

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).
8. TOWNHOMES WILL NOT BE SERVICED BY GAS.
9. SOLID WASTE PICKUP WILL BE PROVIDED BY THE COLLECTION TRUCK ON EAST 25TH STREET, COLLECTING WASTE FROM INDIVIDUAL 90 GALLON CONTAINERS.
10. DEVELOPER/TENANT TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM BTU AT 821-5770 120 DAYS BEFORE POWER IS NEEDED.
11. WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, 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.

**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 PRIVACY FENCE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING OVERHEAD ELECTRIC
- EXISTING OVERHEAD TELEPHONE

**LANDSCAPING ANALYSIS**

CONSTRUCTION ACTIVITIES:

PARKING & PAVEMENT	=	8,000 SF
TOWNHOME BUILDING	=	3,600 SF
PATIO HOME BUILDING	=	700 SF
NET TOTAL	=	12,300 SF

**REQUIREMENTS:**

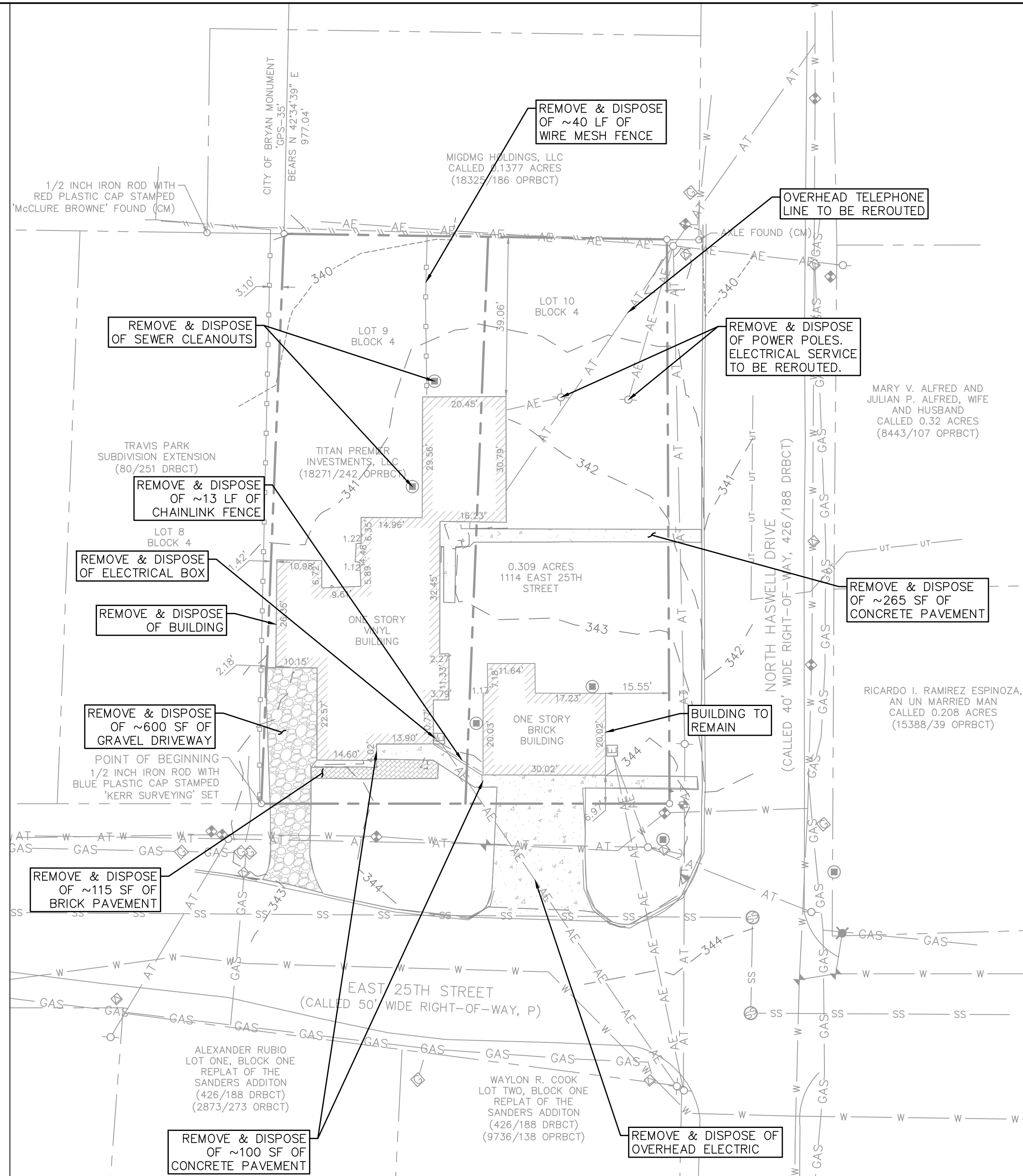
BUILDINGS, PARKING, & PAVEMENT

12,300 SF X 15% = 1,845 SF REQ'D; 2,000 SF PROVIDED  
 NOT LESS THAN 50% OF REQUIRED AREA SHALL BE TREES  
 1,845 SF X 50% = 923 SF REQ'D; 1,000 SF PROVIDED  
 NOT LESS THAN 50% OF TREES PLANTED SHALL BE CANOPY  
 923 SF X 50% = 462 SF REQ'D; 500 SF PROVIDED

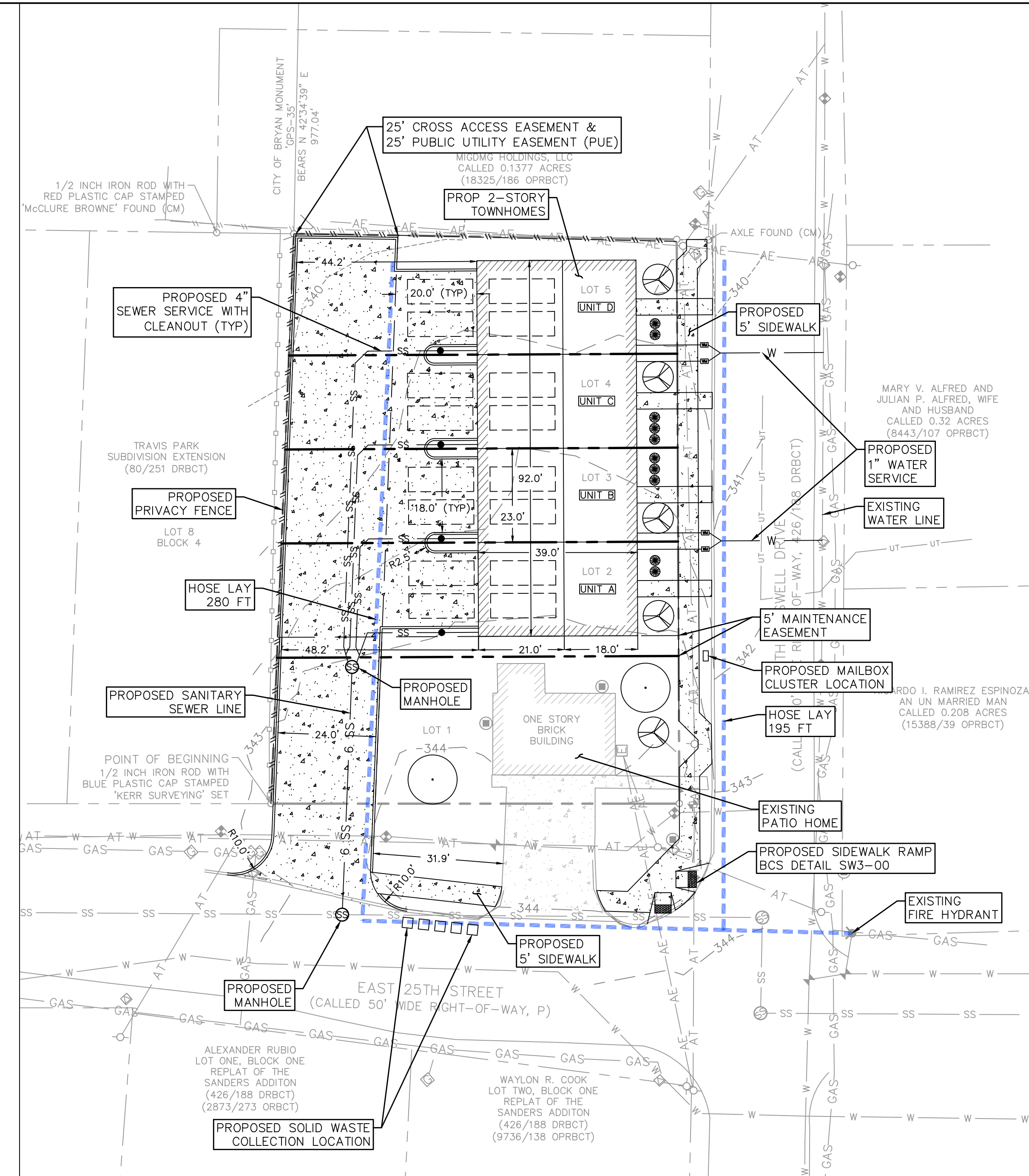
SYMBOL	SIZE	NAME	#	SF VALUE	TOTAL
	3.5" CAL.	LIVE OAK (QUERCUS VIRGINIANA)	2	250	500
	1.5"-3.0" CAL.	CREPE MYRTLE (LAGERSTROEMIA INDICA)	5	100	500
	2-5 GAL.	INDIAN HAWTHORN (RHAPHIOLEPIS INDICA)	10	10	1000

