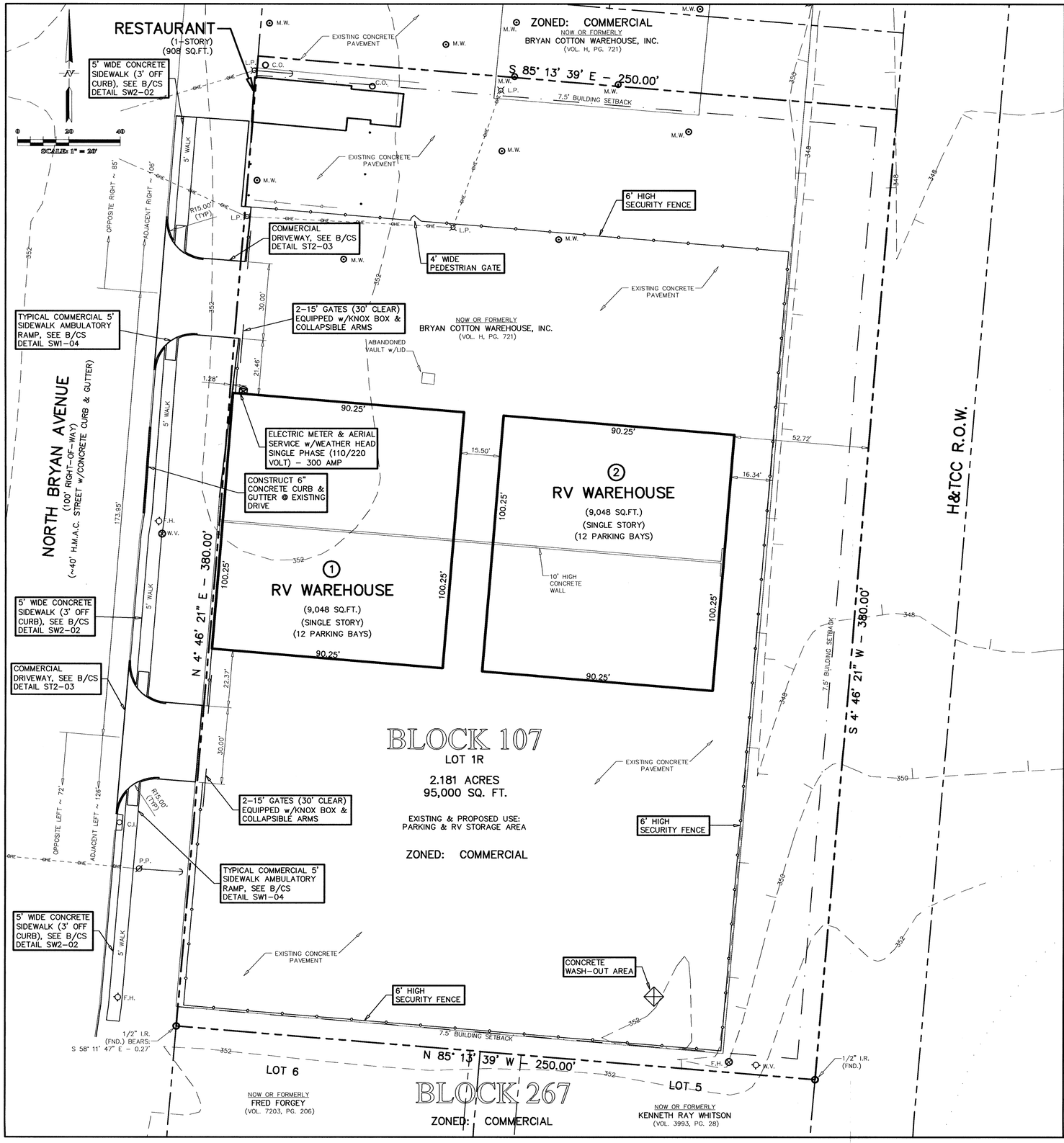

SYMBOL & LINE LEGEND

- CHAIN LINK FENCE
- ROD IRON FENCE
- UNDERGROUND ELEC. LINE
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- WATER LINE
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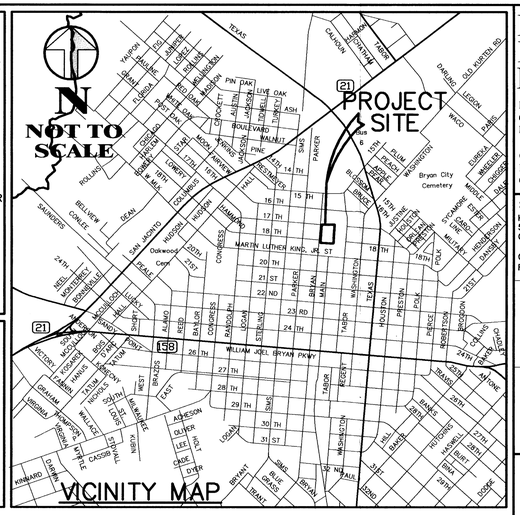
- C.O. CLEANOUT
- FH FIRE HYDRANT
- TP TELEPHONE PEDESTAL
- BUILDING SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE

PARKING REQUIREMENTS:
ORDINANCE:
STORAGE - 1 SPACE PER 2000 G.F.A.

REQUIRED:
BUILDING AREA = 18,096 G.F.A.
(18,096 / 2000) = 9 SPACES

PROVIDED:
BAY PARKING = 24 SPACES



SITE NOTES:

1. THIS SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS GRAPHICALLY DEPICTED FEMA FIRM COMMUNITY NO. 48041, PANEL NO. 0133 C, WITH AN EFFECTIVE DATE OF JULY 2, 1992.

2. DESIGNATED HANDICAP PARKING SPACES, WALKS & RAMPS SHALL MEET ALL TAS & ANSI STANDARDS.

3. ENHANCED PAVING FOR CONCRETE SIDEWALKS SHALL CONSIST OF EITHER BRICK PAVERS OR STAMPED CONCRETE. COLOR AND PATTERN SHALL BE DETERMINED BY THE OWNER, BUT GREY OR NATURAL CONCRETE COLORS ARE NOT PERMITTED.

