

VICINITY MAP  
1" = 250'

**NOTES**

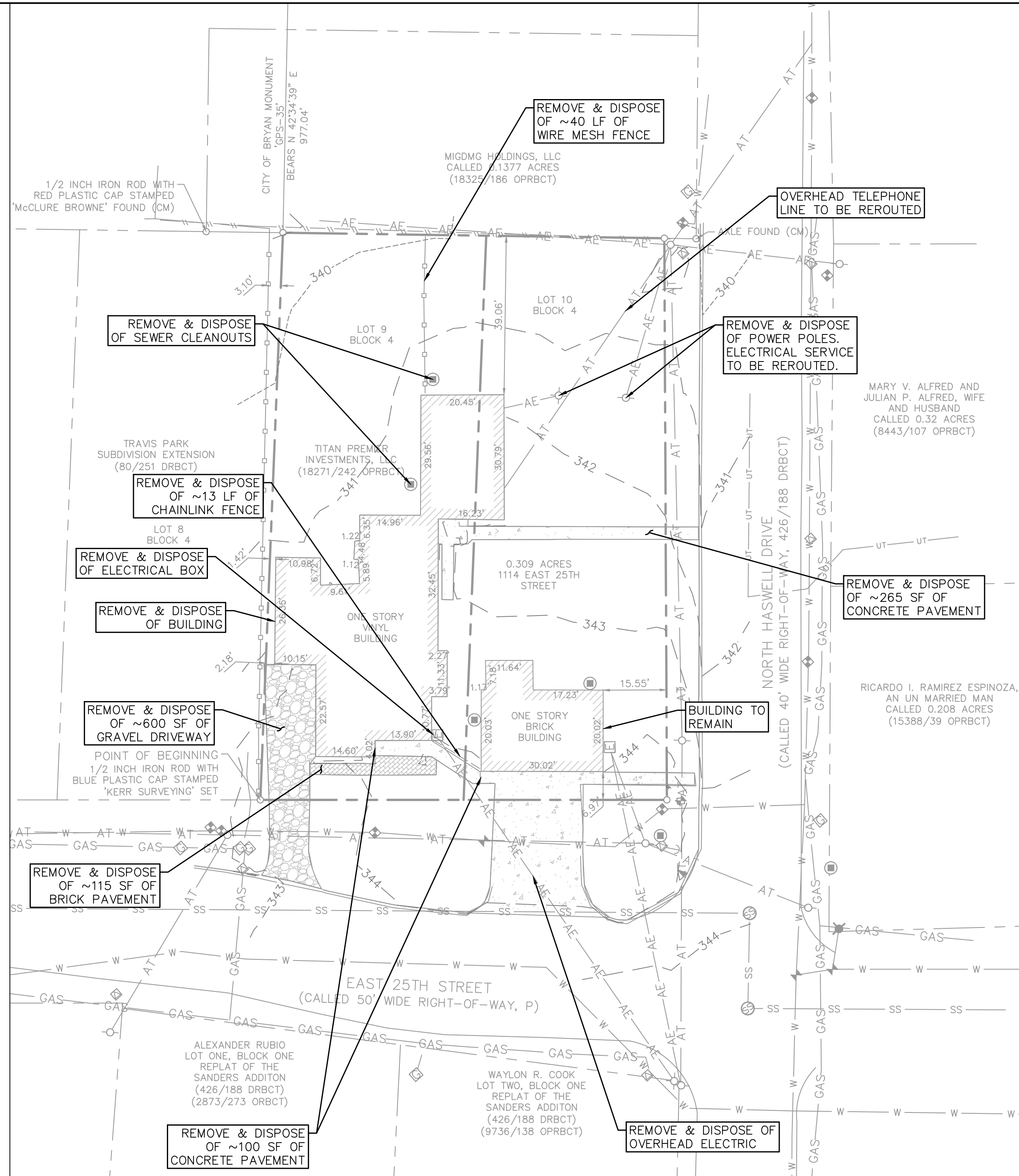
1. THE OWNER AND DEVELOPER OF THE PROPERTY IS TITAN PREMIER INVESTMENTS, LLC. THE SUBJECT PROPERTY IS LOT 9 AND 10, BLOCK 4 OF THE TRAVIS PARK SUBDIVISION EXTENSION.
2. THE CURRENT ZONING IS RESIDENTIAL DISTRICT-5000 (RD-5).
3. TOTAL LOT ACREAGE IS 0.309 ACRES.
4. THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP PANEL NO. 48041C0215F, EFFECTIVE DATE 4/02/2014.
5. EXISTING TOPOGRAPHY IS FROM FIELD SURVEY DATA.
6. PROPOSED USE AND IMPROVEMENTS: TOWNHOMES ALONG WITH PARKING, UTILITIES, AND LANDSCAPING.
7. PROPOSED BUILDING IS FOUR 2-STORY TOWNHOMES (MAX. 3 BEDROOMS PER UNIT).

