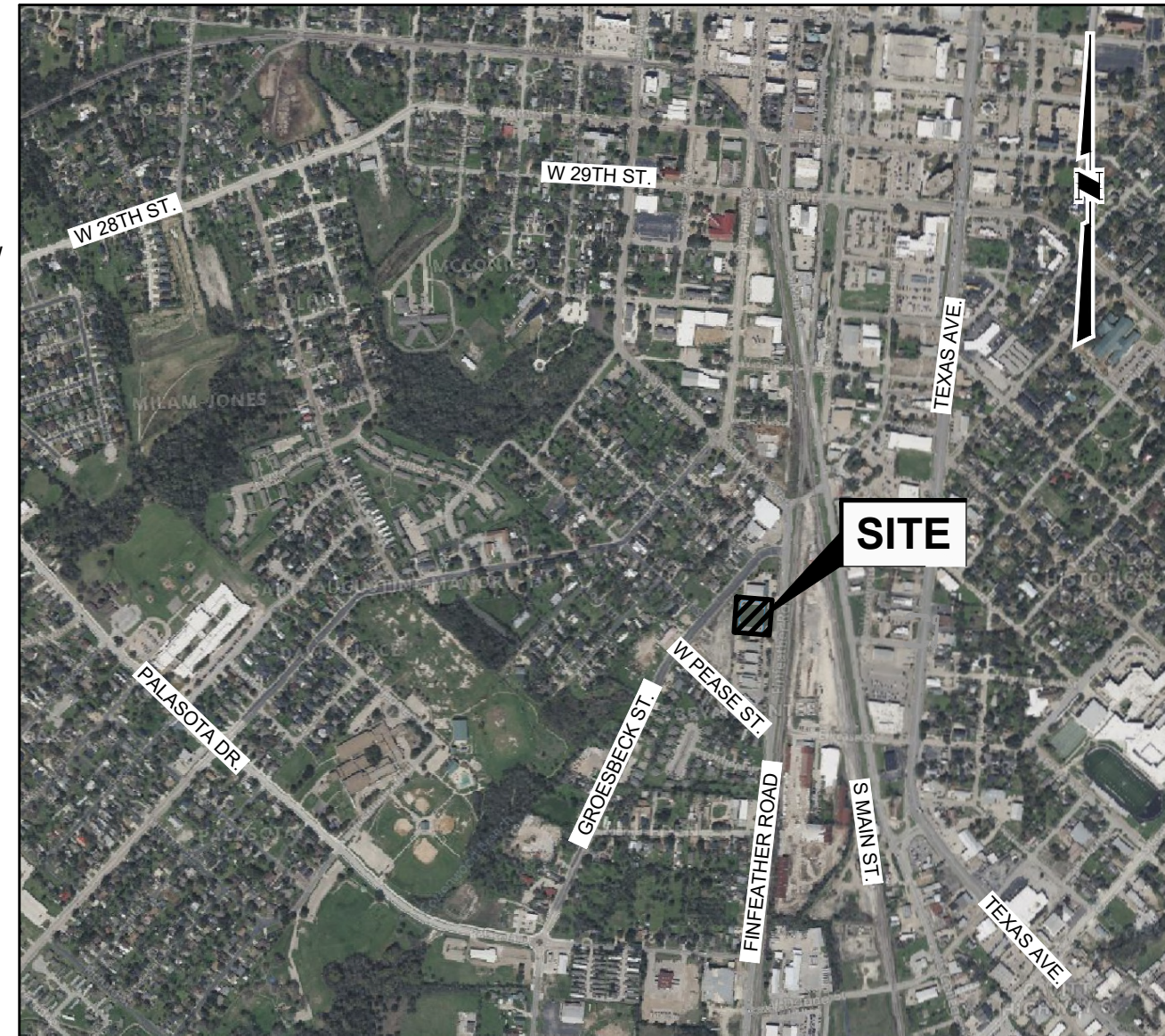


- GENERAL NOTES:**
1. ALL PAVEMENT MARKINGS & SIGNAGE SHALL COMPLY WITH THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS".
 2. ALL EXISTING UTILITIES ARE SHOWN SCHEMATICALLY. CONTRACTOR SHALL CONTACT DIG TESS, LOCAL UTILITY MARKOUT FIRMS, AND CITY OF BRYAN PUBLIC WORKS (979-209-5900) PRIOR TO BEGINNING CONSTRUCTION.
 3. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR LOCATION & PROTECTION OF EXISTING ABOVE & BELOW GROUND UTILITIES AND STRUCTURES. ANY AND ALL MAINS, LINES, OR INDIVIDUAL SERVICES DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER.
 4. CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS ON SITE & NOTIFY THE ENGINEER OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES IN WRITING PRIOR TO BEGINNING WORK.
 5. SIDEWALK CROSS-SLOPE SHALL NOT EXCEED 2%.
 6. DIMENSIONS ARE SHOWN TO FACE OF CURB UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN WITH AN ASTERISK ARE TO BACK OF CURB.
 7. FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO ENSURE A SMOOTH TRANSITION BOTH VERTICALLY & HORIZONTALLY FROM EXISTING TO PROPOSED PAVEMENT & CURB SECTIONS.
 8. GUTTERS & PAVING SHALL BE INSTALLED IN SUCH A MANNER AS TO PROVIDE POSITIVE DRAINAGE IN ALL AREAS.
 9. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL LOCAL, STATE & FEDERAL CONSTRUCTION SAFETY REGULATIONS ARE FOLLOWED DURING THE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT.
 10. BENCHMARK LOCATION & ELEVATION SHALL BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION. BENCHMARKS USED FOR SURVEY ARE LISTED ON THE EXISTING CONDITIONS PLAN.
 11. BACKGROUND INFORMATION TAKEN FROM PLAT OF SURVEY FROM NATHAN PAUL KERR, R.P.L.S. KERR SURVEYING, LLC, DATED 04/21/2021.
 12. ALL DEMOLITION DEBRIS SHALL BE LEGALLY DISPOSED OF OFF-SITE IN A TCEQ APPROVED LANDFILL.
 13. ALL WORK SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF BRYAN.
 14. CONTRACTOR TO ADJUST ALL EXISTING UTILITIES RIMS, COVERS, GRATES, AND WATER METER BOXES TO MATCH PROPOSED GRADES.
 15. ALL MATERIALS & PLANS ARE TO COMPLY WITH CURRENT CITY OF BRYAN STANDARD SPECIFICATIONS & DETAILS.
 16. CONTRACTOR SHALL SUPPLY AS-BUILT DRAWINGS OF STREET, DRAINAGE, WATER & SANITARY SEWER SYSTEMS AFTER INSTALLATION.
 17. TRANSITION PROPOSED CONCRETE CURB, PAVEMENT AND SIDEWALK INTO EXISTING CURB, PAVEMENT AND SIDEWALK AND PROVIDE A SAW JOINT WHERE PROPOSED CONCRETE MEETS EXISTING CONCRETE.
