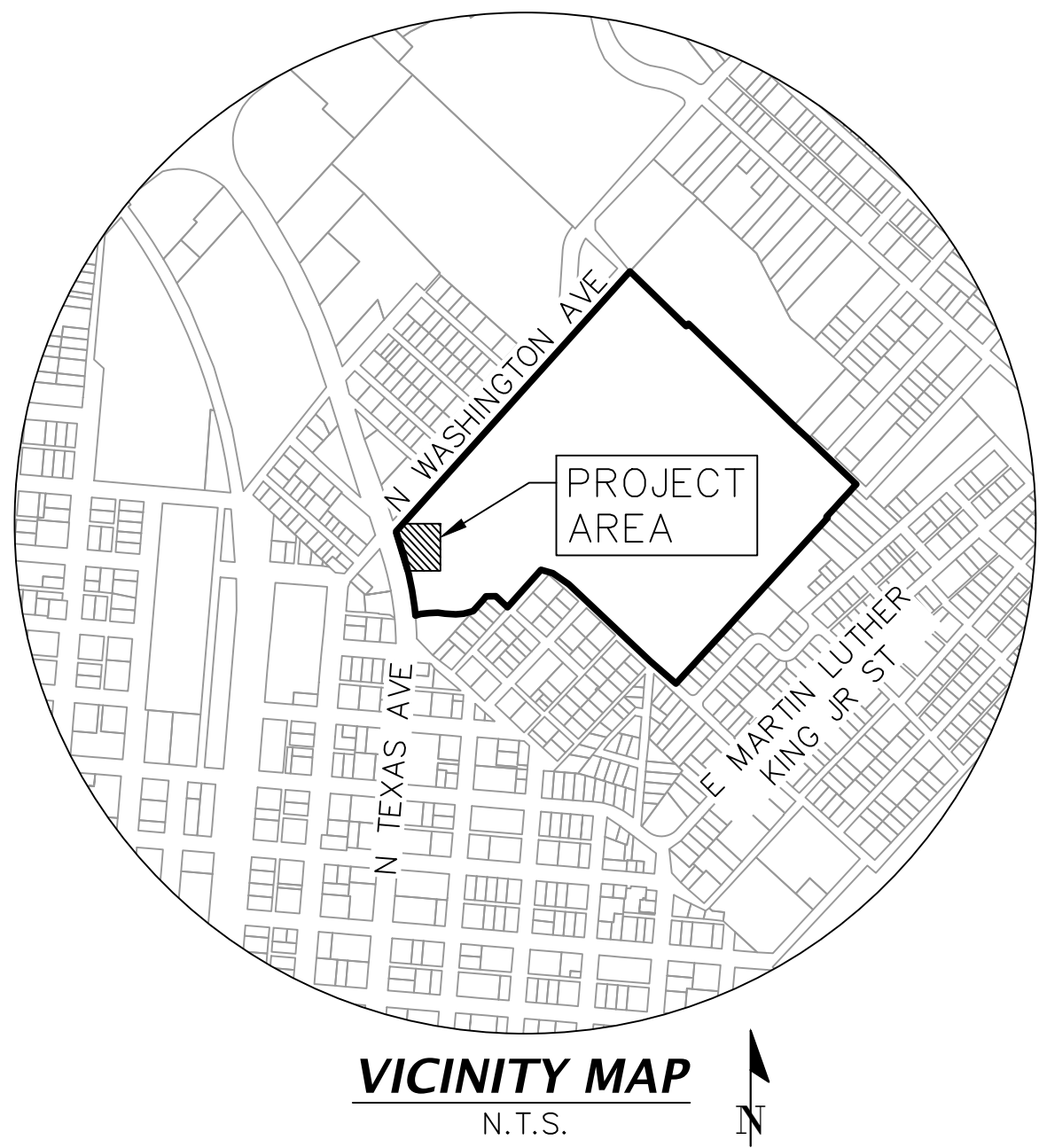




GENERAL NOTES

1. PROPERTY OWNER: CITY OF BRYAN
2. PROPERTY LEGAL DESCRIPTION: SFA #10, BLOCK 8, LOT 2
3. PROPERTY ADDRESS: 1111 N TEXAS AVE, BRYAN, TX 77803
4. CURRENT ZONING: RESIDENTIAL DISTRICT-5000 (RD-5)
5. CONTOURS SHOWN WITHIN THE PROJECT AREA ARE FROM FIELD SURVEY DATA CONDUCTED BY KERR SURVEYING ON 07/07/2026. CONTOURS SHOWN OUTSIDE THE PROJECT AREA ARE FROM TXGID AND ARE APPROXIMATE.
6. EXISTING UTILITIES SHOWN ARE APPROXIMATE.
7. THIS TRACT LIES WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOODPLAIN) ACCORDING TO THE BRAZOS COUNTY FLOOD INSURANCE RATE MAP PANEL NO. 48041C0215F, EFFECTIVE 4/02/2014.
8. THE DISTURBED WORK AREA MUST BE FREE FROM FLOODING OR FLOOD DAMAGE.
9. DEVELOPER/TENANT TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM BTU AT 979-821-5770 120 DAYS BEFORE POWER IS NEEDED.
10. 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.

