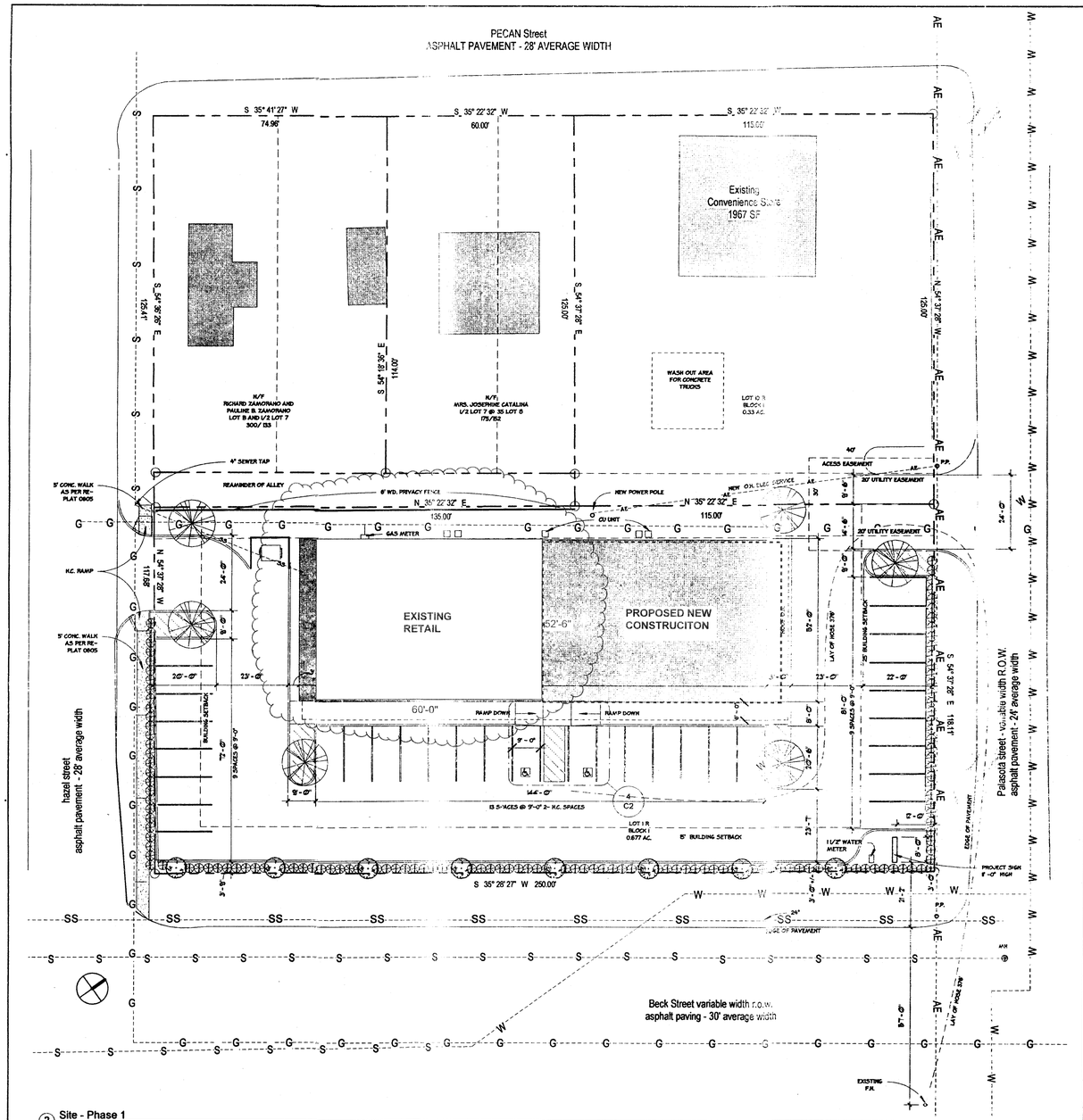
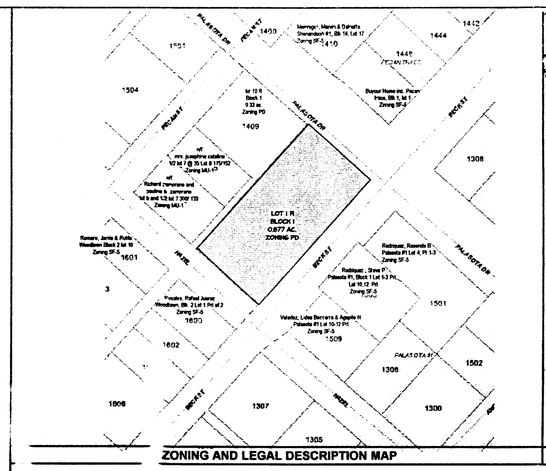
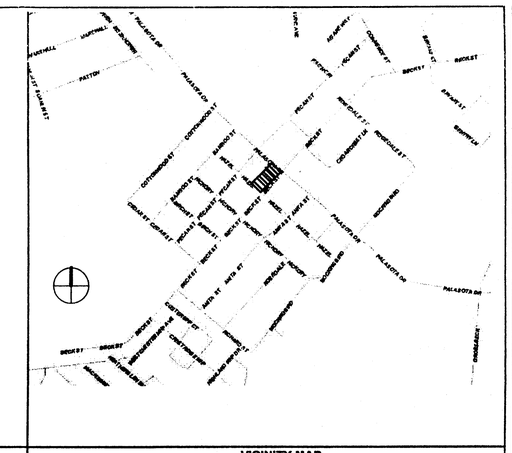


