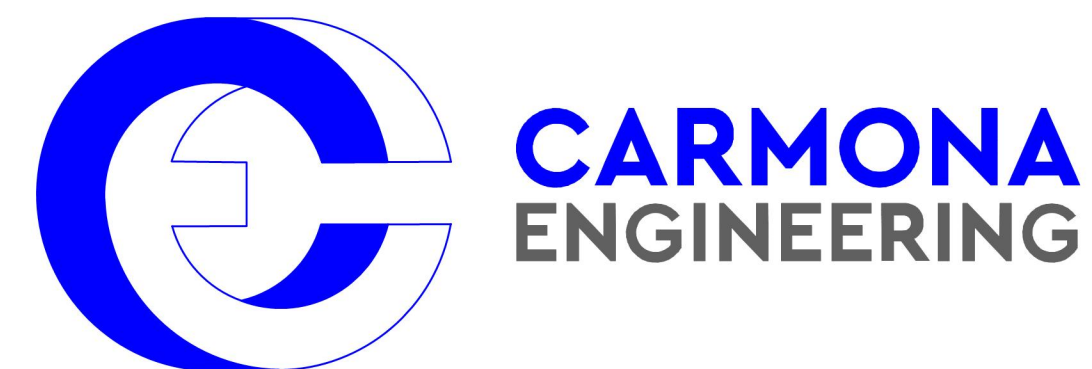


CONSTRUCTION OF SITE DEVELOPMENT FOR BIOVERITAS, LLC FEBRUARY 2024

SHEET INDEX:	
SHEET NUMBER	SHEET TITLE
C1	COVER SHEET
C2	GENERAL NOTES
C3	EXISTING CONDITIONS
C3.1	PROPOSED OVERALL
C4	EROSION CONTROL
C5	DEMOLITION PLAN
C6	SITE PLAN, DIMENSION CONTROL, & UTILITIES
C7	LANDSCAPING PLAN
S1	BCS STANDARD SEWER DETAILS
SW1	BCS STANDARD SIDEWALK DETAILS
W1	BCS STANDARD WATER DETAILS
SWPP	BCS STANDARD SWPP DETAILS
ST1	BCS STANDARD STREET DETAILS



VICINITY MAP
SCALE: 1" = 1,500'

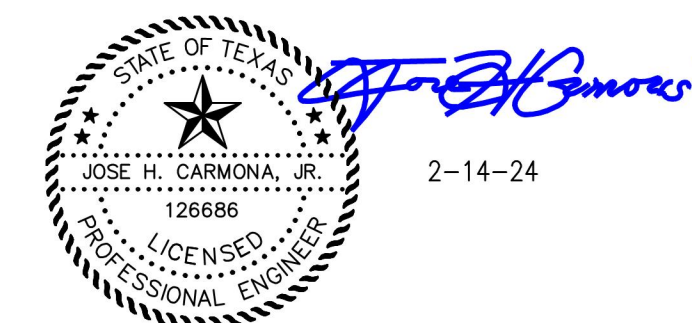


4040 HWY 6 STE 200
COLLEGE STATION, TX 77845
979-314-9021
TBPE FIRM NUMBER F-21905

PROJECT INFORMATION
6150 MUMFORD ROAD
BRYAN, TX 77807
11.53 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
BIOVERITAS, LLC.
6150 MUMFORD ROAD
BRYAN, TX 77807

BUILDING INFORMATION
OFFICE BUILDING
4,320 SF



I, JOSE H. CARMONA, J.R., P.E., DO
HEREBY CONFIRM THAT ANY NEW
PUBLIC WORKS AND DRAINAGE
IMPROVEMENTS DESCRIBED HEREIN,
HAVE BEEN DESIGNED IN
COMPLIANCE WITH THE STORMWATER
DRAINAGE POLICY ADOPTED BY THE
CITY OF BRYAN, TEXAS.

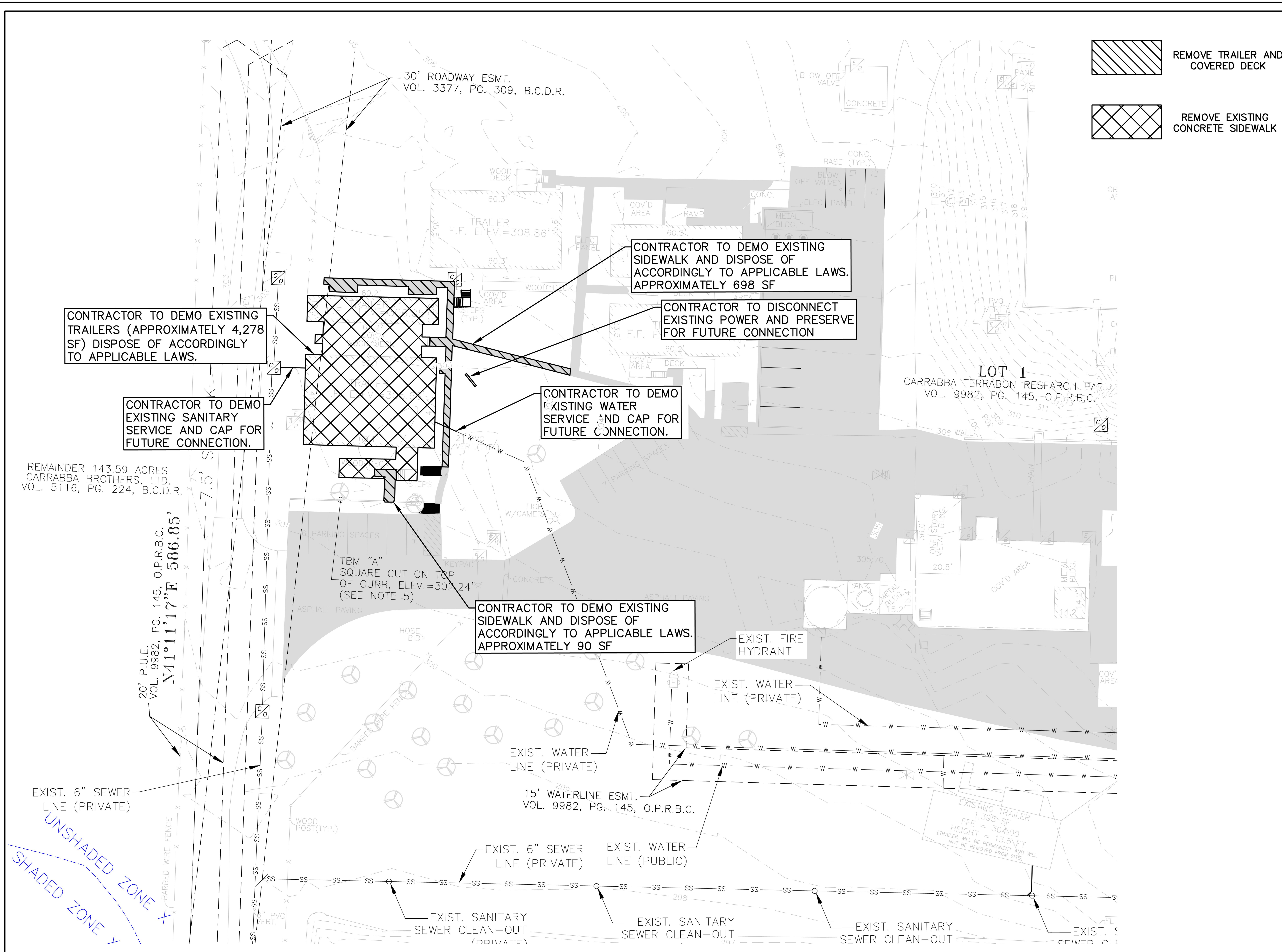
NOTES:

1. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AS DEFINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 48041C0185E, DATED MAY 16, 2012.

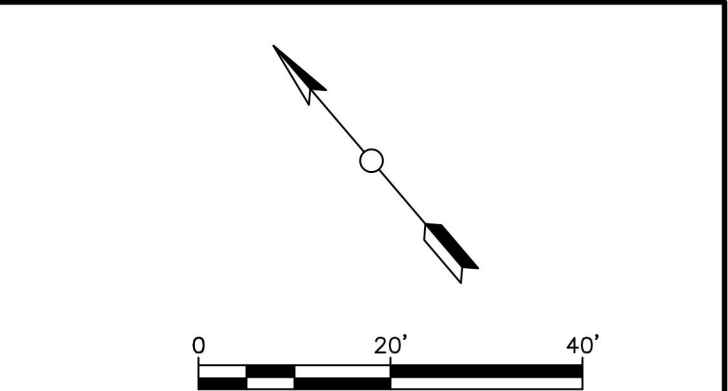
2. PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT - INDUSTRIAL DISTRICT (PD-I) PER ORDINANCE NO. 1384.

REVISIONS / CORRECTIONS			
NO.	DESCRIPTION	* ISSUE	DATE
0	ORIGINAL DESIGN		2-7-24
1	COMMENT RESPONSE 1		2-14-24

* (R) REVISION, (C) CORRECTION, (A) ADDITION, (V) VOID



- REMOVE TRAILER AND COVERED DECK
- REMOVE EXISTING CONCRETE SIDEWALK

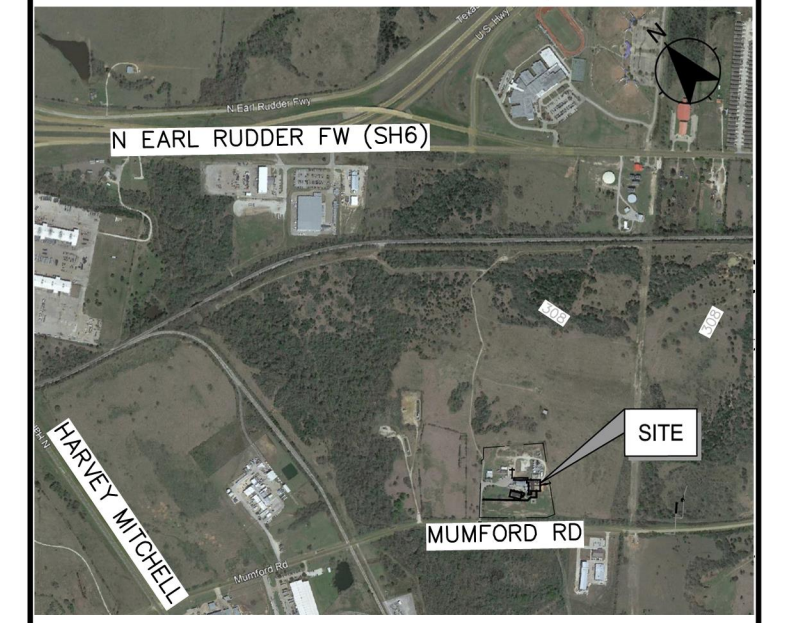


CAUTION: UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR TO CALL 811 DIG-TESS PRIOR TO COMMENCEMENT OF WORK.