 18. ALL EXISTING AND PROPOSED SIDEWALKS, BARRIER FREE RAMPS, HANDICAP PARKING, DRIVEWAY CROSSWALKS, DRIVEWAYS AND ACCESSIBLE ROUTES SHALL COMPLY WITH A.D.A. AND CITY OF BRYAN REQUIREMENTS. EXISTING INFRASTRUCTURE NOT COMPLYING SHALL BE REMOVED AND REPLACED TO MEET STANDARDS.
 19. 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 AND 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.
 20. CONTRACTOR TO CONTACT BTU LINE DESIGN AT 979-821-5770 120 DAYS BEFORE POWER IS NEEDED TO BEGIN THE PROCESS OF OBTAINING POWER TO THE SITE. PLEASE PROVIDE A DETAILED LOAD ANALYSIS, AS WELL AS THE SERVICE REQUIREMENTS (VOLTAGE, AMPS, SINGLE PHASE VS THREE PHASE) AT THIS TIME.
 21. BEFORE DUMPSTER ENCLOSURE CONSTRUCTION/ MODIFICATION BEGINS, CONTRACTOR SHALL CONTACT CITY OF BRYAN SOLID WASTE AT 979-209-5900 FOR AN ON-SITE REVIEW. IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE CONTRACTOR SHALL CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
- UTILITY COINSTRUCTION NOTES:**
1. PRIOR TO BEGINNING ANY EXCAVATION WORK IN THE AREA OF EXISTING UTILITIES, THE CONTRACTOR SHALL CONTACT THE UTILITY COMPANIES FOR EXACT LOCATIONS TO PREVENT ANY DAMAGE OR INTERFERENCE WITH PRESENT FACILITIES. FOR UTILITIES LOCATES, CONTRACTOR SHALL CALL:
 - LONE STAR 8-1-1 - CALL BEFORE YOU DIG AT TOLL FREE 1-800-668-8344
 - CITY WATER AND SANITARY SEWER AT 979-209-5900
 - CITY STORM SEWER AT 979-209-5900
 - CITY TRAFFIC OPERATIONS AT 979-209-5900
 - DIGTESS AT TOLL FREE 1-800-344-8377
 2. VERIZON-SPRINT-NEXTEL-SUDDENLINK
 - a. CONTRACTOR SHALL HAND DIG WITHIN ONE (1) FOOT OF UNDERGROUND CONDUIT OR CABLE SYSTEMS.
 - b. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION BY CALLING 1-800-DIG-TESS BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE THESE UNDERGROUND UTILITIES.
 3. BRYAN TEXAS UTILITIES - ELECTRIC
 - a. OVERHEAD AND UNDERGROUND LINES EXIST ON THE PROPERTY. THE CONTRACTOR SHALL LOCATE THE EXISTING OVERHEAD AND UNDERGROUND LINES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
 - b. THE CONTRACTOR SHALL HAND DIG WITHIN ONE (1) FOOT OF "X" UNDERGROUND CONDUIT OR CABLE SYSTEMS.
 - c. THE CONTRACTOR SHALL NOTIFY BRYAN TEXAS UTILITIES (979-821-5770) A MINIMUM OF 30 DAYS IN ADVANCE OF THE NEED FOR ELECTRICAL SERVICE.
 4. ATMOS ENERGY - GAS
 - a. THE CONTRACTOR SHALL HAND DIG WITHIN ONE (1) FOOT OF ATMOS UNDERGROUND GAS LINES.
 - b. THE CONTRACTOR SHALL CONTACT ATMOS AT LEAST 72 HOURS PRIOR TO ANY WORK BEING ACCOMPLISHED IN THE CONSTRUCTION AREA TO VERIFY ACTUAL LOCATIONS AND DEPTHS OF GAS MAINS AND SERVICE LINES. ADJUSTMENTS TO EXISTING GAS MAIN AND SERVICE LINES MAY BE REQUIRED.



