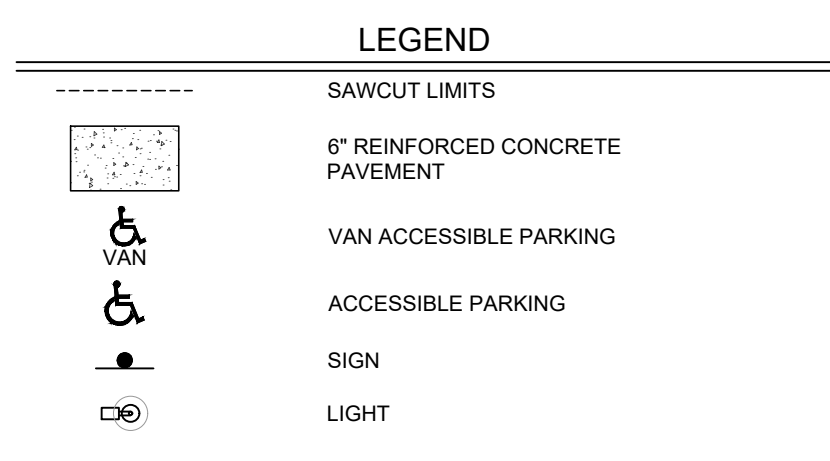
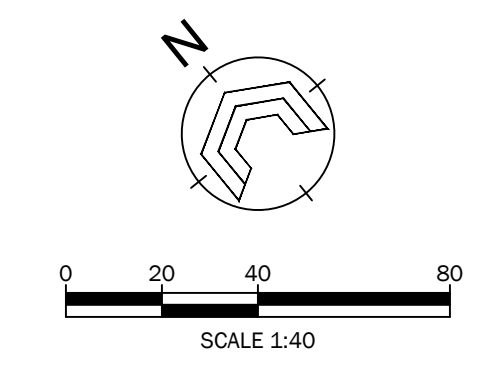
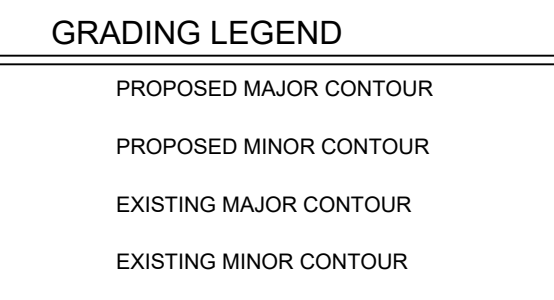
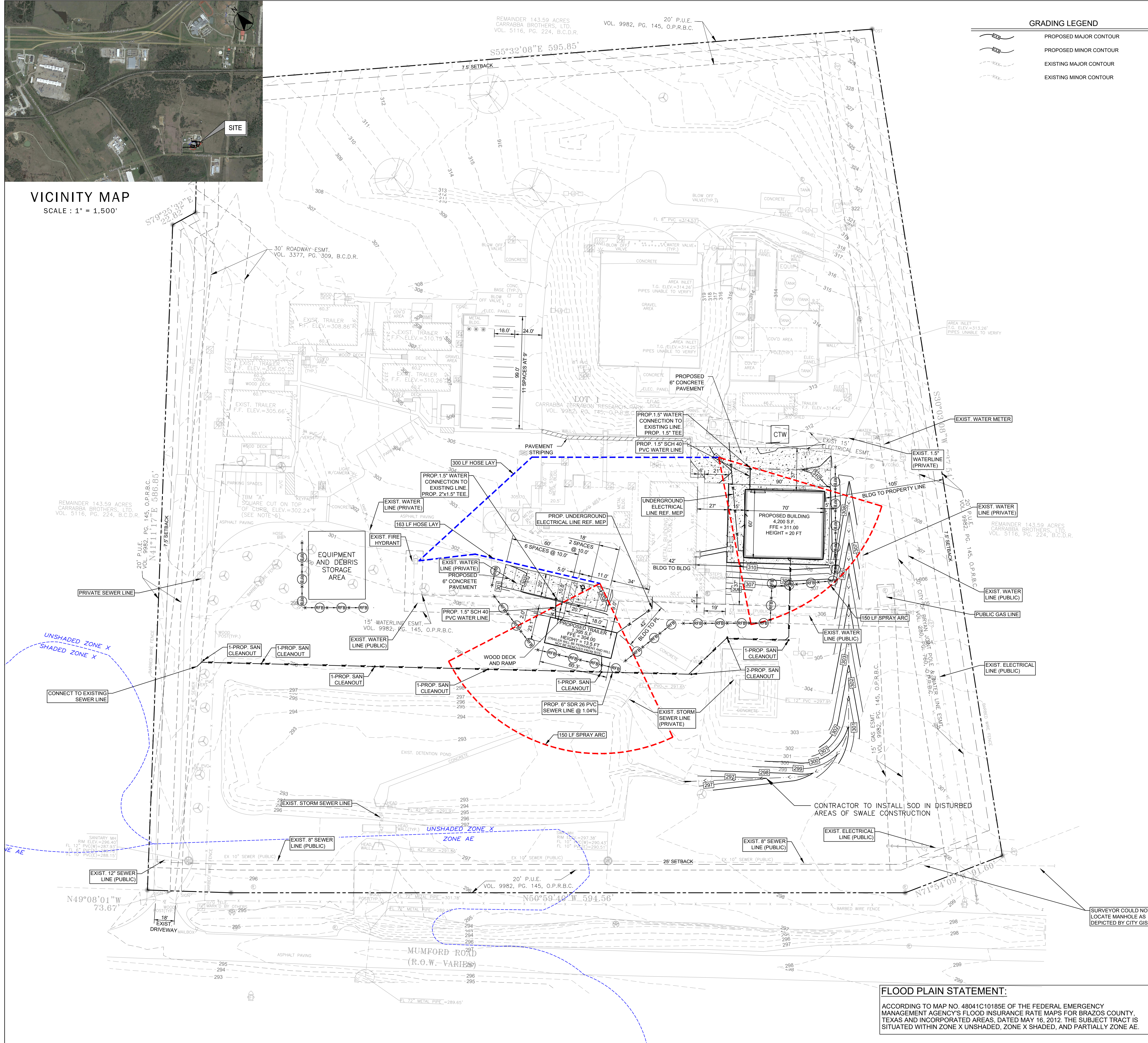




