SCALE: 1"=60'

100 YEAR FLOODPLAIN

UNION PACIFIC RAILROAD CO. 6.28 ACRES

CURRENT ZONING: RD-5

THOMAS HEIGHTS ADDITION VOL. 156, PG. 351

BLOCK 4

LOT 1 LOT 2 LOT 3

LEONARD ROAD~50' R.O.W.

1/2" IRON ROD SET

N 10°37'17"E~612.32'

20' BUFFER

5/8" IRON ROD FOUND

P.O.B.

20.61 ACRE TRACT

SAVE OUR STREETS MINISTRIES, INCORPORATED CALLED 19.6270 ACRES VOL. 5951, PG. 17

2.30 ACRE PRIVATE DETENTION FACILITY

LOT 10 LOT 9 LOT 8 LOT 7 LOT 6A LOT 6 LOT 5 LOT 4 LOT 3 LOT 2 LOT 1-B LOT 1C LOT 1A LOT 1

RICHARD STREET~50' R.O.W.

THOMAS HEIGHTS ADDITION VOL. 156, PG. 351

BLOCK 3

THOMAS HEIGHTS ADDITION BLOCK 3, LOTS 6 & 6A VOL. 513, PG. 787

N 47°31'31"W~1204.73'

25' BUFFER

RESIDENCES

COVERED PAVILION

PARKING

CURRENT ZONING: RD-5

VICINITY MAP
NOT TO SCALE

LEONARD RD
RICHARD ST
PALADIA DR
GROESBECK ST
FINFEATHER RD
SUBJECT TRACT

US SPRINT COMMUNICATIONS SERVICES, INCORPORATED 5.00 ACRES VOL. 1099, PG. 645

S 86°56'22"E~614.18'

25' BUFFER

OFFICE / VOCATIONAL SCHOOL

WORKFORCE SKILLS FOOD PANTRY WAREHOUSE

LOT 1, BLOCK 1
5.00 ACRES
POENISCH ADDITION
VOL. 673, PG. 299

PARKING

SOS MINISTRIES, INC. VOL. 8497, PG. 222

CURRENT ZONING: RD-5

5' WIDE UTILITY EASEMENT

THOMAS HEIGHTS ADDITION VOL. 156, PG. 351

8"PSS 8"PW

FORMERLY CIRCULAR SUPPING COMPANY 30' WIDE PIPELINE EASEMENT VOL. 1152, PG. 72 - BLANKET

WORKSHOP / STORAGE

RESIDENCE WORKSHOP STORAGE

RESIDENTIAL

50' WIDE PRIVATE DRAINAGE EASEMENT

30' WIDE PRIVATE ACCESS EASEMENT

RETAIL / RESTAURANT

PARKING

PARKING

25' BUFFER

105.00'
S 05°24'22"W

1/2" IRON ROD FOUND

FUTURE ADMINISTRATION

N 84°35'38"E~190.14'

N 84°35'38"W~188.30'

SABAS MERCADO VOL. 7033, PG. 264

OFFICE BASKETBALL MEETING

PARKING

S 86°30'00"E~268.14'

1/2" IRON ROD SET

30' FRONT SETBACK

THOMAS HEIGHTS ADDITION BLOCK 3, LOTS 1, 1A & 1C VOL. 513, PG. 785

S 04°24'20"W~746.04'

S 04°24'20"W~514.49'

5/8" IRON ROD FOUND BEARS: S 84°35'38"E~21.73'

5/8" IRON ROD FOUND BEARS: S 86°30'00"E~19.64'

0.35 ACRE RIGHT OF WAY DEDICATION

GROESBECK STREET~80' R.O.W.
(NOT UNDER TxDOT JURISDICTION)

0.24 ACRE RIGHT OF WAY DEDICATION

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

PARKING AND ADA REQUIREMENTS WILL BE DETERMINED AT THE TIME OF SITE PLAN REVIEW.

REZONING
OF
SAVE OUR STREETS MINISTRIES
20.61 ACRE TRACT

ZENO PHILLIPS SURVEY, A–45
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=60' FEBRUARY, 2016

REVISED: MARCH 11, 2016
PER SITE DEVELOPMENT 3rd COMMENTS DATED MARCH 8, 2016.

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.

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

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