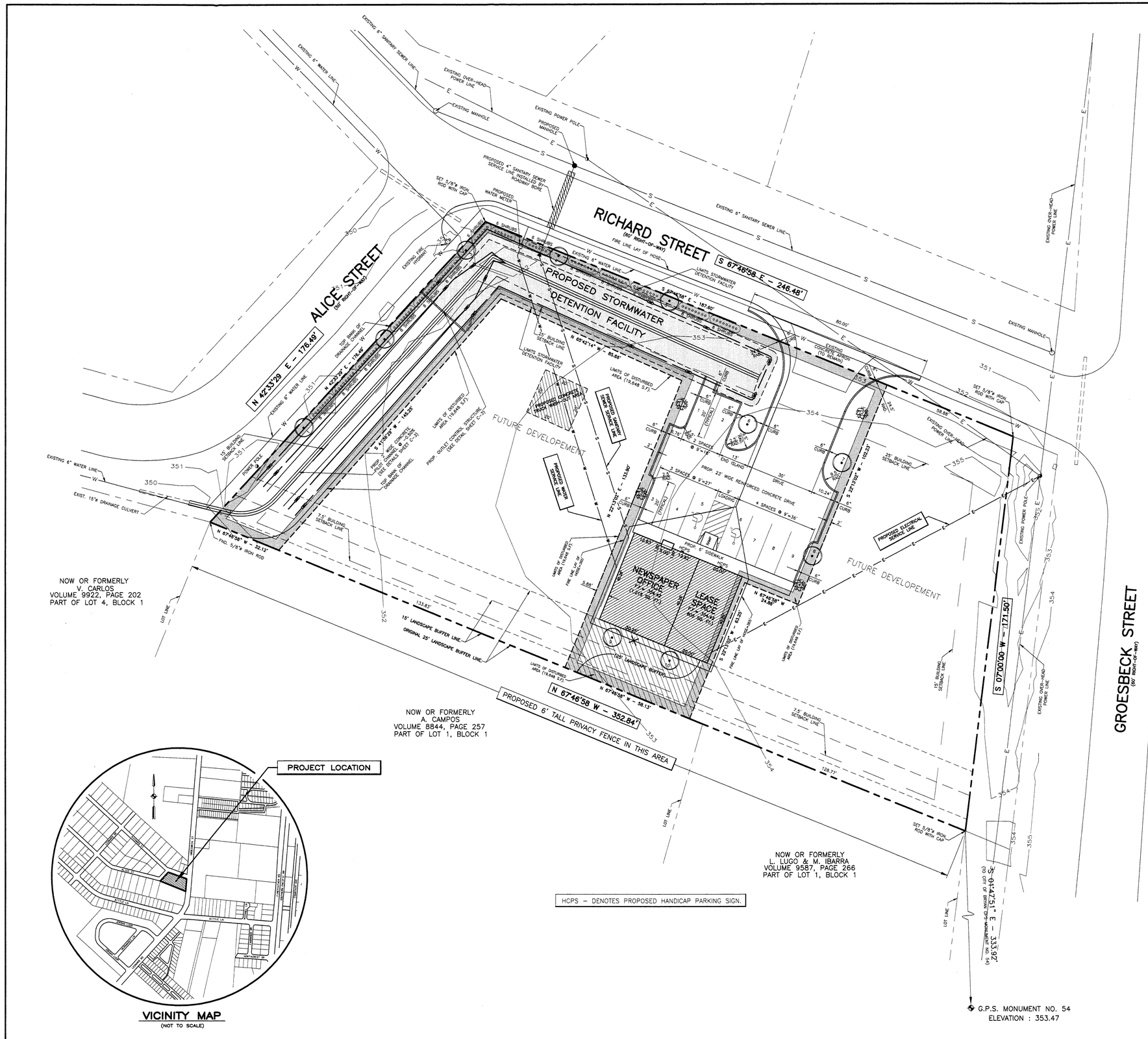

VICINITY MAP
(NOT TO SCALE)

SCALE: 1" = 20'

(SCALE IN FEET)

1. THIS PROPERTY IS NOT IN A 100-YEAR FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FIRM COMMUNITY PANEL NO. 48041C0141 C. EFFECTIVE DATE: MAY 16, 2012.
2. BENCH MARK: AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF GROESBECK STREET AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BITTLE LANE. ALUMINUM DISK SET IN CONCRETE. EAST GROESBECK STREET TO THE POWER POLE, AND 31' EAST FROM SAID POWER POLE; AND NORTHEAST 19.50' FROM SAID BITTLE LANE.

