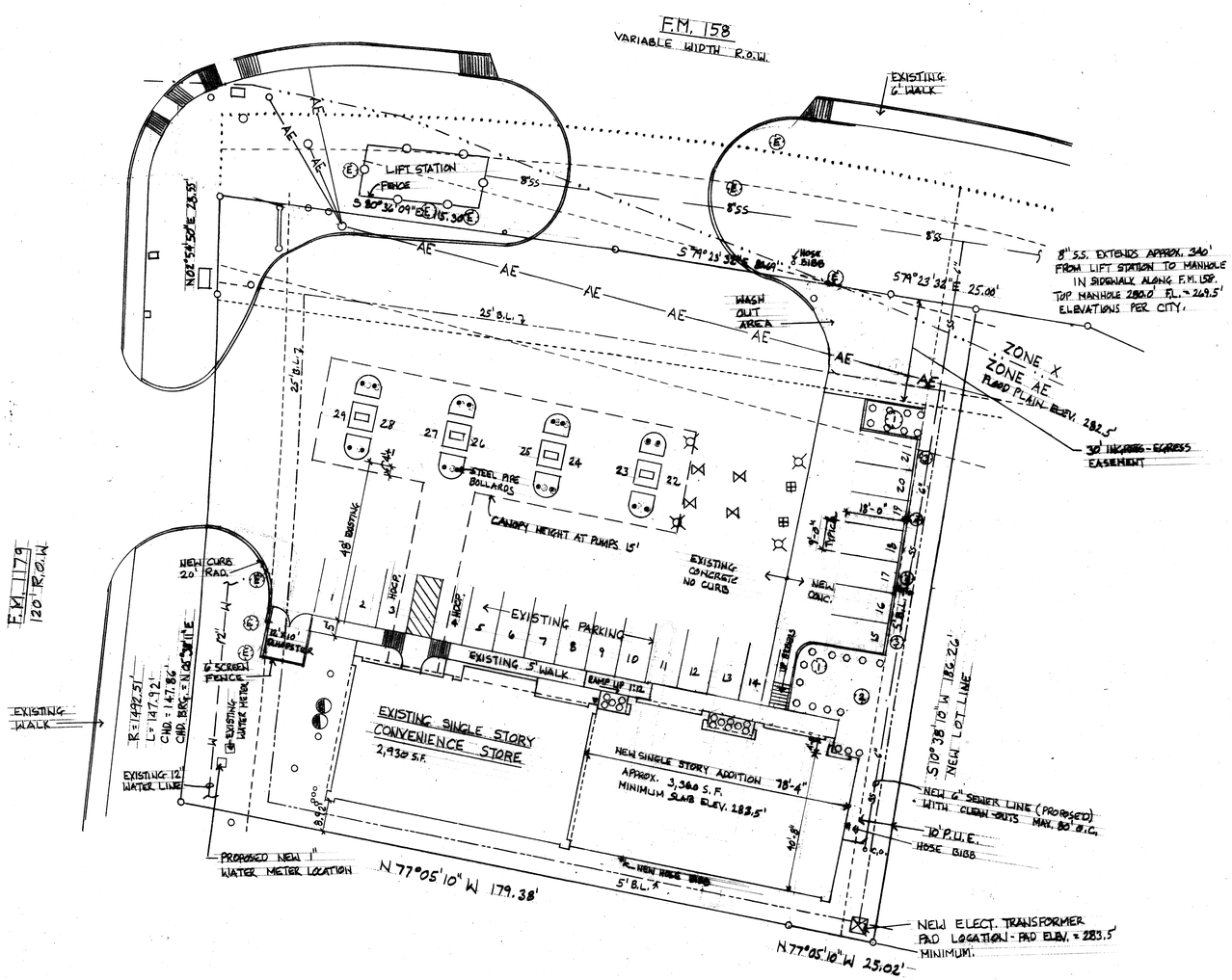

PARKING REQUIREMENTS:

REQUIRED = 1 SPACE PER 250 S.F.
PROPOSED BUILDING ADDITION = 3,360 S.F.
EXISTING BUILDING = 2,930 S.F.
TOTAL = 6,290 S.F.

TOTAL REQUIRED SPACES = 6,290 ÷ 250 = 25.16 SPACES

SPACES PROVIDED:

GAS PUMPS =	8
EXISTING =	10
NEW SPACES ADDED =	11
TOTAL PROVIDED =	29

LANDSCAPE REQUIREMENTS:

ADDITIONAL AREA BEING DEVELOPED:

NEW BUILDING ADDITION =	3,360 S.F.
NEW SIDEWALK & PAVING =	3,200 ± S.F.
TOTAL NEW DEVELOPMENT =	6,580 S.F.

