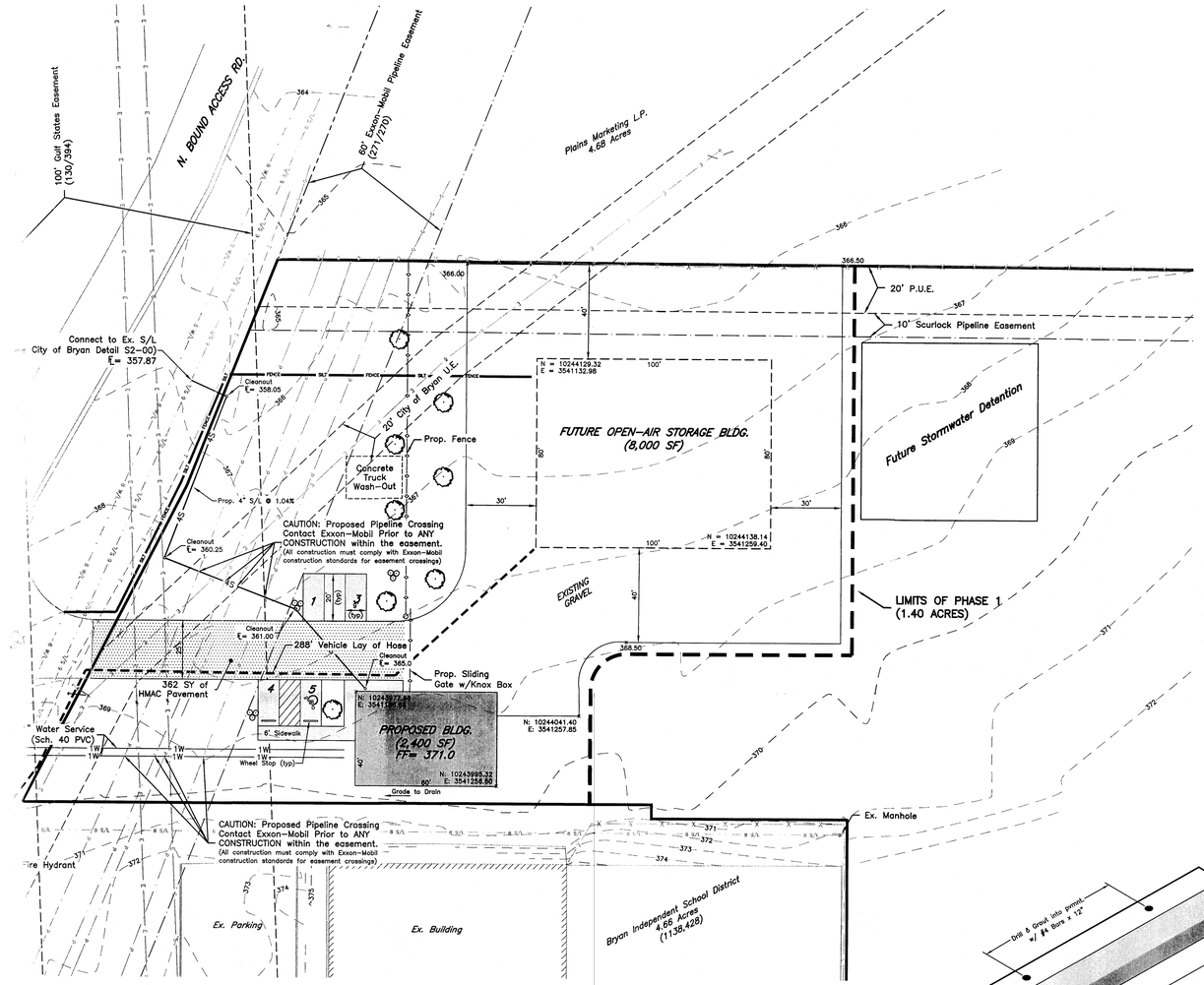
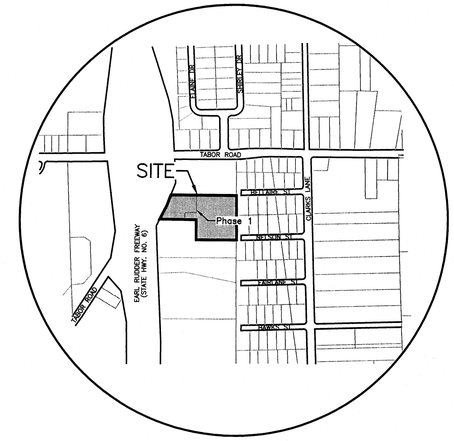