LANDSCAPING NOTES

1. ALL LANDSCAPING SHOWN IS TO BE PERFORMED BY THE OWNER. PLANS ARE PROVIDED FOR DOCUMENTATION AND COORDINATION PURPOSES ONLY.
2. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE AND PRESERVATION OF ALL LANDSCAPING.
3. PLANT MATERIAL SHOWN HERE IS REPRESENTED AT ITS MATURE SIZE. PLANTS TO BE INSTALLED WILL BE SIGNIFICANTLY SMALLER THAN THOSE SHOWN.
4. CONTRACTOR TO SEED ALL DISTURBED AREA LEFT UNPAVED AND GUARANTEE COVERAGE OF VEGETATION UNTIL ESTABLISHMENT OF GRASS. GRASS TYPE SHALL BE BERMUDA GRASS.
5. ALL LANDSCAPING SHALL BE SERVED BY AUTOMATIC IRRIGATION SYSTEM.
6. THE REPLACEMENT OF DEAD LANDSCAPING MUST OCCUR WITHIN 90 DAYS OF NOTIFICATION. REPLACEMENT MATERIAL MUST BE OF SIMILAR CHARACTER AS THE DEAD LANDSCAPING.
7. LANDSCAPING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE.

SYMBOL	SIZE	NAME	SF VALUE
	>4.5" CAL.	EXISTING OAK TREE	400
	2-5 GAL.	KNOCK-OUT ROSE (ROSE RADRAZZ) SHRUB	10
	2-5 GAL.	INDIAN HAWTHORN (RHAPHIOLEPIS INDICA) SHRUB	10

LANDSCAPING ANALYSIS

CONSTRUCTION ACTIVITIES:
SIDEWALK & DRIVEWAY = 805 SF
BUILDING = 1,825 SF
NET TOTAL = 2,630 SF

REQUIRED LANDSCAPING:
15% OF DEVELOPED AREA SHALL BE LANDSCAPED
2,630 SF X 15% = 395 SF REQUIRED
50% LANDSCAPE AREA SHALL HAVE TREES
395 SF X 50% = 198 SF REQUIRED

