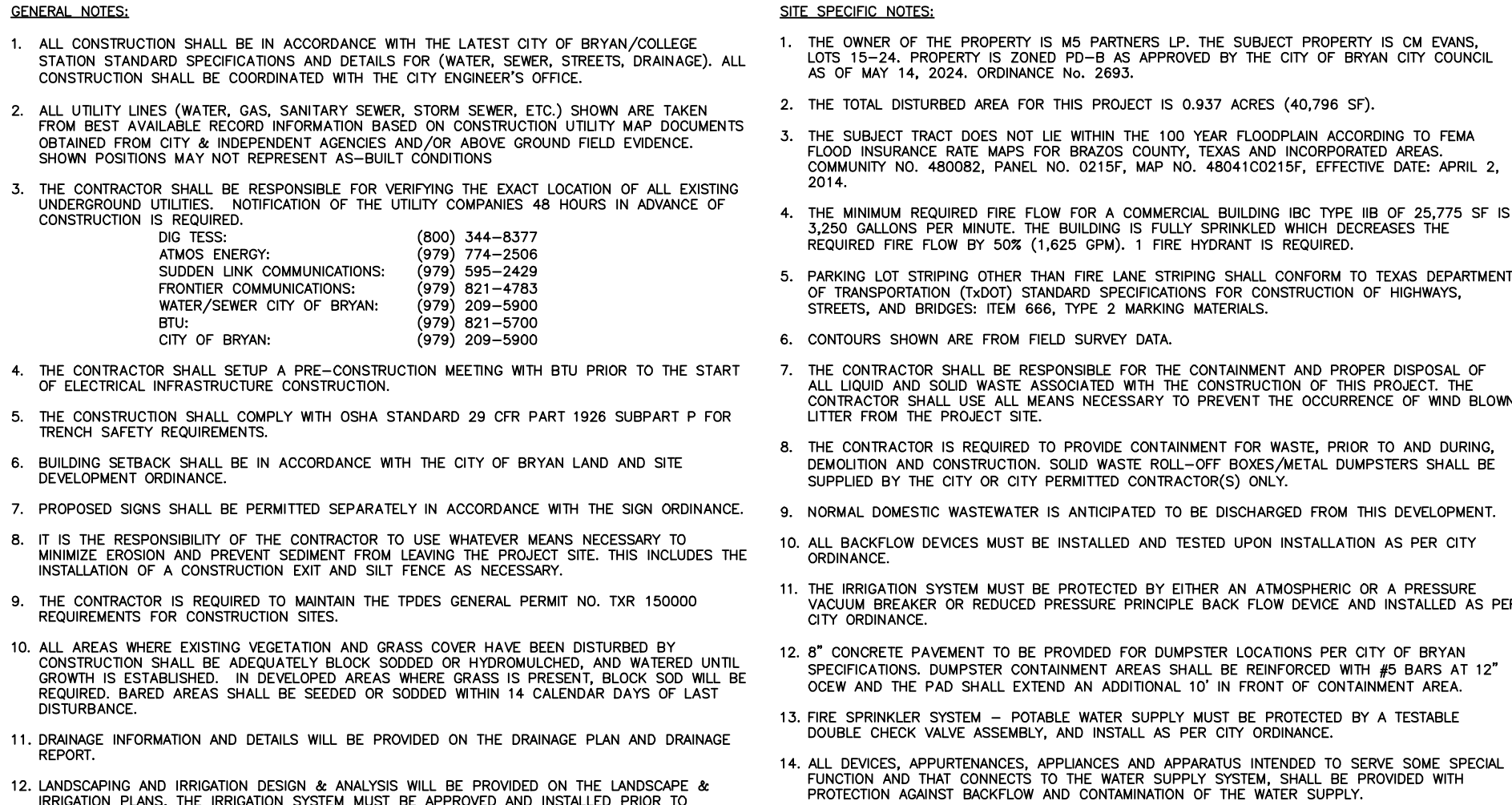




PROPOSED CONTOUR
EXISTING CONTOUR
PROPERTY BOUNDARY
ADJACENT PROPERTY BOUNDARY
RIGHT OF WAY (ROW)
LOT LINE
PROPERTY SETBACK
PROPOSED PUBLIC UTILITY EASEMENT (PUE)
EXISTING PUBLIC UTILITY EASEMENT (PUE)
PROPOSED PUBLIC ACCESS EASEMENT (PAE)
EXISTING PUBLIC ACCESS EASEMENT (PAE)
PROPOSED PRIVATE ACCESS EASEMENT (PAE)
EXISTING PRIVATE ACCESS EASEMENT (PAE)
PROPOSED PUBLIC DRAINAGE EASEMENT (PDE)
EXISTING PUBLIC DRAINAGE EASEMENT (PDE)
PROPOSED PRIVATE DRAINAGE EASEMENT (PDE)
EXISTING PRIVATE DRAINAGE EASEMENT (PDE)
LIMITS OF DISTURBANCE

