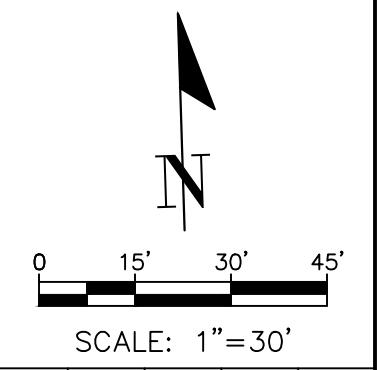


**LEGEND**

[Symbol]	PROPOSED CONCRETE
[Symbol]	PROPOSED ASPHALT
[Symbol]	PROPOSED SIDEWALK
[Symbol]	PROPOSED CROSSWALK
[Symbol]	BUILDING SETBACK
[Symbol]	PROPERTY BOUNDARY
[Symbol]	NEIGHBORING LOT LINE
[Symbol]	PROPOSED SEWER SERVICE
[Symbol]	EXISTING SEWER LINE
[Symbol]	PROPOSED FIRE HYDRANT
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	PROPOSED WATER SERVICE
[Symbol]	EXISTING WATER LINE
[Symbol]	PROPOSED WATER METER
[Symbol]	PROPOSED STORM DRAIN
[Symbol]	PROPOSED STORM INLET
[Symbol]	PROPOSED STREET LIGHT
[Symbol]	PROPOSED ADA SIGN
[Symbol]	PROPOSED UNDERGROUND ELEC.
[Symbol]	EXISTING OVERHEAD ELECTRIC
[Symbol]	EXISTING UTILITY POLE
[Symbol]	EXISTING CONTOUR (MAJOR)
[Symbol]	EXISTING CONTOUR (MINOR)
[Symbol]	PROPOSED CONTOUR (MAJOR)
[Symbol]	PROPOSED CONTOUR (MINOR)



- GENERAL NOTES**
- DEVELOPER: ADAM AWAD
  - CURRENT ZONING: INNOVATION CORRIDOR - RETAIL SERVICES (IC-RS)
  - TOTAL LOT ACREAGE: 3.448 ACRES
  - THIS PROPERTY IS LOCATED WITHIN THE INNOVATION CORRIDOR OVERLAY DISTRICT.
  - EXISTING UTILITIES SHOWN ARE APPROXIMATE.
  - EXISTING CONTOURS SHOWN WERE OBTAINED FROM TXGJO AND ARE APPROXIMATE.
  - THIS TRACT LIES WITHIN FLOOD ZONE 'X' UNSHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 48041C0285E, REVISED DATE: 05/16/2012.
  - DEVELOPER/TENANT TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM BTU AT 979-821-5770 120 DAYS BEFORE POWER IS NEEDED.
  - 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.
  - ALL SIGNAGE TO BE PERMITTED SEPARATELY.
  - ALL STORAGE AND DISPLAY SHALL COMPLY WITH LAND AND SITE DEVELOPMENT ORDINANCE SECTION 62-566(d).

**PARKING ANALYSIS**

PROPOSED IMPROVEMENTS:	NEW PROVIDED PARKING:
10,000 SF RETAIL	28 STRAIGHT IN PARKING
	2 ADA PARKING W/ VAN ACCESSIBLE
NEW REQUIRED PARKING:	10 PARKING AT FUEL PUMPS
40 (1 SPACE PER 250 SF OF RETAIL)	40 TOTAL PROVIDED