VICINITY MAP
SCALE: 1" = 1,500'

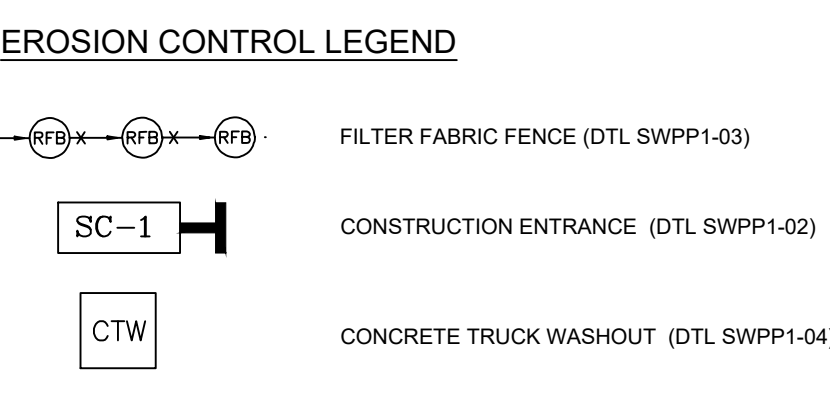


SITE DATA SUMMARY TABLE

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.(f))	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 LANE:** 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.



- SWPPP NOTES**
- REFERENCE EROSION AND SEDIMENT CONTROL DETAILS SHEET FOR INSTALLATION INSTRUCTIONS FOR CONTROL FEATURES.
 - CONTRACTOR TO PROVIDE CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN AS REQUIRED BY THE LOCAL REGULATIONS.
 - TEMPORARY SEEDING SHALL BE APPLIED TO AREAS WHERE ACTIVITY HAS CEASED FOR 14 DAYS OR MORE.
 - HYDROMULCHING SHALL BE APPLIED TO DISTURBED AREAS UPON COMPLETION OF CONSTRUCTION ACTIVITIES.
 - CONTRACTOR TO PROVIDE BROADCAST SEEDING WITH COCONUT LINER (OR APPROVED EQUIVALENT) OR SOD ANCHORED USING FOUR 6IN BY 1-IN BY 6-IN 11 GAUGE STEEL "U" STAPLES PER SOD BLOCK. FOR DISTURBED AREAS WITH SLOPES OF 3:1 OR STEEPER AND FOR UNPAVED AREAS AT THE TOP OF THE RETAINING WALLS.
 - EROSION CONTROL MEASURES TO BE INSTALLED PER CITY OF BRYAN STANDARDS AND DETAILS

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.



