

VICINITY MAP
N.T.S.

GENERAL NOTES

1. CURRENT OWNER: BOBBY & MARIA DURON
2. CURRENT ZONING: MIXED USE (MU-2)
3. CONTOURS SHOWN WERE OBTAINED FROM TXGIO AND ARE APPROXIMATE.
4. EXISTING UTILITIES SHOWN ARE APPROXIMATE.
5. EXISTING PROPERTY LINES WERE OBTAINED FROM BRAZOS COUNTY TAX PARCELS AND ARE APPROXIMATE.
6. THIS TRACT 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. 48041CD195E, EFFECTIVE DATE 05/16/2012.
7. DEVELOPER/TENANT TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM BTU AT 979-821-5770 120 DAYS BEFORE POWER IS NEEDED.
8. 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.

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.

SYMBOL	SIZE	NAME	#	SF VALUE	TOTAL
	>3" CAL.	LIVE OAK (QUERCUS VIRGINIANA)	5	250	1250
	1.5"-3.0" CAL.	CREPE MYRTLE (LAGERSTROEMIA INDICA)	5	100	500
	2-5 GAL.	INDIAN HAWTHORN (RHAPHIOLEPIS INDICA)	81	10	810
	HYDROSEED				

LANDSCAPING ANALYSIS

CONSTRUCTION ACTIVITIES:

PARKING & PAVEMENT	=	12,470 SF
GRAVEL STORAGE AREAS	=	3,550 SF
BUILDINGS	=	4,050 SF
NET TOTAL	=	20,070 SF

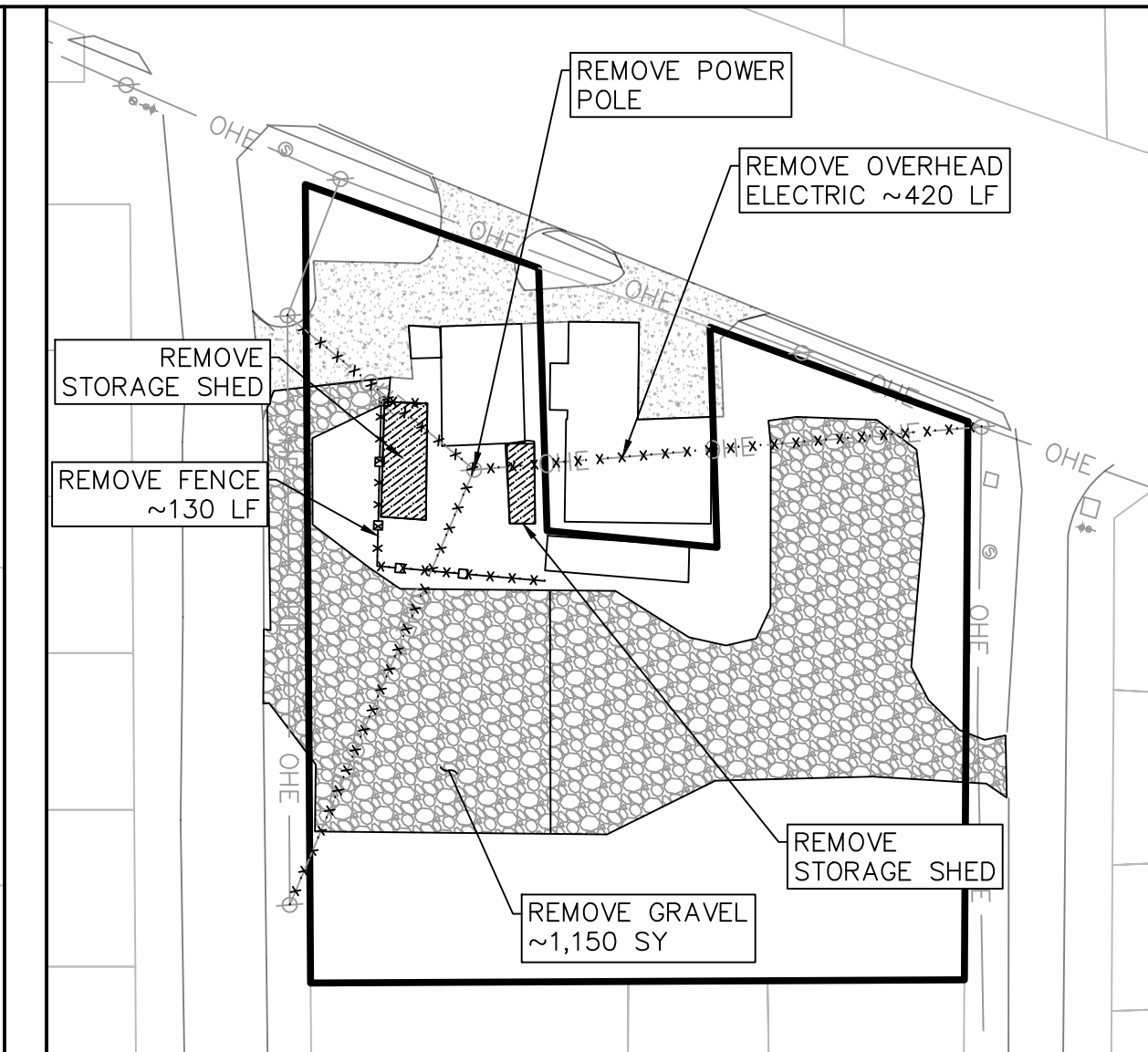
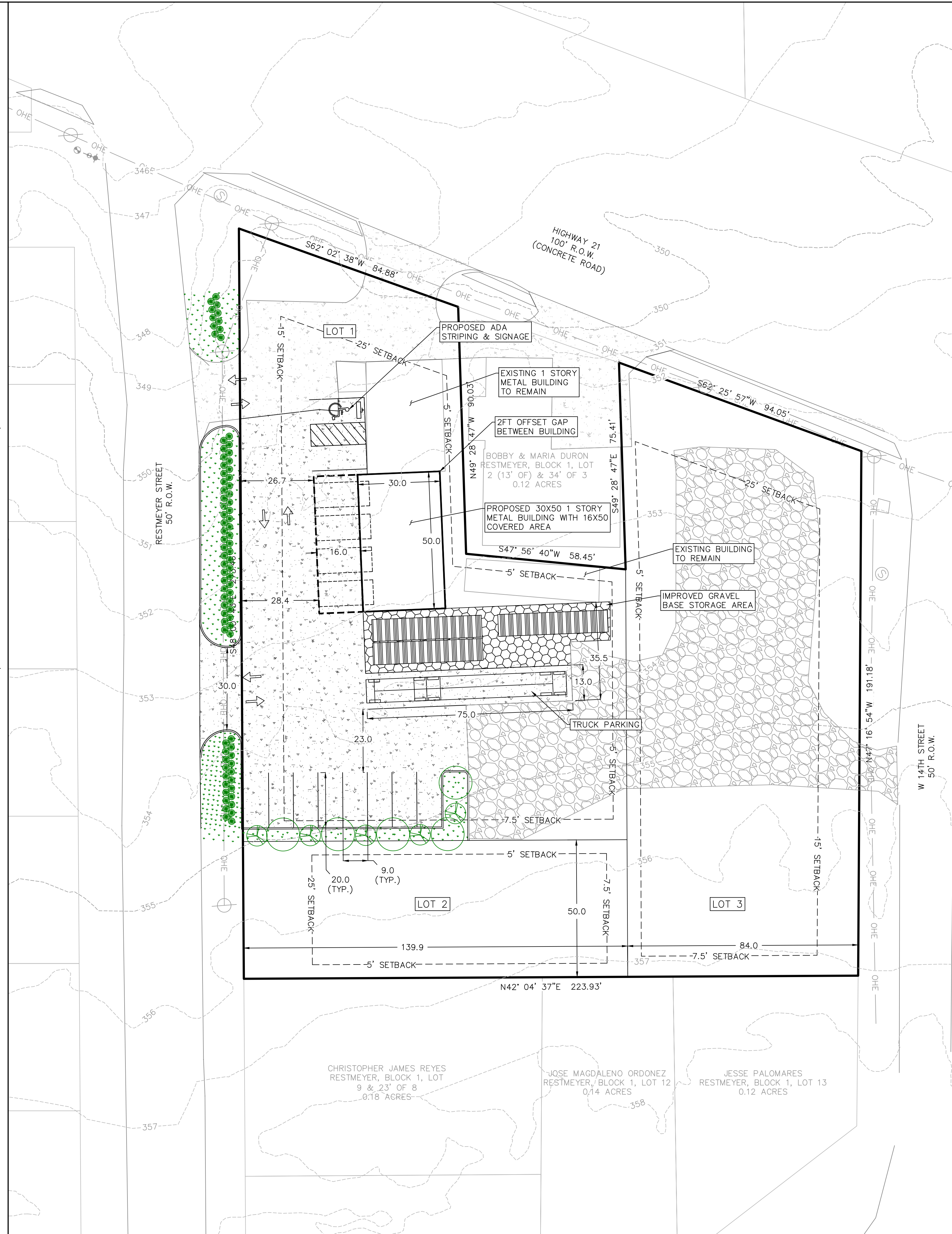
REQUIRED LANDSCAPING:
 15% OF DEVELOPED AREA SHALL BE LANDSCAPED
 20,070 SF X 15% = 3,010 SF REQUIRED
 50% LANDSCAPE AREA SHALL HAVE TREES
 3,010 SF X 50% = 1,505 SF REQUIRED