PROVIDED LANDSCAPING:
20 EX CANOPY TREES @ 400 SF = 8,000 SF
13 SHRUBS @ 10 SF = 130 SF
TOTAL PROVIDED = 8,130 SF

PARKING ANALYSIS

IMPROVEMENTS:
561 SF PROPOSED OFFICE SPACE
811 SF PROPOSED WAREHOUSE SPACE

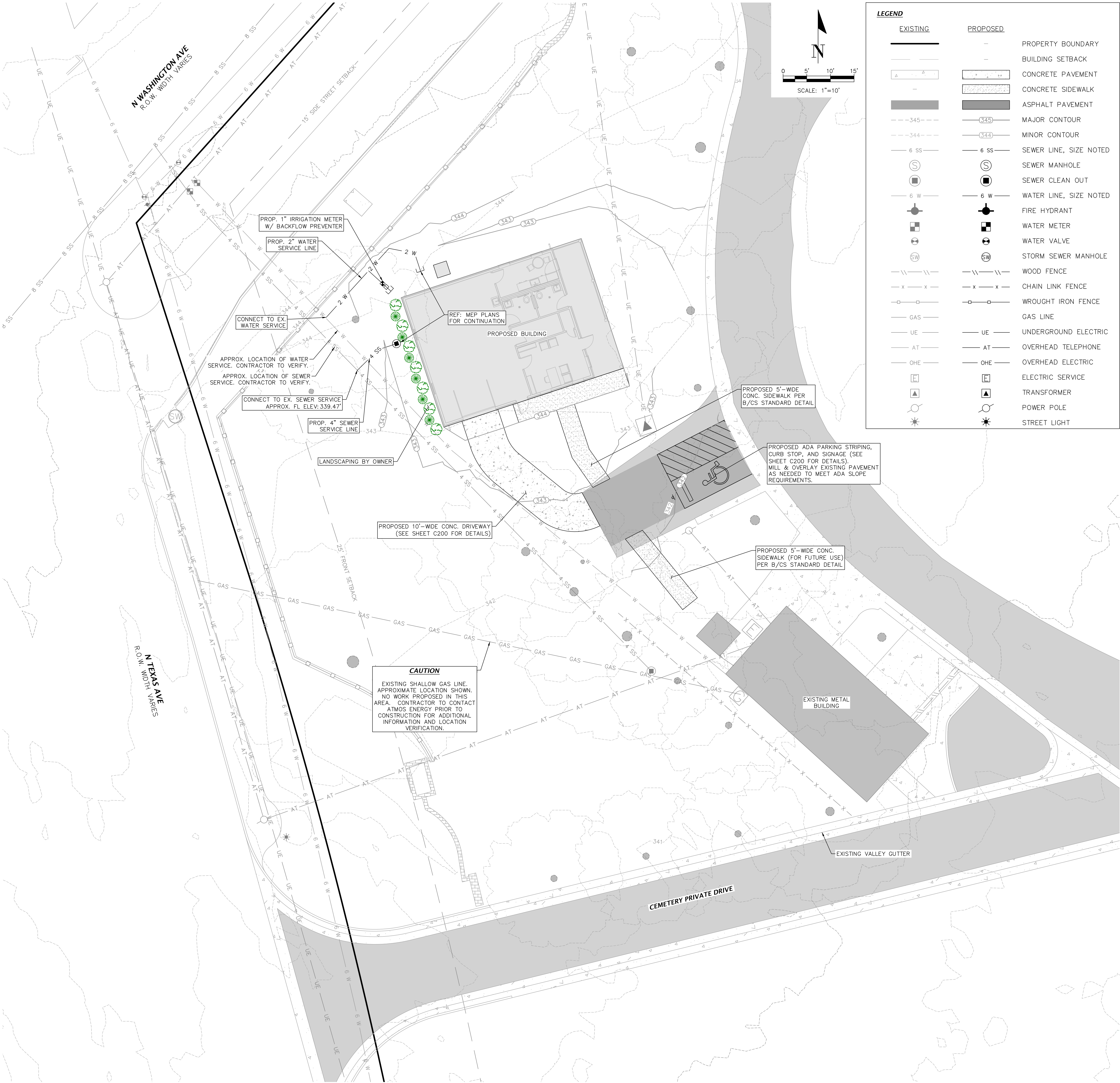
REQUIRED PARKING:
2 (1 SPACE PER 300 SF OF OFFICE)
1 (1 SPACE PER 900 SF OF WAREHOUSE)
3 TOTAL REQUIRED

PROVIDED PARKING:
2 STREET PARKING (* SEE NOTE BELOW)
1 ADA PARKING W/ VAN ACCESSIBLE
3 TOTAL PROVIDED

* PARKING NOTE: THE ADA PARKING SPACE SHALL UTILIZE THE EXISTING ASPHALT PAVEMENT AS SHOWN. CONTRACTOR SHALL MILL AND OVERLAY THE EXISTING ASPHALT PAVEMENT AS NECESSARY TO ACHIEVE ADA-COMPLIANT SLOPE. ADDITIONAL REQUIRED PARKING IS INTENDED TO BE ACCOMMODATED ALONG THE EXISTING CEMETERY DRIVES AND IS NOT PROPOSED TO BE STRIPED.



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



LEGEND		
EXISTING	PROPOSED	
		PROPERTY BOUNDARY
		BUILDING SETBACK
		CONCRETE PAVEMENT
		CONCRETE SIDEWALK
		ASPHALT PAVEMENT
		MAJOR CONTOUR
		MINOR CONTOUR
		SEWER LINE, SIZE NOTED
		SEWER MANHOLE
		SEWER CLEAN OUT
		WATER LINE, SIZE NOTED
		FIRE HYDRANT
		WATER METER
		WATER VALVE
		STORM SEWER MANHOLE
		WOOD FENCE
		CHAIN LINK FENCE
		WROUGHT IRON FENCE
		GAS LINE
		UNDERGROUND ELECTRIC
		OVERHEAD TELEPHONE
		OVERHEAD ELECTRIC
		ELECTRIC SERVICE
		TRANSFORMER
		POWER POLE
		STREET LIGHT

SZS

ARCHITECTURE

1711 CAVITT AVENUE
BRYAN, TEXAS 77801
OFFICE: (979)779-5757
info@szsarchitecture.com

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

REVISIONS	
NUMBER	DATE

AHJ APPROVAL STAMP

BRYAN CITY CEMETERY SALES & MAINTENANCE

1111 N TEXAS AVE, BRYAN, TX 77803

SITE PLAN

Project Number:
2608
Sheet issue date:
08/12/2026

C103