

- GENERAL NOTES**
- CURRENT OWNER: BOBBY & MARIA DURON
 - CURRENT ZONING: MIXED USE (MU-2)
 - CONTOURS SHOWN ARE FROM SURVEY DATA.
 - EXISTING UTILITIES SHOWN ARE APPROXIMATE.
 - THIS TRACT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP PANEL NO. 48041C0195E, EFFECTIVE 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.
 - SETBACK VARIANCE TO PROPOSED 30'X50' METAL BUILDING APPROVED BY THE PLANNING AND ZONING COMMISSION ON XX/XX/2024 VIA PV24-000106.

- 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 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 SIX (6) FEET TALL.
 - LANDSCAPING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE.

SYMBOL	SIZE	NAME	#	SF VALUE	TOTAL
	>3" CAL.	LIVE OAK (QUERCUS VIRGINIANA)	5	250	1250
	1.5"-3.0" CAL.	CREPE MYRTLE (LAGERSTROEMIA INDICA)	5	100	500
	2-5 GAL.	INDIAN HAWTHORN (RHAPHIOLEPIS INDICA)	87	10	870

LANDSCAPING ANALYSIS

CONSTRUCTION ACTIVITIES:

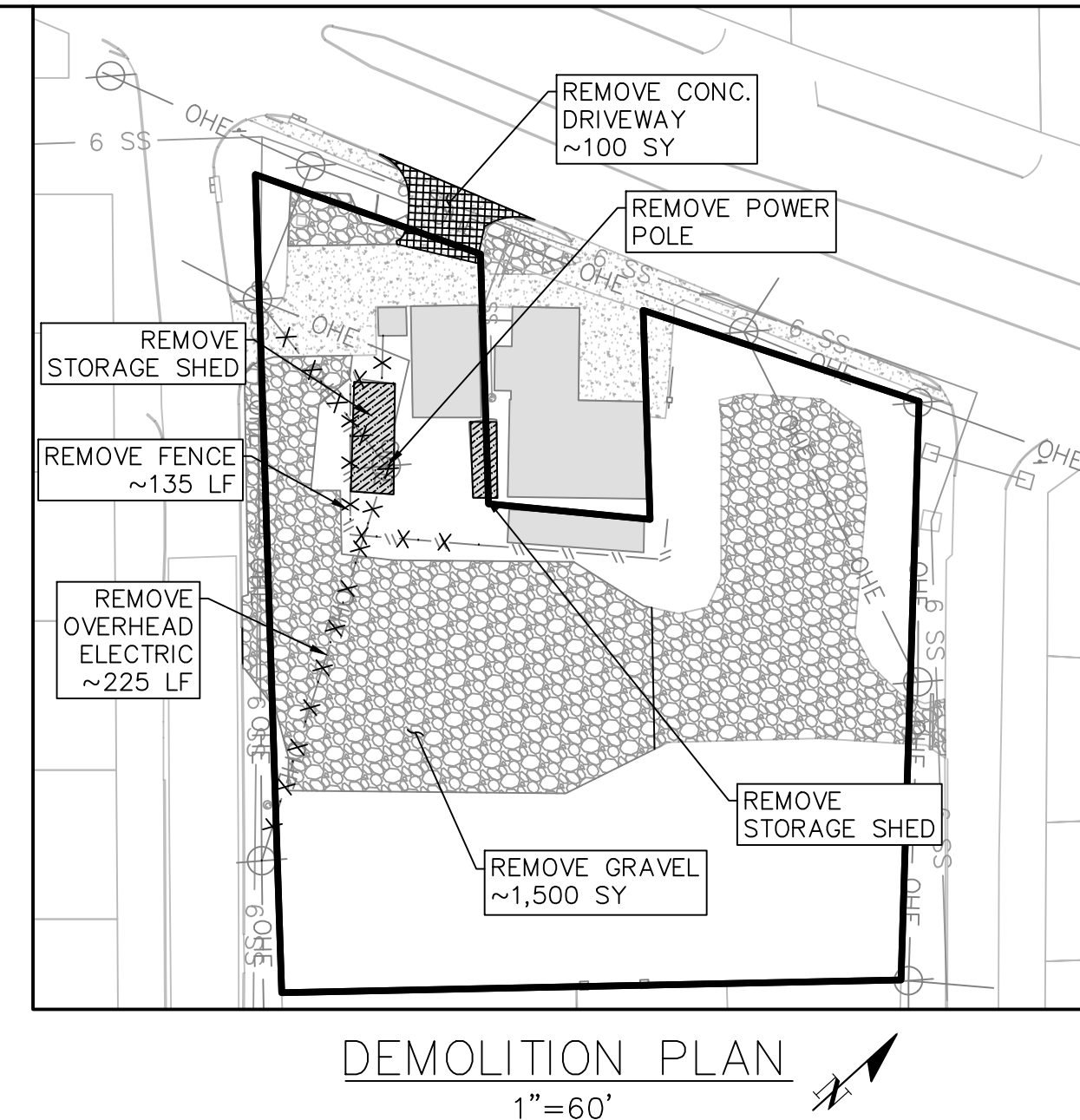
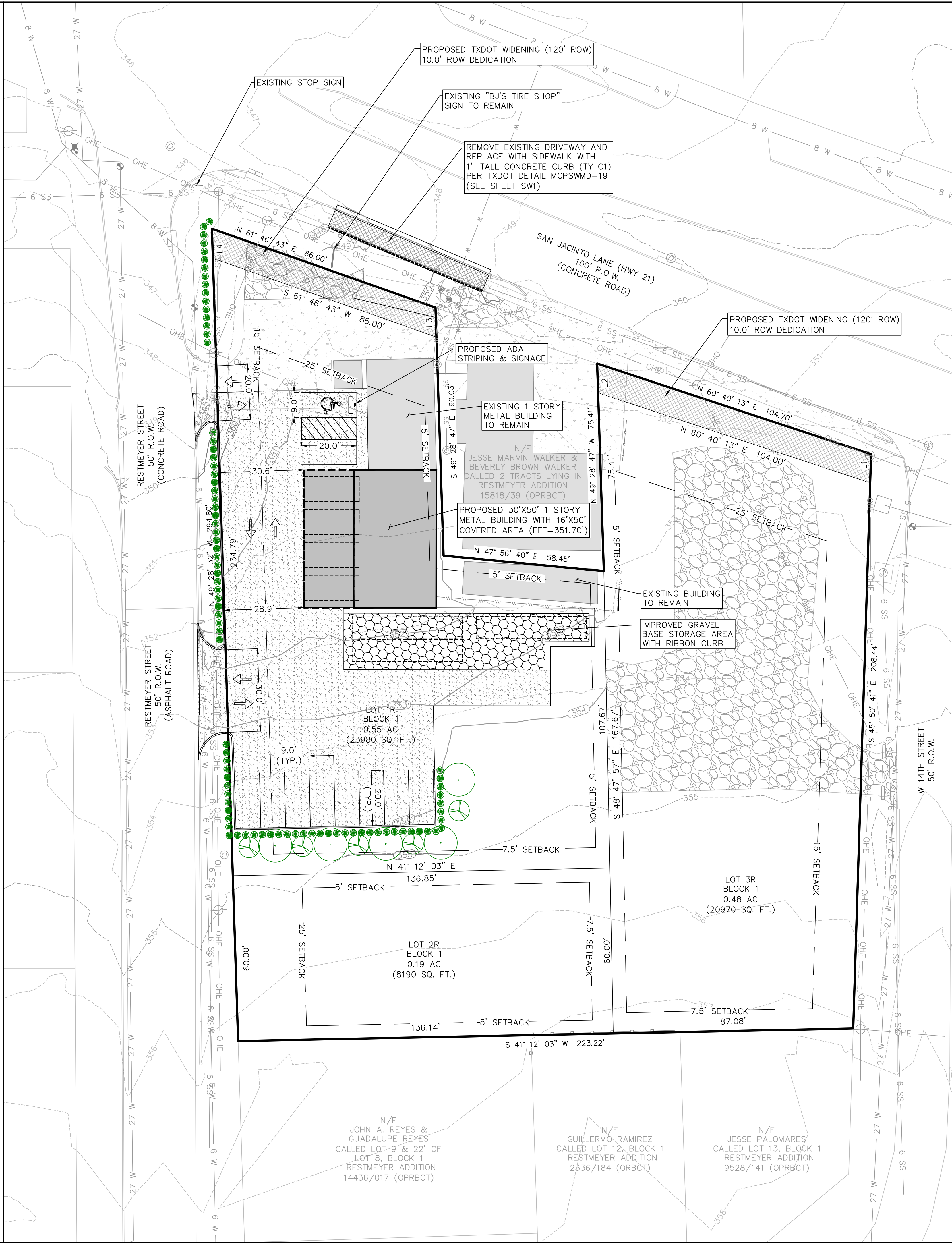
- PARKING & PAVEMENT = 11,385 SF
- GRAVEL STORAGE AREAS = 1,910 SF
- BUILDINGS = 4,130 SF
- NET TOTAL = 17,425 SF

