

WATER CONSUMPTION	
DOMESTIC USE (GPM)	
MINIMUM	0
AVERAGE	0.8
MAXIMUM	2.0
IRRIGATION USE (GPM)	
MINIMUM	0
AVERAGE	1.0
MAXIMUM	2.0

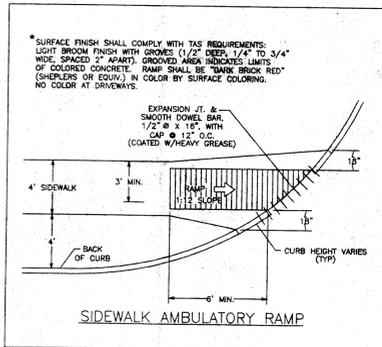
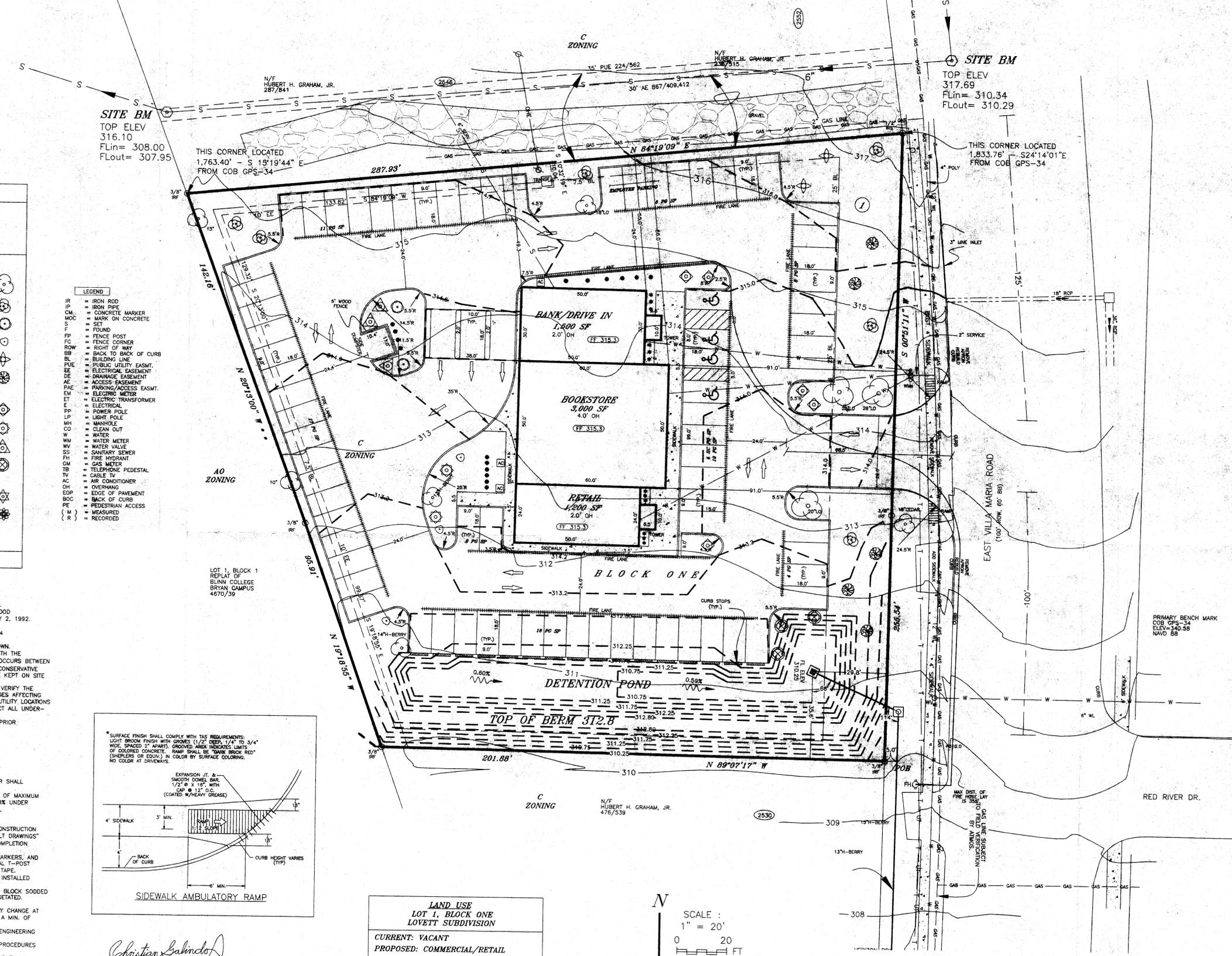
SANITARY SEWER DEMAND	
100% OF DOMESTIC WATER CONSUMPTION (GPD)	
MINIMUM	0
AVERAGE	800 GPD
MAXIMUM	2,400 GPD

