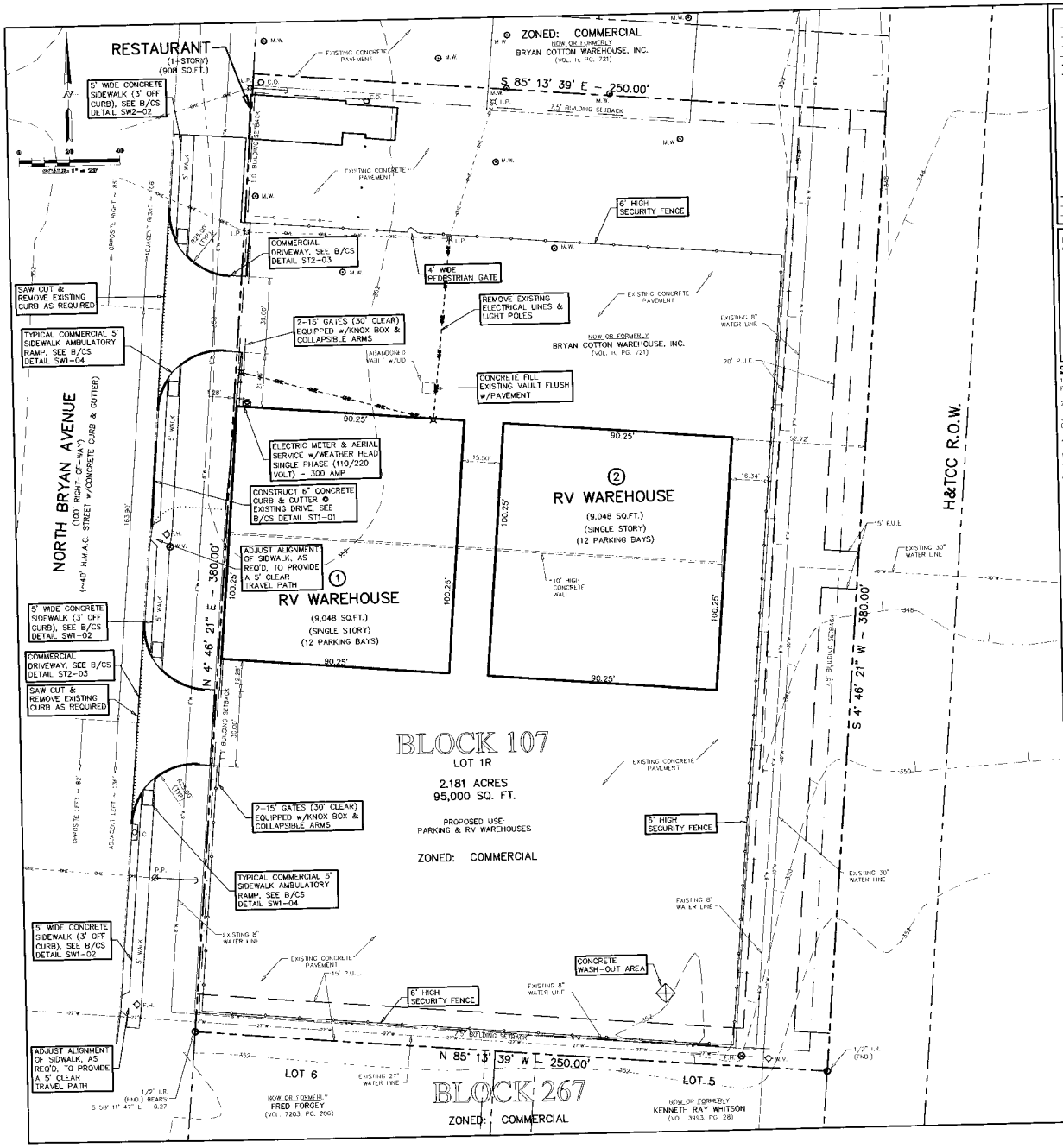


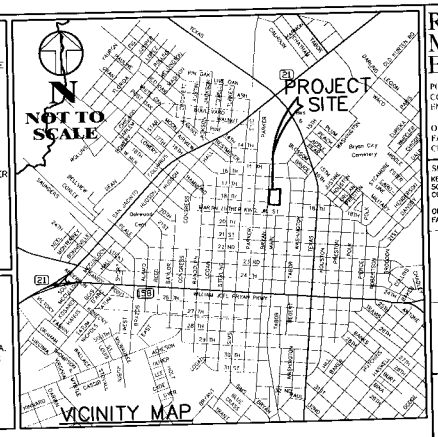
SYMBOL & LINE LEGEND

- CHAIN LINK FENCE
- ROD IRON FENCE
- UNDERGROUND ELEC. LINE
- OVERHEAD ELEC. LINE
- WATER LINE
- SEWER LINE
- POWER POLE
- LIGHT POLE
- GUY WIRE ANCHOR
- A/C AIR COND. COMP.
- WATER VALVE
- WATER METER
- ELECTRICAL TRANSFORMER
- GAS METER
- MANHOLE
- C.O. CLEANOUT
- FIRE HYDRANT
- TP TELEPHONE PEDESTAL
- BUILDING SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE

PARKING REQUIREMENTS:
ORDINANCE:
STORAGE - 1 SPACE PER 2000 G.F.A.