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

NO.	DATE	ISSUE

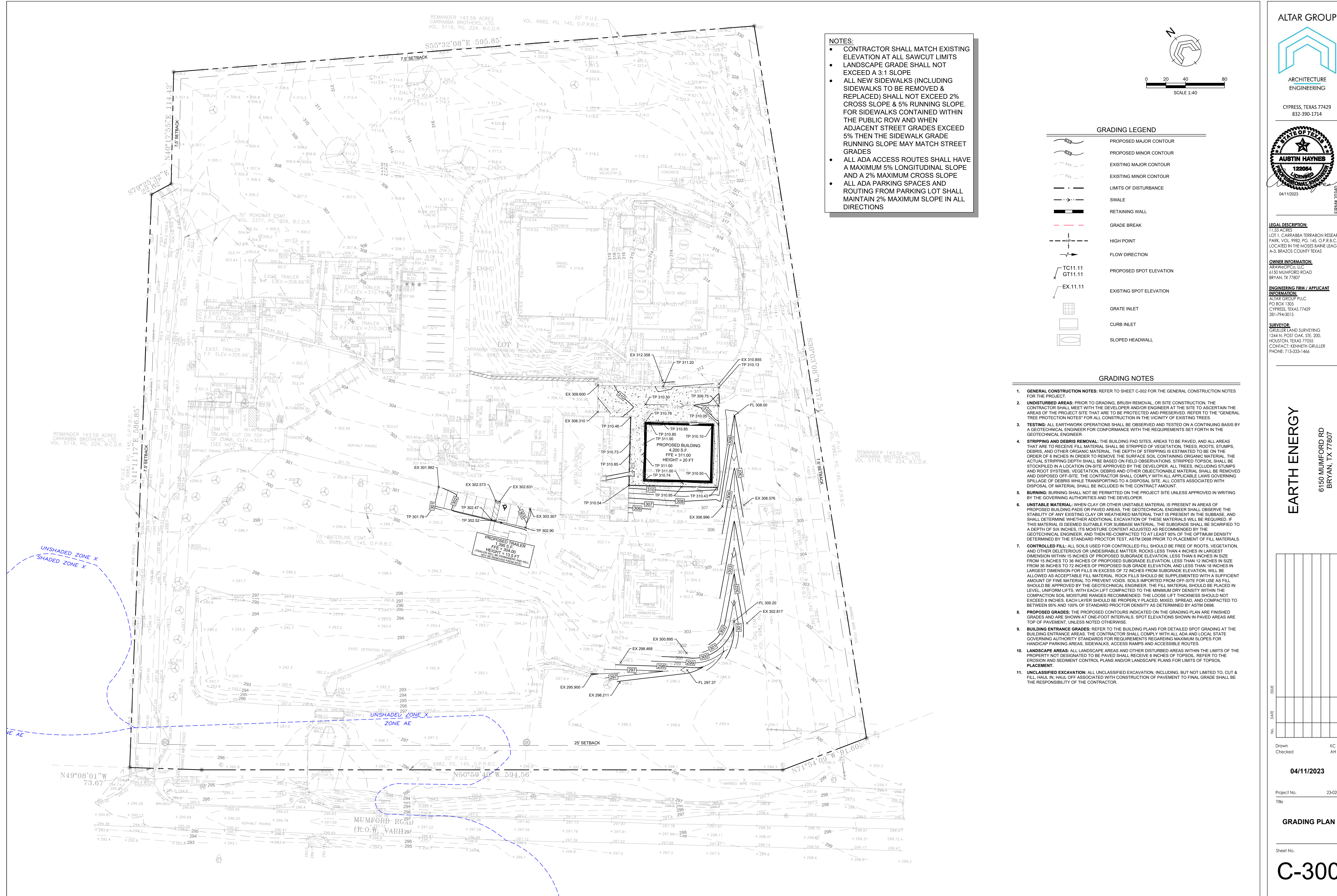
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Checked: AH

04/11/2023

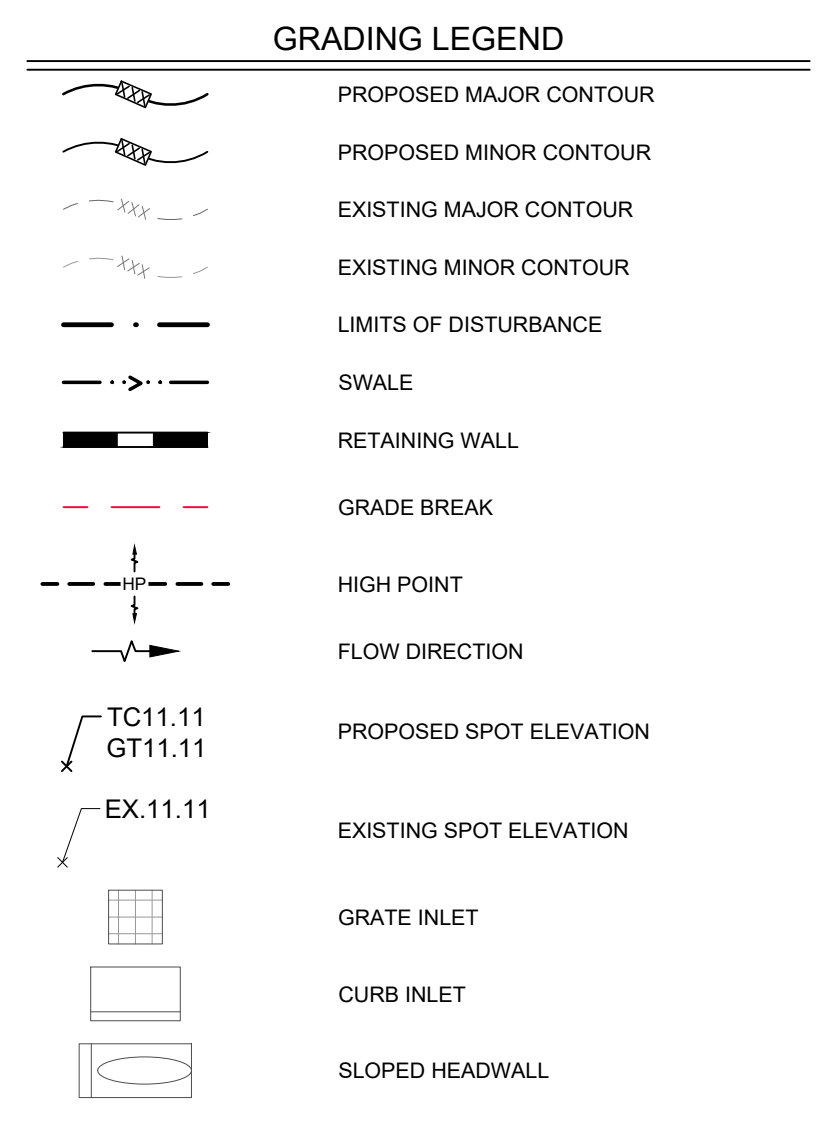
Project No.: 23-020
Title:

