

- GENERAL NOTES:**
1. 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.
  2. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT CONDITIONS.
  3. 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.  
 DIG TESS: (800) 344-8377  
 ATMOS ENERGY: (979) 774-2256  
 SUGDEN LINK COMMUNICATIONS: (979) 268-2429  
 FRONTIER COMMUNICATIONS: (979) 821-4783  
 WATER/SEWER CITY OF BRYAN: (979) 209-5900  
 BTU: (979) 821-5700  
 CITY OF BRYAN: (979) 209-5900
  4. THE CONTRACTOR SHALL SET UP A PRE-CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION.
  5. THE CONSTRUCTION SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
  6. BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE.
  7. PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
  8. 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.
  9. THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
  10. ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SODED OR HYDROMULCHED, AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT BLOCK SOO WILL BE REQUIRED. BARED AREAS SHALL BE SEED OR SODED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
  11. DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
  12. LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE & IRRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.
  13. ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  14. ALL PAYMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.
  15. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
  16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
  17. 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.
  18. 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 REDLINE DRAWINGS, RECORDING AS-BUILT CONDITIONS DURING CONSTRUCTION.
  19. ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
  20. THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR DRIVEWAY.
  21. 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.
  22. THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
  23. THE IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AN INSTALLED AS PER CITY ORDINANCE 2304.
  24. ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
  25. THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THESE PLANS FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED BY SCHULTZ ENGINEERING, LLC (SEL) FOR THIS PROJECT IS CONSIDERED BY SE TO BE CONFIDENTIAL. WHEN ISSUED, ITS USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FASHION. 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, UPON RELEASE OF 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.
  26. CURB DETAILS REFER TO BRYAN - COLLEGE STATION STANDARD STREET DETAILS SHEET (FIGURE: ST, SHEET 1 OF 2).
  27. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, THROUGH, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

- SITE SPECIFIC NOTES:**
1. THE OWNER OF THE PROPERTY IS NEATHERLIN COMMERCIAL GROUP, INC. THE SUBJECT PROPERTY IS NORTHPOINT BUSINESS PARK SUBDIVISION, BLOCK 1, LOT 1. PROPERTY IS ZONED INDUSTRIAL.
  2. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS 4.77 ACRES (207897.21 SF).
  3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480083, PANEL NO. 0185E, MAP NO. 48041C0185E, EFFECTIVE DATE: 09/16/2012.
  4. PARKING LOT STRIPING OTHER THAN FIRE LANE STRIPING SHALL CONFORM TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES: ITEM 566, TYPE 2 MARKING MATERIALS.
  5. THE FIRE SUPPRESSION LINE SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALVE. THE LOCKAGE LID SHALL SUPPLY THE SAME PROTECTION AS THE AMP OR USA, L1562 LOCKING LID AT MINIMUM. AN ALTERNATING LOCKABLE LID SHALL BE APPROVED BY THE FIRE MARSHALL, OR HIS DESIGNEE IF REQUIRED.
  6. CONTOURS SHOWN ARE FROM FIELD DATA.
  7. THE OWNERSHIP AND MAINTENANCE RESPONSIBILITIES OF THE PRIVATE DRAINAGE EASEMENT WILL BE BY THE LOT OWNER OR PROPERTY OWNER ASSOCIATION.
  8. ALL STORM SEWER IS PRIVATE. STORM SEWER COVERS SHALL BE LABELED PRIVATE AND SHALL NOT USE THE CITY OF BRYAN LOGO ON COVERS.
  9. 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.
  10. 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 ONLY.
  11. NORMAL DOMESTIC WASTEWATER IS ANTICIPATED TO BE DISCHARGED FROM THIS DEVELOPMENT.
  12. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
  13. THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR A PRESSURE VACUUM BREAKER OR REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE AND INSTALLED AS PER CITY ORDINANCE.
  14. 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" OCEW AND THE PAD SHALL BE AN ADDITIONAL 10' IN FRONT OF CONTAINMENT AREA.
  15. FIRE SPRINKLER SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED IF REQUIRED BY A TESTABLE DOUBLE CHECK VALVE ASSEMBLY AND INSTALLED AS PER CITY ORDINANCE IF REQUIRED.
  16. 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.

