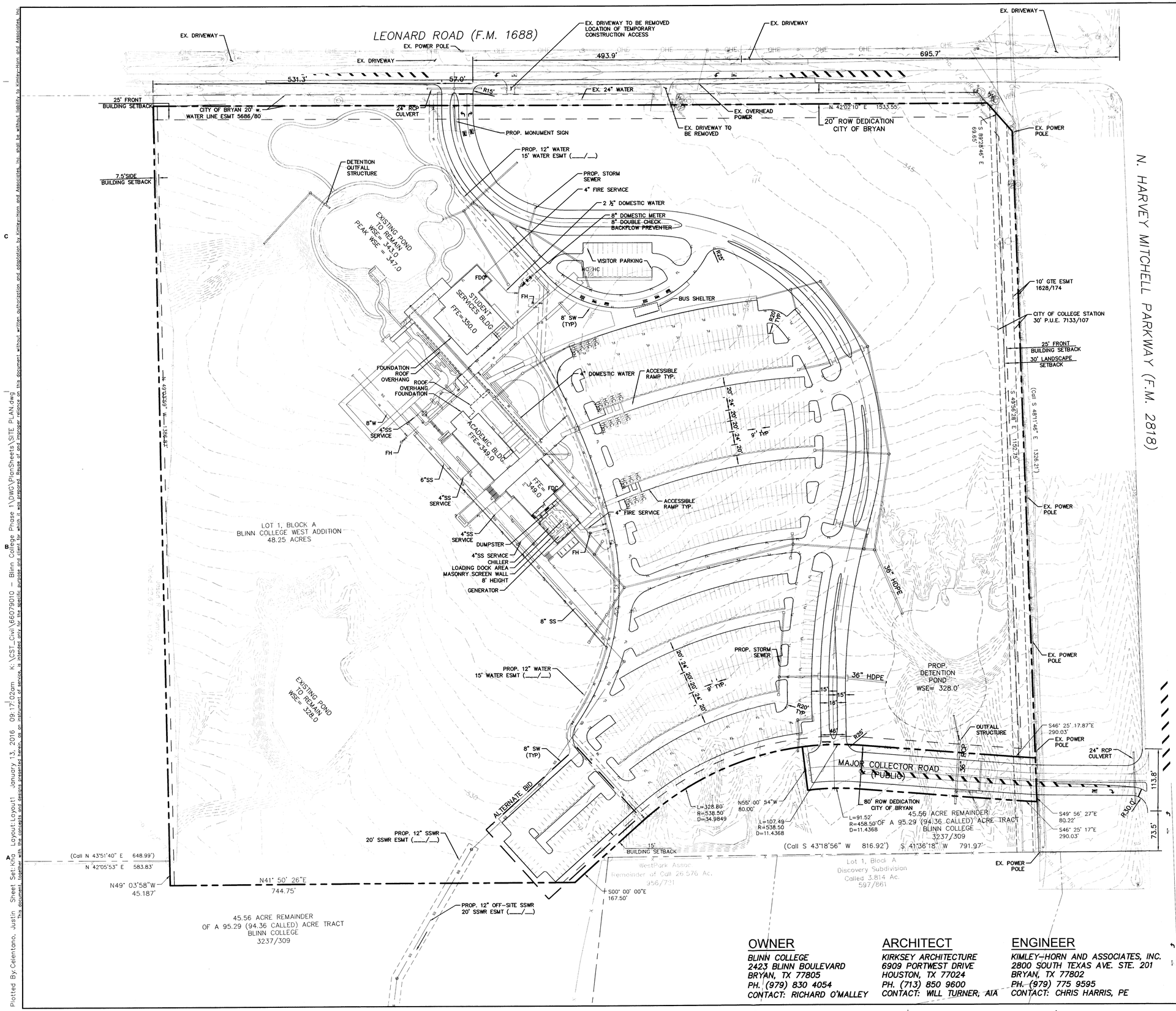
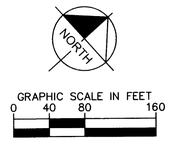




LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- PROPOSED EASEMENT
- PROPOSED STORM SEWER
- PROPOSED ROAD CENTERLINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED FIRE LANE

