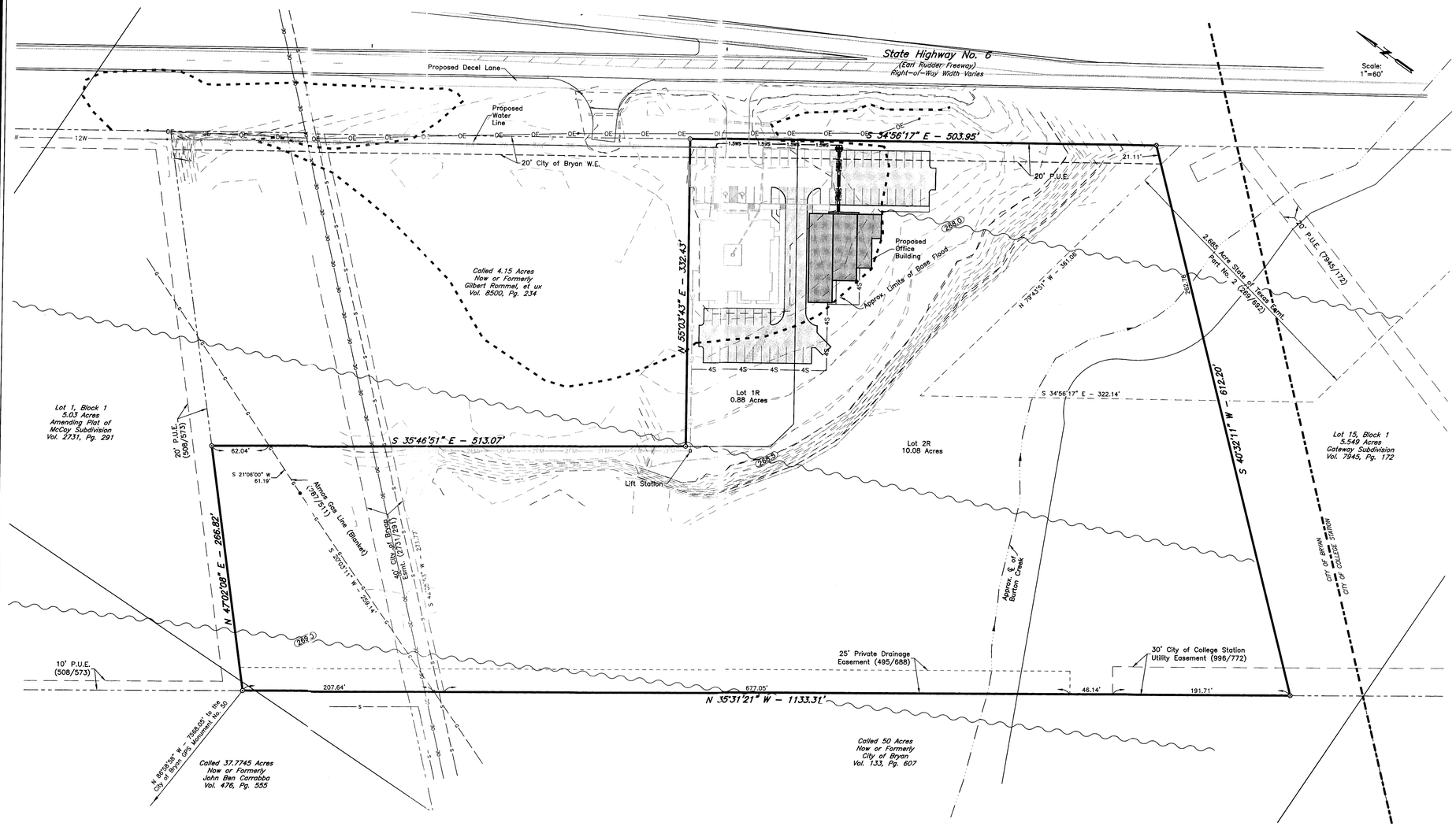
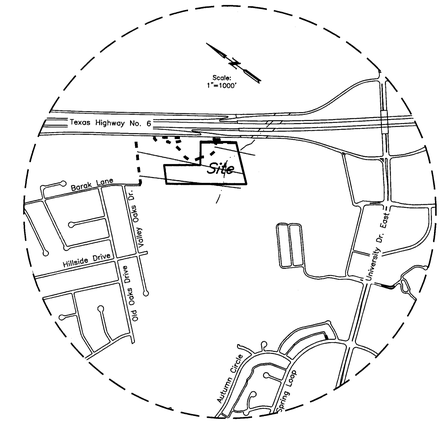