LANDSCAPING ANALYSIS		
LANDSCAPING REQUIRED		
TOTAL LOT AREA	58,900 S.F.	
LANDSCAPING (15% OF DEV. AREA)	8,835 S.F.	
POINTS REQUIRED	8,835	
LANDSCAPING PROVIDED		
EXISTING TREES (BARRICADED)		
CANOPY TREES > 10" CAL.	7X250	1,750
NEW CANOPY TREES		
CEDAR ELM (1.5"-3")	6X200	1,200
(ULMUS CASSIFOLIA)		
BUR OAK (1.5"-3")	2X200	400
(QUERCUS MACROCARPA)		
AMERICAN PLANE TREE (1.5"-3")	3X200	600
(PLATANUS OCCIDENTALIS)		
GULF BLACK WILLOW (1.5"-3")	2X200	400
(SALIX NIGRA)		
PECAN (1.5"-3")	5X200	1,000
(CARYA ILLINOENSIS)		
NEW NON-CANOPY TREES		
RED BUD (1.5"-3")	5X150	750
(CERCIS CANADENSIS)		
MEXICAN PLUM (1.5"-3")	2X150	300
(PRUNUS MEXICANA)		
TEXAS BUCKEYE (1.5"-3")	3X150	450
(AESCHULUS ARGUTA)		
SOUTHERN CRABAPPLE (1.5"-3")	3X150	450
(PYRUS ANGUSTIFOLIA)		
2 GAL & SHRUBS		
LAREDO MAHONIA	12X10	120
(MAHONIA TRIFOLIOLATA)		
TEXAS SILVERLEAF	18X10	180
(LEUCOPHYLLUM FRUTESCENS)		
13,270 S.F. HYDROMULCHED GRASS		1,327
TOTAL POINTS PROVIDED		8,907

