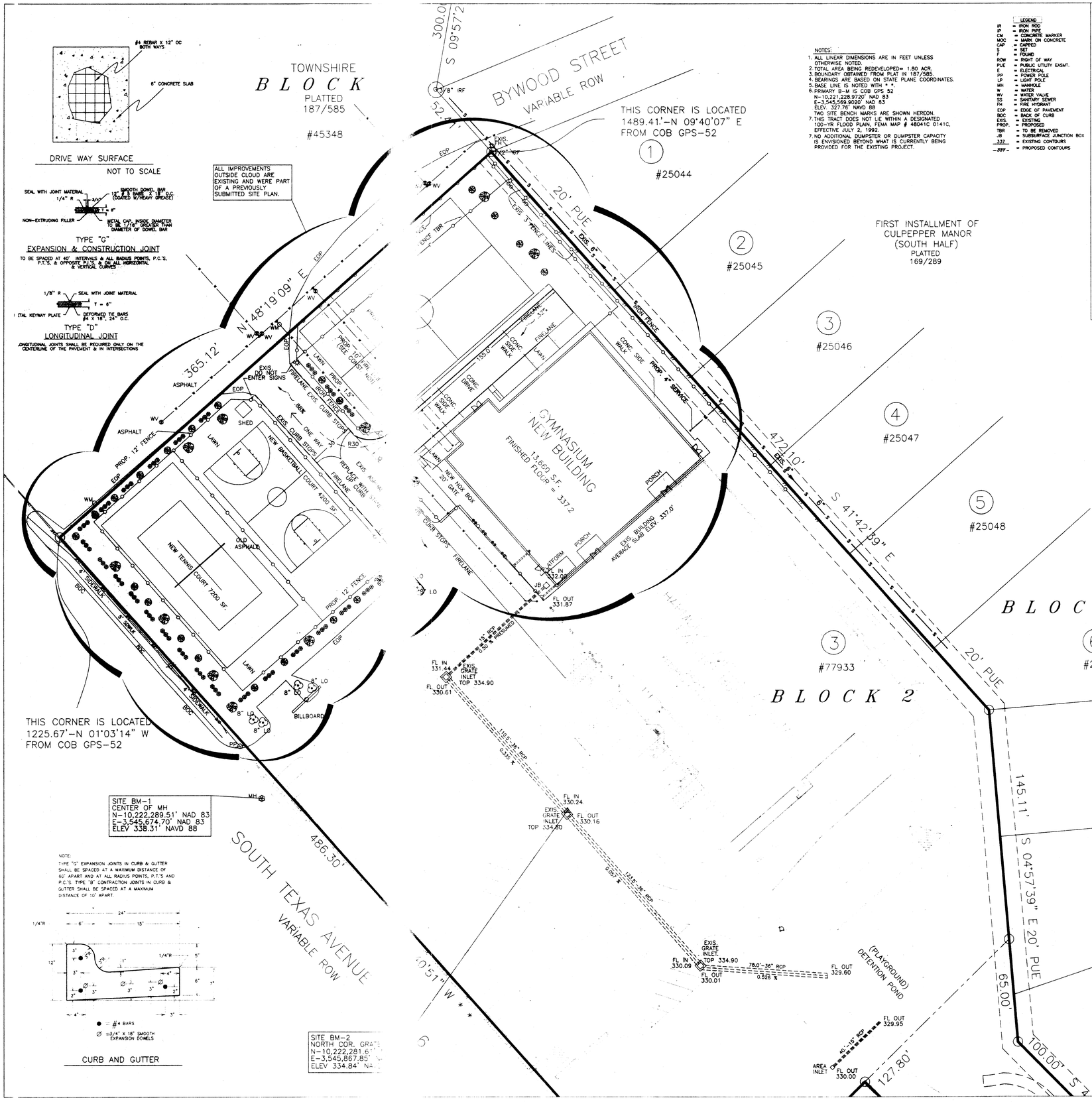
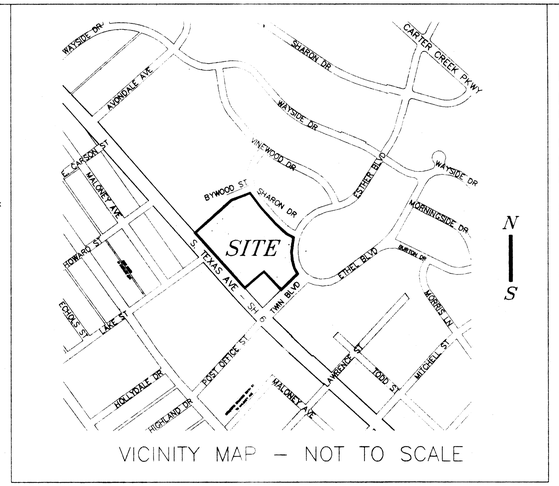