CAUTION: OVERHEAD ELECTRICAL IN THE AREA.



Know what's below
Call before you dig.



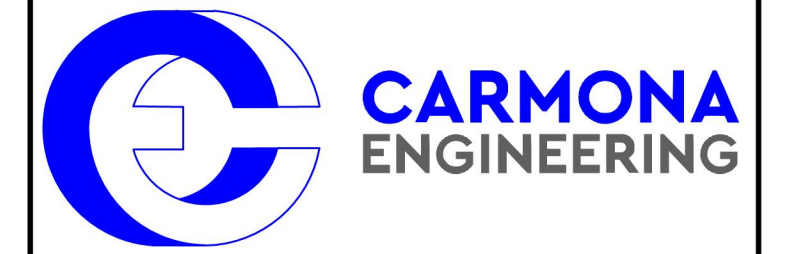
VICINITY MAP
1" = 2000'

No.	Revision/Issue	Date
1	COMMENT RESPONSE 1	2-14-24
0	ORIGINAL DESIGN	2-7-24

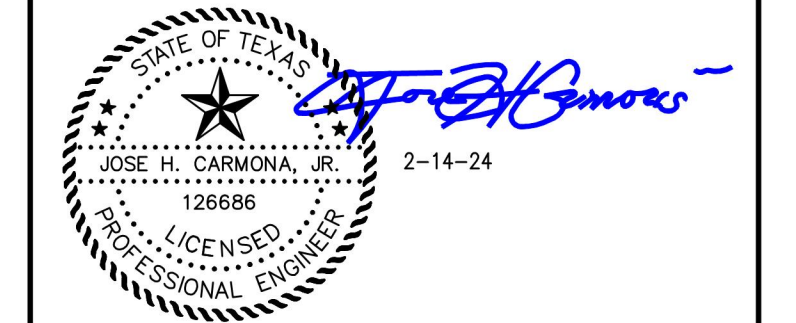
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BRYAN, TX 77807
11.53 ACRES, LOT 1
CARRABBA TERRABON RESEARCH PARK, VOL. 9982, PG. 145, O.P.R.B.C.
LOCATED IN MOSES BAINE LEAGUE, A-3, BRAZOS COUNTY, TEXAS

DEMOLITION PLAN

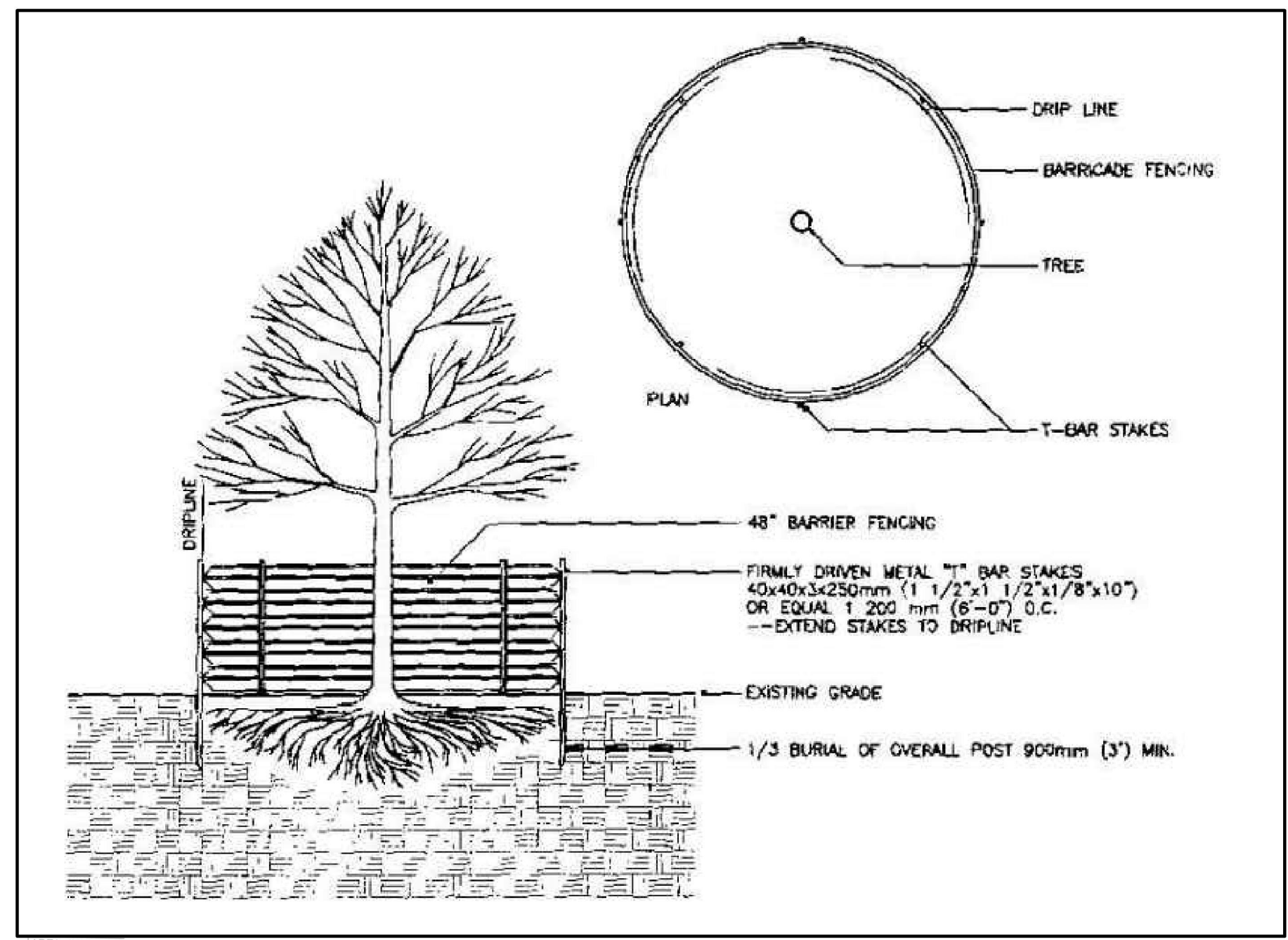
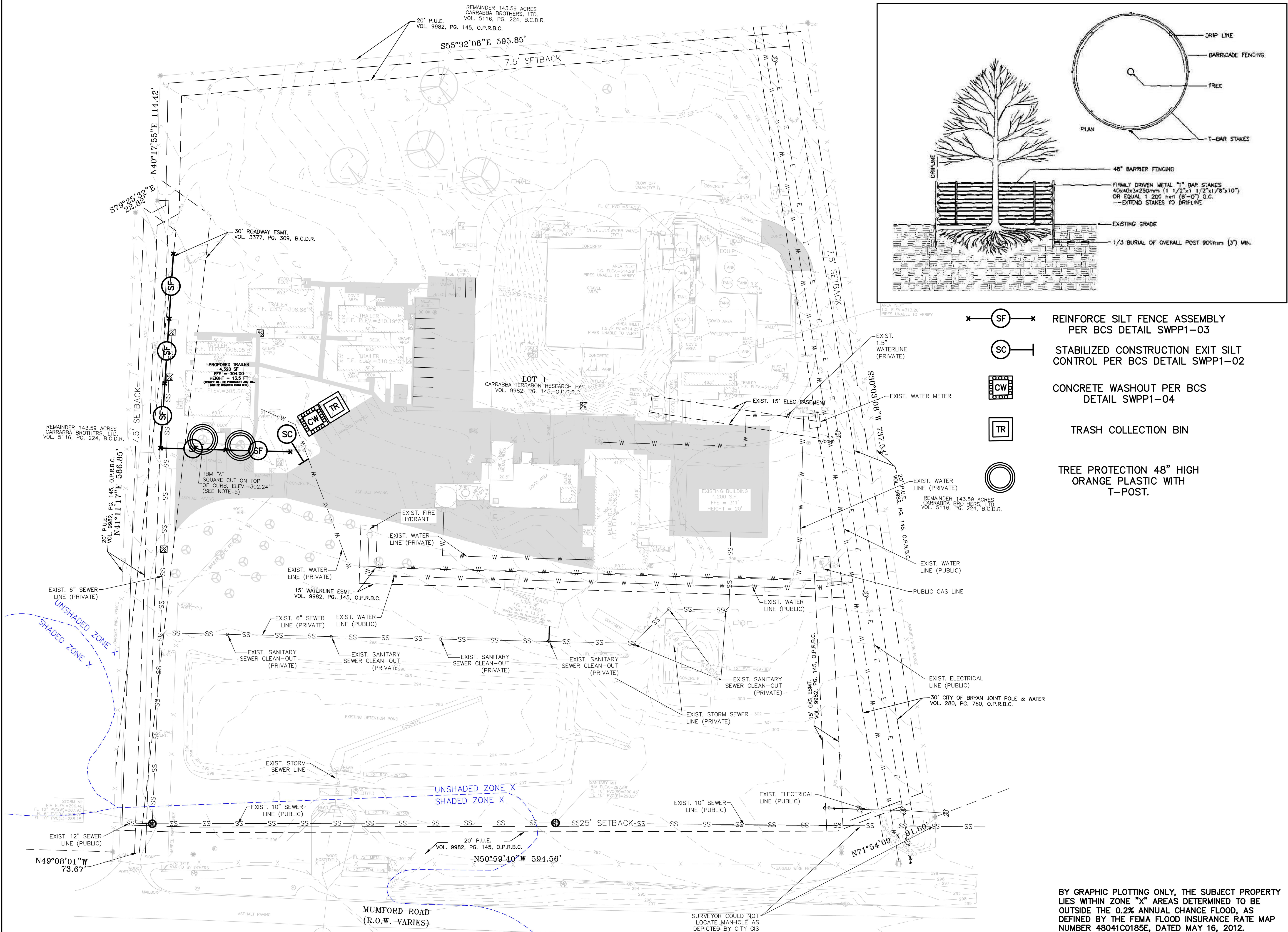
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BIOVERITAS, LLC
6150 MUMFORD ROAD
BRYAN, TX 77807



