

INDUSTRIAL ZONING

LEGEND

IR	= IRON ROAD
CRP	= CAPPED
S	= SLOPE
T	= TYP
ROW	= RIGHT OF WAY
LS	= LANDSCAPING STRIP
5045	= SURVEYOR LIC.
Δ	= SITE BM TOP NUT FH
	ELEV. 327.55 FT MVD 88

LANDSCAPING ANALYSIS

TOTAL PROJECT AREA	28,713 S.F.
15% OF THE AREA	4,307 S.F.
LANDSCAPING POINTS REQUIRED	4,307 PTS

LANDSCAPING PROVIDED

ALL ARE EXISTING CANOPY TREES	#	PTS	TOTAL
RED CEDAR (JUNIPER VIRGINIANA)	5	400	2,000
CEDAR ELM (ULMUS CRASSIFOLIA)	15	400	6,000
WATER OAK (QUERCUS NIGRA)	2	400	800
TOTAL POINTS PROVIDED	22		8,800

LANDSCAPING NOTES

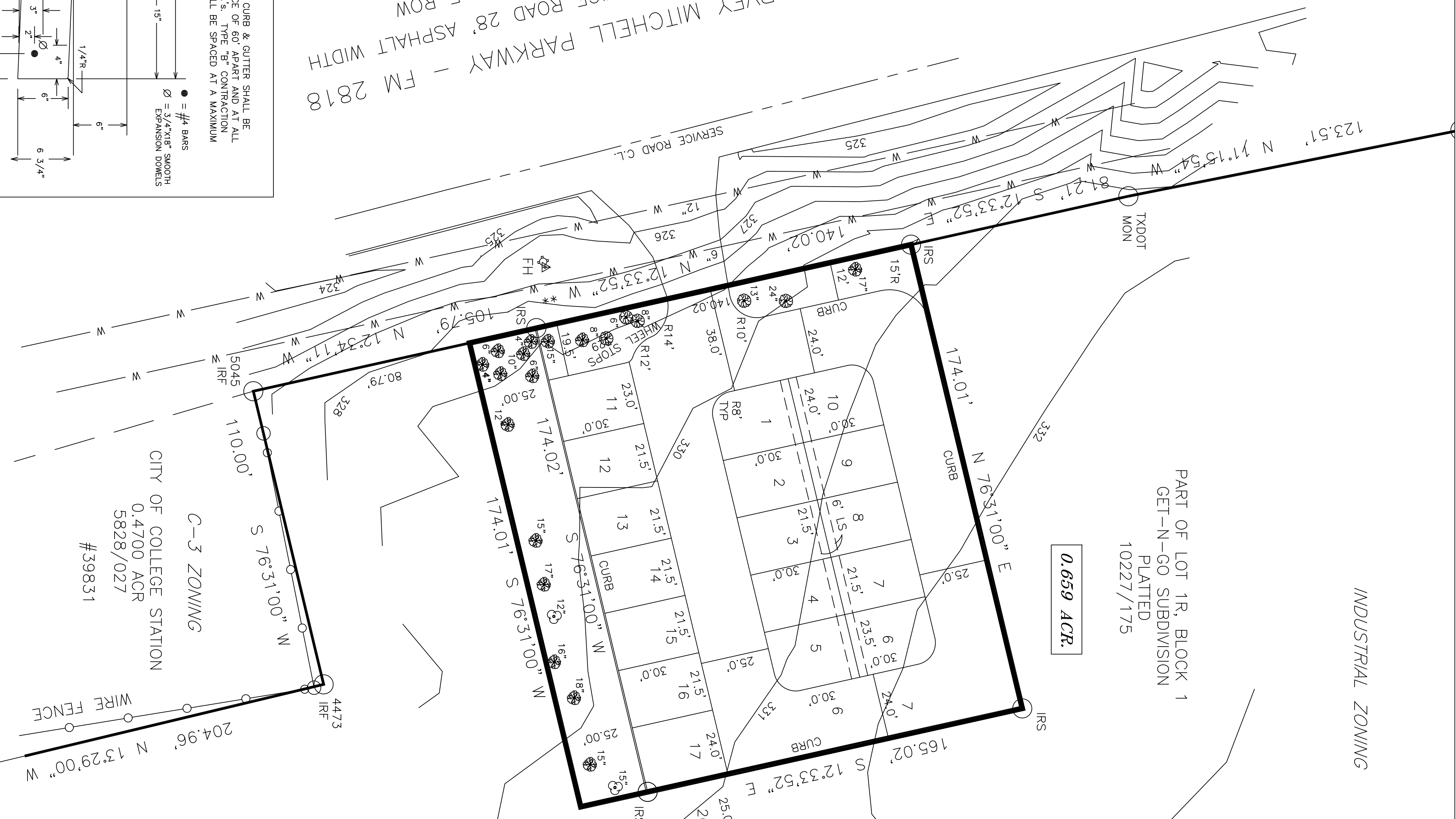
1. THE SITE IS LOCATED AT AN ELEVATION OVER 5 FT ABOVE THE SURFACE OF THE FRONT ROAD.
2. THIS ELEVATION COMBINED WITH THE NATIVE BRUSH UNDERGROWTH AND AROUND THE TREES SHOWN IS A AN EXCELLENT SITE SCREENING.
3. AT LEAST 12 OF THE EXISTING TREES LISTED ABOVE ARE LOCATED ALONG THE FRONT OF THE PROPERTY AND ARE VISIBLE FROM THE ROAD.

