

- GENERAL NOTES:**
- 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.
  - 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.
  - 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.  
BIG TESS (800) 244-8377  
ATMOS ENERGY (979) 774-2506  
SLUDEN LINK COMMUNICATIONS (979) 595-2429  
FRONTIER COMMUNICATIONS (979) 821-4783  
WATER/SEWER CITY OF BRYAN (979) 209-5900  
BTU (979) 821-5700  
CITY OF BRYAN (979) 209-5900
  - THE CONTRACTOR SHALL SETUP A PRE-CONSTRUCTION MEETING WITH BTU PRIOR TO THE START OF ELECTRICAL INFRASTRUCTURE CONSTRUCTION.
  - THE CONTRACTOR SHALL COMPLY WITH OSHA STANDARD 29 CFR PART 1926 SUBPART P FOR TRENCH SAFETY REQUIREMENTS.
  - BUILDING SETBACK SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN 1926 AND SITE DEVELOPMENT ORDINANCE.
  - PROPOSED SIGNS SHALL BE PERMITTED SEPARATELY IN ACCORDANCE WITH THE SIGN ORDINANCE.
  - 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.
  - THE CONTRACTOR IS REQUIRED TO MAINTAIN THE TPDES GENERAL PERMIT NO. TXR 150000 REQUIREMENTS FOR CONSTRUCTION SITES.
  - ALL AREAS WHERE EXISTING VEGETATION AND GRASS COVER HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE ADEQUATELY BLOCK SOILED OR HYDROMULCHED, AND WATERED UNTIL GROWTH IS ESTABLISHED. IN DEVELOPED AREAS WHERE GRASS IS PRESENT, BLOCK SOIL WILL BE REQUIRED. BARED AREAS SHALL BE SEED OR SOODED WITHIN 14 CALENDAR DAYS OF LAST DISTURBANCE.
  - DRAINAGE INFORMATION AND DETAILS WILL BE PROVIDED ON THE DRAINAGE PLAN AND DRAINAGE REPORT.
  - LANDSCAPING AND IRRIGATION DESIGN & ANALYSIS WILL BE PROVIDED ON THE LANDSCAPE AND IRRIGATION PLANS. THE IRRIGATION SYSTEM MUST BE APPROVED AND INSTALLED PRIOR TO CERTIFICATE OF OCCUPANCY.
  - ALL RADII AND DISTANCES ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  - ALL PAVEMENT SHALL BE PER TYPICAL PAVEMENT SECTION. REFER TO PAVEMENT PLAN FOR PAVEMENT DEPTHS.
  - DETENTION AND DRAINAGE FACILITIES SHALL BE CONSTRUCTED FIRST.
  - THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES IN THESE PLANS, DRAWINGS AND SPECIFICATIONS.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLY WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD POWER LINES.
  - 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.
  - A COPY OF THE APPROVED CONSTRUCTION PLANS MUST BE KEPT ON SITE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS, RECORDING AS-BUILT CONDITIONS, THROUGHOUT CONSTRUCTION.
  - ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO THEIR EXISTING CONDITION OR BETTER.
  - THE CONTRACTOR SHALL NOT CREATE A DIRT NUISANCE OR SAFETY HAZARD IN ANY STREET OR PUBLIC RIGHT-OF-WAY.
  - 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.
  - THE CONTRACTOR SHALL PROTECT ALL MONUMENTS, IRON PINS, AND PROPERTY CORNERS DURING CONSTRUCTION.
  - 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, AS INSTALLED AS PER CITY ORDINANCE 2394.
  - ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION.
  - 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 WHOM IT IS ADDRESSED. PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FOR EMISSION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED AS IS WITHOUT ANY WARRANTY AS TO ITS PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR ANY RESULTS GENERATED THROUGHOUT ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT SE, UPON RELEASE OF SUCH DATA IS NO LONGER RESPONSIBLE FOR SUCH USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
  - CURB DETAILS REFER TO BRYAN - COLLEGE STATION STANDARD STREET DETAILS SHEET (FIGURE: ST, SHEET 1 OF 2).
  - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, CONTROL, CHANGE, 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.

**BENCHMARK INFORMATION**

TBM 1	N: 1245090.63 E: 3549668.11 ELEV: 331.670
TBM 1	N: 10245121.53 E: 3549924.58 ELEV: 334.760
TBM 1	N: 10243592.40 E: 3551364.89 ELEV: 318.660
TBM 1	N: 10243349.21 E: 3552031.64 ELEV: 326.910
TBM 1	N: 10243479.00 E: 3551288.11 ELEV: 318.480