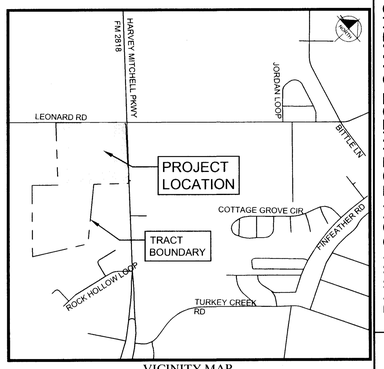
NOTES

1. PER FEMA MAP NUMBER 48041C0195E, DATED MAY 16, 2012 NO FLOOD HAZARD AREAS ARE PRESENT ON THE SUBJECT TRACT.
2. ALL PARKING STALLS SHALL BE 9'x20' AND ALL PARKING LOT DRIVE AISLES SHALL BE 24' WIDE.
3. FIRE SUPPRESSION LINES SHALL HAVE A LOCKABLE LID ON THE ISOLATION VALVE. THE LOCKABLE LID SHALL, AT A MINIMUM SUPPLY PROTECTION AS THE AMP OR USA, LL562 LOCKING LID.
4. IRRIGATION SYSTEM SHALL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, REDUCED PRESSURE ZONE OR A DOUBLE CHECK BACKFLOW DEVICE.
5. SITE WILL NOT GENERATE WASTE WATER FROM PREPARING FOOD ITEMS.
5. REFER TO GRADING PLAN SHEETS FOR GRADING DESIGN.
7. REFER TO LANDSCAPE PLAN FOR LANDSCAPE CALCULATIONS AND DESIGN.
8. FIRE LANES SHOWN ON THIS PLAN ARE TO IDENTIFY THE DEDICATED FIRE LANES AND ARE NOT INTENDED TO BE STRIPED ON PAVEMENT. REFER TO C2.01–FIRE ACCESS PLAN FOR FIRE LANE PAVEMENT MARKINGS AND SIGNAGE LOCATIONS.
9. ALL ON–SITE STORM SEWER SHALL BE MINIMUM 24" HDPE UNLESS OTHERWISE NOTED. ALL STORM SEWER IN THE PROPOSED ROW SHALL BE MINIMUM 24" RCP UNLESS OTHERWISE NOTED.
10. REFER TO EROSION CONTROL PLAN FOR ADDITIONAL EROSION CONTROL MEASURES.

SITE DATA TABLE

ZONING	PD–M
LAND USE	COLLEGE
LOT AREA	48.25 ACRES
BUILDING FOOTPRINT	
STUDENT SERVICES BUILDING	11,012 SQFT
ACADEMIC BUILDING	12,979 SQFT
BUILDING HEIGHT	
STUDENT SERVICES BUILDING	30'–10" (2 STORIES)
ACADEMIC BUILDING	63'–4" (4 STORIES)
LOT BUILDING COVERAGE	
STUDENT SERVICES BUILDING	11,012 SQFT
ACADEMIC BUILDING	12,575 SQFT
TOTAL	23,587 SQFT – 0.011%
PARKING REQUIRED	
1:4 COMMUTER STUDENTS	(625 SP @ 2,500 STUDENTS)
1:1 FACULTY OR STAFF	(60 SP @ 60 STAFF)
TOTAL REQUIRED	685 SPACES

PARKING PROVIDED	BASE BID	ALTERNATE	BASE + ALTERNATE
REGULAR SPACES	813 SPACES	81 SPACES	894 SPACES
ADA SPACES	20 SPACES	0 SPACES	20 SPACES
TOTAL PROVIDED	833 SPACES	81 SPACES	914 SPACES



VICINITY MAP

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No.	REVISIONS	DATE	BY

Kimley»Horn

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Not for construction or permit purposes
Kimley»Horn
Engineer: J. CHRIS HARRIS, P.E.
P.E. No. 94859 Date 01/13/2016

KHA PROJECT 066079000	
DATE JANUARY 2016	
SCALE AS SHOWN	
DESIGNED BY JCH	
DRAWN BY KHA	
CHECKED BY TWL	

CITY SITE PLAN
LOT 1, BLOCK A
BLINN COLLEGE WEST ADDITION 48.25 AC

JAN 13 2016
RECEIVED

BLINN COLLEGE WEST CAMPUS
PHASE 1
PREPARED FOR
BLINN COLLEGE
851 N. HARVEY MITCHELL PARKWAY
BRYAN, TX 77807

SHEET NUMBER
C2.00

Plotted By: Celentano, Justin Sheet Set: KHA Layout: Layout1 January 13, 2016 09:17:02am K:\CST_Civil\66079010 – Blinn College Phase 1\DWG\PlanSheets\SITE PLAN.dwg
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