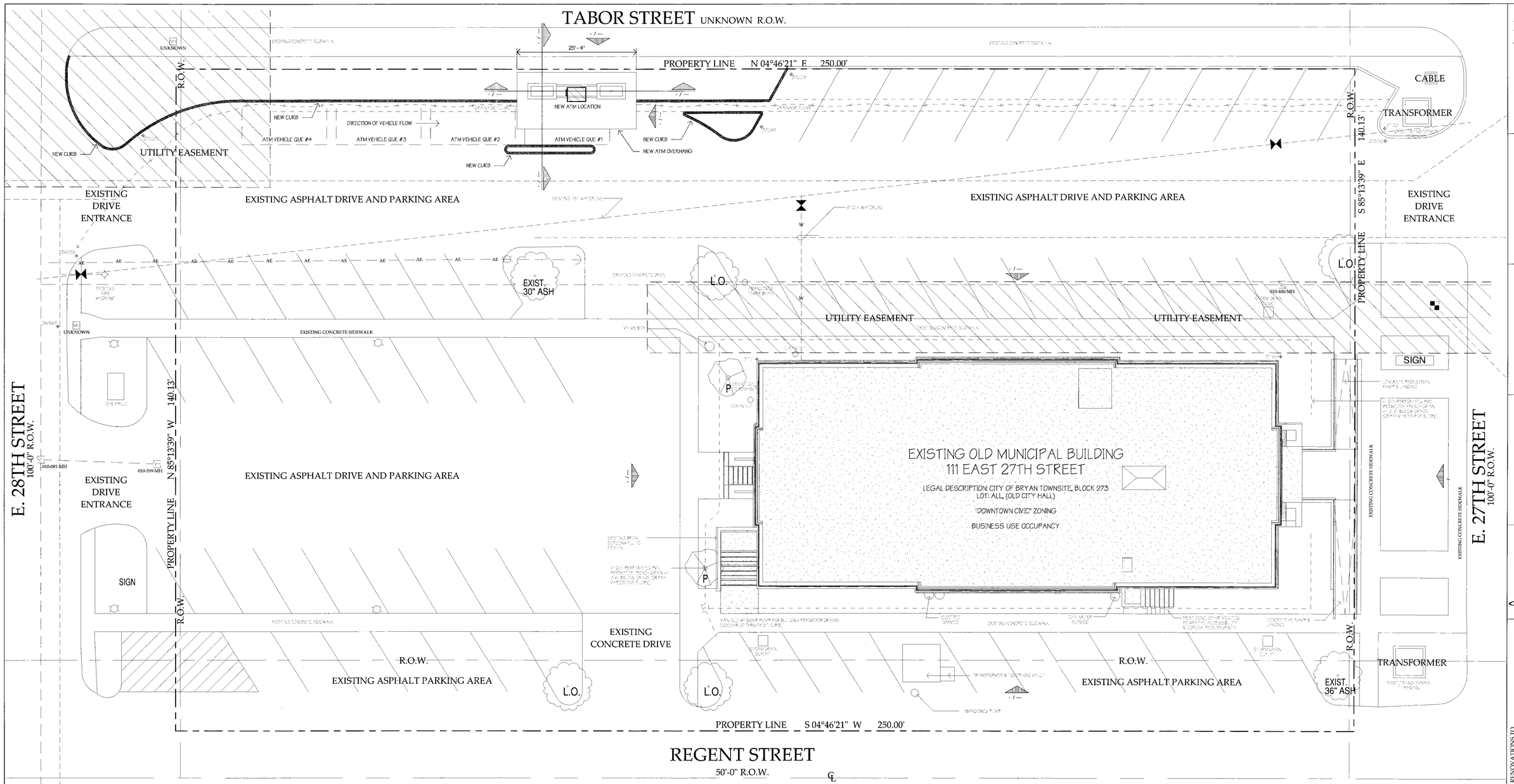

SITE PLAN

SCALE: 1" = 10'-0"

