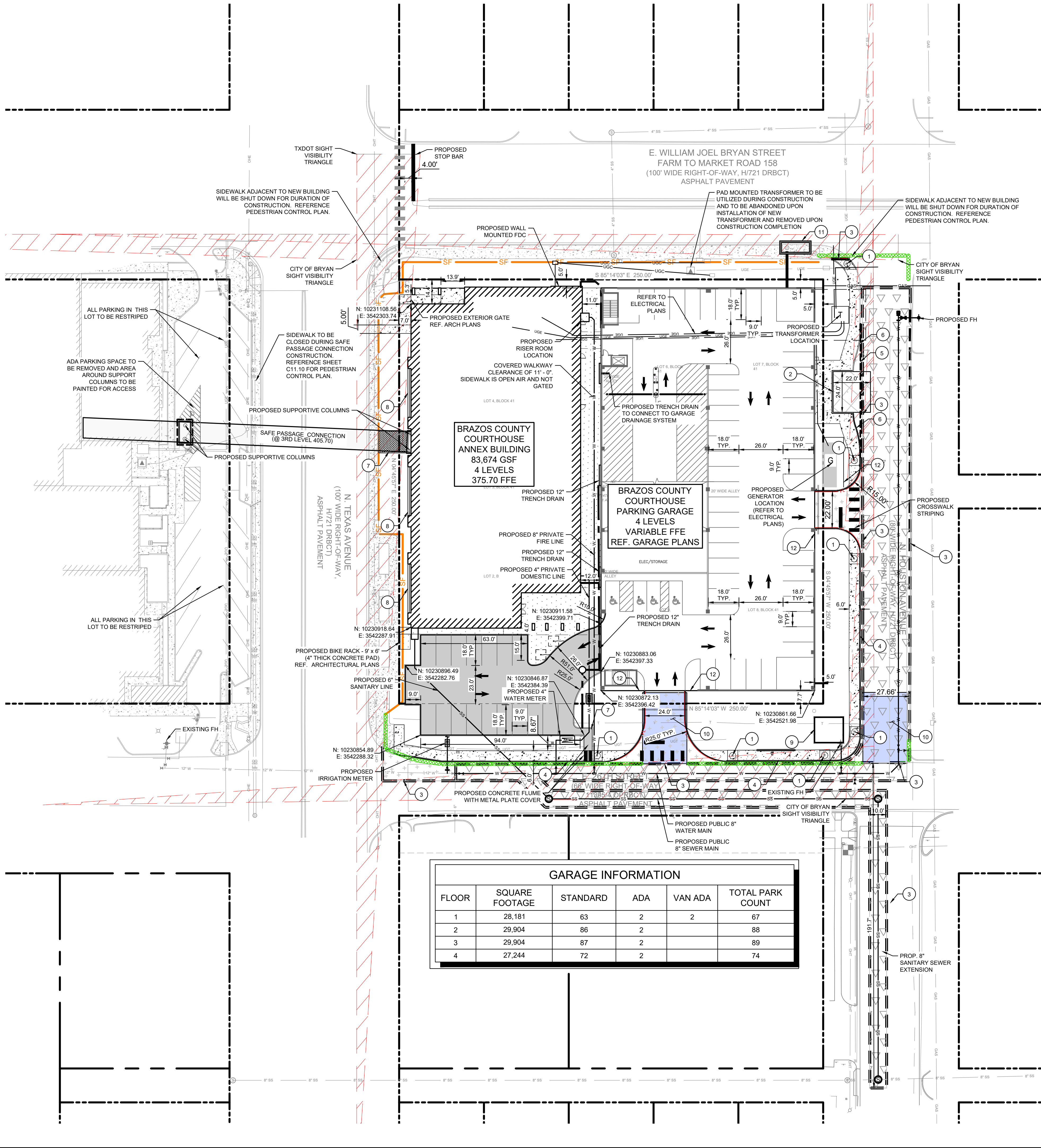
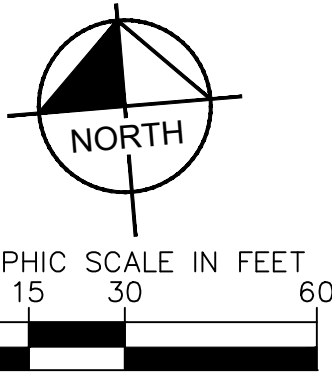