SITE PLAN

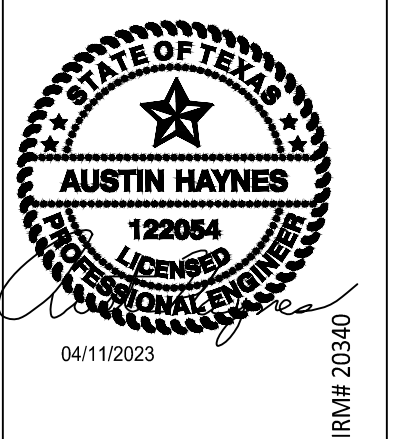
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- NOTES:**
- CONTRACTOR SHALL MATCH EXISTING ELEVATION AT ALL SAWCUT LIMITS
 - LANDSCAPE GRADE SHALL NOT EXCEED A 3:1 SLOPE
 - ALL NEW SIDEWALKS (INCLUDING SIDEWALKS TO BE REMOVED & REPLACED) SHALL NOT EXCEED 2% CROSS SLOPE & 5% RUNNING SLOPE. FOR SIDEWALKS CONTAINED WITHIN THE PUBLIC ROW AND WHEN ADJACENT STREET GRADES EXCEED 5% THEN THE SIDEWALK GRADE RUNNING SLOPE MAY MATCH STREET GRADES
 - ALL ADA ACCESS ROUTES SHALL HAVE A MAXIMUM 5% LONGITUDINAL SLOPE AND A 2% MAXIMUM CROSS SLOPE
 - ALL ADA PARKING SPACES AND ROUTING FROM PARKING LOT SHALL MAINTAIN 2% MAXIMUM SLOPE IN ALL DIRECTIONS