**PARKING ANALYSIS**

**REQUIRED PARKING WAREHOUSE**

12,650 SF OF WAREHOUSE  
1 SPACE PER 900 SF  
15 SPACES REQUIRED

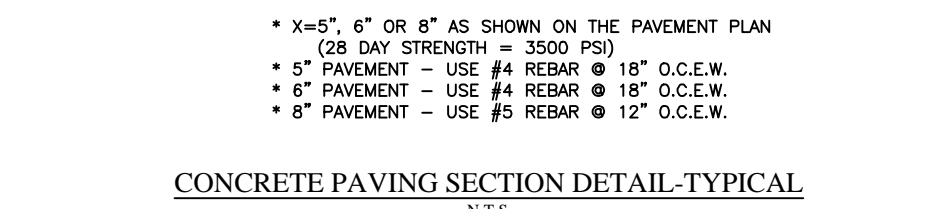
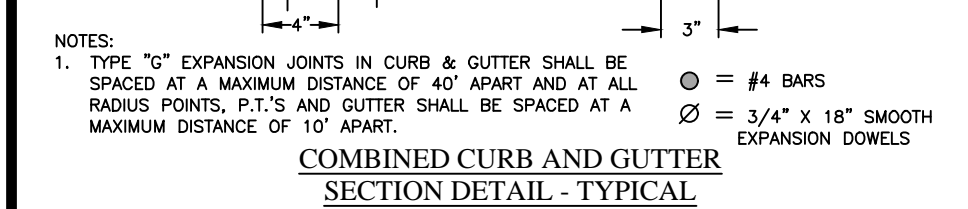
**GENERAL OFFICE**

2,515 SF OF GENERAL OFFICE  
1 SPACE PER 300 SF  
24 SPACES REQUIRED

**TOTAL REQUIRED: 23 SPACES**  
9' WIDTH, 20' LENGTH TYP.

**PROPOSED PARKING**

31 SPACES PARKING  
3 SPACES ACCESSIBLE PARKING  
34 SPACES PROVIDED



- NOTES:**
- TYPE "C" EXPANSION JOINTS IN CURB & GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 40' APART AND AT ALL RADIUS POINTS, P.I.'S AND GUTTER SHALL BE SPACED AT A MAXIMUM DISTANCE OF 10' APART.
  - USE #4 BARS
  - USE 3/4" x 18" SMOOTH EXPANSION DOWELS

- NOTES:**
- x=5", 6" OR 8" AS SHOWN ON THE PAVEMENT PLAN (28 DAY STRENGTH = 3500 PSI)
  - 5" PAVEMENT - USE #4 REBAR @ 18" O.C.E.W.
  - 6" PAVEMENT - USE #4 REBAR @ 18" O.C.E.W.
  - 8" PAVEMENT - USE #6 REBAR @ 12" O.C.E.W.