15% x 6,580 = 987 S.F. REQUIRED

MINIMUM 50% IN TREES = 494 S.F.
50% CANOPY TREES = 247 S.F. MINIMUM
50% NON-CANOPY TREES = 247 S.F.

TREES MUST BE 6' TALL AND 1½" CALIPER AT 12" ABOVE GROUND.

SHRUBS & PLANTING BEDS MAXIMUM 489 S.F.

1 CANOPY TREE = 200 S.F. EACH
1 NON-CANOPY TREE = 150 S.F. EACH
2-15 GAL. SHRUBS = 10 S.F. EACH
100 S.F. OF GRASS = 10 S.F.

MINIMUM 2" CALIPER TREE REQUIRED IN EACH PARKING END ISLAND, NOT COUNTED AS PART OF REQUIRED LANDSCAPING.

(1) REQUIRED TREE @ END ISLANDS = 0 POINTS
(2) CANOPY TREES 1 x 200 = 200 POINTS
(3) NON-CANOPY TREES 4 x 150 = 600 POINTS
TOTAL TREES = 800 POINTS
0 SHRUBS 35 x 10 = 350 POINTS
TOTAL SHOWN = 1,150 POINTS

CANOPY TREES = LIVE OAK (QUERCUS VIRGINIANA)
NON-CANOPY TREES = CRAPE MYRTLE (LAGERSTROEMIA INDICA)
SHRUBS: MIXTURE OF
BURFORD HOLLY (ILEX CORNUTA 'BURFORDI')
YAUPON (ILEX VOMITORIA 'NANA')
PITTOSPORUM (PITTOSPORUM TOBIRA)

(R) = APPROX. LOCATIONS OF 9 EXISTING CRAPE MYRTLES

NOTES:

THE PROJECT PROPERTY IS IN THE FM 158 CORRIDOR OVERLAY. THE BUILDING FACADE SHALL BE MINIMUM 75% NON-METALLIC. THE OVERLAY REQUIRES SCREENING FOR THE FOLLOWING LOCATIONS: LOADING AND UNLOADING AREAS, SOLID WASTE CONTAINERS, UTILITY EQUIPMENT, PUMPS, AND PARKING WITHIN 50' OF THE RIGHT-OF-WAY.

A NEW METER AND ELECTRICAL SERVICE TO BE LOCATED ON BACKSIDE OF THE NEW ADDITION.

ATMOS ENERGY TO RELOCATE EXISTING GAS METER FOR EXISTING BUILDING. SEPARATE GAS SERVICE TO NEW ADDITION TO BE VERIFIED WITH OWNER.

A NEW WATER METER TO BE INSTALLED FOR SERVICE TO THE NEW ADDITION. NEW METER LOCATION TO BE NEAR EXISTING.

THE NEW DUMPSTER LOCATION AND PAD AS SHOWN. THE NEW PAD SHALL BE 12' WIDE x 10' DEEP x 8" THICK WITH #5 REBAR AT 12" O.C. EACH WAY, A 6' SCREEN FENCE SHALL BE INSTALLED ON THREE SIDES. THE CONCRETE PAD SHALL EXTEND 10' IN FRONT OF CONTAINER AREA.

THE DUMPSTER CONTAINMENT AREA DOORS MUST MEET THE 12' OPENING. PROVIDE BAR LOCK CHAINS TIE BACKS, ETC. TO KEEP DOORS OPEN DURING HIGH WINDS OR OTHER WEATHER CONDITIONS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTE ASSOCIATED WITH THE PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURANCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.

DEMOLITION/CONSTRUCTION WASTE - SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXES AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.

RAMP & STAIR DETAILS TO BE PROVIDED ON FINAL DRAWINGS FOR PERMITTING.

NORTH

SITE PLAN (REVISED)

1" = 20'-0"

20 0 20 40 60 FEET

ZONING = C-2 RETAIL

DRAWN BY HARRY BOTIC, ARCHITECT
4500 CARTER CREEK, SUITE 203
BRYAN, TEXAS 77802

REVISED 2-20-09

DATE:	PROPOSED ADDITIONS AND ALTERATIONS FOR:
	SUPER TRAC #103
SHEET: 2 OF 3	3200 BONVILLE RD., BRYAN, TEXAS