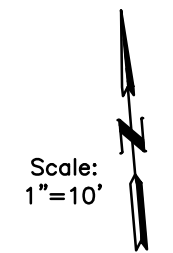


VICINITY MAP



Scale: 1"=10'

SITE PLAN NOTES:

- The subject property is zoned C-1 Office
- Owner & Applicant: Per Curiam Holdings, 400 N. Washington Ave, Bryan, TX 77803
- Proposed Use: Office
- BUILDING USAGE DETAILS:** 3,957 SF (total), 1.5 Story, 30' Height Max
- PARKING ANALYSIS:** Total Required Parking Spaces (1sp/300sf): 13 spaces; Parking Spaces Provided: 14 spaces; Total Parking Lot Spaces: 14 spaces
- WATER AND SANITARY SEWER DEMANDS:** Average Daily Use = 2 GPM; Peak Hourly Flow = 8 GPM; Wastewater Flow (Rate of Return = 75%): Pk = 6 GPM, Avg. = 1.75 GPM
- FIRE FLOW REQUIREMENTS:** Existing Fire Hydrants will cover this project. The buildings will not be sprinkled. Nearest Fire hydrant is 375' away at the intersection of Wm J Bryan Pkwy and N. Washington Ave.
- According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Number 4804100215F, Map Revised April 2, 2014, This property is not located in a Special Flood Hazard Area.
- Irrigation system to be installed by others. Irrigation system must be protected by either a Pressure Vacuum Breaker, a Reduced Pressure Principle Back Flow Device, or a Double-Check Back Flow Device.
- All Backflow devices must be installed and tested upon installation.
- Contractor shall provide one (1) week advance notice to City prior to connecting to existing waterlines and shall coordinate the water line connections with the Utility Dept. and City Inspector.
- NOTE: 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 or City permitted contractor(s) only.
- 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 windblown litter from the project site.
- Site will utilize dumpster located at the rear of the site.
- All minimum building setbacks shall be in accordance with the City of Bryan Code of Ordinances.
- All signage will be permitted separately.

LANDSCAPE NOTES

- AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTING MUST BE APPROVED BY CITY AND INSTALLED BY A CERTIFIED INSTALLER PRIOR TO ISSUE OF CERTIFICATE OF OCCUPANCY.
- REPLACEMENT OF DEAD LANDSCAPING SHALL OCCUR WITHIN 90 DAYS OF NOTIFICATION. REPLACEMENT MATERIAL MUST BE OF SIMILAR CHARACTER AS THE DEAD LANDSCAPING. FAILURE TO REPLACE DEAD LANDSCAPING, AS REQUIRED BY THE OFFICIAL ZONING OFFICIAL OR HIS OR HER DESIGNEE, SHALL CONSTITUTE A VIOLATION OF THIS ARTICLE SUBJECT TO GENERAL PENALTY PROVISIONS OF CITY CODE SECTION 1-14.
- TO ENSURE THE GROWTH OF TREES IN END ISLANDS, A MINIMUM OF 24" SOIL DEPTH AND 250 CUBIC FEET OF APPROPRIATE PLANTING MEDIUM IS REQUIRED PER TREE, WITH TOPSOIL MOUNDING TO A CENTER HEIGHT.
- LANDSCAPE PROPOSED WITHIN THE PUBLIC ROW WILL BE MAINTAINED BY THE LOT OWNER FOR LOT 5, BLOCK 3, PARK HUDSON PHASE 6.

PROPOSED PLANT SPECIES

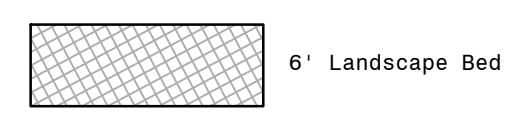
- COMMON NAME: Canopy Trees to be used: Ulmus crassifolia, Cedar Elm
- NON-CANOPY TREES TO BE USED: Lagerstroemia indica, Crepe Myrtle
- GROUND COVER TO BE USED: Cynodon dactylon, Bermuda Turf Grass
- PROPOSED SHRUBS TO BE USED: Raphelepis indica, Indian Hawthorn

