LOT 1A
ST. LUKES ADDITION
VOL. 14264, PG. 128
REPLAT

GENERAL NOTES:
1. Front: 25', Side: 10', Side adjacent to arterial street: 25', Side adjacent to collector or local street: 25', Rear: 7.5'.
2. Current zoning is C-1 (Office). Setbacks are as follows:
   - Front: 25', Side: 7.5', Rear: 7.5', Side street: 15'
3. Contours shown herein are taken from City of Bryan electronic information.
4. The building footprint and overhang eaves do not encroach on building setbacks or recorded easements.
5. Detention for this development was completed with the plat of St. Luke's Addition, Vol. 14264, PG. 128, a concrete spillway provides the detention.
6. For utility notification contact BTU (979-821-5700) and City of Bryan (979-209-5900).