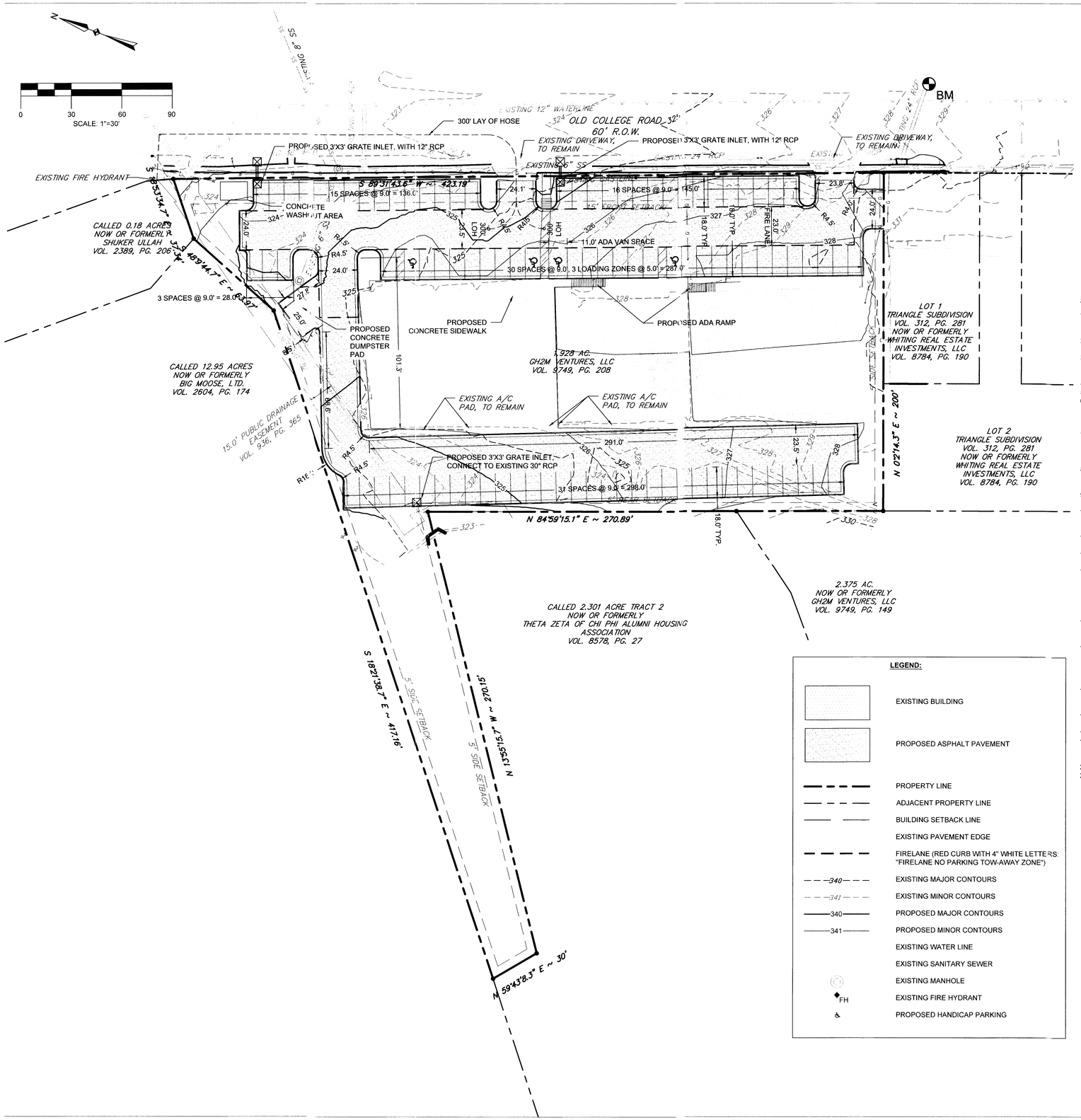

CAUTION: CONTACT THE TEXAS EXCAVATION SAFETY SYSTEM (DIG-TESS) AT 1-800-344-8377 TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

BUILDING DATA SUMMARY		
EXISTING USE:	COMMERCIAL/RETAIL	
PROPOSED USE:	COMMERCIAL/RETAIL	
NO. OF BLDG:	1	
NO. OF STORIES:	1	
PROPOSED BUILDINGS:	HEIGHT (FT) ~20	AREA (SF) 21,822
FIRM MAP NO:	48041C0215E, REV. 05/16/2012 (Not located in 100 year floodlain or floodway)	

PARKING TABULATION		
PARKING REQUIREMENT:	1 SPACE/200 GSF	
TOTAL GROSS AREA:	21,822	
TOTAL PARKING REQUIRED:	110	
EXISTING PARKING:	68	
TOTAL PROPOSED PARKING:	95	
	5	ADA SPACES

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. 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.
14. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
15. 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.
16. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
17. ALL WATER LINES TO BE CL 235 DR 14 PVC, MEETING AWWA C-900 OR C-909 STANDARDS.
18. ALL SANITARY SEWER LINES TO BE SDR-26 PVC.
19. SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REQUIREMENTS FOR SEPARATION AND CROSSINGS, AND IN ACCORDANCE WITH THE 2009 INTERNATIONAL PLUMBING CODE.
20. ALL METERS TO BE LOCATED WITHIN THE P.U.E.
21. ALL UTILITY LINES ARE PRIVATE UNLESS NOTED OTHERWISE.

LEGEND:

- EXISTING BUILDING
- PROPOSED ASPHALT PAVEMENT
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- EXISTING PAVEMENT EDGE
- FIRELANE (RED CURB WITH 4" WHITE LETTERS: "FIRELANE NO PARKING TOW-AWAY ZONE")
- 340 EXISTING MAJOR CONTOURS
- 341 EXISTING MINOR CONTOURS
- 340 PROPOSED MAJOR CONTOURS
- 341 PROPOSED MINOR CONTOURS
- EXISTING WATER LINE
- EXISTING SANITARY SEWER
- EXISTING MANHOLE
- FH EXISTING FIRE HYDRANT
- PROPOSED HANDICAP PARKING

PROJECT BENCHMARK: BM
CHISELED SQUARE IN INLET

ELEVATION = 328.87'

LOCATION MAP
NTS

SITE PLAN FOR:

3600 OLD COLLEGE SITE IMPROVEMENTS

3600 OLD COLLEGE
BRYAN, TEXAS
1.928 ACRES
LOT 8, BLOCK 2, J.E. SCOTT SURVEY
ZONING:
SOUTH COLLEGE- BUSINESS (SC-B)

OWNER:
GH2M VENTURES, LLC
5308 RIVIERA COURT
COLLEGE STATION, TEXAS 77845
TELEPHONE: (979) 229-550
CONTACT: EARL MILLHOLLAN
EMAIL: EARL.MILLHOLLON@GMAIL.COM

APPLICANT:
BILLY CHENAULT
P.O. BOX 10588
COLLEGE STATION, TEXAS 77840
TELEPHONE: (979) 220-4424
EMAIL: BILLY@CGMHOMES.COM

MAR 20 2013

STATE OF TEXAS
JEREMY PETERS
100217
LICENSED
PROFESSIONAL ENGINEER
PRELIMINARY

MARCH 20, 2013

PREPARED BY:

Gessner Engineering
2501 Ashford Drive, Suite 102
College Station, Texas 77840
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F-7451