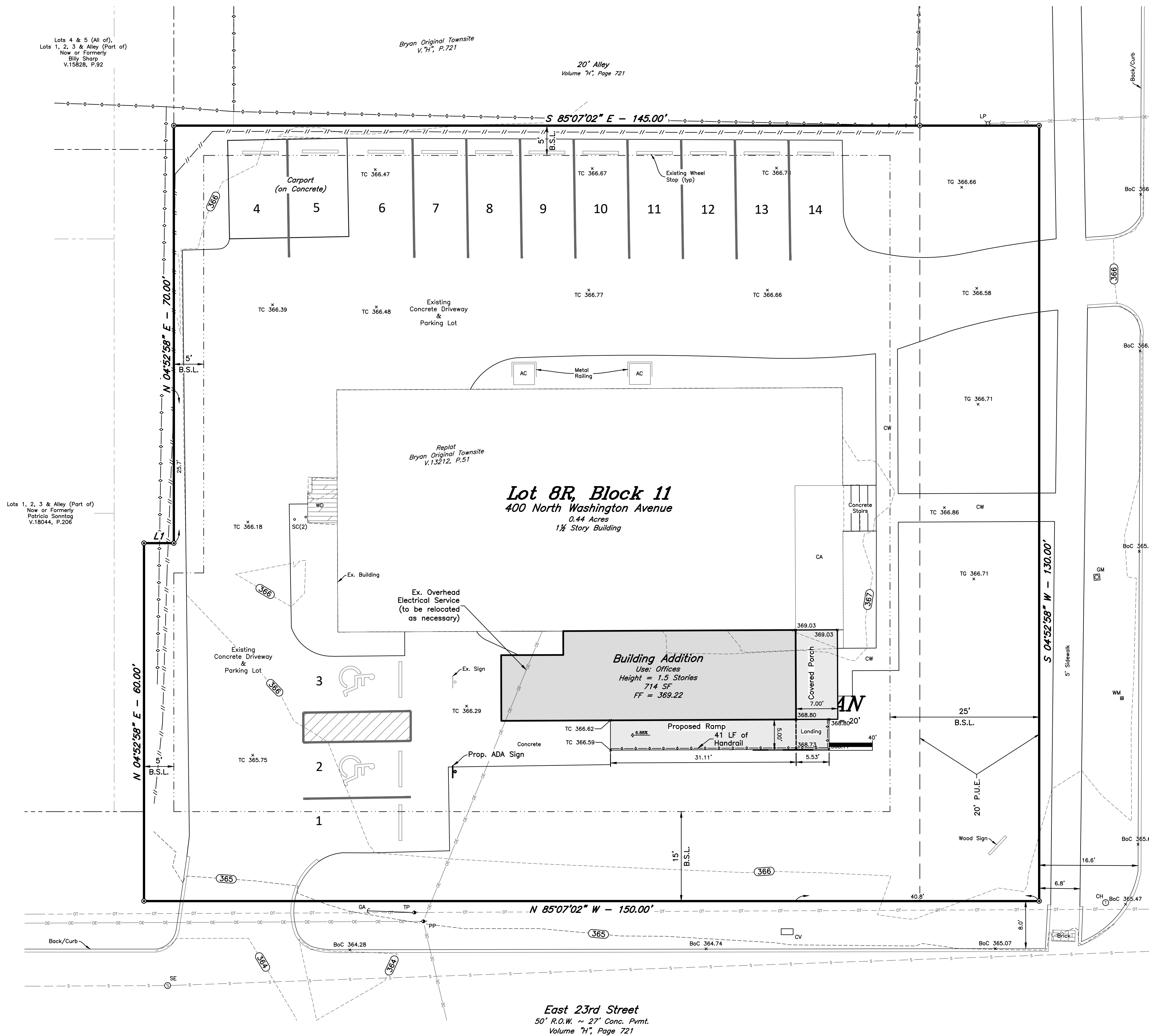


Lots 4 & 5 (All of)  
 Lots 1, 2, 3 & Alley (Part of)  
 Now or Formerly  
 Billy Sharp  
 V.15828, P.92

