



EXISTING SITE PLAN

SCALE: 1" = 20'-0" 03

PROPOSED SITE PLAN

SCALE: 1" = 20'-0" 02

SITE NOTES

- THIS PROPERTY DOES NOT LIE WITH-IN A 100-YEAR FLOODPLAIN PER FEMA D-FIRM PANEL NO. 48041C0215F, DATED APRIL 2, 2014.
- FOR UTILITY NOTIFICATION CONTACT BTU - (979)821-5700 CITY OF BRYAN - (979) 209-5900
- OFF-SITE DRAINAGE SHALL BE CONTROLLED BY DRAINAGE SWALES AND BEING DETAINED IN THE DRIVE AISLES. BY DOING THIS THE NEIGHBORING PROPERTIES WILL NOT BE AFFECTED.
- 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.

- PLEASE HAVE CONTRACTOR CONTACT BTU LINE DESIGN AT 821-5770 120 DAYS BEFORE POWER IS NEEDED TO BEGIN THE PROCESS OF OBTAINING POWER TO THE SITE. PLEASE PROVIDE A DETAILED LOAD ANALYSIS, AS WELL AS THE SERVICE REQUIREMENTS (VOLTAGE, AMPS, SINGLE PHASE VS THREE PHASE) AT THIS TIME.
- THIS PROPERTY IS ZONED FOR COMMERCIAL DISTRICT (C-2).
- ALL SETBACKS WILL BE CONSISTENT WITH THE LOT DEVELOPMENT STANDARDS FOUND IN LAND AND SITE DEVELOPMENT ORDINANCE SECTION 62-593.
- NO MECHANICAL EQUIPMENT SHALL BE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY.
- NOT HAVING ANY NEW PLUMBING FIXTURES THAT WILL MAKE THE NEED FOR A NEW GREASE TRAP TO BE ADDED.

SITE LEGEND			
	PROPERTY LINES		EXISTING CONTOUR LINES
	SET BACK / P.U.E. LINES		PROPOSED CONTOUR LINES
	WATER LINES		STORM SEWER LINES
	SEWER/SAN LINES		UTILITY LINES
	POWER LINES (AERIAL)		GAS LINES
	FIRE HYDRANT (EXISTING)		VEHICLE LAY OF HOSE (V.L.O.H.)
	FENCE LINE		CONCRETE PAVEMENT
	TREE PROTECTION		GROUND COVER
	GAS METER		WATER METER

SITE SCHEDULE	
TAG	ITEM
(A)	SOLID WASTE - 45 GAL. ROLL CONTAINER (w/ SCREENING)
(B)	EXISTING GAS METER
(C)	EXISTING POWER POLE w/ NEW UNDERGROUND CONNECTIONS
(D)	ELECT. - PRIMARY ELECT. SERVICE: 2-4" PVC CONDUIT (GREY) w/ PULL-STRING (MIN. 48" COVER)
(E)	ELECT. - TRANSFORMER & PAD (FURNISHED BY CoBRYAN)
(F)	ELECT. - SECONDARY SERVICE: 3-4" PVC CONDUIT (GREY) w/ PULL-STRING (MIN. 36" COVER)
(G)	ELECT. - METER BOXES - BY UNIT
(H)	SEWER - EXISTING 6" SANITARY SEWER LINE.
(J)	SEWER - NEW 4" SANITARY SEWER LINE.
(K)	SEWER - CLEAN-OUT (TYPICAL)
(L)	SEWER - EXISTING MANHOLE
(M)	WATER - EXISTING METER
(N)	WATER - (1)1" DOMESTIC WATER METER w/ (1) DOUBLE CHECK VALVE
(O)	WATER - (1)1" IRRIGATION WATER METER w/ (1) DOUBLE CHECK VALVE
(P)	BIKE RACK
(Q)	MECHANICAL UNIT LOCATION w/ SCREENING
(R)	OPTIONAL PARALLEL PARKING LOCATIONS
(S)	
(T)	
(U)	
(V)	
(W)	
(X)	

NOTE: ALL SITE DETAILS TO MEET B/C/S U.D.O. REQUIREMENTS. ALL SELECTIONS TO BE MADE BY OWNER BEFORE CONSTRUCTION BEGINS.

**FOR REVIEW ONLY**

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**R.A.I.**  
DESIGNS, INC.

R.A.I. JOB#: 24-036

PROJECT SITE INFO:  
RICHARD CARTER (AB #8)  
LOT 7, BLOCK-1  
0.482 ACRE

OWNER:  
JTR - PRE DEVELOPMENT MEETING 07-10-24  
JTR - ZBA VARIANCE REQUEST 07-18-24

SHEET: DD-1.0  
OF: ONE  
DATE: 07-18-2024