SITE PLAN

SCALE: Hor: 1" = 60'

0 30' 60' 120'



VICINITY MAP

SITE PLAN 1 OF 2

LOT 1R & 2R, BLOCK 1
SELECT PLAZA SUBDIVISION

10.968 ACRES

RICHARD CARTER LEAGUE, A-8
BRYAN, BRAZOS COUNTY, TEXAS

JANUARY 2014
SCALE: 1" = 60'

Owner:
Re/Max Select
4101 Texas Avenue South, Ste B
Bryan, TX 77802
(979) 846-4500

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

M&B

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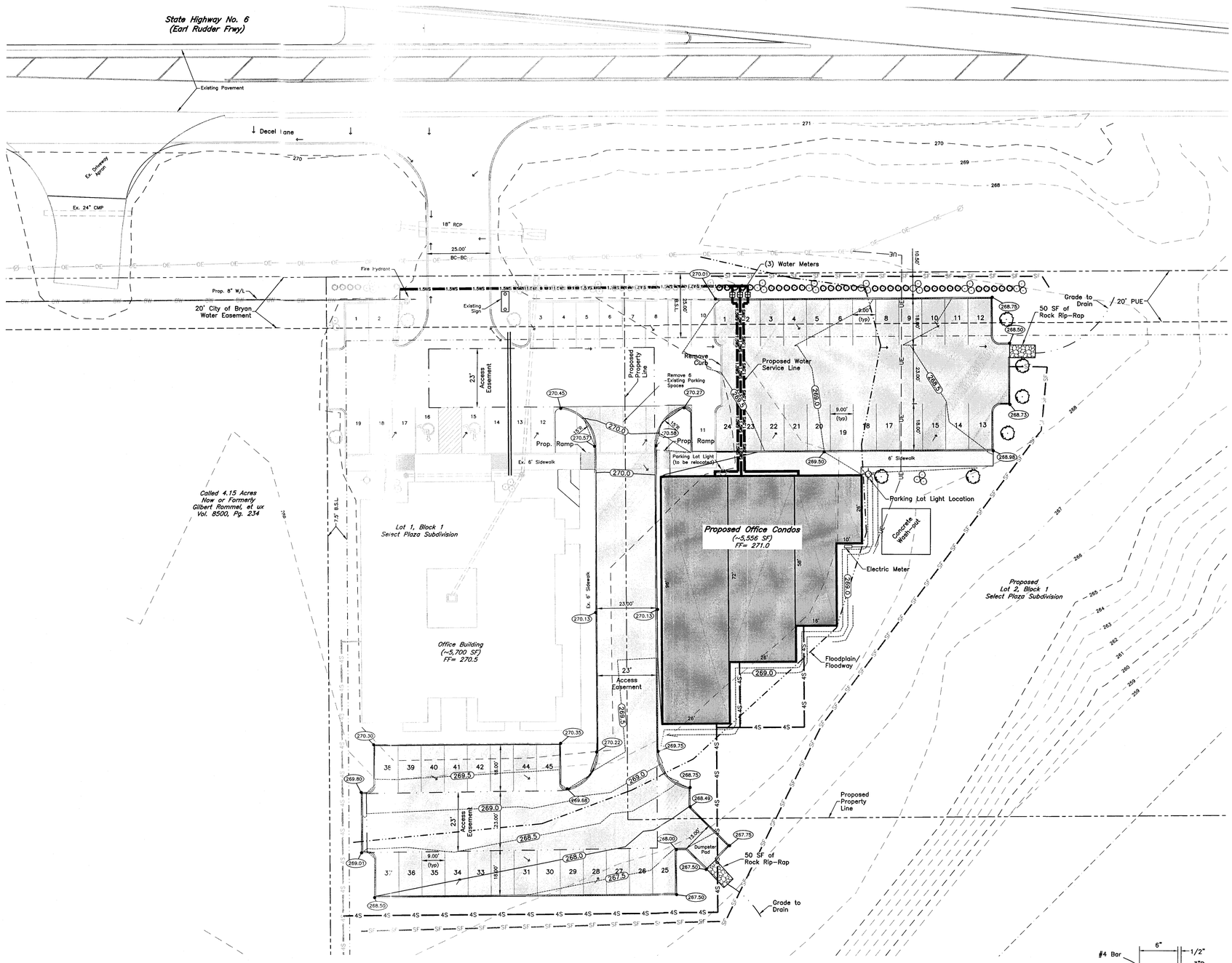


