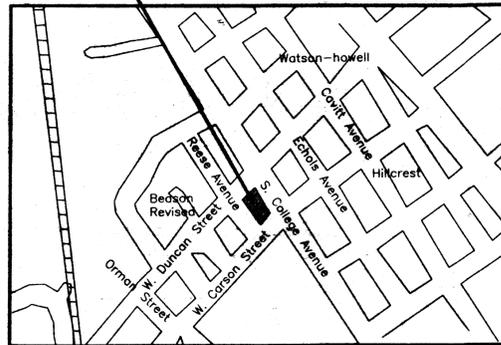
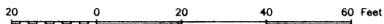


Project Location



SCALE: 1" = 20'



VICINITY MAP
NTS

PARKING ANALYSIS

Intended use: Retail or Restaurant (without drive-thru)
 Minimum Requirement: 1 space per 250 S.F. of floor area
 Floor area of the building = 11219.50 S.F.
 Minimum number of total parking spaces required = 11219.50/250=45
 Total number of on-site parking spaces provided = 51
 Minimum number of accessible parking spaces required = 4
 Total number of accessible parking spaces provided = 4
 47 Standard and 4 Accessible parking spaces are provided.

DONALD & MARIANNE MAXWELL
 VOLUME 9229, PAGE 208

BLOCK - 2
 LOT 1-R

BLOCK - 2
 LOT 2-R
 EXISTING 11219.50 S.F.
 1 STORY METAL COMMERCIAL BUILDING
 2010 S. COLLEGE AVENUE

LANDSCAPING & STREETSCAPING ANALYSIS

Total site area = 48322 S.F.
 Landscape Points required = 30 points per 1000 S.F. of site area
 Number of landscape points required for the site = 48322/1000 X 30 = 1450 points (Actual number is 1449.66)

Number of existing canopy trees provided = 3
 Number of landscape points provided by canopy trees = 225 X 3 = 675 points
 Canopy trees are Elm (2), more than 6' tall and a 10" caliper at 12" above the base and Oak (1), more than 6' tall and a 39" caliper at 12" above the base.

Number of proposed canopy trees = 3
 Number of landscape points provided by canopy trees = 200 X 3 = 600 points
 Canopy trees are to be Chinese Pistache (Pistacia chinensis), with a minimum of 6' tall and a 2.1" to 3.4" caliper at 12" above the base.

Number of hedges provided for parking area screening = 30
 Number of landscape points provided by hedges = 10 X 30 = 300 points
 Shrubs are to be Hawthorn (Crataegus L.) with a minimum of 5 gallon.

Total number of landscape points provided at the site = 300 + 600 + 675 = 1575 points

All landscaping shall be serviced by an irrigation system with a back

GENERAL NOTES:

1. Subject property is in the South Service Platoon.
2. Nearest Fire Hydrant located at intersection of S. College Avenue and W. Duncan Street 162.43'
3. All setbacks shall be in accordance with the City of Bryan ordinances and regulations.
4. This building will utilize a roll-out container for solid waste services.
5. Type of waste streams generated from this site: Normal Domestic Wastewater.
6. Current information has been prepared from an actual on-the-ground survey.
7. Electric service to be provided by Bryan Texas Utilities. If there will be any new services or changes to the existing services (location, type, size, removals, or upgrades), including any additional load requirements BTU Line Design to be contacted at (979) 821-5770.
8. No concrete pouring required on project.
9. 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.
10. 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 permitted contractor(s) only.
11. There is a grease trap located inside of the building. Sampling well/port is located in southeasterly part of the property between trap and sanitary sewer main.

SITE PLAN
 OF
 LOT 2-R
 BLOCK 2
 1.11 Acres (48322 S.F.)
 BEASON ADDITION
 BRYAN, BRAZOS COUNTY, TEXAS
 JULY 31, 2009

GARRETT ENGINEERING
 Consulting Engineering & Land Surveying
 4444 Carter Creek Parkway Suite 108
 Bryan, Texas 77802
 Telephone : (979) 846 - 2688
 Fax : (979) 846 - 3094

P.S./Cad/(09-145a)

LEGEND:

- ▲ A/C
- LIGHT POLE
- UTILITY POLE
- GUY WIRE ANCHOR
- AERIAL ELECTRIC LINES
- WOOD FENCE
- CHAIN LINK FENCE
- CONCRETE
- TRAFFIC FLOW
- ▨ NO PARKING ZONE

Owner/Developer:

Donald A. Maxwell
 2801 Wayside Drive
 Bryan, TX 77802
 979.229.5758
 979.822.2464

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