4. WHEN BUILDING SETBACKS AND EASEMENT LINES OVERLAP ONLY THE EASEMENT LINE IS SHOWN.

5. 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWELLS AND DRAINAGE AREAS, THE PARKING LOT SET BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.

6. THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 85% IMPERVIOUS COVER ON THE SUBJECT PROPERTY.

7. NO FLOOR DRAINS WILL BE REQUIRED FOR INDUSTRIAL PURPOSES.

8. NO DETENTION FACILITY IS REQUIRED THE PROPOSED DEVELOPMENT.

9. NO SANITARY SEWER, OF ANY TYPE, SHALL BE GENERATED AND DISPOSED INTO THE PUBLIC SEWER SYSTEM FROM THIS SITE.

10. A VARIANCE REQUEST FROM THE 25' FRONT BUILDING SETBACK TO A DISTANCE OF 1.0' HAS BEEN REQUESTED FROM THE PLANNING & ZONNING COMMISSION.

11. THIS SITE'S SOLID WASTE SHALL BE DISPOSED BY ONE 90 GALLON AUTOMATED TRASH CONTAINERS.

12. UNLESS OTHERWISE SHOWN OR DENOTED, ALL EXISTING SURFACES CONSIST OF CONCRETE PAVEMENT.

13. THE TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED FROM THE CITY OF BRYAN.

14. THE BATHROOM FACILITY, LOCATED IN THE EXISTING RESTAURANT BUILDING, SHALL PROVIDE PUBLIC RESTROOM FACILITIES FOR THIS DEVELOPMENT.