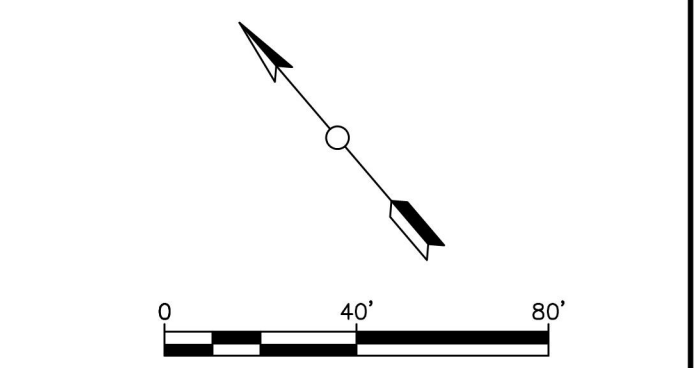
4040 HWY 6 STE 200
COLLEGE STATION, TX 77845
979-314-9021
TBPE FIRM NUMBER F-21905



Scale	Date	Sheet
1"=20' HORIZONTAL	2-14-24	C5



- REINFORCE SILT FENCE ASSEMBLY PER BCS DETAIL SWPP1-03
- STABILIZED CONSTRUCTION EXIT SILT CONTROL PER BCS DETAIL SWPP1-02
- CONCRETE WASHOUT PER BCS DETAIL SWPP1-04
- TRASH COLLECTION BIN
- TREE PROTECTION 48" HIGH ORANGE PLASTIC WITH T-POST.

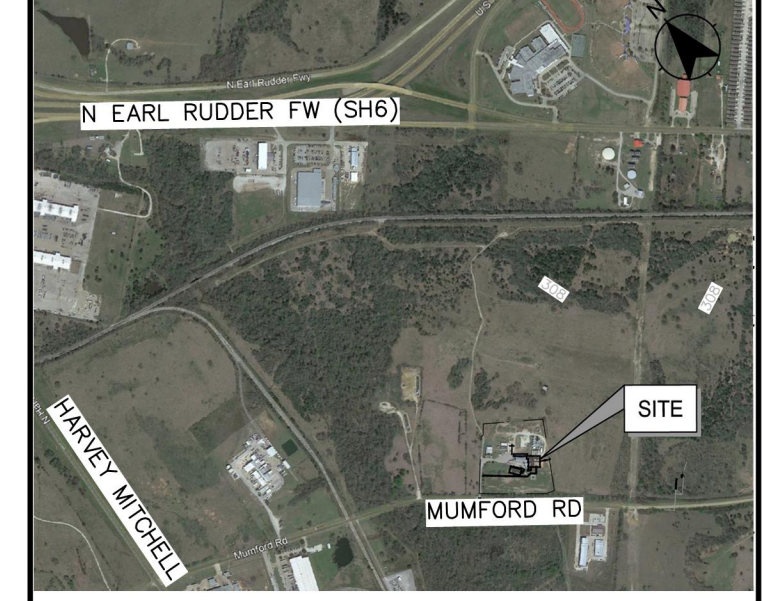


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VICINITY MAP
1" = 2000'

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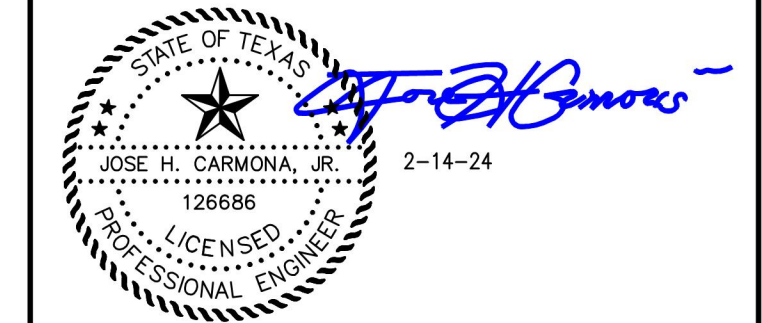
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EROSION CONTROL PLAN

OWNER INFORMATION
BIOVERITAS, LLC
6150 MUMFORD ROAD
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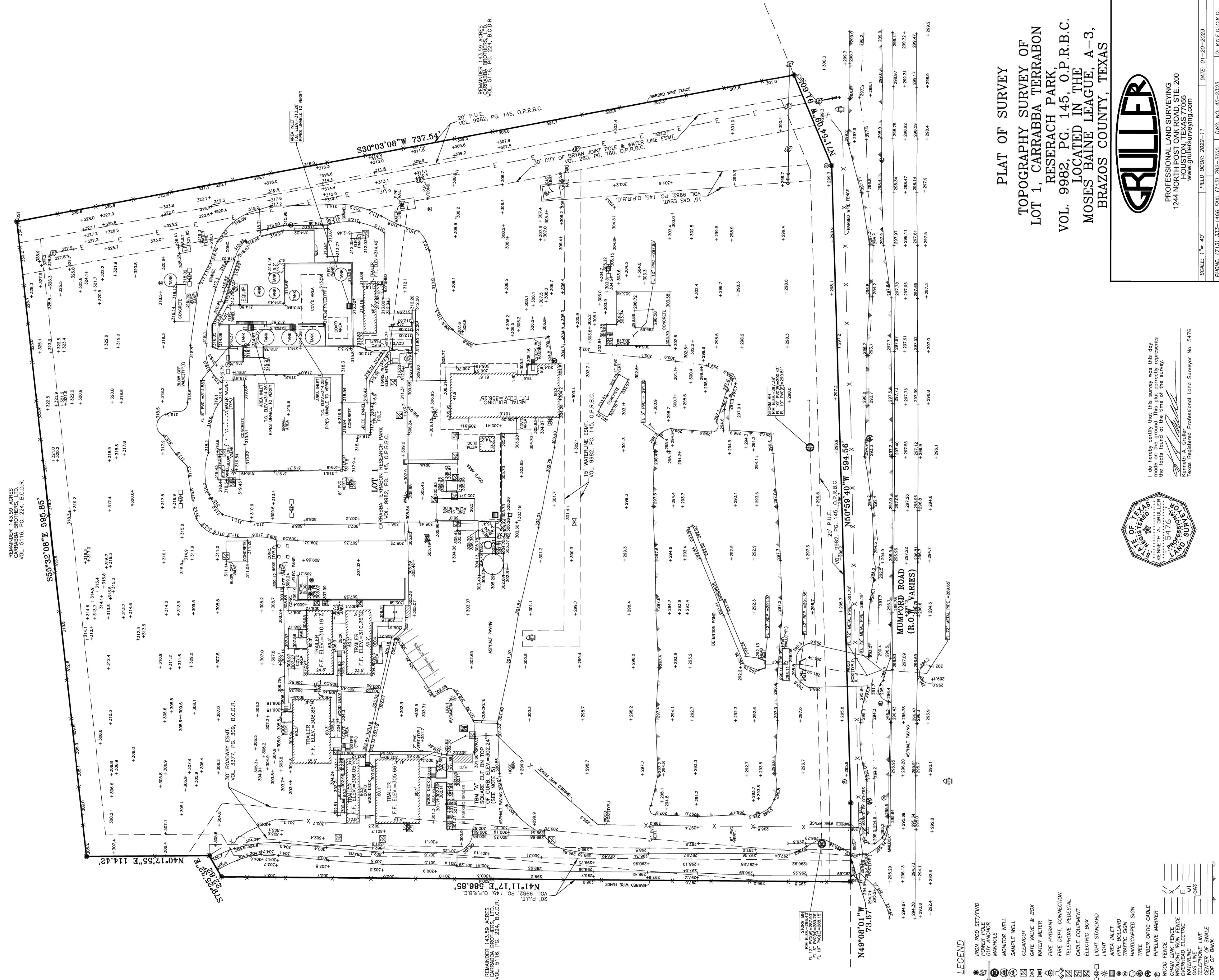
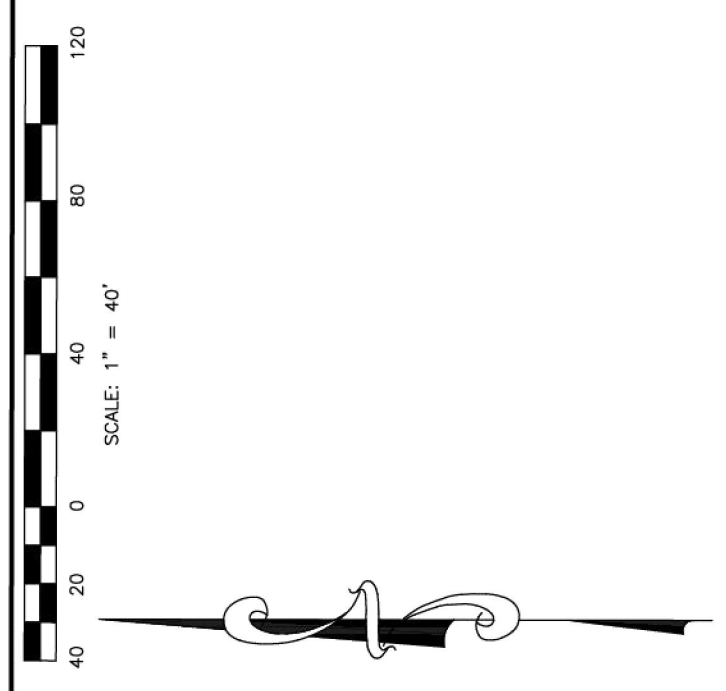


Scale	Date	Sheet
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BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AS DEFINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 48041C0185E, DATED MAY 16, 2012.

