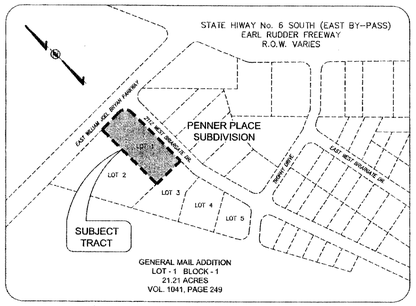
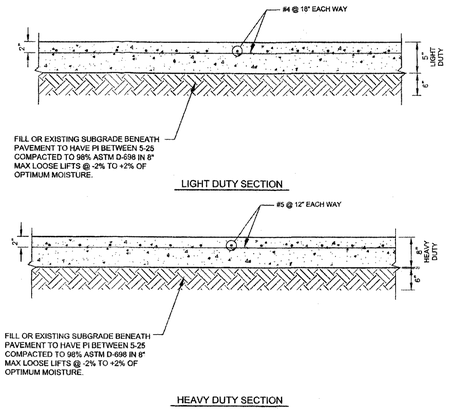
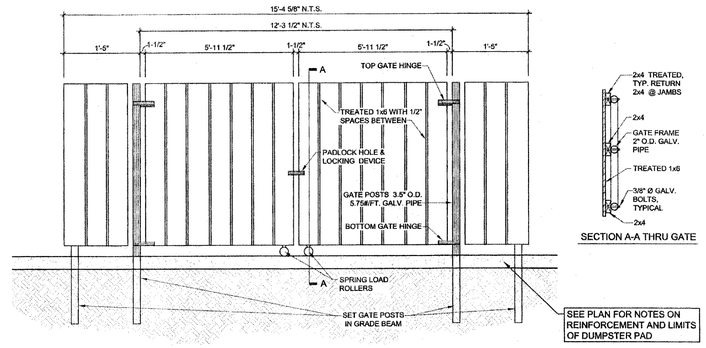


Vicinity Map N.T.S. 5



Conc Paving N.T.S. 4



Dumpster Enclosure N.T.S. 3

LANDSCAPE REQUIREMENTS			
PROJECT AREA			1.61 ACRES (69,600 SF)
DEVELOPED AREA			43,400 SF
LANDSCAPE AREA REQUIRED (AREA EQUAL TO 17% OF DEVELOPED AREA)			7,378 SF
ITEM	QUANTITY EACH	SF CREDIT	SF CREDIT AWARDED
CANOPY TREE (LIVE OAK) 1.5" TO 3" SIZE	13	200	2600
SHRUB (5 GALLON) INDIAN HAWTHORN	59	10	590
CRAPE MYRTLE (1.25" AND LARGER)	28	150	4200
			GRAND TOTAL = 7,390 PTS.

Landscape Requirements 2

PARKING ANALYSIS

CAR WASH IS FULLY AUTOMATED. CUSTOMERS DO NOT PARK & EXIT VEHICLES TO GO TO BUILDING. THERE ARE NO FULL TIME EMPLOYEES. THEREFORE ONLY 2 PARKING SPACES ARE PROVIDED FOR OWNER OR OWNER'S ASSOCIATE TO CHECK ON OPERATION OF FACILITY.

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL WOOD WAND SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WINDBLOWN LITTER AND DEBRIS FROM WORK BEING DONE ON THE PROJECT SITE.
2. 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 ANY OF THE CITY PERMITTED CONTRACTORS ONLY.
3. ALL OF THE LAND WILL BE OWNED BY MICHAEL FITZHUGH, CAR WASH OWNER OF WACO, TEXAS.
4. AT THIS TIME, PROPERTY OUTSIDE OF IDENTIFIED AREA SHALL NOT BE RE-USED AND SHALL REMAIN "AS-IS".
5. THE SITE IS WITHIN THE FEMA DESIGNATED FLOOD PLAIN, MAP NO. 48041C0215F.
6. NO METALLIC MATERIALS WILL BE USED ON EXTERIOR WALLS.
7. SIGNAGE WILL BE PERMITTED SEPARATELY.
8. IRRIGATION SYSTEM - POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER, OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, & INSTALLED AS PER CITY ORDINANCE.
9. POTABLE WATER PROTECTION - ALL DEVICES, APPURTENANCES, APPLIANCES, & APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED W/ PROTECTION AGAINST BACKFLOW & CONTAMINATION OF THE WATER SUPPLY SYSTEM.

ELECTRICAL SERVICE/SIZE: 3 PHASE, 600 AMP 277/480 VOLTS
WATER DEMAND: 120 GPM
EAVE HEIGHT: 14'
BUILDING HIGHEST POINT: 25'

FLOODPLAIN

THE SUBJECT PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS. COMMUNITY NO. 480082, PANEL NO. 0134C, MAP N. 48041C0134C.