PROVIDED LANDSCAPING:

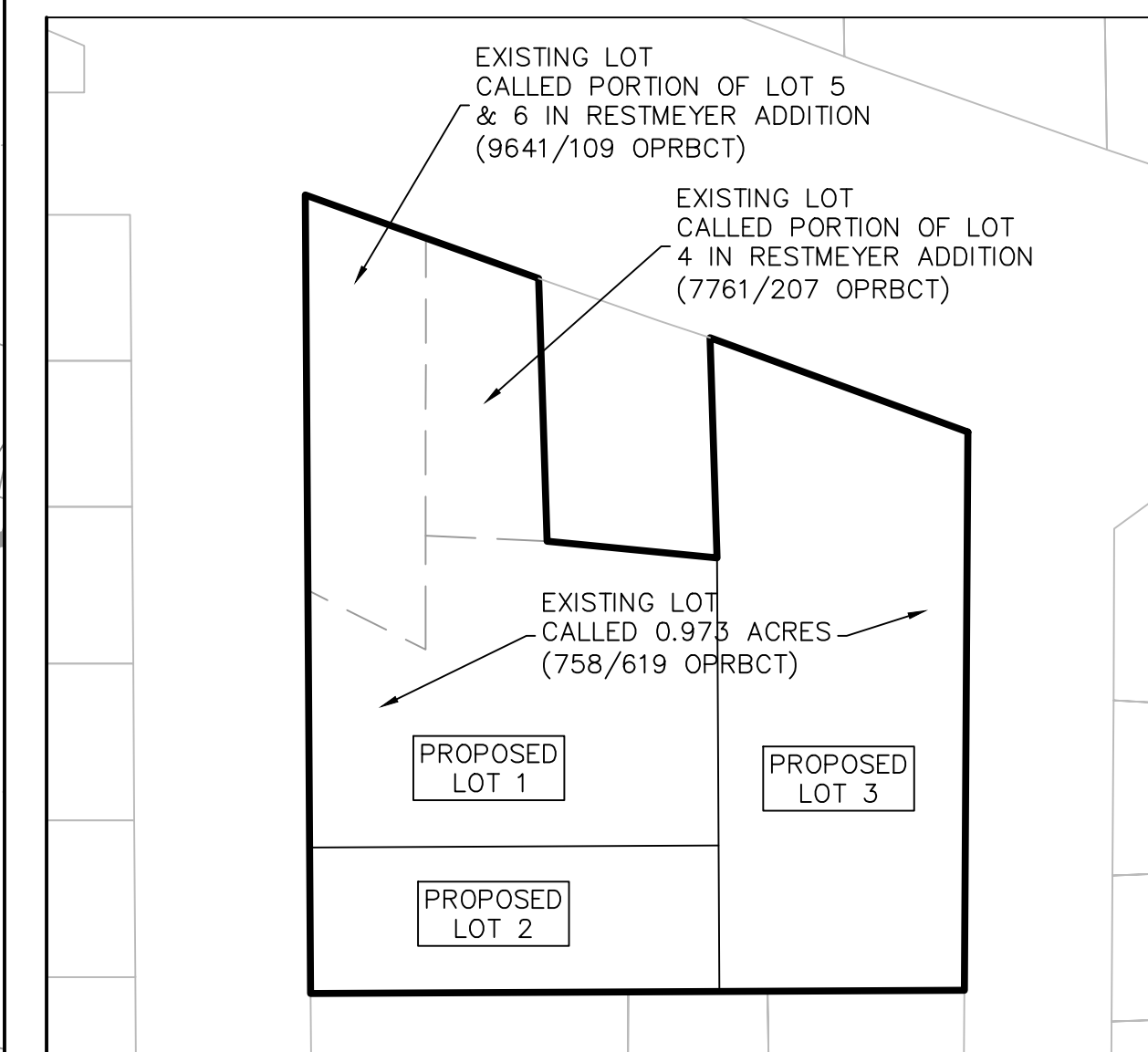
5 CANOPY TREES @ 250 SF	=	1,250 SF
4 NON-CANOPY TREES @ 100 SF	=	500 SF
81 SHRUBS @ 10 SF	=	810 SF
GRASS COVERAGE (15% MAX. ALLOWED)	=	450 SF
TOTAL PROVIDED	=	3,010 SF