PARKING REQUIREMENTS:

OFFICE / WAREHOUSE
• 18 SPACES REQUIRED

OFFICE: 8 EMPLOYEE PARKING AND VISITOR SPACES REQUIRED
1 SPACE PER 300 SQ. FT. OF GROSS FLOOR AREA (G.F.A.) @ 1 FLOOR
2,400 (±) SQ.FT. ~ 2,400 / 300 = 8 SPACES

WAREHOUSE: 10 EMPLOYEE AND VISITOR SPACES REQUIRED
1 SPACE PER 900 SQ. FEET OF G.F.A. 8,850 SQ.FT. ~ 8,850 / 900 = 10 SPACES

PARKING SPACES PROVIDED SUMMARY:
• 21 STANDARD SPACES PROVIDED
• 2 ADA ACCESSIBLE SPACES PROVIDED
• TOTAL 23 PARKING SPACES PROVIDED

FLOODPLAIN CERTIFICATION:
THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEPICTED ON F.E.M.A. FEDERAL INSURANCE RATE MAP PANEL NO. 48041C0215F DATED APRIL 2, 2014.

PROPERTY INFO:
LEGAL DESCRIPTION: BRYAN CENTER, BLOCK 1, LOT 5
OWNER: MAJED AGHA
OWNERS ADDRESS: 19242 S COTTONWOOD GREEN LN. CYPRESS, TX 77433-0008
SITE ADDRESS: 1110 FINFEATHER RD

ZONING
EXISTING :
• COMMERCIAL DISTRICT (D14000.C) B-W;
PROPOSED USE:
• OFFICE / WAREHOUSE, NO CHANGE TO ZONING.

PAVEMENT CURVE DATA				
TAG NO.	RADIUS (FT)	LENGTH (FT)	CHORD BEARING	CHORD LENGTH (FT)
C1	52.00	23.65	S8°03'55"E	23.45
C2	2.00	4.05	S36°56'05"W	3.39
C3	3.00	4.70	S40°10'11"E	4.23
C4	44.36	6.93	N81°44'37"W	6.93
C5	15.00	21.46	N36°17'07"W	19.67
C6	3.00	4.71	N49°41'44"E	4.24
C7	3.00	4.71	N40°18'16"W	4.24
C8	15.00	18.30	N39°38'35"E	17.19
C9	62.73	15.74	N81°45'48"E	15.70
C10	12.26	0.36	S86°59'33"E	0.36
C11	52.00	45.34	S29°56'43"W	43.92
C12	1.50	2.35	N40°10'08"W	2.12
C13	3.00	4.71	S49°42'04"W	4.24
C14	28.00	43.82	N40°06'48"W	39.48
C15	3.00	4.71	N49°43'15"E	4.24
C16	3.00	4.71	N40°16'45"W	4.24
C17	28.00	43.97	N49°42'28"E	39.59
C18	28.00	44.11	S40°10'11"E	39.69
C19	1.50	2.36	S49°57'57"W	2.12
C20	3.00	4.71	S40°02'03"E	4.24
C21	28.00	43.94	S49°55'21"W	39.57



PROPOSED OFFICE / WAREHOUSE BUILDING
1110 FINFEATHER RD
BRYAN, TX 77803

REV.	DESCRIPTION	DATE	INIT.

DESIGNED BY: MA
DATE: 8/04/2025
DRAWN BY: AP
SCALE: AS NOTED

SEAL:
08/04/2025

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SHEET TITLE
SITE PLAN (SDRC)

DRAWING NUMBER
C100