

**GENERAL NOTES:**

1. 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 WINDBLOWN LITTER FROM THE PROJECT SITE.
2. PROJECT PROPERTY ADDRESS IS 2708 STATE HIGHWAY NO. 21.
3. THE HEIGHT OF THE CURRENT STRUCTURE IS 22'-1" (8'1" TALL FROM FINISHED FLOOR TO RIDGE OF ROOF TO RIDGE OF ROOF). THE HEIGHT OF PROPOSED CANOPY IS 18'-0" FROM FINISHED FLOOR TO HIGHEST PART OF PROPOSED ROOF.
4. --- DENOTES EXISTING POWER POLE AND OVER-HEAD ELECTRICAL LINE.
5. --- DENOTES EXISTING CONTOUR LINE.
6. --- DENOTES EXISTING WATER LINE.
7. --- DENOTES EXISTING BUILDING SETBACK LINE.
8. --- DENOTES EXISTING EASEMENT LINE.
9. TC321.26 DENOTES PROPOSED TOP OF CURB ELEVATION AND PROPOSED TOP OF PAVEMENT ELEVATION.
10. TP320.76 DENOTES DIRECTION OF DRAINAGE FLOW.
11. F.F. DENOTES FINISHED FLOOR ELEVATION.
12. --- DENOTES PROPOSED SILT FENCE.
13. --- DENOTES FENCE.
14. THIS TRACT IS ZONED COMMERCIAL (C-3).
15. EXISTING LAND USE: COMMERCIAL.
16. THE PURPOSE OF THIS SITE PLAN IS TO DEPICT THE PROPOSED CANOPY STRUCTURE.

THE SITE DESCRIBED HEREIN DOES NOT LIE IN A 100 YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT (FEMA), FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 48041C0144 C EFFECTIVE DATE: JULY 2, 1992.

**PARKING ANALYSIS:**

EXISTING GARAGE / TIRE SHOP COMMERCIAL BUILDING:

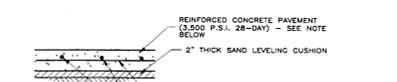
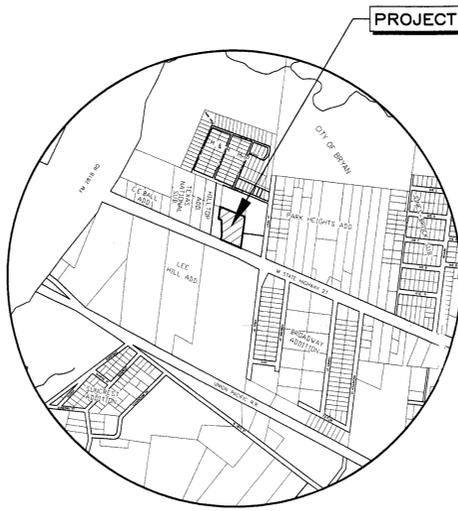
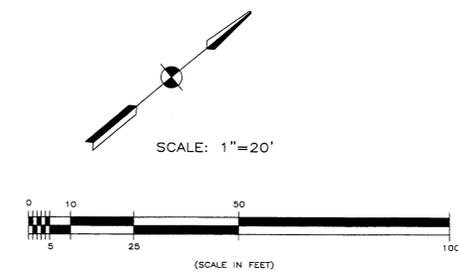
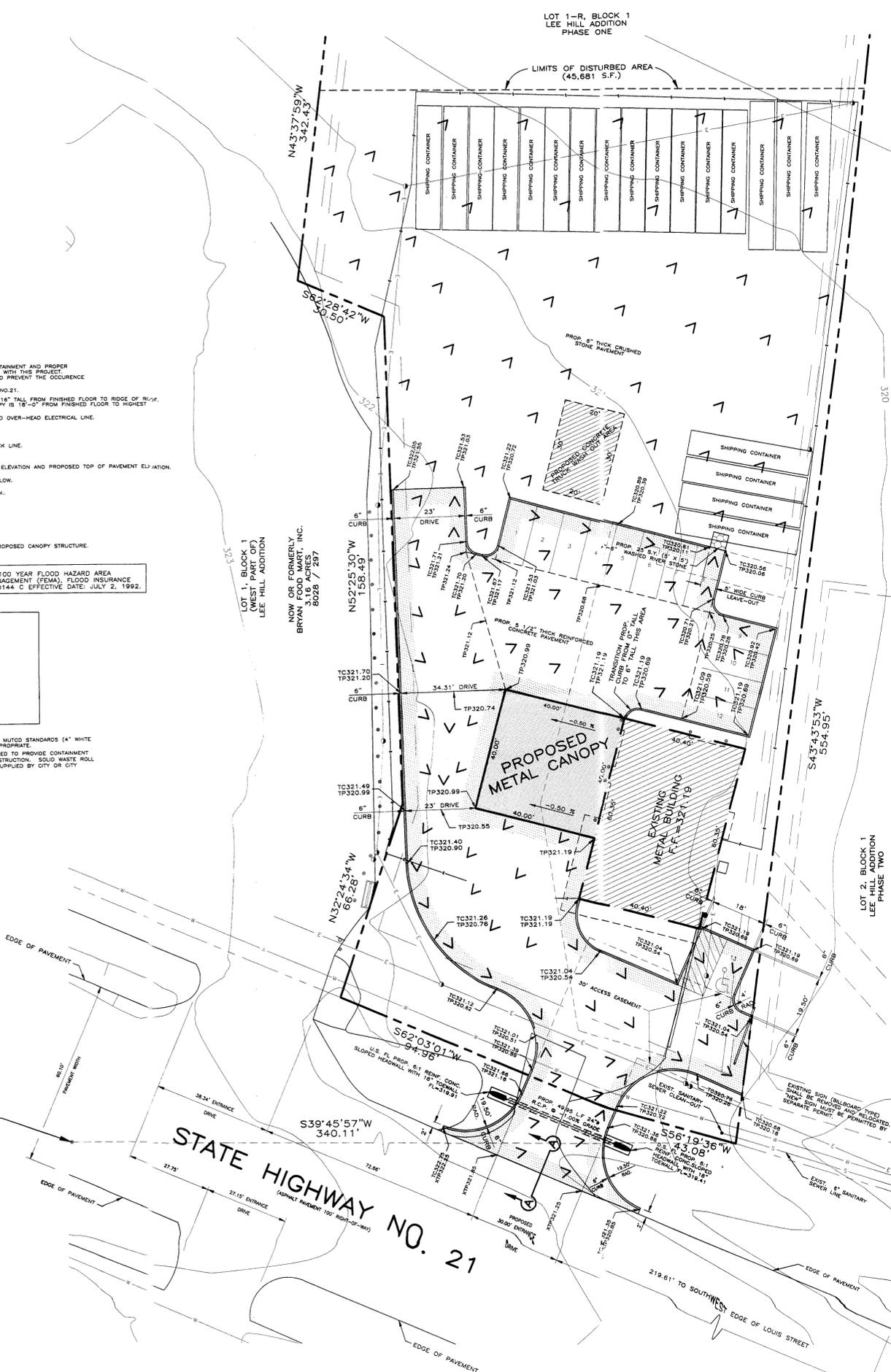
1 SPACE PER 200 GFA  
2,432 GFA @ 1 PARKING SPACE PER 200 GFA.  
12.16 -> TOTAL 13 SPACES

