

LEGEND

- IR = IRON ROD
- CAP = CAPPED
- S = SET
- F = FOUND
- ROW = RIGHT OF WAY
- FH = FIRE HYDRANT
- 5045 = SURVEYOR LIC.
- ▲ = SITE BM TOP NUT FH
- ELEV. 327.55 FT NGVD 88
- PLCC = PARKING LOT CONTROL CORNERS
- ① 300.5 = TOP OF CURB ELEV
- 5 = SITE NUMBER

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	400	8,800

- SCREENING AND LANDSCAPING NOTES**
- THE SITE IS LOCATED AT AN ELEVATION OVER 5 FT ABOVE THE SURFACE OF THE FRONT ROAD.
 - THIS ELEVATION COMBINED WITH THE NATIVE BRUSH UNDERGROWTH AND AROUND THE TREES SHOWN IS AN EXCELLENT SITE SCREENING.
 - AT LEAST 12 OF THE EXISTING TREES LISTED ABOVE ARE LOCATED ALONG THE FRONT OF THE PROPERTY AND ARE VISIBLE FROM THE ROAD.
 - TO CONFORM WITH THE REQUIREMENTS OF SECTION 130-34 (m)(6) THE OWNER/DEVELOPER WILL INSTALL SLATS IN THE EXISTING 7'-HIGH CHAIN LINK FENCE THROUGHOUT ITS 165' LENGTH EXCEPTING THE GATE.

