

VICINITY MAP
 Owner: Brazos Valley Fair Housing Corporation
 4001 E. 29th Street, Ste. 180
 Bryan, TX 77805-4128
 (979) 595-2809

LANDSCAPE NOTES
 1. AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTING MUST BE APPROVED BY CITY AND INSTALLED BY A CERTIFIED INSTALLER PRIOR TO ISSUE OF CERTIFICATE OF OCCUPANCY.

PROPOSED PLANT SPECIES

COMMON NAME	BOTANICAL NAME
Canopy Trees to be used:	Quercus virginiana
Live Oak	= 943
Non-Canopy Trees to be used:	Lagerstroemia Indica
Crape Myrtle	
Ground Cover to be used:	Cynodon dactylon
Bermuda Turf Grass	

LANDSCAPE REQUIREMENTS

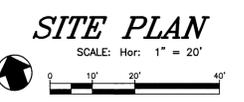
	QTY.	POINT VALUE	COMMON NAME	SIZE	POINTS
	27	200	Canopy Trees	2"	4,800
	32	150	Non-Canopy Trees (3 shown)	1.5" - 3"	4,200
	21	225	Ex. Tree	Varies	4,725
	12,500	10/100sf	Grass	91,897(0.15)(0.15) = 943 (max. allowed)	943
TOTAL POINTS PROPOSED:					15,868
SITE AREA: 91,897 S.F.					POINTS REQ'D: 91,476*15 = 13,721
BUFFER REDUCTION: 1,742 S.F.					POINTS REQ'D: 1,742 = 1,742
TOTAL POINTS REQ'D =					15,463

GENERAL CONSTRUCTION NOTES:
 1. It shall be the responsibility of the Contractor to verify the exact location of all existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
 Contact Dig Toss @ 1-800-344-8377
 Contact 811
 2. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the owner for any substitution.
 3. Existing contour elevations are based on an actual field survey of the project.
 4. It is the responsibility of the contractor to utilize whatever techniques that are necessary to prevent erosion from this construction.
 5. All soil exposed by construction shall receive Cellulose Fiber Mulch Seeding within 14 days of final grading.
 6. Legend:
 P.U.E. - Public Utility Easement
 A.E. - Access Easement
 H.O.A. - Homeowner's Association
 Ls.U.E. - Landscape Easement

LEGEND

	Fire Hydrant		Sewer Clean-Out
	Gas Meter		Sewer Manhole
	Guy Anchor		Water Meter
	Light Pole		Water Valve
	Power Pole		
	Prop. Handicapped Parking Sign		
	Drainage Ditch		
	Gas Line		
	Telephone Cable		
	Overhead Electrical Line		
	Ex. Sewer Line w/ size		
	Ex. Water Line w/ size		
	Prop. R.O.W. Line		
	Easement Lines		

SITE PLAN NOTES:
 1. Current Zoning: Planned Unit Development (Ordinance No. 1070, April 22, 1997)
 2. Proposed Use: Nonpaid Single-Family Non-Residential Use
 3. All medians shall be a minimum of 180 SF for single parking row islands and 360 SF for double parking row islands.
 4. All existing utility lines shall be capped at the point they enter the proposed pavement.
 5. The contractor shall be responsible for the containment and proper disposal of all liquid and solid waste necessary to prevent the occurrence of windblown dust. The contractor shall use appropriate methods for the containment and proper disposal of all liquid and solid waste necessary to prevent the occurrence of windblown dust. The contractor shall use appropriate methods for the containment and proper disposal of all liquid and solid waste necessary to prevent the occurrence of windblown dust.
 6. NOTE: Demolition/Construction containment for waste products during demolition/construction. Solid waste roll off boxes or metal dumpsters shall be supplied by City or City permitted.



JUL 07 2010

SITE PLAN

**Oak Village Subdivision
 Phase VI
 Lots 1-6 & 18-40
 2.1 Acres
 (Vol. 9487, Pg. 183)
 BRYAN, BRAZOS COUNTY, TEXAS
 June, 2010
 SCALE: 1" = 20'**

Owner: Brazos Valley Fair Housing Corporation
 4001 E. 29th Street, Ste. 180
 Bryan, TX 77805-4128
 (979) 595-2809

Engineer: McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838
 Firm Reg. No. F-458

MB