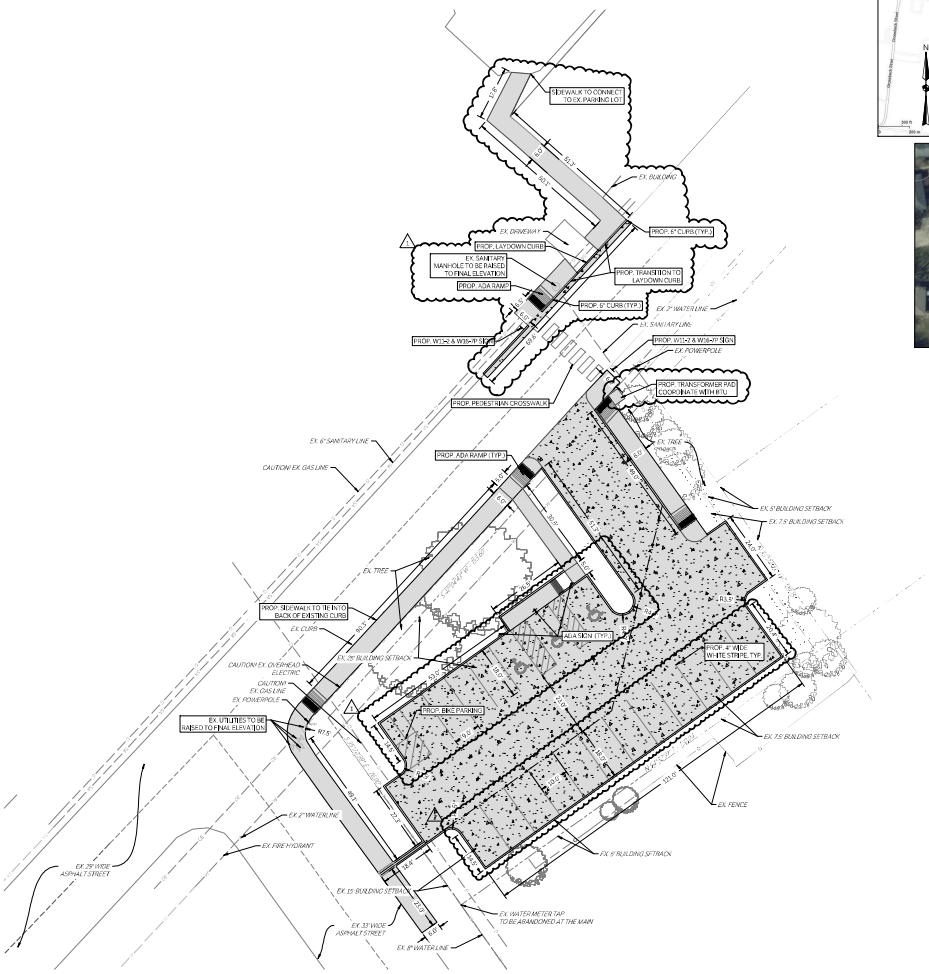
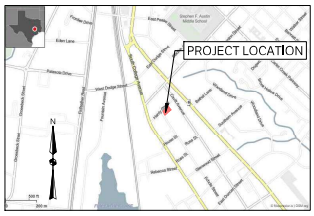
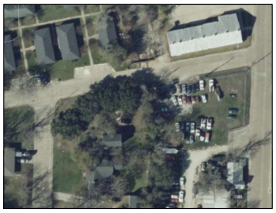






CAUTION: CONTACT TEXAS 811 AND LOCAL UTILITY PROVIDERS TO LOCATE EXISTING UTILITIES PRIOR TO CONSTRUCTION.
CONTACT GESSNER ENGINEERING IF CONFLICTS OCCUR.

