NOTES:

1. OWNER: IGNACIO M. MOSQUEDA
2. DEVELOPER: IGNACIO M. MOSQUEDA
3. SITE ADDRESS: 1800 S. COLLEGE AVE. BRYAN, TX 77801
4. LEGAL DESCRIPTION: ZENO PHILLIPS, BLOCK 10, LOT 8 (TR-140), ACRES 5.0
5. ZONING: PLANNED DEVELOPMENT – SOUTH COLLEGE BUSINESS (SC-B)
6. LAND USE: BUSINESS OFFICE/ WAREHOUSE
7. CITY STANDARDS: ALL WORK SHALL COMPLY WITH CITY STANDARDS AND DETAILS
8. DEMOLITION/CONSTRUCTION WASTE: SITE IS REQUIRED TO PROVIDE CONTAINMENT FOR WASTE PRIOR TO AND DURING DEMOLITION/CONSTRUCTION. SOLID WASTE ROLL OFF BOXED AND/OR METAL DUMPSTERS SHALL BE SUPPLIED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY
9. EROSION CONTROL: FILTER FENCE WILL BE PLACED AT THE PROPERTY BOUNDARY TO CONTROL SEDIMENT RUNOFF ONTO ADJACENT PROPERTIES
10. WASTEWATER: THE WASTE STREAM TO BE GENERATED AT THIS SITE IS NORMAL DOMESTIC WASTEWATER
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT AND PROPER DISPOSAL OF ALL LIQUID AND SOLID WASTES ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WINDBLOWN LITTER FROM THE PROJECT SITE.
12. FIRE SPRINKLER SYSTEM: THE PROPOSED WAREHOUSE DOES NOT REQUIRE A FIRE SPRINKLER SYSTEM
13. POTABLE WATER PROTECTION: ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM
14. A RENDERING GREASE CONTAINER IS NOT REQUIRED FOR THIS SITE SINCE THIS FACILITY DOES NOT MANUFACTURE, ORDER AND/OR PREPARE FOOD ITEMS TO PUBLIC/CUSTOMERS.
15. ALL DIMENSIONS SHOWN HEREON ARE MEASURED FROM BACK OF CURB TO BACK OF CURB OR EDGE OF PAVEMENT/BUILDING, UNLESS NOTED OTHERWISE.

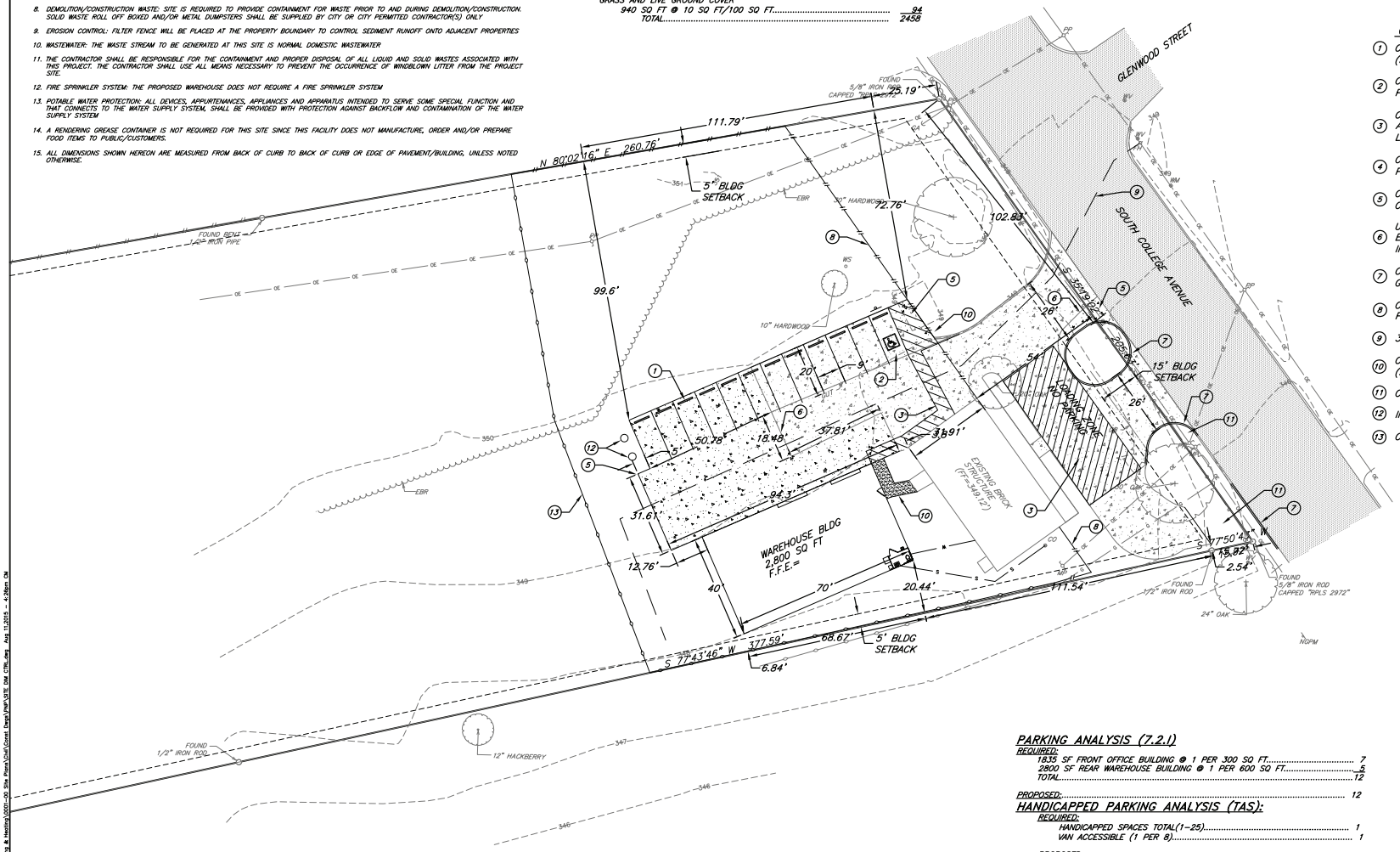
LANDSCAPE ANALYSIS (SECTION 62-429)

