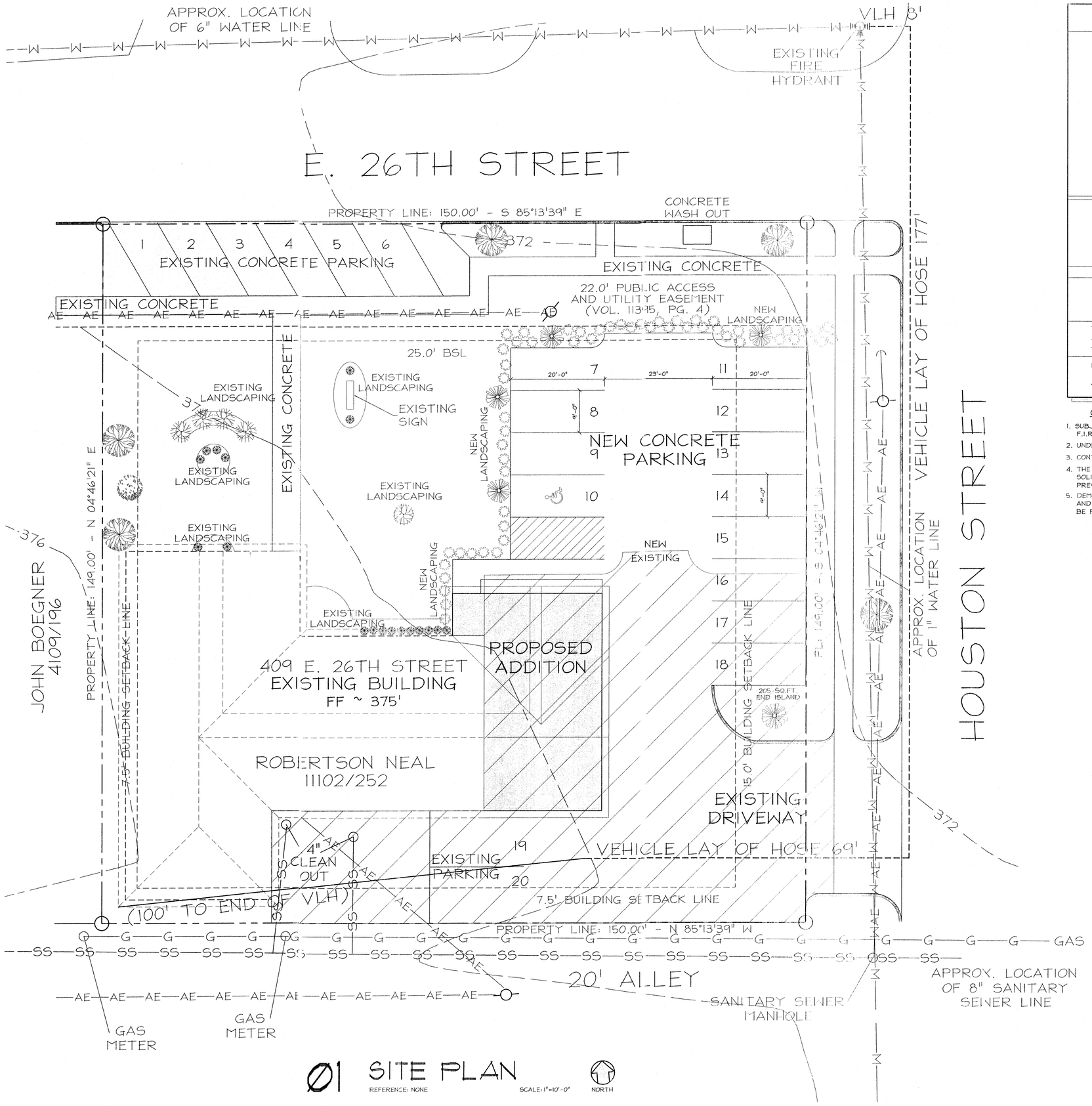


01 SITE PLAN

REFERENCE: NONE

SCALE: 1"=10'-0"

