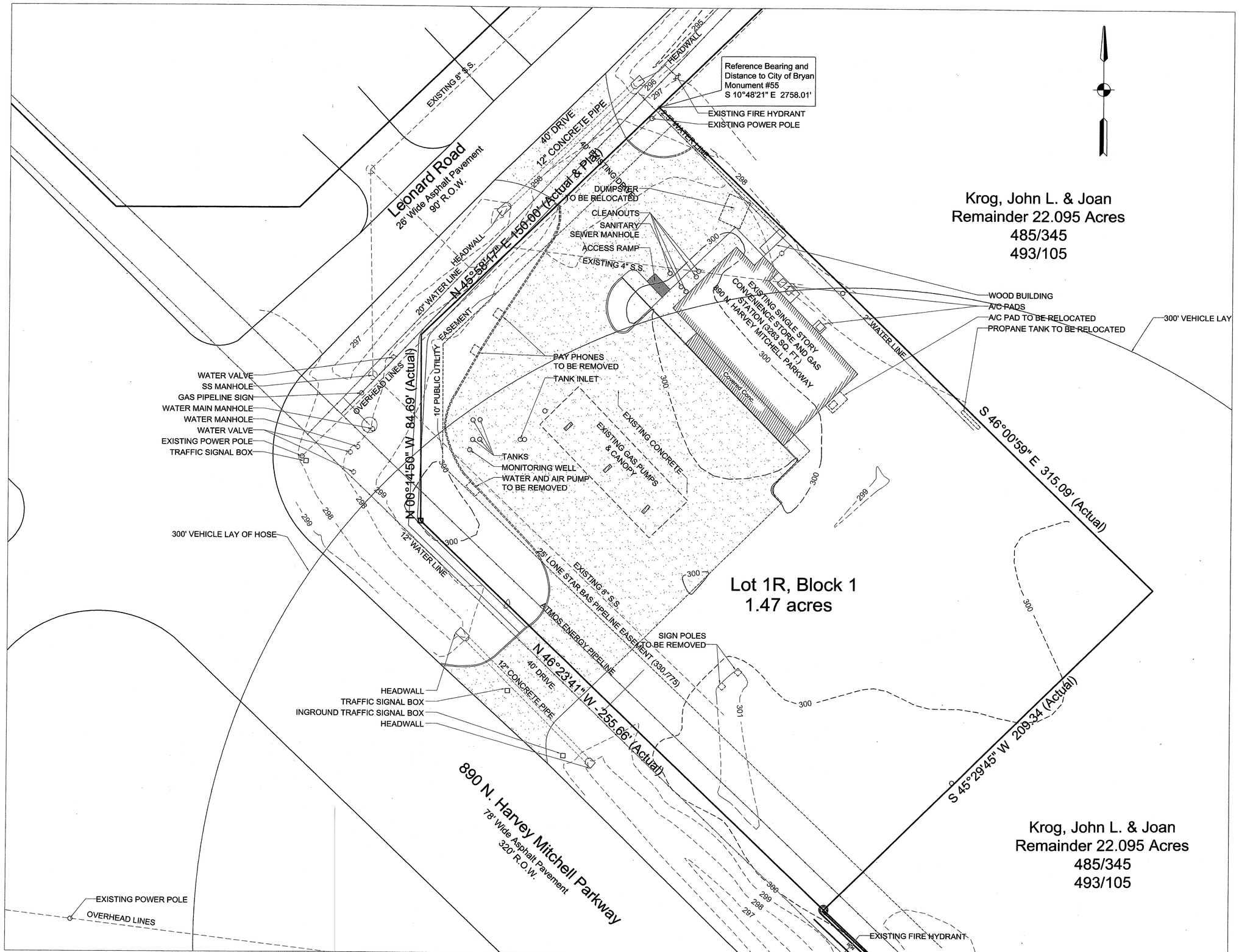

EXISTING SITE PLAN

SCALE: 1" = 20'

