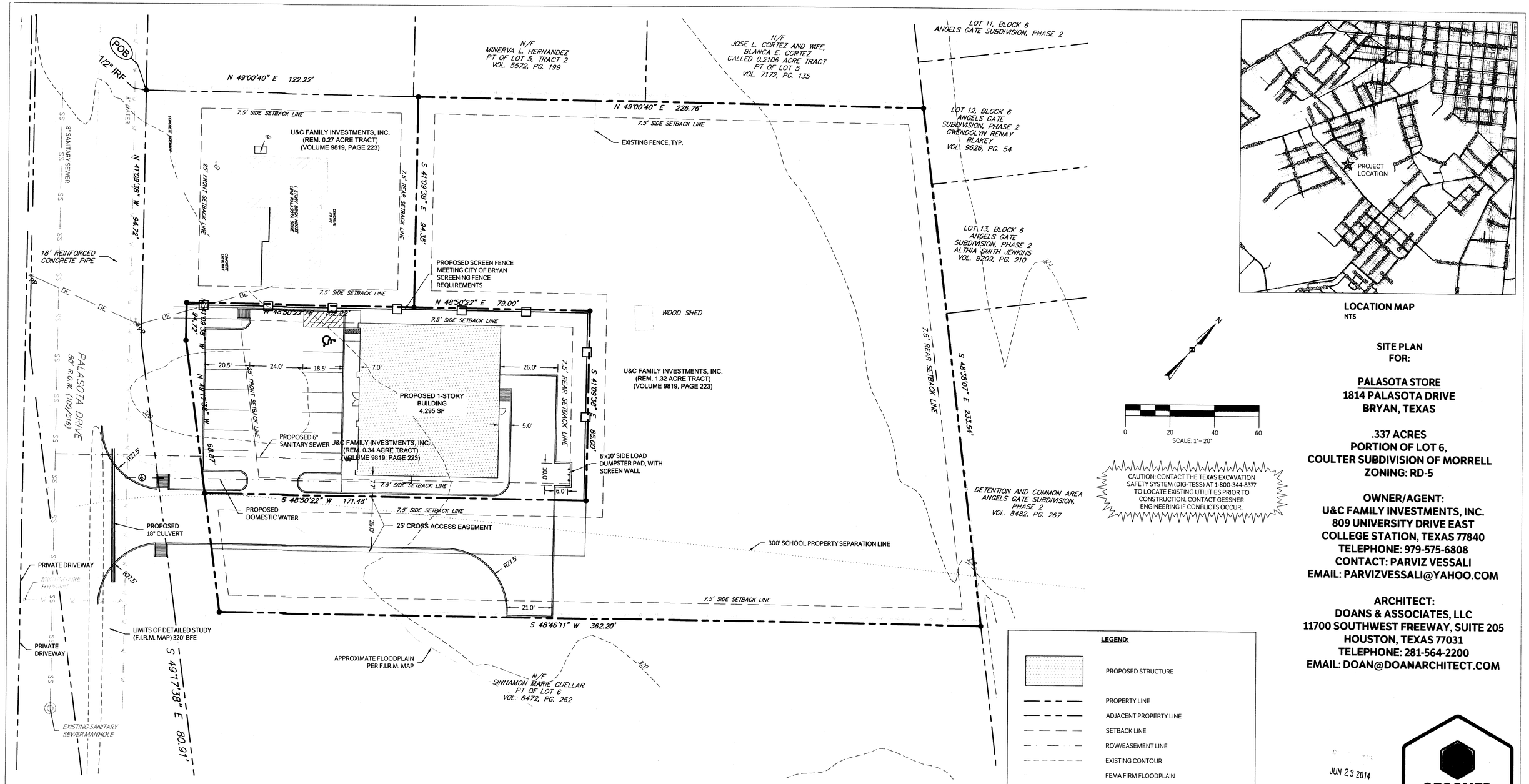

LOCATION MAP
NTS

N

0 20 40 60
SCALE: 1"= 20'

CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

SITE PLAN FOR:

