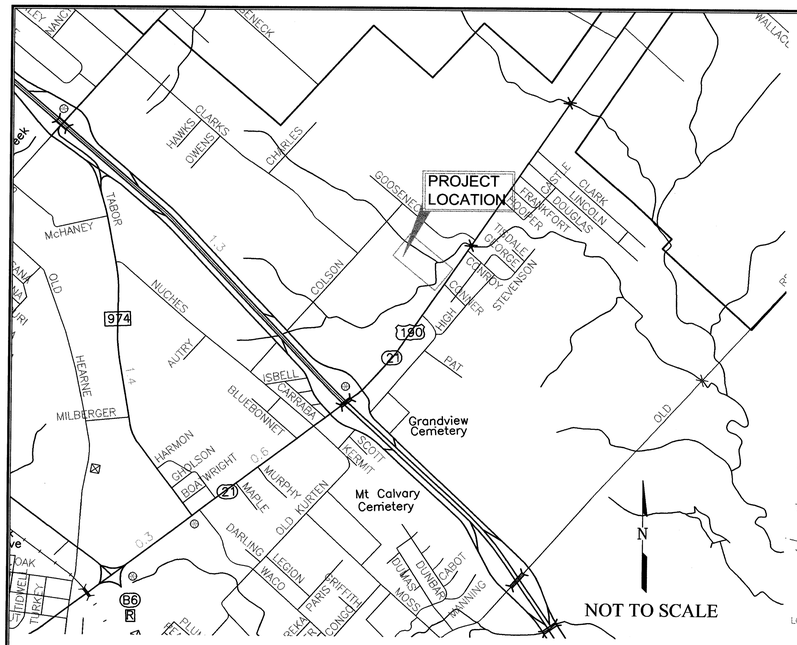
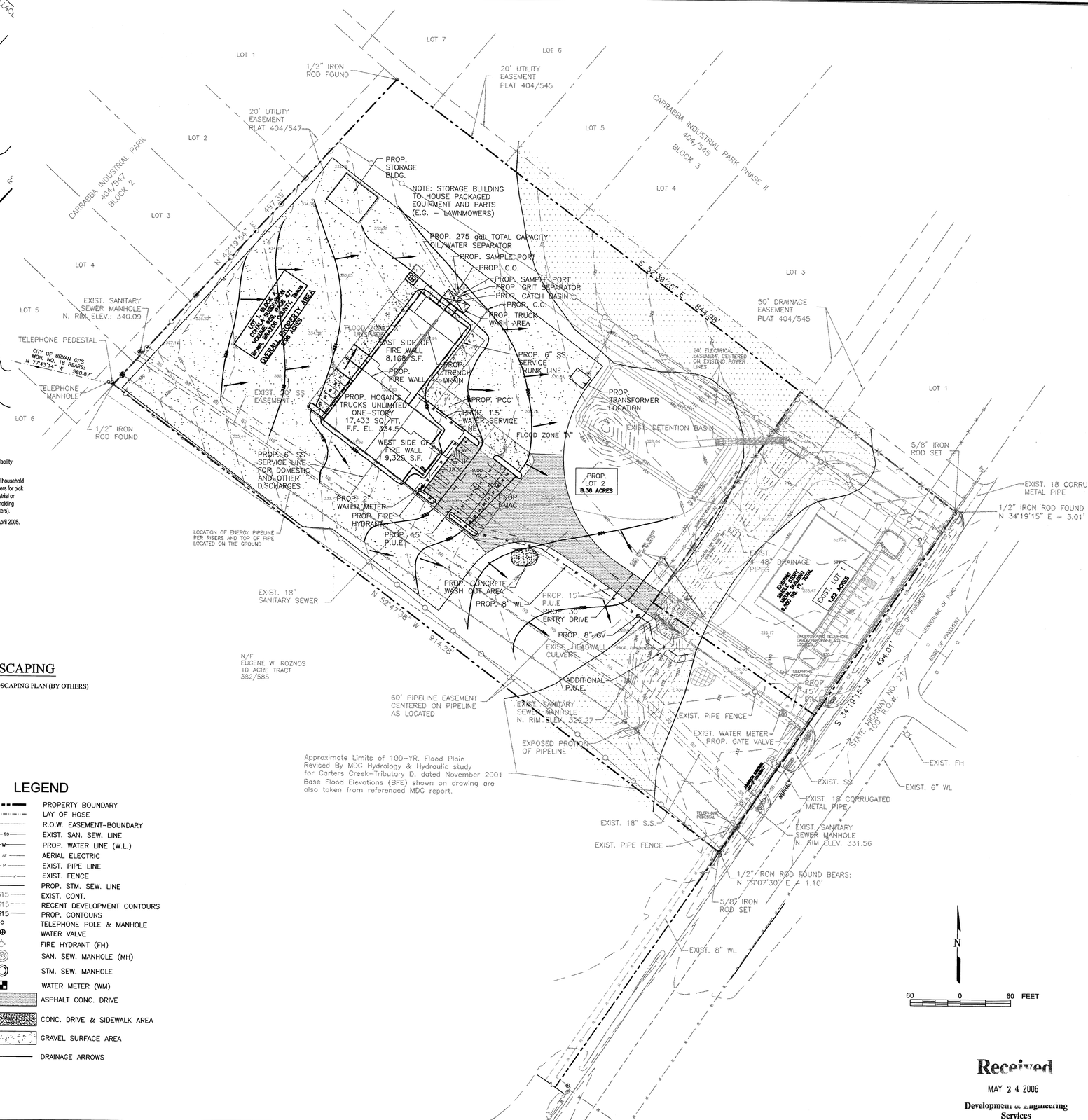