   ELEVATION: 353.47
3. SOLID WASTE COLLECTION WILL BE PROVIDED BY CURB SIDE PICK-UP.
4. ALL DIMENSIONS ON RADII ARE TO BACK OF CURB.
5. ALL PROPERTY CORNERS ARE SET 5/8" DIAMETER IRON RODS UNLESS OTHERWISE STATED.
6. BASIS OF BEARING: "REPLAT BEARING USED AS BASIS OF BEARINGS.
7. ALL SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN ORDINANCES AND REGULATIONS.
8. THIS SITE IS CURRENTLY ZONED C-1 OFFICE.
9. THE USES PROPOSED ON THIS PROJECT SHALL CONFORM TO THOSE ALLOWED IN THE OFFICE DISTRICT C-1) ZONING DISTRICT.
10. FOR MORE INFORMATION SEE CONSTRUCTION DRAWINGS.
11. THE PURPOSE OF THIS SITE PLAN IS TO DEPICT THE PROPOSED BUILDING PARKING LOT LAYOUT.
12. PARKING LOT STRIPING SHALL BE DONE AS PER TEXAS MUTCD STANDARDS (4" WHITE STRIPING FOR SPACES, AND ACCESSIBLE MARKINGS AS APPROPRIATE).
13. THIS SITE SHALL BE SCREENED BY 6' HIGH PRIVACY FENCE AS SHOWN.
14. 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 LITTLER FROM THE PROJECT SITE.
15. NOTE: 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.
16. THIS PHASE OF SITE IS NOT MANUFACTURING AND/OR PREPARING FOOD ITEMS TO THE PUBLIC AND/OR ITS CUSTOMERS.
17. IRRIGATION SYSTEM– POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER, OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.
18. POTABLE WATER PROTECTION– ALL DEVICES, APPURTENANCES, APPLIANCES AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SYSTEM SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY SYSTEM.

LANDSCAPE LEGEND

- PROPOSED BALD CYPRESS – CANOPY TREE (TAXODIUM DISTICUM) 1/2" TO 3" CALIPER (200 S.F. PER TREE)
- PROPOSED CRYPE MYRTLE – NON CANOPY TREE (LAGERSTROEMIA INACA) 1/2" TO 3" CALIPER (150 S.F. PER TREE)
- PROPOSED INDIAN HAWTHORN – SHRUB (RHAPHIOLEPIS INDICA) 2' GALLONS "OR" LESS (5 S.F. PER PLANT)

LANDSCAPE ANALYSIS:

TOTAL AREA OF IMPROVEMENTS:
= 18,196 S.F.
18,196 S.F. * 15.% = 2,729.40 => 2,730 S.F.

8 PROPOSED BALD CYPRESS	@ 200 S.F. EACH =	1,600 S.F.
4 PROPOSED CRYPE MYRTLE	@ 150 S.F. EACH =	600 S.F.
106 PROPOSED INDIAN HAWTHORN	@ 5 S.F. EACH =	530 S.F.
	TOTAL SUPPLIED:	2,730 S.F.

2,730 S.F. SUPPLIED = 2,730 S.F. REQUIRED
THEREFORE, LANDSCAPE REQUIREMENTS ARE SATISFIED.

25' WIDE LANDSCAPE BUFFER REQUIREMENTS

AREA THIS PHASE: (1,452) S.F.
1,452 X 15% = 217.80 => 218 S.F.
218 S.F. / 200 S.F. EACH = 1.09 => *2 BALD CYPRESS

NOTE: ALL REQUIRED LANDSCAPING SHALL BE IRRIGATED BY EITHER AN UNDERGROUND SPRINKLER SYSTEM, OR HOSE ATTACHMENT WITHIN 150 FEET OF ALL LANDSCAPING.

PARKING ANALYSIS:

BUILDING SIZE: (40.25' X 50.25') = 2,023 SQ.FT.

2,023 SQ.FT. / 250 SQ.FT. = 8.09 => 9 PARKING SPACES (REQUIRED)

SUPPLIED PARKING SPACES:

7 STANDARD PARKING SPACES
2 VAN ACCESSABLE HANDICAP PARKING SPACES

TOTAL SUPPLIED PARKING SPACES: 9 PARKING SPACES

PREPARED FOR: JOSE DIAZ
307 S. MAIN STREET
BRYAN, TEXAS 77803
TELEPHONE: (979) 822-0503
CELL: (979) 587-9598
FAX: (979) 361-0330

JOB NUMBER: 11-174

NO.	REVISIONS	DATE:

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Parkway Suite 108
Bryan, Texas 77802
Phone: 979 / 846 - 2688

OFFICE BUILDING
1800 GROESBECK STREET
BRYAN, BRAZOS COUNTY, TEXAS

SITE PLAN
BEING A 0.451 ACRE PORTION OF A 1.14 ACRE TRACT
LOT 2R – BLOCK 1 OF A REPLAT
OF LOTS 2, 2A, 2B,3, & 3A
ZENO PHILLIPS SURVEY – ABSTRACT NO. 45
THOMAS HEIGHTS ADDITION
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1" = 20'
DRAWN: GARRETT
DATE: JUNE, 2015
SHEET NO. SP