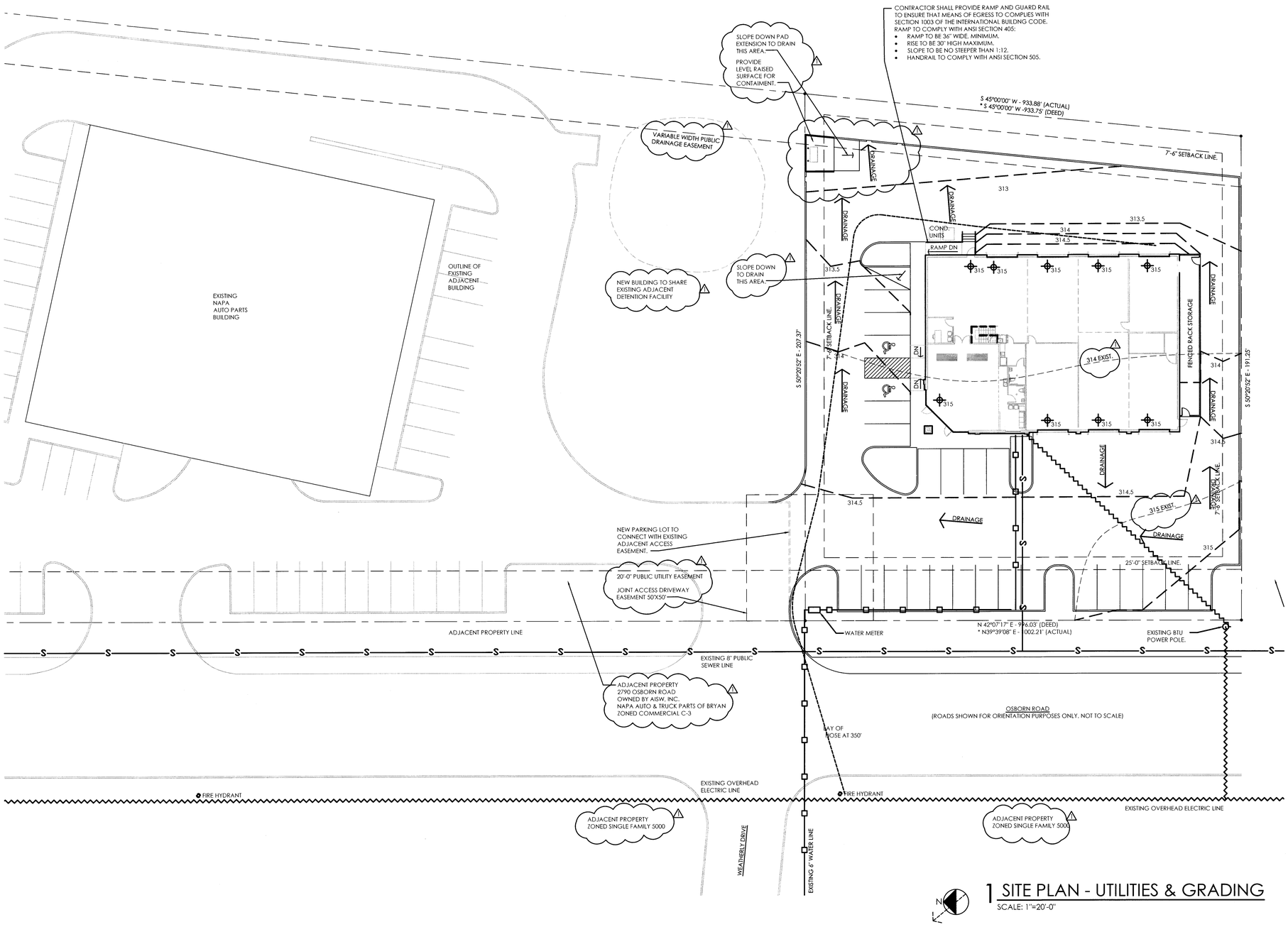


1 SITE PLAN - UTILITIES & GRADING

SCALE: 1"=20'-0"