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CONSULT

(979)-846-3366
4500 Carter Creek Dr. #203
Bryan, TX 77802
www.raidesigns.com

NORTH BRYAN
FOOD MART
ADDITION & CARWASH

JOB# 05-140

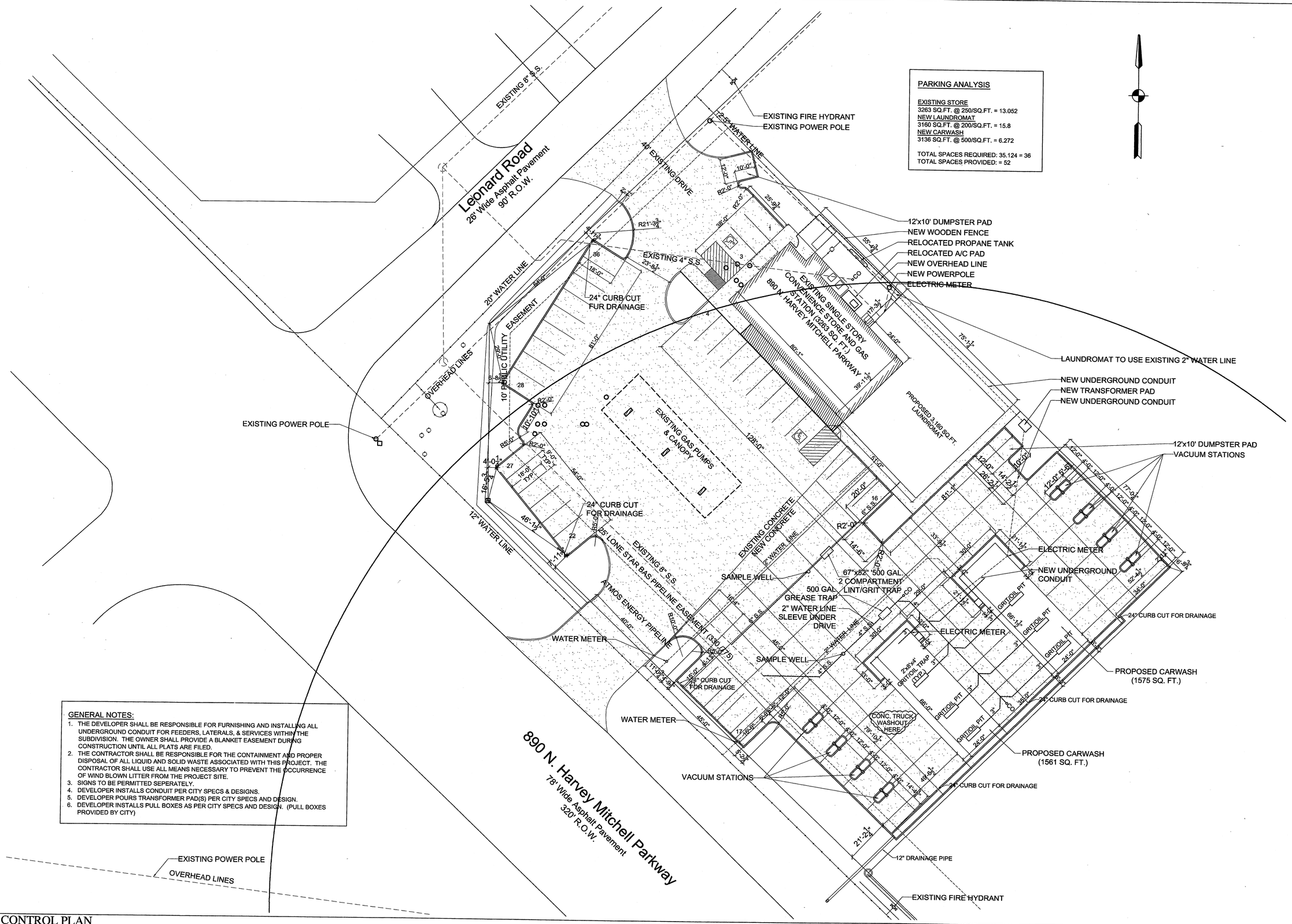
North Bryan Food Mart, Inc.
P.O. Box 4650
Bryan, TX 77805
(979) 575-4545

