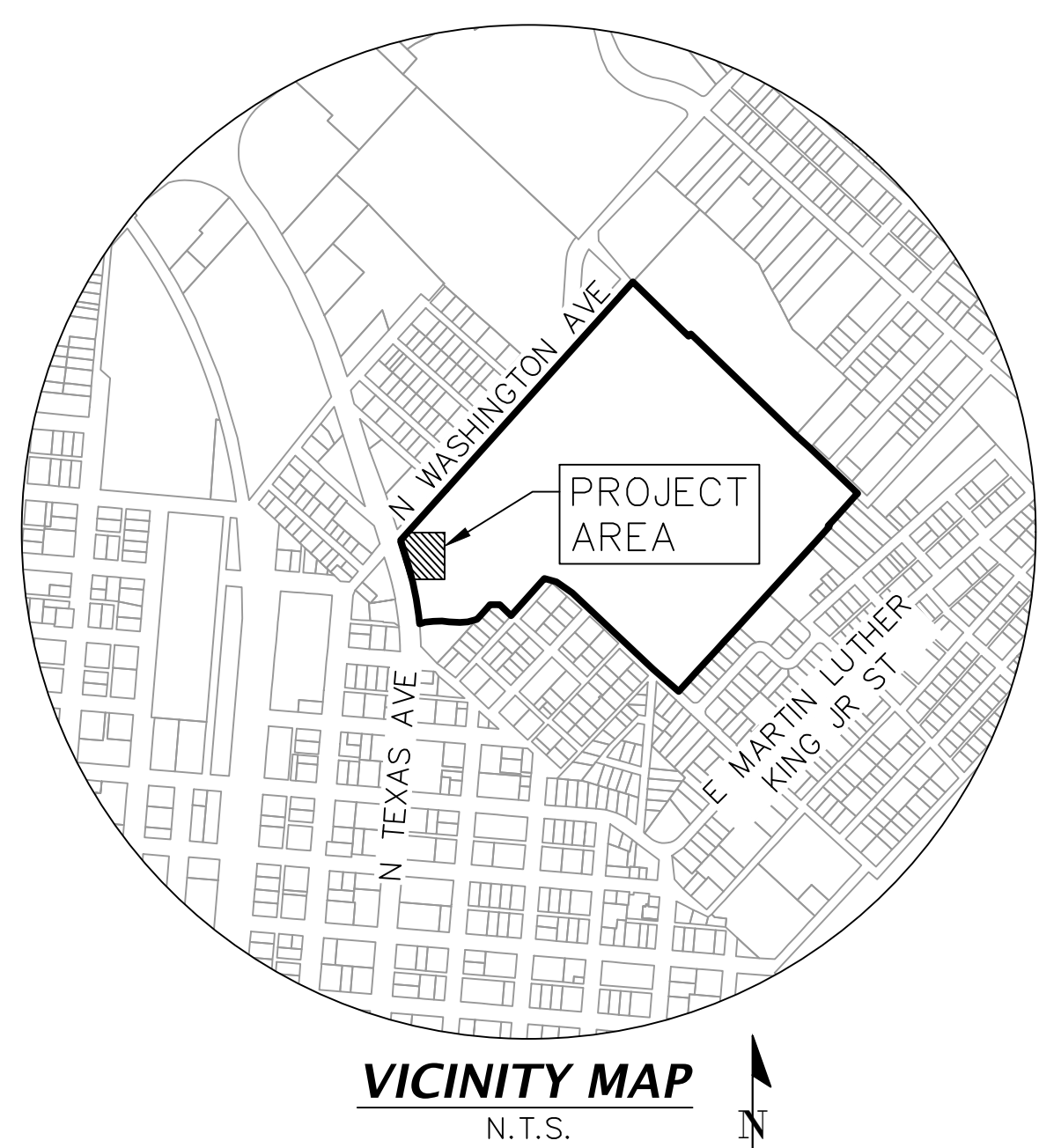




GENERAL NOTES

2. PROPERTY OWNER: CITY OF BRYAN
3. PROPERTY LEGAL DESCRIPTION: SFA #10, BLOCK 8, LOT 2
4. PROPERTY ADDRESS: 1111 N TEXAS AVE, BRYAN, TX 77803
5. CURRENT ZONING: RESIDENTIAL DISTRICT--S000
6. 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 TXG00 AND ARE APPROXIMATE.
7. EXISTING UTILITIES SHOWN ARE APPROXIMATE.
8. 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. 48041C0201F, EFFECTIVE 4/02/2014.
9. THE TRACT LIES WITHIN A SPECIAL FLOOD HAZARD AREA SUBJECT TO THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOODPLAIN). THE FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE.
10. DEVELOPER/TENANT TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM BTU AT 972-821-7010. 120 VOLT BARE POWER NEEDED.
11. WHEN ELECTRICAL SERVICE IS 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 TRACT AND ADJACENT LANDS AND TO ALLOW ACCESS, EGRESS 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. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND PRESERVATION OF ALL LANDSCAPING.
3. PLANT MATERIAL SHOWN HERE IS REPRESENTED AT ITS NATURAL SIZE. PLANTS TO BE INSTALLED SHALL 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. THE REPLACEMENT OF DEAD LANDSCAPING MUST OCCUR WITHIN 90 DAYS OF NOTIFICATION.
6. MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.
7. REPLACEMENT 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	=	1,335 SF