2

SITE PLAT REFERENCE MAP

SCALE: 1" = 300'-0"

17

SITE PLAT REFENCE LEGEND:

PARCEL	OWNER NAME	LEGAL DESCIPTION
111	CMBV LLC	CITY OF BRYAN TOWNSITE, BLOCK 273, LOT ALL, (OLD CITY HALL)
201	ANDERSON SCHAEFER II LTD	CITY OF BRYAN TOWNSITE, BLOCK 268, LOT 7
205	VENUE 205 LLC	CITY OF BRYAN TOWNSITE, BLOCK 268, LOT 5 & 6
209	TODD ERIC V & HAZEL L	CITY OF BRYAN TOWNSITE, BLOCK 268, LOT 4
211	ANDERSON ZANE	CITY OF BRYAN TOWNSITE, BLOCK 268, LOT 3
217	ANDERSON ZANE	CITY OF BRYAN TOWNSITE, BLOCK 268, LOT 2
221	ACME GLASS COMPANY	CITY OF BRYAN TOWNSITE, BLOCK 268, LOT 1
321	BRAZOS TRANSIT DISTRICT - A POLITICAL SUBDIVISION	CITY OF BRYAN TOWNSITE, BLOCK 25, LOT 1A
200	BRAZOS COUNTY	FIRST BAPTIST CHURCH, BLOCK 1, LOT 1
205	BRYAN CITY OF	CITY OF BRYAN TOWNSITE, BLOCK 5, LOT ALL
113	SPARKS GARLAND & BETTY REVOCABLE TRUST	CITY OF BRYAN TOWNSITE, BLOCK 101, LOT 4-5 (PTS OF)
307	ANDERSON SCHAEFER I LTD	CITY OF BRYAN TOWNSITE, BLOCK 101, LC" 3-5 (PTS OF)

SITE PLAN GRAPHICS KEY

- NEW CONCRETE SIDEWALK
- SCORED JOINTS - SPACED @ 5'-0" O.C. MAX.
- EXPANSION JOINTS @ 30'-0" o.c. MAX.
- NEW CONCRETE
- NEW ASPHALT PAVING
- EXISTING CONTOURS
- FINISHED CONTOURS
- EXISTING SPOT ELEVATION
- FINISHED SPOT ELEVATION
- POWER LINE (ABOVE GROUND)
- WATER LINE (BELOW GROUND)
- MH — MANHOLE
- TM — TRANSFORMER MANHOLE OR VAULT
- TP — TRANSFORMER PAD
- WATER METER
- WATER VALVE
- TRANSFORMER
- POWER POLE
- GUY WIRE ANCHOR
- LIGHT POLE (OR OTHER AS NOTED)
- SWALE (DRAINAGE)
- PROPERTY LINE
- SETBACK LINES OR EASEMENT (AS NOTED)
- CHAIN LINK FENCE (OR OTHER AS NOTED)
- FIRE HYDRANT

SITE PLAN ANALYSIS

PARKING ANALYSIS:

GROSS BUILDING FLOOR AREA	14,370 SF +/-
REQUIRED PARKING (1 SPACE PER 250 GFA)	58
HANDICAP SPACES REQUIRED (1 SPACE PER ____ GFA	N/A
ACTUAL SPACES PROVIDED (INCLUDING HANDICAP)	65

LEGAL DESCRIPTION:
OLD MUNICIPAL BUILDING
CITY OF BRYAN
BLOCK(S): 273 LOT(S): ALL

ZONED: DOWNTOWN CIVIC

SITE IS NOT WITHIN 100 YR. FLOOD PLAIN - FIRM PANEL #: 215 OF 475

CITY DUMPSTER TO BE USED BEHIND PLAT 221 AND 205 ACROSS TABOR AVE.
REFER TO 17/A1.1 SITE PLAT REFERENCE MAP FOR LOCATIONS

PROPOSED USE: BUSINESS OCCUPANCY

SITE PLAN GENERAL NOTES:

1. REMOVE ALL EXISTING TREES, CONSTRUCTION, OR OTHER OBSTRUCTIONS THAT WILL INTERFERE WITH CONSTRUCTION. VERIFY WITH OWNER OR ARCHITECT AT SITE.