SPACES PROVIDED: 1 HANDBICAP SPACE  
12 STANDARD SPACES  
TOTAL PROVIDED: 13 SPACES

17. PARKING LOT STRIPING SHALL BE DONE AS PER TEXAS MUTCD STANDARDS (\* WHITE STRIPING FOR SPACES AND ACCESSIBLE MARKING AS APPROPRIATE).
18. 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.

**BENCH MARK:**

TWO (2) CONCRETE RIGHT-OF-WAY MONUMENT, ALUMINUM CAP SET IN CONCRETE STAKES BEARING COUNTY 8-124 GRS 1984 BEARS S 30°45'37" W - 340.11' FROM THE SOUTHWEST INTERSECTION OF STATE HIGHWAY NO. 21 AND LOUIS STREET, GO WEST ALONG STATE HIGHWAY NO. 21 423.00 FEET THEN CROSS STATE HIGHWAY NO. 21 123.75 FEET TO THE TRIBUT MONUMENT.



DEC 10 2012

NO.	REVISIONS	DATE



**GARRETT ENGINEERING**  
 4444 Carter Creek Parkway Suite 108  
 Bryan, Texas 77802  
 Phone: 979 / 846 - 2608

**STROUHAL TIRE COMPANY**  
 2708 STATE HIGHWAY NO. 21  
 BRYAN, BRAZOS COUNTY, TEXAS

**SITE PLAN**  
 FOR A  
 2.04 ACRE TRACT, LOT 1-R, BLOCK 1  
 LEE HILL ADDITION - PHASE ONE  
 S.F. AUSTIN LEAGUE NO.9 - ABSTRACT NO. 62  
 BRYAN, BRAZOS COUNTY, TEXAS

PREPARED FOR: STROUHAL FAMILY PARTNERSHIP LTD.  
 P.O. BOX 7  
 HUNGERFORD, TEXAS 77448  
 TELEPHONE: (979) 282-1146

SCALE: 1" = 20'  
 DRAWN: GARRETT  
 DATE: OCT., 2012  
 SHEET NO. 1

LG