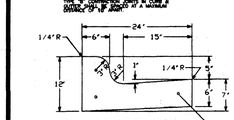
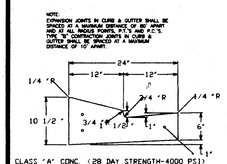
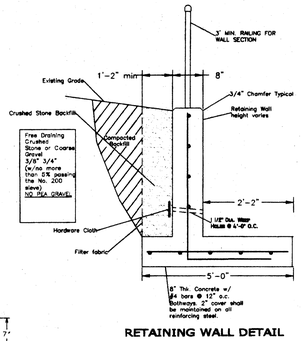
SCALE : 1" = 40'



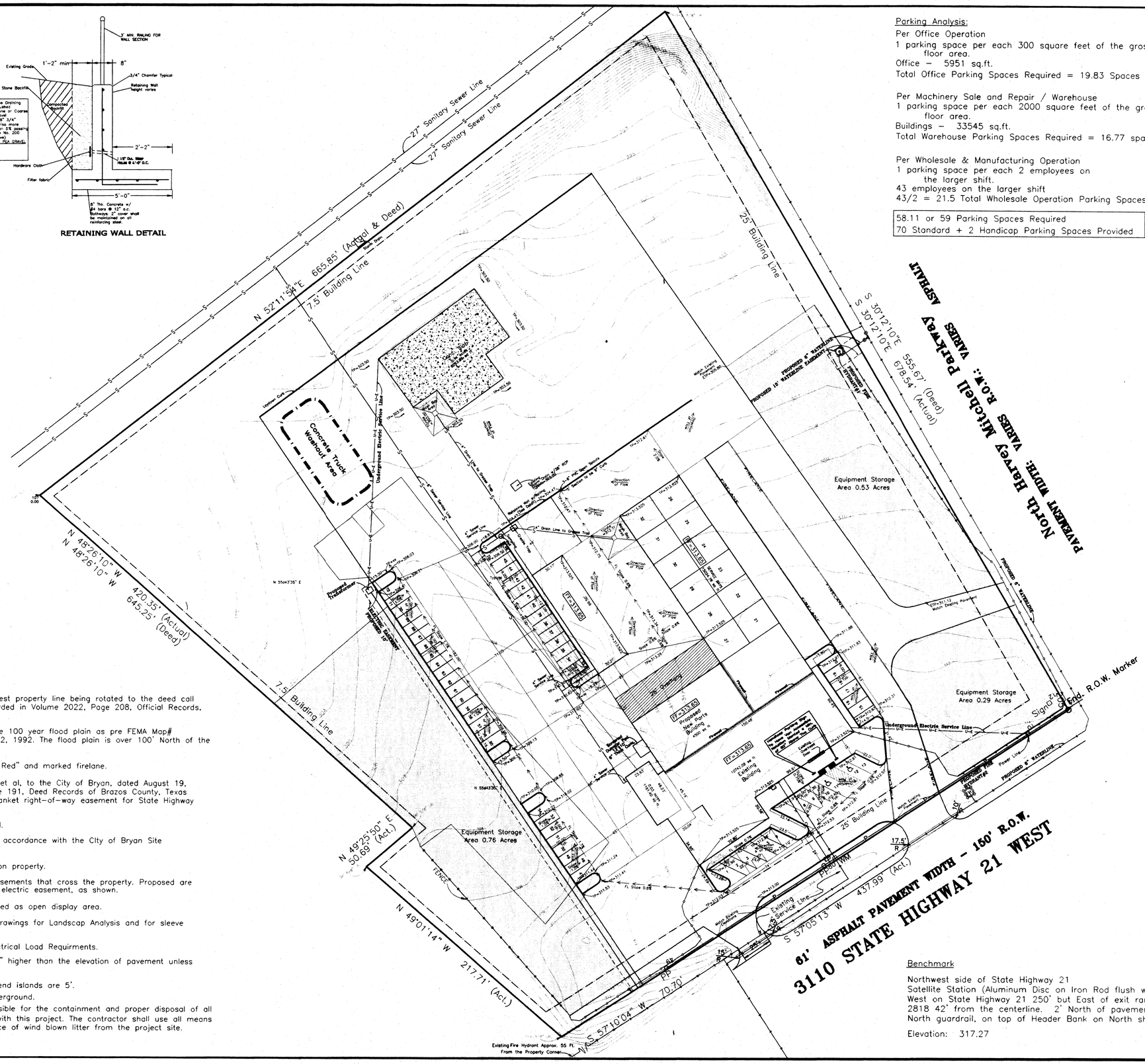
TYPICAL CURB & GUTTER SECTION
(N. T. S.)