**PARKING ANALYSIS**

REQUIRED PARKING

41,800 SF OF SITE USE

1 SPACE PER 900 SF

47 SPACES REQUIRED

PROPOSED PARKING

28 SPACES PARKING

2 SPACES ACCESSIBLE PARKING

26 SPACES PROVIDED

**BENCHMARK INFORMATION**

TBM 1 N: 10248327.37  
E: 3525859.54  
ELEV: 309.29'  
5/8" INCH IRON ROD

TBM 2 N: 10248564.42  
E: 3525550.51  
ELEV: 320.81'  
5/8" INCH IRON ROD

TBM 3 N: 10249084.01  
E: 3524667.28  
ELEV: 331.81'  
5/8" INCH IRON ROD

N/F  
NEATHERLIN COMMERCIAL GROUP, INC.  
REMAINDER OF CALLED 121.720 ACRE TRACT  
(2215/258 ORBCT)

**NORTHPOINT BUSINESS PARK EXPANSION**

2870 N. HARVEY MITCHELL PARKWAY

TOTAL DISTURBED AREA = 4.77 ACRES

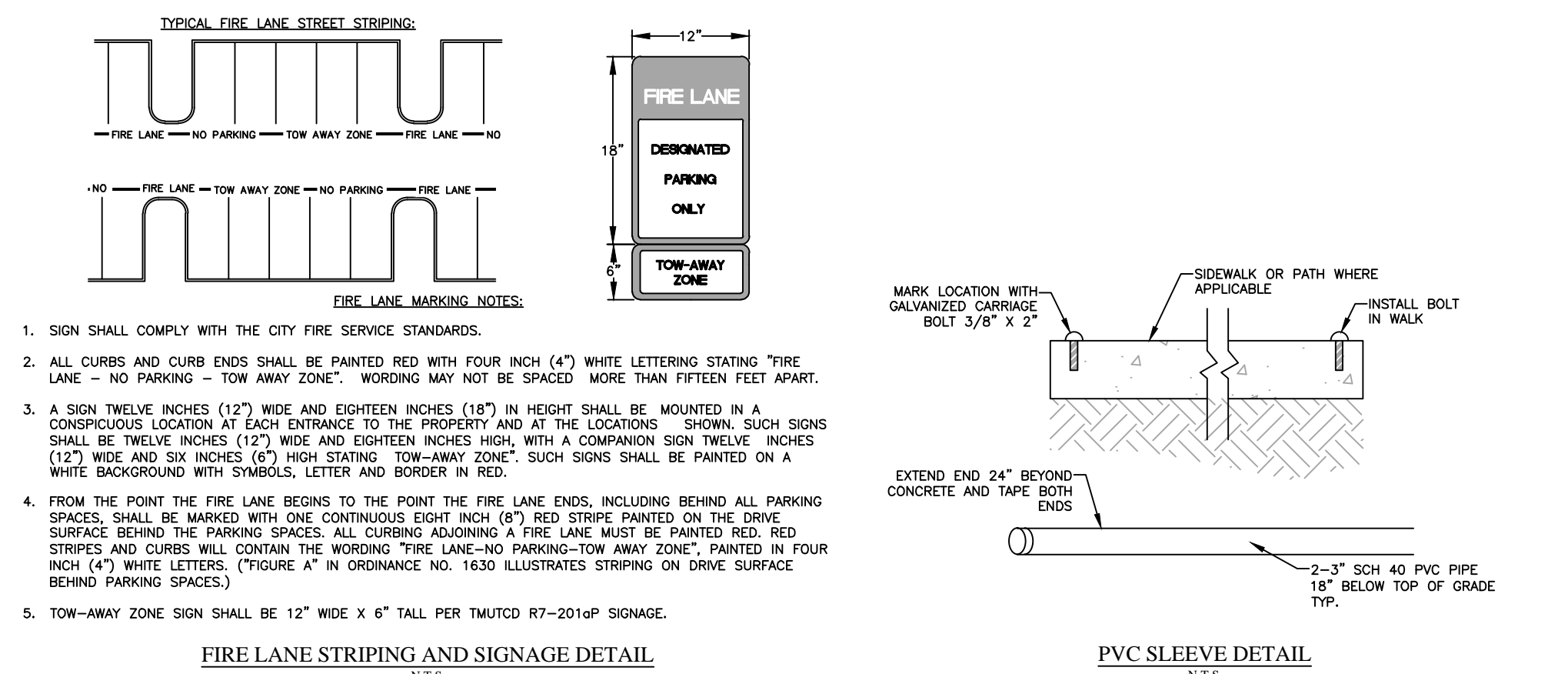
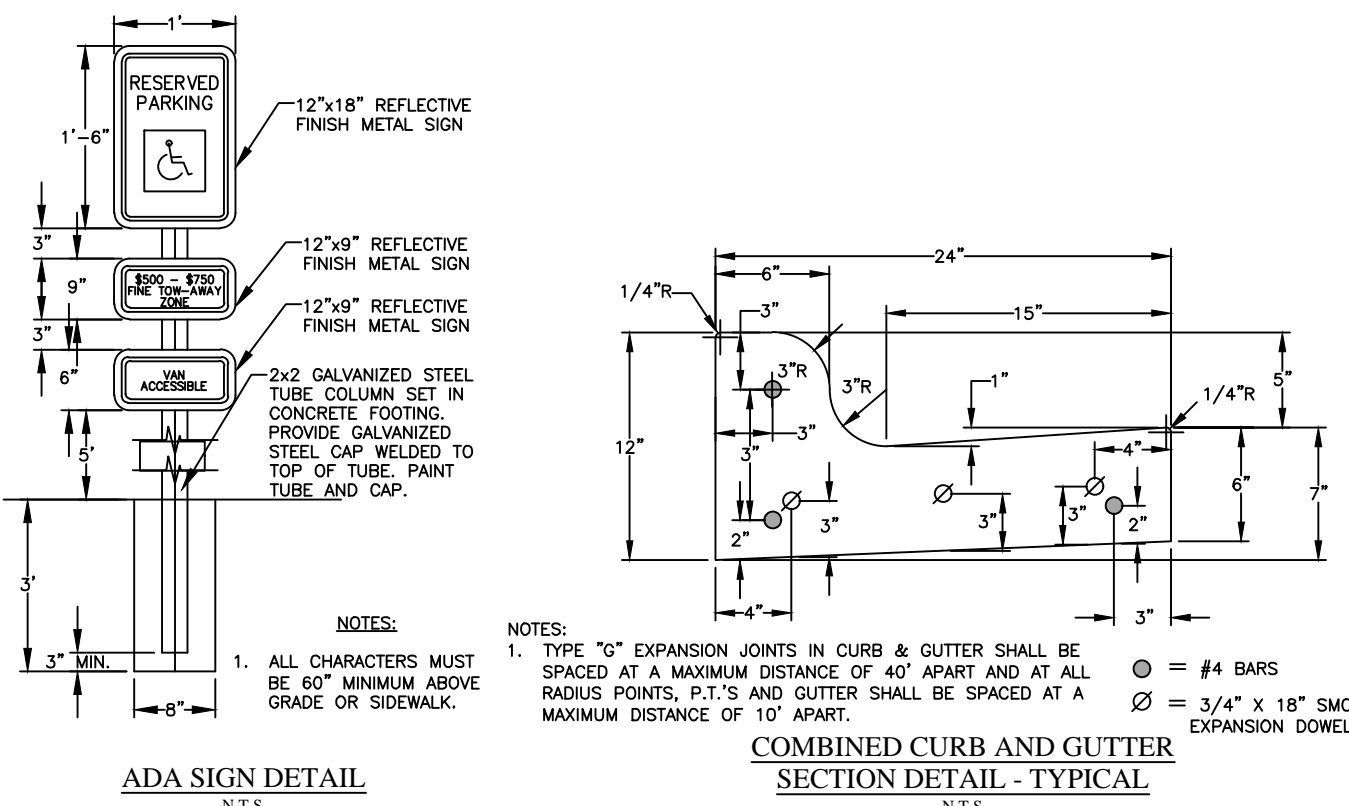
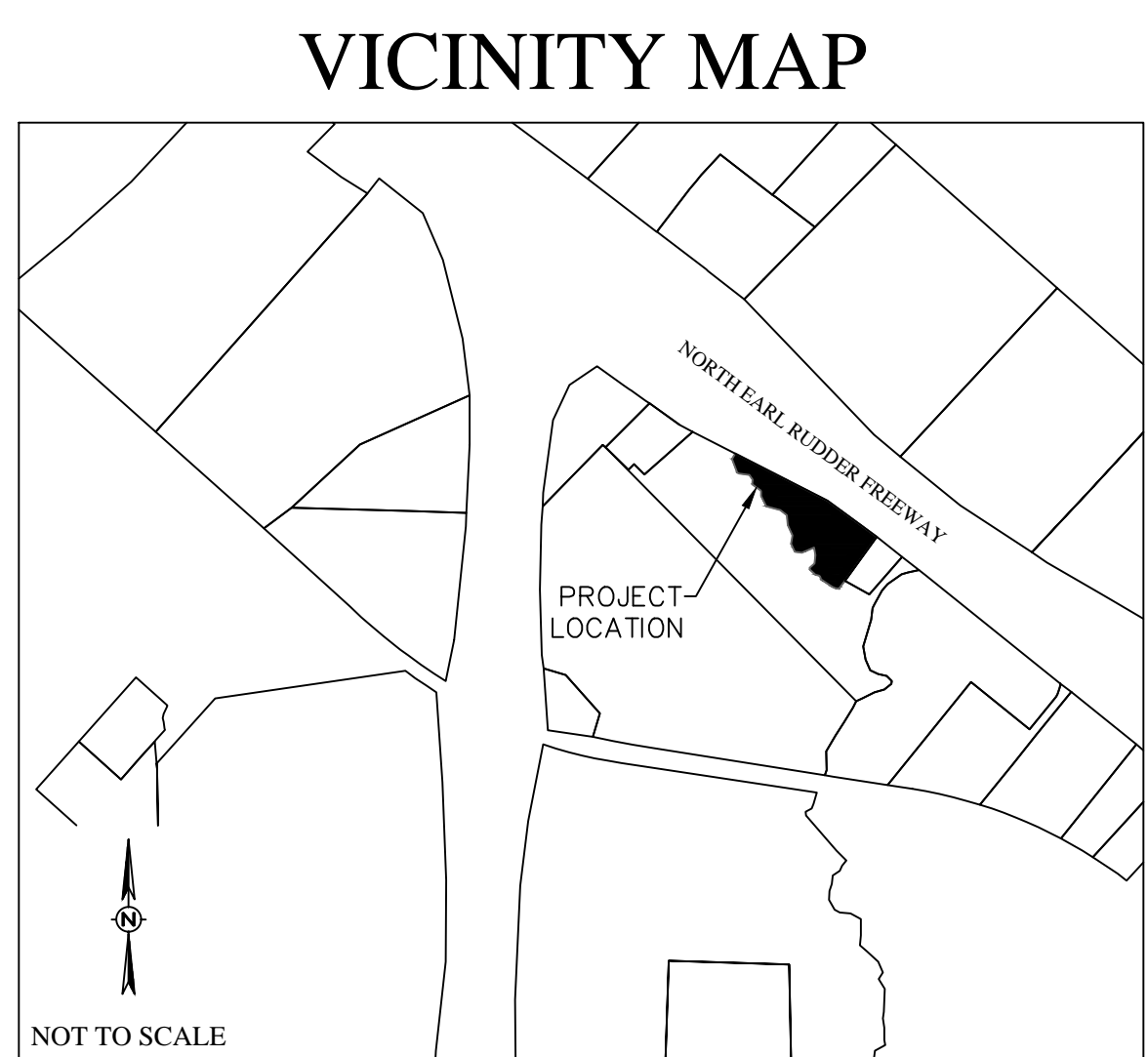
NORTHPOINT BUSINESS PARK  
LOT 1, BLOCK 1  
TOTAL AREA = 76.76 ACRES  
VOL. 2215, PG. 258  
WILLIAM S. MARTIN SURVEY, A - 35  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60' JUNE 2026