REQUIRED:
BUILDING AREA = 18,096 G.F.A.
(18,096 / 2000) = 9 SPACES

PROVIDED:
BAY PARKING = 24 SPACES



SITE NOTES:

1. THIS SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS GRAPHICALLY DEPICTED FEMA FIRM COMMUNITY NO. 48041, PANEL NO. 0150 C, WITH AN EFFECTIVE DATE OF JULY 2, 1997
2. DESIGNATED HANDICAP PARKING SPACES, WALKS & RAMPS SHALL MEET ALL TAS & ANSI STANDARDS.
3. ENHANCED PAVING FOR CONCRETE SIDEWALKS SHALL CONSIST OF EITHER BRICK PAVERS OR STAMPED CONCRETE. COLOR AND PATTERN SHALL BE DETERMINED BY THE OWNER, BUT GREY OR NATURAL CONCRETE COLORS ARE NOT PERMITTED.
4. WHEN BUILDING SETBACKS AND EASEMENT LINES OVERLAP ONLY THE EASEMENT LINE IS SHOWN.
5. 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWELLS AND DRAINAGE AREAS, THE PARKING LOT 10' BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
6. THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 85% IMPERVIOUS COVER ON THE SUBJECT PROPERTY.
7. NO FLOOR DRAINS WILL BE REQUIRED FOR INDUSTRIAL PURPOSES.
8. NO DETENTION FACILITY IS REQUIRED FOR PROPOSED DEVELOPMENT.
9. NO SANITARY SEWER, OF ANY TYPE, SHALL BE GENERATED AND DISPOSED INTO THE PUBLIC SEWER SYSTEM FROM THIS SITE.
10. A VARIANCE FOR THE FRONT BUILDING SETBACK TO REDUCE THE DISTANCE TO 13' WAS APPROVED BY THE PLANNING & ZONING COMMISSION ON JULY 20, 2006.
11. THIS SITE'S SOLID WASTE SHALL BE DISPOSED BY ONE 90 GALLON AUTOMATED TRASH CONTAINERS.
12. UNLESS OTHERWISE SHOWN OR DENOTED, ALL EXISTING SURFACES CONSIST OF CONCRETE PAVEMENT.
13. THE TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED FROM THE CITY OF BRYAN.
14. THE BATHROOM FACILITY, LOCATED IN THE EXISTING RESTAURANT BUILDING, SHALL PROVIDE PUBLIC REST ROOM FACILITIES FOR THIS DEVELOPMENT.
15. THE 2005 B/CS UNIFIED TECHNICAL SPECIFICATIONS AND STANDARD DETAILS FOR STREET AND SIDEWALK CONSTRUCTION ARE ISSUED FOR THIS PROJECT.
16. OPEN STORAGE OF ANY KIND IS NOT PERMITTED WITHIN THIS C-3 ZONING DISTRICT. OPEN STORAGE IS THE KEEPING, DISPLAYING, OR STORING, OUTSIDE THE BUILDING, OF ANY NEW OR USED GOODS, MATERIAL, MERCHANDISE, OR EQUIPMENT ON A LOT ON TRACT FOR MORE THAN 24 HOURS.
17. 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.
18. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO, AND DURING, DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.

DIMENSIONAL CONTROL NOTES:

1. THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THE SITE PLAN FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION CONTAINED BY RABON METCALF ENGINEERING (RME), FOR THIS PROJECT IS CONSIDERED BY RME TO BE CONFIDENTIAL. WHEN ISSUED, ITS USE IS INTENDED SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. THIS MATERIAL IS INTENDED FOR USE BY THE RECIPIENT NAMED, ONLY, AND PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO ITS PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS OBTAINED THROUGH ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT RME, UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.
2. ALL DIMENSIONS SHOWN ARE TO BE USED IN CONJUNCTION WITH THESE PLANS FOR LOCATING ALL IMPROVEMENTS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR FOR WORKABILITY PRIOR TO CONSTRUCTION OF IMPROVEMENTS.
3. UNLESS OTHERWISE SHOWN, ALL DIMENSIONING IS TO THE BACK OF CURB OR EDGE OF PAVEMENT, WHICHEVER IS APPLICABLE.
4. UNLESS OTHERWISE SHOWN, ALL RADIUS FOR CURBS ARE 4'-0" (AT FACE OF CURB) AND 2'-0" FOR SIDEWALKS.
5. BOUNDARY AND AS-BUILT DATA SHOWN WAS PROVIDED BY KERR SURVEYING, LLC. (505 CHURCH STREET, COLLEGE STATION, TX 77840) UNDER THE DIRECTION OF MR. BRAD KERR, R.P.L.S. No. 4502.
6. PROJECT BENCHMARK: GeoCVS MONUMENT NO. 36: BRASS CAP IN CONCRETE MARKER LOCATED ON THE NORTHWEST CORNER OF INTERSECTION OF WILLIAM JOY/ BRYAN PARKWAY & WASHINGTON STREET (ELEVATION = 375.80' (NGVD 29))