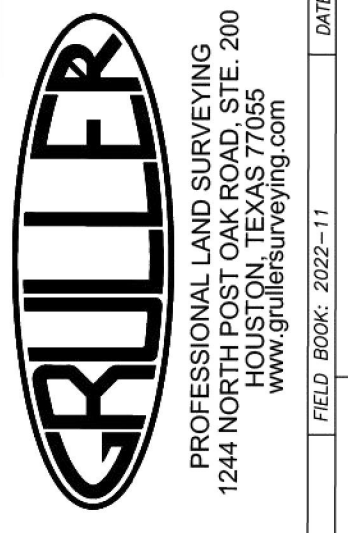
SURVEYOR COULD NOT LOCATE MANHOLE AS DEPICTED BY CITY GIS

NOTES:
 1. The surveyor has not abstracted the subject property.
 2. This survey was created with the benefit of a Abstractor's Certificate No. 2023, of Courthouse Square under Job No. 2404894, dated January 10, 2023.
 3. Basis of Bearings for the survey is the Texas State Plane Coordinate System, South Central Zone (NAD83).
 4. By graphic plotting only, the subject property lies within Zone "X" areas of the Federal Emergency Management Agency flood insurance rate map Number 480410010E, dated May 16, 2012.
 5. NAD83 Benchmark: City of Bryan Monument GPS-136, Elevation: 288.46, Elev. = 302.24'



- LEGEND**
- IRON ROD SETTING
 - POWER POLE
 - MANHOLE
 - MONITOR WELL
 - SAMPLE WELL
 - CLEANOUT
 - GATE VALVE & BOX
 - WATER METER
 - FIRE HYDRANT
 - FIRE DEPT. CONNECTION
 - CONCRETE FOUNDATION
 - CABLE EQUIPMENT
 - ELECTRIC BOX
 - LIGHT STANDARD
 - LIGHT
 - AREA INLET
 - AREA ROAD
 - TRAFFIC SIGN
 - HANDICAPPED SIGN
 - FIBER OPTIC CABLE
 - PIPELINE MARKER
 - WOOD FENCE
 - WIRE FENCE
 - WROUGHT IRON FENCE
 - WATERBURY ELECTRIC
 - GAS LINE
 - CENTER OF SWALE
 - TOP OF BANK

PLAT OF SURVEY
TOPOGRAPHY SURVEY OF
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



PROFESSIONAL LAND SURVEYING
 1244 NORTH OAK ROAD, STE. 200
 HOUSTON, TEXAS 77055
 www.cruller-surveying.com



I do hereby certify that this survey and this plat made on the ground, this plat correctly represents the facts found at the time of the survey.
 Kenneth A. Cruller
 Licensed Professional Land Surveyor No. 54776

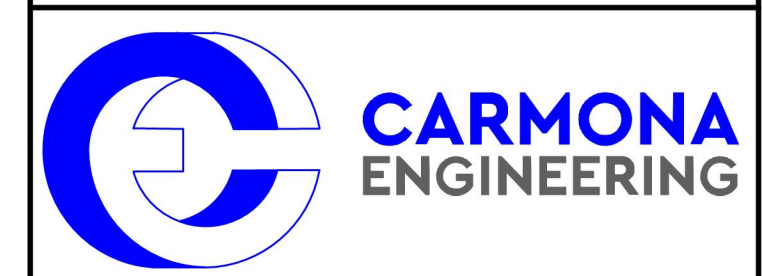
SCALE: 1" = 40'
 FIELD BOOK: 2022-11
 PHONE: (713) 333-1466 FAX: (713) 782-1755
 D. KYLE GICKLE

No.	Revision/Issue	Date
1	COMMENT RESPONSE 1	2-14-24
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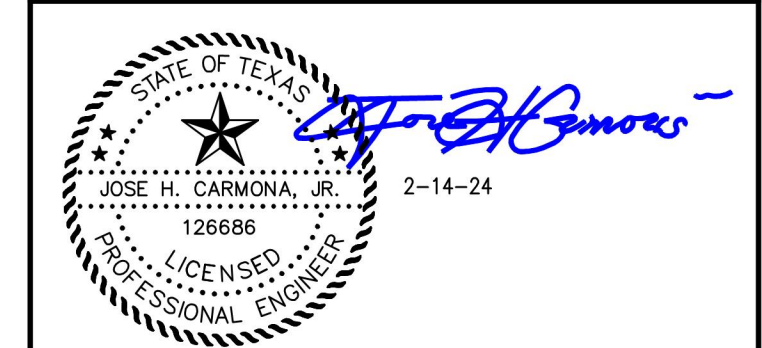
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 LOCATED IN MOSES BAINE LEAGUE,
 A-3, BRAZOS COUNTY, TEXAS

SITE PLAN

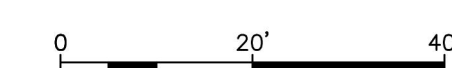
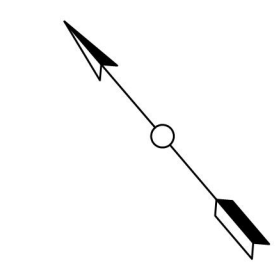
OWNER INFORMATION
 BIOVERITAS, LLC
 6150 MUMFORD ROAD
 BRYAN, TX 77807



4040 HWY 6 STE 200
 COLLEGE STATION, TX 77845
 979-314-9021
 TBPE FIRM NUMBER F-21905



Scale	Date	Sheet
1"=20' HORIZONTAL	2-14-24	C3



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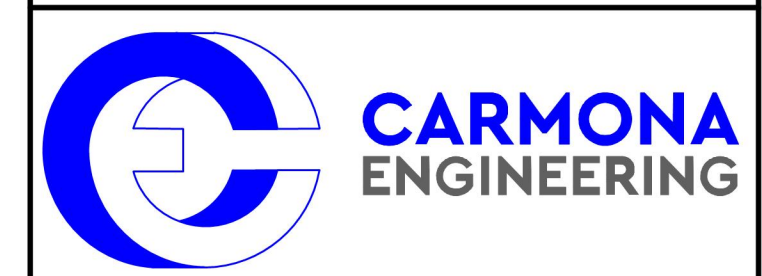
VICINITY MAP
1" = 200'

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0	ORIGINAL DESIGN	2-7-24

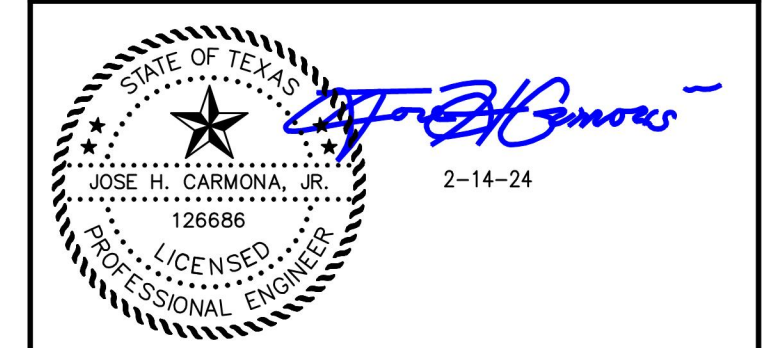
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LANDSCAPING PLAN

OWNER INFORMATION
BIOVERITAS, LLC
6150 MUMFORD ROAD
BRYAN, TX 77807



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COLLEGE STATION, TX 77845
979-314-9021
TBPE FIRM NUMBER F-21905



