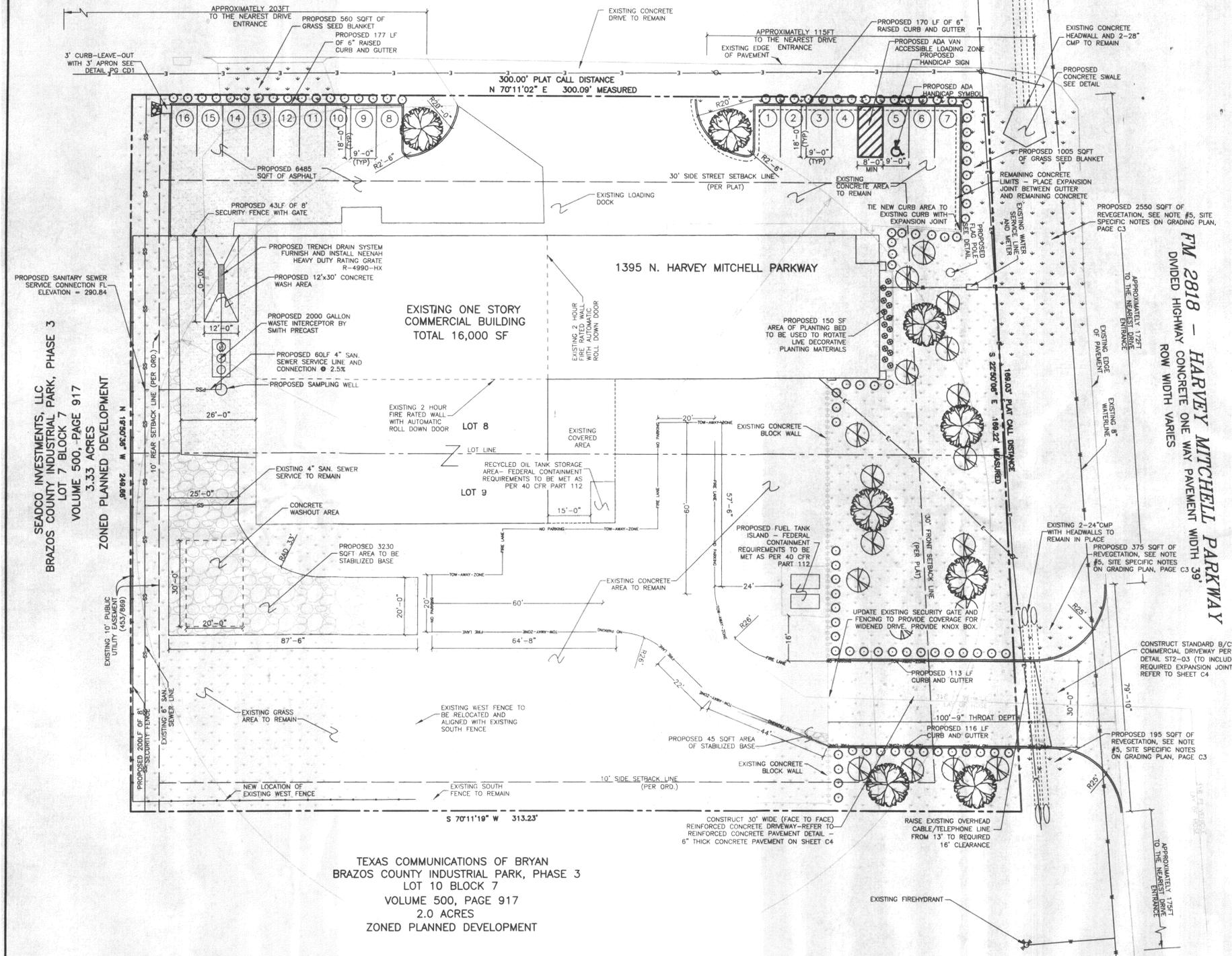


SHILOH AVENUE
RAISED MEDIAN DIVIDED TRAFFIC
CONCRETE ONE WAY PAVEMENT WIDTH 24' BC-BC
100' ROW WIDTH

SITE SPECIFIC NOTES

- PROJECT IDENTIFICATION:
PROJECT NAME: VOLVO CONSTRUCTION EQUIPMENT RENTAL
LOCATION: ON THE SOUTHWEST CORNER OF SHILOH AVENUE AND HARVEY MITCHELL PARKWAY INTERSECTION.
ADDRESS: 1395 NORTH HARVEY MITCHELL PARKWAY
- OWNER/APPLICANT INFORMATION:
KONDRUP ENTERPRISES, INC.
JANICE KENNEDY
25 NORTH CASCADE AVENUE #203
COLORADO SPRINGS, COLORADO 80903
(719) 578-0600
- TOTAL SITE AREA: 1.76 ACRES
- CURRENT ZONING: I - INDUSTRIAL
- CURRENT LAND USE - VACANT WAREHOUSE/OFFICE BLDG
- PROPOSED USE & IMPROVEMENTS: THIS SITE WILL BE REDEVELOPED BY VOLVO FOR CONSTRUCTION EQUIPMENT RENTAL WITH A SHOWROOM AND OFFICE SPACE. THIS SITE IS A DEVELOPED SITE, WITH THE PROPOSED IMPROVEMENTS NOTED. THE BUILDING AND SERVICE CONNECTIONS ARE EXISTING. THE PROPOSED IMPROVEMENTS ARE A WASH BAY, SEWER TAP, SAND TRAP/OIL SEPARATOR, COMMERCIAL DRIVE ENTRANCE AND ASPHALT PARKING AREA WITH CURB AND GUTTER.
- THE SUBJECT TRACT DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, COMMUNITY NO. 48041C0137 C. EFFECTIVE DATE: JULY 2, 1992
- BUILDING SETBACKS SHOWN ARE PER CITY OF BRYAN LAND AND SITE DEVELOPMENT ORDINANCE SECTION 62-529 OR BY PLAT IF MORE RESTRICTIVE THAN ORDINANCE, AS SHOWN.
