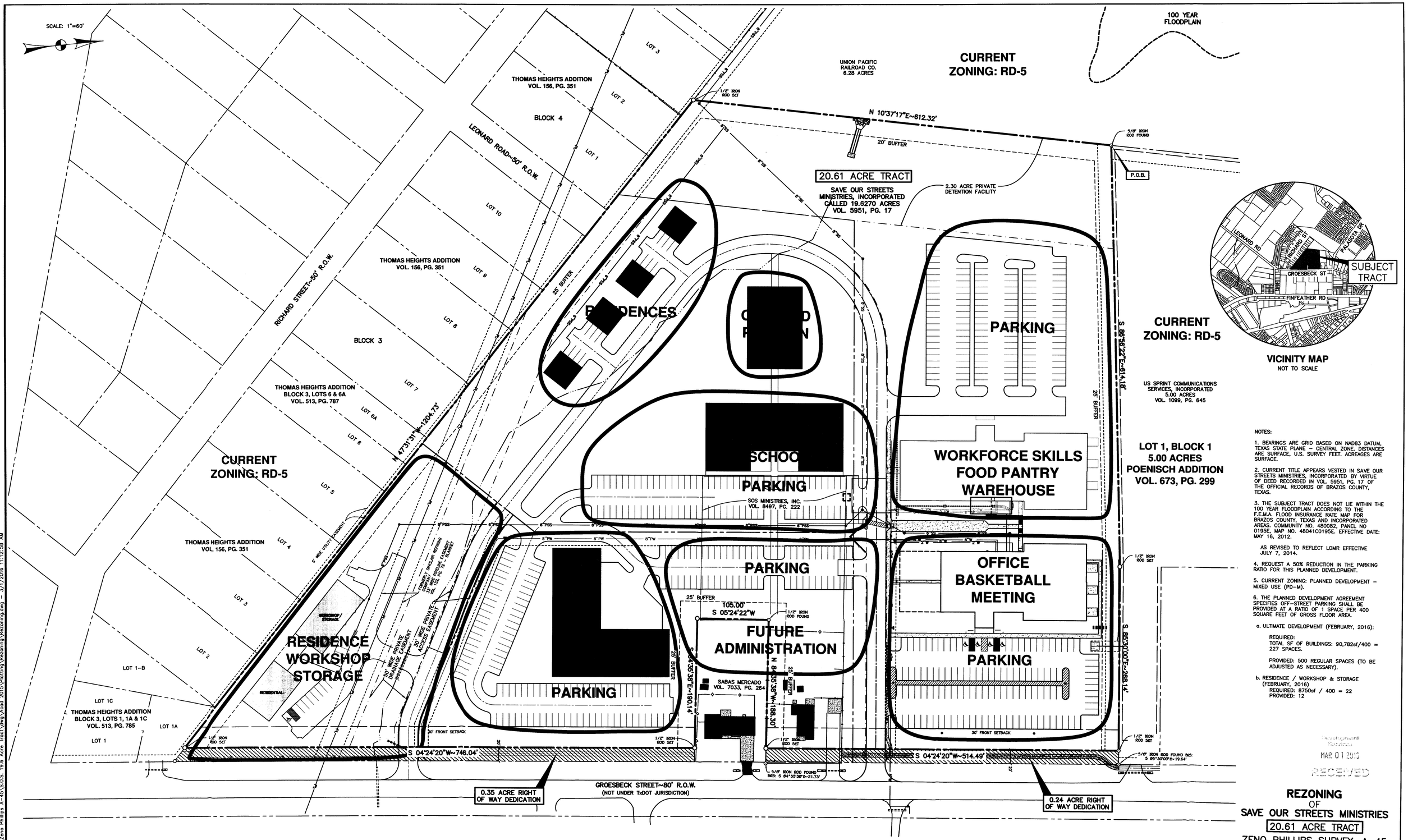

NOTES:

1. BEARINGS ARE GRID BASED ON NAD83 DATUM, TEXAS STATE PLANE – CENTRAL ZONE. DISTANCES ARE SURFACE, U.S. SURVEY FEET. ACREAGES ARE SURFACE.

2. CURRENT TITLE APPEARS VESTED IN SAVE OUR STREETS MINISTRIES, INCORPORATED BY VIRTUE OF DEED RECORDED IN VOL. 5951, PG. 17 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS.

3. THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO 0195E, MAP NO. 48041C0195E. EFFECTIVE DATE: MAY 16, 2012.

AS REVISED TO REFLECT LOMR EFFECTIVE JULY 7, 2014.

4. REQUEST A 50% REDUCTION IN THE PARKING RATIO FOR THIS PLANNED DEVELOPMENT.

5. CURRENT ZONING: PLANNED DEVELOPMENT – MIXED USE (PD–M).

6. THE PLANNED DEVELOPMENT AGREEMENT SPECIFIES OFF–STREET PARKING SHALL BE PROVIDED AT A RATIO OF 1 SPACE PER 400 SQUARE FEET OF GROSS FLOOR AREA.

a. ULTIMATE DEVELOPMENT (FEBRUARY, 2016):

REQUIRED:
TOTAL SF OF BUILDINGS: 90,782sf/400 = 227 SPACES.

PROVIDED: 500 REGULAR SPACES (TO BE ADJUSTED AS NECESSARY).

b. RESIDENCE / WORKSHOP & STORAGE (FEBRUARY, 2016)
REQUIRED: 8750sf / 400 = 22
PROVIDED: 12

Development Services
MAR 01 2016
RECEIVED

REVISED: FEBRUARY 29, 2016
PER SITE DEVELOPMENT 2nd COMMENTS.

REVISED: FEBRUARY 16, 2016
PER SITE DEVELOPMENT 1st COMMENTS.

REVISED: JANUARY 29, 2016
ADDED RESIDENCE, WORKSHOP & STORAGE TO SOUTHEAST CORNER.

REZONING
OF
SAVE OUR STREETS MINISTRIES
20.61 ACRE TRACT

ZENO PHILLIPS SURVEY, A–45
BRYAN, BRAZOS COUNTY, TEXAS
SCALE: 1"=60' FEBRUARY, 2016

PREPARED BY:
CIVIL ENGINEERING CONSULTANTS
4101 S. TEXAS AV. STE A
BRYAN, TX + PH.979/846-6212

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