RICHARD PENA
8,5193 ACR
PART OF 10.3854 ACR
3971/175
#108745

0.659 ACR.

PART OF LOT 1R, BLOCK 1
GET-N-GO SUBDIVISION
PLATTED
10227/175

HARVEY MITCHELL PARKWAY - FM 2818
SERVICE ROAD 28' ASPHALT WIDTH
VARIABLE ROW



INDUSTRIAL ZONING

CONSTRUCTION NOTES

1. THEN PURPOSE OF THIS SITE PLAN IS TO DEVELOP A PARKING LOT OR OUTDOOR STORAGE OF TRUCKS.
2. TAKE GRADIENT OF EACH SIDE OF THE ROAD IN THE 1990s AND THE 1980s FOR OUTDOOR STORAGE OF HEAVY CONSTRUCTION EQUIPMENT, MACHINERY AND OIL FIELD PIPELINE STORAGE.
3. THE SITE COVERED 3 ACRES AND WAS CREATED WITH A 10" CRUSHED ROCK BASE.
4. THE CONSTRUCTION AND TOPOGRAPHY OF THIS SITE HAS NOT CHANGED SINCE THE CONTRACTOR/OWNER CLOSED DOWN ITS OPERATIONS IN THE EARLY 1990s.
5. THERE ARE NO BUILDING STRUCTURES PROPOSED FOR THIS PROJECT AND THEREFORE THERE IS NO NEED TO PROVIDE ANY SERVICE UTILITIES.
6. THE ACCESS DRIVEWAY IS LIKEWISE CRUSHED CONCRETE BASE, 12" THICK, AND WITH ANGLES OF APPROACH TO ACCOMMODATE HEAVY INCOMING AND OUTGOING EQUIPMENT, MACHINERY AND CARGO.
7. THE ONLY CONSTRUCTION CURRENTLY PROPOSED IS A PARKING LOT PERIMETER CURB PER THE DETAIL 1 SHOWN HERE. HOWEVER A 45' SECTION AT THE SOUTHWEST END OF THE LOT WILL ONLY HAVE WHEEL STOPS INSTALLED IN ORDER TO AVOID ANY POSSIBLE PONDING AT THE SOUTH CORNER OF THE TRACT.

