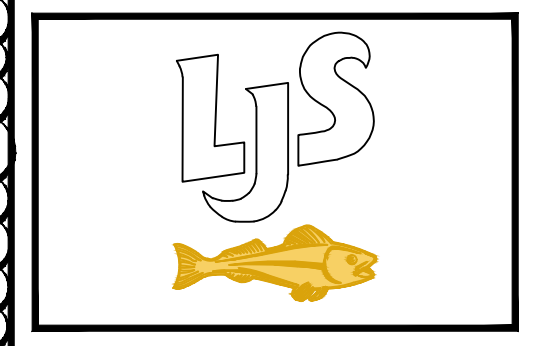


ARCHITECTURE ENGINEERING

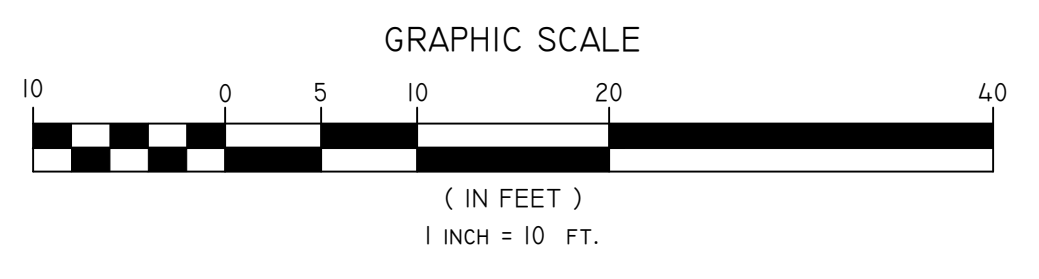
LIS

LAND INVESTMENT SERVICES, LLC
 COA 033886
 2572 West State Road 425
 Ave. FL 33920
 Phone: (239) 893-9244
 Fax: (239) 893-9244
 Mobile: (239) 244-9419
 Facsimile: (239) 893-9628

ROBERT WAYNE CASE
 TX. PE # 151491



**3224 S. TEXAS AVE.
 BRYAN, TX**



S. TEXAS AVE
 (110.0' R.O.W.)

ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SOD FOLLOWING FINAL GRADE. ALLOW FOR THICKNESS OF SOD WITH A 2" UNDERCUT. SOD SHALL BE ARGENTINE BAHIA, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT THE CONSTRUCTION DURATION.

CONTRACTOR SHALL PERIODICALLY SWEEP EXISTING ON-SITE PAVED SURFACES AS WELL AS ALL ABUTTING CITY STREETS, COUNTY ROADS, AND STATE HIGHWAYS (AS APPROPRIATE FOR THE PARTICULAR PROJECT) TO KEEP THOSE SURFACES IN A SUBSTANTIALLY SEDIMENT-FREE CONDITIONS. SWEEPING SHALL BE DONE ON A PERIODIC, AS-NEEDED BASIS THROUGHOUT THE WORK WEEK INCLUDING, MOST IMPORTANTLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.