FIRE LANE
FIRE LANE
PROPOSED CURB AND GUTTER
EXISTING CURB AND GUTTER

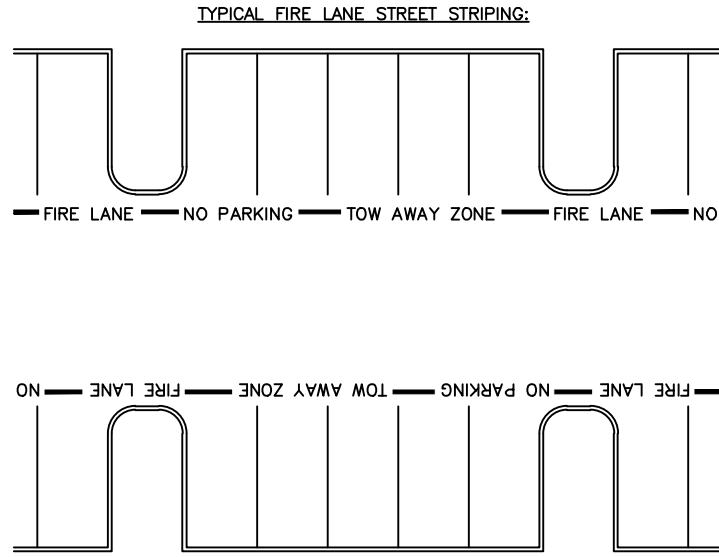
→ ST → ST
ST ST
W-8
PROPOSED WATERLINE, SIZE NOTED
PROPOSED SANITARY SEWER LINE, SIZE NOTED
EXISTING WATERLINE, SIZE NOTED
PROPOSED SANITARY SEWER LINE, SIZE NOTED
EXISTING SANITARY SEWER LINE, SIZE NOTED
PROPOSED GAS LINE, SIZE NOTED
EXISTING GAS LINE, SIZE NOTED
PROPOSED UNDERGROUND ELECTRIC LINE
EXISTING UNDERGROUND ELECTRIC LINE
AE OVERHEAD ELECTRIC LINE

TBM 1 N: 10221112.05
 E: 3544345.20
 ELEV : 321.26
 (SQ CUT IN CONC)

TOTAL DISTURBED AREA = 0.937 ACRES
C M EVANS
LOTS 15-24
TOTAL AREA = 5.507 ACRES
VOL. 10581, PG. 019
ZERO PHILLIPS SURVEY LEAGUE, A - 45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=40' OCTOBER 2025

SURVEYOR:
MICHAEL KONETSKI, RPLS NO. 6531
KERR SURVEYING, LLC
1718 BRIARCREST DRIVE
BRYAN, TX 77802
(979) 268-3195

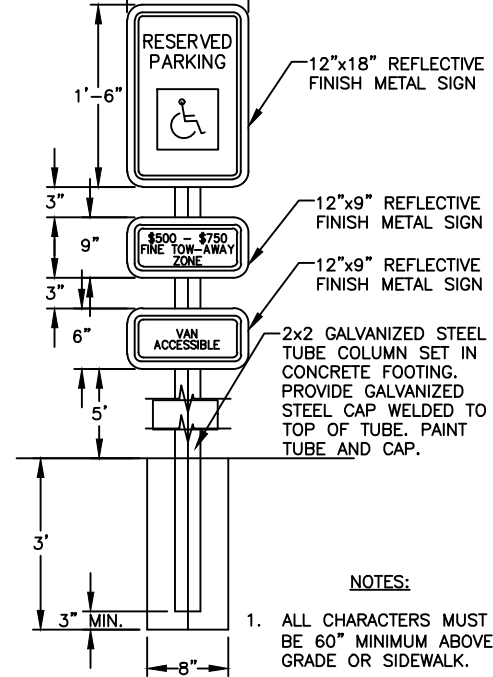
ENGINEER:
SCHULTZ ENGINEERING, LLC.
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900