OWNER:
David Hogan's Truck Unlimited
401 S. Main St.
Bryan, TX 77803

ENGINEER:
CSC Engineering & Environmental Consultants, Inc. 3407 Tabor Road
Bryan, Texas 77808

SURVEYOR:
Kerr Surveying Company
P. O. Box 269 505 Church Street
College Station, Texas 77841

ARCHITECT:
Cumpton & Associates
10770 State Highway 30, Suite 100
College Station, Tx 77845

LOCATION OF PROPERTY:
4100 East HWY. 21
Bryan, TX

LEGAL DESCRIPTION OF PROPERTY:
Lot 1, Block A Cohala Subdivision, Volume 959, Page 471; Bryan, Brazos County, TX

GENERAL NOTES:

1. FLOOD HAZARD INFORMATION:
According to the Flood Insurance Rate Maps for Brazos County, Texas And Incorporated Areas, Map Number 48041C0137 C, Effective Date July 2, 1992, a portion of the Property Lies Within the 100 Year Floodplain. The FIRM was modified by MDG study, Nov. 2001
2. LANDSCAPE IRRIGATION:
An automatic irrigation piping system with a seperate water meter will be used to water the prop. vegitation.
3. FOOD:
No food will be prepared on-site.
4. ZONING:
Industrial
5. FENCING:
The entire perimeter of the property will be fenced with a 8' high Chain-Link-Fence.
6. FLOOR DRAINS:
One floor drain is planned for the proposed building
7. FIRE PROTECTION:
The proposed building will not have a fire sprinkler and alarm system.
8. 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.
9. The only liquid waste to be generated by the facility will be "normal domestic wastewater."
10. The only solid waste generated will be normal household type waste that will be placed in trash dumpsters for pick up by the City of Bryan. There will be no industrial or hazardous waste or recyclable material (e.g. holding vessels for used motor oil, antifreeze, or oil filters).
11. Date of topographic and boundary survey is April 2005.

PARKING

OFF-STREET PARKING REQUIREMENTS

A. TOTAL NUMBER OF PARKING SPACES

BUILDING TYPE OR USE	BUILDING SIZE, square feet	UNIT PARKING REQUIREMENTS, parking spaces per sq. ft.	EXTENDED NUMBER OF REQUIRED PARKING SPACES
TOTAL OFFICE SPACE	4,111 sq. ft.	1 space/300 sq. ft. of bldg. area	14
TOTAL STORAGE SPACE	12,811 sq. ft.	1 space/600 sq. ft. of bldg. area	22
SALES SPACE	1,346 sq. ft.	1 space/500 sq. ft. of bldg. area	3
OUTDOOR STORAGE SPACE	1,791 sq. ft.	1 space/2,000 sq. ft. of bldg. area	1
		TOTAL NUMBER OF PARKING SPACES REQUIRED:	**40**
		TOTAL NUMBER OF PARKING SPACES PROVIDED:	**41***

* TOTAL NUMBER OF PARKING SPACES PROVIDED INCULDE THE TEN (10) SPACES WITHIN THE BUILDING

B. HANDICAPPED PARKING ANALYSIS

1. REQUIRED NUMBER OF ACCESSIBLE SPACES

TOTAL PARKING SPACES PROVIDED	MINIMUM TOTAL NUMBER OF ACCESSIBLE SPACES REQUIRED	NUMBER OF ACCESSIBLE SPACES REQUIRED TO BE VAN ACCESIBLE
1-25	1	1
26-50	2	1

