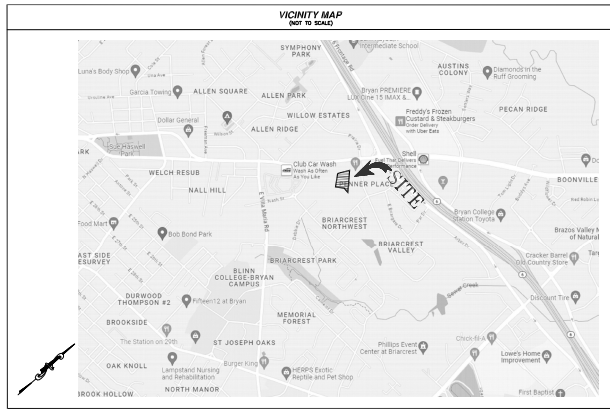


PROPOSED DRAINAGE, GRADING, PAVING AND UTILITIES CONSTRUCTION PLANS

TO SERVE
NASH ST RETAIL CENTER
AT
**2735 NASH ST,
BRYAN, TEXAS 77802**
OCTOBER, 2023



NOTE
CITY OF BRYAN PUBLIC WORKS (979-209-5900), TEXAS ONE-CALL DOES NOT MARK UTILITIES OWNED BY THE CITY OF BRYAN.

NOTE
WHERE ELECTRIC FACILITIES ARE INSTALLED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RIGHT TO INSTALL, OPERATE, MAINTAIN, CONDUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PAVING, DEMOLISH, REPAIR, REMOVE AND REPLACE GAS FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PLAN AND THE RIGHT OF WAY AND ADJACENT PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

NOTE
THESE PLANS ARE BASED ON RECEIVED SITE SURVEY INFORMATION THAT HAS NOT BEEN FIELD VERIFIED BY RSG ENGINEERING. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF KEY UTILITIES AND KEY PUE ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. DISCREPANCIES SHALL BE PROMPTLY COMMUNICATED WITH PROJECT ENGINEER.

NOTE
THE SCOPE OF THESE PLANS IS STRICTLY LIMITED TO ONLY THE WORK AND INFRASTRUCTURE DESIGN COMPLIANCE WITH ALL APPLICABLE REGULATIONS RELATED TO THE DESIGN OF IMPROVEMENTS UNDER THE BUILDING DEVELOPER. ARE NOT WITHIN THE SCOPE OF RSG ENGINEERING. BUILDING CODE COMPLIANCE IS NOT THE RESPONSIBILITY OF RSG ENGINEERING.

