Douglas H Garrett
MARINO Estates
9.43 Acres
Lot 1 Block 2
VOL 1237 PAGE 512

182.63'
N 34°10'51" E

1" = 20'

Australian Shepherd Club of Amer.

TRACT 2
1.007 Acres

25' Rear Building Setback

Direction of Flow

Direction of Flow

Tributary Break Line

8" Tree

PROPOSED PERMEABLE PAVER WITH GRASS AREA

Existing Concrete Slab to Be Removed

3600 SF
HVAC Equipment
Warehouse

PROPOSED
60'x60'
BLDG

Existing Septic To Be Abandoned ASAP

S 00°46'11" E
369.47'

APPROX. 56'

Helen J Ross Trust
1.57 Acres
Lot 13 Block 2
Vol 4566 Page 25

N 60°54'20" W
369.15'

14x24 Building to Be moved

Concrete Slab to Be Removed

Existing Building To Be moved

Construction Debris

Concrete Wash out

22.6'

10'6"

23'

APPROX 33'

352

Code 2009 IBC To Be Followed

T Hugh Thompson
Charles Marino Land
Partition Remainder of Lot 15
.923 Acres Vol 1142, Page 371

Guy Wire

Electr. Service

7926 SF Building x 15% = 1189 Required PTS
8 Trees x 225 pts ea. = 1800 PTS Provided = 611 pts over Req

Handi Cap

42'

20'

640 SF Porch

Handi cap Parking

12" Tree

18" Tree

16" Tree

20" Tree

18" Tree

20' Side Building Setback

Proposed Sewer Line to Hwy 21

EXISTING BRICK BLDG
4326 SF one story

103'

153'

9,945 S.F

EXISTING CONCRETE DRIVE/PARKING AREA

20' Side Building Setback

Power Pole

Power Pole

Parking Provided 4326 SF office/300 SF = 14.42 15 = 19
3600 SF warehouse/1000 SF. = 3.6 4

19 spaces Require 34 spaces provided

Note: The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste associated with the project. The contractor shall use all means necessary to prevent the occurance of wind blown litter from the project.

Note: Demolition/Construction waste: Site is required to provide containment for waste prior to and during demolition/construction solid waste. Roll off boxes and or metal dumpsters to be provided by city or approved vendor

352

50' Front Building Setback

30" Tree

24" Tree

Direction of Flow

40' Cross Access easement

30' Sewer Easement

Fire Hydrant

Old Drive To Be Removed

65'

25'

W Water meter

Neighbor Access

153'

180

S 34°17'52" W
182.05'

60' Access

Hwy 21 Row varying widths

NOTES Parking Lot to be striped according to standards set forth in the City of Bryan code of ordinance

SUBJECT PROPERTY ZONED C-3

ACCORDING TO SCALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48041C0205F, DATED APRIL 2, 2014, THIS TRACT DOES NOT LIE WITHIN 100=YR FLOOD HAZARD AREA.

TOPOGRAPHY CONTOUR LINES AND TRIBUTARY BREAK LINE TAKEN FROM COB GIS.

TOTAL LOT ACREAGE IS 1.54 ACRES. APPROXIMETLY 1.36 ACRES FLOWS TO THE EAST OR FRONT OF THE PROPERTY AND 0.18 ACRES FLOWS TO THE WEST OR REAR OF THE PROPOERTY.

6038 E. SH 21

Hwy 21
Approx 43'

PROPOSED BUILDING AND PERMEABLE DRIVE

Hwy 21 Row

JOB NUMBER: 1172-001-16
CLIENT: CARL WALTHALL
DATE: 1/25/2016

PAYNE INDUSTRIES
SURVEYING - CIVIL ENGINEERING - GIS
CORPORATE OFFICE:
121 W. BUCK STREET
CALDWELL, TX 77836
PHONE: (979) 567-4500 FAX: (979) 567-6000
EMAIL: INFO@PAYNE-LLC.COM
WEBSITE: PAYNE-LLC.COM
FIRM REGISTRATION: 10193780 & F-16791

Site Plan
Walthall Holdings LLC
1.54 Acres
Block 2 Lot 14 Marino Estates
Sub Division

Walthall Holdings LLC.
6083 E. SH 21
Bryan, TX 77808
979-218-1244

Neighbors Access
80' wide

FEB 10 2016
RECEIVED