PALASOTA STORE
1814 PALASOTA DRIVE
BRYAN, TEXAS

.337 ACRES
PORTION OF LOT 6,
COULTER SUBDIVISION OF MORRELL
ZONING: RD-5

OWNER/AGENT:
U&C FAMILY INVESTMENTS, INC.
809 UNIVERSITY DRIVE EAST
COLLEGE STATION, TEXAS 77840
TELEPHONE: 979-575-6808
CONTACT: PARVIZ VESSALI
EMAIL: PARVIZVESSALI@YAHOO.COM

ARCHITECT:
DOANS & ASSOCIATES, LLC
11700 SOUTHWEST FREEWAY, SUITE 205
HOUSTON, TEXAS 77031
TELEPHONE: 281-564-2200
EMAIL: DOAN@DOANARCHITECT.COM

LEGEND:

- PROPOSED STRUCTURE
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SETBACK LINE
- ROW/EASEMENT LINE
- EXISTING CONTOUR
- FEMA FIRM FLOODPLAIN
- EXISTING FENCE
- EXISTING PAVEMENT EDGE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING MANHOLE
- FH EXISTING FIRE HYDRANT
- PROPOSED HANDICAP PARKING
- PROPOSED WATER VALVE
- W PROPOSED WATER METER
- PROPOSED SANITARY SEWER CLEANOUT
- 8 PROPOSED SS DOUBLE CLEANOUT

SITE PLAN NOTES:

1. THIS SHEET IS FOR PLANNING PURPOSES ONLY, NOT TO BE UTILIZED FOR CONSTRUCTION.
2. REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
3. REF. ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE AS APPLICABLE.
4. IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE.
5. ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
6. ALL PRIVATE WATER LINES TO BE CL 235 DR 14 PVC, MEETING AWWA C-900 OR C-909 STANDARDS.
7. ALL PRIVATE SANITARY SEWER LINES TO BE SDR-26 PVC.
8. SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REQUIREMENTS FOR SEPARATION AND CROSSINGS, AND IN ACCORDANCE WITH THE 2009 INTERNATIONAL PLUMBING CODE.
9. ALL WORK ON PUBLIC WATER OR SANITARY SEWER SHALL COMPLY WITH THE CITY OF BRYAN STANDARD DESIGN GUIDELINES, STANDARD DETAILS, AND STANDARD TECHNICAL SPECIFICATIONS.
10. ALL UTILITY LINES ARE PRIVATE UNLESS NOTED OTHERWISE.
11. ALL SIGNAGE SHALL BE PERMITTED SEPARATELY THROUGH THE CITY OF BRYAN.
12. ALL SITE LIGHTING SHALL BE A MAXIMUM OF 20' IN HEIGHT.
13. DEMOLITION/CONSTRUCTION WASTE - SITE IS REQUIRED TO PROVED CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY THE CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
14. 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 WINDBLOWN LITTER FROM THE PROJECT SITE.

BUILDING DATA SUMMARY			
EXISTING USE:	VACANT LOT		
PROPOSED USE:	NEIGHBORHOOD MARKET		
NO. OF STORIES:	1		
PROPOSED BUILDING:	TOTAL SF	HEIGHT (FT)	TYPE
	4,295	28	II B
BUILDING SPRINKLER	NO		
FIRM MAP NO:	48041C0195E (Site is located in 100 year floodplain or floodway)		

PARKING TABULATION	
PARKING REQUIREMENT:	1/250 SF OF GFA
TOTAL SF REQUIREMENT:	4,295
TOTAL PARKING REQUIRED:	18 SPACES
TOTAL PARKING PROVIDED:	14 SPACES (13 STD, 1 ADA)***

*** Parking variance for site

JUN 23 2014

STATE OF TEXAS
JEREMY ROBERTS
PE 117
LICENSED PROFESSIONAL ENGINEER
PRELIMINARY

JUNE 19, 2014

PROJECT BENCHMARK:
SURVEY TIED TO CITY OF BRYAN GPS MON. #36

GESSNER ENGINEERING

GESSNER ENGINEERING
Corporate Office
2501 Ashford Drive
Suite 102
College Station, Texas 77840
www.gessnerengineering.com

FIRM REGISTRATION NUMBER:
TBPE F-7451, TBPLS F-10193910

COLLEGE STATION 979.680.8840
BRENHAM 979.836.6855
FORT WORTH 817.405.0774
SAN ANTONIO 210.807.9959