15. THE 2005 B/CS UNIFIED TECHNICAL SPECIFICATIONS AND STANDARD DETAILS FOR STREET AND SDIEWALK CONSTRUCTION ARE ISSUED FOR THIS PROJECT.

DIMENSIONAL CONTROL NOTES:

1. THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THE SITE PLAN FOR CONSTRUCTION PURPOSES. THE ELECTRONIC FILE AND INFORMATION GENERATED, BY RABON METCALF ENGINEERING (RME), FOR THIS PROJECT IS CONSIDERED BY RME TO BE CONFIDENTIAL. WHEN ISSUED, IT'S USE IS INTEND SOLELY FOR THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED. THIS MATERIAL IS INTENDED FOR USE BY THE RECIPIENT NAMED, ONLY, AND PERMISSION IS NOT GRANTED TO THE RECIPIENT FOR DISTRIBUTION OF THESE DOCUMENTS IN ANY FORM OR FASHION. THE RECIPIENT UNDERSTANDS THAT THIS DATA IS AUTHORIZED "AS IS" WITHOUT ANY WARRANTY AS TO ITS PERFORMANCE, ACCURACY, FREEDOM FROM ERROR, OR AS TO ANY RESULTS GENERATED THROUGH ITS USE. THE RECIPIENT ALSO UNDERSTANDS AND AGREES THAT RME, UPON RELEASE OF SUCH DATA, IS NO LONGER RESPONSIBLE FOR THEIR USE OR MODIFICATION. THE USER AND RECIPIENT OF THE ELECTRONIC DATA ACCEPTS FULL RESPONSIBILITY AND LIABILITY FOR ANY CONSEQUENCES ARISING OUT OF THEIR USE.

2. ALL DIMENSIONS SHOWN ARE TO BE USED IN CONJUNCTION WITH THESE PLANS FOR LOCATING ALL IMPROVEMENTS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR FOR WORKABILITY PRIOR TO CONSTRUCTION OF IMPROVEMENTS.

3. UNLESS OTHERWISE SHOWN, ALL DIMENSIONING IS TO THE BACK OF CURB OR EDGE OF PAVEMENT, WHICHEVER IS APPLICABLE.

4. UNLESS OTHERWISE SHOWN, ALL RADIUS FOR CURBS ARE 4'-0" (AT FACE OF CURB) AND 2'-0" FOR SIDEWALKS.

5. BOUNDARY AND AS-BUILT DATA SHOWN WAS PROVIDED BY KERR SURVEYING, LLC. (505 CHURCH STREET, COLLEGE STATION, TX 77840) UNDER THE DIRECTION OF MR. BRAD KERR, R.P.L.S. No. 4502.

6. PROJECT BENCHMARK: CoB GPS MONUMENT NO. 36: BRASS CAP IN CONCRETE MARKER LOCATED ON THE NORTHWEST CORNER OF INTERSECTION OF WILLIAM JOEL BRYAN PARKWAY & WASHINGTON STREET
(ELEVATION = 371.82' (NGVD 29))

GENERAL UTILITY NOTES (PRIVATE & PUBLIC):

1. ALL EXCAVATION FOR UNDERGROUND UTILITIES SHALL BE MADE TRUE TO GRADE. EXCAVATION SHALL BE MADE A MINIMUM OF SIX INCHES BELOW THE REQUIRED GRADE AND PROVIDE A SAND BED FOR THE PIPING. BACKFILL OVER PIPING SHALL BE MADE WITH EARTH OR FILL SAND, FREE OF DEBRIS, AND SHALL BE TAMPED BY HAND OR MECHANICAL MEANS TO THE DENSITY OF THE ADJACENT UNDISTURBED EARTH OR TO 95% STANDARD PROCTOR DENSITY (ASTM D698), WHICHEVER IS GREATER. ALL TRENCHING AND EXCAVATION SHALL BE DONE IN STRICT ACCORDANCE WITH CURRENT OSHA REQUIREMENTS AND ALL OTHER APPLICABLE SAFETY CODES AND STANDARDS.

