

DRAINAGE CALCULATION NOTES:

THE REMOVAL OF THE EXISTING TRAILERS, CONCRETE SIDEWALKS, AND COVERED CANOPY CONSISTS OF APPROXIMATELY 5,065 SF OF IMPERVIOUS COVER. THE PROPOSED IMPERVIOUS COVER WILL BE APPROXIMATELY 4,278 SF TRAILER. THE ABOVE GROUND TRAILER WILL NOT REQUIRE ANY GRADING TO EXISTING NATURAL GROUND AND THE DRAINAGE PATTERNS WILL REMAIN THE SAME.

PARKING CALCULATION NOTES:

PREVIOUS PARKING CALCULATION BELOW.

PROPOSED BUILDING AREA 5,595 S.F.
 REQUIRED PARKING 1 SPACE/1000 GFA 5,595SF/1000SF=5.59
 OR ABOUT 6 PARKING SPACES

PROPOSED PARKING SPACES PROVIDED = 11 REGULAR PARKING SPACES

CLIENT IS LOOKING TO RECEIVE CREDIT FOR 5 PARKING SPOTS (11 PROPOSED-6 REQUIRED PARKING SPACES) INSTALLED PREVIOUSLY.

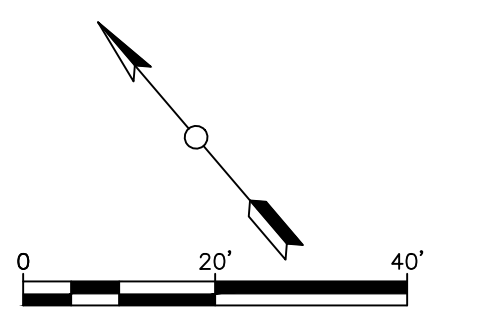
PARKING CALCULATION FOR PROPOSED CONDITIONS

PROPOSED BUILDING: 4,320SF
 EXISTING DEMO BUILDING: 3,210SF

DIFFERENCE IN 1,110SF FOR PARKING CALCULATION.

$1,110/1000 = 1.11$ PARKING SPOTS NEEDED

5 PARKING SPACES PROVIDED PREVIOUSLY MINUS 2 PARKING SPACES REQUIRED FOR THE CURRENT DESIGN.



CAUTION: UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR TO CALL 811 DIG-TESS PRIOR TO COMMENCEMENT OF WORK.

CAUTION: OVERHEAD ELECTRICAL IN THE AREA.



Know what's below. Call before you dig.



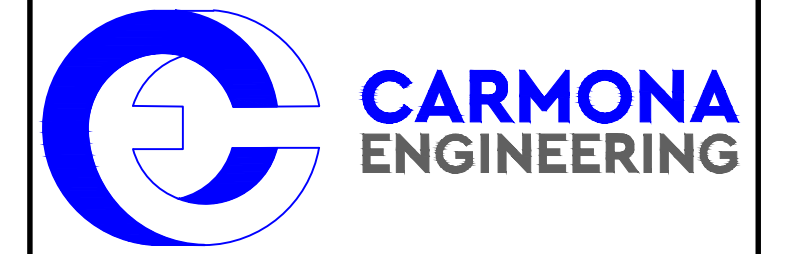
VICINITY MAP
1" = 2000'

No.	Revision/Issue	Date
0	ORIGINAL DESIGN	2-7-24

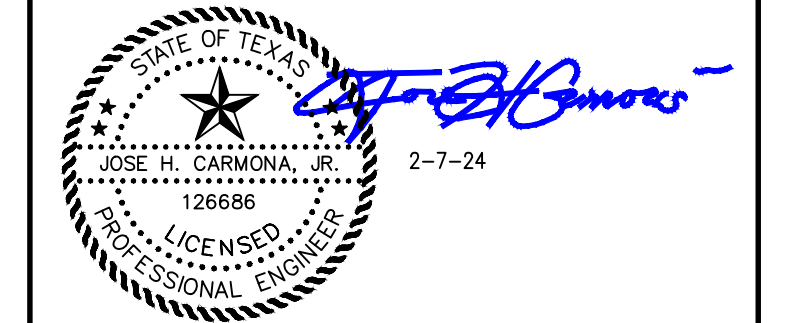
PROJECT INFORMATION
 6150 MUMFORD ROAD
 BRYAN, TX 77807
 11.53 ACRES, LOT 1
 CARRABBA TERRABON RESEARCH PARK, VOL. 9982, PG. 145, O.P.R.B.C.
 LOCATED IN MOSES BAINE LEAGUE, A-3, BRAZOS COUNTY, TEXAS

SITE PLAN, DIMENSION CONTROL, & UTILITIES

OWNER INFORMATION
 BIOVERITAS, LLC
 6150 MUMFORD ROAD
 BRYAN, TX 77807



4040 HWY 6 STE 200
 COLLEGE STATION, TX 77845
 979-314-9021
 TBPE FIRM NUMBER F-21905



Scale	Date	Sheet
1"=20' HORIZONTAL	2-7-24	C6