**SCHIEFFER STATE HIGHWAY 21**  
5760 E SH-21 TX

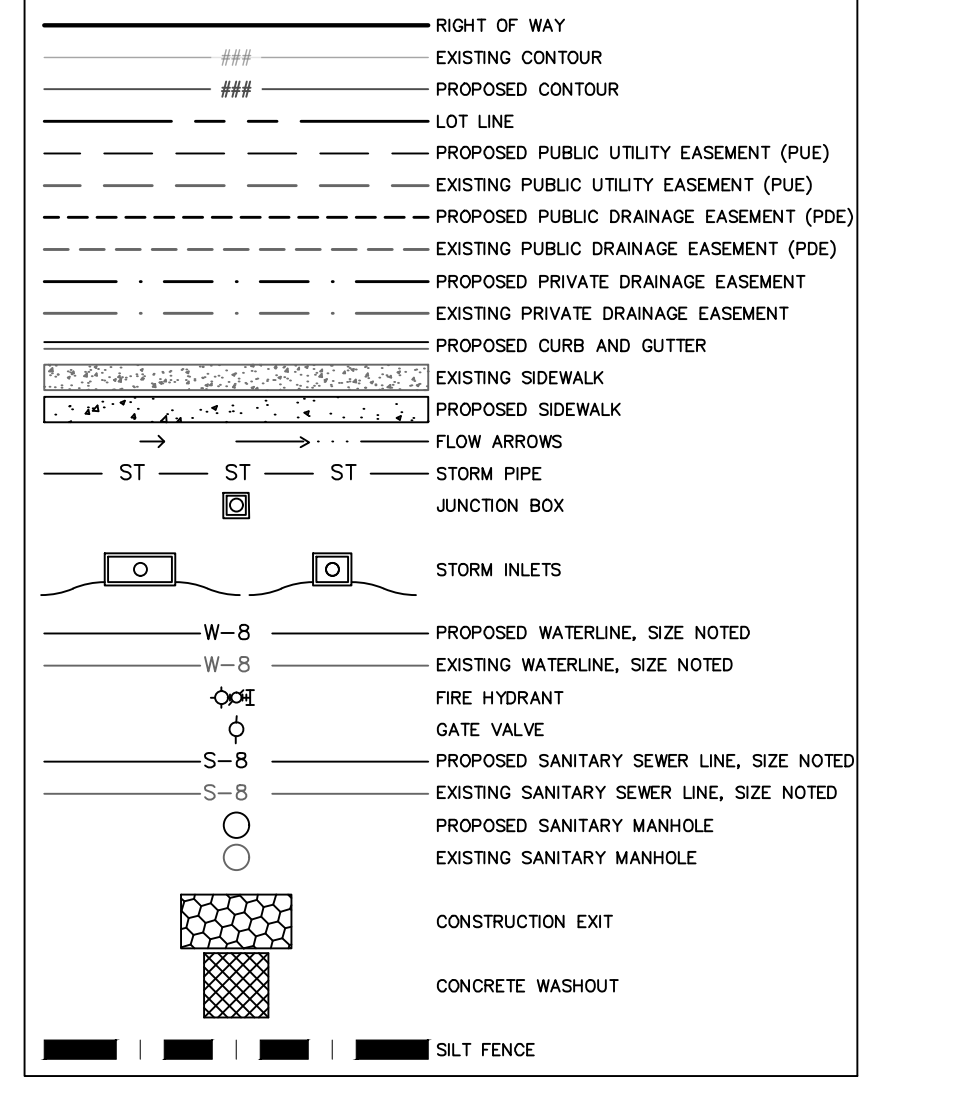
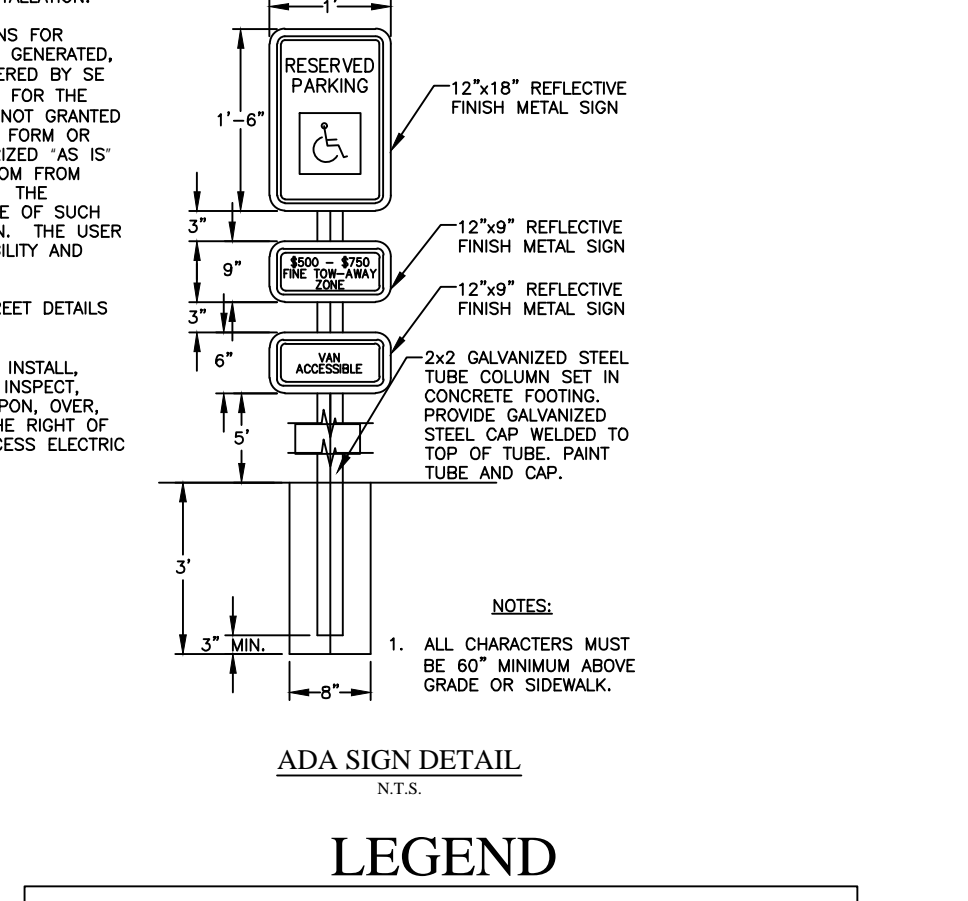
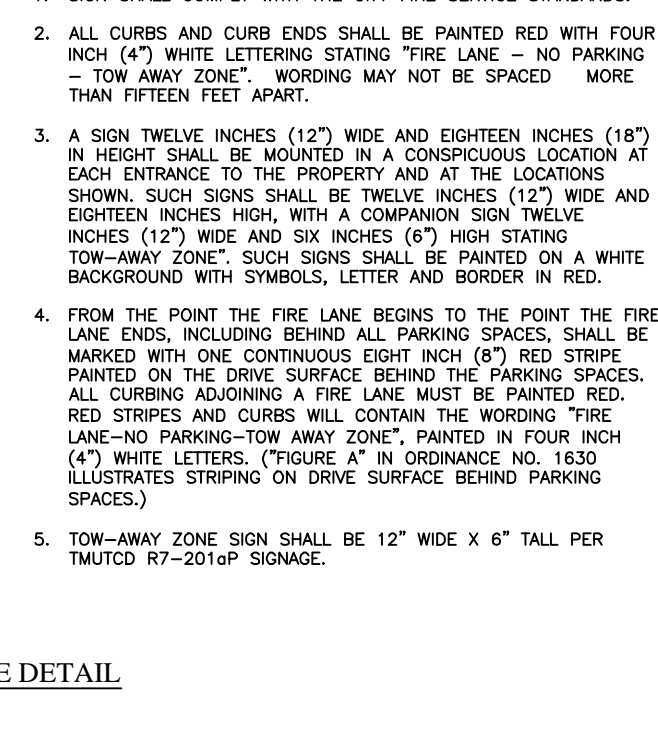
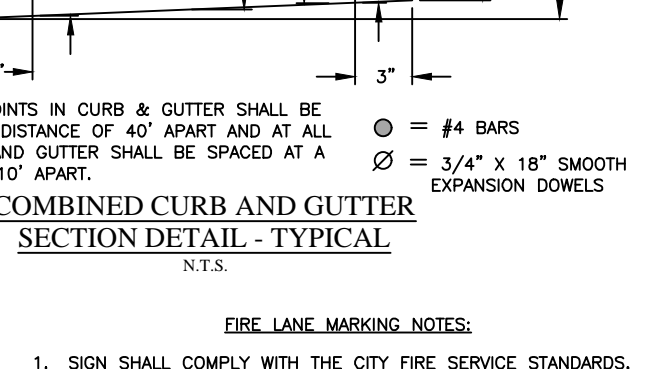
