SCALE : 1" = 40'

BLOCK ONE- LOT ONE
9.98 ACRE TRACT

9.88 ACRES

TOTAL PARKING =132

N 60°21'42" E - 1031.52' (Deed)
N 60°21'42" E - 1031.45' (Act.)

S 29°38'18" E - 229.53' (Act.)
S 29°38'18" E - 232.77' (Deed)

S 68°54'15" E - 300.74' (Deed)
S 68°54'15" E - 303.41' (Act.)

N 29°02'24" W - 402.26' (Act. & Deed)

S 60°06'01" W - 626.43' (Act.)
S 60°06'01" W - 627.00' (Deed)

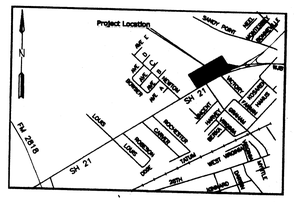
S 59°14'05" W - 217.33' (Act.)
S 62°44'58" W - 215.86' (Deed)

S 68°41'01" W - 195.95'
(Act. & Deed)

S 79°02'23" W 95.65' (Act.)
S 78°39'00" W - 95.00' (Deed)

S 66°18'00" W - 100.00'
(Act. & Deed)

1700 STATE HIGHWAY NO. 21
(100' R.O.W. Width - 60' Asphalt Pavement Width)



VICINITY MAP
- N.T.S. -

GENERAL NOTES

Deed Bearing used as the Basis of Bearing.

Current Zoning of the subject property is C (Commercial).

This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Community Panel No. 48041C0133 C; Effective Date July 2, 1992.

Building set back lines are as per City of Bryan Site Development Review Ordinance.

Driveway shall be in accordance with the City of Bryan standard details and specifications (see attached detail).

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.

Waste streams generated at this site will consist of Normal Domestic Wastewater in addition to Industrial Waste during construction.

Detention pond will be privately maintained.

Existing storm sewer culverts to be capped and abandoned.

NOTE:

Distance to the centerline of nearest driveway from the southwest property corner is 80 feet.

NOTE:

Grading plan will be sumitted separately.

SOLID WASTE DISPOSAL

Solid waste disposal is by two (2) units of front loading metal containers placed on 6" thick 20'X12' concrete dumpster pad. The pad shall have 6' visual screen on three sides.

PARKING ANALYSIS

Minimum parking requirement for General Office = 1 per 300 sq.ft. of gfa

Total floor area for the proposed building = 28,407 sq.ft.

Number of parking spaces required = 28,407/300 = 95
Number of handicap accessible parking spaces required = 1 for each 25 spaces
= 95/25 = 4

Total number of parking spaces provided = 132
Number of handicap accessible parking spaces provided= 8
Number of regular parking spaces provided = 124
Proposed driveway and parking areas to be concrete pavement.

CERTIFICATE OF THE SURVEYOR

I, Donald D. Garrett, Registered Professional Land Surveyor No. 2972 in 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 description shown hereon will describe a closed geometric form.

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 construction has been given to this plat.

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

Prepared For:

WIGINTON HOOKER JEFFRY ARCHITECTS
9696 Skillman Street Suite 255
Dallas, Texas 75243

Tel: (214) 349-5558
Fax: (214) 349-2522

Owner:

BRAZOS COUNTY OF STATE OF TEXAS
C/O Judge Randy Sims
300 E. 26th Street Siute 114
Bryan, Texas 77803
Tel: (979) 361-4102
Fax: (979) 361-4503

Site Address:

1700 State Highway 21 West
Bryan, Texas 77803

Received
FEB 8 2006
Brazos County Planning

Site Plan & Utility Plan

for

BRAZOS COUNTY SHERIFF'S OFFICE

BLOCK ONE- LOT ONE
BRAZOS COUNTY COMPLEX PH.III
9.98 ACRE TRACT

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Stephen F. Austin League No.9, A-62
Bryan, Brazos County, Texas

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Pkwy. STE. 108, Bryan, TX 77802

SP05-09 #2