IMAGES  
PLOTTER BY  
BRKORE, ANNE (BRKSON) 22/02/2025 2:52 PM  
DATE: 22/02/2025  
DRAWN BY: ANNE (BRKSON)  
CHECKED BY: ANNE (BRKSON)  
THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AND IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE  
OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



## SITE NOTES

- ALL CURB RADII ARE 3' OR 10' UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
- ALL BARRIER FREE RAMPS AND PAVEMENT IN PUBLIC RIGHT OF WAY AND PEDESTRIAN AND UTILITY EASEMENT SHALL BE BUILT PER MUNICIPAL STANDARD DETAILS.
- PAINTED TRAFFIC MARKINGS AND STRIPING TO RECEIVE TWO COATS OF PAINT.
- ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
- THE PROPOSED FIRE LINE CONNECTION TO THE BUILDING WILL BE SEPARATE FROM EXISTING FIRE LINE IN THE EXISTING BUILDING. THE PROPOSED FIRE SYSTEM WILL STAND ALONE, AND NOT BE TIED TO THE EXISTING BUILDING.
- THE PROPOSED EXPANSION WILL RECEIVE DOMESTIC WATER SERVICE FROM THE EXISTING DOMESTIC LINE SERVING THE EXISTING BUILDING.
- 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 OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT TO INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
- PLEASE CONTACT BTU LINE DESIGN AT (979) 821-5770 120 DAYS BEFORE POWER IS NEEDED TO BEGIN THE PROCESS OF OBTAINING POWER TO THE SITE.
- CONTRACTOR TO CALL CITY OF BRYAN PUBLIC WORKS (979-209-5900) TO COORDINATE LOCATION OF CITY OF BRYAN UTILITIES.
- ADA PARKING SPACES WILL BE CONSTRUCTED IN COMPLIANCE WITH RULE 68.104 (TCV) HOUSE BILL 3163.
- ALL PROPOSED PAVEMENT AREAS SHALL BE PROOF ROLLED AND ANY WEAK OR SOFT AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED FILL.
- FILL SHALL BE APPROVED BY ONSITE MATERIALS TESTING REPRESENTATIVE.
- PRIOR TO PLACING PAVEMENT, CONTRACTOR SHALL REFER TO SITE LIGHTNING PLAN AND IRRIGATION PLAN FOR LOCATION OF UNDERGROUND CONDUITS AND SLEEVES.
- PRIOR TO PLACING PAVEMENT, CONTRACTOR SHALL FIELD VERIFY THAT SLOPE IN ALL ACCESSIBLE PARKING AREAS (INCLUDING ADJACENT LOADING AREAS) SHALL NOT EXCEED 2% AND SLOPE ON SIDEWALKS AND WALKWAYS DOES NOT EXCEED A 2% CROSS SLOPE AND A 5% SLOPE IN THE DIRECTION OF TRAVEL. NOTIFY ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
- ALL SIGNAGE SHALL BE PERMITTED SEPARATELY.
- NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FIRM PANEL 48041C0215F, WITH AN EFFECTIVE DATE OF APRIL 2, 2014.
- BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE, AT (979) 209-5900 FOR AN ON-SITE REVIEW.
- IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE, PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
- ALL-WEATHER ACCESS ROUTE MUST BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.