JTR-LAYOUT	01-05-06
SEM-FINISHOUT	02-06-06
SEM/JTR-CITY CHANGES	02-21-06

SHEET: S-1 OF: FOUR

DATE: 02-21-06

SP06-06 #3



PARKING ANALYSIS

EXISTING STORE
3263 SQ.FT. @ 250/SQ.FT. = 13.052
NEW LAUNDROMAT
3160 SQ.FT. @ 200/SQ.FT. = 15.8
NEW CARWASH
3136 SQ.FT. @ 500/SQ.FT. = 6.272

TOTAL SPACES REQUIRED: 35.124 = 36
TOTAL SPACES PROVIDED: = 52

GENERAL NOTES:

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL UNDERGROUND CONDUIT FOR FEEDERS, LATERALS, & SERVICES WITHIN THE SUBDIVISION. THE OWNER SHALL PROVIDE A BLANKET EASEMENT DURING CONSTRUCTION UNTIL ALL PLATS ARE FILED.
2. 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.
3. SIGNS TO BE PERMITTED SEPERATELY.
4. DEVELOPER INSTALLS CONDUIT PER CITY SPECS & DESIGNS.
5. DEVELOPER POURS TRANSFORMER PAD(S) PER CITY SPECS AND DESIGN.
6. DEVELOPER INSTALLS PULL BOXES AS PER CITY SPECS AND DESIGN. (PULL BOXES PROVIDED BY CITY)

DIMENSION CONTROL PLAN

SCALE: 1" = 20' | 01

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NORTH BRYAN FOOD MART ADDITION & CARWASH

JOB# 05-140

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JTR-LAYOUT	01-05-06
SEM-FINISHOUT	02-06-06
SEM/JTR-CITY CHANGES	02-21-06
JTR-CITY REVISIONS	03-22-06

SHEET: S-2 OF: FOUR

DATE: 03-22-06

SP06-06 #3

SYMBOL	COMMON NAME (SCIENTIFIC NAME)	DESCRIPTION	QTY.	VALUE	POINTS
	LIVE OAK (QUERCUS VIRGINIA)	CANOPY TREES > 1.5 CAL.	5	200	1000
	CEDAR ELM (ULMUS ALATA)	CANOPY TREES > 1.5 CAL.	8	200	1600
	REDBUD (CERCIS CANADENSIS)	NON-CANOPY TREES > 1.5 CAL.	9	150	1350
	MOUNTAIN LAUREL (SOPHORA SECUNDIFLORA)	NON-CANOPY TREES > 1.5 CAL.	8	150	1200
	BURFORD HOLLY (ILEX CORNUTA)	SHRUBS < 2 GAL.	100	5	500
	PLANTING BED		2855	1	2855

LANDSCAPING NOTES:

1. APPROVED IRRIGATION PLAN IS REQUIRED PRIOR TO C.O..
2. ALL PLANTINGS MUST BE IRRIGATED.
3. 100% GROUNDCOVER REQUIRED. DECORATIVE PAVING, DECORATIVE ROCK, OR PERENNIAL GRASS REQUIRED IN ALL LOT ISLANDS, SWALES, DRAINAGE AREAS, PARKING LOT SETBACKS, RIGHTS OF WAY, AND ALL ADJACENT PROPERTIES DISTURBED BY CONSTRUCTION.
4. IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2394.
5. ALL BACKFLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.