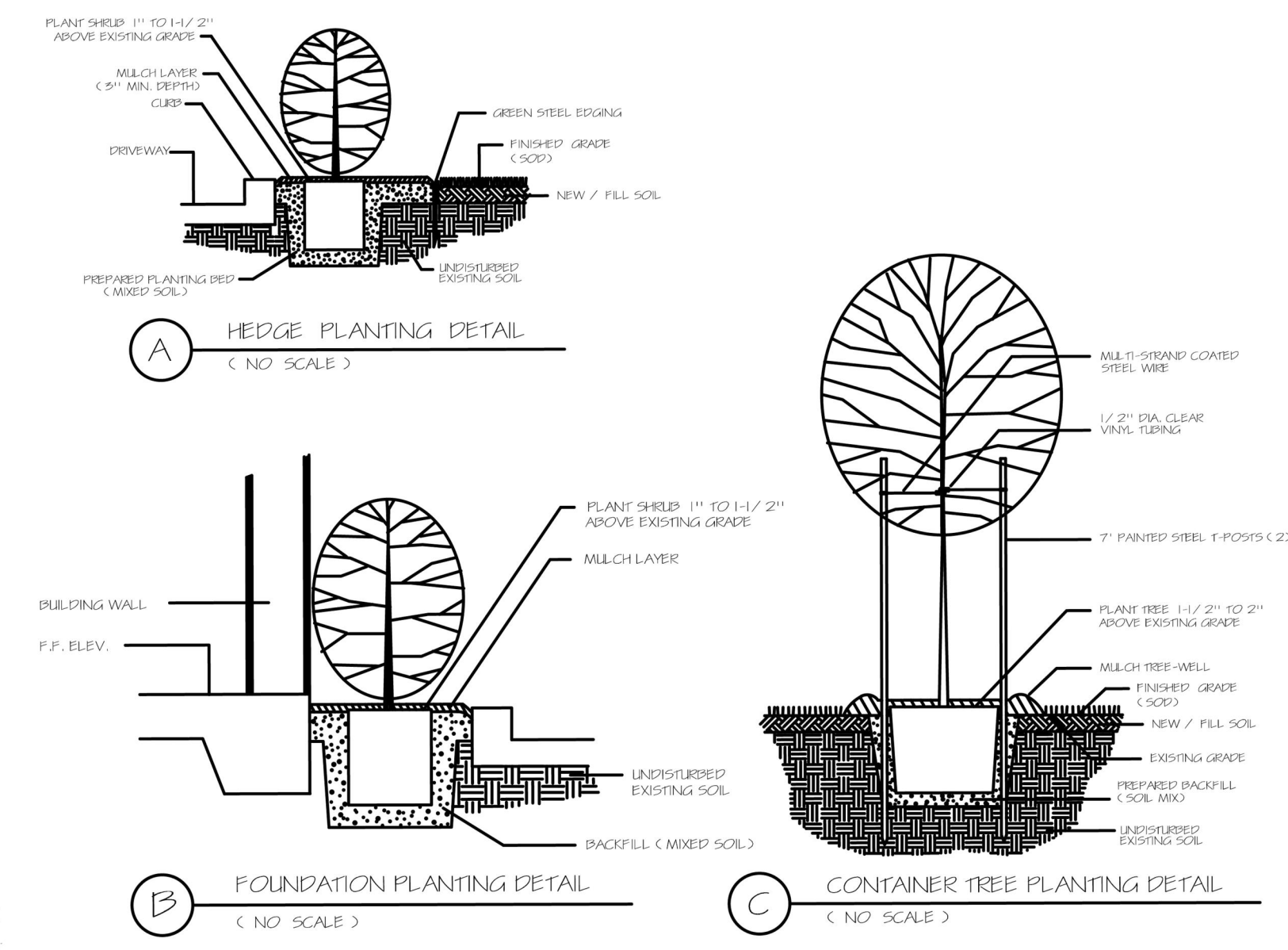
Scale	Date	Sheet
1"=20' HORIZONTAL	2-14-24	C7

PLANT LIST				
QUANT.	SYMBOL	PLANT TYPE	SIZE	NOTES
4	L-O	LIVE OAK	18 GAL.	SINGLE-TRUNK DOUBLE-STAKED
		Quercus virginiana	3" CAL. MIN.	11'-14" HT. X 8'-6" SPR. MATCHING

LANDSCAPE CALCULATION NOTES:

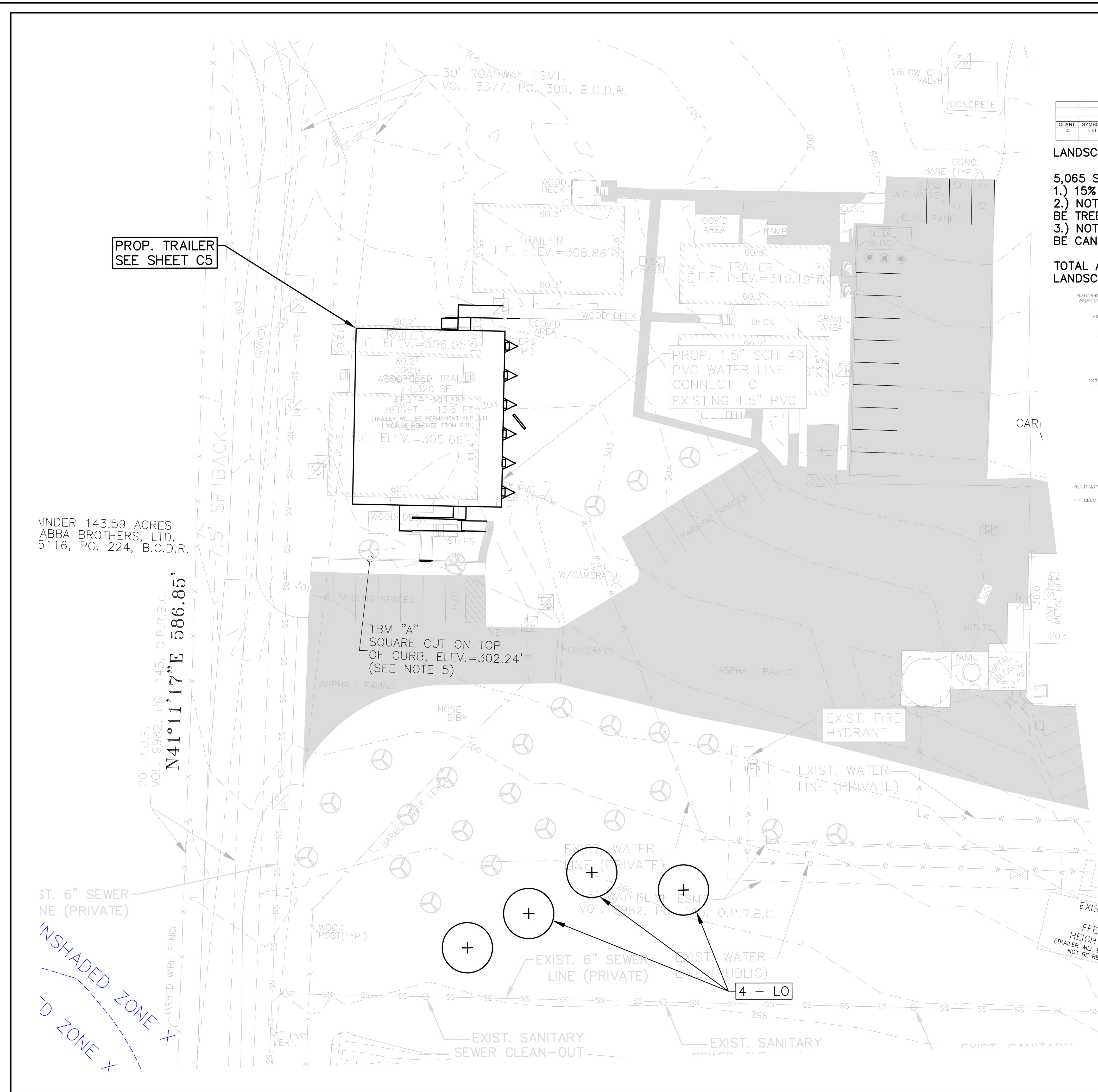
- 5,065 SF
 1.) 15% OF DEVELOPED AREA 5,065 SF = 760 SF
 2.) NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES = 380 SF REQUIRED; 400 PROVIDED
 3.) NOT LESS THAN 50% OF TREE PLANTED SHALL BE CANOPY; 190 SF REQUIRED; 200 PROVIDED

TOTAL AREA REQUIRED = 760 SF
 LANDSCAPE AREA PROVIDED = 800 SF



LANDSCAPE CONSTRUCTION SPECIFICATIONS:

- GENERAL CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE TO ALL DISTURBED AREAS.
- PREPARE ALL NEW PLANTING BED BY REMOVING ALL ROCKS, CONCRETE, AND CONSTRUCTION DEBRIS AND TILL IN 3" TO 4" OF NEW SOIL MIX AND PRE-EMERGENT HERBICIDE, SUCH AS PENNANT 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 BUILDINGS. INSTALL GREEN RYERSON STEEL LANDSCAPE EDGING (1/8" THIS X4" 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.
- DOUBLE-STAKE ALL SPECIFIED TREES (SEE PLANT LIST) WITH 2 (7' TALL PAINTED METAL T-POST, 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 OR BETTER THAN LOCALLY ACCEPTED NURSERY STANDARDS, 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 ENGINEER 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.
- SOLID SOD TO BE 99% PURE COMMON BERMUDA GRASS. SOD TO BE ROLLED IMMEDIATELY AFTER WETTING AND INSTALLATION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE 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, ENGINEER, AND GENERAL CONTRACTOR RESERVE THE RIGHT TO INSPECT THE PROGRESS OF THE PROJECT AND ANY OR ALL OF THE MATERIALS AND PROCEDURE USED AT ANY TIME. SUCH MATERIALS AND PROCEDURES WILL BE SUBJECT TO APPROVAL OR REJECTION AT THE TIME OF PROMPTLY FOLLOWED UP IN WRITING TO ALL CONCERNED PARTIES.



PROP. TRAILER
SEE SHEET C5

PROP. 1.5" SCH 40
PVC WATER LINE
CONNECT TO
EXISTING 1.5" PVC

TBM "A"
SQUARE CUT ON TOP
OF CURB, ELEV.=302.24'
(SEE NOTE 5)

4 - LO

UNDER 143.59 ACRES
ABBA BROTHERS, LTD.
5116, PG. 224, B.C.D.R.