- GRADING NOTES**
- GENERAL CONSTRUCTION NOTES:** REFER TO SHEET C-002 FOR THE GENERAL CONSTRUCTION NOTES FOR THE PROJECT.
 - UNDISTURBED AREAS:** PRIOR TO GRADING, BRUSH REMOVAL OR SITE CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH THE DEVELOPER AND/OR ENGINEER AT THE SITE TO ASCERTAIN THE AREAS OF THE PROJECT SITE THAT ARE TO BE PROTECTED AND PRESERVED. REFER TO THE "GENERAL TREE PROTECTION NOTES" FOR ALL CONSTRUCTION IN THE VICINITY OF EXISTING TREES.
 - TESTING:** ALL EARTHWORK OPERATIONS SHALL BE OBSERVED AND TESTED ON A CONTINUING BASIS BY A GEOTECHNICAL ENGINEER FOR CONFORMANCE WITH THE REQUIREMENTS SET FORTH IN THE GEOTECHNICAL ENGINEERING.
 - STRIPPING AND DEBRIS REMOVAL:** THE BUILDING PAD SITES, AREAS TO BE PAVED, AND ALL AREAS THAT ARE TO RECEIVE FILL MATERIAL SHALL BE STRIPPED OF VEGETATION, TREES, ROOTS, STUMPS, DEBRIS, AND OTHER ORGANIC MATERIAL. THE DEPTH OF STRIPPING IS ESTIMATED TO BE ON THE ORDER OF 6 INCHES IN ORDER TO REMOVE THE SURFACE SOIL CONTAINING ORGANIC MATERIAL. THE ACTUAL STRIPPING DEPTH SHALL BE BASED ON FIELD OBSERVATIONS. STRIPPED TOPSOIL SHALL BE STOCKPILED IN A LOCATION ON-SITE APPROVED BY THE DEVELOPER. ALL TREES, INCLUDING STUMPS AND ROOT SYSTEMS, VEGETATION, DEBRIS AND OTHER OBJECTIONABLE MATERIAL SHALL BE REMOVED AND DISPOSED OFF-SITE. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS GOVERNING SPILLAGE OF DEBRIS WHILE TRANSPORTING TO A DISPOSAL SITE. ALL COSTS ASSOCIATED WITH DISPOSAL OF MATERIAL SHALL BE INCLUDED IN THE CONTRACT AMOUNT.
 - BURNING:** BURNING SHALL NOT BE PERMITTED ON THE PROJECT SITE UNLESS APPROVED IN WRITING BY THE GOVERNING AUTHORITIES AND THE DEVELOPER.
 - UNSTABLE MATERIAL:** WHEN CLAY OR OTHER UNSTABLE MATERIAL IS PRESENT IN AREAS OF PROPOSED BUILDING PADS OR PAVED AREAS, THE GEOTECHNICAL ENGINEER SHALL OBSERVE THE STABILITY OF ANY EXISTING CLAY OR WEATHERED MATERIAL THAT IS PRESENT IN THE SUBBASE, AND SHALL DETERMINE WHETHER ADDITIONAL EXCAVATION OF THESE MATERIALS WILL BE REQUIRED. IF THIS MATERIAL IS DEEMED SUITABLE FOR SUBBASE MATERIAL, THE SUBGRADE SHALL BE SCARIFIED TO A DEPTH OF SIX INCHES, ITS MOISTURE CONTENT ADJUSTED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER, AND THEN RE-COMPACTED TO AT LEAST 95% OF THE OPTIMUM DENSITY DETERMINED BY THE STANDARD PROCTOR TEST, ASTM D698 PRIOR TO PLACEMENT OF FILL MATERIALS.
 - CONTROLLED FILL:** ALL SOILS USED FOR CONTROLLED FILL SHOULD BE FREE OF ROOTS, VEGETATION, AND OTHER DELETERIOUS OR UNDESIRABLE MATTER. ROCKS LESS THAN 4 INCHES IN LARGEST DIMENSION WITHIN 15 INCHES OF PROPOSED SUBGRADE ELEVATION, LESS THAN 6 INCHES IN SIZE FROM 15 INCHES TO 36 INCHES OF PROPOSED SUBGRADE ELEVATION, LESS THAN 12 INCHES IN SIZE FROM 36 INCHES TO 72 INCHES OF PROPOSED SUB GRADE ELEVATION, AND LESS THAN 18 INCHES IN LARGEST DIMENSION FOR FILLS IN EXCESS OF 72 INCHES FROM SUBGRADE ELEVATION, WILL BE ALLOWED AS ACCEPTABLE FILL MATERIAL. ROCK FILLS SHOULD BE SUPPLEMENTED WITH A SUFFICIENT AMOUNT OF FINE MATERIAL TO PREVENT VOIDS. SOILS IMPORTED FROM OFF-SITE FOR USE AS FILL SHOULD BE APPROVED BY THE GEOTECHNICAL ENGINEER. THE FILL MATERIAL SHOULD BE PLACED IN LEVEL, UNIFORM LIFTS, WITH EACH LIFT COMPACTED TO THE MINIMUM DRY DENSITY WITHIN THE COMPACTION SOIL MOISTURE RANGES RECOMMENDED. THE LOOSE LIFT THICKNESS SHOULD NOT EXCEED 8 INCHES. EACH LAYER SHOULD BE PROPERLY PLACED, MIXED, SPREAD, AND COMPACTED TO BETWEEN 95% AND 100% OF STANDARD PROCTOR DENSITY AS DETERMINED BY ASTM D698.
 - PROPOSED GRADES:** THE PROPOSED CONTOURS INDICATED ON THE GRADING PLAN ARE FINISHED GRADES AND ARE SHOWN AT ONE-FOOT INTERVALS. SPOT ELEVATIONS SHOWN IN PAVED AREAS ARE TOP OF PAVEMENT, UNLESS NOTED OTHERWISE.
 - BUILDING ENTRANCE GRADES:** REFER TO THE BUILDING PLANS FOR DETAILED SPOT GRADING AT THE BUILDING ENTRANCE AREAS. THE CONTRACTOR SHALL COMPLY WITH ALL ADA AND LOCAL STATE GOVERNING AUTHORITY STANDARDS FOR REQUIREMENTS REGARDING MAXIMUM SLOPES FOR HANDICAP PARKING AREAS, SIDEWALKS, ACCESS RAMPS AND ACCESSIBLE ROUTES.
 - LANDSCAPE AREAS:** ALL LANDSCAPE AREAS AND OTHER DISTURBED AREAS WITHIN THE LIMITS OF THE PROPERTY NOT DESIGNATED TO BE PAVED SHALL RECEIVE 6 INCHES OF TOPSOIL. REFER TO THE EROSION AND SEDIMENT CONTROL PLANS AND/OR LANDSCAPE PLANS FOR LIMITS OF TOPSOIL PLACEMENT.
 - UNCLASSIFIED EXCAVATION:** ALL UNCLASSIFIED EXCAVATION, INCLUDING, BUT NOT LIMITED TO, CUT & FILL, HALL IN, HALL OFF ASSOCIATED WITH CONSTRUCTION OF PAVEMENT TO FINAL GRADE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



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

OWNER INFORMATION:
ARAWAKO, 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: KC
Checked: AH

