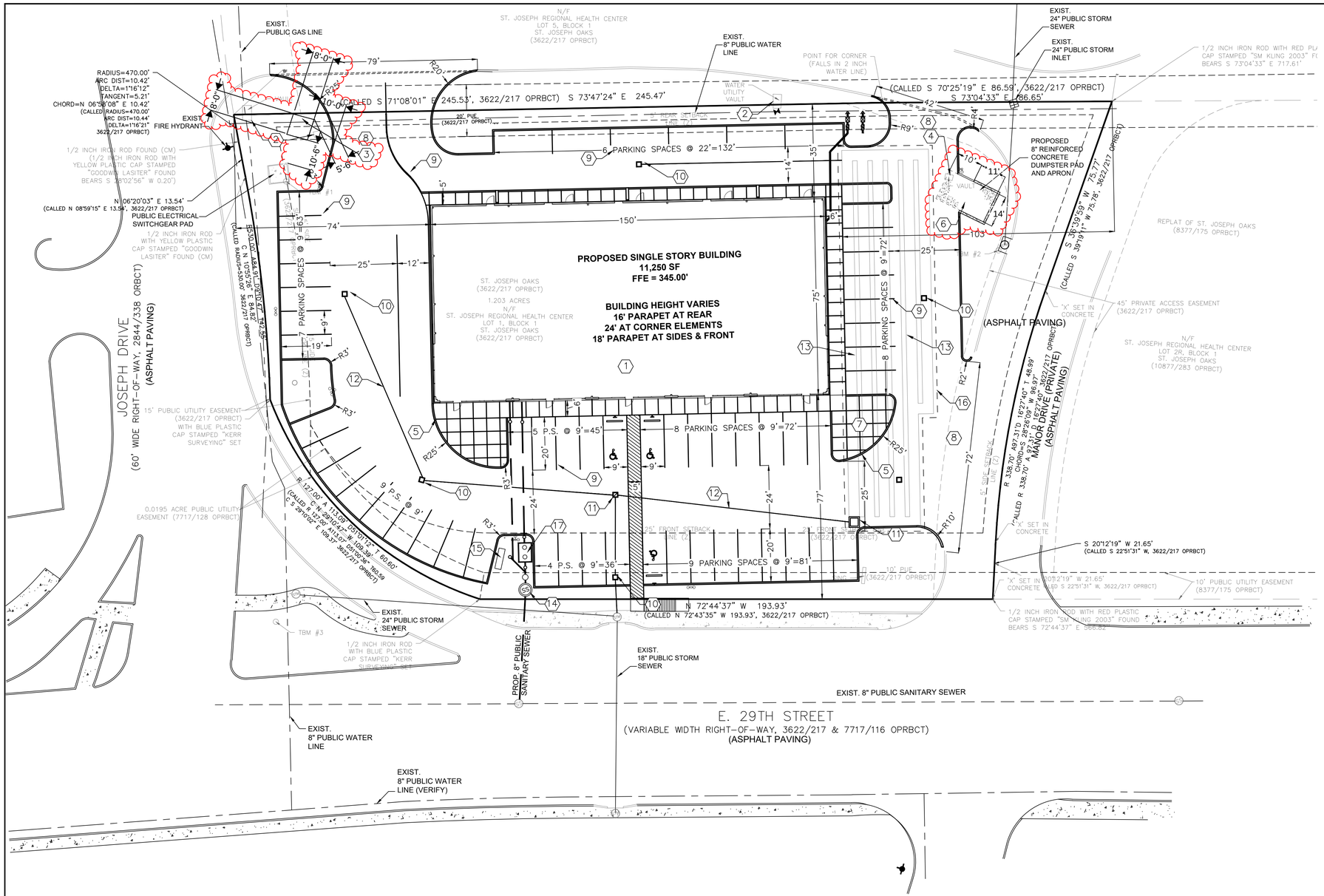

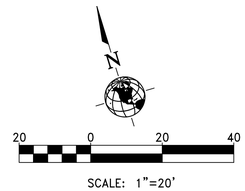

SITE PLAN KEY NOTES

1. PROPOSED BUILDING PER STRUCTURAL AND ARCHITECTURAL DRAWINGS.
2. EXISTING VAULT TO REMAIN. PROTECT IN PLACE.
3. 8'X8' CONCRETE PAD TO BE USED FOR ELECTRIC TRANSFORMER.
4. EXISTING VAULT TO BE REMOVED/RELOCATED. COORDINATE WITH PROJECT MANAGER
5. PROPOSED 6" CONCRETE CURB.
6. PROPOSED DUMPSTER LOCATION.
7. PROPOSED 4 ½" THICK PRIVATE CONCRETE SIDEWALK.
8. PROPOSED CONCRETE DRIVEWAY. REF. TO SHEET C-12.
9. PROPOSED 4" WHITE STRIPPING. REF. TO SHEET C-11.
10. PROPOSED PRIVATE STORM SEWER INLET TYPE "A". REF. SHEET C-13.
11. PROPOSED PRIVATE STORM SEWER J/B. REF. TO SHEET C-13.
12. PROPOSED PRIVATE STORM SEWER LINES
13. PROPOSED PRIVATE UNDERGROUND STORMWATER DETENTION AREA
14. PROPOSED PRIVATE SANITARY SEWER MANHOLE. REF. DETAIL ON C-13
15. PROPOSED MONUMENT SIGN (7'-10"W x 2'-4"D x 19'-0" H), COORDINATE LOCATION WITH ARCHITECT AND LANDSCAPE.
16. PROPOSED PRIVATE DRAINAGE EASEMENT.
17. PROPOSED GREASE TRAP (SIZE TO BE DETERMINATE BASED ON OCCUPANCY)

PARKING ANALYSIS:
BUILDING USE: SHOPPING CENTER
REQUIRED PARKING RATE: 1 PER 275 SF OF GFA
REQUIRED PARKING : 11,250 X 1/275 = **41** SPACES
PROVIDED: **56** SPACES INCLUDING 3-HC ASSESSABLE

GENERAL NOTES:
A. ALL MINIMUM BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
B. PROPOSED BUSINESS DEVELOPMENT.
C. OWNERS NAME AND ADDRESS
JACE BABA VENTURES
2415 TOWN CENTER DRIVE, SUITE 150