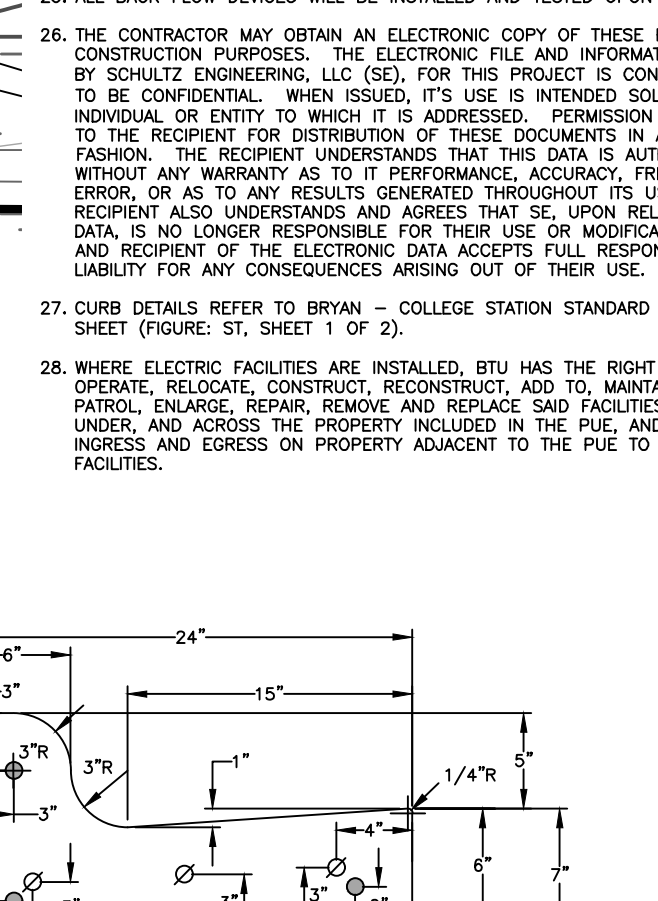
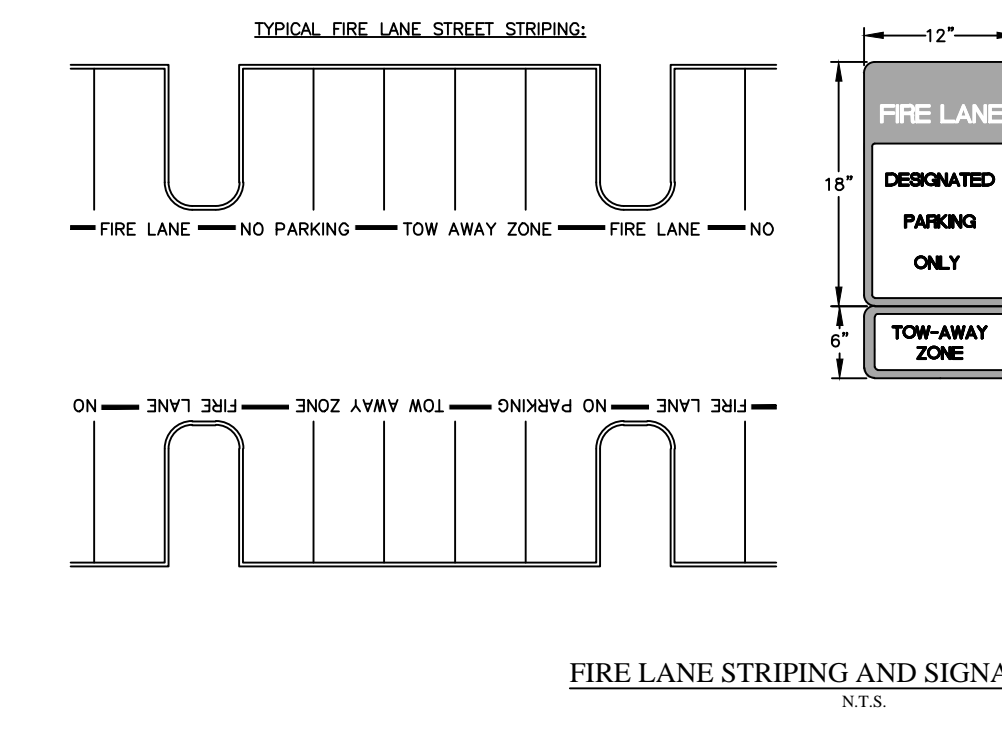
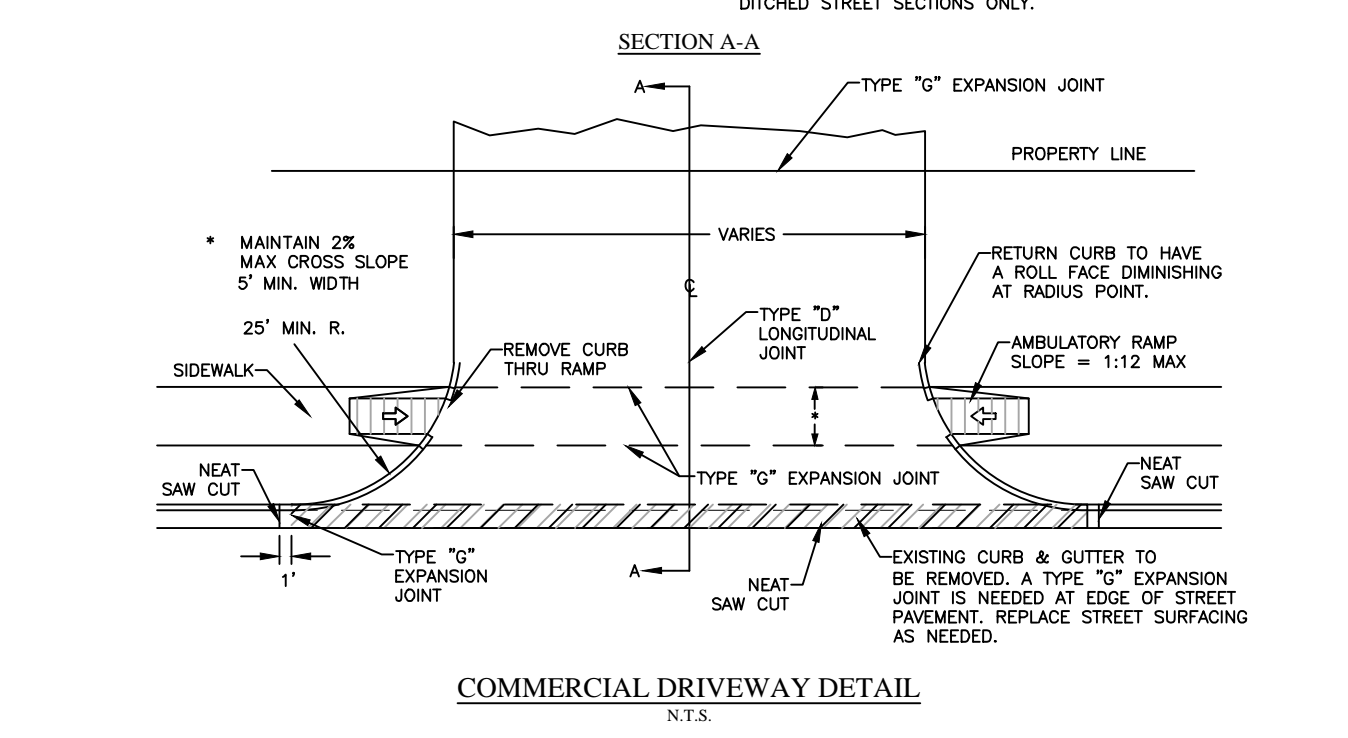
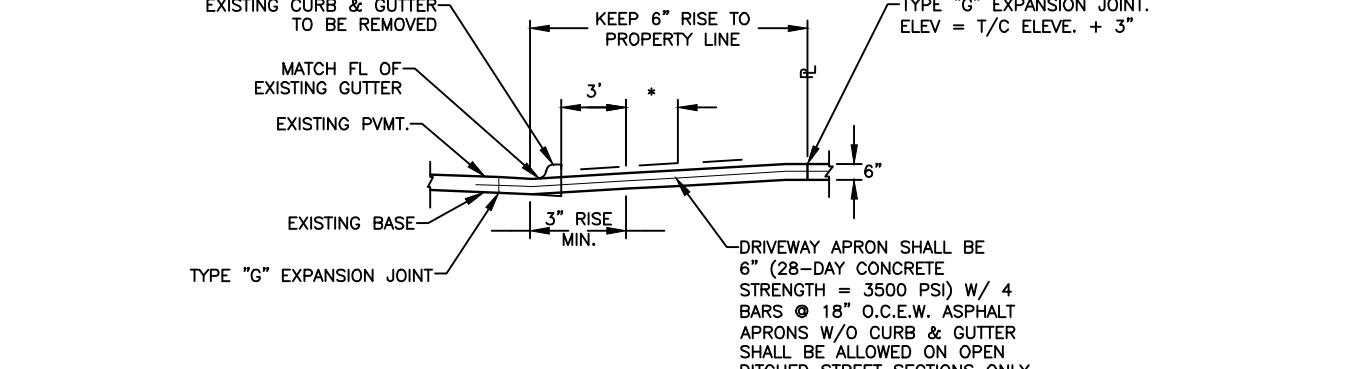
TOTAL DISTURBED AREA = 12.296 ACRES  
SFA #10  
LOT 75, BLOCK 18  
TOTAL AREA = 19.457  
VOL. 16415, PG. 247  
STEPHEN F. AUSTIN LEAGUE SURVEY, A - 63  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60' JUNE 2024