REVISIONS	
1	SITE REV. 05-07-2015

DATE	05/07/2015
DRAWN	RF
CHECKED	RF/NW

REGISTERED ARCHITECT NATHAN WINCHESTER 21832 STATE OF TEXAS

04/22/2015

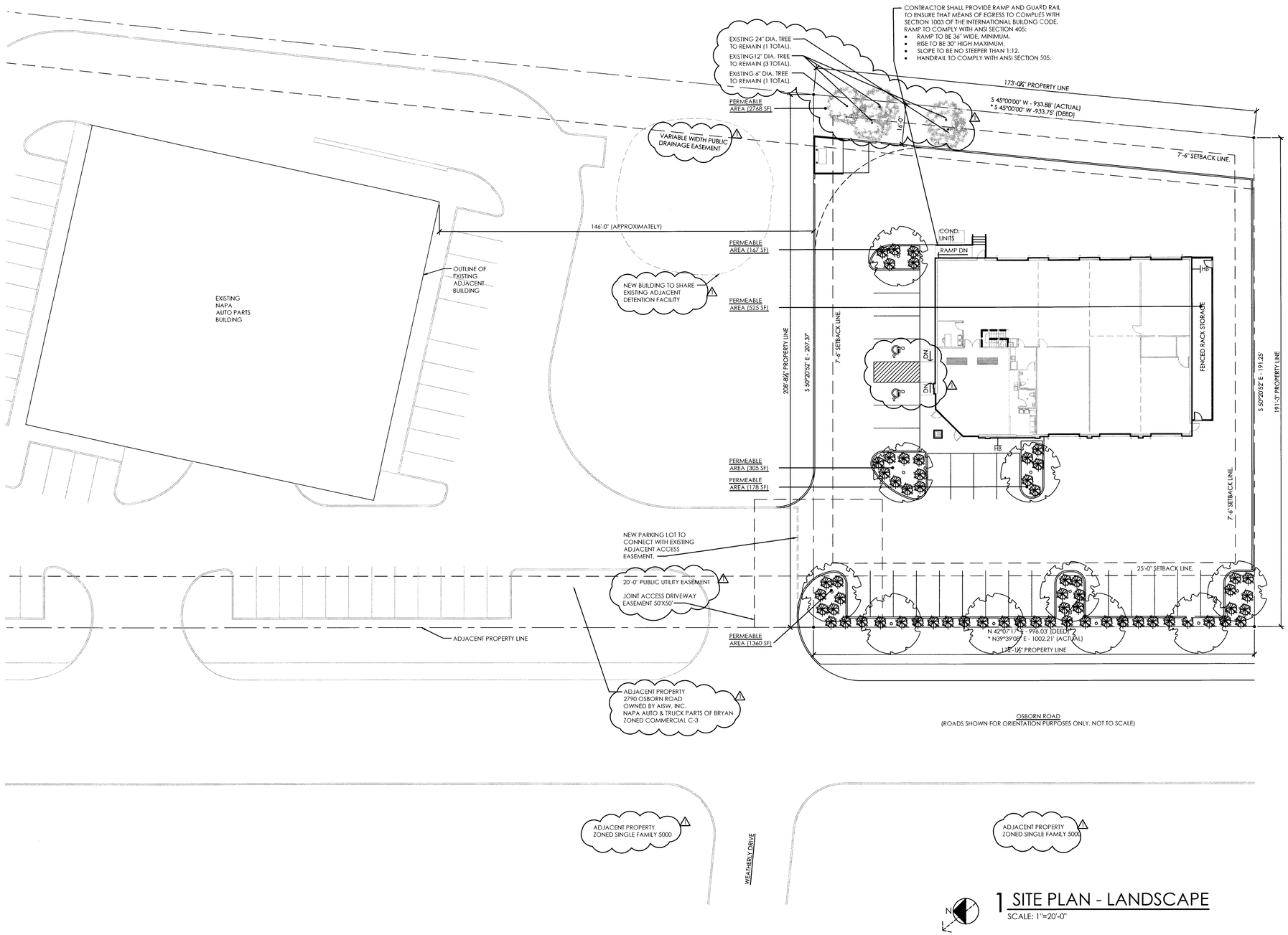
NATHAN WINCHESTER DESIGNS
201A NORTH MAIN STREET, BRYAN, TEXAS 77803
(979)823-4039

NAPA AUTO PARTS
2770 OSBORN ROAD
BRYAN, TX

JOB NO.:	1459
NAME:	SITE - UTIL & GRADING
SCALE:	1"=20'

SHEET

A1.2



1 SITE PLAN - LANDSCAPE

SCALE: 1"=20'-0"

LOCATION:
OSBORN AND WEATHERLY ROADS
BRYAN, TX

ZONING ASSUMPTIONS:
C-3 COMMERCIAL DISTRICT
FRONT FACADE FACES STREET ONLY
(NO STREETS ADJACENT TO OTHER SIDES OF PROP.)
SETBACKS PER BRYAN CODE OF ORDINANCES
CHAPTER 62-161 STANDARDS