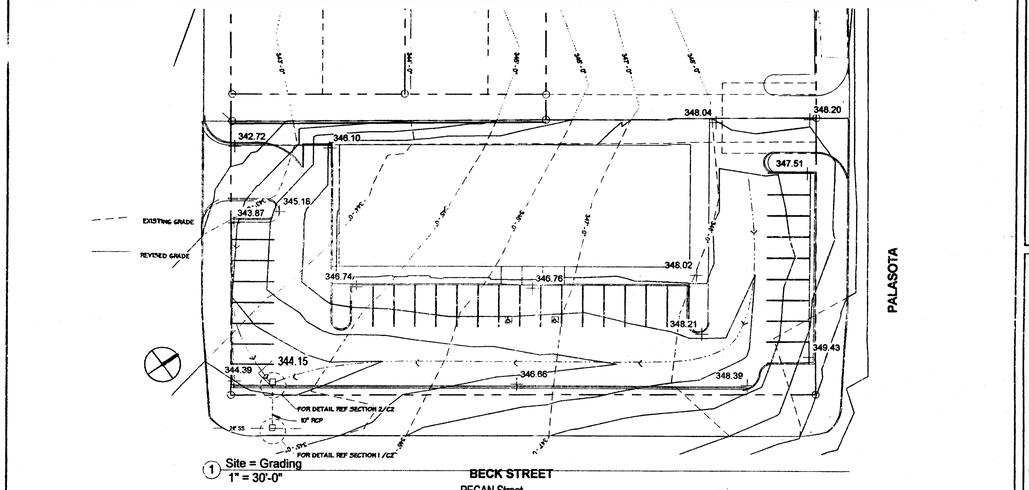
2 Site - Phase 1
1" = 20'-0"