**OWNER/DEVELOPER:**  
SCHIEFFER DEVELOPMENT CO.  
4211 TUSCANY COURT  
BRYAN, TX 77802  
(979) 225-6205

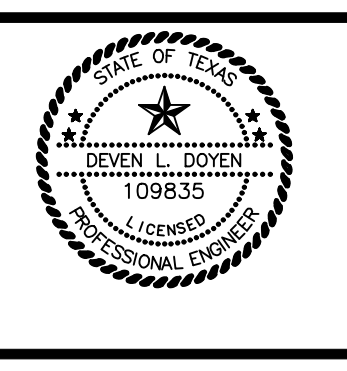
**SURVEYOR:**  
BRAD KERR, RPLS NO. 4502  
KERR SURVEYING, LLC  
1718 BRIARCREST DR.  
BRYAN, TX 77802  
(979) 268-3195

**ENGINEER:**  
SCHULTZ ENGINEERING, LLC.  
PO BOX 11995  
COLLEGE STATION, TX 77842  
(979) 764-3900



MARK	REVISION	BY	DATE

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	23-075	JUNE 2024

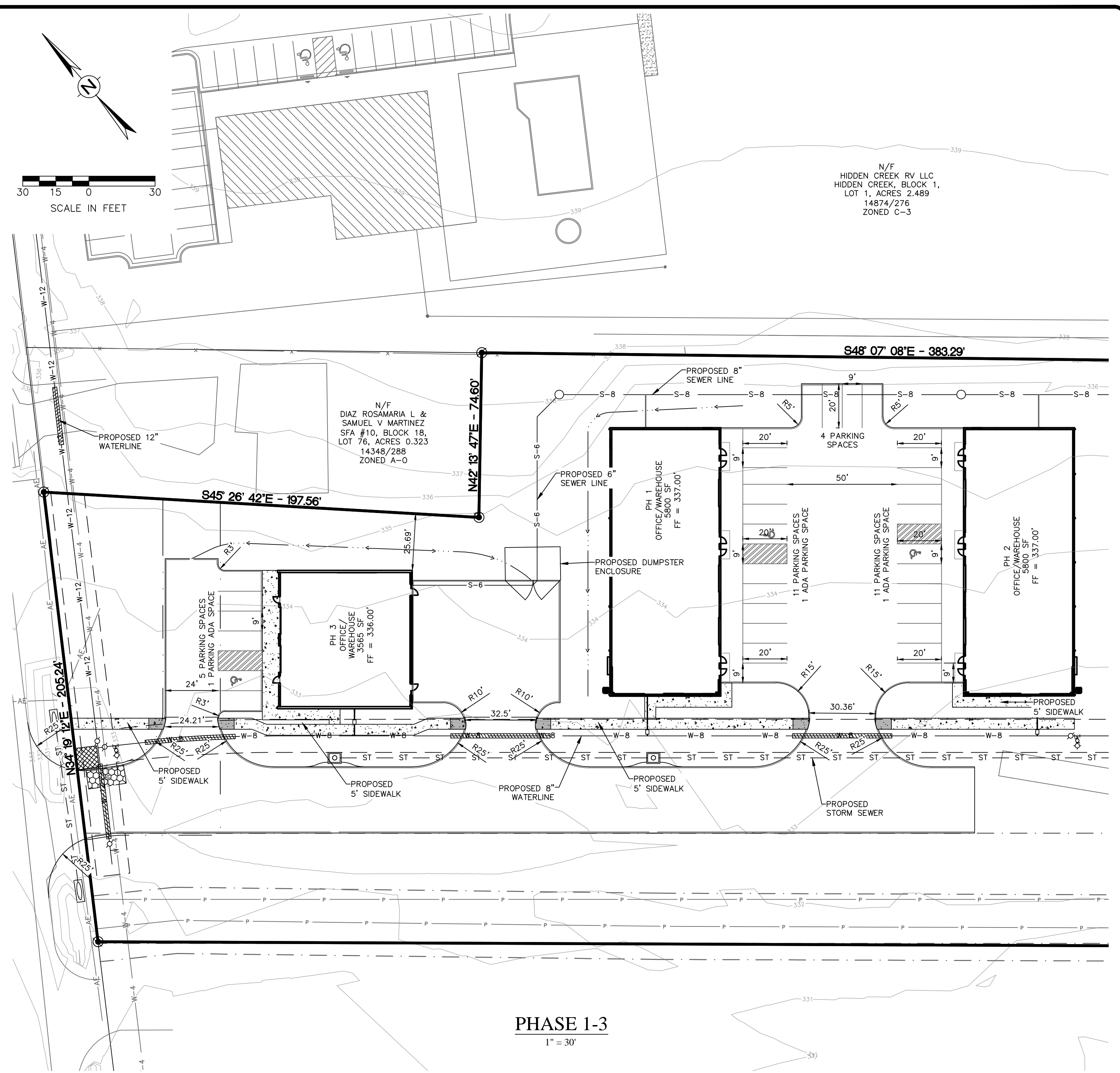
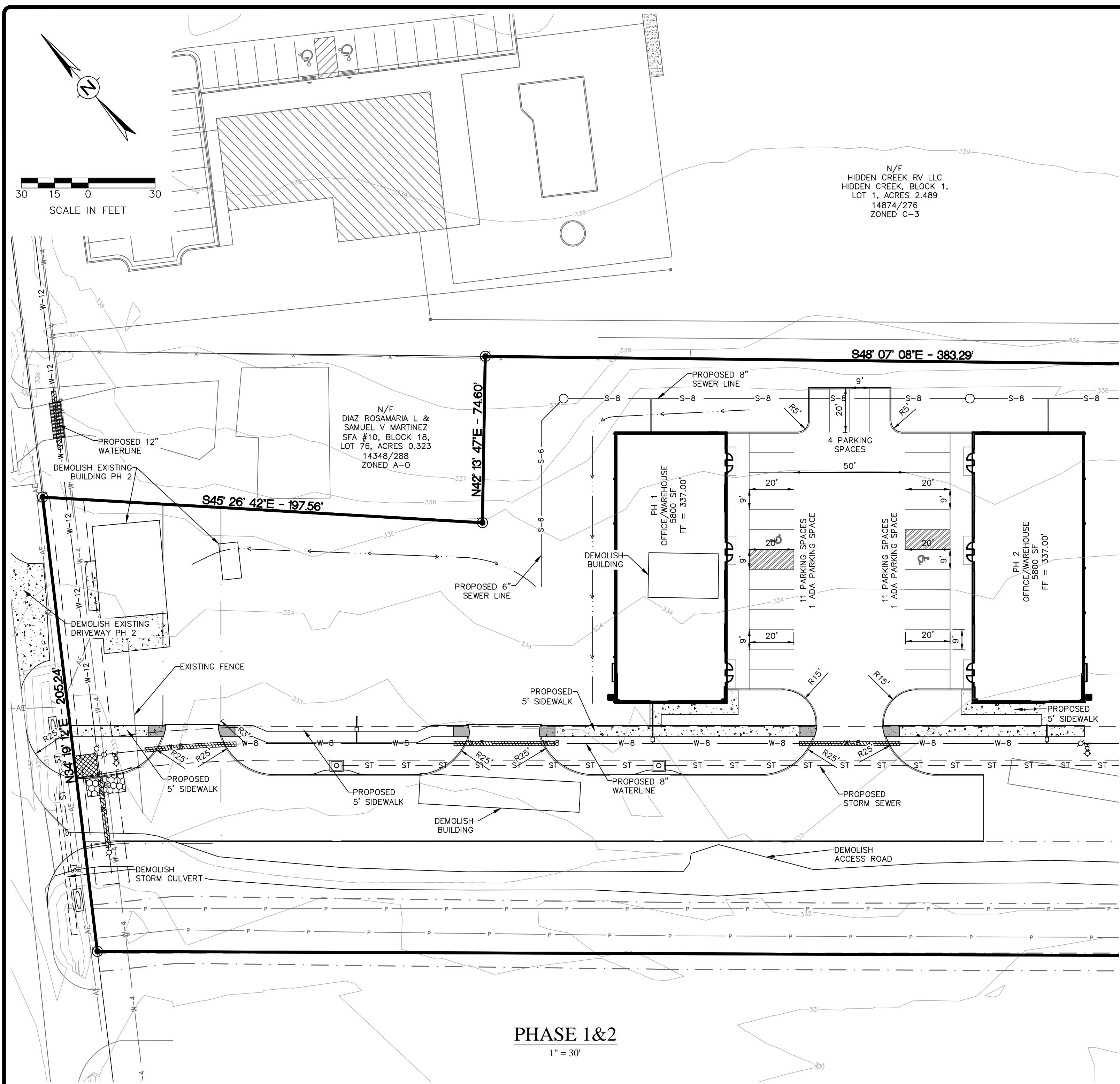