## LEGEND

- PROPOSED 4" CONCRETE SIDEWALK
- PROPOSED 5" LIGHT DUTY CONCRETE PAVEMENT
- PROPOSED 7" HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED MILL & RESURFACE
- PROPOSED FULL DEPTH ASPHALT RECONSTRUCTION
- PROPOSED SIDEWALK ON CEMENT STABILIZED SUBGRADE
- PROPOSED 8" HEAVY DUTY CONCRETE PAVEMENT WITH #5 BARS 12" O.C.W.
- SIGHT TRIANGLE
- SITE BOUNDARY
- PROPOSED SAW-CUT LINE
- PROPOSED FIRE LANE STRIPING
- BARRIER FREE RAMP (BFR)
- SILT FENCE
- RICE WATTLE FILTER BARRIER
- CONSTRUCTION ENTRANCE

## SITE DATA TABLE

OWNER:	BRAZOS COUNTY 300 E 26TH STREET BRYAN, TX 77803
ADDRESS:	101 NORTH TEXAS AVENUE BRYAN TEXAS 77803
ZONING:	DT-C
LAND USE:	COURTHOUSE
LOT AREA:	1.435 ACRES
AREA OF CONSTRUCTION:	2.684 ACRES
SITE ADDRESS:	101 NORTH TEXAS AVENUE BRYAN TEXAS 77803
LEGAL DESCRIPTION:	CITY OF BRYAN TOWNSITE, BLOCK 41, LOT ALL & ALLEY
FIRE REQUIREMENTS:	
CONSTRUCTION TYPE:	IIB
GROSS SQUARE FOOTAGE:	83674 SF
BUILDING HEIGHT:	56'-7 1/2"
SPRINKLER SYSTEM:	YES
REQUIRED FIRE FLOW:	1575 GPM
REQUIRED # FIRE HYDRANTS:	3
PROVIDED FIRE HYDRANTS:	3
PARKING REQUIREMENTS:	
USE:	COURTHOUSE
REQUIRED PARKING:	NO REQUIREMENT
PROPOSED PARKING:	318 SPACES
REQUIRED ADA PARKING:	7 SPACES
PROPOSED ADA PARKING:	8 SPACES
PROPOSED VAN ADA PARKING:	2 SPACES
TOTAL ADA PARKING:	10 SPACES

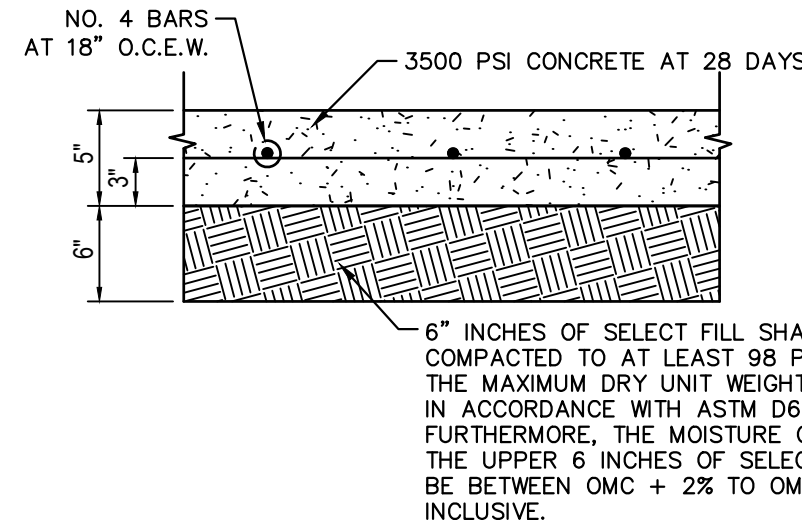
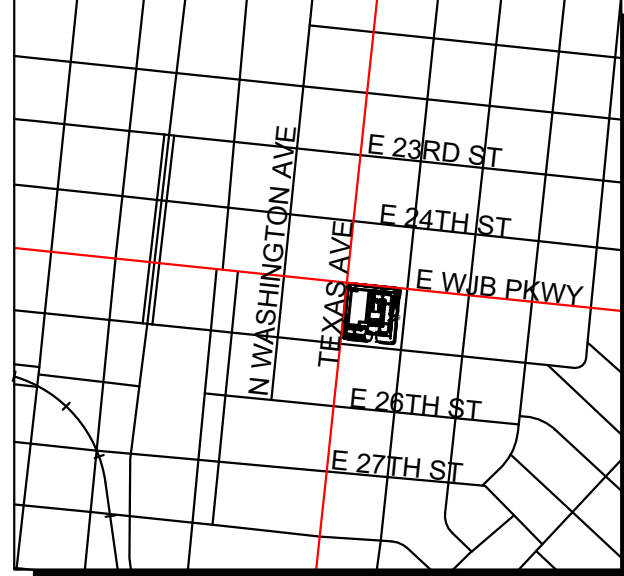
## KEY NOTES

