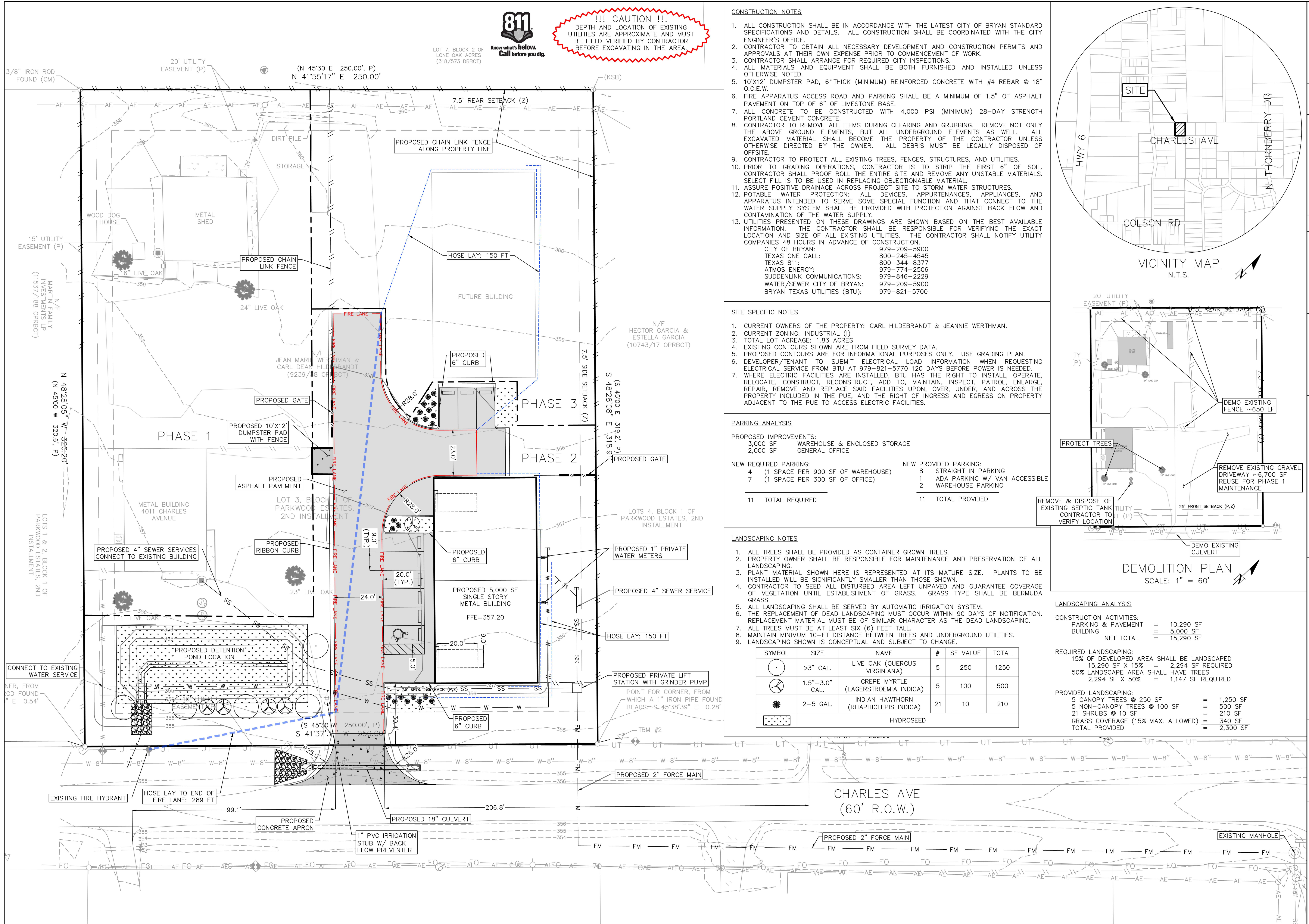


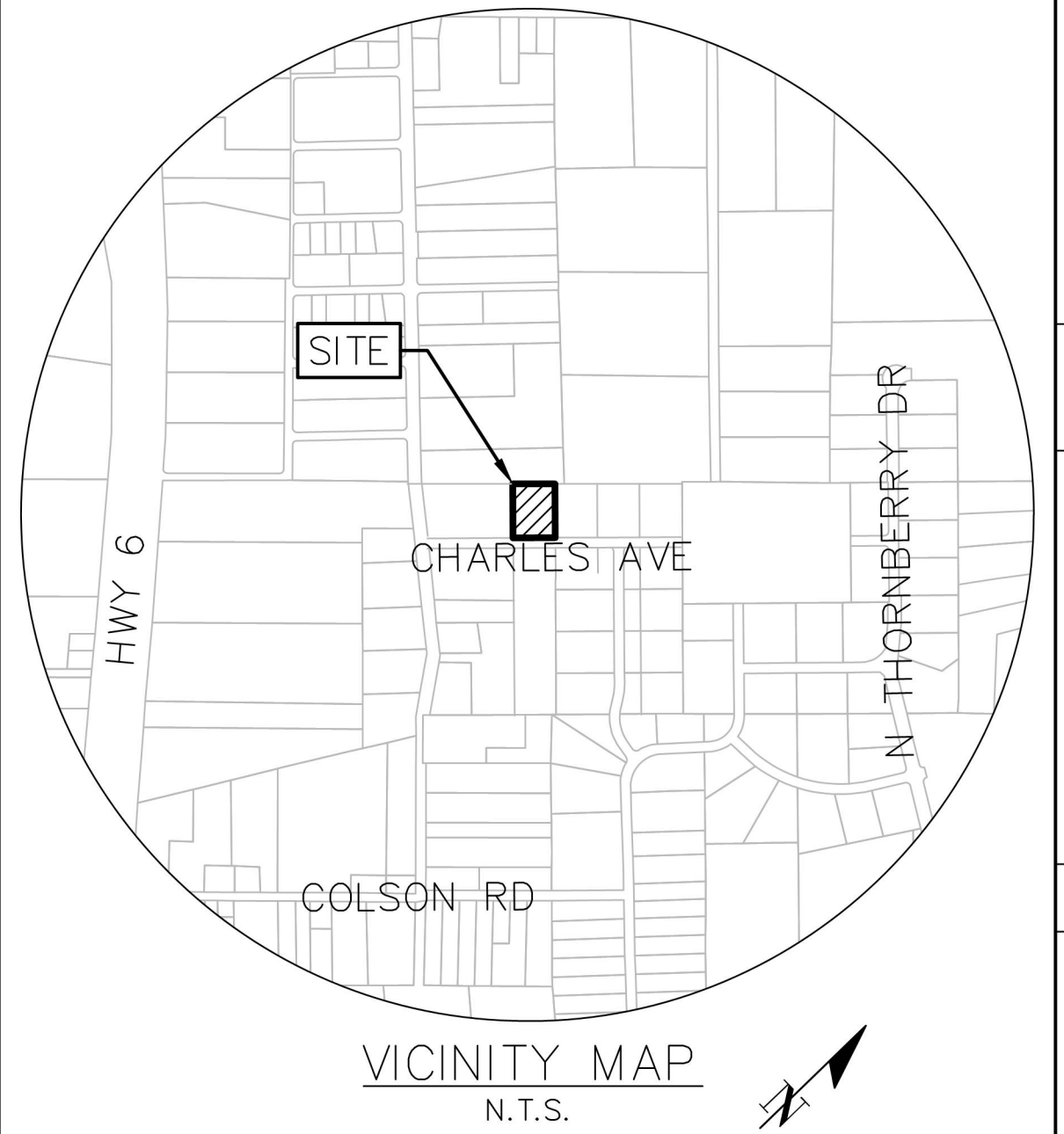


!!! CAUTION !!!
 DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.