**PARKING REQUIREMENTS**

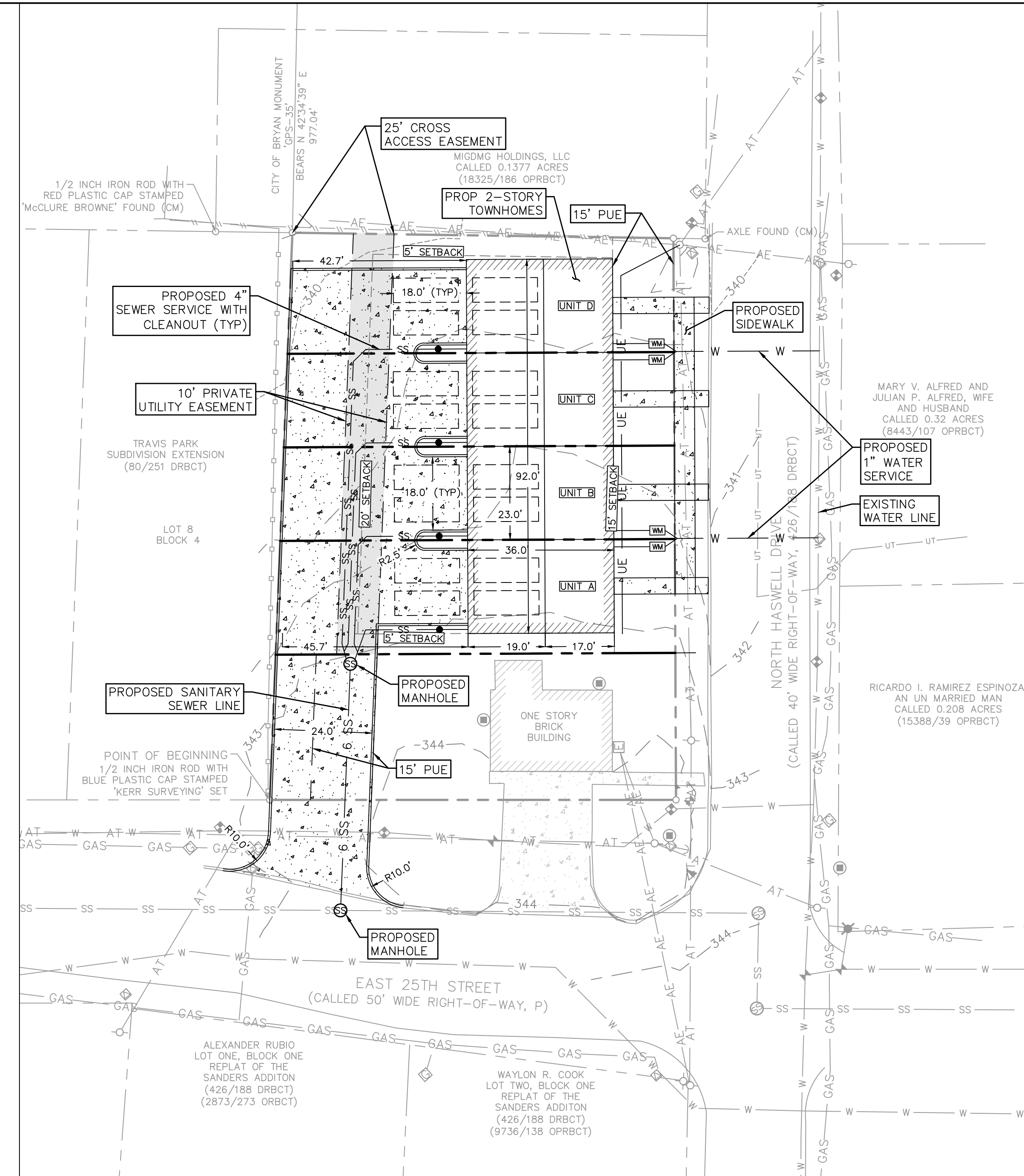
BEDROOMS PER UNIT	3 BEDROOMS
MINIMUM PARKING	1 SPACE PER BEDROOM
REQUIRED PARKING	12 SPACES
PROVIDED PARKING	16 (2 CAR GARAGE PARKING + 2 DRIVEWAY SPACES PER UNIT)