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OVERALL DRAINAGE AND GRADING PLAN FOR REFERENCE ONLY	R8.0

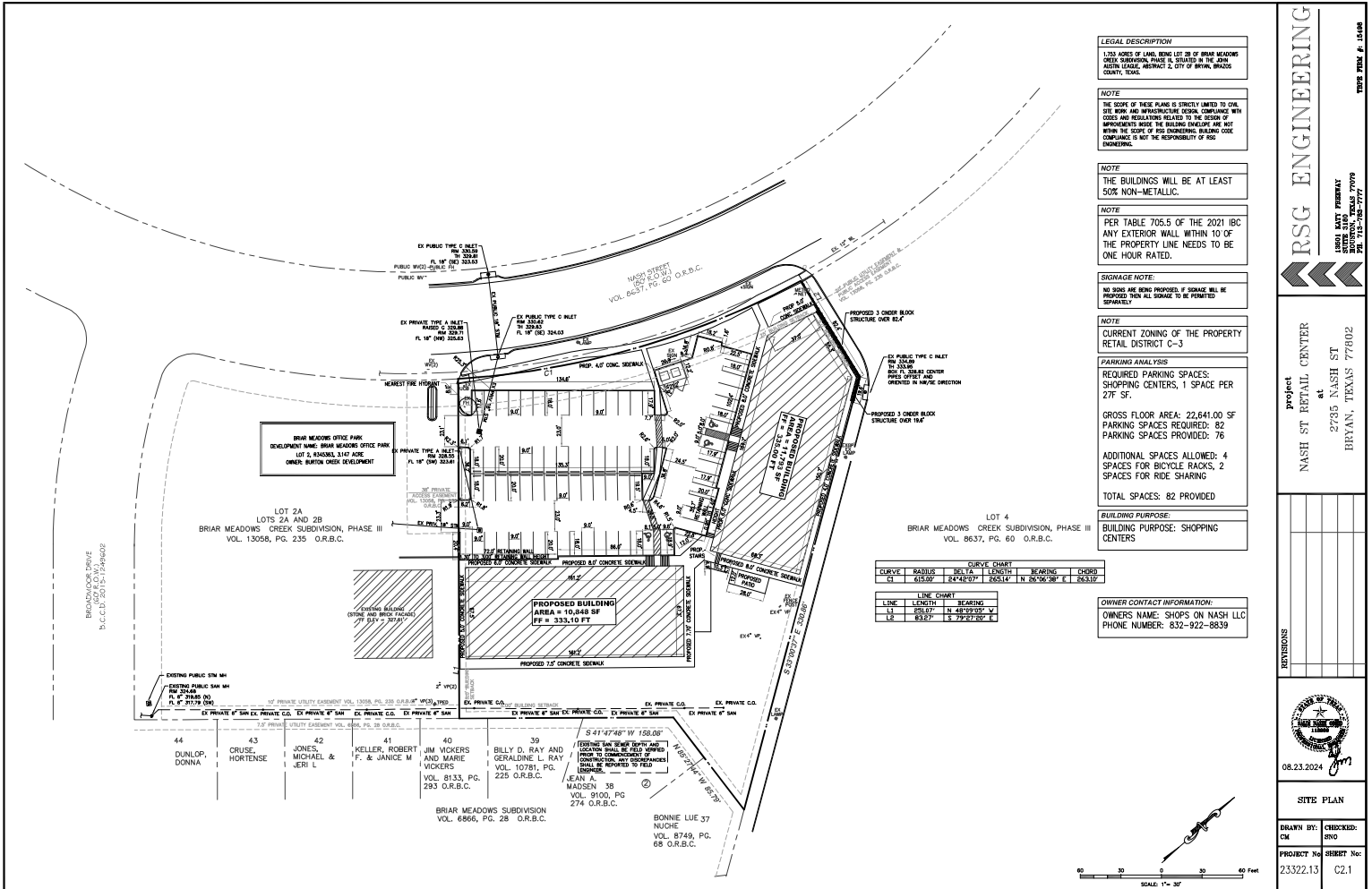


Project
NASH ST RETAIL CENTER
at
**2735 NASH ST
BRYAN, TEXAS 77802**

REVISIONS	



COVER SHEET
DRAWN BY: CM CHECKED BY: SNO
PROJECT No: 23322.13 SHEET No: C1.0



LEGAL DESCRIPTION

1.724 ACRES OF LAND, BEING LOT 28 OF BRIAR MEADOWS CREEK SUBDIVISION, PHASE II, SITUATED IN THE SAN ANTONIO LEAGUE, ABSTRACT 2, CITY OF BRYAN, BRAZOS COUNTY, TEXAS.

NOTE
THE SCOPE OF THESE PLANS IS STRICTLY LIMITED TO THE SITE WORK AND INFRASTRUCTURE DESIGN. COMPLIANCE WITH CODES AND REGULATIONS RELATED TO THE DESIGN OF IMPROVEMENTS WEDGE THE BUILDING ENVELOPE ARE NOT WITHIN THE SCOPE OF THIS ENGINEERING. BUILDING CODE COMPLIANCE IS NOT THE RESPONSIBILITY OF RSG ENGINEERING.

NOTE
THE BUILDINGS WILL BE AT LEAST 50% NON-METALLIC.

NOTE
PER TABLE 705.5 OF THE 2021 IBC ANY EXTERIOR WALL WITHIN 10' OF THE PROPERTY LINE NEEDS TO BE ONE HOUR RATED.

SIGNAGE NOTE:
NO SIGNAGE BEING PROPOSED IF SIGNAGE WILL BE PROVIDED THEN ALL SIGNAGE TO BE PERMITTED SEPARATELY.

NOTE
CURRENT ZONING OF THE PROPERTY: RETAIL DISTRICT C-3

PARKING ANALYSIS
REQUIRED PARKING SPACES:
SHOPPING CENTERS, 1 SPACE PER 277 SF.
GROSS FLOOR AREA: 22,641.00 SF
PARKING SPACES PROVIDED: 82
SPACES FOR BICYCLE RACKS: 2
SPACES FOR RIDE SHARING
TOTAL SPACES: 82 PROVIDED

