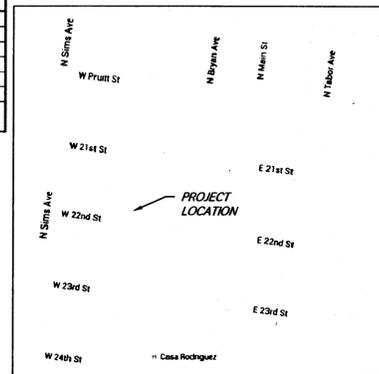


PARKING TABULATION	
PARKING REQUIREMENT:	NOT REQUIRED
TOTAL SF REQUIREMENT:	N/A
ON STREET PROPOSED PARKING:	6 STD, 1 VAN ADA
ON SITE PROPOSED PARKING:	9 STD, 1 VAN ADA
TOTAL PARKING PROVIDED:	17 SPACES (15 STD, 2 VAN ADA)

UTILITY DEMANDS	
Minimum Water	0 GPM
Maximum Water	TBD GPM (Peak Flow = Avg. Daily Flow x 4)
Average Water	TBD GPM
Max. Sewer Load	TBD GPD (Based on 16 hour day usage)
Fire Flow Requirement	1,500 (Based on Fire Code Tables B105.1 & C105.1)

BUILDING DATA SUMMARY			
EXISTING USE:	VACANT LOT		
PROPOSED USE:	500 BRYAN NORTH (RESIDENTIAL & COMMERCIAL)		
NO. OF STORIES:	2		
PROPOSED BUILDING:	TOTAL SF	HEIGHT (FT)	TYPE
	3,243 SF EA	34	VB
BUILDING SPRINKLER:	YES		
FIRM MAP NO.:	48041C0215F DATED APRIL 2, 2014 (Not located in 100 year floodplain or floodway)		

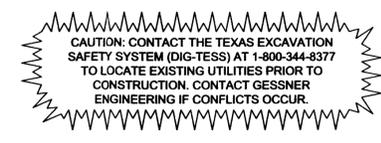


SITE PLAN FOR:  
500 BRYAN NORTH

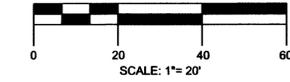
500 NORTH BRYAN AVE  
BRYAN, TX 77803

LEGAL DESCRIPTION:  
CITY OF BRYAN TOWNSITE,  
BLOCK 123, LOT  
1R-2R-3R-4R-5R-6R

ZONING:  
DOWNTOWN NORTH  
OWNER:  
R + T STUDIO, LLC  
P.O. BOX 1000  
BRYAN, TX 77805-1000  
TELEPHONE: 214-850-2373  
CONTACT: TIM TERRY



PROJECT BENCHMARK:  
RAILROAD SPIKE IN  
POWERPOLE  
ELEVATION = 352.029'



LEGEND	
[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED PAVEMENT
[Symbol]	PROPERTY LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	BUILDING SETBACK LINE
[Symbol]	EXISTING PAVEMENT EDGE
[Symbol]	FIRELANE (RED CURB WITH 4" WHITE LETTERS: "FIRELANE NO PARKING TOW-AWAY ZONE")
[Symbol]	EXISTING MAJOR CONTOURS
[Symbol]	EXISTING MINOR CONTOURS
[Symbol]	PROPOSED MAJOR CONTOURS
[Symbol]	PROPOSED MINOR CONTOURS
[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
[Symbol]	PROPOSED FIRE DEPT. CONNECTION

SITE PLAN NOTES:

- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ONSITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES
- THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION APPROVALS.
- 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.
- REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
- REF. ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE AS APPLICABLE.
- 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.
- 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.
- 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 OF COLLEGE STATION OR CITY PERMITTED CONTRACTOR(S) ONLY. (CITY OF COLLEGE STATION, MODIFY FOR OTHER LOCATIONS)
- 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.
- THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE OWNER TO NOT OBSTRUCT DRIVES, ACCESS, OR OTHER OPERATIONAL REQUIREMENTS.
- 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.
- THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
- THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
- 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.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
- 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.
- THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
- ALL WATER LINES TO BE CL 235 DR 14 PVC, MEETING AWWA C-900 OR C-909 STANDARDS.
- ALL 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 2012 INTERNATIONAL PLUMBING CODE.
- ALL METERS TO BE LOCATED WITHIN THE P.U.E.

TA TERRY  
ARCHITECT  
3232 Villanova Street  
Dallas, Texas 75225  
www.taterry.com  
214.850.2373

Project:  
500 Bryan North  
A mixed-use community in  
downtown Bryan, Texas.

Client:  
R + T Studio, LLC  
3232 Villanova St.  
Dallas, Texas 75225  
(214) 850-2373  
www.rtdstudio.com  
Project Number: 1551

**GESSNER**  
ENGINEERING  
GESSNER ENGINEERING  
2501 Ashford Drive  
College Station, Texas 77840

FIRM REGISTRATION NUMBER:  
TBPE F-7461,  
TBPLSF-10193910



Publication Dates:  
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**SITE PLAN**

Drawing Number:  
**C1.00**