GENERAL UTILITY NOTES (PRIVATE & PUBLIC):

1. ALL EXCAVATION FOR UNDERGROUND UTILITIES SHALL BE MADE PRIOR TO GRADE. EXCAVATION SHALL BE MADE A MINIMUM OF SIX INCHES BELOW THE FLOWLINE GRADE AND PROVIDE A SAND BED FOR THE PIPING. BACKFILL OVER PIPING SHALL BE MADE WITH EARTH OR FILL SAND, FREE OF DEBRIS, AND SHALL BE TAMPED BY HAND OR MECHANICAL MEANS TO THE DENSITY OF THE ADJACENT UNDISTURBED EARTH OR TO 95% STANDARD PROCTOR DENSITY (ASTM D698), WHICHEVER IS GREATER. ALL TRENCHING AND EXCAVATION SHALL BE DONE IN STRICT ACCORDANCE WITH CURRENT OSHA REQUIREMENTS AND ALL OTHER APPLICABLE SAFETY CODES AND STANDARDS.
2. MINIMUM BURY OR COVER SPECIFIED IS TO BE MEASURED FROM FINISHED GRADES. WHERE UTILITY LINES EXTEND UNDER PAVEMENT, THE BURY OR COVER SHALL BE MEASURED FROM THE BOTTOM OF THE STRUCTURE.
3. UTILITY INSTALLATIONS IN NON-STRUCTURAL AREAS SHALL BE BACKFILLED WITH TYPE "D" BEDDING REQUIREMENTS. IN STRUCTURAL AREAS (UNDER FOUNDATIONS, PAVEMENTS, WALKS, ETC.) THE UTILITIES SHALL BE BACKFILLED WITH CEMENT STABILIZED SAND.
4. THE CONTRACTOR SHALL COORDINATE ALL SLEEVING REQUIRED FOR ON SITE UTILITIES AND IRRIGATION SYSTEMS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONNECTIONS TO PUBLIC SYSTEMS AND INSTALLATIONS WITH REGULATORY INSPECTOR.
6. CONTRACTOR SHALL MARK ALL SERVICE LEADS WITH PVC PIPE BURIED A MINIMUM OF 3' INTO THE GROUND AND COLOR COORDINATED.
7. THE CONTRACTOR SHALL INSTALL THE PROPOSED PRIVATE UTILITY LINES IN ACCORDANCE WITH LOCAL CODES, LATEST NATIONAL PLUMBING CODE AND ALL APPLICABLE STATE AND LOCAL LAWS. OTHER PRIVATE OR PUBLIC UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S SPECIFICATIONS. SHOULD THESE DRAWINGS AND SPECIFICATIONS DIFFER WITH OTHER UTILITY COMPANY'S SPECIFICATIONS, THE STRICTER OF THE TWO SHALL APPLY.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR AND OBTAIN ALL REQUIRED PERMITS AND INSPECTION APPROVALS FOR ALL WORK SHOWN.
9. THE CONTRACTOR SHALL COORDINATE ALL INSTALLATIONS OF SERVICES LINES, CONDUIT, METERS, ETC., WITH THE APPROPRIATE UTILITY COMPANY.

RABON METCALF ENGINEERING
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SURVEYOR
KERR SURVEYING, LLC
505 CHURCH STREET
COLLEGE STATION, TX 77841
OFF: (979) 268-3195
FAX: (979) 691-8904

SUBSTANTIALLY COMPLETE FOR CONSTRUCTION 8/16/06

CONSTRUCTION DRAWINGS ISSUED PRIOR TO THIS DATE ARE REPLACED BY THIS SET & SHOULD NOT BE USED FOR CONSTRUCTION.

CIVIL SITE & UTILITY PLAN

FOR THE

NEW RV STORAGE FACILITY
911 NORTH BRYAN AVENUE
BRYAN, TX

BRYAN ORIGINAL TOWNSITE
BLOCK 107, LOT 1R
BRYAN, BRAZOS COUNTY, TEXAS

AUG 1 - 2006

CLIENT INFORMATION
BRYAN COTTON COMPRESS
c/o BILL BALLARD
202 W. 15TH STREET
BRYAN, TX 77803
OFF: (979) 775-5491
OFF: (979) 822-3392

FILENAME: 0285SPIA | SCALE: 1"=20'
SUBMITTAL DATE: JUNE 28, 2006
DRAWN BY: R.A.M.
CHECKED BY: R.A.M.
FIELD BOOK: N/A | PAGES: N/A

RABON METCALF ENGINEERING
CLIENT NO. 205 - PROJECT NO. 0285

C1.1

SHEET 1 OF 2

SP 06-36 #3 LG