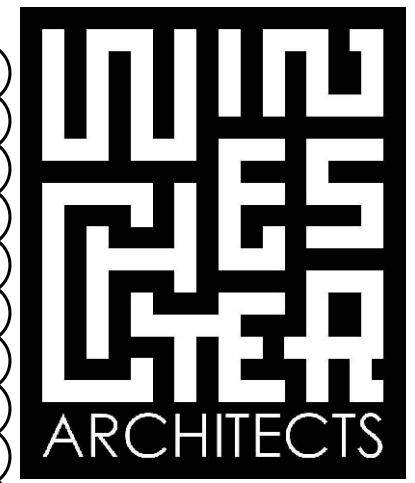


- NOTES:
- TRASH: TRASH PICKUP TO BE LOCATED OFF SITE, IN AN ENCLOSURE OFF OF TAVOR AVENUE (SEE SITE PLAN DIAGRAM). ENCLOSURE SHALL ACCOMMODATE TWO DUMPSTERS AND SHALL MATCH EXISTING DOWNTOWN TRASH ENCLOSURES ALONG BRYAN AND MAIN STREET ALLEYS. THE ENCLOSURE IMPROVEMENTS WILL BE DESIGNED AND INSTALLED BY THE DEVELOPER.
  - OWNER: LKG REALTY ADVISORS  
P.O. BOX 9693  
COLLEGE STATION, TX 77842  
contact: RICK LEMONS  
ricklemons92@gmail.com
  - PLANNED USE OF SITE TO BE BAR & RESTAURANT. COMMERCIAL SPACE ADJACENT TO SOUTH MAIN STREET UNDER SEPARATE PERMIT.
  - EXISTING PARKING STRIPING AND LAYOUT TO REMAIN.
  - ZONING: DT-S DOWNTOWN SOUTH DISTRICT.
  - ELECTRICAL: WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TON 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 PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
  - PLEASE CONTACT BTU LINE DESIGN AT 821-5770 120 DAYS BEFORE POWER IS NEEDED TO BEGIN THE PROCESS OF OBTAINING POWER TO THE SITE. PLEASE PROVIDE A DETAILED LOAD ANALYSIS, AS WELL AS THE SERVICE REQUIREMENTS (VOLTAGE, AMPS, SINGLE PHASE VS THREE PHASE) AT THIS TIME.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 4°43'55" W	19.38'
L2	S 85°13'39" E	10.35'
L3	S 4°46'21" W	105.40'

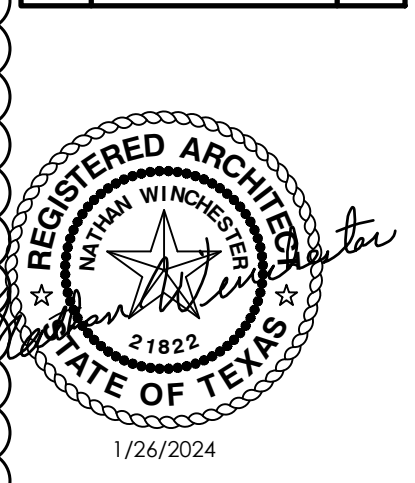


WINCHESTER ARCHITECTS  
201A NORTH MAIN STREET, BRYAN, TEXAS 77803 - 979-823-4039

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-THESE PLANS HAVE BEEN PREPARED FOR ONE TENANT FINISHOUT. FURTHER REPRODUCTION & DISTRIBUTION IS STRICTLY PROHIBITED.  
-THESE PLANS HAVE BEEN PREPARED AS A LIMITED SET FOR A PROFESSIONAL CONTRACTOR. NOT ALL INFORMATION REQUIRED TO CONSTRUCT THIS PROJECT IS GIVEN. ENGINEERING AND SURVEYING SHALL BE PROVIDED & COORDINATED BY OTHERS.

RESTAURANT AND BAR  
315 SOUTH MAIN STREET, SUITES 113 & 114  
BRYAN, TEXAS

PROJECT # 23045



JOB NO.	23045
DRAWN	RF
CHECKED	NW
DATE	1/26/2024
REVISIONS	
▲ PERMIT REV #1	
▲ SITE PLAN REV #1 1/30/24	

SHEET  
**SP1.0**  
SCALE: 1" = 10'-0"

FOR CONSTRUCTION