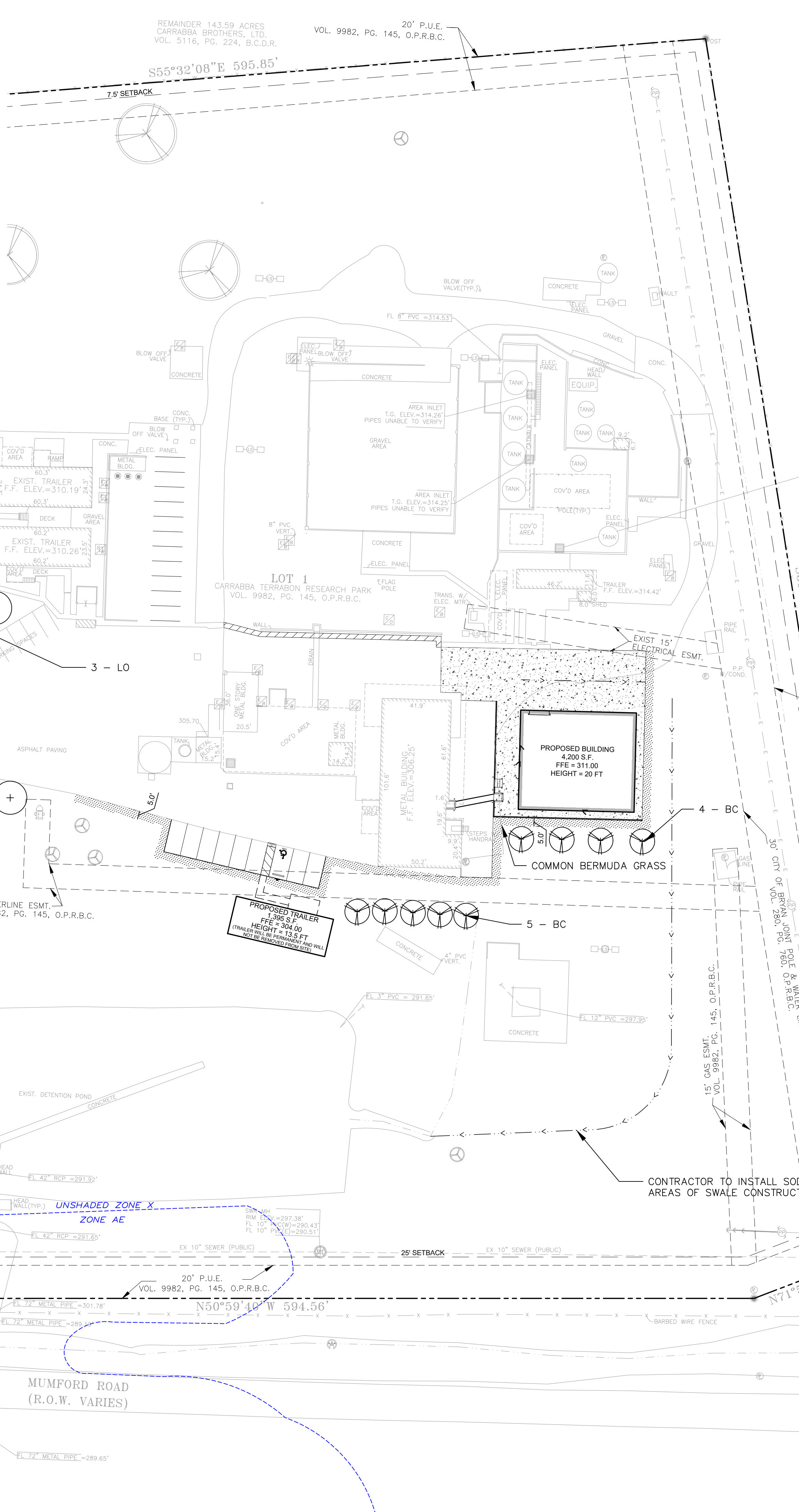
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Project No.: 23-020
Title:

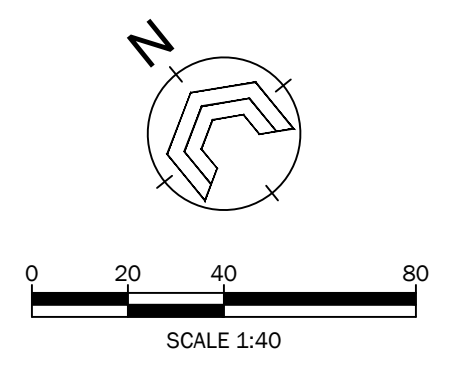
GRADING PLAN

Sheet No.

PLANT LEGEND					
SYMBOL	SIZE	PLANT TYPE	QUANT.	SF VALUE	TOTAL
LO	65 GAL. 3" MIN. CAL.	LIVE OAK QUERCUS VIRGINIANA	9	200	1800
BC	65 GAL. 3" MIN. CAL.	BALD CYPRESS TAXODIUM DISTICHUM	9	150	1350
SOD		COMMON BERMUDAGRASS	2,630 /100	10	266
				TOTAL	3,413



PLANT LIST					
QUANT.	SYMBOL	PLANT TYPE	SIZE	NOTES	
4	LO	LIVE OAK Quercus virginiana	65 GAL. 3" CAL. MIN.	SINGLE-TRUNK, DOUBLE-STAKED 11" - 14" HT. X 5" - 6" SPR., MATCHING	
	SOD	COMMON BERMUDAGRASS Cynodon dactylon	SQ. YD.	SOLID SOD, ROLLED INSTALL WHERE INDICATED	