20' P.U.E.
VOL. 9982, PG. 145, O.P.R.B.C.
N41°11'17"E 586.85'

3" 6" SEWER
NE (PRIVATE)
UNSHADED ZONE X
D ZONE X

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY DURING CONSTRUCTION AND SHALL PROTECT EQUIPMENT AND PERSONNEL AS REQUIRED. THE CONTRACTOR TO STORE MATERIALS IN A SAFE MANNER TO PREVENT INJURIES.
2. CONTRACTOR TO CONTACT ENGINEER 48 HRS PRIOR TO COMMENCEMENT OF WORK AND PROVIDE A CONSTRUCTION SCHEDULE FOR APPROVAL.
3. CONTRACTOR TO NOTIFY UTILITY COMPANIES 48 HRS PRIOR TO COMMENCEMENT OF WORK. UTILITIES SHOWN HERE ARE APPROXIMATE AND CONTRACTOR TO FIELD VERIFY LOCATION AND ELEVATION PRIOR TO CONSTRUCTION COMMENCEMENT. CONTRACTOR TO CALL 811 DIGTESS PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR TO PREVENT DAMAGE TO EXISTING PUBLIC AND PRIVATE INFRASTRUCTURE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, FENCES, SIDEWALKS, LIGHT POLES, WATER, SANITARY, STORM, CURBS, MAIL BOXES, SIGNS, ETC. ANY DAMAGED INFRASTRUCTURE SHALL BE REPLACED TO EQUAL OR BETTER AT NO EXTRA COST.
5. WORK CONDUCTED SHALL BE CONSTRAINED TO THE PROPERTY. SHOULD ANY WORK REQUIRE CONSTRUCTION OUTSIDE OF THESE LIMITS, CONTRACTOR TO SUBMIT A TRAFFIC CONTROL PLAN IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND OTHER LOCAL STANDARDS. TRAFFIC CONTROL PLAN SHALL BE SIGNED AND SEAL BY A PROFESSIONAL ENGINEER IN THE STATE OF TEXAS.
6. ALL MATERIALS SHALL BE FURNISH AND INSTALL AS NOTED ON THE PLANS.
7. CONTRACTOR TO FOLLOW SAFETY GUIDELINE PROVIDED BY O.S.H.A. FOR TRENCH SAFETY, SHEETING, SHORING, AND BRACING AT NO EXTRA COST.
8. ALL WORK SHALL BE APPROVED AND INSPECTED BY CITY OF BRYAN INSPECTOR PRIOR TO BACKFILL BEING PLACED.
9. THE OWNER SHALL PAY FOR ALL REQUIRED INITIAL TESTING. THE CONTRACTOR SHALL PAY FOR A RETEST DUE TO A FAILED FIRST TEST.
10. CONTRACTOR TO ENSURE TESTING SERVICES ARE SCHEDULED WITH ENGINEER PRIOR TO COMPLETION OF WORK.
11. ALL CONSTRUCTION SHALL BE IN CONFORMANCE OF THE LATEST EDITION OF BRYAN/COLLEGE STATION UNIFIED STANDARD SPECIFICATIONS AND DESIGN GUIDELINES.
12. TREE BARRICADE FOR INDICATED TREES TO BE CONSTRUCTED WITH 48" HIGH ORANGE PLASTIC CONSTRUCTION NETTING AND SECURED TO STEEL T-POSTS. BARRICADE TO BE PLACED IN CIRCLE AROUND INDICATED TREES AND RADIAL DISTANCE OF 1' FOR EVERY 1" CALIPER OF TREE. BARRICADE MUST BE PLACED PRIOR TO ANY DEVELOPMENT ACTIVITY AS WELL AS THROUGHOUT THE CONSTRUCTION PROCESS. IF IN ANY EVENT THE REQUIRED BARRICADES ARE NOT IN PLACE PRIOR TO ANY ACTIVITY AND MAINTAINED DURING CONSTRUCTION, BARRICADED POINTS WILL BE FORFEITED.

GRADING NOTES:

1. CONTRACTOR TO GRADE AS INDICATED. CONTRACTOR TO MAINTAIN POSITIVE DRAINAGE WHEN GRADING. CONTRACTOR TO FIELD ADJUST ELEVATION, AS REQUIRED, WITH ENGINEERS APPROVAL.
2. CONTRACTOR SHOULD PREVENT DRAINAGE RUNOFF INTO ADJACENT PROPERTIES.
3. COMPACTED OR BORROW FILL MATERIALS SHALL BE FREE OF DELETERIOUS, ORGANIC, OR FROZEN MATTER, SHALL CONTAIN NO CHEMICALS THAT MAY RESULT IN THE MATERIAL BEING CLASSIFIED AS "CONTAMINATED", AND SHALL BE LOW-EXPANSIVE WITH A MAXIMUM LIQUID LIMIT OF 30 (ASTM D-4318) AND PLASTICITY INDEX (ASTM D-4318) OF LESS THAN 15.
4. IF CONTRACTOR IS SEEKING USE OF ONSITE MATERIAL, TESTING AND APPROVAL FROM A CERTIFIED GEOTECHNICAL ENGINEER SHALL BE REQUIRE MEETING THE ABOVE MENTIONED REQUIREMENT.
5. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION OF A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT
6. FILL MUST BE CLASSIFIED AS GW, GP, SW, OR SP PER UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D-2487).
7. CONTRACTOR TO PROTECT ALL EXISTING FENCES, STRUCTURES, AND UTILITIES.
8. CONTRACTOR TO OBTAIN NECESSARY PERMITS FROM CITY OF BRYAN AND OTHER JURISDICTIONS AS NECESSARY AT NO EXTRA COST.
9. ALL WORK TO COMPLY WITH BCS UNIFIED STANDARD SPECIFICATIONS AND DETAILS.
10. CONTRACTOR TO CALL 811 PRIOR TO COMMENCEMENT OF WORK. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION AND DEPTH. CONTRACTOR TO VERIFY LOCATION AND ELEVATION AS NECESSARY.
11. ALL ROCK TO BE REMOVED TO FROST LINE DEPTH OR 4', WHICHEVER IS GREATER, AT NO EXTRA COST.
12. ALL ROCK TO BE REMOVED TO A DEPTH OF ONE (1') FOOT IN ALL OTHER AREAS.
13. STRUCTURAL FILL BUILDING PAD SHALL BE PLACED IN HORIZONTAL LIFTS NOT IN EXCESS OF 8" THICK AND HAVE A BEARING CAPACITY OF 2,500 PSF.
14. BUILDING PAD SHALL MEET THE MINIMUM REQUIREMENTS OF 95% STANDARD PROCTOR DENSITY OR 90% MODIFIED PROCTOR COMPACTION WITH AN OPTIMUM MOISTURE CONTENT OF 0% TO 3% TO A DEPTH OF 12" AND BEARING CAPACITY OF 2,500 PSF.
15. CONTRACTOR TO CALL 811 PRIOR TO COMMENCEMENT OF WORK. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION AND DEPTH. CONTRACTOR TO VERIFY LOCATION AND ELEVATION AS NECESSARY.

EROSION CONTROL NOTES:

1. PRIOR TO COMMENCEMENT OF WORK, CONTRACTOR TO INSTALL EROSION AND SEDIMENTATION CONTROL AS SHOWN ON THE PLANS.
2. CONTRACTOR TO INSPECT EROSION AND SEDIMENTATION CONTROL MEASURES ONCE PER DAY.
3. ANY DAMAGED EROSION AND SEDIMENTATION CONTROL DEVICES NEED TO BE REPAIRED OR REPLACED AT NO EXTRA COST.
4. CONTRACTOR TO COMPLY WITH ALL APPLICABLE ENVIRONMENTAL LAWS.
5. CONTRACTOR IS RESPONSIBLE FOR STREET CLEANING DURING THE DURATION OF CONSTRUCTION. CLEANING SHOULD BE CONDUCTED DAILY AS NECESSARY.
6. TREE BARRICADE FOR INDICATED TREES TO BE CONSTRUCTED WITH 48" HIGH ORANGE PLASTIC CONSTRUCTION NETTING AND SECURED TO STEEL T-POSTS. BARRICADE TO BE PLACED IN CIRCLE AROUND INDICATED TREES AND RADIAL DISTANCE OF 1' FOR EVERY 1" CALIPER OF TREE. BARRICADE MUST BE PLACED PRIOR TO ANY DEVELOPMENT ACTIVITY AS WELL AS THROUGHOUT THE CONSTRUCTION PROCESS. IF IN ANY EVENT THE REQUIRED BARRICADES ARE NOT IN PLACE PRIOR TO ANY ACTIVITY AND MAINTAINED DURING CONSTRUCTION, BARRICADED POINTS WILL BE FORFEITED.

SANITARY SEWER NOTES:

1. ALL CONSTRUCTION SHALL BE IN CONFORMANCE OF THE LATEST EDITION OF BRYAN/COLLEGE STATION UNIFIED STANDARD SPECIFICATIONS AND DESIGN GUIDELINES.
2. MINIMUM COVER FOR ALL SANITARY SHALL BE 3.5' OVER THE TOP OF PIPE.
3. SANITARY SEWER SHALL BE 4" PVC SCHEDULE 40 IN CONFORMANCE WITH ASTM D-3034 SDR26 W/GASKETS.

DRAINAGE NOTES:

1. CALL TEXAS811 DIG-TEST PRIOR TO COMMENCEMENT OF WORK.
2. ALL LOCATIONS ARE APPROXIMATE AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR.
3. CONTRACTOR TO ENSURE POSITIVE DRAINAGE IS MAINTAIN THROUGHOUT THE SITE.
4. ALL SIDEWALKS SHALL MAINTAIN 2% MAXIMUM CROSS SLOPE. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
5. REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
6. ALL DIMENSION ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
7. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AS DEFINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 48041C0185E, DATED MAY 16, 2012.

SURVEY NOTES:

LANDSCAPE CONSTRUCTION SPECIFICATIONS:

1. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
2. THIS SURVEY WAS CREATED WITH THE BENEFIT OF A ABSTRACTOR'S CERTIFICATE PREPARED BY COURTHOUSE SPECIALIST UNDER JOB NO. 2240899A, DATED JANUARY 10, 2023
3. BASIS OS BEARING FOR THE SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83).
4. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, AS DEFINED BY THE FEMA FLOOD INSURANCE RATE MAP NUMBER 48041C0185E, DATED MAY 16, 2012.
5. CONTROL BENCHMARK: CITY OF BRYAN MONUMENT GPS-126, ELEVATION: 288.46, NAVD88.
SITE BENCHMARK: SQUARE CUT ON TOP OF CURB AS SHOWN HEREON, ELEVATION=302.24.