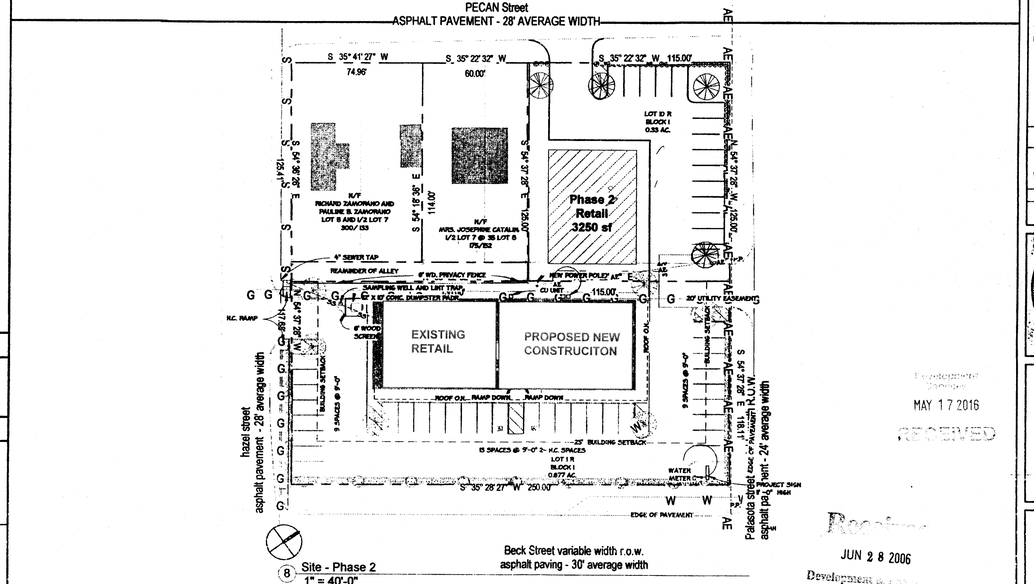
ZONING AND LEGAL DESCRIPTION MAP



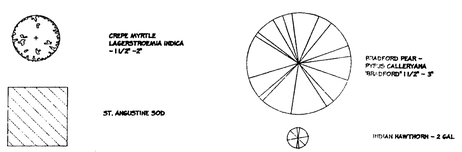
VICINITY MAP



1 Site = Grading
1" = 30'-0"



8 Site - Phase 2
1" = 40'-0"



Parking Requirements

Building Use - Mercantile - Single Story

Required parking - 7,800 sf / 250 sf per space = 32 spaces
Provided Parking - 9' x 20 space = 31
H.C. spaces = 2
33 spaces

General Notes

1. This property is not in the 100 year flood zone.
2. Building is single Story.
3. Site is not preparing food.
4. Waste shall be normal Domestic Waste.
5. The Contractor shall be responsible for containment and proper disposal of all liquid and solid waste associated with this project. The contractor shall use all meeans necessary to prevent the occurance of wind blown litter from this project

Landscape Requirements

Impervious cover-	Allowance- 29,473 sf @ 90% =		26,526 sf
	Actual - building -	7,800 sf	
	Parking -	16,384 sf	
	Sidewalk -	1,616 sf	
	Actual Total -		25,800 sf
Planting requirements - 29,473 sf x 15% =		4,420 sf	
Trees - 4,420 sf x 50% = 2,210 sf			
	50% Canopy Trees	1,105 sf	/ 200 sf/tree = 6 trees
	50% Non Canopy Trees -	1,105 sf	/ 150 sf/tree = 8 trees
Right a way Screening -		403 lf / 3 = 134 shrubs	

Sheet Issue Date: 06/28/06
Drawn By: BS

Revision

WCS architects interiors
P.O. Box 3652 3200 Crane Ave. BRYAN, Tx 77801 off 979 779-3336 fax 979.779-3424

Palasota Center
1500 Beck Street
Bryan, Texas 77803

SHEET NAME
Site Plan

Legal Description
Lot 1R - Block 1
Woodlawn Addition

Owner
Attiq Kahn

REGISTERED ARCHITECT W.C. SCARMARDO 10422 STATE OF TEXAS

MAY 17 2016
RECEIVED

JUN 28 2006
Development & Environmental Services

C1

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