APPROXIMATE LOT AREA: 34400 SF

LANDSCAPE ANALYSIS	
PERMEABLE COVER	
PERMEABLE ARE REQUIRED - 10% OF LOT AREA 34400 SF x 0.1 = 3440 SF	10% 3440 SF
PERMEABLE AREA PROVIDED	15.4% 5303 SF
LANDSCAPING REQUIREMENTS	
LANDSCAPE POINTS REQUIRED - 15 % OF LOT AREA - 1 SF = 1 POINT 34400 SF x 0.15 = 5160 SF = 5160 PTS	5160 PTS
LANDSCAPING PROVIDED	
NEW 3+" CALIPER CANOPY TREE (350 EA) (10 X 350 PTS = 3500 PTS)	3500 PTS
NEW 2+ GAL. SHRUBS (10 EA) (61 @ 10 PTS EA)	610 PTS
EXIST. TREE PROTECTED & TO REMAIN (10 EA) (4 X 225 PTS = 900 PTS)	1125 PTS
TOTAL LANDSCAPING POINTS	5235 PTS

LEGEND

INDICATES NEW 3+" CALIPER CANOPY TREE
(13 @ 350 PTS EA)
LIVE OAK QUERCUS VIRGINIANA OR OTHER ACCEPTABLE CANOPY TREE PER SEC 62-482 OF THE BRYAN, TX CODE OF ORDINANCES BRYAN CITY TREE LIST

INDICATES NEW 2+ GALLON NANDINA DOMESTICA SHRUB
(61 @ 10 PTS EA)

INDICATES EXISTING TREE OVER 4-½" DIAMETER TRUNK TO REMAIN
(5 @ 225 PTS EA)

DUMPSTER/CONTAINMENT NOTES:

1. DUMPSTER CONTAINMENT AREAS SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" O.C.E.W. THE CONTAINMENT AREA SHALL BE A FLAT, LEVEL SURFACE. THE 10' PAD EXTENSION SHALL SLOPE DOWN TO SURFACE OF PARKING LOT.
2. THE DUMPSTER CONTAINMENT AREA SHALL BE SURROUNDED ON THREE SIDES WITH A SCREEN CONSTRUCTED TO A HEIGHT OF SIX FEET.
3. BOLLARD INSIDE CONTAINMENT AREA ENCLOSURE SHALL BE FREE OF 10'X12" WIDE MINIMUM CONTAINMENT AREA.

REVISIONS	
1	SITE REV. 05-07-2015

DATE	05/07/2015
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CHECKED	RF/NW

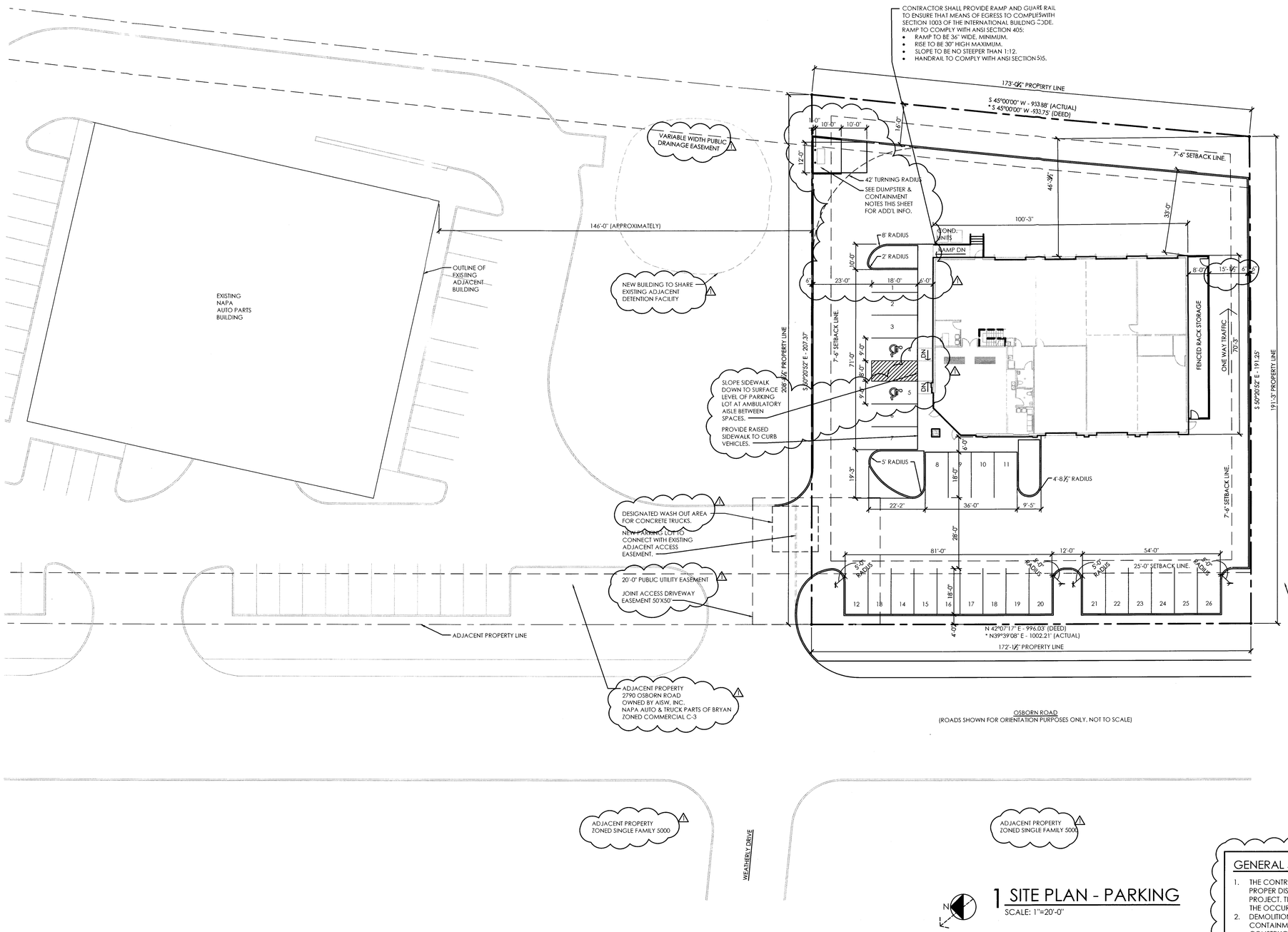
REGISTERED ARCHITECT NATHAN WINCHESTER 21822 STATE OF TEXAS
04/22/2015