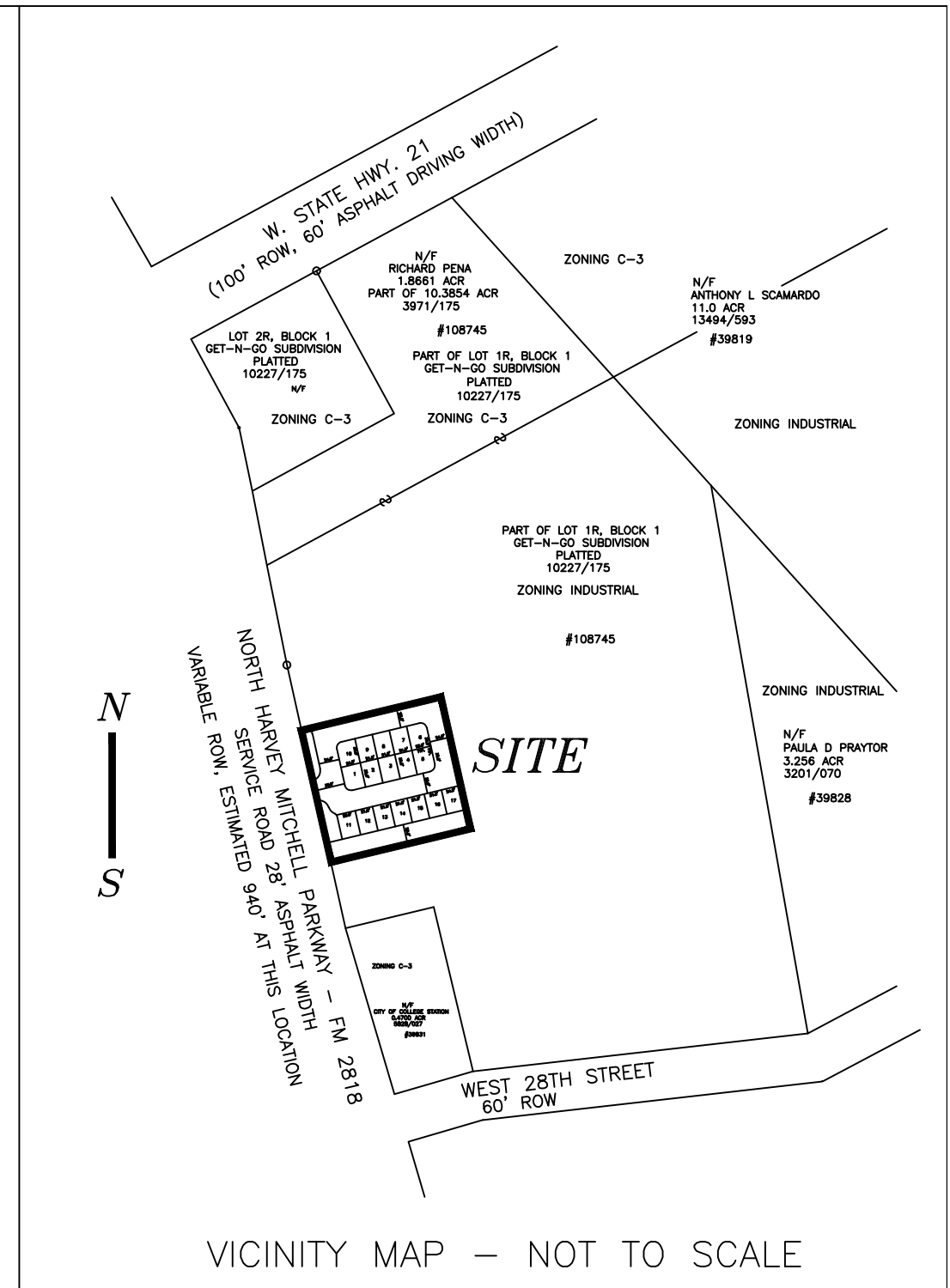
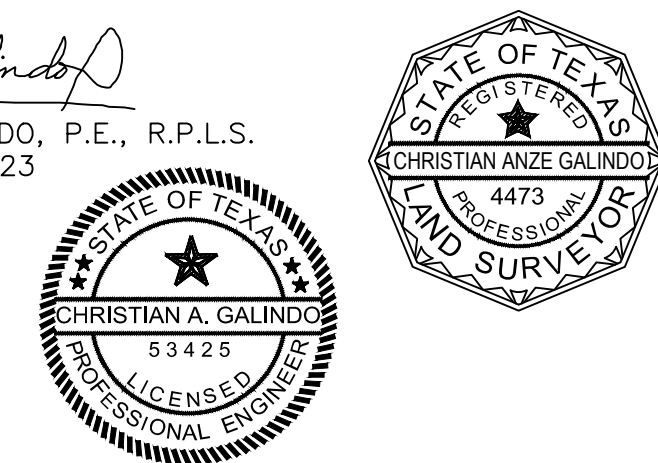
- CONSTRUCTION NOTES**
- THE PURPOSE OF THIS SITE PLAN IS TO DEVELOP A PARKING LOT FOR OUTDOOR STORAGE OF RVs.
 - THIS ORIGINAL 3-ACRE SITE WAS BUILT AND USED IN THE 1960s AND THRU THE 1980s FOR OUTDOOR STORAGE OF HEAVY CONSTRUCTION EQUIPMENT, MACHINERY AND OIL FIELD PIPELINE STORAGE.
 - THE SITE COVERED 3 ACRES AND WAS CREATED WITH A 10" CRUSHED ROCK BASE.
 - THE CONSTRUCTION AND TOPOGRAPHY OF THIS SITE HAS NOT CHANGED SINCE THE CONTRACTOR/OWNER CLOSED DOWN ITS OPERATIONS IN THE EARLY 1990s.
 - THERE ARE NO BUILDING STRUCTURES PROPOSED FOR THIS PROJECT AND THEREFORE THERE IS NO NEED TO PROVIDE ANY SERVICE UTILITIES.
 - THE ACCESS DRIVEWAY IS LIKEWISE 10" CRUSHED ROCK BASE, CEMENT STABILIZED THICK, WITH ANGLES OF APPROACH TO ACCOMMODATE HEAVY INGOING AND OUTGOING TRAFFIC OF EQUIPMENT, MACHINERY AND CARGO.
 - 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.
 - NO UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED.
 - SOLID WASTE WILL BE COLLECTED AND DISPOSED USING THE EXISTING ROLLING CONTAINER ASSIGNED TO ADDRESS 2902 WEST 28TH STREET.
 - NO EROSION CONTROL MEASURES ARE NECESSARY FOR THIS PROJECT.

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

CERTIFICATION

I HAVE CONDUCTED A TOPOGRAPHIC SURVEY AND FIELD INVESTIGATION OF THE EXISTING FLOW PATTERNS FOR STORM WATER RUNOFF FROM THE SITE DESCRIBED ABOVE. AT BUILD OUT CONDITIONS THE STORM-WATER FLOWS WILL NOT CAUSE ANY INCREASE IN FLOODING CONDITIONS. (UNITED STORM WATER DESIGN GUIDELINES; SECTION II POLICIES; WATERSHED MANAGEMENT; DETENTION/MITIGATION, DATED MARCH 2021).