N

0 7.5 15 45

SCALE: 1"= 15'

PROJECT BENCHMARK: ●BM

BENCHMARK DESCRIPTION
ELEVATION = XXX.XX'

LEGEND

	PROPOSED 4" CONCRETE SIDEWALK
	PROPOSED 6" CONCRETE PAVEMENT
	EXISTING PAVEMENT EDGE
	PROPERTY LINE
	EX. / PROP. WATER METER
	EX. STORM SEWER MANHOLE
	PROP. STORM SEWER CURB INLET
	EX. / PROP. LIGHT POLE
PAE	PROPOSED PUBLIC ACCESS EASEMENT
PUE	PROPOSED UTILITY EASEMENT
	EX. / PROP. GAS LINE

NOTE:
PLANNED USE OF SITE: AUXILIARY PARKING FOR 1410 CAVITT AVE. (CATHOLIC CHARITIES OF CENTRAL TEXAS - BRAZOS VALLEY).

WHERE ELECTRIC FACILITIES ARE INSTALLED, RTU 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.

PARKING SUMMARY TABLE	
EXISTING STANDARD PARKING SPACES	0
EXISTING ADA SPACES	0
TOTAL EXISTING PARKING	0
TOTAL EXISTING PARKING REMOVED	0
TOTAL ADDITIONAL PARKING PROVIDED	26
TOTAL PROPOSED PARKING PROVIDED	26

201 HARDY ST
SUBER'S PH 5, BLOCK 2, LOT 10, ACRES 0.32

ZONING: C-3
COMMERCIAL DISTRICT

CONTACT INFORMATION:
PATRICK BAKER
DIRECTOR OF CONSTRUCTION
CATHOLIC DIOCESE OF AUSTIN
O: 512.949.2418
C: 512.748.3170

GESSNER ENGINEERING
CORPORATE OFFICE
401 W 26TH STREET
BRYAN, TEXAS 77803
(979)-GESSNER (437-7637)
www.gessnerengineering.com
FIRM REGISTRATION NUMBERS:
TBPE F-7451, TBPLS F-10193910