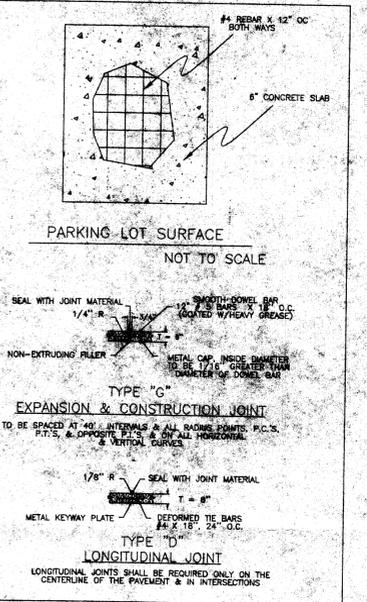
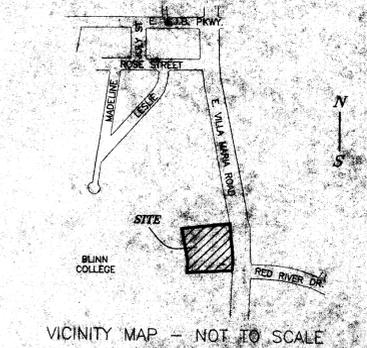
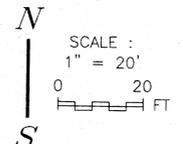
- CONSTRUCTION NOTES:**
- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
  - THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN ACCORDING TO FEMA MAP No. 48041C 0134C, DATED JULY 2, 1992.
  - BEARING BASE IS CITY OF BRYAN GPS CONTROL.
  - PRIMARY SITE BENCHMARK IS CITY OF BRYAN MONUMENT, GPS-34 ELEV. 340.58, NAD 88. SITE BENCHMARKS ARE TOPS OF SAN. SEWER MANHOLES AS SHOWN.
  - ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM WITH THE 2004 UNIFIED TECHNICAL SPECS AND DETAILS, WHERE CONFLICT OCCURS BETWEEN PLANS AND THE B/C/S UNIFIED SPECS AND DETAILS, THE MORE CONSERVATIVE SHALL PREVAIL. A COPY OF THESE UNIFIED STANDARDS SHALL BE KEPT ON SITE DURING CONSTRUCTION.
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE EXACT DEPTH & LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AFFECTING THIS PROJECT PRIOR TO COMMENCING ANY WORK. ALL EXISTING UTILITY LOCATIONS SHOWN HERE ARE APPROXIMATE. THE CONTRACTOR SHALL PROTECT ALL UNDERGROUND UTILITIES AFFECTING THIS PROJECT.
  - THE CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST 2 DAYS PRIOR TO START OF CONSTRUCTION:
    - WATER AND SEWER SERVICES - 209-5952
    - BTU (ELECTRICAL SERVICES) - 821-5830
    - ATMOS GAS - 775-1624
    - VERIZON SOUTHWEST - 321-4303
    - COX COMMUNICATIONS - 776-7766
    - DIG TESS - 1-800-344-3877
  - IF ANY OF THE ABOVE NUMBERS HAVE CHANGED THE CONTRACTOR SHALL OBTAIN THE CORRECT ONES.
  - BACKFILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D 698 IN OPEN AREAS AND 98% UNDER PAVEMENT AND STRUCTURES. ALL BACKFILL SHALL BE IN 6" LIFTS.
  - THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING, BRACING, ETC. WHERE TRENCH DEPTH EXCEEDS 5 FEET.
  - THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ANY CONSTRUCTION CHANGES IN ORDER TO FACILITATE THE PREPARATION OF "AS-BUILT" DRAWINGS WHICH SHALL BE SUBMITTED TO THE CITY WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION.
  - WATER SERVICES SHALL BE IDENTIFIED BY BLUE METAL T-POST MARKERS, AND SANITARY SEWER SERVICE SHALL BE IDENTIFIED BY A GREEN METAL T-POST MARKER. ALL PVC PIPE SHALL BE TOPPED BY METAL DETECTOR TAPE.
  - ALL SANITARY SEWER SERVICE LINES UNDER PAVEMENT SHALL BE INSTALLED AT A MINIMUM OF 1.00% GRADE.
  - THE DETENTION POND SIDE SLOPES AND TOP OF BERM SHALL BE BLOCK SOODED AND THE DETENTION FACILITY SHOULD BE A MINIMUM OF 80% VEGETATED. MAXIMUM SLOPE FOR POND BERM SHALL BE 4 TO 1. IN ALL CASES WHERE RIP RAP IS USED, THE QUANTITY NOTED MAY CHANGE AT THE TIME OF CONSTRUCTION. RUBBLE RIP-RAP PIECES SHALL BE A MIN. OF 20-LB EACH.
  - CONTRACTOR SHALL BE RESPONSIBLE TO SECURE GEOTECHNICAL ENGINEERING SERVICES IF NEEDED.
  - THE CONTRACTOR SHALL COORDINATE ALL PROPOSED WORK AND PROCEDURES WITH THE CITY OF BRYAN.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION LAYOUT AND SURVEYING SERVICES.
  - DETENTION POND WILL BE PRIVATELY MAINTAINED.
  - 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 WIND BLOWN LITTER FROM THE PROJECT SITE.
  - LANDSCAPE IRRIGATION SHALL BE BY SPRINKLER, DESIGN BY OTHERS.
  - THERE SHALL BE THREE 3/4" WATER METERS FOR DOMESTIC USE AND ONE FOR IRRIGATION.
  - ALL SIDEWALKS AND RAMPS SHALL MEET TEXAS ACCESSIBILITY STANDARDS.
  - ALL EXISTING UTILITY TAPS FOR ABANDONED HOMES WILL BE PLUGGED.
  - BUILDING LINES BY CURRENT CITY OF BRYAN ORDINANCE FOR ZONING DISTRICT.
  - STORM DRAIN ALIGNMENT WILL BE SUBJECT TO REVIEW UPON VERIFICATION OF LOCATION OF ATMOS 4" GAS LINE.