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



DEMOLITION PLAN
1"=60'



PROPOSED LAYOUT
1"=60'

LEGEND

- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED GRAVEL
- EXISTING GRAVEL
- PROPERTY BOUNDARY
- PROPOSED LOT LINE
- NEIGHBORING LOT LINE
- BUILDING SETBACK
- EXISTING SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- EXISTING FENCE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)

PARKING ANALYSIS

IMPROVEMENTS:
 1,150 SF EXISTING AUTO REPAIR, GARAGE, OR SHOP
 2,300 SF PROPOSED AUTO REPAIR, GARAGE, OR SHOP

REQUIRED PARKING:
 13 (1 SPACE PER 275 SF)

NEW PROVIDED PARKING:
 9 STRAIGHT IN PARKING
 4 GARAGE PARKING
 1 ADA PARKING W/ VAN ACCESSIBLE
 14 TOTAL PROVIDED

DATE: _____ REVISION: _____ NO. _____

OWNER INFORMATION:
 BOBBY DURON
 507 W. 30TH ST
 BRYAN, TX 77803
 (979) 218-0150

PROPERTY INFORMATION:
 RESTMEYER, BLOCK 1,
 LOTS 1, 2, 3, 4,
 5, 6, & 8
 1305 SAN JACINTO LN
 BRYAN, TX 77803

BU TIRES REDEVELOPMENT
SITE PLAN

ENGINEER INFORMATION:
 CENTER POLE ENGINEERING
 BRYAN, TX 77802
 (713) 564-8105
 TBPELS F-23601

PROJECT NO. 2412 DATE 06/06/2024 PRJ DESIGNED BY PRJ DRAWN BY PRJ CHECKED BY TJU

PRELIMINARY IS FOR REVIEW UNDER THE AUTHORITY OF PAUL R. JORDAN, P.E. 145528 ON 06/06/2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

SHEET NUMBER
C3