STATE OF TEXAS
ANDREW A. LANGE
118770
09/13/2024

PRELIMINARY NOT FOR CONSTRUCTION

HARDY PARKING LOT
201 HARDY ST.
BRYAN, TX. 77803

SITE PLAN

ISSUE DATE: 12-06-2023
DRAWN BY: JC
CHECKED BY: AL
PROJECT #: 22-0831

REVISIONS

REV.	DATE	DESCRIPTION
1	09/13/2024	REV. 01

C100

LANDSCAPE REQUIREMENTS

Prepared By Landscape Architect

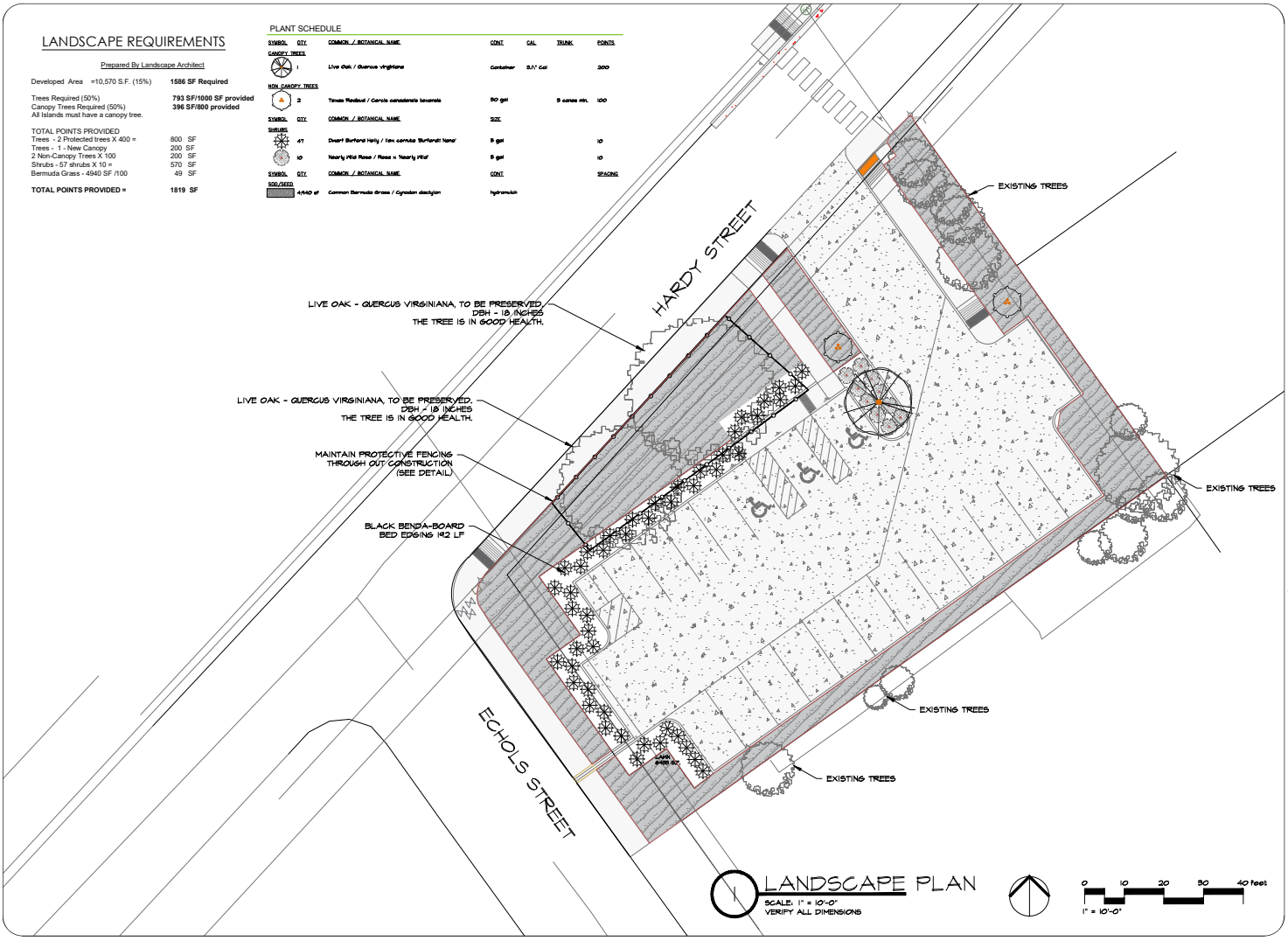
Developed Area =10,570 S.F. (15%)	**1586 SF Required**
Trees Required (50%)	**793 SF/1000 SF provided**
Canopy Trees Required (50%)	**396 SF/800 provided**
All Islands must have a canopy tree.	

TOTAL POINTS PROVIDED

Trees - 2 Protected trees X 400 =	800	SF
Trees - 1 - New Canopy	200	SF
2 Non-Canopy Trees X 100	200	SF
Shrubs - 57 shrubs X 10 =	570	SF
Bermuda Grass - 4940 SF /100	49	SF
TOTAL POINTS PROVIDED =	**1819**	**SF**

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT	CAL	TRUNK	POINTS
CANOPY TREES						
	1	Live Oak / Quercus virginiana	Container	8.1\" Cal		300
NON CANOPY TREES						
	2	Texas Redbud / Cercis canadensis texensis	30 gal		3 canes min.	100
SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE			
SHRUBS						
	47	Dwarf Burford Holly / Ilex cornuta 'Burfordii Nana'	5 gal			10
	10	Nearly Wild Rose / Rosa x 'Nearly Wild'	5 gal			10
SYMBOL	QTY	COMMON / BOTANICAL NAME	CONT			SPACING
SOD/SEED						
	4,940 sf	Common Bermuda Grass / Cynodon dactylon	hydromulch			



LANDSCAPE PLAN

SCALE: 1" = 10'-0"
VERIFY ALL DIMENSIONS

0 10 20 30 40 feet
1" = 10'-0"

Submittals	BY

the land design group inc.
351 Stallions Drive, Bryan, Texas 77802 | Office: (979) 846-2777

SUBER'S - PHASE 5,
BRYAN, TEXAS

HARDY PARKING LOT

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DRAWN: MJ
CHECKED: AK
DATE: 10-14-24
SCALE: 1" = 10'
JOB NO.: 25-011.11
SHEET:
L1
OF