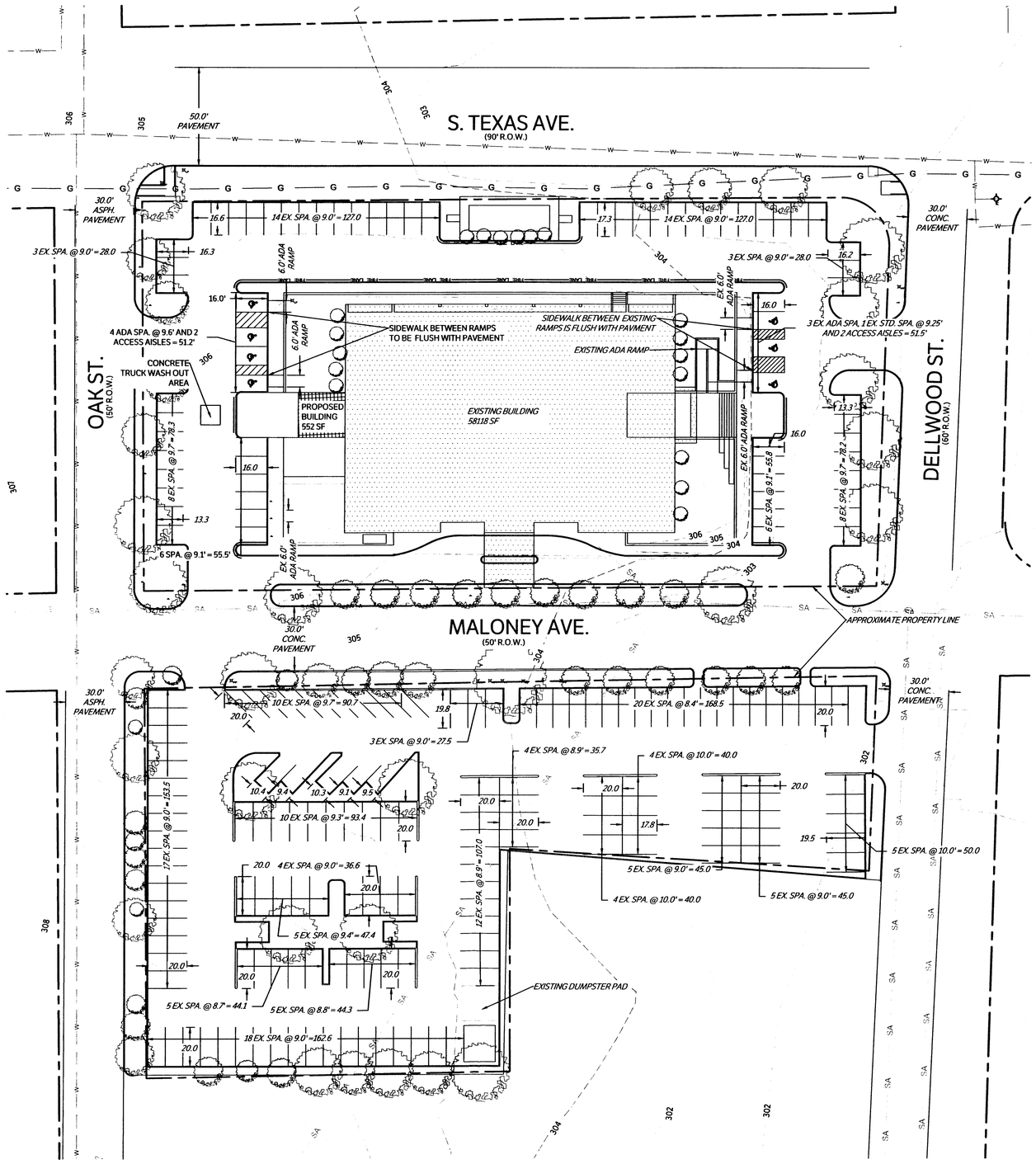
BUILDING DATA SUMMARY			
EXISTING USE:	OFFICE BUILDING/BANK		
NO. OF STORIES:	4		
PROPOSED BUILDING:	TOTAL SF	HEIGHT (FT)	TYPE
	552	14'-9"	III
BUILDING SPRINKLER SYSTEM:		YES	
FIRM MAP NO:	48041C0215F		
(Not located in 100 year floodplain or floodway)			

PARKING TABULATION	
PARKING REQUIREMENT:	1/300 SF
EXISTING PARKING:	208 SPACES (200 STD, 8 HC)
EXISTING PARKING REQUIRED:	58118 SF / 300 = 193 SPACES
ADD. PARKING REQUIRED:	552 SF/ 300 = 2 SPACES
TOTAL PARKING REQUIRED:	195 SPACES
TOTAL PARKING PROVIDED:	209 SPACES (202 STD, 7 HC)

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.

