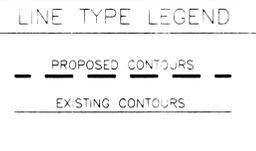
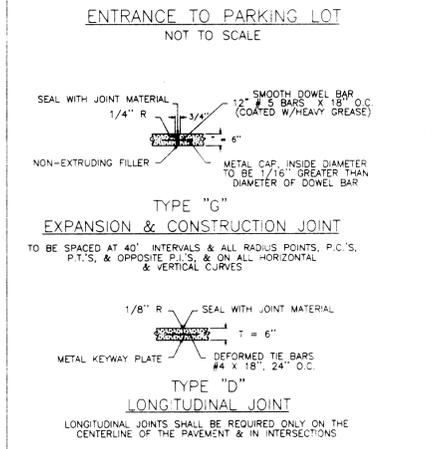
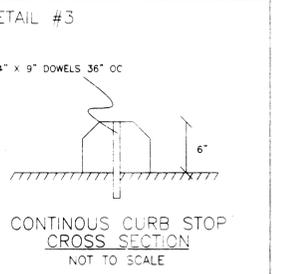
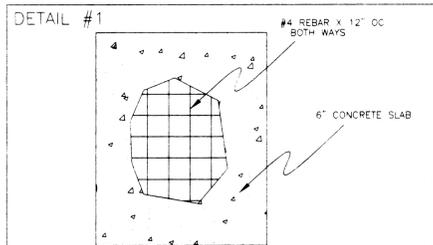
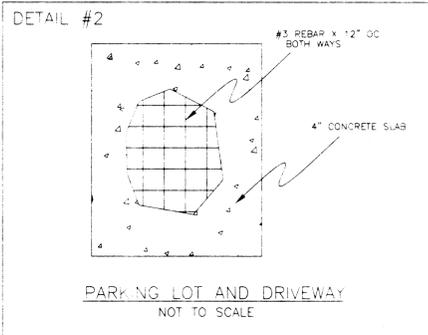
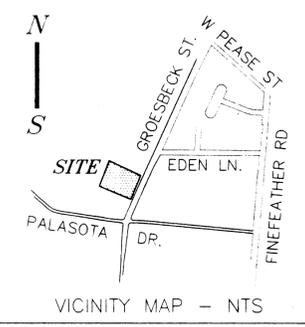
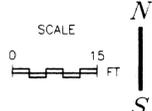
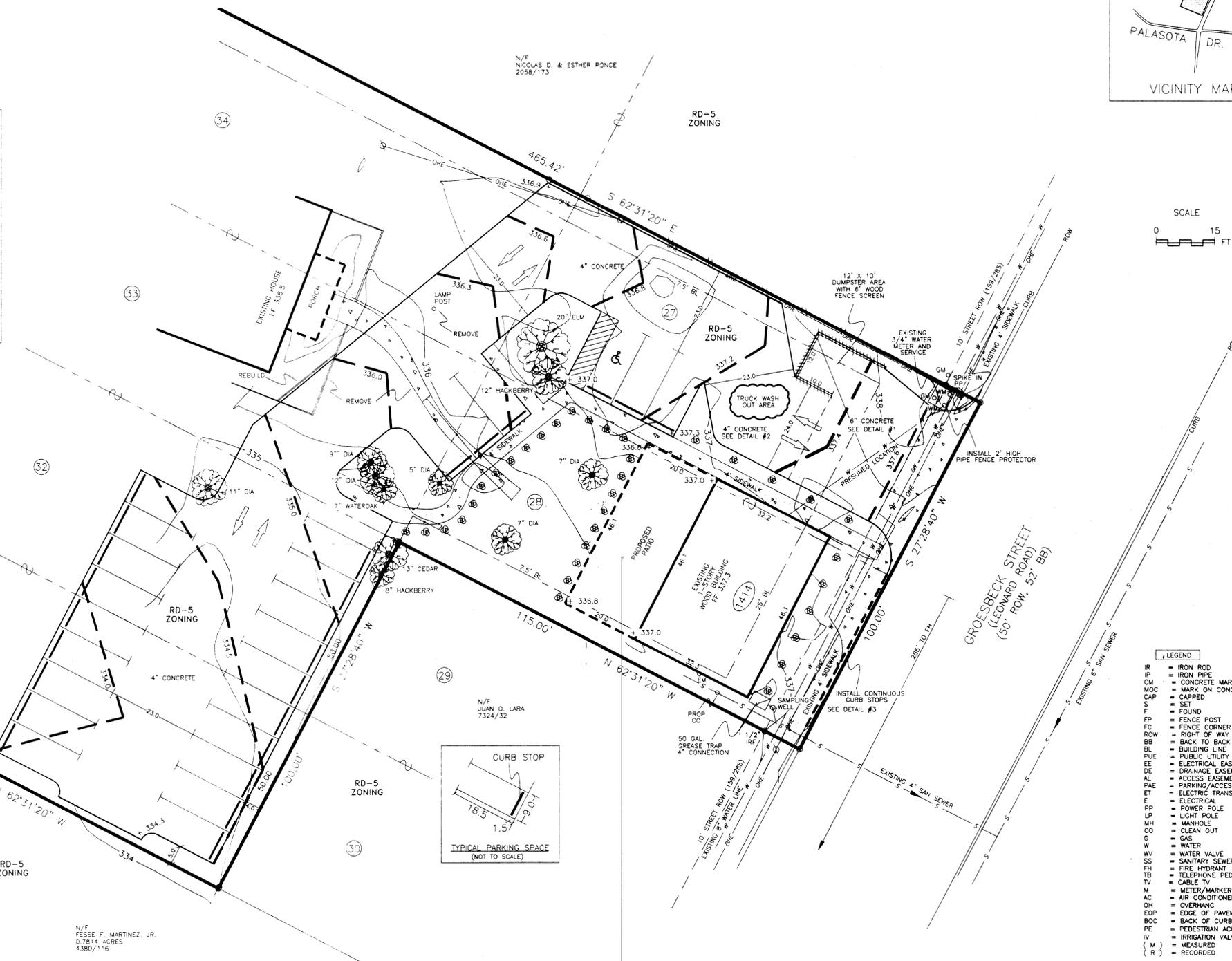
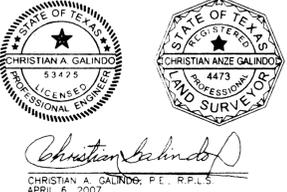