- ALL PROPOSED LANDSCAPING TO BE IRRIGATED BY HOSE BIB LOCATED WITHIN 150' OF A HOSE BIB. ALL PLANTINGS OUTSIDE OF THE 150' RANGE OF A HOSE BIB WILL BE SERVICED BY AN AUTOMATIC IRRIGATION SYSTEM. AUTOMATIC IRRIGATION SYSTEM TO BE DESIGNED & INSTALLED BY OTHERS.
- TREES TO BE PLANTED ARE TO BE SIX FEET IN HEIGHT OR MORE AND MEASURED MINIMUM OF 1 1/2 INCHES IN CALIPER WHEN MEASURED 12 INCHES FROM THE BASE OF THE TRUNK.
- DIMENSIONS ARE MEASURED FACE OF CURB UNLESS NOTED OTHERWISE.
- SURVEY PROVIDED BY KERR SURVEYING, LLC. SURVEY NUMBER 07-0742, DATED SEPTEMBER 27, 2007.
- DETENTION IS NOT PROPOSED.
- ADA COMPLIANCE ROUTE TO BE PROVIDED FROM HANDICAP PARKING AREA TO EXISTING BUILDING ENTRANCE. ROUTE NOT CHECKED FOR ADA COMPLIANCE.
- 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.
- SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTER SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.
- THERE WILL BE THREE TYPES OF LIQUID WASTES GENERATED AT THIS SITE. NORMAL DOMESTIC WASTEWATER - GENERATED BY WASHROOM/KITCHEN/ETTE USE. 2) INDUSTRIAL WASTE GENERATED BY THE WASHING BAY. 3) AND POTENTIAL RECYCLABLE MATERIAL WASTE GENERATED BY THE STORAGE OF RECYCLED OIL. DEFINITIONS ARE AS FOLLOWS:
NORMAL DOMESTIC WASTEWATER - DEFINITION: WASTEWATER EXCLUDING INDUSTRIAL WASTEWATER DISCHARGE BY A PERSON INTO SANITARY SEWERS AND IN WHICH THE AVERAGE CONCENTRATION OF TOTAL SUSPENDED SOLIDS IS NOT MORE THAN 200 MG/L AND BOD IS NOT MORE THAN 200 MG/L. COD IS NOT MORE THAN 500 MG/L AND OIL AND GREASE IS NOT MORE THAN 100 MG/L. [EXAMPLE: RESIDENTIAL & COMMERCIAL BATHROOM, RESIDENTIAL LAUNDRY ONLY, RESIDENTIAL KITCHEN, AND CONDENSATION FROM AIR COOLING UNIT, HAIR SALON FACILITY, BAR/CLUB FACILITY [DRINKS ONLY], ETC.]