N

0 30 60 90
SCALE: 1"= 30'



SITE PLAN FOR:

2800 S. TEXAS AVE.
BRYAN, TX 77802

LEGAL DESCRIPTION:

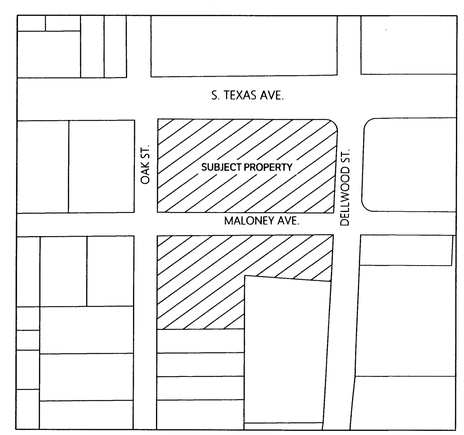
LOT 1-4, 23 (LESS TRI) & 24, BLOCK 5 MITCHELL-LAWRENCE-CAVITT

LOT 1-7, BLOCK 8, MITCHELL-LAWRENCE-CAVITT

ZONING:
RETAIL (C-2)

OWNER:
2800 S TEXAS AVENUE LLC
100 W ARKANSAS ST
MOUNT PLEASANT, TX
75455

VICINITY MAP



LEGEND

- PROPOSED BUILDING
- EXISTING BUILDING
- APPROXIMATE PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING PAVEMENT EDGE
- FIRE LANE — FIRELANE (RED CURB WITH 4" WHITE LETTERS: "FIRELANE NO PARKING TOW-AWAY ZONE")
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING GAS LINE
- EXISTING MANHOLE
- EXISTING FIRE HYDRANT
- HANDICAP PARKING

SITE PLAN NOTES:

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ONSITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES
2. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION APPROVALS.
3. A COPY OF APPROVED CONSTRUCTION PLANS SHALL BE KEPT ON SITE AT ALL TIMES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS TO RECORD AS-BUILT CONDITIONS.
4. REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
5. REF. ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE AS APPLICABLE.
6. 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.
7. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN AN ORDERLY PROJECT SITE. THE CONTRACTOR SHALL CLEAN AND REMOVE ANY SURPLUS OR DISCARDED MATERIALS, TEMPORARY STRUCTURES, AND DEBRIS FROM THE PROJECT SITE.
8. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND SAFE-GUARDING OF ALL MATERIALS AND EQUIPMENT AT THE PROJECT SITE TO MAINTAIN A SAFE AND SECURE PROJECT.
9. THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE OWNER TO NOT OBSTRUCT DRIVES, ACCESS, OR OTHER OPERATIONAL REQUIREMENTS.
10. ANY ADJACENT RIGHT-OF-WAY (R.O.W.) OR PROPERTY AFFECTED DURING CONSTRUCTION, SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
12. THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
13. 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 2394.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES DURING THE CONSTRUCTION PROCESS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITY OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION, OR BETTER. ALL MATERIAL AND LABOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
15. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
16. THE CONTRACTOR ACKNOWLEDGES THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, CITY MAPS AND, WHEN POSSIBLE, FIELD MEASUREMENTS. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.

GESSNER ENGINEERING

PLAN | DESIGN | VERIFY

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 210.556.4124

STATE OF TEXAS
ALEX S. BAUERGRON
94594
LICENSED PROFESSIONAL ENGINEER
PRELIMINARY

PRELIMINARY NOT FOR CONSTRUCTION

2800 S TEXAS AVE BRYAN, TX 77802

Development Services
OCT 03 2016
RECEIVED

SITE PLAN

Issue Date:	09/28/16
Drawn By:	PR
Checked By:	ASP
Project Number:	16-0543

Revisions:

C1.0