- |  |   |
|--|---|
| 1. PROPOSED ADA RAMP   | 7. PROPOSED FLUME   |
| 2. PROPOSED DUMPSTER ENCLOSURE, REFERENCE ARCHITECT PLAN (PENDING CITY COORDINATION) (SEE DETAIL THIS SHEET) | 8. PROPOSED RECESSED, EXTERIOR GRADE LED LIGHT, REFERENCE ARCHITECT PLANS |
| 3. PROPOSED SAWCUT   | 9. CONCRETE WASHOUT   |
| 4. PROPOSED 6" CURB AND GUTTER   | 10. CONSTRUCTION ENTRANCE   |
| 5. PROPOSED VALLEY GUTTER  | 11. CURB INLET PROTECTION   |
| 6. PROPOSED 6" CURB  | 12. FIRE LANE, DESIGNATED PARKING ONLY AND TOW-AWAY ZONE SIGNS            |

## WATER/SEWER DEMAND TABLE

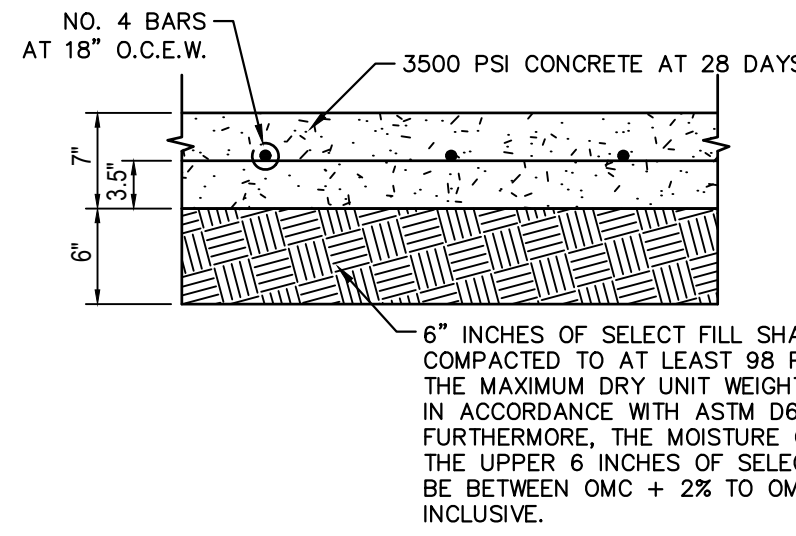
MAXIMUM WATER DEMAND (GAL/MIN)	150
AVG. WATER DEMAND (GAL/MIN)	37.5
MINIMUM WATER DEMAND (GAL/MIN)	0
MAXIMUM SEWER LOADING (GAL/MIN)	150

## KEY MAP



## LIGHT-DUTY CONCRETE PAVING

N.T.S.