NOTES:

1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. TOTAL AREA BEING REDEVELOPED= 1.80 ACR.
3. BOUNDARY OBTAINED FROM PLAT IN 187/585.
4. BEARINGS ARE BASED ON STATE PLANE COORDINATES.
5. BASE LINE IS NOTED WITH + +.
6. PRIMARY B-M IS COB GPS 52
   N-10,221,228.9720' NAD 83
   E-3,545,569.9020' NAD 83
   ELEV 327.78' NAVD 88
   TWO SITE BENCH MARKS ARE SHOWN HEREON.
7. THIS TRACT DOES NOT LIE WITHIN A DESIGNATED 100-YR. FLOOD PLAIN. FEMA MAP # 48041C 0141C, EFFECTIVE JULY 2, 1992.
7. NO ADDITIONAL DUMPSTER OR DUMPSTER CAPACITY IS ENVISIONED BEYOND WHAT IS CURRENTLY BEING PROVIDED FOR THE EXISTING PROJECT.

LEGEND

IR	= IRON ROD
IP	= IRON PIPE
CM	= CONCRETE MARKER
WOC	= MARK ON CONCRETE
CAP	= CAPPED
S	= SET
F	= FOUND
ROW	= RIGHT OF WAY
PUE	= PUBLIC UTILITY EASMT.
E	= ELECTRICAL
PP	= POWER POLE
LP	= LIGHT POLE
MH	= MANHOLE
W	= WATER
WV	= WATER VALVE
SS	= SANITARY SEWER
FH	= FIRE HYDRANT
EOP	= EDGE OF PAVEMENT
BOC	= BACK OF CURB
EXIS.	= EXISTING
PROP.	= PROPOSED
TBR	= TO BE REMOVED
JB	= SUBSURFACE JUNCTION BOX
337	= EXISTING CONTOURS
-337-	= PROPOSED CONTOURS



N
S
0 30 FT
SCALE

STATE OF TEXAS
CHRISTIAN A. GALINDO
53425
LICENSED
PROFESSIONAL ENGINEER

CHRISTIAN A. GALINDO, P.E., R.P.L.S.
JULY 30, 2010

HARMONY SCIENCE ACADEMY

2031 SOUTH TEXAS AVENUE

SITE PLAN

1.8 ACRES - COVERING ONLY AREA WITHIN CLOUD

PART OF 5.1840 ACRES
LOTS 2 AND 3, BLOCK 2
TOWNSHIRE
VOL. 187, PG. 585
CITY, BRAZOS COUNTY, TEXAS

DATE: JUNE 17, 2010
DESIGNED BY: RTC
APPROVED BY: CAG
REVISIONS: JULY 8, 2010
JULY 30, 2010

OWNER/DEVELOPER:
OMER USLUOGULLARI, PH.D.
COSMOS FOUNDATION, INC.
9431 W. SAM HOUSTON PKWY S
SUITE 202
HOUSTON, TX 77099-1849
TEL: 713-777-7533 EXT 171
FAX: 713-777-8555

PARKING

NO. OF PARKING SPACES IN EXISTING PROJECT: 130

WATER CONSUMPTION

DOMESTIC USE (GPM)	
MINIMUM	0
AVERAGE	10
MAXIMUM	40

SANITARY SEWER DEMAND

90% OF DOMESTIC WATER CONSUMPTION (GPM)	
MINIMUM	0
AVERAGE	9
MAXIMUM	36

LANDSCAPING ANALYSIS

LANDSCAPING REQUIRED			
TOTAL LOT AREA	72,300 S.F.		
LANDSCAPING (15% OF DEV. AREA)	10,900 S.F.		
POINTS REQUIRED		10,900	
LANDSCAPING PROVIDED			
EXISTING CANOPY TREES			
CANOPY TREES	6×225	1350	
NEW CANOPY TREES			
CANOPY TREES (GREATER THAN 3") (LIVE OAK)	12×350	4,200	
NEW NON-CANOPY TREES			
NON-CANOPY TREES (1-1/2 " TO 3") (MIMOSA, TEXAS BUCKEYE, CRABAPPLE CRAPE MYRTLE, YAUPON)	20×150	3,000	
NEW SHRUBS & BEDS			
SHRUBS & BEDS (2 GAL TO 15 GAL) (MIMOSA, TEXAS BUCKEYE, CRABAPPLE CRAPE MYRTLE, YAUPON)	72×10	720	
GROUND COVER			
MAX 15% LANDSCAPE REQUIREMENT		1,635	
TOTAL POINTS PROVIDED		10,905	

GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979-846-8868
FIRM LICENSES: ENGINEERING: F-1799, SURVEYING: 100269-00

RECEIVED
JUL 30 2010
Development & Engineering Services

PROJECT
7-10

SHEET
1 of 2