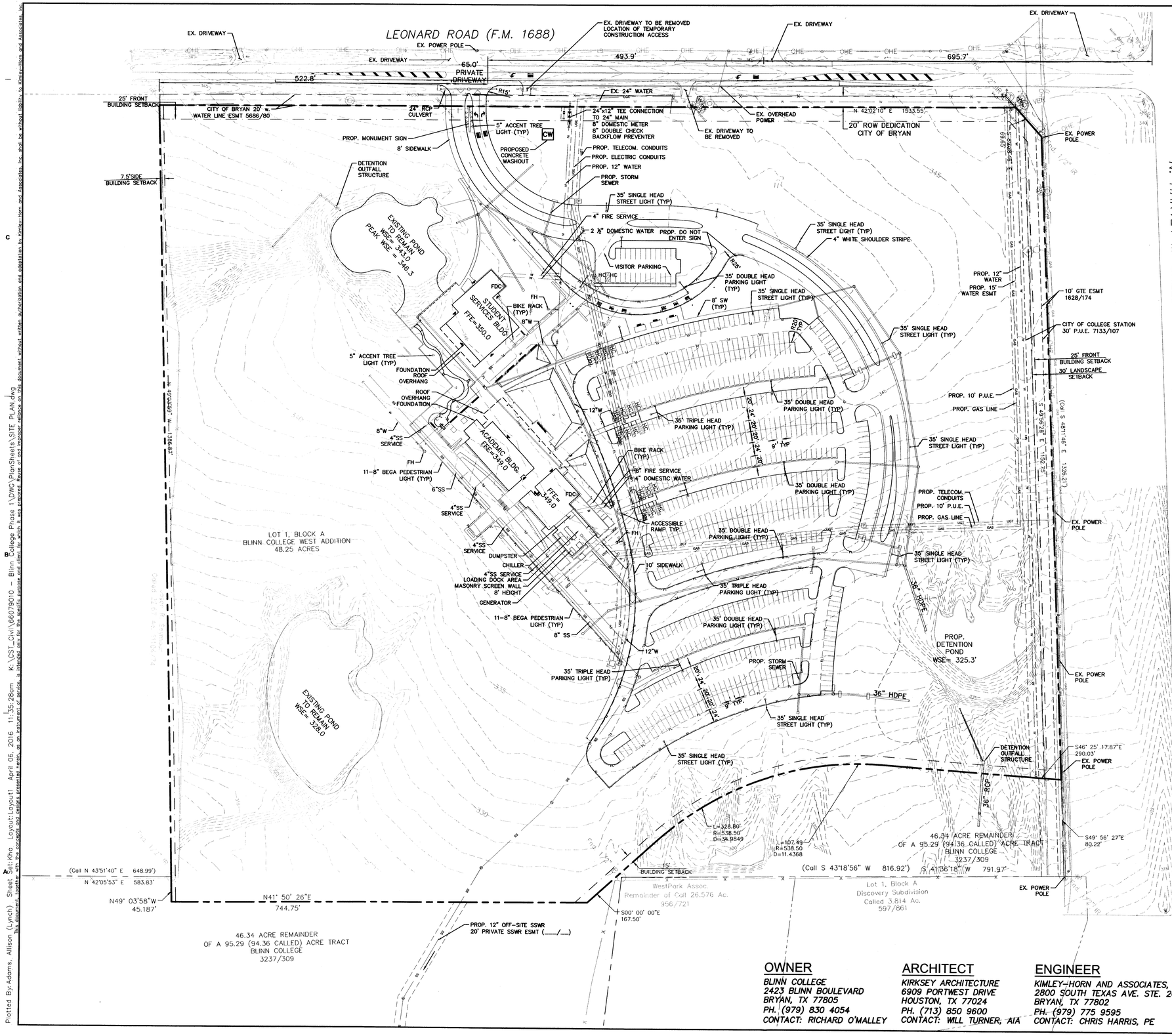

LEGEND

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
SS	PROPOSED SANITARY SEWER
W	PROPOSED WATER LINE
	PROPOSED EASEMENT
	PROPOSED STORM SEWER
	PROPOSED ROAD CENTERLINE
320	PROPOSED CONTOUR
320	EXISTING CONTOUR
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
FL	PROPOSED FIRE LANE
	PROPOSED 35' SINGLE HEAD STREET LIGHT
	PROPOSED 35' DOUBLE HEAD STREET LIGHT
	PROPOSED 35' TRIPLE HEAD STREET LIGHT
	PROPOSED 5" ACCENT TREE LIGHT
	PROPOSED 15-3/4" LAWN SPOT LIGHT
	PROPOSED 4-1/4" RECESSED WALL LIGHT
	PROPOSED 4" GUARDRAIL POST LIGHT
	PROPOSED 5' GUARDRAIL LED LIGHT
	PROPOSED 3-7/8" WEIR LINEAR LIGHT
	PROPOSED 18-7/10" INGRADE FLAGPOLE UPLIGHT
	PROPOSED 11'-8" BEGA PEDESTRIAN LIGHT
	PROPOSED 16" IN-GRADE LIGHT
CW	PROPOSED CONCRETE WASH OUT AREA