## HEAVY-DUTY CONCRETE PAVING

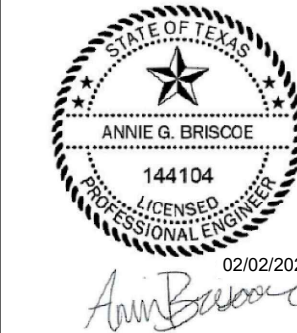
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NAVD 83 (GEOID 2011)  
TEMPORARY BENCHMARK 91: N1023098.46, E1354507.34, Z131.46  
CITY OF BRYAN MONUMENT GPS-35 (ELEVATION DATA)  
NAVD 83 (GEOID 2011)  
TEMPORARY BENCHMARK 92: N1023098.46, E1354507.34, Z131.46  
CITY OF BRYAN MONUMENT GPS-35 (ELEVATION DATA)  
NAVD 83 (GEOID 2011)  
TEMPORARY BENCHMARK 93: N1023098.46, E1354507.34, Z131.46  
CITY OF BRYAN MONUMENT GPS-35 (ELEVATION DATA)  
NAVD 83 (GEOID 2011)  
TEMPORARY BENCHMARK 94: N1023098.46, E1354507.34, Z131.46  
CITY OF BRYAN MONUMENT GPS-35 (ELEVATION DATA)  
NAVD 83 (GEOID 2011)  
TEMPORARY BENCHMARK 95: N1023098.46, E1354507.34, Z131.46  
CITY OF BRYAN MONUMENT GPS-35 (ELEVATION DATA)  
NAVD 83 (GEOID 2011)  
TEMPORARY BENCHMARK 96: N1023098.46, E1354507.34, Z131.46  
CITY OF BRYAN MONUMENT GPS-35 (ELEVATION DATA)  
NAVD 83 (GEOID 2011)  
TEMPORARY BENCHMARK 97: N1023098.46, E1354507.34, Z131.46  
CITY OF BRYAN MONUMENT GPS-35 (ELEVATION DATA)  
NAVD 83 (GEOID 2011)  
TEMPORARY BENCHMARK 98: N1023098.46, E1354507.34, Z131.46  
CITY OF BRYAN MONUMENT GPS-35 (ELEVATION DATA)  
NAVD 83 (GEOID 2011)  
TEMPORARY BENCHMARK 99: N1023098.46, E1354507.34, Z131.46  
CITY OF BRYAN MONUMENT GPS-35 (ELEVATION DATA)  
NAVD 83 (GEOID 2011)  
TEMPORARY BENCHMARK 100: N1023098.46, E1354507.34, Z131.46  
CITY OF BRYAN MONUMENT GPS-35 (ELEVATION DATA)  
NAVD 83 (GEOID 2011)