NOTES:

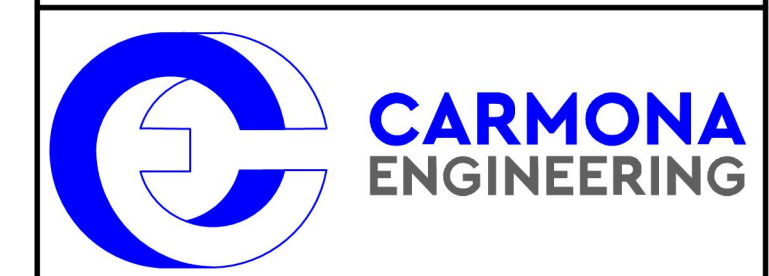
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2. PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT - INDUSTRIAL DISTRICT (PD-1) PER ORDINANCE NO. 1384.

1	COMMENT RESPONSE 1	2-14-24
0	Original	2-7-24
No.	Revision/Issue	Date

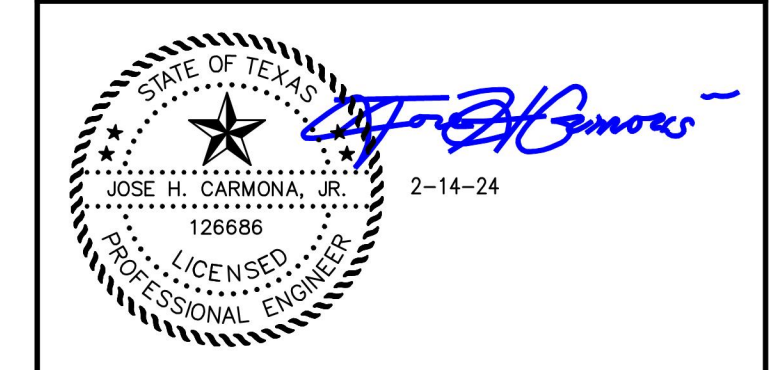
PROJECT INFORMATION
 6150 MUMFORD ROAD
 BRYAN, TX 77807
 11.53 ACRES, LOT 1
 CARRABBA TERRABON RESEARCH
 PARK, VOL. 9982, PG. 145, O.P.R.B.C.
 LOCATED IN MOSES BAINE LEAGUE,
 A-3, BRAZOS COUNTY, TEXAS

NOTES

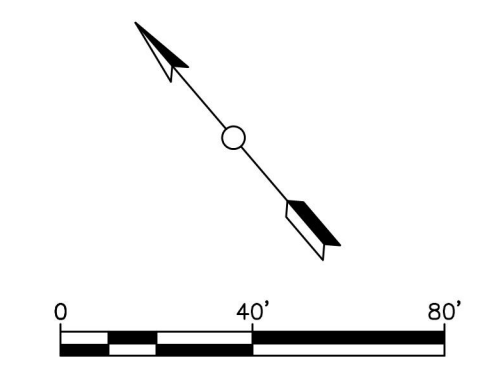
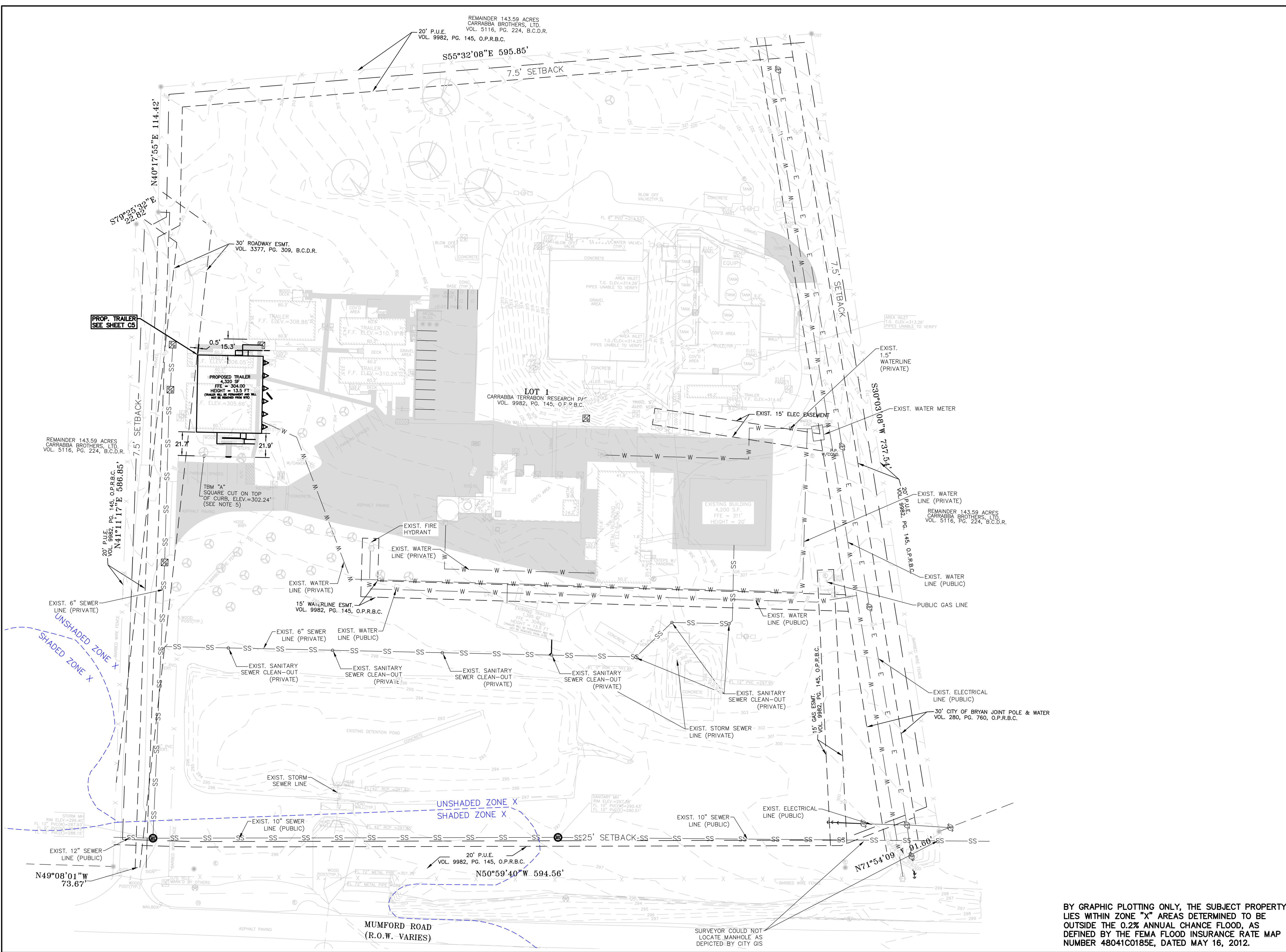
OWNER INFORMATION
 BIOVERITAS, LLC
 6150 MUMFORD ROAD
 BRYAN, TX 77807



4040 HWY 6 STE 200
 COLLEGE STATION, TX 77845
 979-314-9021
 TBPE FIRM NUMBER F-21905



1"=20' HORIZONTAL	Date	Sheet
	2-14-24	C2

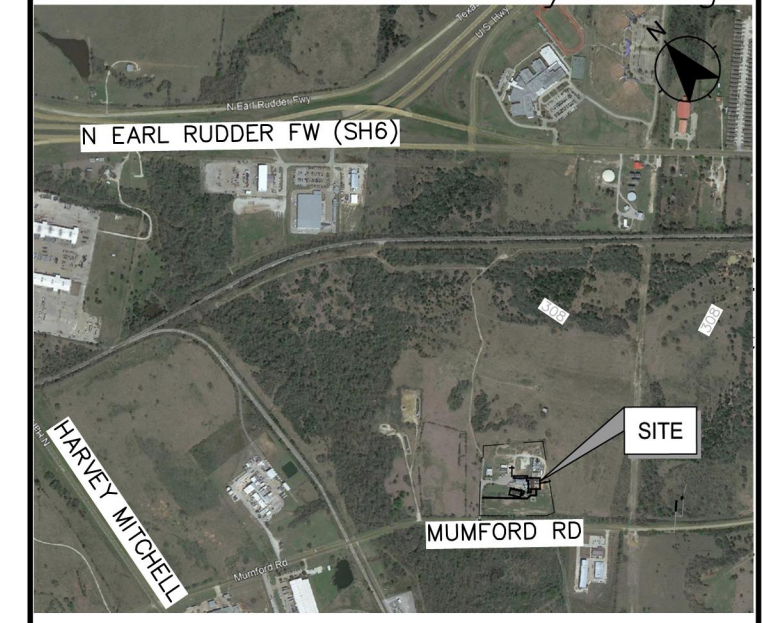


CAUTION: UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR TO CALL 811 DIG-TESS PRIOR TO COMMENCEMENT OF WORK.

CAUTION: OVERHEAD ELECTRICAL IN THE AREA.



Know what's below.
Call before you dig.