**LEGEND**

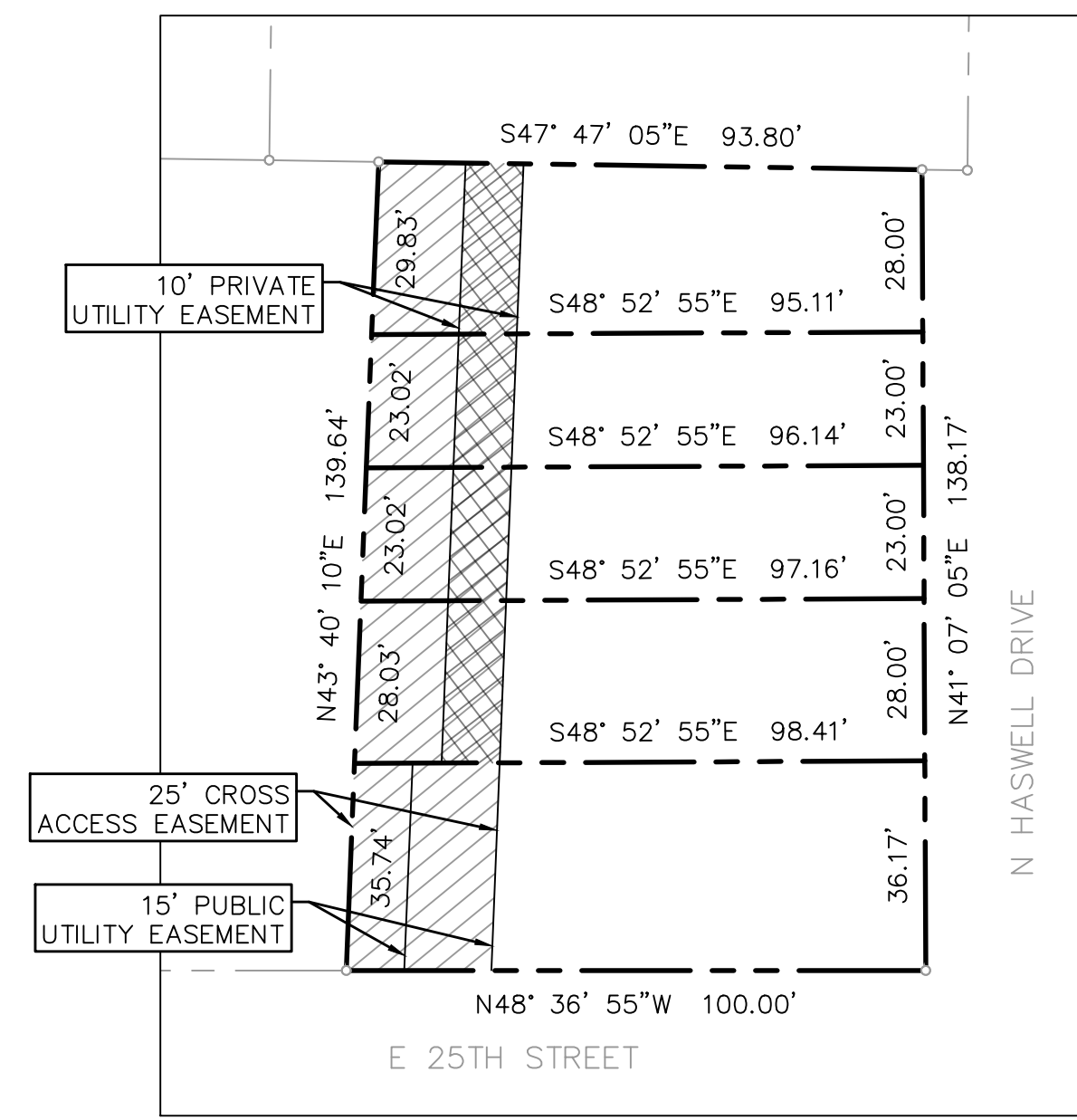
- PROPOSED TOWNHOME BLDG
- PROPOSED DRIVEWAY/SIDEWALK
- PROPOSED EASEMENT
- BUILDING SETBACK
- LOT LINE
- PROPOSED SEWER LINE, SIZE NOTED
- PROPOSED SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING OVERHEAD TELEPHONE