LOT 7, BLOCK 2 OF LONE OAK ACRES (318/573 DBCT)



- CONSTRUCTION NOTES**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CITY OF BRYAN STANDARD SPECIFICATIONS AND DETAILS. ALL CONSTRUCTION SHALL BE COORDINATED WITH THE CITY ENGINEER'S OFFICE.
 - CONTRACTOR TO OBTAIN ALL NECESSARY DEVELOPMENT AND CONSTRUCTION PERMITS AND APPROVALS AT THEIR OWN EXPENSE PRIOR TO COMMENCEMENT OF WORK.
 - CONTRACTOR SHALL ARRANGE FOR REQUIRED CITY INSPECTIONS.
 - ALL MATERIALS AND EQUIPMENT SHALL BE BOTH FURNISHED AND INSTALLED UNLESS OTHERWISE NOTED.
 - 10'X12' DUMPSTER PAD, 6" THICK (MINIMUM) REINFORCED CONCRETE WITH #4 REBAR @ 18" O.C.E.W.
 - FIRE APPARATUS ACCESS ROAD AND PARKING SHALL BE A MINIMUM OF 1.5" OF ASPHALT PAVEMENT ON TOP OF 6" OF LIMESTONE BASE.
 - ALL CONCRETE TO BE CONSTRUCTED WITH 4,000 PSI (MINIMUM) 28-DAY STRENGTH PORTLAND CEMENT CONCRETE.
 - CONTRACTOR TO REMOVE ALL ITEMS DURING CLEARING AND GRUBBING. REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL. ALL EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE OWNER. ALL DEBRIS MUST BE LEGALLY DISPOSED OF OFFSITE.
 - CONTRACTOR TO PROTECT ALL EXISTING TREES, FENCES, STRUCTURES, AND UTILITIES.
 - PRIOR TO GRADING OPERATIONS, CONTRACTOR IS TO STRIP THE FIRST 6" OF SOIL. CONTRACTOR SHALL PROOF ROLL THE ENTIRE SITE AND REMOVE ANY UNSTABLE MATERIALS. SELECT FILL IS TO BE USED IN REPLACING OBJECTIONABLE MATERIAL.
 - ASSURE POSITIVE DRAINAGE ACROSS PROJECT SITE TO STORM WATER STRUCTURES.
 - POTABLE WATER PROTECTION: ALL DEVICES, APPURTENANCES, APPLIANCES, AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECT TO THE WATER SUPPLY SYSTEM SHALL BE PROVIDED WITH PROTECTION AGAINST BACK FLOW AND CONTAMINATION OF THE WATER SUPPLY.
 - UTILITIES PRESENTED ON THESE DRAWINGS ARE SHOWN BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND SIZE OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS IN ADVANCE OF CONSTRUCTION.
 - CITY OF BRYAN: 979-209-5900
 - TEXAS ONE CALL: 800-245-4545
 - TEXAS 811: 800-344-8377
 - ATMOS ENERGY: 979-774-2506
 - SUDDENLINK COMMUNICATIONS: 979-846-2229
 - WATER/SEWER CITY OF BRYAN: 979-209-5900
 - BRYAN TEXAS UTILITIES (BTU): 979-821-5700



- SITE SPECIFIC NOTES**
- CURRENT OWNERS OF THE PROPERTY: CARL HILDEBRANDT & JEANNIE WERTHMAN.
 - CURRENT ZONING: INDUSTRIAL (I)
 - TOTAL LOT ACRES: 1.83 ACRES
 - EXISTING CONTOURS SHOWN ARE FROM FIELD SURVEY DATA.
 - PROPOSED CONTOURS ARE FOR INFORMATIONAL PURPOSES ONLY. USE GRADING PLAN.
 - DEVELOPER/TENANT TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM BTU AT 979-821-5770 120 DAYS BEFORE POWER IS NEEDED.
 - 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, UNDER, 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.

