

VICINITY MAP

2818 NGUYEN LLC
ZENO PHILLIPS, BLOCK 18,
LOT 34.4, ACRES 10.10

PIRI LEASING LLC
ZENO PHILLIPS, BLOCK 18,
LOT 34.1, ACRES 24.15

2818 NGUYEN LLC
ZENO PHILLIPS, BLOCK 18,
LOT 34.3, ACRES 9.406

ADDRESS:
SWAN STONARTS
3100 LEONARD ROAD
BRYAN, TX 77802

LEGAL DESCRIPTION:
ZENO PHILLIPS, BLOCK 18, LOT 36 (TR-36), ACRES
13.165

ZONING: INDUSTRIAL (I)

CURRENT USE: GRANITE AND MARBLE WHOLESALE

PROPOSED USE:
1,300 SF BUILDING ADDITION FOR STONE CUTTING,
POLISHING, AND SANDBLASTING MACHINERY

NOTES:
1 ALL MINIMUM BUILDING SETBACKS SHALL BE IN
ACCORDANCE WITH THE CITY OF BRYAN CODE OF
ORDINANCES.

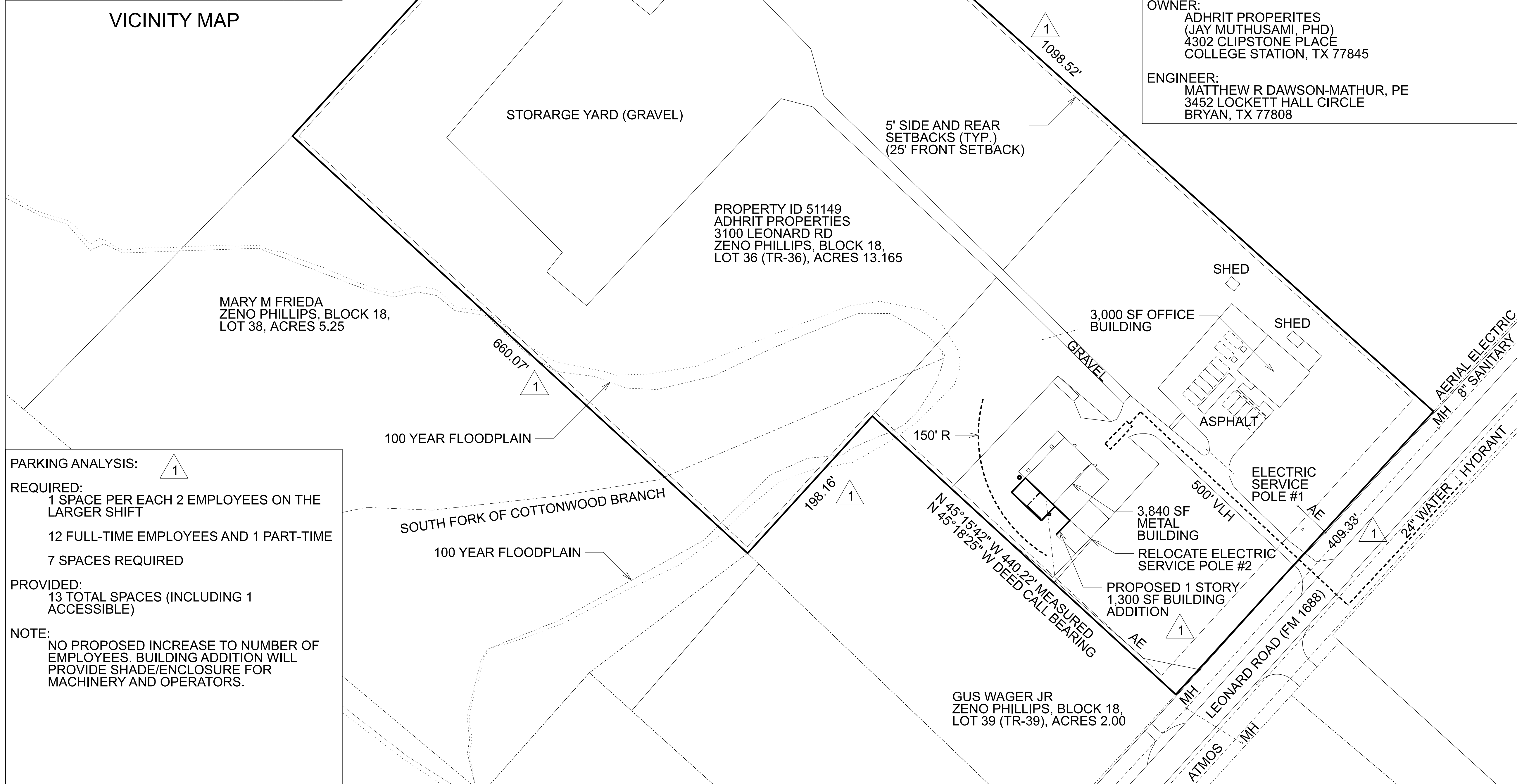
DRAINAGE AND LANDSCAPING - NO PROPOSED
INCREASE TO IMPERVIOUS AREA. BUILDING
ADDITION WILL REPLACE EXISTING CONCRETE
SLAB.

OWNER:
ADHRIT PROPERITES
(JAY MUTHUSAMI, PHD)
4302 CLIPSTONE PLACE
COLLEGE STATION, TX 77845

ENGINEER:
MATTHEW R DAWSON-MATHUR, PE
3452 LOCKETT HALL CIRCLE
BRYAN, TX 77808

MATTHEW R
DAWSON-MATHUR PE
TBPE FIRM# 23744

REVISIONS
1. REVISED PER CITY OF BRYAN COMMENTS RECEIVED JULY 11, 2023.



MARY M FRIEDA
ZENO PHILLIPS, BLOCK 18,
LOT 38, ACRES 5.25

PROPERTY ID 51149
ADHRIT PROPERTIES
3100 LEONARD RD
ZENO PHILLIPS, BLOCK 18,
LOT 36 (TR-36), ACRES 13.165

GUS WAGER JR
ZENO PHILLIPS, BLOCK 18,
LOT 39 (TR-39), ACRES 2.00

PARKING ANALYSIS:

REQUIRED:
1 SPACE PER EACH 2 EMPLOYEES ON THE
LARGER SHIFT
12 FULL-TIME EMPLOYEES AND 1 PART-TIME
7 SPACES REQUIRED

PROVIDED:
13 TOTAL SPACES (INCLUDING 1
ACCESSIBLE)

NOTE:
NO PROPOSED INCREASE TO NUMBER OF
EMPLOYEES. BUILDING ADDITION WILL
PROVIDE SHADE/ENCLOSURE FOR
MACHINERY AND OPERATORS.

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF
PERMITTING UNDER THE
AUTHORITY OF MATTHEW R.
DAWSON-MATHUR, P.E. 119913,
ON JULY 3, 2023.



SWAN STONARTS
BUILDING ADDITION
SITE PLAN

DRAWN BY	MRD
DATE	6/30/2023
APPROVED	MRD
SCALE	1" = 60'
DRAWING	
SHEET NO.	1 OF 1