LINE TABLE

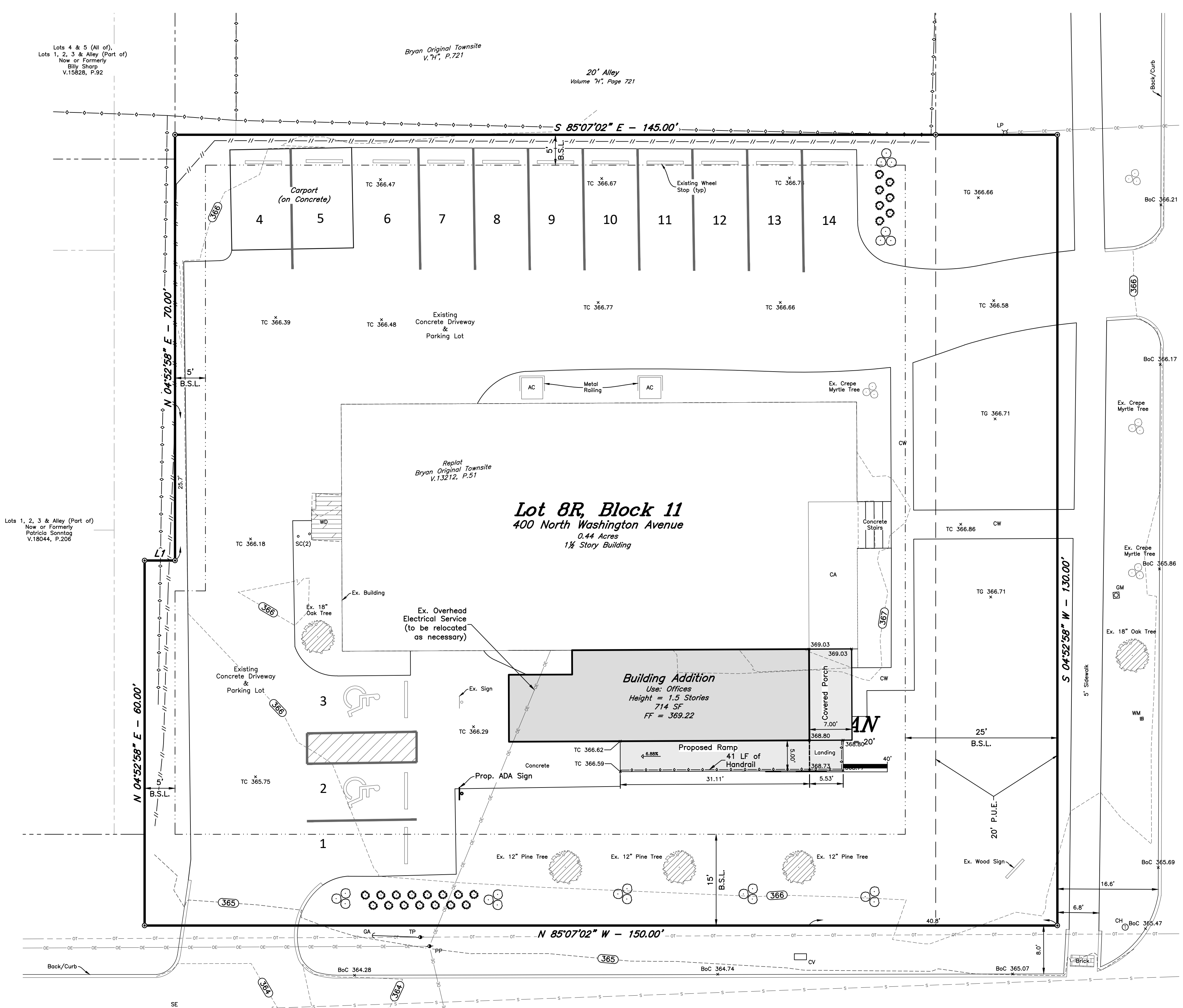
LINE	BEARING	DISTANCE
L1	S 85°07'02" E	5.00'

LANDSCAPE REQUIREMENTS

	QTY.	POINT VALUE	COMMON NAME	SIZE	POINTS
	5	400	Existing Trees	>4"	2,000
	7	100	Non-Canopy Trees (3 shown)	1.5" - 3"	700
	22	10	Shrubs	2 gal.	220
TOTAL POINTS PROPOSED:					2,920
SITE AREA: 19,166 S.F.					POINTS REQ'D: 19,166.15 = 2,875



6" Landscape Bed



- LEGEND**
- ⊙ - 1/2" Iron Rod Found (CM)
 - B.S.L. - Building Setback Line
 - P.U.E. - Public Utility Easement
 - BoC - Back of Curb Elevation
 - CA - Covered Concrete Area
 - CH - Communications Manhole
 - CV - Communications Vault
 - CW - Concrete Walkway
 - FTE - Finish Floor Elevation
 - GA - Guy Anchor
 - GM - Gas Meter
 - LP - Light Pole
 - PP - Power Pole
 - SC - Sewer Cleanout
 - SE - Sanitary Sewer Manhole
 - TC - Top of Concrete Elevation
 - TP - Top of Ground Elevation
 - TP - Telephone Pole
 - WD - Wood Deck
 - WM - Water Meter
 - Indicated setp. distance from E to Edge/Slab
 - o- Chain Link Fence
 - //- Wood Fence
 - (365) Contour Elevation
 - E- Overhead Electrical Line
 - OT- Overhead Telephone Line
 - S- Underground Sewer Line

West 23rd Street
50' R.O.W. ~ 27' Conc. Pmnt.
Volume "H", Page 721

SITE PLAN

BRYAN ORIGINAL TOWNSITE
LOT 8R, BLOCK 11
AS DESCRIBED ON THE REPLAT RECORDED IN
VOLUME 13212, PAGE 51

0.44 ACRES
STEPHEN F. AUSTIN LEAGUE, A-62
BRYAN, BRAZOS COUNTY, TEXAS
NOVEMBER 2023
SCALE: 1" = 10'

Owner:
Per Curiam Holdings LLC
118 South Main Street
Bryan, Texas 77803

Surveyor:
Texas Firm Registration No. 10103300
McClure & Brown Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