Christian Galindo
CHRISTIAN A. GALINDO, P.E., R.P.L.S.
DATE: JUNE 15, 2023



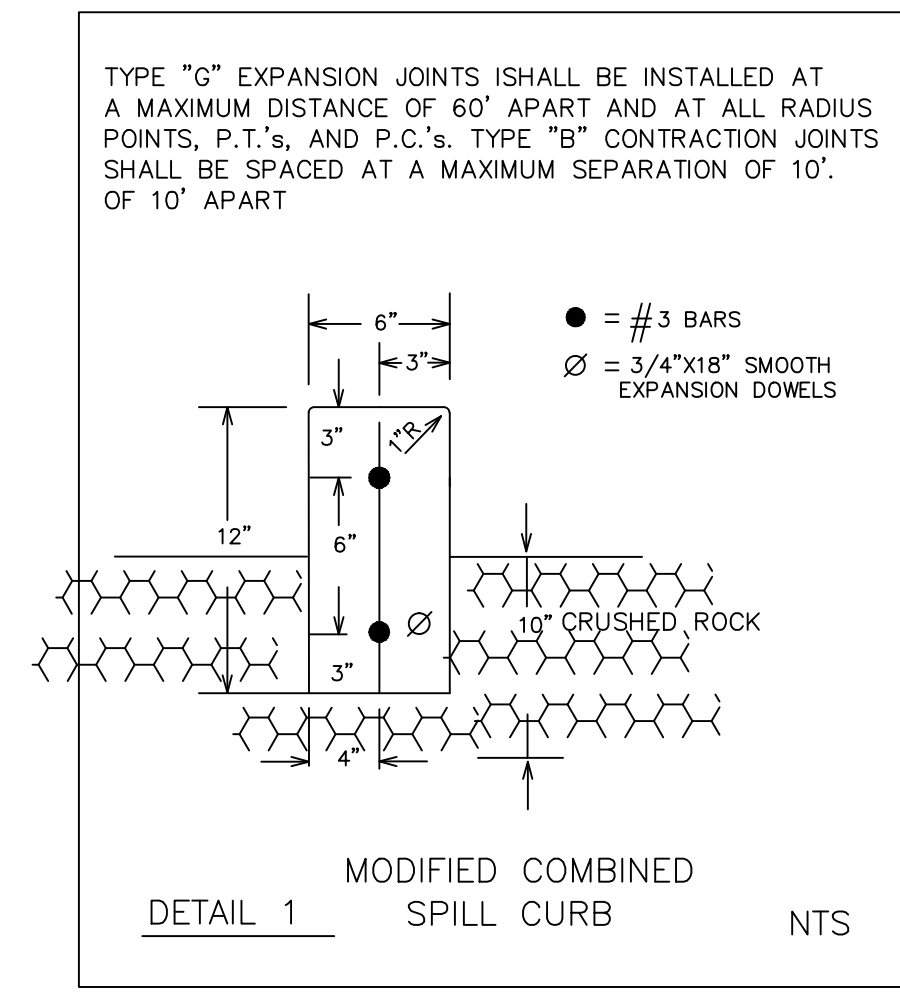
PAULA D PRAYTOR
3.256 ACR
3201/070

#39828

INDUSTRIAL ZONING

PLEASE REFER TO SHEET LABELED ATTACHMENT A FOR AN ENLARGED VIEW OF THIS PROJECT'S LOCATION

- SURVEYING NOTES**
- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 - ALL CALLS ARE MEASURED CALLS.
 - 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.
 - THIS PROPERTY DOES NOT LIE WITHIN A REGULATORY 100-YR FLOOD PLAIN PER FEMA FIRM PANEL 48041C 0195E DATED MAY 16, 2012.
 - TOPOGRAPHIC CONTOURS WERE OBTAINED FROM FIELD SURVEYS BY THE UNDERSIGNED.
 - REFERENCE BENCHMARK: CITY OF BRYAN MON GPS-116 ELEVATION 336.90' NAVD 88
 - SITE BENCHMARK IS TOP NUT OF FH ELEVATION 327.55 NAVD 88.
 - THIS PROPERTY IS LOCATED IN THE COTTONWOOD BRANCH WATER SHED AS DEFINED IN APPENDIX B, REGIONS WATERSHEDS OF THE CITY OF BRYAN DRAINAGE POLICY MANUAL, MARCH 2021.



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	PROJECT
		APPROVED BY: CAG	5-23
		REVISIONS: JUNE 6, 2023	SHEET
		JUNE 20, 2023	1 OF 1