

LOCATION MAP
NTS

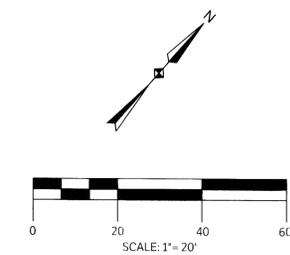
SITE PLAN
FOR:

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:

[Symbol]	PROPOSED STRUCTURE
[Symbol]	PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	SETBACK LINE
[Symbol]	ROW/EASEMENT LINE
[Symbol]	EXISTING CONTOUR
[Symbol]	FEMA FIRM FLOODPLAIN
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	EXISTING WATER LINE
[Symbol]	PROPOSED WATER LINE
[Symbol]	EXISTING SANITARY SEWER
[Symbol]	PROPOSED SANITARY SEWER
[Symbol]	EXISTING MANHOLE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	PROPOSED HANDICAP PARKING
[Symbol]	PROPOSED WATER VALVE
[Symbol]	PROPOSED WATER METER
[Symbol]	PROPOSED SANITARY SEWER CLEANOUT
[Symbol]	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.

BUILDING DATA SUMMARY			
EXISTING USE:	VACANT LOT		
PROPOSED USE:	SHOPPING CENTER		
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



APR 22 2014
RECEIVED

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



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

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

COLLEGE STATION 979.680.8840
BRENNHAM 979.836.6855
FORT WORTH 817.405.0774
SAN ANTONIO 210.807.9959