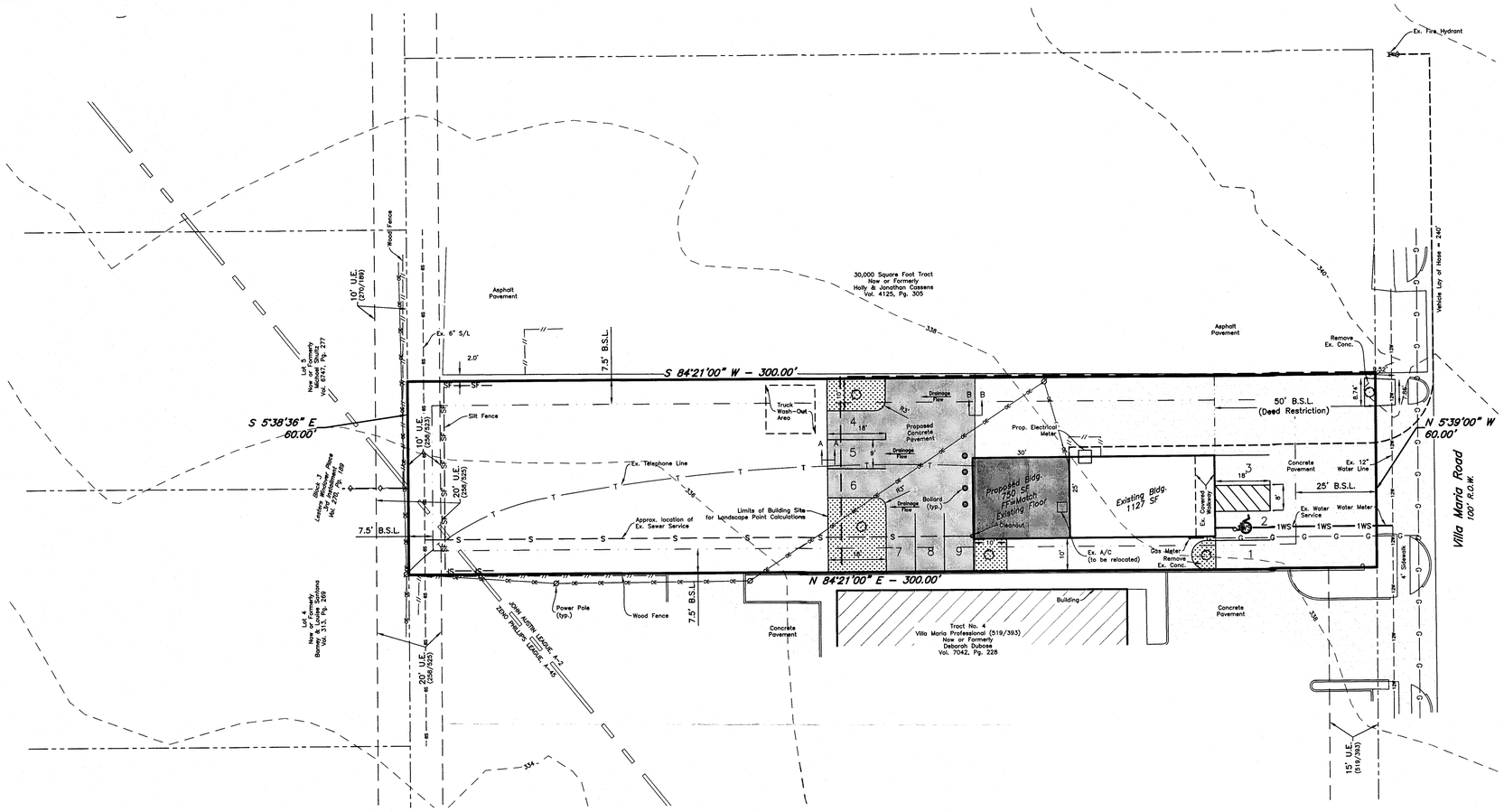


Site & Landscape Plan

SCALE: Hor: 1" = 20'

0 10' 20' 40'

LANDSCAPE NOTES

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

PROPOSED PLANT SPECIES

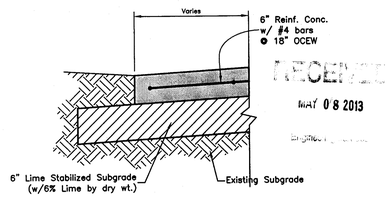
COMMON NAME	BOTANICAL NAME
Canopy Trees to be used: Live Oak	Quercus virginiana

LANDSCAPE REQUIREMENTS

	QTY.	POINT VALUE	COMMON NAME	SIZE	POINTS
	5	350	Canopy Trees	3"	1750
TOTAL POINTS PROPOSED:					1750
SITE AREA: 10000 S.F.		POINTS REQ'D: 10,000*.15 = 1,500			

GENERAL NOTES:

1. This property is currently Zoned C-2
2. Owner & Applicant:
   Asad Khan
   2110 Villa Maria Rd
   Bryan, TX 77802
   (979) 412-2623
3. Proposed Use: Office
   Gross Square Footage (Heated): 1878 SF (TOTAL)
   BUILDING IS NOT SPRINKLED
4. Parking Analysis:
   Parking Spaces Required = 1878 SF / 1 per 200 SF= 9 spaces
   Parking Spaces Provided = 9
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 48041C0215E, effective May 16, 2012. This property is not located in the 100 Year Flood Hazard Area.
8. Abbreviations: U.E. - Utility Easement
   B.S.L.- Building Setback Line
9. 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.
10. Type of waste streams generated at this site: Normal Domestic Wastewater
11. This site will utilize a roll-out container for solid waste service.



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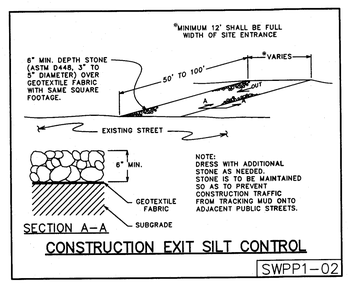
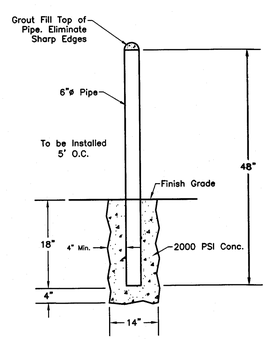
TYPICAL PAVING SECTION A-A



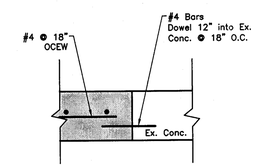
CONSTRUCTION EXIT SILT CONTROL

SWPP1-02



Bollard Detail

Vicinity Map



SECTION B-B

LEGEND

U.E.	Utility Easement
-OE-	Overhead Electric
-T-	Telephone
-G-	Gas Line
-o-	Chain Link Fence
-//-	Wood Fence
-6S-	Sewer Line
-12W-	Water Line
	Power Pole

Address: 2110 Villa Maria
Bryan, TX 77802

SITE & LANDSCAPE PLAN

Dr. Asad Khan Medical Office

0.4132 Acre Tract
JOHN AUSTIN LEAGUE, A-2
ZENO PHILLIPS LEAGUE, A-45
0.41 ACRES
BRYAN, BRAZOS COUNTY, TEXAS
SUBMITTED: April, 2013
SCALE: 1" = 20'

Owner:
Asad Khan
2110 Villa Maria Rd
Bryan, TX 77802
(979) 412-2623

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

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