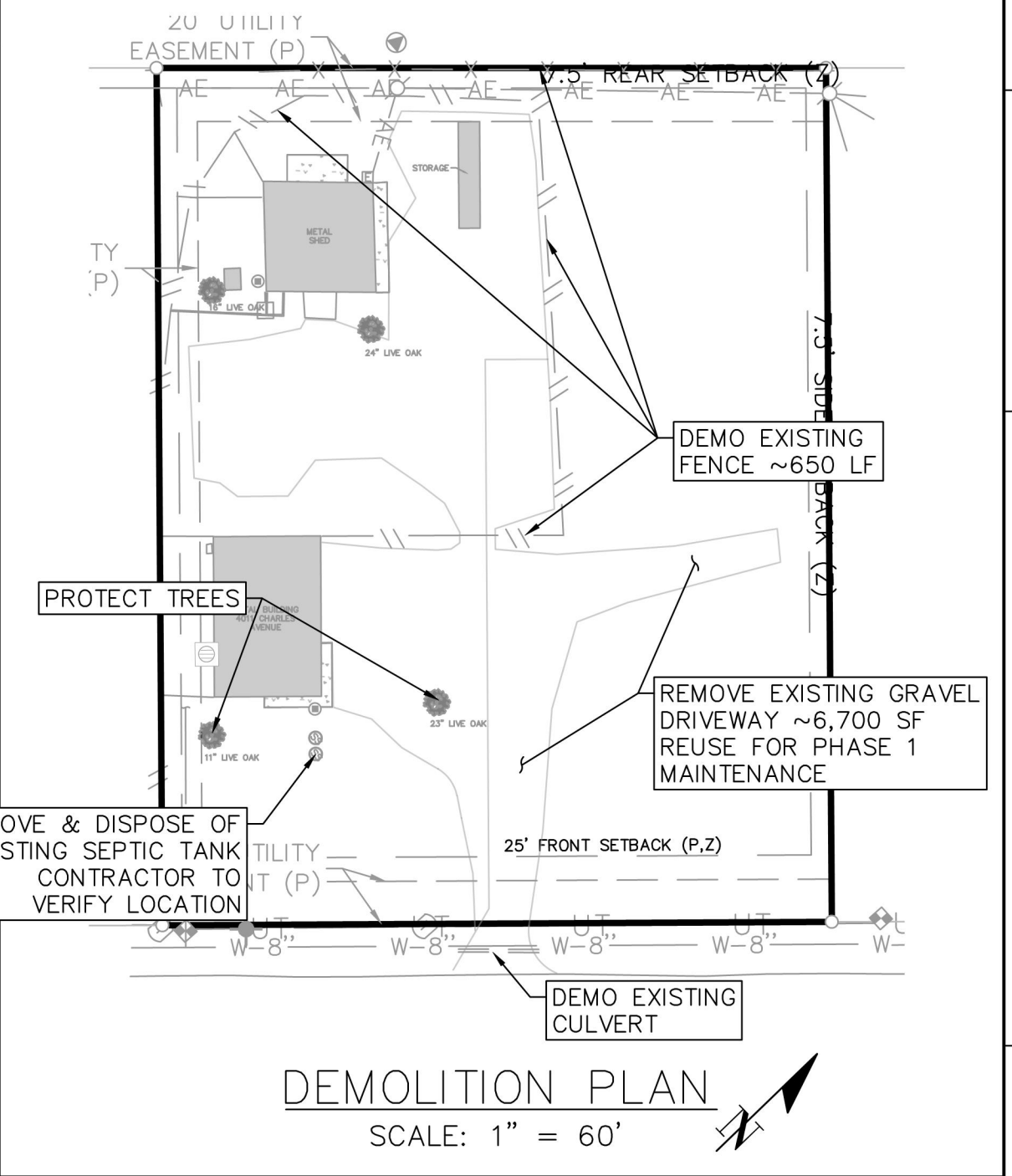
PARKING ANALYSIS

PROPOSED IMPROVEMENTS:
 3,000 SF WAREHOUSE & ENCLOSED STORAGE
 2,000 SF GENERAL OFFICE

NEW REQUIRED PARKING:	NEW PROVIDED PARKING:
4 (1 SPACE PER 900 SF OF WAREHOUSE)	8 STRAIGHT IN PARKING
7 (1 SPACE PER 300 SF OF OFFICE)	1 ADA PARKING W/ VAN ACCESSIBLE
	2 WAREHOUSE PARKING
11 TOTAL REQUIRED	11 TOTAL PROVIDED