**LANDSCAPING NOTES**

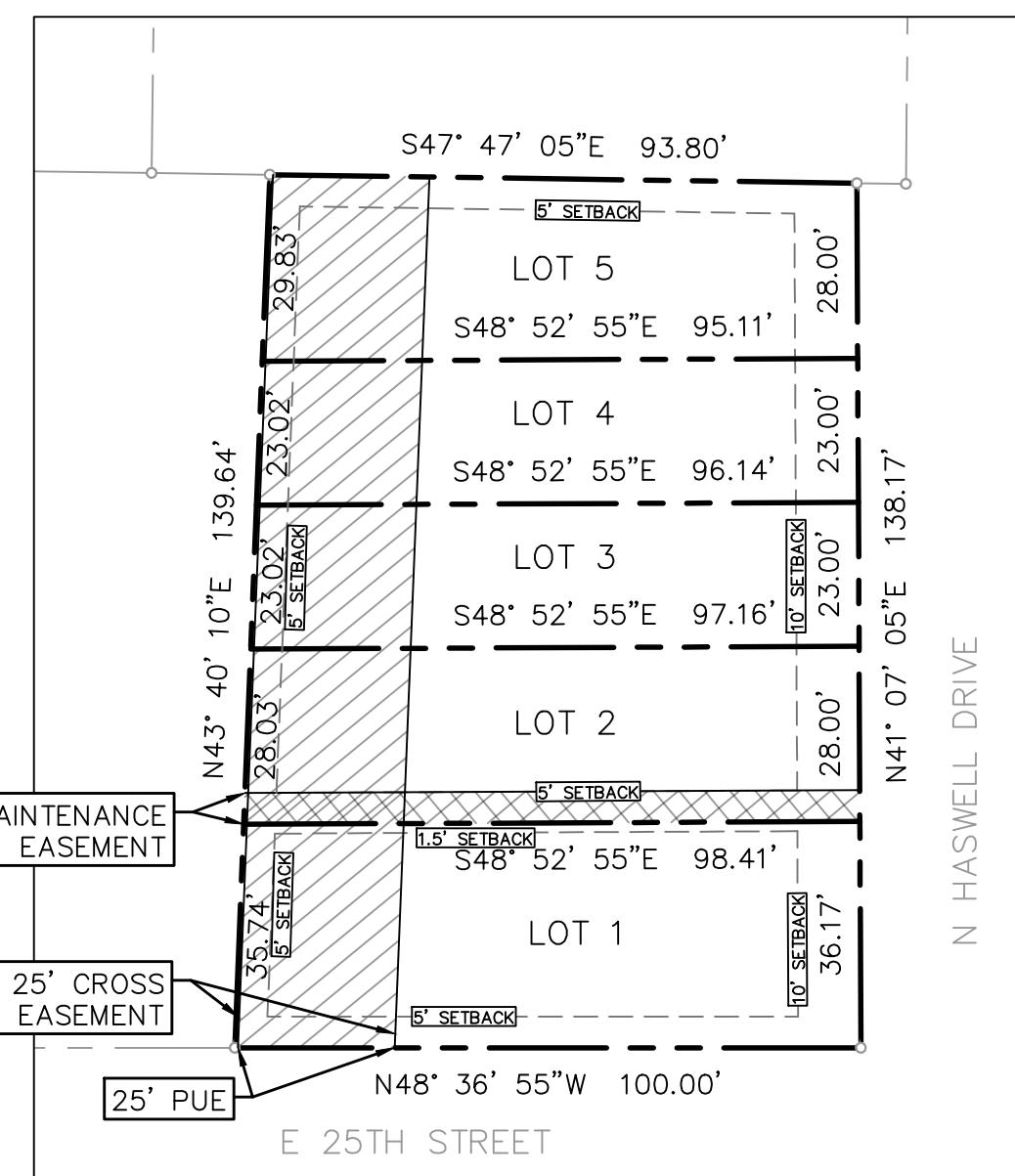
1. ALL TREES SHALL BE PROVIDED AS CONTAINER GROWN TREES.
2. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND PRESERVATION OF ALL LANDSCAPING.
3. PLANT MATERIAL SHOWN HERE IS REPRESENTED AT ITS MATURE SIZE. PLANTS TO BE INSTALLED WILL BE SIGNIFICANTLY SMALLER THAN THOSE SHOWN.
4. CONTRACTOR TO SEED ALL DISTURBED AREA LEFT UNPAVED AND GUARANTEE COVERAGE OF VEGETATION UNTIL ESTABLISHMENT OF GRASS. GRASS TYPE SHALL BE BERMUDA GRASS.
5. ALL LANDSCAPING SHALL BE SERVED BY AUTOMATIC IRRIGATION SYSTEM.
6. THE REPLACEMENT OF DEAD LANDSCAPING MUST OCCUR WITHIN 90 DAYS OF NOTIFICATION. REPLACEMENT MATERIAL MUST BE OF SIMILAR CHARACTER AS THE DEAD LANDSCAPING.
7. ALL TREES MUST BE AT LEAST SIX (6) FEET TALL.
8. LANDSCAPING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE.