Bryan Original Townsite  
 V.74, P.721

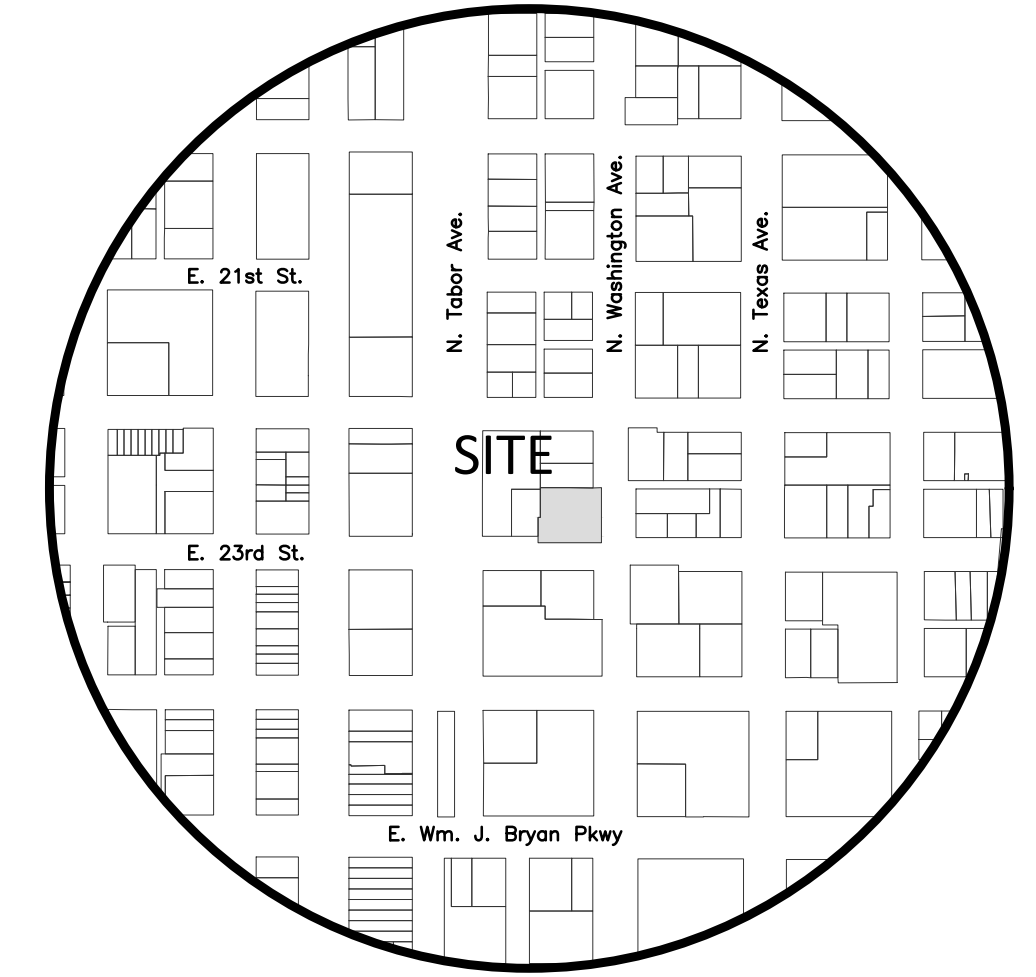
20' Alley  
 Volume 74, Page 721

Lots 1, 2, 3 & Alley (Part of)  
 Now or Formerly  
 Patricia Sonntag  
 V.18044, P.206



East 23rd Street  
 50' R.O.W. ~ 27' Conc. Pmt.  
 Volume 74, Page 721

Scale:  
 1"=10'



VICINITY MAP

Project Benchmark  
 Chiseled Square in Back/Curb  
 ELEV=365.85' (NAD83)