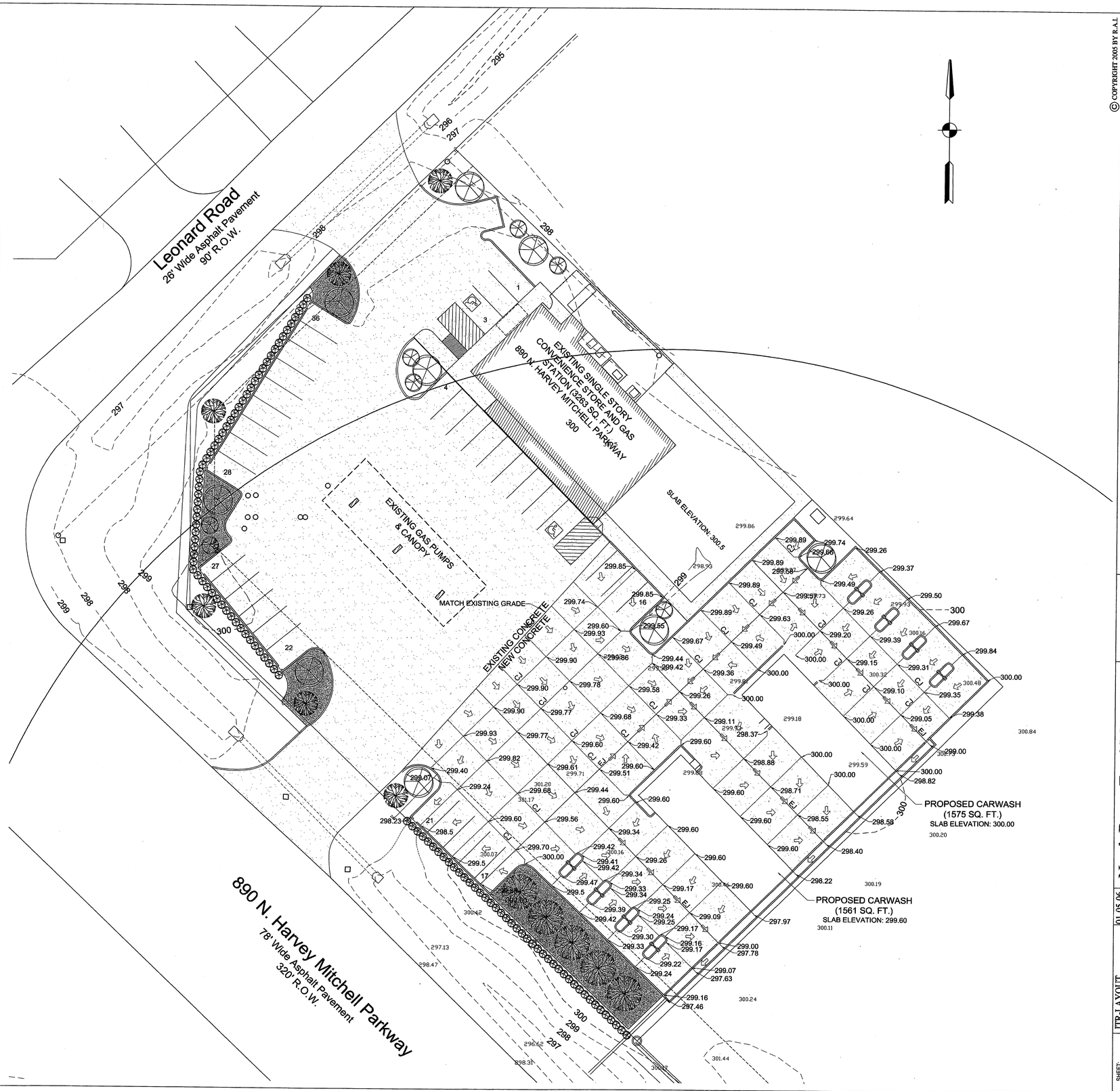
LANDSCAPE ANALYSIS

DEVELOPED AREA: 56,877 SQ. FT.
REQUIRED: 15% = 8,531.55

TREES:
8,531.55 x 50% = 4,266.775 REQUIRED
CANOPY TREES: 14 x 200 = 2,800
NON-CANOPY TREES: 13 x 150 = 1,950
TOTAL POINTS FROM TREES: 4,750

SHRUBS: 100 x 5 = 500
PLANTING BEDS: 2855 SQ. FT. = 2855
GRASS: 4,532 SQ. FT. = 453

TOTAL POINTS: 8,558



EXISTING SITE PLAN

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SHEET: S-3 OF: FOUR

DATE: 03-22-06

SP06-06 #3