

LOCATION MAP
NTS

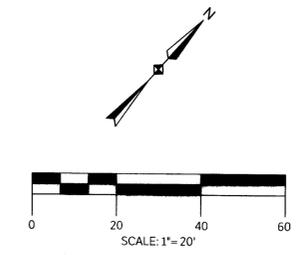
SITE PLAN
FOR:

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



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.

LEGEND:

[Stippled Area]	PROPOSED STRUCTURE
[Dashed Line]	PROPERTY LINE
[Long Dashed Line]	ADJACENT PROPERTY LINE
[Short Dashed Line]	SETBACK LINE
[Dash-dot Line]	ROW/EASEMENT LINE
[Dotted Line]	EXISTING CONTOUR
[Thick Dotted Line]	FEMA FIRM FLOODPLAIN
[Thin Dashed Line]	EXISTING FENCE
[Dashed Line with Tick]	EXISTING PAVEMENT EDGE
[Dashed Line with Tick]	EXISTING WATER LINE
[Dashed Line with Tick]	PROPOSED WATER LINE
[Dashed Line with Tick]	EXISTING SANITARY SEWER
[Dashed Line with Tick]	PROPOSED SANITARY SEWER
[Circle with X]	EXISTING MANHOLE
[Star]	EXISTING FIRE HYDRANT
[Wheelchair Symbol]	PROPOSED HANDICAP PARKING
[Valve Symbol]	PROPOSED WATER VALVE
[Meter Symbol]	PROPOSED WATER METER
[Circle with O]	PROPOSED SANITARY SEWER CLEANOUT
[Circle with S]	PROPOSED SS DOUBLE CLEANOUT

- SITE PLAN NOTES:**
- THIS SHEET IS FOR PLANNING PURPOSES ONLY, NOT TO BE UTILIZED FOR CONSTRUCTION.
 - REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
 - REF. ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE AS APPLICABLE.
 - 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.
 - ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE.
 - ALL PRIVATE WATER LINES TO BE CL 235 DR 14 PVC, MEETING AWWA C-900 OR C-909 STANDARDS.
 - ALL PRIVATE SANITARY SEWER LINES TO BE SDR-26 PVC.
 - SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REQUIREMENTS FOR SEPARATION AND CROSSINGS, AND IN ACCORDANCE WITH THE 2009 INTERNATIONAL PLUMBING CODE.
 - ALL WORK ON PUBLIC WATER OR SANITARY SEWER SHALL COMPLY WITH THE CITY OF BRYAN STANDARD DESIGN GUIDELINES, STANDARD DETAILS, AND STANDARD TECHNICAL SPECIFICATIONS.
 - ALL UTILITY LINES ARE PRIVATE UNLESS NOTED OTHERWISE.
 - ALL SIGNAGE SHALL BE PERMITTED SEPARATELY THROUGH THE CITY OF BRYAN.
 - ALL SITE LIGHTING SHALL BE A MAXIMUM OF 20' IN HEIGHT.
 - DEMOLITION/CONSTRUCTION WASTE - SITE IS REQUIRED TO PROVIDE 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.
 - 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



JUNE 19, 2014

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



GESSNER ENGINEERING
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College Station, Texas 77840
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FIRM REGISTRATION NUMBER:
TBPEF-7451, TBPLS F-50193910
COLLEGE STATION 979.680.8840
BRENNHAM 979.836.6855
FORT WORTH 817.405.0774
SAN ANTONIO 210.807.9959