BUILDING PURPOSE:
BUILDING PURPOSE: SHOPPING CENTERS

CURVE CHART				
CURVE	RADIUS	DELTA	LENGTH	BEARING
C1	615.00'	24°48'37"	265'14"	N 26°10'38" E

LINE CHART	
LINE	BEARING
L1	S 81°57' N 48°32'00" W
L2	S 83°2' E 73°22'00" E

OWNER CONTACT INFORMATION:
OWNERS NAME: SHOPS ON NASH LLC
PHONE NUMBER: 832-922-8839

RSG ENGINEERING
15001 BAY PARKWAY
HOUSTON, TEXAS 77060
TEL: 713-483-2777
FAX: 713-483-2777

Project
NASH ST RETAIL CENTER
at
2785 NASH ST
BRYAN, TEXAS 77802

REVISIONS

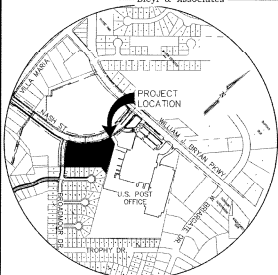
NO.	DESCRIPTION

08.23.2024

SITE PLAN

DRAWN BY: CM	CHECKED: SNO
PROJECT No: 23322.13	SHEET No: C2.1

FOR REFERENCE ONLY



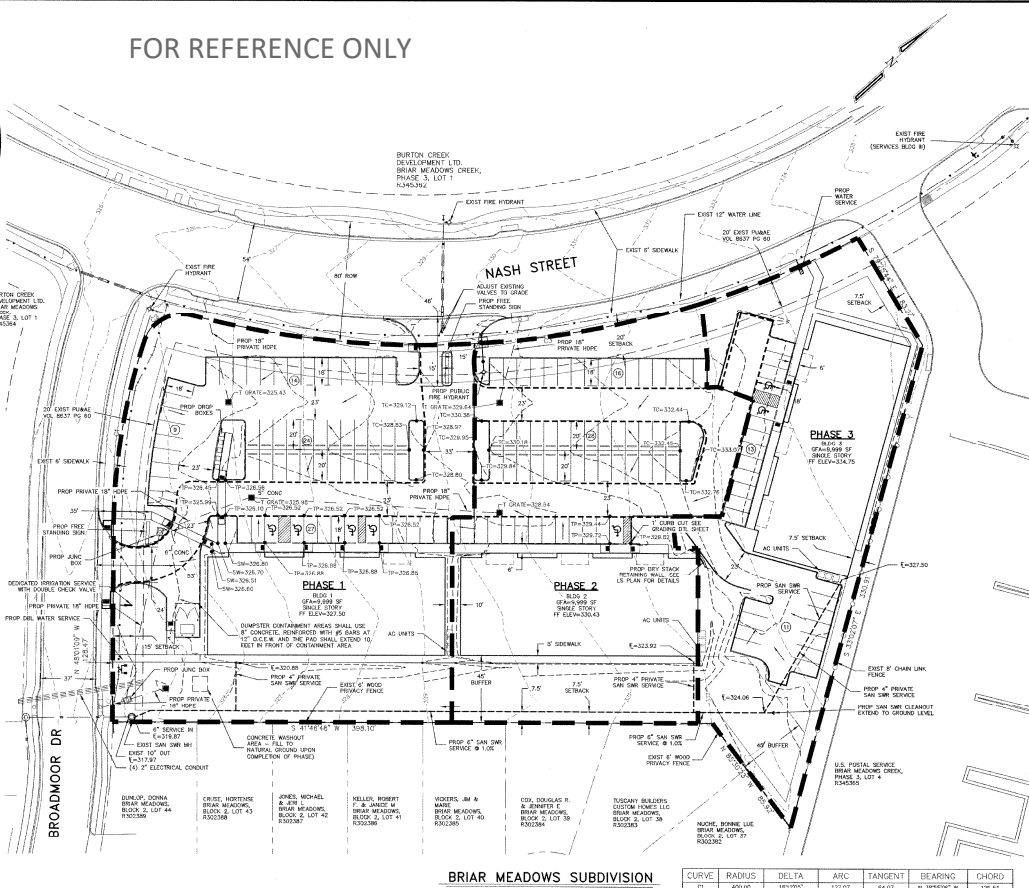
VICINITY MAP
SCALE: NONE

DEVELOPMENT NAME: BRIAR MEADOWS OFFICE PARK
DEVELOPER: BRIAR MEADOWS DEVELOPMENT, L.P.
DATE: 05/11/2010
PROJECT NUMBER: 101319
PLANNED USE: OFFICE BUILDING
CURRENT ZONING: OFFICE (C-1)
RECORDING JURISDICTION: TARRANT COUNTY, TEXAS
PHASE 1: 51
PHASE 2: 52
PHASE 3: 53
ENGINEER: BLEYL & ASSOCIATES, INC.
ARCHITECT: BROWN PELLAND WAGNER ARCHITECTS, INC.

- NOTES:**
- SEE RFP 484102340 FOR PART OF THE SUBJECT TRACT WITH ANY SPECIAL FLOOD HAZARD AREAS.
 - ALL BUILDINGS SHALL BE A MINIMUM OF 10 FEET FROM THE ADJACENT PROPERTY LINE.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BROWN COUNTY, TEXAS.
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LEGEND

- FIRE LINE
- - - SITE DRAINAGE DIRECTION
- PHASE LINE



BRIAR MEADOWS SUBDIVISION



CURVE	RADIUS	DELTA	ARC	TANGENT	BEARING	CHORD
E1	450.00	187.00°	127.07	64.07	N 38°53'38" W	129.24
E2	25.00	161.90°	17.59	13.20	N 17°23'07" E	34.43
E3	615.00	47°20'39"	456.30	239.23	N 30°52'24" E	445.91

Bleyl & Associates
 Project Engineering & Management
 17205 BRIDGEMAN, SUITE 210
 BRYAN, TEXAS 77803
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 (979) 205-2229
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 (979) 205-2240
 (979) 205-2241
 (979) 205-2242
 (979) 205-2243
 (979) 205-2244
 (979) 205-2245
 (979) 205-2246
 (979) 205-2247
 (979) 205-2248
 (979) 205-2249
 (979) 205-2250

SITE PLAN
 BRIAR MEADOWS OFFICE PARK
 PHASE 2, LOT 1
 3.147 ACRES
 AUSTIN SURVEY A-2
 BRYAN, TEXAS

DAVID H. BLEYL
 81873
 5-27-2010
 PROJECT NUMBER: 101319
 FILE NAME: 101319-SITE-PLAN-REV.DWG
 SHEET: 2 of 15