SUGAR LAND, TEXAS 77478
D. CURRENT ZONING : RETAIL DISTRICT (C-2)
PROPOSED ZONING : RETAIL DISTRICT (C-2)
E. SIGNAGE WILL BE PERMITTED SEPARATELY
F. ALL A/C UNITS WILL BE PLACED ON THE ROOF OF THE BUILDING. NO. GROUND PADS PROPOSED.

FLOOD PLAIN NOTES:
THIS TRACT LIES WITHIN FLOOR ZONE "X" UN-SHADED AND DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100 YEAR FLOOD PLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP FIRM PANEL NO. 48041C0215F, REVISED DATE: 04/02/2014

BRYAN TEXAS UTILITY (BTU) NOTE:
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 right of ingress and egress on property adjacent to PUE to access electric facilities.

CITY OF BRYAN PUBLIC WORKS
919-209-5900
TEXAS ONE-CALL DOES NOT MARK UTILITIES OWNED BY THE CITY OF BRYAN

ABBOUD ENGINEERING, LLC
13511 Lew Briggs Road
Houston, Texas 77047
Tel. 713-562-6100
TXPE Firm Reg. # F-15913

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ISSUE:	DATE:	NO:
ISSUED FOR PERMIT	12/29/2025	0
PER ARCH. REVIEW	03/18/2026	1
PER CITY SITE REVIEW	04/14/2026	2
PER CITY SITE REVIEW	05/19/2026	3

SHOPS AT BLINN

2100 E. 29TH STREET
BRYAN, TX 77802

STATE OF TEXAS JOSEPH S. ABBOUD 69894 LICENSED PROFESSIONAL ENGINEER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOSEPH S. ABBOUD, P.E. 69894
ON 05/19/2026

PROJECT MANAGER:	PROJECT DESIGNER:
HL	AVB
APPROVED BY:	CLIENT APPROVAL:
JSA	

PLOT SCALE:
PROJECT INFORMATION:

DRAWING NAME:
SITE PLAN
SHEET NUMBER:
C-01
PROJECT #
25-865