2. MINIMUM BURY OR COVER SPECIFIED IS TO BE MEASURED FROM FINISHED GRADES. WHERE UTILITY LINES EXTEND UNDER PAVEMENT, THE BURY OR COVER SHALL BE MEASURED FROM THE BOTTOM OF THE STRUCTURE.

3. UTILITY INSTALLATIONS IN NON-STRUCTURAL AREAS SHALL BE BACKFILLED WITH TYPE "D" BEDDING REQUIREMENTS. IN STRUCTURAL AREAS (UNDER FOUNDATIONS, PAVEMENTS, WALKS, ETC...) THE UTILITIES SHALL BE BACKFILLED WITH CEMEMT STABILIZED SAND.

4. THE CONTRACTOR SHALL COORDINATE ALL SLEEVING REQUIRED FOR ON-SITE UTILITIES AND IRRIGATION SYSTEMS.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL CONNECTIONS TO PUBLIC SYSTEMS AND INSTALLATIONS WITH REGULATORY INSPECTOR.

6. CONTRACTOR SHALL MARK ALL SERVICE LEADS WITH PVC PIPE BURIED A MINIMUM OF 3' INTO THE GROUND AND COLOR COORDINATED.

7. THE CONTRACTOR SHALL INSTALL THE PROPOSED PRIVATE UTILITY LINES IN ACCORDANCE WITH LOCAL CODES, LATEST NATIONAL PLUMBING CODE AND ALL APPLICABLE STATE AND LOCAL LAWS. OTHER PRIVATE OR PUBLIC UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE UTILITY COMPANY'S SPECIFICATIONS. SHOULD THESE DRAWINGS AND SPECIFICATIONS DIFFER WITH OTHER UTILITY COMPANY'S SPECIFICATIONS, THE STRICTER OF THE TWO SHALL APPLY.

8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PAY FOR AND OBTAIN ALL REQUIRED PERMITS AND INSPECTION APPROVALS FOR ALL WORK SHOWN.

9. THE CONTRACTOR SHALL COORDINATE ALL INSTALLATIONS OF SERVICES LINES, CONDUIT, METERS, ETC... WITH THE APPROPRIATE UTILITY COMPANY.

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COLLEGE STATION, TX 77841

OFF: (979) 268-3195
FAX: (979) 691-8904

90% COMPLETE NOT FOR CONSTRUCTION REVIEW ONLY 6/28/06

PRELIMINARY

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CIVIL SITE & UTILITY PLAN
FOR THE
NEW RV STORAGE FACILITY
911 NORTH BRYAN AVENUE
BRYAN, TX
BRYAN ORIGINAL TOWNSITE
BLOCK 107, LOT 1R
BRYAN, BRAZOS COUNTY, TEXAS

JUN 28 2006

CLIENT INFORMATION
BRYAN COTTON COMPRESS
c/o BILL BALLARD
202 W. 15TH STREET
BRYAN, TX 77803

OFF: (979) 775-5491
OFF: (979) 822-3392

FILENAME: 0285SP1A	SCALE: 1"=20'
SUBMITTAL DATE: JUNE 28, 2006	
DRAWN BY: R.A.M.	
CHECKED BY: R.A.M.	
FIELD BOOK: N/A	PAGES:N/A

