



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)	6	250	1500
	1.5"-3.0" CAL.	CREPE MYRTLE (LAGERSTROEMIA INDICA)	5	100	500
	2-5 GAL.	INDIAN HAWTHORN (RHAPHIOLEPIS INDICA)	62	10	620

LANDSCAPING ANALYSIS

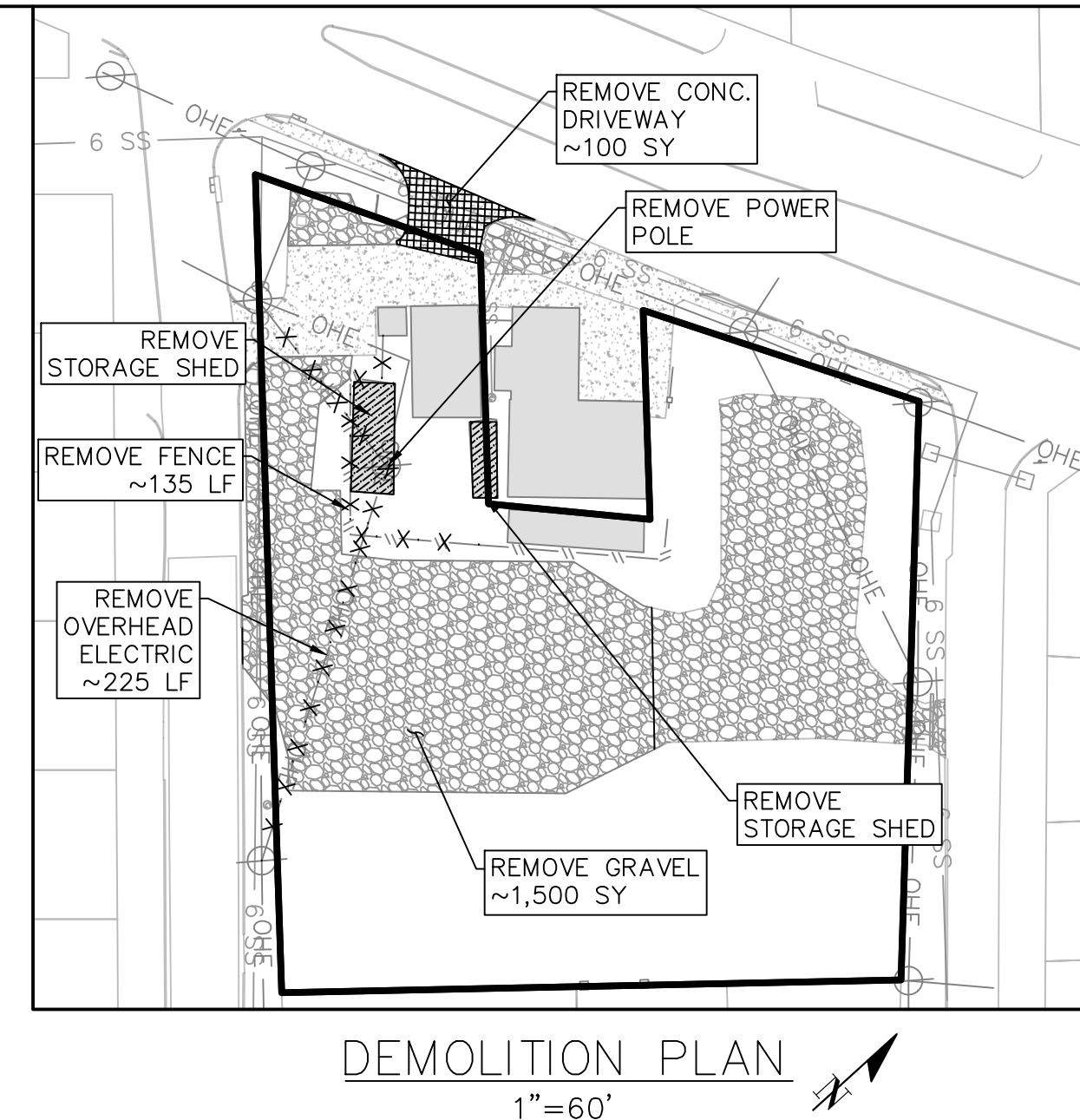
CONSTRUCTION ACTIVITIES:
 PARKING & PAVEMENT = 11,385 SF
 GRAVEL STORAGE AREAS = 1,910 SF
 BUILDINGS = 4,130 SF
 NET TOTAL = 17,425 SF

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:
 6 CANOPY TREES @ 250 SF = 1,500 SF
 5 NON-CANOPY TREES @ 100 SF = 500 SF
 62 SHRUBS @ 10 SF = 620 SF
 TOTAL PROVIDED = 2,620 SF



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



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 OVERHEAD ELECTRIC
- EXISTING FENCE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- SIGHT TRIANGLE

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
 TBPELS F-23601

PROJECT NO. 2412
DATE 10/16/2024
DESIGNED BY PRJ
DRAWN BY PRJ
CHECKED BY TUJ

PRELIMINARY IS FOR REVIEW PURPOSES ONLY. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMITTING.

SHEET NUMBER
 09