North Washington Avenue  
 50' R.O.W. ~ 27' Conc. Pmt.  
 Volume 74, Page 721

**SITE PLAN NOTES:**

- The subject property is zoned C-1 Office
- Owner & Applicant:  
 Per Curiam Holdings  
 400 N. Washington Ave  
 Bryan Tx 77803
- Proposed Use: Office
- BUILDING USAGE DETAILS:**  
 3,957 SF (total)  
 1.5 Story  
 30' Height Max
- PARKING ANALYSIS:**  
 Total Required Parking Spaces (1sp/300sf): 13 spaces  
 Parking Spaces Provided: 14 spaces  
 Total Parking Lot Spaces: 14 spaces
- WATER AND SANITARY SEWER DEMANDS:**  
 Average Daily Use = 2 GPM  
 Peak Hourly Flow: = 8 GPM  
 Wastewater Flow (Rate of Return = 75%): Pk = 6 GPM Avg. = 1.75 GPM
- FIRE FLOW REQUIREMENTS:**  
 Existing Fire Hydrants will cover this project. The buildings will not be sprinkled.  
 Nearest Fire hydrant is 375' away at the intersection of Wm J Bryan Pkwy and N. Washington Ave.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804102215F, Map Revised April 2, 2014. This property is not located in a Special Flood Hazard Area.
- Irrigation system to be installed by others. Irrigation system must be protected by either a Pressure Vacuum Breaker, a Reduced Pressure Principle Back Flow Device, or a Double-Check Back Flow Device.
- All Backflow devices must be installed and tested upon installation.
- Contractor shall provide one (1) week advance notice to City prior to connecting to existing waterlines and shall coordinate the water line connections with the Utility Dept. and City Inspector.
- NOTE: 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 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.
- Site will utilize dumpster located at the rear of the site.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All signage will be permitted separately.
- Where electric facilities are installed, BTU has the right to install, operate, relocate, construct, reconstruct, add to, maintain, inspect, patrol, enlarge, repair, remove and replace said facilities upon, over, under, and across the property included in the P.U.E. and the right of ingress and egress on property adjacent to the P.U.E. to access electric facilities.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 85°07'02" E	5.00'

- LEGEND**
- ⊙ - 1/2" Iron Rod Found (CM)
  - B.S.L. - Building Setback Line
  - P.U.E. - Public Utility Easement
  - B.C. - Back of Curb Elevation
  - CA - Covered Concrete Area
  - CH - Communications Manhole
  - CV - Communications Vault
  - CW - Concrete Walkway
  - F.F.E. - Finish Floor Elevation
  - GA - Gas Anchor
  - GM - Gas Meter
  - PP - Power Pole
  - LP - Light Pole
  - SE - Sanitary Sewer Manhole
  - TC - Top of Concrete Elevation
  - TE - Top of Ground Elevation
  - TP - Telephone Pole
  - WD - Wood Deck
  - WM - Water Meter
  - ..... - Indicated perp. distance from 'E' to Edge/Slab
  - - - - - Chain Link Fence
  - Wood Fence
  - Contour Elevation
  - - - - - Overhead Electrical Line
  - - - - - Overhead Telephone Line
  - - - - - Underground Sewer Line

**SITE PLAN**

BRYAN ORIGINAL TOWNSITE  
**LOT 8R, BLOCK 11**  
 AS DESCRIBED ON THE REPLAT RECORDED IN  
 VOLUME 13212, PAGE 51

0.44 ACRES  
 STEPHEN F. AUSTIN LEAGUE, A-62  
 BRYAN, BRAZOS COUNTY, TEXAS  
 NOVEMBER 2023  
 SCALE: 1" = 10'

Owner:  
 Per Curiam Holdings LLC  
 118 South Main Street  
 Bryan, Texas 77803

Surveyor:  
 McClure & Browne Engineering/Surveying, Inc.  
 1008 Woodcreek Dr., Suite 103  
 College Station, Texas 77845  
 (979) 693-3838