RABON METCALF ENGINEERING
CLIENT NO. 205 - PROJECT NO. 0285

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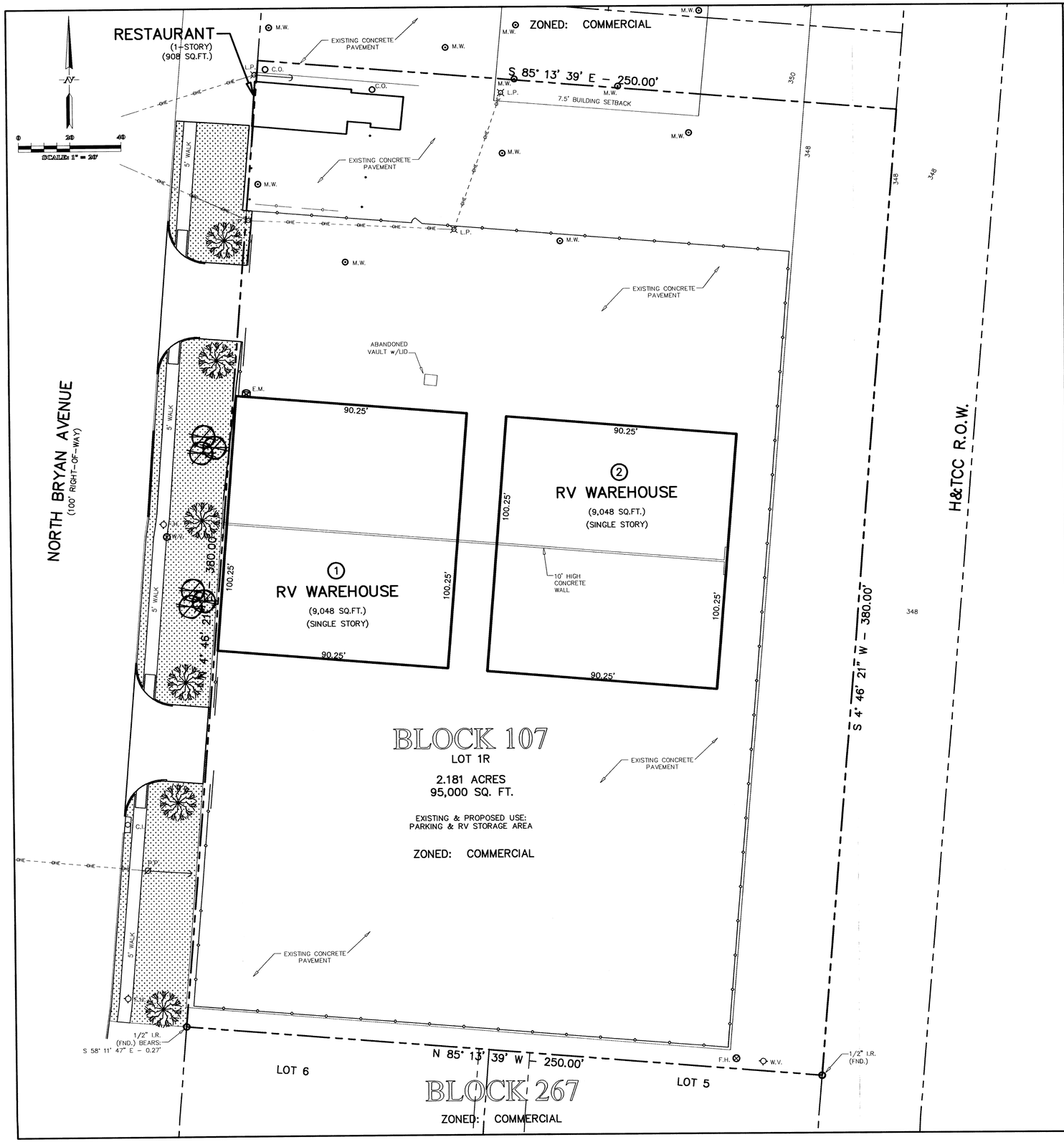
SHEET 2 OF 3



LANDSCAPE SCHEDULE

SYMBOL	NO. OF PLANTS	SIZE	BOTANICAL NAME	COMMON NAME	TYPE	NOTES	SQ.FT. EACG	TOTAL SQ.FT.
	6	1.5" TO 2" CALIPER	QUERCUS NIGRA	WATER OAK	CANOPY TREE	30 GALLON	225	1350
	6	> 1.25" CALIPER	LAGERSTROEMIA INDICA	CREPE MYRTLE	NON-CANOPY TREE	15 GALLON	100	600