OWNER/DEVELOPER:  
NEATHERLIN COMMERCIAL GROUP, INC.  
KENNETH NEATHERLIN  
2870 N. HARVEY MITCHELL PARKWAY  
BRYAN, TX 77802  
(979) 324-7849

SURVEYOR:  
MICHAEL KONETSKI, RPLS NO. 6531  
KERR SURVEYING, LLC  
1718 BRIARCREST DRIVE  
BRYAN, TX 77802  
(979) 268-3195

ENGINEER:  
SCHULTZ ENGINEERING, LLC  
PO BOX 11999  
COLLEGE STATION, TX 77842  
(979)764-3900



**LEGEND**

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

MARK	REVISION	BY	DATE	KERR	DLD	DLD	JPS	25-306	JUNE 2026
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THIS DOCUMENT IS FOR REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOTTEN P.E., LICENSE NO. 109835, ON JUNE 23, 2026. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.

**NORTHPOINT BUSINESS PARK EXPANSION**

BRYAN, TX

**SITE PLAN**

SCALE: VERTICAL N/A, HORIZONTAL 1"=50', PLOTTING SCALE: 1:1, FILE NAME: 25-306

**SHEET C1**



SCHULTZ Engineering, LLC  
911 Southwest Pkwy E.  
College Station, Texas 77840  
979-764-3900  
TBPE FIRM NO. 12327