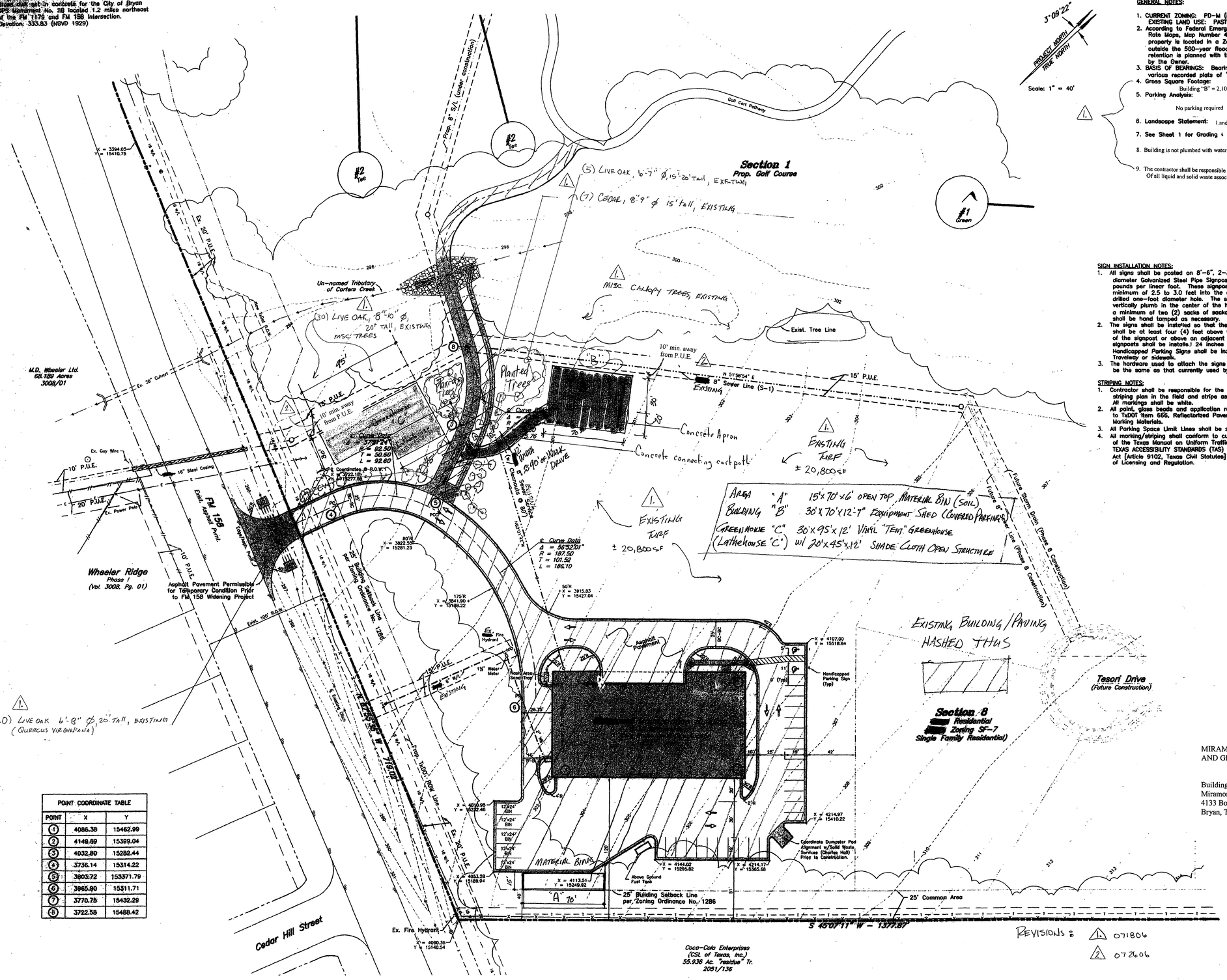
Project Reference Benchmark:
Brass disk set in concrete for the City of Bryan GPS Monument No. 28 located 1.2 miles northeast of the FM 1179 and FM 158 intersection.
Elevation: 333.83 (NGVD 1929)

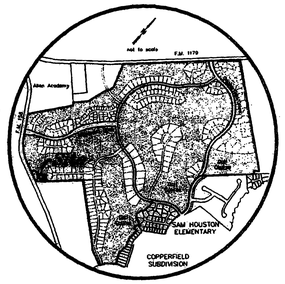


Scale: 1" = 40'

PROJECT NORTH
TRUE NORTH
3°09'22"

GENERAL NOTES:

1. CURRENT ZONING: PD-M (PLANNED DEVELOPMENT - MIXED)
   EXISTING LAND USE: PASTURE LAND
2. According to Federal Emergency Management Agency Flood Insurance Rate Maps, Map Number 48041C0134 C, effective July 2, 1992, this property is located in a Zone "X" area which is determined to be outside the 500-year flood plain. On-site storm water detention/retention is planned with this development and will be maintained by the Owner.
3. BASIS OF BEARINGS: Bearings are based on the system found in the various recorded plats of "Copperfield" Subdivision.
4. Gross Square Footage:
   Building "B" = 2,100 sf. Building "C" = 2,850 sf.
5. Parking Analysis:
   No parking required
6. Landscape Statement: Landscape analysis is located on this sheet.
7. See Sheet 1 for Grading & Drainage Plan
8. Building is not plumbed with water.
9. The contractor shall be responsible for the containment Of all liquid and solid waste associated with this project.



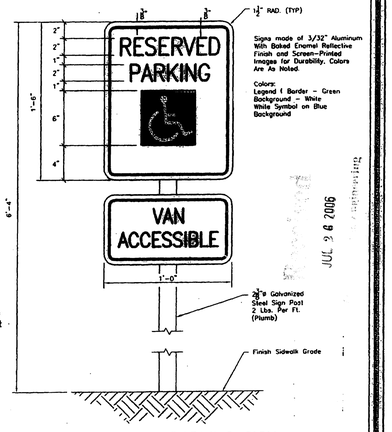
Location Map

SIGN INSTALLATION NOTES:

1. All signs shall be posted on 8'-6", 2-3/8" outside diameter Galvanized Steel Pipe Signposts that weigh two (2) pounds per linear foot. These signposts shall be placed a minimum of 2.5 to 3.0 feet into the ground in a dug or drilled one-foot diameter hole. The signpost shall be placed vertically plumb in the center of the hole and secured with a minimum of two (2) sacks of sackcrete. The concrete mix shall be hand tamped as necessary.
2. The signs shall be installed so that the bottom of each sign shall be at least four (4) feet above the ground at the base of the signpost or above an adjacent traveway. All traffic signposts shall be installed 24 inches from the traveway. Handicapped Parking Signs shall be installed 12" from the Traveway or sidewalk.
3. The hardware used to attach the signs to the signposts shall be the same as that currently used by the City of Byran.

STRIPING NOTES:

1. Contractor shall be responsible for the "layout" of the striping plan in the field and stripe as shown on this sheet. All markings shall be white.
2. All paint, glass beads and application rates shall conform to TxDOT Item 666, Reflectorized Pavement Markings, Type II Marking Materials.
3. All Parking Space Limit Lines shall be solid white lines 6" wide.
4. All marking/striping shall conform to current specifications of the Texas Manual on Uniform Traffic Control Devices and the TEXAS ACCESSIBILITY STANDARDS (TAS) of the Architectural Barriers Act [Article 9102, Texas Civil Statutes] from the Texas Department of Licensing and Regulation.



HANDICAPPED PARKING SIGN
(R7-8 PER M.U.T.C.D.)

POINT COORDINATE TABLE		
POINT	X	Y
1	4086.38	15462.99
2	4149.89	15399.04
3	4032.80	15282.44
4	3736.14	15314.22
5	3803.72	15371.79
6	3965.90	15311.71
7	3770.75	15432.29
8	3722.58	15488.42

Legend

- Easement Line
- Proposed Sewerline
- Site Boundary Line
- Prop. Waterline & Fire Hydrant
- Existing Contours
- Existing Electric Line
- Existing 18" Water Line
- Existing Telephone Cables
- Existing Wood Fence
- Direction of Traffic Flow
- Direction of Drainage Flow
- GTE Manhole
- Guy Anchor
- Power Pole
- Fire Hydrant
- Telephone Pedestal
- Water Valve

MIRAMONT EQUIPMENT SHED AND GREENHOUSE

Building Address:
Miramont Maintenance Building
4133 Booneville Road
Bryan, Texas 77802

SITE PLAN

MIRAMONT MAINTENANCE BUILDING

527.12 ACRE DEVELOPMENT

J.W. SCOTT LEAGUE, A-49
J. AUSTIN LEAGUE, A-2
BRYAN, BRAZOS COUNTY, TEXAS
APRIL 2006
SCALE: 1" = 40'

REVISIONS: 1. 071806 2. 072606

Owner:
ADAM DEVELOPMENT PROPERTIES, L.P.
1111 BRIARCREST DRIVE
BRYAN, TEXAS 776-1111

MADISON CONSTRUCTION, L.P.
1640 BRIARCREST DRIVE, SUITE 125 • BRYAN, TEXAS 77802
P.O. BOX 3787 • BRYAN, TEXAS 77805-3787
979-268-5520 • FAX 979-268-6022 •

JUL 28 2006

Maint. Facility/Site Plan