LANDSCAPING NOTES:

1. THE LANDSCAPE PLAN PRESENTED WAS PREPARED BY RABON METCALF ENGINEERING (RME). RME IS NEITHER A LICENSED LANDSCAPE ARCHITECT NOR IRRIGATOR. THIS PLAN WAS PREPARED FOR THE SOLE PURPOSE TO MEET THE CITY OF BRYAN (CoB) ZONING ORDINANCE AND OBTAIN DEVELOPMENT PERMITS. ANY CHANGES MADE TO THIS PLAN SHALL BE SUBMITTED TO THE CoB PLANNING & DEVELOPMENT DEPARTMENT FOR REVIEW AND APPROVAL.

2. 100% COVERAGE OF GROUND COVER, DECORATIVE PAVING, DECORATIVE ROCK, OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWELLS AND DRAINAGE AREAS, THE PARKING LOT SET BACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.

3. ANY ADJACENT PROPERTY AND RIGHT-OF-WAY DISTURBED DURING CONSTRUCTION WILL BE RETURNED TO ITS EXISTING CONDITIONS OR BETTER.

4. ALL CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PROPOSED PARKING ISLANDS PRIOR TO PLACEMENT OF TOPSOIL AND PLANTING, INCLUDING CONCRETE, ASPHALT, LIMESTONE BASE MATERIAL, OR COMPACTED STABILIZED EARTH.

5. THE CROWN OF ALL PLANTS SHALL BE SLIGHTLY HIGHER, AFTER SETTLING, THAN ADJACENT SOIL.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING OR ADDING TOP SOIL, AS NEEDED, FOR THE INCLUSION OF THE SOIL AMENDMENTS, AS NEEDED, IN THE PREPARED GROUND COVER BEDS.

7. ALL SINGLE TRUNK TREES ARE TO BE STAKED; HOSE AND GUY WIRES OVERLAPPED.

8. COVER AREAS TO BE PLANTED WITH 3" APPROVED ORGANIC MATTER, 2" PINE BARK MULCH, AND 13-13-13 FERTILIZER AT THE RATE OF 5 LBS./100 SQFT. OF BED AREA.

9. ALL DISTURBED AREAS, NOT DESIGNATED TO BE BLOCK SODDED, SHALL BE SEEDED WITH EITHER BERMUDA (2 LBS/1,000 SQ.FT.) FROM MARCH 15 TO SEPTEMBER 15 OR BERMUDA/RYE GRASS MIX (2 LBS/5 LBS. PER 1,000 SQ.FT.) FROM SEPTEMBER 16 TO MARCH 14.

10. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL LANDSCAPING SHALL BE INSTALLED.

IRRIGATION NOTES:

1. AN IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED IRRIGATOR FOR ALL NEW PLANTED AND LANDSCAPED AREAS.

2. THE IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE CHECK BACK FLOW DEVICE.

3. ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED.

4. INSTALLATION PVC (SCH 40) SLEEVING SHALL BE COORDINATED WITH THE CONTRACTOR AND ALL SLEEVING SHALL EXTEND A MINIMUM OF 24" PAST THE CURB OR SIDEWALK WHERE APPLICABLE.

5. THE IRRIGATION SYSTEM MUST BE INSTALLED AND APPROVED PRIOR TO ISSUANCE OF CoB – CERTIFICATION OF OCCUPANCY.

6. THE CONTRACTOR'S IRRIGATOR SHALL SUBMIT AN IRRIGATION PLAN TO THE OWNER FOR REVIEW AND APPROVAL. THE IRRIGATION PLAN SHALL DEMONSTRATE THAT THE IRRIGATION SYSTEM WILL SUFFICIENTLY SUPPLY ALL WATER NEEDS TO THE NEWLY PLANTED LANDSCAPING AND GROUND COVER AND MEET ALL INITIAL WATERING NEEDS FOR VIABLE ESTABLISHMENT AND GROWTH OF PLANTINGS.