BUILDING	=	1,800 SF
NET TOTAL	=	3,135 SF

REQUIRED LANDSCAPING:
 15% OF DEVELOPED AREA SHALL BE LANDSCAPED
 3,135 SF X 15% = 471 SF REQUIRED
 50% LANDSCAPE AREA SHALL HAVE TREES
 471 SF X 50% = 236 SF REQUIRED

PROVIDED LANDSCAPING:		
20 EX. CANOPY TREES @ 400 SF	=	8,000 SF
13 SHRUBS @ 10 SF	=	130 SF
<u>TOTAL PROVIDED</u>	=	<u>8,130 SF</u>

PARKING ANALYSIS

IMPROVEMENTS:

549 SF	PROPOSED OFFICE SPACE
963 SF	PROPOSED WAREHOUSE SPACE

REQUIRED PARKING:

2	(1 SPACE PER 300 SF OF OFFICE)
2	(1 SPACE PER 900 SF OF WAREHOUSE)
4	TOTAL REQUIRED

PROVIDED	PARKING:
2	STRAIGHT-IN PARKING
1	WAREHOUSE PARKING
1	ADA PARKING W/ VAN ACCESSIBLE
4	TOTAL PROVIDED



Know what's **below**.
Call before you dig.

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



ARCHITECTURE

1711 CAVITT AVENUE

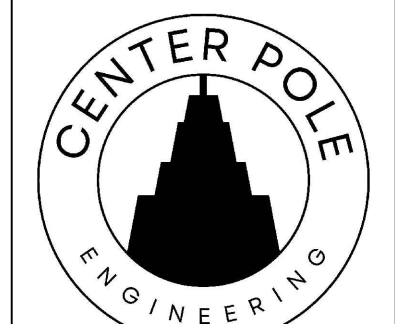
BRYAN, TEXAS 77801

OFFICE: (979)779-5757

info@szsarchitecture.com

PRELIMINARY

THIS DRAWING IS
RELEASED FOR THE
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10/07/2026. IT IS NOT TO BE
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CENTER POLE ENGINEERING
BRYAN, TX 77802
(979) 213-6971
TBPELS F-23601

FOR REVIEW

REVISIONS	
NUMBER	DATE
1	10/07/2026

AHJ APPROVAL STAMP

BRYAN CITY CEMETERY SALES & MAINTENANCE

1111 N TEXAS AVE, BRYAN, TX 77803

SITE PLAN

Project Number:

2608

Sheet issue date:

10/07/2026

C103