NOTES

1. PER FEMA MAP NUMBER 48041C0195E, DATED MAY 16, 2012 NO FLOOD HAZARD AREAS ARE PRESENT ON THE SUBJECT TRACT.
2. ALL PARKING STALLS SHALL BE 9'x20' AND ALL PARKING LOT DRIVE AISLES SHALL BE 24' WIDE.
3. FIRE SUPPRESSION LINES SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALVE. THE LOCKABLE LID SHALL, AT A MINIMUM SUPPLY PROTECTION AS THE AMP OR USA, LL562 LOCKING LID.
4. IRRIGATION SYSTEM SHALL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, REDUCED PRESSURE ZONE OR A DOUBLE CHECK BACKFLOW DEVICE.
5. SITE WILL NOT GENERATE WASTE WATER FROM PREPARING FOOD ITEMS.
5. REFER TO GRADING PLAN SHEETS FOR GRADING DESIGN.
7. REFER TO LANDSCAPE PLAN FOR LANDSCAPE CALCULATIONS AND DESIGN.
8. FIRE LANES SHOWN ON THIS PLAN ARE TO IDENTIFY THE DEDICATED FIRE LANES AND ARE NOT INTENDED TO BE STRIPED ON PAVEMENT. REFER TO C2.01-FIRE ACCESS PLAN FOR FIRE LANE PAVEMENT MARKINGS AND SIGNAGE LOCATIONS.
9. ALL ON-SITE STORM SEWER SHALL BE MINIMUM 24" HDPE UNLESS OTHERWISE NOTED. ALL STORM SEWER IN THE PROPOSED ROW SHALL BE MINIMUM 24" RCP UNLESS OTHERWISE NOTED.
10. REFER TO EROSION CONTROL PLAN FOR ADDITIONAL EROSION CONTROL MEASURES.
11. ALL DIMENSIONS, INCLUDING ROADWAY DIMENSIONS, ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.

SITE DATA TABLE

ZONING	PD-M
LAND USE	COLLEGE
LOT AREA	48.25 ACRES
BUILDING FOOTPRINT	
STUDENT SERVICES BUILDING	11,012 SQFT
ACADEMIC BUILDING	12,979 SQFT
BUILDING HEIGHT	
STUDENT SERVICES BUILDING	30'-10" (2 STORIES)
ACADEMIC BUILDING	63'-4" (4 STORIES)
LOT BUILDING COVERAGE	
STUDENT SERVICES BUILDING	11,012 SQFT
ACADEMIC BUILDING	12,575 SQFT
TOTAL	23,587 SQFT - 0.011%
PARKING REQUIRED	
1:4 COMMUTER STUDENTS	(625 SP @ 2,500 STUDENTS)
1:1 FACULTY OR STAFF	(60 SP @ 60 STAFF)
TOTAL REQUIRED	685 SPACES
PARKING PROVIDED	BASE BID
REGULAR SPACES	695 SPACES
ADA SPACES	20 SPACES
TOTAL PROVIDED	715 SPACES

APR 06 2016
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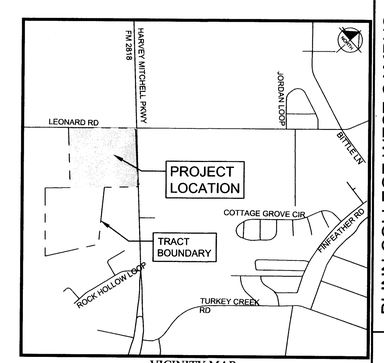

VICINITY MAP

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No.	REVISIONS	DATE	BY

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STATE OF TEXAS
J. CHRIS HARRIS
94859
LICENSED
PROFESSIONAL ENGINEER
03-28-2016

KHA PROJECT	066079000
DATE	MARCH 2016
SCALE	AS SHOWN
DESIGNED BY	JCH
DRAWN BY	KHA
CHECKED BY	TWL

CITY SITE PLAN
LOT 1, BLOCK A
BLINN COLLEGE WEST ADDITION 48.25 AC

BLINN COLLEGE WEST CAMPUS
PHASE 1
PREPARED FOR
BLINN COLLEGE
851 N. HARVEY MITCHELL PARKWAY
BRYAN, TX 77807

SHEET NUMBER
C2.00

Plotted By: Adams, Allison (Lynch) Sheet: A2.00 Kha Layout: Layout1 April 06, 2016 11:35:28am K:\CST_Civil\066079010 - Blinn College Phase 1\DWG\Plan Sheets\SITE PLAN.dwg
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