SYMBOL & LINE LEGEND

- CHAIN LINK FENCE
- ROD IRON FENCE
- UE — UNDERGROUND ELEC. LINE
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- W — WATER LINE
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- PROPERTY LINE
- EASEMENT LINE

HATCH LEGEND

- SOLID SOD AREAS (TIF 419)
- SEEDED AREAS

LANDSCAPING REQUIREMENTS

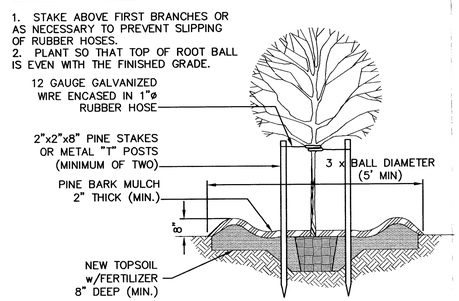
LANDSCAPING AREA:
STANDARD DEVELOPED AREA = 95,000 SQ.FT.
95,000 x 2% = 1,900 SQ.FT.
REQUIRED LANDSCAPING AREA = 1,900 SQ.FT.
PROVIDED LANDSCAPING AREA = 1,950 SQ.FT.

TREE REQUIREMENT:
MINIMUM 50% TREES OF REQUIRED AREA
1,900 x 50% = 950 SQ.FT.
PROVIDED TREE AREA = 1,950 SQ.FT.

CANOPY TREE REQUIREMENT:
MINIMUM 50% CANOPY TREES OF REQUIRED TREES
950 x 50% = 475 SQ.FT.
PROVIDED CANOPY TREE AREA = 1,350 SQ.FT.

TREE PLANTING NOTES:

1. STAKE ABOVE FIRST BRANCHES OR AS NECESSARY TO PREVENT SLIPPING OF RUBBER HOSES.
2. PLANT SO THAT TOP OF ROOT BALL IS EVEN WITH THE FINISHED GRADE.



TREE PLANTING
N.T.S.