REQUIRED LANDSCAPING:

- 15% OF DEVELOPED AREA SHALL BE LANDSCAPED
- 17,425 SF X 15% = 2,614 SF REQUIRED
- 50% LANDSCAPE AREA SHALL HAVE TREES
- 2,614 SF X 50% = 1,307 SF REQUIRED

PROVIDED LANDSCAPING:

- 5 CANOPY TREES @ 250 SF = 1,250 SF
- 5 NON-CANOPY TREES @ 100 SF = 500 SF
- 87 SHRUBS @ 10 SF = 870 SF
- TOTAL PROVIDED = 2,620 SF



LINE TABLE

LINE NO.	LENGTH	BEARING
L1	10.43'	N 45° 50' 41" W
L2	10.65'	S 49° 28' 47" E
L3	10.73'	S 49° 28' 47" E
L4	10.73'	N 49° 28' 32" W

- LEGEND**
- PROPOSED CONCRETE
 - EXISTING CONCRETE
 - PROPOSED GRAVEL
 - EXISTING GRAVEL
 - PROPERTY BOUNDARY
 - PROPOSED LOT LINE
 - NEIGHBORING LOT LINE
 - BUILDING SETBACK
 - EXISTING SEWER MANHOLE
 - EXISTING SEWER CLEAN OUT
 - EXISTING WATER METER
 - EXISTING FIRE HYDRANT
 - EXISTING POWER POLE
 - EXISTING FENCE
 - EXISTING CONTOUR (MAJOR)
 - EXISTING CONTOUR (MINOR)

PARKING ANALYSIS

IMPROVEMENTS:

- 1,150 SF EXISTING AUTO REPAIR, GARAGE, OR SHOP
- 2,300 SF PROPOSED AUTO REPAIR, GARAGE, OR SHOP

REQUIRED PARKING:

- 13 (1 SPACE PER 275 SF)

NEW PROVIDED PARKING:

- 9 STRAIGHT IN PARKING
- 4 GARAGE PARKING
- 1 ADA PARKING W/ VAN ACCESSIBLE
- 14 TOTAL PROVIDED

OWNER INFORMATION

BOBBY DURON
507 W. 30TH ST
BRYAN, TX 77803
(979) 218-0150

PROPERTY INFORMATION

RESTMEYER ADDITION
BLOCK 1, LOT 1R
1305 SAN JACINTO LN
BRYAN, TX 77803

ENGINEER INFORMATION

CENTER POLE ENGINEERING
BRYAN, TX 77802
(979) 213-6971
TBPFLS F-23601

PROJECT NO. 2412

DATE 10/02/2024

DESIGNED BY PRJ

DRAWN BY PRJ

CHECKED BY TJJ

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SHEET NUMBER

09