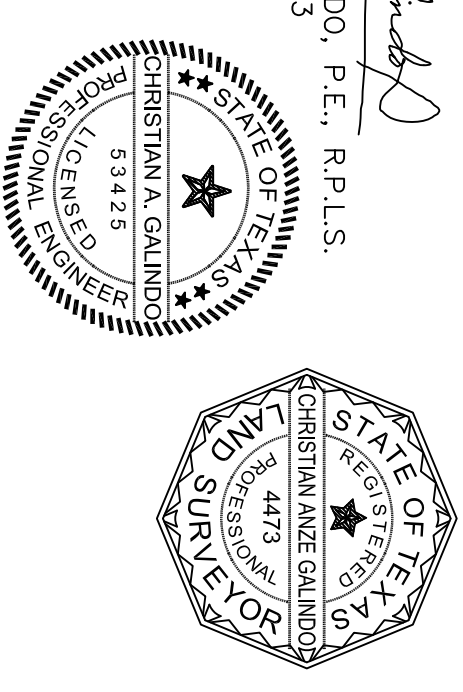
SURVEYING NOTES

1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE SPECIFIED.
2. ALL ANGLES ARE BEING MEASURED CALLS.
3. BASE LINE NOTED WITH A *** IS THE S.W. LINE LOT 1R, BLOCK 1, GET-N-GO SUBDIVISION IN 10227/175 DEFINED BY THE LINE CONNECTING A TXDOT MON AND A 1/2" IRF. CAP 5045.
4. THIS PROPERTY DOES NOT LIE WITHIN A REGULATORY 100-YR FLOOD PLAIN PER FEMA FIRM PANEL 48041C 0195E DATED MAY 16, 2012.
5. TOPOGRAPHIC CONTOURS WERE OBTAINED FROM FIELD SURVEYS BY THE UNDERSIGNED.
6. REFERENCE BENCHMARK: CITY OF BRYAN MON, GPS-89 ELEV. 320.59 AND MON OF FH ELEV. 322.55 MVD 88.
7. ELEVATION 327.55 MVD 88.
8. THIS PROPERTY IS LOCATED IN THE COTTONWOOD BRANCH WATERSHED AS DEFINED IN APPENDIX B DRAINAGE POLICY MANUAL, MARCH 2021.

- DRAINAGE ANALYSIS**
1. AS INDICATED ABOVE THE SURFACE RUNOFF FOR THIS TRACT WILL NOT SHOW ANY DIFFERENCE BETWEEN EXISTING AND PROPOSED CONDITIONS SINCE THEY ARE THE SAME.
 2. NEITHER GRADING NOR MATERIALS NOR NEW CONSTRUCTION WILL BE CHANGED, THEREFORE NO FLOOD MITIGATION OR PONDING DESIGN IS NECESSARY.

I HAVE CONDUCTED A TOPOGRAPHIC SURVEY AND FIELD INVESTIGATION OF THE EXISTING DRAINAGE PATTERNS FOR STORM WATER RUNOFF FROM THE SITE AND DETERMINED THAT THE PROPOSED CONSTRUCTION WILL NOT CAUSE ANY INCREASE IN FLOODING CONDITIONS (UNITED STORM WATER DESIGN GUIDELINES: SECTION II, POLICIES: WATERSHED MANAGEMENT: DETENTION/MITIGATION, DATED MARCH 2021).

CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: MAY 23, 2023



ALINDO ENGINEERS AND PLANNERS, INC.
3107 ROLLING GLEN
BRYAN, TEXAS 77807
979-846-8868
FIRM LICENSES: ENGINEERING F-1799, SURVEYING 100269-00

**PARKING LOT DESIGN
PENA RV STORAGE PARK**

0.659-ACRE TRACT
2902 WEST 28TH STREET

OWNER/DEVELOPER:
RICHARD PENA
2902 WEST 28TH STREET
BRYAN, TX 77803
OFFICE: 979-218-3569
E-MAIL: richardthelandman@gmail.com

**PART OF LOT 1R, BLOCK 1
GET-N-GO SUBDIVISION
PLATTED AND RECORDED
VOL. 10227, PG. 175 DEED RECORDS
BRYAN, BRAZOS COUNTY, TEXAS**

DATE: MAY 23, 2023
APPROVED BY: CAG
REVISIONS:

PROJECT 5-23
SHEET 1 OF 1