**SCHIEFFER BUSINESS PARK SH 21**  
BRYAN, TX

**SITE PLAN SHEET 1 OF 2**

**SCALE**  
VERTICAL N/A  
HORIZONTAL 1"=60'  
PLOTING SCALE: 1:1  
FILE NAME: 23-075

**SHEET C1**



**SCHIEFFER STATE HIGHWAY 21**  
5760 E SH-21 TX

TOTAL DISTURBED AREA = 12.296 ACRES  
SFA #10  
LOT 75, BLOCK 18  
TOTAL AREA = 19.457  
VOL. 16415, PG. 247  
STEPHEN F. AUSTIN LEAGUE SURVEY, A - 63  
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=30' JUNE 2024

OWNER/DEVELOPER:  
SCHIEFFER DEVELOPMENT CO.  
4211 TUSCANY COURT  
BRYAN, TX, 77802  
(979) 225-6205

SURVEYOR:  
BRAD KERR, RPLS NO. 4502  
KERR SURVEYING, LLC  
1718 BRIARCREST DR.  
BRYAN, TX 77802  
(979) 268-3195

ENGINEER:  
SCHULTZ ENGINEERING, LLC.  
PO BOX 11995  
COLLEGE STATION, TX 77842  
(979) 764-3900

THIS DOCUMENT IS RELEASED  
FOR PRELIMINARY REVIEW ONLY.  
IT IS NOT TO BE USED FOR  
BIDDING OR CONSTRUCTION  
PURPOSES.

THE SEAL APPEARING ON THIS  
DOCUMENT WAS AUTHORIZED BY  
DEVEN L. DOYEN, P.E.,  
LICENSE NO. 109835  
JUNE 19, 2024  
ISSUED FOR REVIEW