REQUIRED:
8128 SF DEVELOPED AREA
15% OF DEVELOPED AREA (SF) 1219

PROPOSED:
EXISTING CANOPY TREES PROTECTED DURING CONSTRUCTION
5 @ 225 SQ FT/TREE 1125

2 GALLON SHRUBS @ 10 SQ FT/SHRUB 20

GRASS AND LIVE GROUND COVER
940 SQ FT @ 10 SQ FT/100 SQ FT 94
TOTAL 2458



CONSTRUCTION NOTES:

1. CONSTRUCT STANDARD CONCRETE WHEEL STOP (SEE DETAIL SHEET 6)
2. CONSTRUCT HANDICAP PARKING SPOT WITH PROPER SIGNAGE (SEE DETAIL ON SHEET 6)
3. CONSTRUCT 4" PARKING STRIPING WITH 45° ANGLED STRIPES FOR ACCESSIBLE ROUTE AND LANDING (TYP. YELLOW)
4. CONSTRUCT 4" PARKING STRIPING FOR 90° PARKING STALLS (TYP. YELLOW)
5. CONSTRUCT 6" MIN. THICKNESS REINFORCED CONCRETE PAVEMENT (SEE DETAIL ON SHEET 6)
6. UNDERCUT NEW REINFORCED CONCRETE INTO EXISTING CONCRETE PAVING ALONG EDGE INTERFACE (SEE DETAIL ON SHEET 6)
7. CONSTRUCT 6" STANDARD CONCRETE CURB & GUTTER (SEE DETAIL ON SHEET 6)
8. CONSTRUCT 6' WOODEN FENCE WITH STONE PILLARS
9. 300' LAY-OF-HOSE
10. CONSTRUCT 5' REINFORCED CONCRETE SIDEWALK (SEE DETAIL ON SHEET 6)
11. CONSTRUCT GRASS LANDSCAPE AREA
12. INSTALL 2-2 GALLON SHRUBS
13. CONSTRUCT 6' CHAINLINK FENCE

PARKING ANALYSIS (7.2.1)

REQUIRED:
1835 SF FRONT OFFICE BUILDING @ 1 PER 300 SQ FT 7
2800 SF REAR WAREHOUSE BUILDING @ 1 PER 600 SQ FT 5
TOTAL 12

PROPOSED: 12

HANDICAPPED PARKING ANALYSIS (TAS):

REQUIRED:
HANDICAPPED SPACES TOTAL(1-25) 1
VAN ACCESSIBLE (1 PER 8) 1

PROPOSED:
VAN ACCESSIBLE HANDICAPPED SPACES 1

NO.	DATE	REVISIONS	APP.

MOSQUEDA COOLING & HEATING
BRAZOS COUNTY, TEXAS

NEW OFFICE

SITE PLAN & DIMENSION CONTROL PLAN

JONES | CARTER
Texas Board of Professional Engineers Registration No. F-439
1500 S. Day Street • Brenham, Texas 77833 • 979.836.6631

SCALE: 1"=20' DGN. BY: PIC
DATE: 08-11-2015 DWN. BY: CGM
JOB NO. 13678-0001-00 DWG. NO. SITE DIM CTRL

This Line Should Measure Exactly 1" - If Not, The Plans Have Been Reduced Or Enlarged Therefore Scaling From These Plans Is Not Recommended And Could Result In Errors. Dimensions Shown On The Plans Shall Be Used Instead Of Scaling From The Plans.

INTERIM REVIEW
Not intended for construction, bidding or permit purposes.
Engineer: DARREN HUCKERT
P.E. Serial No.: 101112
Date: AUGUST 2015

SHEET NO. 4 OF 6

P:\PROJECTS\13678 Mosqueda Cooling & Heating\0201-00 Site Plans\Civil\Const Dwgs\PNP\SITE DIM CTRL.dwg Aug 11,2015 - 4:28pm CM