GENERAL NOTES

- COASTAL SETBACK LINES DO NOT APPLY TO THIS PARCEL.
- THERE ARE NO APPARENT ENVIRONMENTALLY SENSITIVE LANDS ONSITE.
- NO ENDANGERED OR THREATENED SPECIES CURRENTLY EXIST ON THIS PROPERTY.
- THERE WILL BE NO ADVERSE IMPACTS TO GROUND OR SURFACE WATERS, WETLANDS, FLOOD PLAINS OR RIVERSIDE AREAS OR KNOWN ARCHEOLOGICAL SITE EXPECTED BY THE DEVELOPMENT OF THIS SITE.
- ALL ELEVATIONS ARE BASED UPON NAVD 1988.
- SOD ALL SWALES, BERMS, RETENTION/DETENTION AREAS, AND SLOPES WITHIN LIMITS OF CONSTRUCTION.
- WATER SERVICE IS CURRENTLY PROVIDED BY CONNECTION TO CITY POTABLE WATER SYSTEM.
- SANITARY SEWER SERVICE IS CURRENTLY PROVIDED BY CONNECTION TO CITY SANITARY SEWER SYSTEM.
- THIS PARCEL IS CURRENTLY ZONED "C2" RETAIL.
- FUTURE LAND USE CLASSIFICATION "COMMERCIAL GENERAL"
- THE EXISTING VEGETATIVE COVER INCLUDES SOD LANDSCAPING WITH PARKING LOT.
- THIS PROJECT WILL BE CONSTRUCTED IN SINGLE PHASE.
- ANY DEVIATIONS FROM THESE PLANS BY THE OWNER OR CONTRACTOR REQUIRES PRIOR APPROVAL OF THE ENGINEER.
- THE ENGINEER CERTIFIES THAT THE SITE CAN BE USED SAFELY FOR BUILDING PURPOSES, WITHOUT UNDUE DANGER FROM FLOOD OR ADVERSE SOIL OR FOUNDATION CONDITIONS. PROVIDED ALL APPROPRIATE BUILDING CODES ARE FOLLOWED.
- NO RESIDENTIAL UNITS ARE PROPOSED.
- EACH CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO THE START OF ANY CONSTRUCTION.
- THERE APPEAR TO BE NO JURISDICTIONAL WETLANDS PRESENT ON SITE.
- WHERE BURNING OF DEBRIS IS ALLOWED, CONTRACTOR IS RESPONSIBLE FOR OBTAINING PERMITS FROM FORESTRY SERVICE, FIRE DEPT. AND DEP WHEN APPLICABLE.
- A 24 HOUR MINIMUM NOTICE PERIOD IS REQUIRED FOR INSPECTIONS.
- CONTRACTOR TO FOLLOW THE INSPECTION AND NOTIFICATION REQUIREMENTS OF THE CITY WESLACO.
- ALL MATERIALS, MACHINERY, AND VEHICLES SHALL BE STORED ON-SITE IN AN ORDERLY ORGANIZED FASHION
- NO PORTION OF THIS TRACT LIES WITHING A DESIGNATED 100 YEAR FLOODPLAIN ACCORDING TO THE FEM MAPS, PANEL NO. 4804IC0215F

LAND USE TABLE

DESCRIPTION	SQUARE FEET	ACRES	% OF PROJECT
PROJECT SITE AREA	24,786 SF	0.569 Ac	100 %
EXISTING BUILDING AREA	1,974 SF	0.05 Ac	8 %
EXISTING LANDSCAPING AREA	5,399 SF	0.12 Ac	22 %
EXISTING CONCRETE PAVEMENT AND SIDEWALK AREA	17,413 SF	0.40 Ac	70 %
TOTAL EXISTING IMPERVIOUS AREA	19,387 SF	0.45 Ac	78 %
TOTAL EXISTING PERVIOUS AREA	5,399 SF	0.12 Ac	22 %
PROPOSED BUILDING AREA	2,247 SF	0.05 Ac	9 %
PROPOSED CONCRETE SIDEWALK/ DRIVEWAY AREA/ DUMPSTER PAD	15,707 SF	0.36 Ac	63 %
TOTAL PROPOSED IMPERVIOUS AREA	17,954 SF	0.41 Ac	72 %
TOTAL PROPOSED PERVIOUS AREA	6,832 SF	0.16 Ac	28 %
	1,433 SF		OF ADDITIONAL PERVIOUS AREA ADDED TO THE SITE



Know what's below.
 Call before you dig.

REVISION

No.	DATE	DESCRIPTION
1	9/15/24	SITE COMMENTS

DWG DATE: 8/14/24
 DRAWN BY: JC / JC
 PROJECT NO.: 2023-114
 DWG TITLE: SITE DIMENSION PLAN

SHEET No.
C-3.1