JUN 28 2006

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LANDSCAPE PLAN

FOR THE

NEW RV STORAGE FACILITY
911 NORTH BRYAN AVENUE
BRYAN, TX

BRYAN ORIGINAL TOWNSITE
BLOCK 107, LOT 1R
BRYAN, BRAZOS COUNTY, TEXAS

CLIENT INFORMATION
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c/o BILL BALLARD
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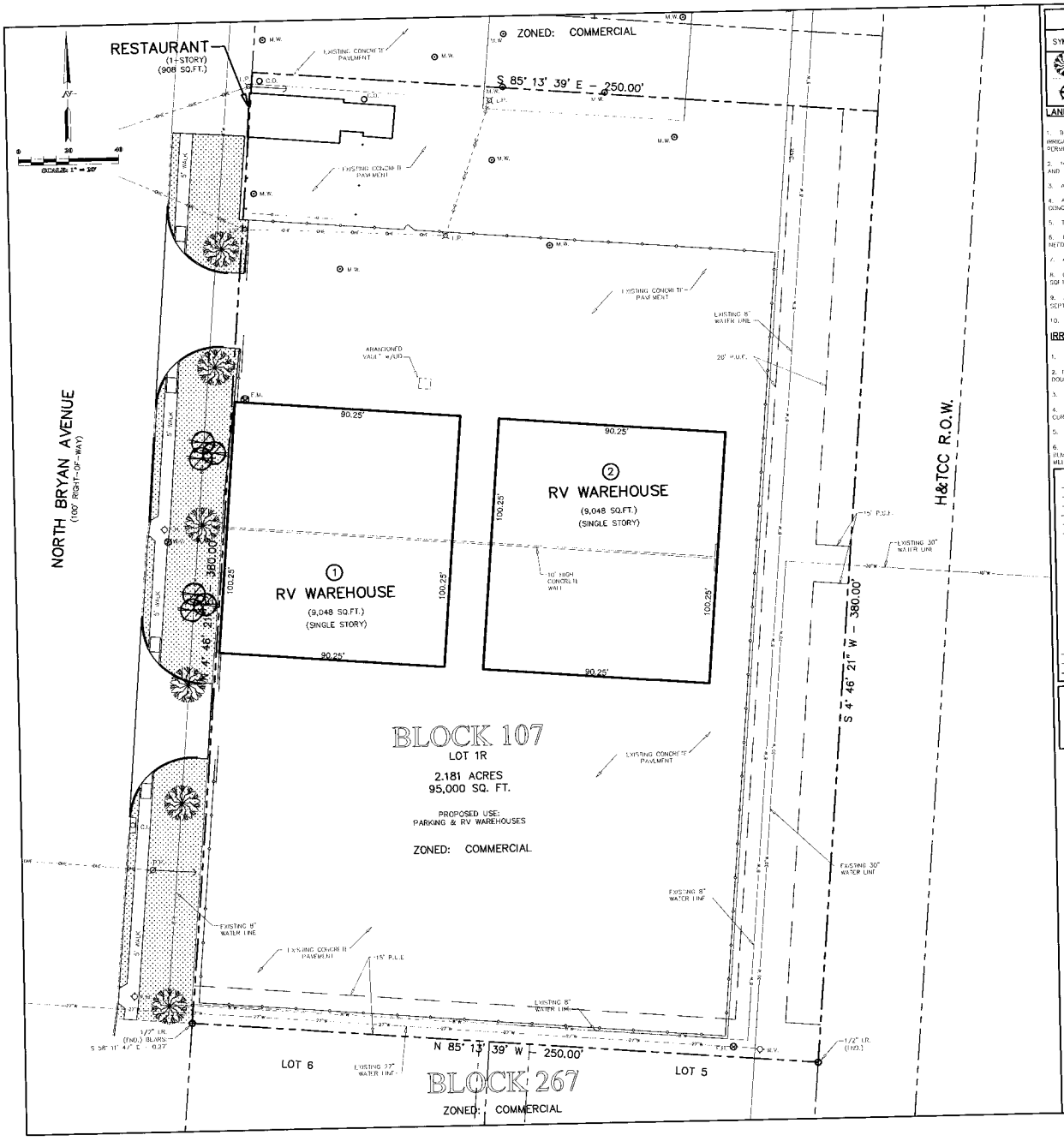
RABON METCALF ENGINEERING
CLIENT NO. 205 – PROJECT NO. 0285

C1.2

SHEET 3 OF 3



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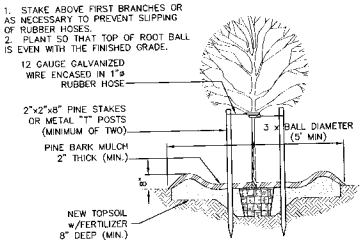

TREE PLANTING
N.T.S.

AUG 1 8 2006

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SUBSTANTIALLY COMPLETE FOR CONSTRUCTION 8/16/06

CONSTRUCTION DRAWINGS ISSUED PRIOR TO THIS DATE ARE REPLACED BY THIS SET & SHOULD NOT BE USED FOR CONSTRUCTION.

LANDSCAPE PLAN
FOR THE
NEW RV STORAGE FACILITY
911 NORTH BRYAN AVENUE
BRYAN, TX

BRYAN ORIGINAL TOWNSITE
BLOCK 107 LOT 1R
BRYAN, BRAZOS COUNTY, TEXAS

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RABON METCALF ENGINEERING
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C1.2

SHEET 2 OF 2