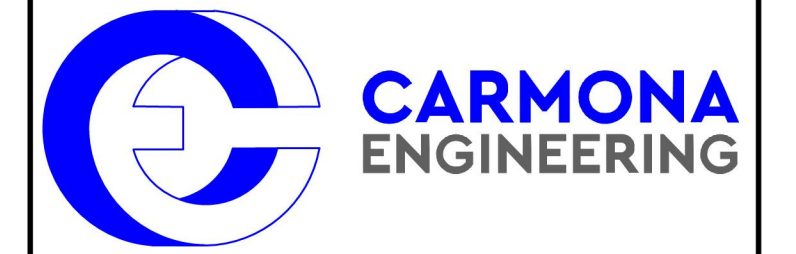
VICINITY MAP
1" = 2000'

No.	Revision/Issue	Date
1	COMMENT RESPONSE 1	2-14-24
0	ORIGINAL DESIGN	2-7-24

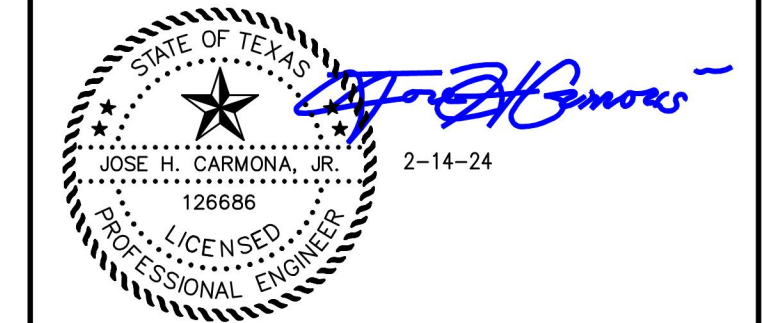
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PROPOSED OVERALL

OWNER INFORMATION
BIOVERITAS, LLC
6150 MUMFORD ROAD
BRYAN, TX 77807



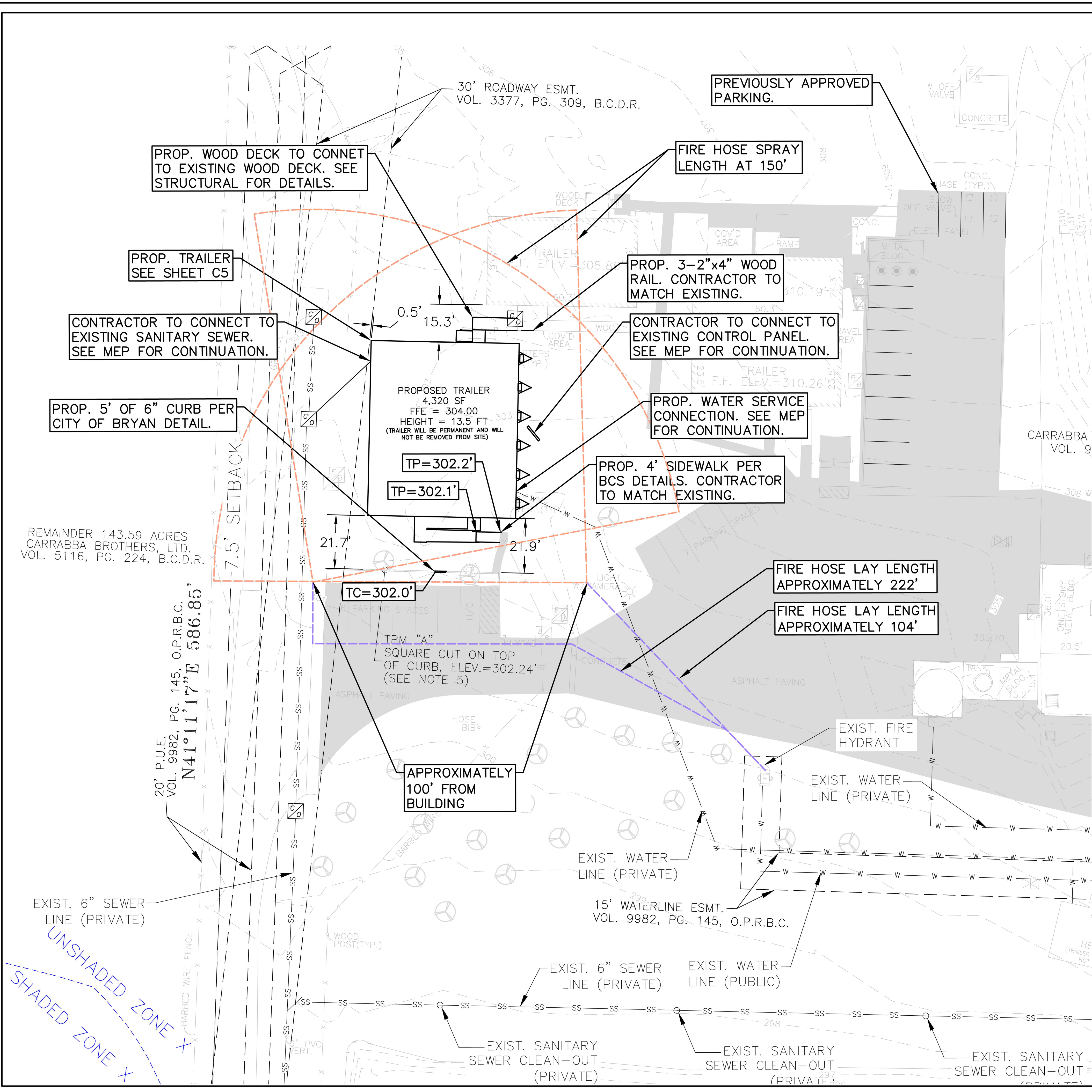
4040 HWY 6 STE 200
COLLEGE STATION, TX 77845
979-314-9021
TBPE FIRM NUMBER F-21905



Scale	Date	Sheet
1"=20' HORIZONTAL	2-14-24	C3.1

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SURVEYOR COULD NOT LOCATE MANHOLE AS DEPICTED BY CITY GIS



DRAINAGE CALCULATION NOTES:

THE REMOVAL OF THE EXISTING TRAILERS, CONCRETE SIDEWALKS, AND COVERED CANOPY CONSISTS OF APPROXIMATELY 5,065 SF OF IMPERVIOUS COVER. THE PROPOSED IMPERVIOUS COVER WILL BE APPROXIMATELY 4,278 SF TRAILER. THE ABOVE GROUND TRAILER WILL NOT REQUIRE ANY GRADING TO EXISTING NATURAL GROUND AND THE DRAINAGE PATTERNS WILL REMAIN THE SAME.

PARKING CALCULATION NOTES:

PREVIOUS PARKING CALCULATION BELOW.

PROPOSED BUILDING AREA 5,595 S.F.
 REQUIRED PARKING 1 SPACE/1000 GFA 5,595SF/1000SF=5.59
 OR ABOUT 6 PARKING SPACES

PROPOSED PARKING SPACES PROVIDED = 11 REGULAR PARKING SPACES

CLIENT IS LOOKING TO RECEIVE CREDIT FOR 5 PARKING SPOTS (11 PROPOSED-6 REQUIRED PARKING SPACES) INSTALLED PREVIOUSLY.

PARKING CALCULATION FOR PROPOSED CONDITIONS

PROPOSED BUILDING: 4,320SF
 EXISTING DEMO BUILDING: 3,210SF

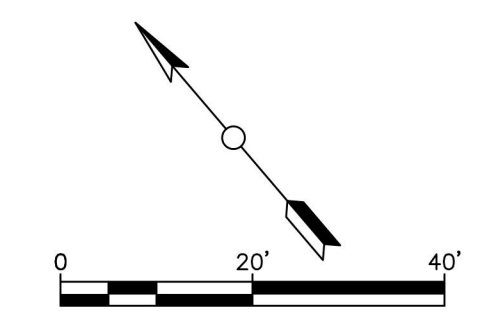
DIFFERENCE IN 1,110SF FOR PARKING CALCULATION.

1,110/1000 = 1.11 PARKING SPOTS NEEDED

5 PARKING SPACES PROVIDED PREVIOUSLY MINUS 2 PARKING SPACES REQUIRED FOR THE CURRENT DESIGN.

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2. PROPERTY IS CURRENTLY ZONED PLANNED DEVELOPMENT - INDUSTRIAL DISTRICT (PD-I) PER ORDINANCE NO. 1384.
3. 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.

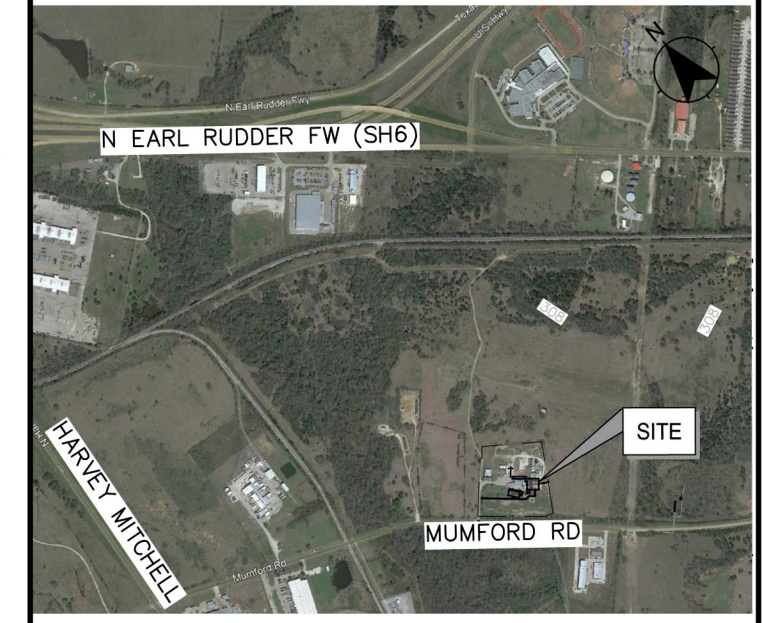


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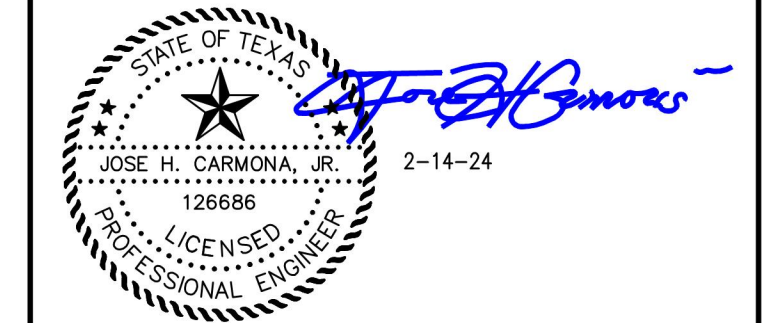
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SITE PLAN, DIMENSION CONTROL, & UTILITIES

OWNER INFORMATION
 BIOVERITAS, LLC
 6150 MUMFORD ROAD
 BRYAN, TX 77807



4040 HWY 6 STE 200
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Scale	Date	Sheet
1"=20' HORIZONTAL	2-14-24	C6