- LANDSCAPING NOTES**
- ALL TREES SHALL BE PROVIDED AS CONTAINER GROWN TREES.
 - PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND PRESERVATION OF ALL LANDSCAPING.
 - PLANT MATERIAL SHOWN HERE IS REPRESENTED AT ITS MATURE SIZE. PLANTS TO BE INSTALLED WILL BE SIGNIFICANTLY SMALLER THAN THOSE SHOWN.
 - CONTRACTOR TO SEED ALL DISTURBED AREA LEFT UNPAVED AND GUARANTEE COVERAGE OF VEGETATION UNTIL ESTABLISHMENT OF GRASS. GRASS TYPE SHALL BE BERMUDA GRASS.
 - ALL LANDSCAPING SHALL BE SERVED BY AUTOMATIC IRRIGATION SYSTEM.
 - THE REPLACEMENT OF DEAD LANDSCAPING MUST OCCUR WITHIN 90 DAYS OF NOTIFICATION. REPLACEMENT MATERIAL MUST BE OF SIMILAR CHARACTER AS THE DEAD LANDSCAPING.
 - ALL TREES MUST BE AT LEAST SIX (6) FEET TALL.
 - MAINTAIN MINIMUM 10'-FT DISTANCE BETWEEN TREES AND UNDERGROUND UTILITIES.
 - LANDSCAPING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE.

SYMBOL	SIZE	NAME	#	SF VALUE	TOTAL
	>3" CAL.	LIVE OAK (QUERCUS VIRGINIANA)	5	250	1250
	1.5"-3.0" CAL.	CREPE MYRTLE (LAGERSTROEMIA INDICA)	5	100	500
	2-5 GAL.	INDIAN HAWTHORN (RHAPHIOLEPIS INDICA)	21	10	210
		HYDROSEED			



LANDSCAPING ANALYSIS

CONSTRUCTION ACTIVITIES:

PARKING & PAVEMENT	=	10,290 SF
BUILDING	=	5,000 SF
NET TOTAL	=	15,290 SF

REQUIRED LANDSCAPING:

15% OF DEVELOPED AREA SHALL BE LANDSCAPED	15,290 SF X 15% =	2,294 SF REQUIRED
50% LANDSCAPE AREA SHALL HAVE TREES	2,294 SF X 50% =	1,147 SF REQUIRED

PROVIDED LANDSCAPING:

5 CANOPY TREES @ 250 SF	=	1,250 SF
5 NON-CANOPY TREES @ 100 SF	=	500 SF
21 SHRUBS @ 10 SF	=	210 SF
GRASS COVERAGE (15% MAX. ALLOWED)	=	340 SF
TOTAL PROVIDED	=	2,300 SF

OWNER INFORMATION
 CARL HILDEBRANDT & JEANNIE WERTHMAN
 8178 FM 2446
 FRANKLIN, TX 77856
 (979) 906-0525

PROPERTY INFORMATION
 PARKWOOD ESTATES PH 2 BLOCK 1, LOT 3
 4011 CHARLES AVE
 BRYAN, BRAZOS COUNTY, TX 77808

ENGINEER INFORMATION
 CENTER POLE ENGINEERING
 4816 KNIGHT DR
 BRYAN, TX 77802
 (713) 564-8105
 TBPFLS F-23601

PROJECT NO. 2313
DATE 01/08/2024
DESIGNED BY TJJ
DRAWN BY TJJ
CHECKED BY PRJ

PRELIMINARY IS FOR INFORMATION PURPOSES ONLY. REVIEW UNDER THE AUTHORITY OF TAYLOR J. K. JORDAN, P.E. 135826 ON 01/08/2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

SHEET NUMBER
 C4