LANDSCAPE ANALYSIS

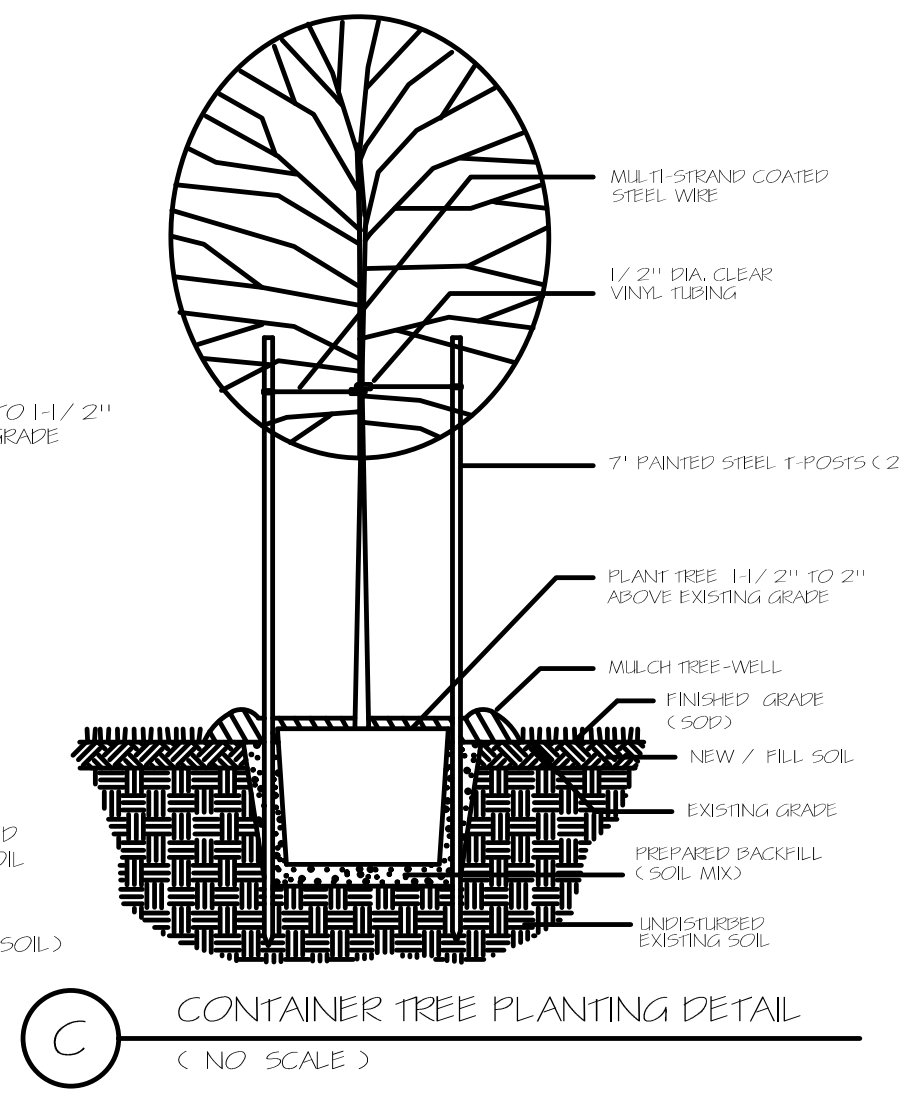
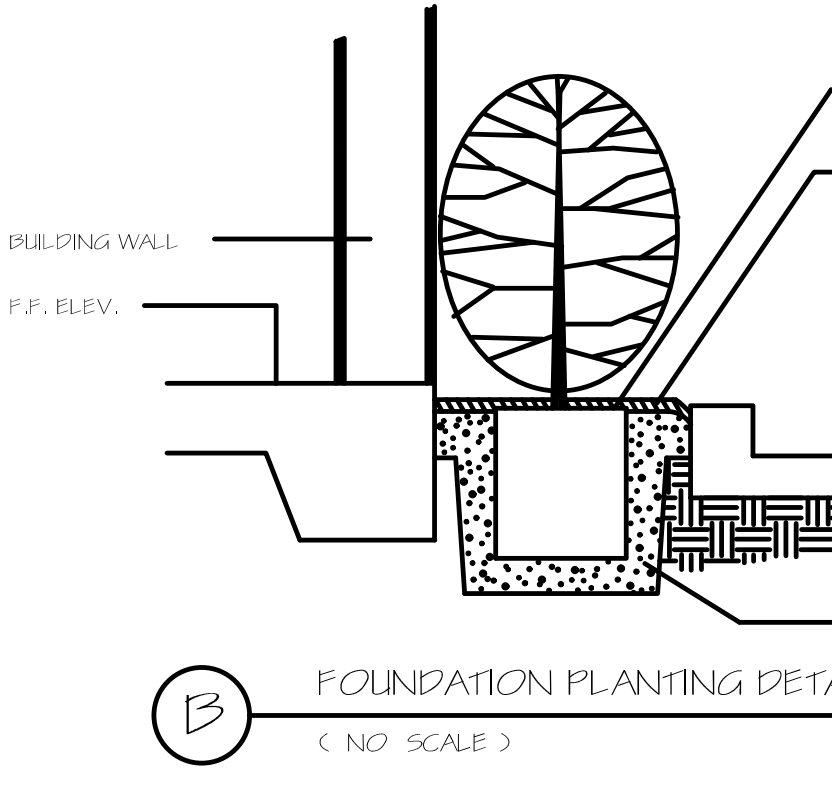
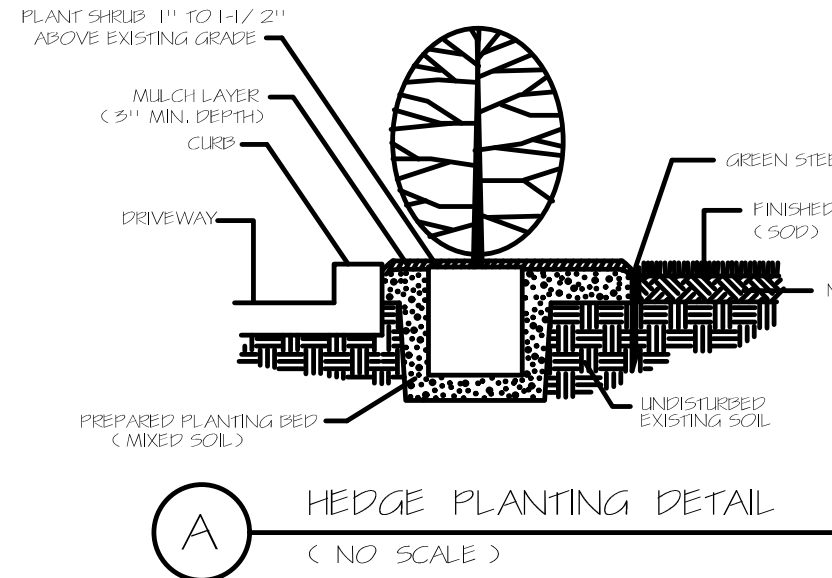
LANDSCAPE REQUIREMENT
22,750 SF X 15% = 3,412 SF