**SCHIEFFER BUSINESS  
PARK SH 21**  
BRYAN, TX

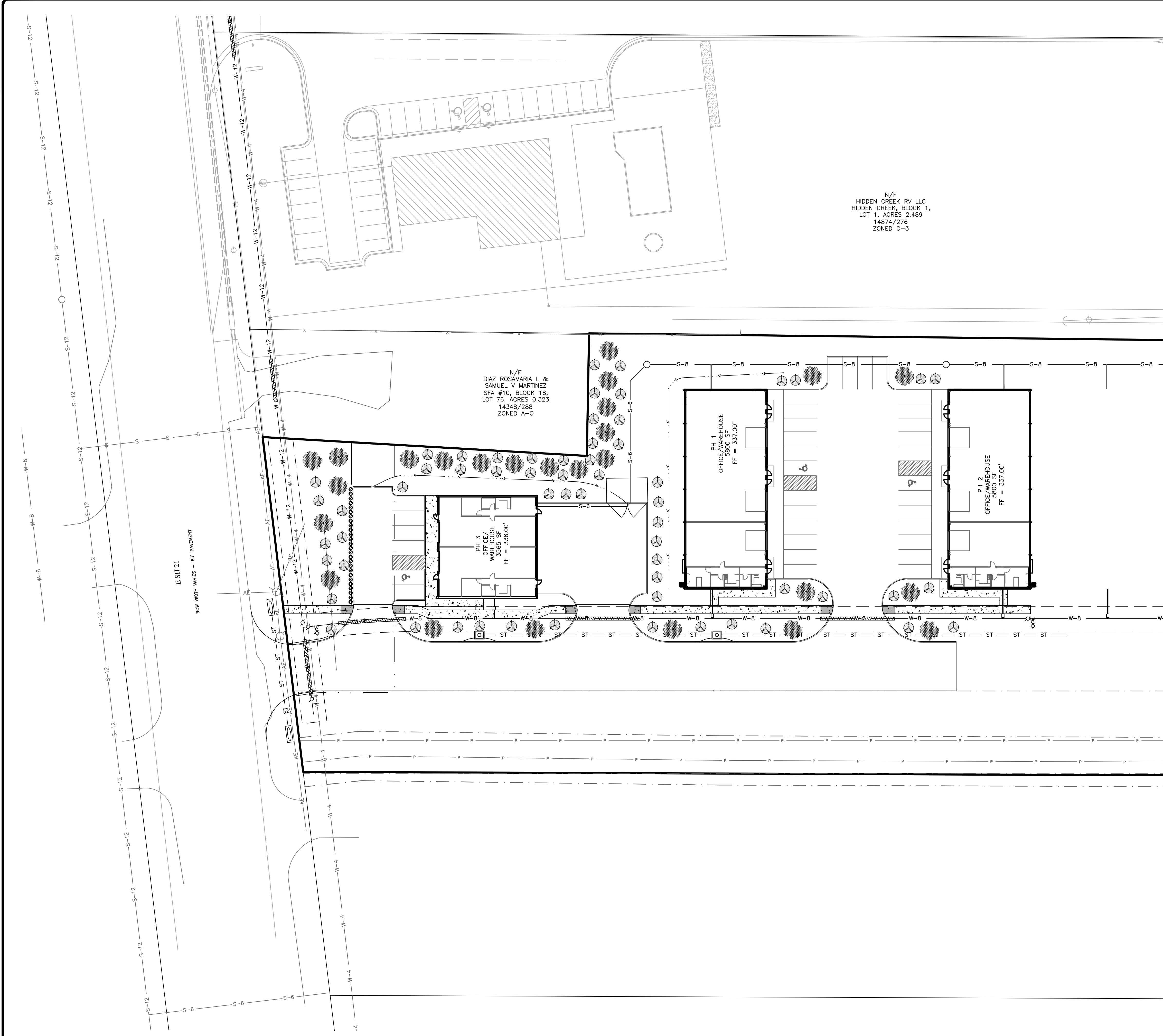
**SITE PLAN  
SHEET 2 OF 2**

SCALE  
VERTICAL N/A  
HORIZONTAL 1"=30'  
PLOTING SCALE: 1:1  
FILE NAME: 23-075

SHEET  
**C2**

MARK	REVISION	BY	DATE

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	23-075	JUNE 2024



LANDSCAPE AREA CALCULATIONS					
PROJECT AREA					
DEVELOPED AREA (SF)	REQUIRED LANDSCAPING (15% OF DEVELOPED AREA)	MIN. TREE AREA (50% OF REQUIRED LANDSCAPING SF)	MIN. CANOPY TREE AREA (50% OF TREE AREA SF)		
108487	16,273	8137	4068		
LANDSCAPE AREA					
SYMBOL	SIZE	NAME & TYPE	QUANTITY	VALUE (SF)	TOTAL AREA (SF)
PROPOSED LANDSCAPE					
	8" MIN. HEIGHT >3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	25	350	8750
	6" MIN. HEIGHT >1.5" TO 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	CREPE MYRTLE (LAGERSTOEMIA INDICA) NON-CANOPY	59	150	8850
	5 GAL.	SEA GREEN JUNIPERS/JUNIPER US & PFTIZERIANA (SEA GREEN)	26	10	260
CANOPY TREE AREA (SF):					8750
TOTAL TREE AREA (SF):					17600
TOTAL GROUND COVER AREA (SF):					#
TOTAL LANDSCAPE AREA (SF):					17860
TOTAL LANDSCAPE AREA PROVIDED (SF):					17860
TOTAL LANDSCAPE AREA REQUIRED (SF):					16273

MARK	REVISION	BY	DATE

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

SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	23-075	JUNE 2024

THIS LANDSCAPE PLAN IS FOR PERMITTING ONLY AND IS NOT INTENDED FOR CONSTRUCTION

**SCHIEFFER BUSINESS PARK SH 21**  
BRYAN, TX

**LANDSCAPE PLAN**

SCALE  
VERTICAL: N/A  
HORIZONTAL: 1" = 10'  
PLOTING SCALE: 1:1  
FILE NAME: 23-075

SHEET  
**L1**