SITE PLAN

SCALE: Hor: 1" = 20'

0 10' 20' 40'

SITE PLAN NOTES:

1. Current Zoning: C-3
2. Owner & Applicant:
   RE/MAX Select
   4101 S. Texas Ave.
   Bryan, Tx 77802
   (979) 845-4500
3. Proposed Use: Office Condos
   Gross Square Footage (Heated): 3,900 SF
4. Parking Analysis (Lot 1 and Lot 2 combined):
   Required: (5,700+5,556)/300 = 38
   Provided = 19 existing + 45 proposed = 64
5. Water and Sanitary Demands
   Water Demands: Max = 12 gpm Avg. = 1 gpm
   Min = 0 gpm
   Irrigation Max = 20 gpm
   Sewer Demands = 1,440 gpd (max)
6. All medians shall be a minimum of 180 SF for single parking row islands and 350 SF for double parking row islands.
7. 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.
8. NOTE: Demolition/Construction Waste – Site is required to provide containment for waste prior to and during demolition/construciton. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City or City permitted contractor(s) only.

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
   Contact 811

2. In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the owner for any substitution.
3. Existing contour elevations are based on an actual field survey of the project.
4. It is the responsibility of the contractor to utilize whatever techniques that are necessary to prevent erosion from this construction.
5. All soil exposed by construction shall receive Cellulose Fiber Mulch Seeding within 14 days of final grading.
6. Legend:
   P.U.E. – Public Utility Easment
   A.E. – Access Easment
   H.O.A. – Homeowner's Association
   Ls.U.E. – Landscape Easement
7. All parking space pavement markings shall be white in accordance with the latest edition of the Texas MUTCD.

LEGEND

- Fire Hydrant
- Gas Meter
- Guy Anchor
- Light Pole
- Power Pole
- Sewer Clean-Out
- Sewer Manhole
- Water Meter
- Water Valve
- Prop. Handicapped Parking Sign
- Drainage Ditch
- Gas Line
- Telephone Cable
- Overhead Electrical Line
- Ex. Sewer Line w/ size
- Ex. Water Line w/ size
- Prop. R.O.W. Line
- Easement Lines
- Silt Fencing

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

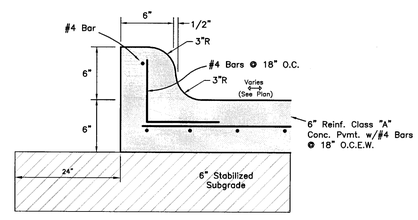
COMMON NAME	BOTANICAL NAME
Canopy Trees to be used: Live Oak	Quercus virginiana
Non-Canopy Trees to be used: Crepe Myrtle	Lagerstroemia Indica
Ground Cover to be used: Bermuda Turf Grass	Cynodon dactylon

STATE OF TEXAS
7/5/2014
JEFFERY L. ROBERTSON
94745
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR BIDDING AND CONSTRUCTION.

LANDSCAPE REQUIREMENTS

	QTY.	POINT VALUE	COMMON NAME	SIZE	POINTS
	6	350	Canopy Trees	3"	2,100
	7	150	Non-Canopy Trees (3 shown)	1.5" – 3"	1,050
	30	10	Indian Hawthorne	2 gallon	300
		10/100sf	Grass	26,500(0.15)(0.15) = 551 (max. allowed)	596
TOTAL POINTS PROPOSED:					4,046
SITE AREA (NEW AREA): 26,500 S.F. POINTS REQ'D: 26,500*.15 = 3,975					



TYPICAL 6" RAISED CURB & PAVEMENT DETAIL

SITE PLAN 2 OF 2

LOT 1R & 2R, BLOCK 1 SELECT PLAZA SUBDIVISION

10.968 ACRES

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