-NOT LESS THAN 50% OF REQUIRED SHALL BE TREES = 1,706 SF
= 3,150 SF PROVIDED

-NOT LESS THAN 50% OF TREE PLANTED SHALL BE CANOPY = 853 SF
= 1,350 SF PROVIDED

-COMMON BERMUDA GRASS = 2,630 SF PROVIDED

TOTAL LANDSCAPE AREA PROVIDED = 1,800 SF + 1,350 SF + 263 SF = 3,413 SF



- LANDSCAPE CONSTRUCTION SPECIFICATIONS:**
- General Contractor to bring all areas to final grade with a boxblade using a good quality, gradeable topsoil.
 - Prepare all new planting beds by removing all rocks, concrete and construction debris and till in 3" to 4" of new Soil Mix and pre-emergent herbicide (such as Pemsant or Eptam) at the recommended rates, then rake all bed areas smooth prior to planting.
 - Grade all planting beds to edges of beds and away from buildings prior to planting for positive drainage away from foundation(s). Install green Rierston Steel landscape edging (1/8" thick x 4" tall) between turf and planting beds. Cut exposed corners at 45 degrees when steel butts up against curbs or walkways for pedestrian safety.
 - Fertilize all new trees, shrubs and groundcovers with Osmocote (or equal) time-release fertilizer.
 - Mulch all new planting beds and trees with a 2" (avg.) layer of shredded hardwood topdress mulch as from Letco or CJM Soil Supermarket.
 - Double-Stake all specified trees (see plant list) with 2 (7' tall) painted metal T-Posts, multi-strand coated steel wire and clear vinyl tubing.
 - Root-Stimulate all new trees with Superthrive brand root-stimulator (or equal) as per manufacturers recommendations.
 - Plant sizes shown are the minimum acceptable. Plants will be inspected and measured for conformance. Plants specified with container size only shall be of or better than locally accepted nursery standards. Obviously undersized, misshapen, weak or inadequately rooted plants will be rejected. The Owner's decision will be final in matters concerning plant size, condition and health. Plants larger in size than specified may be used if approved by the Landscape Architect or the Owner, but the use of larger plants will not automatically increase the contract amount.
 - Thoroughly hand water all new plantings immediately after planting.
 - Fine grade all new turf areas (by hand if necessary) prior to installation of grass. This is for a nice smooth turf-bed as well as for normal drainage purposes.
 - Solid sod to be 99 percent pure Common Bermudagrass. Sod to be rolled immediately after wetting and installation.
 - Landscape contractor is responsible for keeping jobsite neat, clean and safe at all times in reference to their landscape work. Excess excavated soil, accumulations of landscape related trash, plant containers etc. to be removed from jobsite by Landscape Contractor daily and at the end of the project.
 - The Owner, Landscape Architect and general Contractor reserve the right to inspect the progress of the project and any or all of the materials and procedures used at any time. Such materials and procedures will be subject to approval or rejection at that time and promptly followed up in writing to all concerned parties.

ALTAR GROUP
ARCHITECTURE
ENGINEERING

CYPRESS, TEXAS 77429
832-390-1714

STATE OF TEXAS
AUSTIN HAYNES
122054
LICENSED PROFESSIONAL ENGINEER
04/11/2023
FIRM# 20340

LEGAL DESCRIPTION:
11.33 ACRES
LOT 1, CARRABBA TERRARON RESEARCH
PARK, VOL. 9982, PG. 145, O.P.R.B.C.,
LOCATED IN THE MOSES SANE LEAGUE,
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Project No. 23-020
Title

LANDSCAPE PLAN

Sheet No.

L-100