NATHAN WINCHESTER DESIGNS
201 A NORTH MAIN STREET, BRYAN, TEXAS 77803
(979)823-4039

NAPA AUTO PARTS
2770 OSBORN ROAD
BRYAN, TX

JOB NO.:	1459
NAME:	SITE - LANDSCAPE
SCALE:	1"=20'

SHEET
A1.1



1 SITE PLAN - PARKING

SCALE: 1"=20'-0"

LOCATION:
OSBORN AND WEATHERLY ROADS
BRYAN, TX

ZONING ASSUMPTIONS:
C-3 COMMERCIAL DISTRICT
FRONT FACADE FACES STREET ONLY
(NO STREETS ADJACENT TO OTHER SIDES OF PROP.)
SETBACKS PER BRYAN CODE OF ORDINANCES
CHAPTER 62-161 STANDARDS

APPROXIMATE LOT AREA: 34400 SF

PARKING ANALYSIS		
NUMBER OF EMPLOYEES: 4 FULL TIME, 2 PART TIME		
AREA AND USE OF STRUCTURE:		
AUTO REPAIR, GARAGE OR SHOP (1 SPACE PER 200 GSF)	3922 SF	20 SPACES
WAREHOUSE AND ENCLOSED STORAGE (1 SPACE PER 6000 GSF)	2688 SF	1 SPACE
RETAIL STORES/SHOPS (1 SPACE PER 250 GSF)	1130 SF	5 SPACES
TOTAL AREA	7740	
TOTAL NUMBER OF REQUIRED PARKING SPACES		26 SPACES
TOTAL NUMBER OF PARKING SPACES PROVIDED		26 SPACES
HC PARKING SPACES REQUIRED*		2 SPACES
HC PARKING SPACES PROVIDED		2 SPACES

*FROM DEPT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

GENERAL SITE AND ENVIRONMENTAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WINDBLOWN LITTER FROM THE PROJECT SITE.
2. DEMOLITION/CONSTRUCTION WASTE: SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/ CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND /OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
3. IRRIGATION SYSTEM: POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY AND INSTALLED AS PER CITY ORDINANCE.
4. FIRE SPRINKLER SYSTEM: POTABLE WATER SUPPLY MUST BE PROTECTED BY TESTABLE DOUBLE CHECK VALVE ASSEMBLY AND INSTALLED AS PER CITY ORDINANCE.
5. POTABLE WATER PROTECTION: ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.
6. SITE POWER: NOTIFY BTU LINE DESIGN AT (979) 821-5770 AT LEAST 90 DAYS BEFORE POWER IS NEEDED TO BE GIN THE PROCESS FOR PROVIDING POWER TO THE AREA.

REVISIONS	
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NAPA AUTO PARTS
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JOB NO.:	1459
NAME:	SITE - PARKING
SCALE:	1"=20'
SHEET	A1.0