FOR 31 SPACES PROVIDED, 2 ACCESIBLE SPACES ARE REQUIRED, ONE OF WHICH MUST BE VAN ACCESSIBLE

2. ACCESSIBLE SPACES PROVIDED

CATEGORY	PROVIDED	REQUIRED	COMMENT
GENERAL ACCESSIBILE	1	1	0 EXTRA
VAN ACCESSIBLE	1	1	0 EXTRA

PARKING NOTES:

1. CALCULATED NUMBER OF PARKING SPACES ROUNDED OFF TO NEAREST WHOLE NUMBER.
2. TOTAL NUMBER OF SPACES PROVIDED: 41

LANDSCAPING

1. SEE LANDSCAPING PLAN (BY OTHERS)

LEGEND

- PROPERTY BOUNDARY
- LAY OF HOSE
- R.O.W. EASEMENT-BOUNDARY
- EXIST. SAN. SEW. LINE
- PROP. WATER LINE (W.L.)
- AERIAL ELECTRIC
- EXIST. PIPE LINE
- EXIST. FENCE
- PROP. STM. SEW. LINE
- EXIST. CONT.
- RECENT DEVELOPMENT CONTOURS
- PROP. CONTOURS
- TELEPHONE POLE & MANHOLE
- WATER VALVE
- FIRE HYDRANT (FH)
- SAN. SEW. MANHOLE (MH)
- STM. SEW. MANHOLE
- WATER METER (WM)
- ASPHALT CONC. DRIVE
- CONC. DRIVE & SIDEWALK AREA
- GRAVEL SURFACE AREA
- DRAINAGE ARROWS

Received
MAY 2 4 2006
Development & Engineering Services

REV	DATE	DETAILS

DRAWING STATUS

THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF M. FREDERICK CONLIN, JR., P.E. (NO. 44481)...

☒ FOR REVIEW
PRELIMINARY DRAWINGS ARE FOR REVIEW PURPOSES ONLY, THEIR PURPOSE IS TO CONFIRM PROPER INTERPRETATION OF THE PROJECT AND ASSOCIATED ISSUES. THEY ARE NOT INTENDED FOR CONSTRUCTION. DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED COMPLETE.

☐ FOR APPROVAL AND PERMITTING
PRELIMINARY DRAWINGS ARE FOR REVIEW AND SUBMITTAL PURPOSES ONLY. ONLY DRAWINGS ISSUED "FOR CONSTRUCTION" CAN BE CONSIDERED COMPLETE.

☐ FOR CONSTRUCTION
FINAL DRAWINGS.

TRUCKS UNLIMITED
BRYAN, TX

Engineering & Environmental Consultants, Inc.
C S C

SHEET TITLE:
SITE PLAN

PROJ. NO.:TRUCKS UNLIMITED
DRAWN BY: AEA
DATE: 05/24/06
SCALE: AS SHOWN
APPR: MFC

FIGURE:
SP-1

Plant Table

Broadleaf Deciduous

Quantity	Symbol	Scientific Name	Common Name	Value	Planting Size
6		Lagerstroemia indica	Crape myrtle	150sf	15-Gal

Broadleaf Evergreen

Quantity	Symbol	Scientific Name	Common Name	Value	Planting Size
4		Quercus virginiana	Southern live oak	200sf	2 1/2-Cal

Conifer Evergreen

Quantity	Symbol	Scientific Name	Common Name	Value	Planting Size
36		Ilex cornuta 'Burfordii'	Dwarf Burford Holly	10sf	5-Gal
32		Raphiolepis idica 'Clara'	Clara India Hawthorne	10sf	5-Gal