2. PROTECT ALL EXISTING CONSTRUCTION TO REMAIN FROM DAMAGE DURING CONSTRUCTION (IE. BUILDINGS, PAVING, WALKS, STREETS, FENCES, ETC.)

3. PROTECT ALL EXISTING TREES FROM DAMAGE THAT ARE TO REMAIN DURING CONSTRUCTION. MAINTAIN BARRIERS AROUND TREES AT A DISTANCE OF THE DRIPLINE PLUS 5'-0" BEYOND.

4. REFER TO SITE PLAN FOR APPROXIMATE LOCATION OF ALL KNOWN UTILITIES. VERIFY LOCATIONS OF ALL WATER, POWER, SANITARY SEWER, STORM SEWER, GAS, ETC. PROTECT AND MARK APPROPRIATELY PRIOR TO BEGINNING ANY EXCAVATION. NEW CONSTRUCTION OR OTHER WORK AT THE SITE.

5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS DURING LAYOUT AT THE SITE AND SHALL CONTACT THE ARCHITECT SHOULD ANY PROBLEM BECOME EVIDENT.

6. AREAS TO BE SEEDED INCLUDE ALL AREAS WHERE GRADING IS REQUIRED OR WHERE GRASS IS DISTURBED. DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL CONDITION. (PULVERIZE TOP SOIL, FINE GRADE AND RAKE FOR PLANTING.

7. THE CONTRACTOR SHALL NOTIFY THE CITY ENGINEERING DIVISION FORTY-EIGHT (48) HOURS IN ADVANCE OF ANY CONSTRUCTION IN CITY RIGHT-OF-WAY AND/OR PUBLIC UTILITY EASEMENT.

8. DURING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL MAKE PROVISIONS FOR THE POTENTIAL EROSION OF SOIL FROM THE SITE THROUGH THE USE OF HAY BALES OR SILT FENCES STRATEGICALLY PLACED AROUND THE PROPERTY AND AT EXISTING STORM DRAIN APPROVAL OF THE ACTUAL METHOD REQUIRED AND ITS PLACEMENT FROM THE CITY INLETS ADJACENT TO NEW CONSTRUCTION. THE GENERAL CONTRACTOR SHALL OBTAIN FINAL ENGINEERING DIVISION PRIOR TO BEGINNING ANY SITEWORK.

9. ACCESSIBLE ROUTES SHALL NOT EXCEED 5% SLOPE (1:20) IN THE DIRECTION OF TRAVEL. CROSS-SLOPE NOT TO EXCEED 2% (1:50).

10. ALL PAVING DIMENSIONS ARE TO BACK OF CURB.

11. 4" DIA. CERAMIC LANE MARKERS AS SPECIFIED - @ 5'-0" O.C.

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REGISTERED ARCHITECT PATRICK J. PATTERSON STATE OF TEXAS

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RENOVATIONS TO OLD MUNICIPAL BUILDING

CENTURY STATION OFFICE CONVERSION

111 EAST 27TH STREET BRYAN, TEXAS

RECEIVED SEP 10 2014

No.	Date	Description

Drawn By:	KDS
Checked By:	FP
Patterson Project No.:	1432
Building Inventory No.:	N/A
Plot Date:	SEPTEMBER 2014
CAD File:	REVIT 2014
Client Project No.:	N/A

Sheet Title: SITE PLAN

Sheet **A1.1**

\\10.0.0.5\Cad Files\2014 Projects \1432 Century Station Renovation\1. Drawing Phases\B. C.D.s\1. Drawing Set\0000 CENTURY STATION.rvt
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