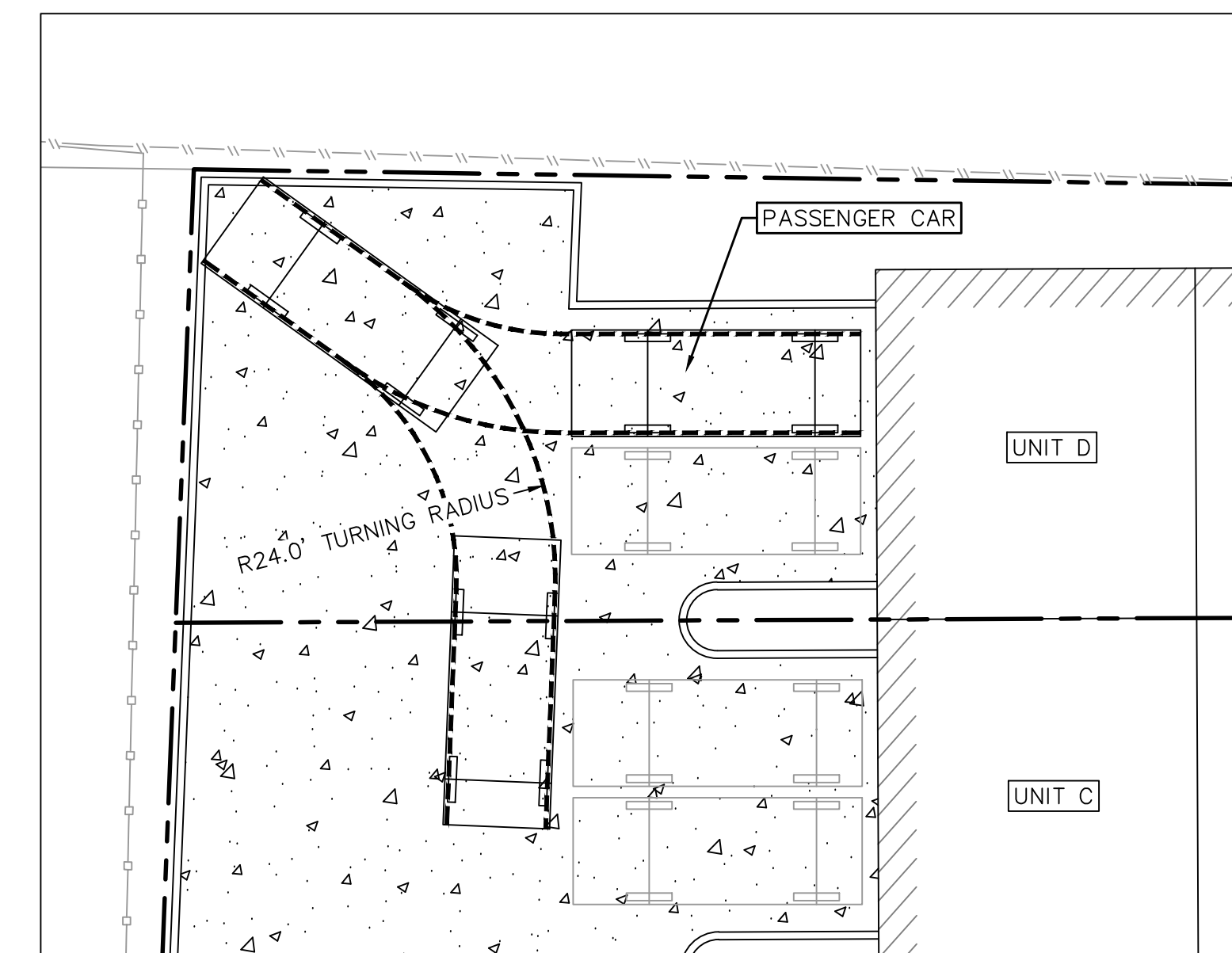
EXISTING CONDITIONS  
SCALE: 1" = 20'