- LANDSCAPING NOTES**
- ALL TREES SHALL BE PROVIDED AS CONTAINER GROWN TREES.
  - PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND PRESERVATION OF ALL LANDSCAPING.
  - PLANT MATERIAL SHOWN HERE IS REPRESENTED AT ITS MATURE SIZE. PLANTS TO BE INSTALLED WILL BE SIGNIFICANTLY SMALLER THAN THOSE SHOWN.
  - CONTRACTOR TO SEED ALL DISTURBED AREA LEFT UNPAVED AND GUARANTEE COVERAGE OF VEGETATION UNTIL ESTABLISHMENT OF GRASS. GRASS TYPE SHALL BE A SEASONALLY APPROPRIATE BLEND OF ANNUAL RYEGRASS AND BERMUDA GRASS.
  - ALL LANDSCAPING SHALL BE SERVED BY AUTOMATIC IRRIGATION SYSTEM.
  - THE REPLACEMENT OF DEAD LANDSCAPING MUST OCCUR WITHIN 90 DAYS OF NOTIFICATION. REPLACEMENT MATERIAL MUST BE OF SIMILAR CHARACTER AS THE DEAD LANDSCAPING.
  - ALL TREES MUST BE AT LEAST EIGHT (8) FEET TALL.
  - LANDSCAPING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE.

SYMBOL	SIZE	NAME	#	SF VALUE	TOTAL
[Symbol]	>3" CAL.	LIVE OAK (QUERCUS VIRGINIANA)	40	250	10,000
[Symbol]	1.5"-3.0" CAL.	CREPE MYRTLE (LAGERSTROEMIA INDICA)	35	100	3,500
[Symbol]	2-5 GAL.	INDIAN HAWTHORN (RHAPHIOLEPIS INDICA)	164	10	1,640

**LANDSCAPING ANALYSIS**

CONSTRUCTION ACTIVITIES:

PARKING & PAVEMENT	=	50,555 SF
BUILDING	=	10,000 SF
NET TOTAL	=	60,555 SF

REQUIRED LANDSCAPING:

25% OF DEVELOPED AREA SHALL BE LANDSCAPED	=	15,139 SF
60,555 SF X 25%	=	15,139 SF
50% LANDSCAPE AREA SHALL HAVE TREES	=	7,570 SF
15,139 SF X 50%	=	7,570 SF

PROVIDED LANDSCAPING:

40 CANOPY TREES @ 250 SF	=	10,000 SF
35 NON-CANOPY TREES @ 100 SF	=	3,500 SF
164 SHRUBS @ 10 SF	=	1,640 SF
TOTAL PROVIDED	=	15,140 SF

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	3.98'	S 49° 23' 38" E
L2	61.68'	S 30° 55' 05" W
L3	58.94'	S 80° 24' 18" W
L4	46.33'	S 74° 18' 56" W
L5	63.71'	N 78° 33' 12" W
L6	54.69'	N 46° 24' 28" W
L7	40.04'	N 50° 51' 51" W
L8	30.09'	N 63° 46' 36" W
L9	106.45'	N 63° 46' 36" W
L10	24.75'	S 83° 08' 02" W
L11	118.83'	N 53° 54' 50" W
L12	12.00'	N 22° 53' 00" E
L13	60.52'	N 64° 36' 47" W
L14	19.45'	N 71° 28' 05" W
L15	27.02'	N 12° 48' 36" W
L16	87.41'	N 0° 48' 36" W
L17	87.41'	N 12° 17' 44" E
L18	53.31'	N 21° 30' 47" E
L19	81.89'	N 39° 24' 56" E

**811**  
Know what's below. Call before you dig.

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

DATE	REVISION	NO.	OWNER INFORMATION	PROPERTY INFORMATION	ENGINEER INFORMATION	PROJECT NO.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
			ADAM AWAD	3.448 ACRES 3949 W VILLA MARIA ROAD BRYAN, TEXAS 77807	CENTER POLE ENGINEERING BRYAN, TX 77802 (979) 213-6971 TBEELS F-23601	2420	11/20/2024	TJJ	TJJ	PRJ
<p>PRELIMINARY IS FOR REVIEW UNDER THE AUTHORITY OF TAYLOR J. JORDAN, P.E. 1356826 ON 11/20/2024. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.</p>										
<p>SHEET NUMBER <b>C1</b></p>										