Groundcover/Sod

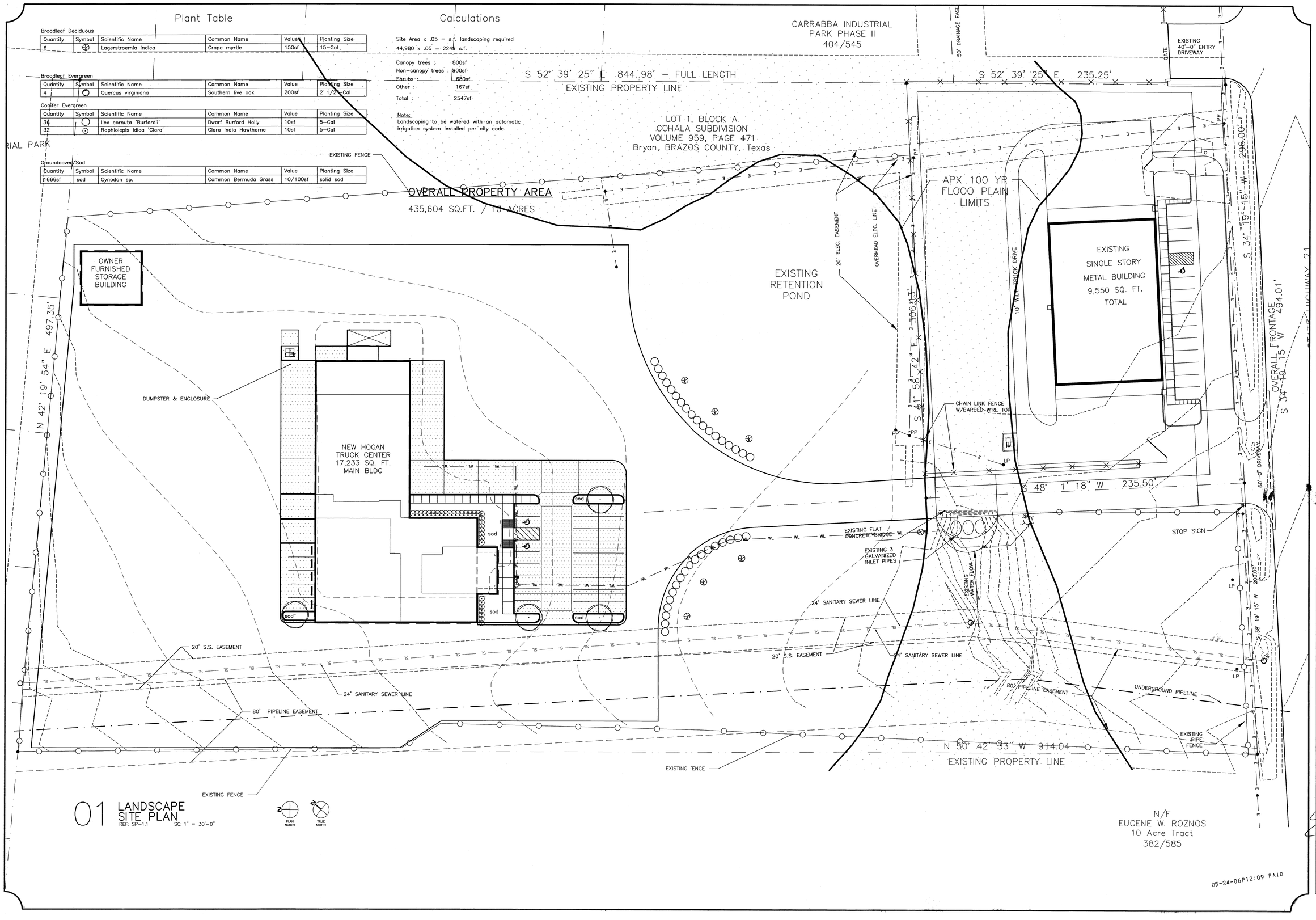
Quantity	Symbol	Scientific Name	Common Name	Value	Planting Size
1666sf	sod	Cynodon sp.	Common Bermuda Grass	10/100sf	solid sod

Calculations

Site Area x .05 = s.f. landscaping required
44,980 x .05 = 2249 s.f.

Canopy trees :	800sf
Non-canopy trees :	900sf
Shrubs :	680sf
Other :	167sf
Total :	2547sf

Note:
Landscaping to be watered with an automatic irrigation system installed per city code.



01 LANDSCAPE SITE PLAN
REF: SP-1.1 SC: 1" = 30'-0"

05-24-06P12:09 PAID

REVISIONS	BY

DATE:
DRAWN:
PROJECT: 2003-30

A NEW FACILITY FOR THE HOGAN TRUCK CENTER
STATE HIGHWAY 21 BRYAN, TEXAS

CUMPTON & ASSOCIATES INC.

ARCHITECTURE AND PLANNING – 4103 S. TEXAS AVE., SUITE 202 – BRYAN, TEXAS 77802 – PH: 979.846.3771

5/24/06

LANDSCAPE

SHEET NO.
LS-1.1
OF

G:\2003-30 Hogan Tr Wor\Arlg\Consultants\Landscape\ll-24 May 06.dwg Wed May 24 09:30:16 2006 Cumpton & Associates, Inc. Architects