EXISTING CONDITIONS  
SCALE: 1" = 20'

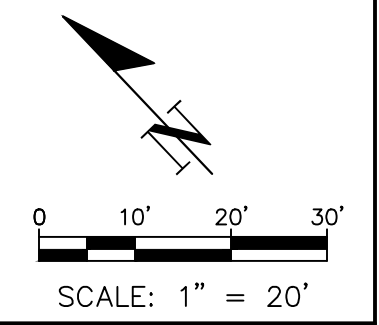


PROPOSED CONDITIONS  
SCALE: 1" = 20'



PROPERTY DETAIL  
SCALE: 1" = 30'

**!!! CAUTION !!!**  
DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.

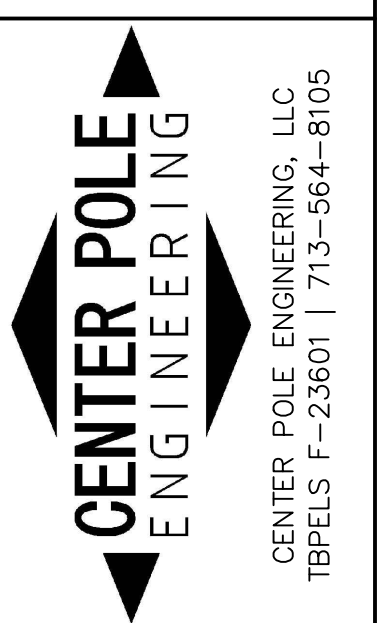


DATE	REVISION	NO.

**PROJECT INFORMATION**  
1114 E 25TH STREET  
BRYAN, TX 77803  
0.309 ACRES  
TRAVIS PARK BLOCK 4,  
LOT 9-10

**OWNER INFORMATION**  
TITAN PREMIER  
INVESTMENTS, LLC  
3515 B LONGMIRE DR #230  
COLLEGE STATION, TX  
77845

25TH STREET TOWNHOMES  
SITE PLAN



PROJECT NO. 23-04	DESIGNED BY TJJ	DRAWN BY TJJ	CHECKED BY PRJ
DATE 5/10/2023			

PRELIMINARY  
THIS DRAWING IS FOR PRELIMINARY PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

SHEET NUMBER  
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