



ALINDO ENGINEERS AND PLANNERS, INC.
 3107 ROLLING GLEN BRYAN, TEXAS 77807 979-846-8868
 FIRM LICENSES: ENGINEERING E-1799, SURVEYING 100269-00



CHRISTIAN A. GALINDO, P.E. # 4473, R.P.L.S. # 4473
 MAY 12, 2022

OWNER/DEVELOPER:
 KYLE HAN AND SUNG LEE
 1103 MISSION HILLS DR.
 COLLEGE STATION, TX 77845
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0.4287 ACRE (18,675 SF) TRACT PART OF LOT 7 AND PART OF LOT 6, BLOCK A, CAVITT'S WOODLAND HEIGHTS BRYAN, BRAZOS COUNTY, TEXAS

S BEAUTY STE PLAN

508 AVONDALE AVENUE

PROPOSED IMPROVEMENTS

6-LANDSCAPING PROVIDED			
SYMBOL	SIZE	OFFICIAL NAME	# UNIT TOTAL
○	1.5"-3"	LIVE OAK	4 200
○		QUEPUS VIRGINIANA	800
○		CEPHEU MIRTLE	7 100
○		LAGERSTROEMIA	700
	TOTAL		1,500

5-PARKING ANALYSIS
 C-3 ZONING, RETAIL, 1PS FOR 250 GFA.
 11 PARKING SPACES WILL BE 9.5'X20'.
 1 HANDICAP SPACE WILL BE 15'X20'.

4-LEGEND	
—	ROAD RIGHT WAY
—	WATER LICENSE
—	RIGHT OF WAY
—	BACK OF CURB OF CURB
—	BUILDING LINE
—	PHASE OUTLET DRAIN
—	C&G WATER
—	WATER VALVE
—	SWITCHER SIGNER
—	FIRE HYDRANT
—	ROUCH MARK
—	ROUCH FLOOR DIRECTION

3-BOUNDARY NOTES:
 1. ALL LINEAR DIMENSIONS ARE IN FEET
 2. UNLESS OTHERWISE NOTED, CHAINS CARRIER MANOR, 1ST INSTALLMENT,
 4. RESTRICTIONS IN 104/540, 142/39 & 282/2701, 30' PFS IN 242/507,
 6. BMT ELEV. 300' IS ASSUMED.
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 8. SPOT ELEV. PRECEDED OR FOLLOWED BY A + SIGN ARE 10' OF CURB.

2-EROSION AND SEDIMENT CONTROL.
 BEST MANAGEMENT PRACTICES SHALL BE FOLLOWED TO PREVENT EROSION AND SEDIMENTATION FROM DISTURBED SOIL. TO THIS EFFECT THE FOLLOWING DEVICES SHALL BE INSTALLED:
 A) A SILING BARRIER ALONG THE LOWER BENDS OF THE LAND STABILIZATION OR REVEGETATION OCCURS. (SEE DETAIL 03).
 B) A CONSTRUCTION ENTRANCE A MINIMUM OF 12.5'x5' CONSISTING OF ROCK-RIBBLE WITH PIECES 1-1/2" TO 3- 1/2" IN DIAMETER.
 C) ALL STORM DRAINAGE INLETS SHALL BE PROTECTED DURING CONSTRUCTION UNTIL REVEGETATION OR STABILIZATION IS COMPLETE. FROM RAINFALL SEDIMENTATION BY A 6-INCH BARRIER MADE UP OF BARBED WIRE SHALL BE CLEANED AS SOON AS THEIR CAPACITY HAS BEEN REDUCED BY 50%.
 D) A LOCATION WITHIN THE PROJECT AREA AND NEAR ITS ENTRANCE SHALL BE IDENTIFIED AS A TRUCK WASH OUT AREA.
 E) A LOCATION WITHIN THE PROJECT SHALL BE IDENTIFIED AS ON-SITE STORAGE OF CONSTRUCTION MATERIALS SUCH AS BROKEN PAVEMENT, CONCRETE, BRICK, ETC. SHALL BE CONTAINED WITHIN THE PROJECT AREA AND DISPOSED OF WITH OTHER PROJECT WASTE.

1-DEVELOPMENT NOTES
 1-4-35'-WIDE BUFFER STRIP, REQUIRED BY ZONING ORDINANCE IS SET ALONG THE N.E. BOUNDARY RELAYED 2'-10' TO THE EAST OF THE PARKING LOT CURB. 3-SANITARY SEWER SERVICE WILL REMAIN UNCHANGED AT THE NORTH REAR END OF THE PROPERTY.

