PARKING WHEEL STOPS



THR3E DESIGN
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(832) 498-5489
www.thr3edesign.com

CONSULTANTS

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dthomas@ddgpc.com

Landscape
DDG
9015 Bluebonnet Boulevard
Baton Rouge, Louisiana 70810

MEP
AOS
1322 Space Park Drive, Suite
B192-B, Houston, TX 77058
Firm Registration: F-9218

Structural
Dally + Associates
9800 Richmond Avenue, Suite 360
Houston, TX 77042
Firm Registration: 003426

Survey
Kerr Surveying
409 N. Texas Avenue
Bryan, TX 77803

Owner
Joseph Vaughn III
5223 Holly Street
Bellaire, TX 77401
jvaughn@opifexenterprises.com

COMMISSION NAME

Opifex - Bryan

Property Description:
A portion of Lot 6, the remainder of Lot 7,
and a portion of Lot 8, Park Heights
(called 6.849 acre tract)

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

REVIEW STAMP: 12/14/2023

ISSUES

No.	Date	Description

SHEET TITLE
TOTAL SITE PLAN

THR3E DESIGN LLC COMMISSION NO.
SHEET NUMBER
C-1