INDUSTRIAL WASTE - DEFINITION: ALL WATER-BORNE SOLIDS, LIQUIDS, OR GASEOUS WASTES RESULTING FROM ANY INDUSTRIAL, MANUFACTURING, OR FROM THE DEVELOPMENT OF ANY NATURAL RESOURCE, OR ANY MIXTURE OF THESE WITH WATER OR DOMESTIC SEWAGE DISTINCT FROM NORMAL DOMESTIC SEWAGE. ANYTHING DEFINED AS SUCH BY FEDERAL OR STATE LAW AS AMENDED FROM TIME TO TIME. [EXAMPLE: COMMERCIAL LAUNDRY, WASHATERIA / LAUNDRYMAT, COMMERCIAL KITCHEN, FOOD PREPARATION AREA, INDUSTRIAL & MANUFACTURING FACILITY, EQUIPMENT/VEHICLE CLEANING, X-RAY/PHOTOGRAPHIC DEVELOPMENT, ETC.] NOTE: REQUIRES PRETREATMENT - CONTACT DARY KASNER AT (979) 209-5912 FOR FURTHER SITE PLAN REQUIREMENTS.
RECYCLABLE MATERIAL - DEFINITION: SHALL MEAN MATERIAL THAT HAS BEEN RECOVERED OR DIVERTED FROM THE NON HAZARDOUS WASTE STREAM FOR PURPOSES OF REUSE, RECYCLING OR RECLAMATION, A SUBSTANTIAL PORTION OF WHICH IS CONSISTENTLY USED IN THE MANUFACTURE OF PRODUCTS THAT MAY OTHERWISE BE PRODUCED USING RAW OR VIRGIN MATERIALS. RECYCLABLE MATERIAL IS NOT SOLID WASTE. HOWEVER, RECYCLABLE MATERIAL MAY BECOME SOLID WASTE AT SUCH TIME, IF ANY, AS IT IS ABANDONED OR DISPOSED OF RATHER THAN RECYCLED. WHEREUPON IT WILL BE SOLID WASTE WITH RESPECT ONLY TO THE PARTY ACTUALLY ABANDONING OR DISPOSING OF THE MATERIAL.