NORTH

CITY OF BRYAN REQUIREMENTS

SYMBOL	SIZE	NAME	QUANTITY	SQ. FT. VALUE	TOTAL
	8"-32" CALIPER	EXISITING AMERICAN ELM (Ulmus americana)	5	225	1125
	18" CALIPER	EXISITING CHINABERRY (Melia azedarach)	1	225	225
	VARIOUS CALIPER	EXISTING CREPE MYRTLE (Lagerstroemia indica)	5	100	500
	5 GAL	EXISTING SHRUB	18	10	180
		NEW LANDSCAPING			
	1-1/2 - 3" CALIPER	LIVE OAK TREE (Quercus virginiana)	5	200	1000
	2 - 15 GAL	SHRUB	55	10	550
ALL CALIPER MEASUREMENTS SHALL BE 12" ABOVE GRADE					3,580.0

ALL EXISTING TREES AND LANDSCAPING TO BE PROTECTED DURING CONSTRUCTION

BARRICADE FOR EXISTING TREES TO BE CONSTRUCTED WITH 48" HIGH ORANGE PLASTIC CONSTRUCTION NETTING AND SECURED TO STEEL T-POSTS. BARRICADE TO BE PLACED IN A CIRCLE AROUND EXISTING TREES A RADIAL DISTANCE OF 1' FOR EVERY 1" CALIPER OF TREE.

THE PROPOSED 3,580.0 SQ. FT OF LANDSCAPE IS 16.0% OF THE 22,350 SQ.FT. DEVELOPED AREA.

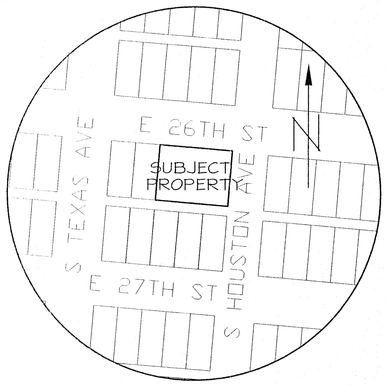
THE COMPLETED PROJECT WILL HAVE A TOTAL OF 15,657 SQ.FT. OF IMPERVIOUS SURFACE. THIS WILL BE 70% COVERAGE OF TOTAL SITE AREA.

PARKING REQUIREMENTS FOR OFFICE BUILDING:
(1 SPACE / 300.0 SQ.FT.) x 4,897.0 SQ.FT. = 16.3 SPACES

TOTAL SPACES REQUIRED: 17 **TOTAL SPACES PROPOSED: 20**

GENERAL NOTES

1. SUBJECT PROPERTY DOES NOT LIE WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C 215E, DATED MAY 16, 2012.
2. UNDERGROUND UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS BASED ON SURVEY FROM KERR SURVEYING.
3. CONTOURS SHOWN HEREON ARE FROM KERR SURVEYING.
4. 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 OCCURENCE OF WINDBLOWN LITTER FROM THE SITE.
5. DEMOLATION / 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 PROVIDED BY CITY OR CITY PERMITTED CONTRACTOR(S) ONLY.



VICINITY MAP
NOT TO SCALE

LOT: 10R

BLOCK: 40

SUBDIVISION:
BRYAN TOWNSITE
BRYAN, TEXAS
BRAZOS COUNTY

M-M DESIGN IS NOT AN ENGINEERING FIRM NOR AN ARCHITECTURAL FIRM. WE ARE NOT QUALIFIED NOR ARE WE LICENSED TO DESIGN STRUCTURAL FRAMING OR FOUNDATIONS. A LICENSED PROFESSIONAL ENGINEER SHOULD BE CONSULTED REGARDING STRUCTURAL FRAMING AND FOUNDATION. SHOULD A ENGINEER'S SEAL BE PRESENT ON THE DRAWING, THEN THE "ENGINEER OF RECORD" SHALL BEAR THE SOLE RESPONSIBILITY FOR THE STRUCTURAL DESIGN. M-M DESIGN WILL NOT BE HELD RESPONSIBLE FOR THE STRUCTURAL DESIGN AND/OR ANY PROBLEMS THAT MAY ARISE REGARDING THE DESIGN.

M-M DESIGN
RESIDENTIAL-COMMERCIAL
MARK MOORE
FAX: (979) 846-1009
MOBIL: (979) 22-4-403
1871 HARVEY MITCHELL PKWY
COLLEGE STATION, TEXAS 77845

OCT 08 2013

OFFICE ADDITION FOR ROB NEAL

SITE PLAN

DATE: 08/06/13
PROJECT: CL-13-168
DRAWN: BHO
CHECKED: SRM
HEATED: 1,171.4ft
SLAB: 1,220.9ft
REVISION: 30CT13

SHEET NUMBER

SP-1.1

SHEET 01 OF 01