**LEGEND**

IR	IRON ROD
IP	IRON PIPE
CM	CONCRETE MARKER
MOC	MARK ON CONCRETE
SET	FOUND
FP	FENCE POST
FC	FENCE CORNER
ROW	RIGHT OF WAY
BB	BACK TO BACK OF CURB
BL	BUILDING LINE
EE	ELECTRICAL EASMT.
PUE	PUBLIC UTILITY EASMT.
DE	DRAINAGE EASEMENT
AE	ACCESS EASEMENT
PAE	PARKING/ACCESS EASMT.
EM	ELECTRIC METER
ET	ELECTRIC TRANSFORMER
E	ELECTRICAL
PP	POWER POLE
LP	LIGHT POLE
MH	MANHOLE
CO	CLEAN OUT
W	WATER
WM	WATER METER
WV	WATER VALVE
SS	SANITARY SEWER
FH	FIRE HYDRANT
GM	GAS METER
TV	TELEPHONE PEDESTAL
AC	AIR CONDITIONER
OH	OVERHANG
EOP	EDGE OF PAVEMENT
BOC	BACK OF CURB
PE	PEDESTRIAN ACCESS
(M)	MEASURED
(R)	RECORDED



**LAND USE**  
 LOT 1, BLOCK ONE  
 LOVETT SUBDIVISION  
 CURRENT: VACANT  
 PROPOSED: COMMERCIAL/RETAIL



**PARKING ANALYSIS**

BOOKSTORE	3,000 S.F.
RETAIL	1,200 S.F.
BANK	1,500 S.F.
TOTAL SPACES REQUIRED:	
4,200	+ 1,500 = 26
200	+ 300 = 500
SPACES PROVIDED: 82	
(4 HANDICAP OF WHICH TWO ARE VAN ACCESSIBLE)	

Received  
 JAN 04 2006  
 Development & Engineering Services



**ALINDO ENGINEERS AND PLANNERS, INC.**  
 3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868

OWNER/DEVELOPER:  
 LOUPOT'S  
 C/O GEORGE LOVETT  
 P.O. BOX 386  
 STRAWN, TX 76475  
 VOICE: 940-452-1758  
 FAX: 254-672-9302

**SITE PLAN**  
**LOUPOT'S VILLA MARIA**  
 1.3526 ACRES  
 2536 EAST VILLA MARIA ROAD  
 LOUPOT'S BANK & BOOKSTORE  
 LOT 1, BLOCK ONE  
 LOVETT SUBDIVISION  
 VOL. 6428, PG. 85  
 BRYAN, BRAZOS COUNTY, TEXAS

DATE: OCTOBER 14, 2005 DESIGNED BY: JTM APPROVED BY: CG REVISIONS: JANUARY 3, 2006	PROJECT <b>18-05</b> SHEET 1 of 3
---	--

SPOS-47 #2