



- NOTES:**
- PROPOSED USE & IMPROVEMENTS: NEW ADDITIONS TO EXISTING ONE-STORY FUNERAL HOME & CREMATORY FACILITY W/ OFFICES.
  - A PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA DESIGNATED AS "ZONE AE", AND A PORTION OF THE PROPERTY LIES WITHIN THE REGULATORY FLOODPLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBERS 48012C DATED APRIL 2, 2014.
  - PARKING ANALYSIS: THE EXISTING PARKING LOT IS TO BE MODIFIED DUE TO THE ADDITIONS TO THE BUILDING, THE EXISTING PARKING SPACES ON THE SOUTHEASTERN SIDE OF THE BUILDING (INCLUDING 2 HANDICAP SPACES AND LOADING ZONE) ARE BEING REMOVED. 2 NEW PARKING SPACES ARE BEING CONSTRUCTED ON THE SOUTHWESTERN SIDE OF THE BUILDING, AND 3 EXISTING STANDARD PARKING SPACES ARE BEING CONVERTED INTO HANDICAP SPACES W/ A LOADING ZONE. REFER TO THE PARKING ANALYSIS TABLE FOR A BREAKDOWN OF SPACES PROVIDED.
  - TRAFFIC IMPACT ANALYSIS: A TIA IS NOT REQUIRED.
  - NO ADDITIONAL WATER USAGE IS PROPOSED WITH THESE IMPROVEMENTS. THEREFORE A WATER AND SEWER BREAKDOWN IS NOT INCLUDED.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
  - 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 SHALL BE SUPPLIED BY CITY PERMITTED CONTRACTOR(S) ONLY.
  - ALL PROPOSED EXTERIOR BUILDING AND SITE LIGHTING WILL MEET THE STANDARDS OF SECTION 7.10 OF THE UNIFIED DEVELOPMENT ORDINANCE. THE LIGHT SOURCE SHALL NOT PROJECT BELOW AN OPAQUE HOUSING. NO FIXTURE SHALL DIRECTLY PROJECT LIGHT HORIZONTALLY. FIXTURES SHALL BE MOUNTED IN SUCH A MANNER THAT THE PROJECTED CONE OF LIGHT DOES NOT CROSS ANY PROPERTY LINE.
  - CONTRACTOR IS TO MAINTAIN EROSION & SEDIMENT CONTROL THROUGHOUT DURATION OF THE PROJECT. ENSURE SEDIMENT IS NOT TRANSPORTED DOWNSTREAM FROM PROJECT VIA SILT FENCE, GRAVEL FILLED WATER IMPERMEABLE BAGS OR OTHER APPROVED SEDIMENT CONTROL INSTALLATIONS. IF EXCESSIVE SEDIMENT TRANSPORT IS OBSERVED IN THE FIELD, ADDITIONAL CONTROLS SHALL BE INSTALLED.
  - 100% COVERAGE OF GROUND COVER (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS. THE PARKING LOT SETBACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
  - ALL ROOF AND GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
  - IRRIGATION SYSTEM: POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER, OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.
  - FIRE SPRINKLER SYSTEM: POTABLE WATER SUPPLY MUST BE PROTECTED BY TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.
  - POTABLE WATER PROTECTION: ALL DEVICES, APPURTENANCES, APPLIANCES, AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.
  - ALL SIGNAGE WILL BE PERMITTED SEPARATELY. ALL SIGNS SHALL CONFORM TO CITY OF BRYAN STANDARDS.
  - THE PROPERTY IS ZONED MIDTOWN CORRIDOR DISTRICT - (MT-C).
  - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, MAINTAIN, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.

**SITE PLAN**  
**CALLAWAY-JONES FUNERAL HOME & CREMATORY**  
3001 S. COLLEGE AVENUE  
LEGAL DESCRIPTION:  
LOT 1R, BLOCK 4  
1.601 ACRES  
JOHN RUSK, ZENO PHILLIPS LEAGUE, ABSTRACT NO. 45,  
87884, CITY OF BRYAN, BRAZOS COUNTY, TEXAS

OWNER/APPLICANT: CALLAWAY JONES FUNERAL HOME & CREMATORY  
3001 SOUTH COLLEGE AVENUE  
BRYAN, TEXAS 77801  
(979) 822-3717

ARCHITECT: COURTNEY KELLY, ARCHITECT  
1609 S. CHESTNUT, #202  
LUFKIN, TEXAS 75901  
(936) 637-4900

CIVIL ENGINEER: JOHN RUSK, P.E.  
4077 CROSS PARK DRIVE, #100  
BRYAN, TEXAS 77802  
(979) 776-9700

SUBMITTAL:  
DATE: MAY 23, 2022  
REVISED: JULY 05, 2022  
TOTAL ACREAGE: 1.601 ACRES  
CURRENT ZONING: MIDTOWN CORRIDOR DISTRICT - (MT-C)  
PROJ. # 582070