PROPOSED CONDITIONS  
SCALE: 1" = 20'

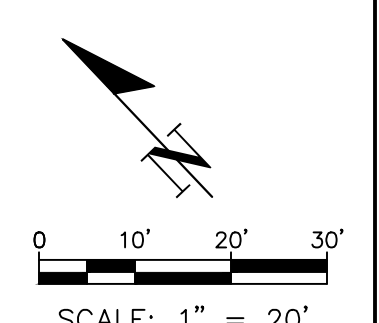


PROPERTY DETAIL  
SCALE: 1" = 30'



VEHICLE WHEEL PATH DETAIL  
SCALE: 1" = 10'

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

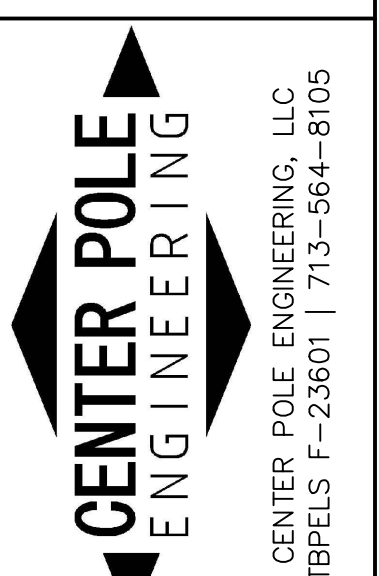


NO.	DATE	REVISION
1	5/30/23	SDRC COMMENTS #1
2	6/14/23	SDRC COMMENTS #2

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

OWNER INFORMATION  
TITAN PREMIER INVESTMENTS, LLC  
3515 B LONGMIRE DR #230  
DALLAS, TEXAS 77845

25TH STREET TOWNHOMES  
SITE PLAN



PROJECT NO.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
23-04	06/14/2023	TJJ	TJJ	PRJ

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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