SITE LAYOUT PROVIDED BY:
HOOPER DESIGN SERVICES

CURRENT/FUTURE PROPERTY OWNER

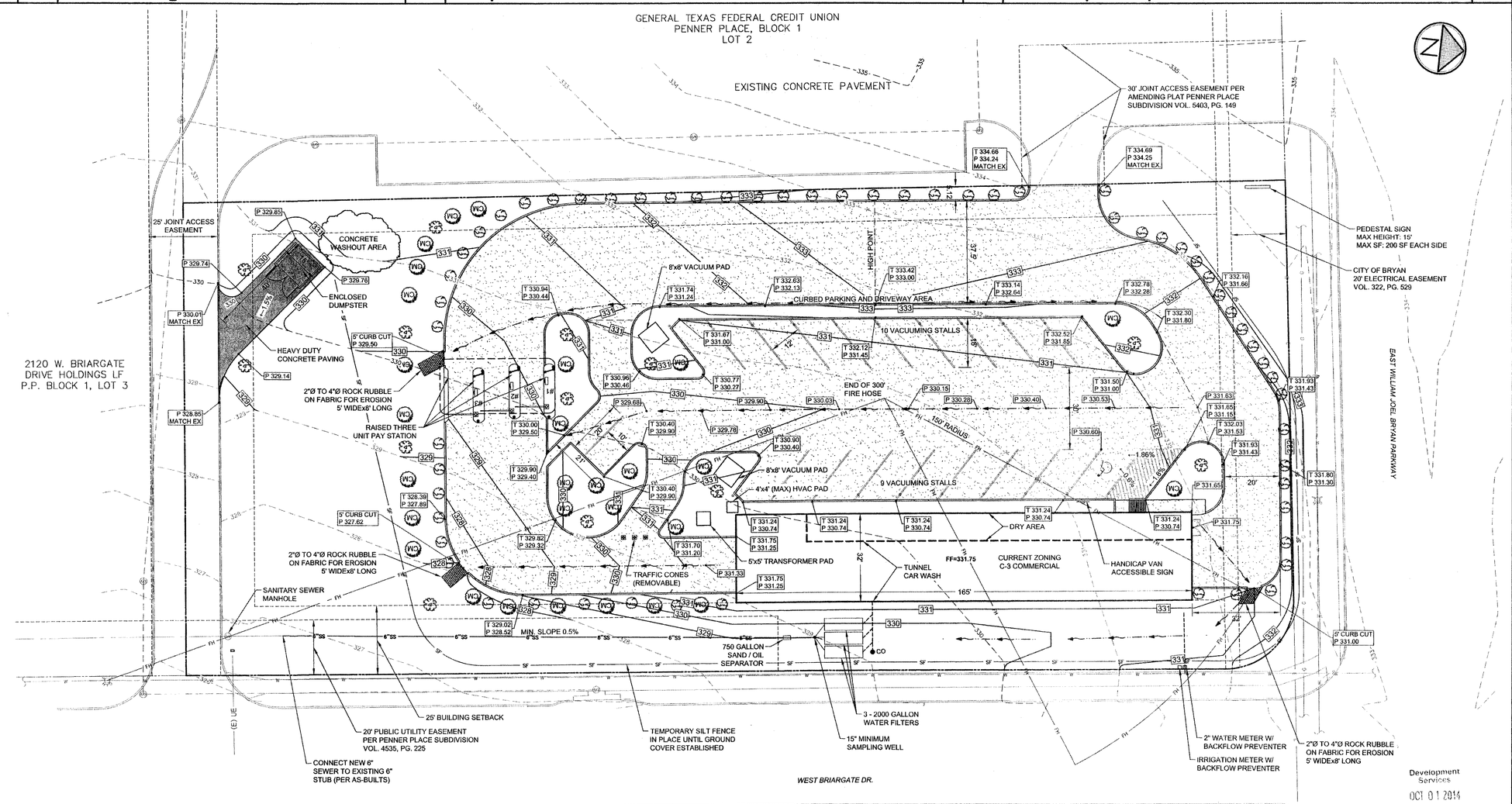
MICHAEL J. FITZHUGH (DEVELOPER)
5101 LAKE ARROWHEARD DR.
WACO, TEXAS 76710
Ph. 903-654-3888

CONSTRUCTION MANAGER

BILLY TYE
1532 CIMARRON TRAIL
KINGSLAND, TEXAS 78639
Ph. 936-554-2405

PROJECT ENGINEER FIRM

GOODWIN-LASITER-STRONG
4077 CROSS PARK DRIVE
BRYAN, TEXAS 77802
Ph. 979-778-9700



Development Services
OCT 01 2014
RECEIVED

Layout 1"=20'-0" 1

NO.	DATE	ISSUED FOR
1	09-17-14	City Submittal
2		
3		
4		

D:\698\698068\698068-Site Plan-City.dwg 4/30/2014 6:0

DRAWN BY: RC/DKE | APPV'D BY: JIR | PLOT SCALE: 1:1

TBPE FIRM REGISTRATION: #413
TBPLS FIRM REGISTRATION: #10110901

© 2014 ALL RIGHTS RESERVED BY GOODWIN-LASITER, INC. UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM GOODWIN-LASITER, INC.

GLS
GOODWIN·LASITER·STRONG
ENGINEERING · ARCHITECTURE · INTERIOR DESIGN · SURVEYING
1505 S. CHESTNUT DR. STE. 200 · LUFKIN, TEXAS 75901 · (936) 637-4900
4077 CROSS PARK DR. STE. 100 · BRYAN, TEXAS 77802 · (979) 778-9700

STATE OF TEXAS
JOHN RUSK
87884
LICENSED PROFESSIONAL ENGINEER
10/1/2014

Being Lot 2 of Block 1
Amending Plat of the Penner Place Subdivision
to the City of Bryan
Brazos County, Texas

CONTRACT NO. 698068

SHEET NO. 1