**Kimley»Horn**



**CITY SITE PLAN**

**BRAZOS COUNTY  
COURTHOUSE ANNEX  
BUILDING  
PREPARED FOR  
BRAZOS COUNTY  
BRYAN, TEXAS**

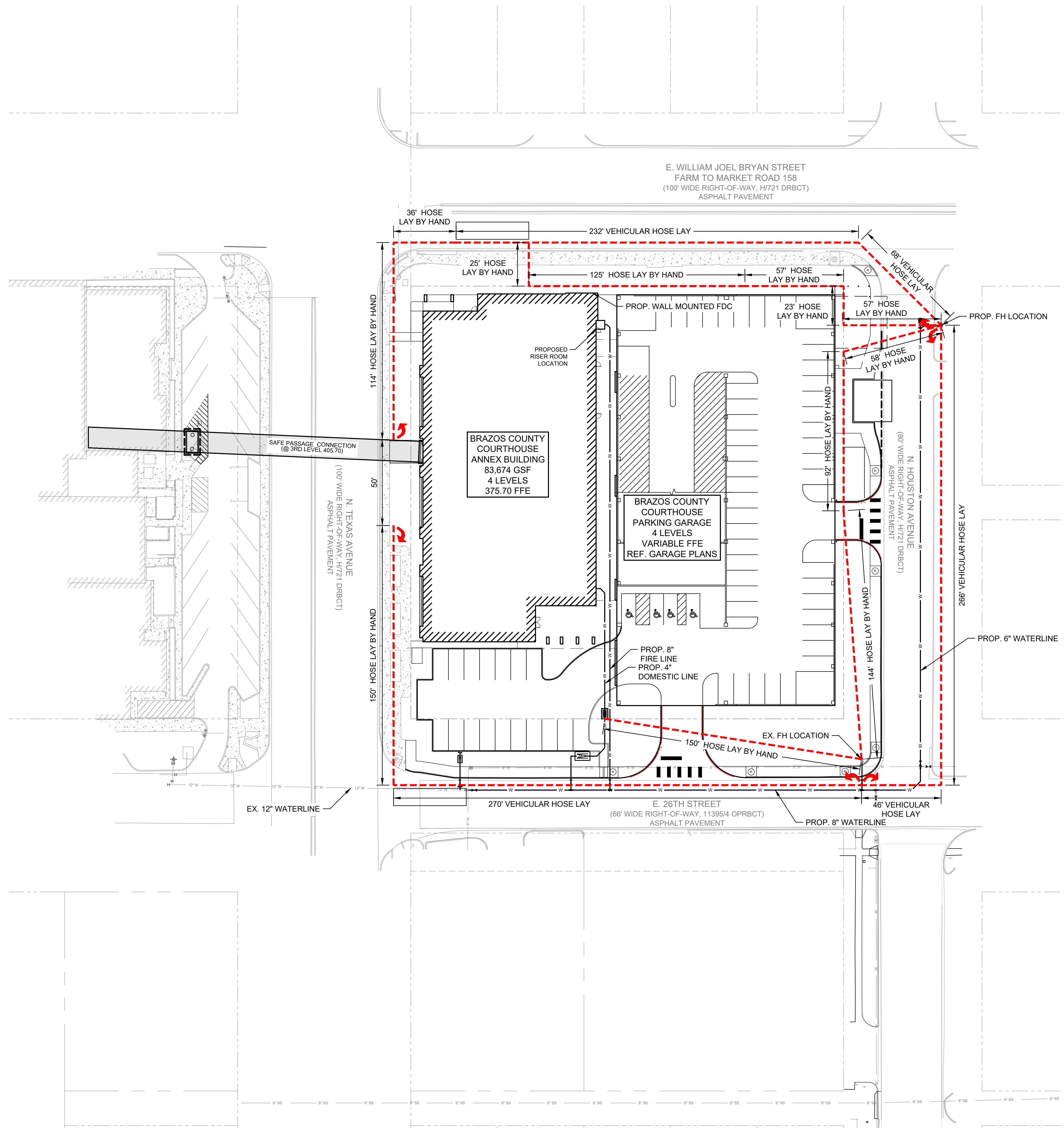
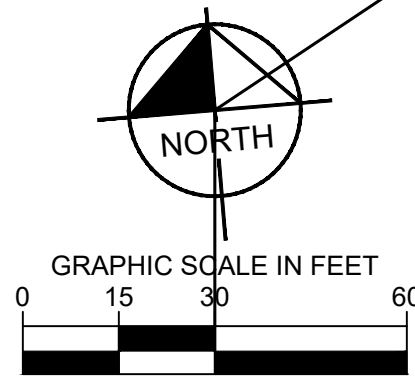
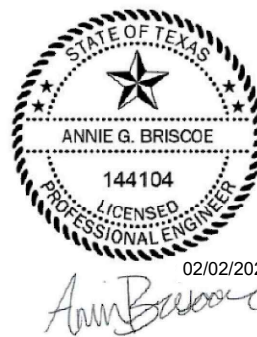
SHEET NUMBER

C1.00

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BRISCOE, ANNIE (BESSON) 2/2/2026 2:25 PM

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PROJECT No.	060037800
DATE:	02/02/2026
SCALE:	AS SHOWN
DESIGNED BY:	TSN
DRAWN BY:	CLP
CHECKED BY:	SAG

## FIRE PROTECTION PLAN

**BRAZOS COUNTY  
COURTHOUSE ANNEX  
BUILDING  
PREPARED FOR  
BRAZOS COUNTY  
BRYAN, TEXAS**

SHEET NUMBER

C1.01