SITE & LANDSCAPE PLAN

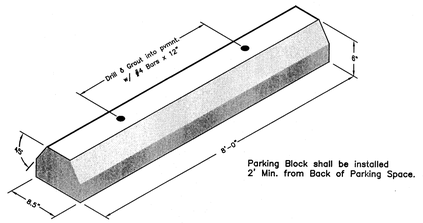
SCALE: Hor: 1" = 30'
0 15' 30'



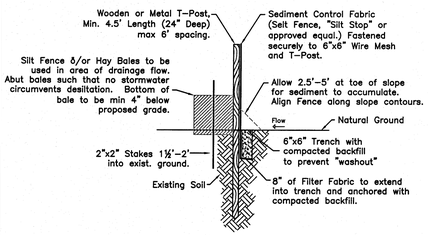
VICINITY MAP

GENERAL CONSTRUCTION NOTES:
1. It shall be the responsibility of the Contractor to verify the exact location of all existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
Contact Dig Tess @ 1-800-344-8377
2. Unless otherwise indicated, all construction shall be in accordance with the current City of Bryan Standard Details, Specifications, and B/CS Design Guidelines for Water, Sewer, Drainage and Street Construction. All inspection of public infrastructure shall be coordinated with the staff of the City Engineer of Bryan. It is the intent of these plans to comply with all City of Bryan Guidelines, Details, and Specifications.
3. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the Owner for any substitution.
5. It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with Bryan Texas Utilities (BTU).
6. Trenches may be left open overnight if properly covered or barricaded to prevent pedestrian and vehicular access.
7. Concrete Truck Washout to be surrounded on 3 sides with Silt Fence. The area shall be be cleaned and excess material shall be disposed of at the end of the project or as needed throughout the project.
8. Traffic Signs, roadway signs, and other traffic control devices are not included in these plans.

GENERAL NOTES:
1. This property is currently Zoned Industrial.
2. Owner & Applicant:
Billy and Linda S. Warren
1508 Misty Ln
College Station, Tx 77845
(979) 776-3937
3. This a partial site plan of this lot. The lot is not to be subdivided with this application.
4. Proposed Use: General Office and Storage Building
Square Footage: 2,400 SF
BUILDINGS ARE NOT SPRINKLED
5. Parking Analysis:
Parking Spaces Required = 600 SF Office / 1 per 300 SF = 2.00
1,800 SF Warehouse / 1 per 600 SF = 3.00
Total Required = 5
Parking Spaces Provided = 5
6. WATER AND SANITARY SEWER DEMANDS:
Water Demands: Max.= 4 GPM Avg.= 1 GPM
Min.= 0 GPM
Irrigation: Max.= 20 GPM
Sewer Demands: 1,440 GPD (Max.)
7. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0131C, effective July 2, 1992. This property is not located in the 100 Year Flood Hazard Area.
8. Contour Information has been prepared from an actual on-the-ground survey.
9. Abbreviations: P.U.E. - Public Utility Easement
10. 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.
11. Type of waste streams generated at this site: Normal Domestic Wastewater
12. This site will utilize a residential container for solid waste service.
13. An initial erosion control plan has been shown on this drawing. It is the responsibility of the contractor to comply with TCEQ for all Stormwater Management (SWPPP) practices.
14. NOTE: 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.



WHEEL STOP
NTS



SILT FENCE DETAILS
NTS

When joining two or more "Silt Stop" Fences tie the two end posts together with nylon cord.

LANDSCAPE NOTES

1. AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTING MUST BE APPROVED BY CITY AND INSTALLED PRIOR TO ISSUE OF CERTIFICATE OF OCCUPANCY.

PROPOSED PLANT SPECIES

COMMON NAME	BOTANICAL NAME
Canopy Trees to be used:	
Live Oak	Quercus virginiana
Non-Canopy Trees to be used:	
Crepe Myrtle	Lagerstroemia Indica
Ground Cover to be used:	
Bermuda Turf Grass	Cynodon dactylon

LANDSCAPE REQUIREMENTS

	QTY.	POINT VALUE	COMMON NAME	SIZE	POINTS
	7	200	Canopy Trees	1.5"	1,400
	9	150	Non-Canopy Trees (3 shown)	1.5" - 3"	1,350
		10 / 100sf	Grass	64,033(0.05)(0.15) = 480 (max. allowed)	480
TOTAL POINTS PROPOSED:					3,230
SITE AREA: 60,984 S.F.			POINTS REQ'D: 64,033*.05 = 3,201		

SITE & LANDSCAPE PLAN

1920 Earl Rudder Freeway
Lot 1, Block 1
Siegert #2 Subdivision
5.34 Acres
BRYAN, BRAZOS COUNTY, TEXAS
SUBMITTED: JULY 21, 2010
REVISED: AUGUST 18, 2010

RECEIVED
AUG 25 2010
Development & Engineering Services

Owner:
Billy & Linda S. Warren
3600 Longmire
College Station, Tx 77845
(979) 776-3937

Prepared By:
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

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DB