24" LAYDOWN GUTTER SECTION
(N. T. S.)



RETAINING WALL DETAIL



Parking Analysis:

Per Office Operation
1 parking space per each 300 square feet of the gross floor area.
Office – 5951 sq.ft.
Total Office Parking Spaces Required = 19.83 Spaces

Per Machinery Sale and Repair / Warehouse
1 parking space per each 2000 square feet of the gross floor area.
Buildings – 33545 sq.ft.
Total Warehouse Parking Spaces Required = 16.77 spaces

Per Wholesale & Manufacturing Operation
1 parking space per each 2 employees on the larger shift.
43 employees on the larger shift
43/2 = 21.5 Total Wholesale Operation Parking Spaces Required

58.11 or 59 Parking Spaces Required
70 Standard + 2 Handicap Parking Spaces Provided

General Notes:

*1. Basis of Bearing is the Northwest property line being rotated to the deed call S 30°12'10" E – 55.567', as recorded in Volume 2022, Page 208, Official Records, Brazos County, Texas.

2. This Property does not lie in the 100 year flood plain as pre FEMA Map# 4801C0129 C, Effective Date: July 2, 1992. The flood plain is over 100' North of the North Boundary Property line.

3. Firelane to be painted "Firelane Red" and marked firelane.

4. An easement from Lee Labello, et al, to the City of Bryan, dated August 19, 1937, recorded in Volume 98, page 191, Deed Records of Brazos County, Texas affects this property. This is a blanket right-of-way easement for State Highway 21 and F.M. 2818.

5. This property is zoned: Industrial.

6. All building setbacks shall be in accordance with the City of Bryan Site Developement Review Ordinance.

7. 27" Transmission Line is NOT on property.

8. There are no water or sewer easements that cross the property. Proposed are a 10' water easement and an 10' electric easement, as shown.

9. Approximately 1.58 Acres are used as open display area.

10. Refer to Landscap Archietect Drawings for Landscap Analysis and for sleeve or bore locations.

11. Refer to MEP Drawings for Electrical Load Requirments.

12. Top of curb elevation will be 6" higher than the elevation of pavement unless otherwise stated.

13. All face of curb radius within end islands are 5'.

14. All utility services shall be underground.

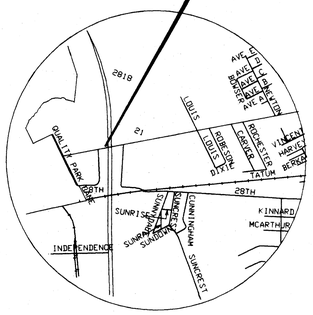
15. The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all means necessary to prevent the occurrence of wind blown litter from the project site.

Benchmark

Northwest side of State Highway 21
Satellite Station (Aluminum Disc on Iron Rod flush with ground) West on State Highway 21 250' but East of exit ramp of 2818 42' from the centerline. 2' North of pavement, along North guardrail, on top of Header Bank on North shoulder.

Elevation: 317.27

Project Location



VICINITY MAP
– N.T.S. –

CERTIFICATE OF SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No.2972, of the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds shown on this subdivision will describe a closed geometric figure.

Donald D. Garrett, R.P.L.S. No. 2972

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registered Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett, P.E. No. 22790

SITE and GRADING PLAN of PRATER SUBDIVISION LOT 1 BLOCK 1 8.66 ACRES

Vol. 6131 Pg. 099
0.47 Acres
Vol. 2548 Pg. 313
1.00 Acres

STEPHEN F. AUSTIN, NO.9, A-62
Bryan,
Brazos County, Texas

SCALE : 1"=40' JAN., 2006

Received
FEB 1 2006
Development Services

OWNER/DEVELOPER:
Coufal-Prater Development
3110 Highway 21 West
Bryan, TX 77803-1241
(979) 822-7684

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Telephone : (979) 846 - 2688
Fax : (979) 846 - 3094

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SPDS-49 #3