SEADCO INVESTMENTS, LLC
BRAZOS COUNTY INDUSTRIAL PARK, PHASE 3
LOT 7 BLOCK 7
VOLUME 500, PAGE 917
3.33 ACRES
ZONED PLANNED DEVELOPMENT

TEXAS COMMUNICATIONS OF BRYAN
BRAZOS COUNTY INDUSTRIAL PARK, PHASE 3
LOT 10 BLOCK 7
VOLUME 500, PAGE 917
2.0 ACRES
ZONED PLANNED DEVELOPMENT

FM 2818 - HARVEY MITCHELL PARKWAY
DIVIDED HIGHWAY CONCRETE ONE WAY PAVEMENT WIDTH 39'
ROW WIDTH VARIES

LEGEND

- (3) PARKING SPACE COUNT
- EXISTING FIRE HYDRANT
- EXISTING POWER POLE
- PROPOSED FENCE
- PSS - PSS PROPOSED SANITARY SEWER SERVICE LINE
- FIRE LINE - NO PARKING - TOW-AWAY-ZONE PROPOSED FIRE LINE

LEGEND

- PROPOSED GRASS AREA
- EXISTING GRASS AREA
- PROPOSED CONCRETE AREA
- PROPOSED ASPHALT AREA
- PROPOSED CONCRETE STABILIZED BASE AREA

LANDSCAPING ANALYSIS

LANDSCAPING REQUIRED:
SITE IS 1.76 ACRES OR 76665 SF
8% OF SITE IS REQUIRED TO BE LANDSCAPED
76665 SF x 0.08 = 6134 SF
TOTAL LANDSCAPING REQUIRED = 6134 SF

- PROPOSED CANOPY TREES -

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	PTS. EA.	TOTAL PTS.
(Tree symbol)	LIVE OAK	quercus virginiana	8	1-1/2" TO 3" DIA.	200 SF	1600 SF
(Tree symbol)	CRAPE MYRTLE	Loganstroemia indica	17	1-1/2" TO 3" DIA.	150 SF	2550 SF
(Tree symbol)	INDIAN HAWTHORN	Rapiolepis indica	92	3 GALLON	10 SF	920 SF

- PROPOSED NON-CANOPY TREES -

EXISTING GRASS AREA = 26,673 SF
10 SF PTS FOR EVERY 100 SF OF GRASS COVER UP TO 15% OF LANDSCAPING PTS REQUIRED
HAVE 2667 SF PTS HOWEVER 15% OF 6134 = 920 SF

144 SF OF DECORATIVE PLANTING AREA

LANDSCAPING PROVIDED:
1600 SF + 2550 SF + 920 SF + 144 SF
TOTAL LANDSCAPING PROVIDED = 6134 SF

PARKING ANALYSIS

REQUIRED PARKING:
EXISTING 16,000 SF BUILDING IS BEING USED AS WHOLESALE OPERATION
1 PARKING SPACE IS REQUIRED PER 1000 SF OF AREA
16,000 SF / 1000 = 16 PARKING SPACES REQUIRED
15 REGULAR PARKING SPACES AND 1 ADA COMPLIMENT SPACE PROVIDED

TOTAL PARKING REQUIRED.....16
TOTAL PARKING PROVIDED.....16

UTILITY DEMANDS

WATER DEMANDS:		SANITARY SEWER DEMANDS:	
GENERAL:		GENERAL:	
WASH BAY PEAK HOURLY DEMAND = 20 GPM		WASH BAY PEAK HOURLY DEMAND = 20 GPM	
IRRIGATION PEAK HOURLY DEMAND = 20 GPM		IRRIGATION PEAK HOURLY DEMAND = 20 GPM	
DOMESTIC PEAK HOURLY DEMAND = 28 GPM (12 FIXTURE UNITS)		DOMESTIC PEAK HOURLY DEMAND = 28 GPM (20 FIXTURE UNITS)	
TOTAL PEAK HOURLY DEMAND.....68 GPM		TOTAL PEAK HOURLY DEMAND.....68 GPM	
AVERAGE DAILY DEMAND = PEAK HOURLY / 4		AVERAGE DAILY DEMAND = PEAK HOURLY / 4	
AVERAGE DAILY DEMAND.....16 GPM		AVERAGE DAILY DEMAND.....16 GPM	

KLING ENGINEERING
AND SURVEYING
401 TEXAS AVENUE
SUITE A
BRYAN, TEXAS 77802
TEL. (979) 846-6212
FAX (979) 846-6252

SITE PLAN
VOLVO CONSTRUCTION EQUIPMENT RENTAL
LOTS 8 & 9, BLOCK 7
BRAZOS COUNTY INDUSTRIAL PARK, PHASE 3
VOL. 690, PG. 175



REVISIONS

DATE	DESCRIPTION	PER	COMMENTS
07/15/08			
07/08/08			

SCALE: 1"=20'
DRAWN BY: DMO
APPROVED BY: SMK
DATE: 12/05/07
FILE: SITE-PLAN

SHEET
C2
OF 1