LANDSCAPING ANALYSIS		
LANDSCAPING REQUIRED		
TOTAL LOT AREA	19,800 S.F.	
LANDSCAPING (15% OF DEV. AREA)	2,970 S.F.	
POINTS REQUIRED	2,970	
LANDSCAPING PROVIDED		
EXISTING TREES		
CANOPY TREES ≥ 4.5" CAL., (OAKS, ELMS & HACKBERRIES - QUERCUS, ULMUS, CELTIS)	11X225	2,475
NEW SHRUBS & BEDS		
YAUPON/NANDINA/LIGUSTRUMS, (2-15 GAL)	35X10	350
GROUND COVER		
HYDROMULCHED GRASS, 1,500 S.F. 10X1,500/100		150
TOTAL POINTS PROVIDED		2,975

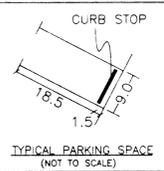
PARKING ANALYSIS	
RESTAURANT	
BUILDING AREA =	1490 S.F.
REQUIRED PARKING = 1.25 / '00 S.F.	18.6
PROVIDED PARKING PACES	26
(1 DESIGNATED HANDICAP SPACE)	



- NOTES:
- ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
 - AREA BEING DEVELOPED = 19,800 S.F.
 - BEARING SOURCE IS SURVEY FOR 14'4 GROESBECK STREET DONE BY PAUL WILLIAMS LAND SURVEYING CO DATED JANUARY 29, 2007.
 - CLOSEST FIRE HYDRANT IS LOCATED AT THE CORNER OF PALASOTA AND GROESBECK (APPROX. 285' AS SHOWN).
 - PARKING SPACES WILL BE STRIPED WITH 4" WHITE LINES.
 - FRONT ENTRANCE TO RESTAURANT IS ON NORTHEAST SIDE OF THE BUILDING.
 - SITE BENCHMARK IS SPIKE IN PP AT N.E. CORNER OF PROPERTY (ELEV = 338.55 FT NAVD 83).
 - NO PARKING WILL BE PERMITTED ON GROESBECK STREET.
 - ALL TREES SHOWN WILL BE PRESERVED.
 - THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN ACCORDING TO FEMA MAP No. 48041 C 0141 C, DATED JULY 2, 1992.
 - IRRIGATION OF PROPERTY WILL BE DONE BY HOSE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUIDS AND THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.
 - CONTAINMENT FOR WASTE MUST BE PROVIDED PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL-OFF BOXES/METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
 - NO CHANGE IN WATER CONSUMPTION OR SANITARY SEWER DEMAND IS EXPECTED.
 - A 50 GALLON GREASE TRAP, CLEAN OUT, AND SAMPLING WELL SHALL BE INSTALLED AS SHOWN.
 - BL'S PER CURRENT SITE DEVELOPMENT ORDINANCE.



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



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

OWNER/DEVELOPER:
 MARIA G. CORTES
 1414 GROESBECK ST.
 BRYAN, TX, 77803
 TEL: (979) 823-4059

1414 GROESBECK STREET
 PARTS OF LOTS 27, 28, 31, 32, 33, & 34,
 COULTER'S ADDITION,
 VOLUME 83, PAGE 82, DEED RECORDS,
 BRYAN, BRAZOS COUNTY, TEXAS

DATE: APRIL 6, 2007
 DESIGNED BY: ACA
 APPROVED BY: CAG
 REVISIONS:

PROJECT
5-07
 SHEET
 1 of 1

Recor...
 APR 09 2007
 Development & Engineering
 Services