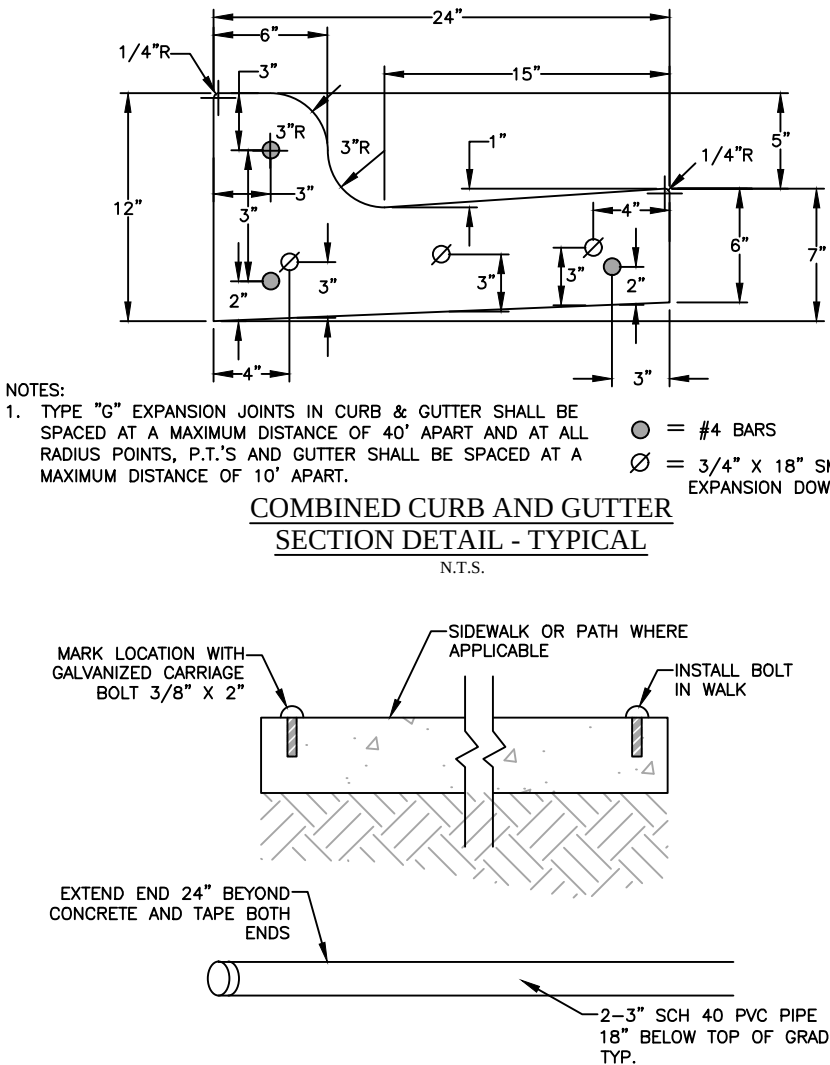
FIRE LANE STRIPING AND SIGNAGE DETAIL
N.T.S.

- FIRE LANE MARKING NOTICES**
1. SIGN SHALL COMPLY WITH THE CITY FIRE SERVICE STANDARDS.
2. ALL CURBS AND CURB ENDS SHALL BE PAINTED RED WITH FOUR INCH (4") WHITE LETTERING STATING "FIRE LANE - NO PARKING". THE CURB PAINTING ZONE MAY NOT BE SPACED MORE THAN FIFTEEN FEET APART.
3. A SIGN TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") HIGH SHALL BE PLACED AT THE CONFLUENCE OF EACH ENTRANCE TO THE PROPERTY AND AT THE LOCATIONS SHOWN. SUCH SIGNS SHALL BE TWELVE INCHES (12") WIDE AND EIGHTEEN INCHES (18") HIGH WITH A RED BACKGROUND. THE SIGNS SHALL BE TWELVE INCHES (12") WIDE AND SIX INCHES (6") HIGH STATING "FIRE LANE" IN WHITE LETTERS. THE SIGN SHALL HAVE A RED BACKGROUND WITH SYMBOLS, LETTERS AND BORDER IN WHITE.
4. FROM THE POINT THE FIRE LANE BEGINS TO THE POINT THE FIRE LANE ENDS, INCLUDING BEHIND ALL PARKING SPACES, SHALL BE WHITE CONCRETE OR ASPHALT. THE DRIVE SURFACE SHALL BE PAINTED ON THE DRIVE SURFACE BEHIND THE PARKING SPACES. ALL CURBING ADJACENT TO THE DRIVE SURFACE SHALL BE PAINTED RED STRIPES AND CURBS WILL CONTAIN THE WORKING "FIRE LANE" LETTERS. THE SIGN SHALL BE TWELVE INCHES (12") WIDE AND FOUR INCHES (4") HIGH. LETTERS, "FIGURE A" IN ORDINANCE NO. 1630 ILLUSTRATES STRIPES ON DRIVE SURFACE BEHIND PARKING SPACES.
5. TOW-AWAY SIGN SHALL BE 12" WIDE X 6" TALL PER TWC97-201 OF SIGNAGE.

CONCRETE PAVING SECTION DETAIL-TYPICAL
N.T.S.



ADA SIGN DETAIL
N.T.S.



PVC SLEEVE DETAIL
N.T.S.



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	25-371	OCTOBER 2025

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF REVIEW ONLY
UNDER THE AUTHORITY OF
DEVEN L. DOYEN P.E.,
LICENSE NO. 109835,
ON OCTOBER 29, 2025.
IT IS NOT TO BE USED FOR
BIDDING OR CONSTRUCTION
PURPOSES.

2300 S. COLLEGE AVENUE
ACCESS & DRIVEWAY
BRYAN, TX

FILE NAME: 25-371

C1