PRI JECT BENCHMARK:

LOT 1, BLOCK 2
BRAZOS PLACE
9.907 ACRES
(BRAZOS COUNTY)

ZONING: PLANNED DEVELOPMENT

HONEY LOCUST COURT (60' R.O.W.)
(STREET BY OTHERS)

LOT 2
PENDLETON PLACE
8.4 ACRES
(BCS PENDLETON APARTMENTS II LTD)

ZONING: MULTY FAMILY

A004901 J W SCOTT (ICL)
TRACT 43.16, 10.15 ACRES
(CITY OF BRYAN)

ZONING: PLANNED DEVELOPMENT

LOT 1
BLOCK 1
7.106 acres

MAX. BUILDING AREA
12302 SQ. FT
One Story
Est. Bldg Ht: 24'

MAX. BUILDING AREA
13751 SQ. FT
One Story
Est. Bldg Ht: 24'

LOT 1
PENDLETON PLACE
11.6 ACRES
(4050 PENDLETON LTD)

ZONING: MULTY FAMILY

PENDLETON DRIVE
(60' R.O.W.)

LOT 2
BLOCK 1
1.908 acres

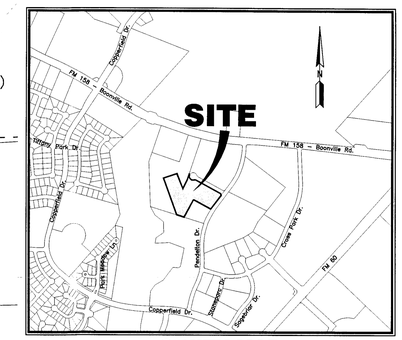
FUTURE
BUILDING SITE

PARTIAL SITE

SCALE 1"=30'

LEGEND

- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- FIRE HYDRANT
- SANITARY SEWER CLEANOUT
- MANHOLE
- PROPERTY LINE
- PUBLIC UTILITY EASEMENT LINE
- SETBACK LINE
- FIRE LANE



VICINITY MAP

(N.T.S.)

SITE PLAN NOTES:

1. Name of Project: Brazos County Tax Assessors Office
2. Legal Description: Brazos County Tax Office Lot 1, block 1
3. Owner: Brazos County
   Brazos County Courthouse
   300 E. Wm. J. Bryan Pkwy.
   Bryan, Texas 77803–5336
   (997) 361–4292
4. Engineer: Mitchell & Morgan, L.L.P.
   511 University Drive East, Suite 204
   College Station, Texas 77840
   (979) 260–6963
5. Zoning: PD – Planned Development
6. Existing Use: Vacant
   Proposed Use: Office
7. Setbacks: Per City of Bryan Ordinances
8. Site Area: 19.844 acres
9. Water Demands (2 New Buildings): Min.=0 gpm, Avg.=2.9 gpm, Peak=11.6 gpm
10. Sanitary Demands (2 New Buildings): 4187 GPD
11. The buildings are in the early stages of design so no Air Conditioner locations are available. Whereever the Air Conditions are located, they will be screened.
12. Signage will be provided to denote the direction of the Drive Thru.

This site does not lie within the 100–year floodplain boundary per FEMA's Flood Insurance Rate Map panel 48041C0141 C. Effective Date: July 2, 1992

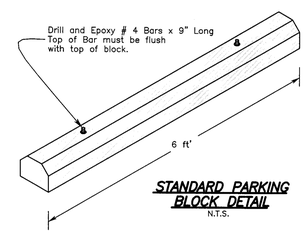
PARKING REQUIREMENTS

General Office = 1 space/300 S.F. of Gross Floor Area
Building 1 max floor Area= 12302 sf.
Building 2 max floor Area= 13751 sf.
max Gross Floor Area= 26053 sf
26053 GFA/300 sq ft/1 space= 87 parking spaces

Parking provided = 208 parking spaces

Handicap Parking:
Per Table 208.2 on Section 208 of TAS
for 201–300 needs 7 Space(s)

7 H.C. Spaces Provided (Includes 2 Van Accessible)



STANDARD PARKING BLOCK DETAIL
N.T.S.

18" x 12"
See Ordinance for
additional Information

All curbs and curb ends designated as firelanes on plans shall be painted red with 4" (four inch) white lettering stating "FIRE LANE–NO PARKING–TOW AWAY ZONE" Wording may not be spaced for than fifteen (15) feet apart. In addition to the curbs being striped, a fire lane sign 12" wide and 18" in height (as seen hereon) shall be mounted at each entrance.*

* 8" (eight inch) high red stripe and 4" (four inch) white lettering may be striped on the surface of the pavement behind parking stalls in lieu of signage.

FIRE LANE NO PARKING TOW AWAY ZONE
FIRE LANE STRIPING

FIRE LANE SIGN

NOTE: CONTRACTOR SHALL ONLY PAINT CURBS AND NOT PAVEMENT (PAVEMENT STRIPING SHOWN FOR ILLUSTRATION PURPOSES ONLY FOR FIRE MARSHALL)

MITCHELL M&M MORGAN
T.979.260.6963
F.979.260.3564
FIRM# 1443
511 UNIVERSITY DRIVE EAST
SUITE 204
COLLEGE STATION, TX 77840

PLAN & DESIGN SPECIALISTS IN
CIVIL ENGINEERING • HYDRAULICS
HYDROLOGY • UTILITIES • STREETS
SITE PLANS • SUBDIVISIONS

www.mitchellandmorgan.com

For Interim Review Only
These documents are not intended or suitable for bidding, or permit purposes.
Joel J. Mitchell P.E.
No. 50649

NOVEMBER, 2012
Designed by: JM, JJ, RA
Drawn By: JM, UBM
Checked By: UBM

Prepared For:
Brazos County
Purchasing Department
Brazos County
Administration Building
200 South Texas Ave.
Suite 332
Bryan, TX 77803

Revisions

SITE PLAN
BRAZOS COUNTY
TAX ASSESSORS OFFICE