

| LANDSCAPE REQUIREMENTS | | | |
|--|------------------------|-----------|-------------------|
| PROJECT AREA | 1.61 ACRES (69,600 SF) | | |
| DEVELOPED AREA | 43,400 SF | | |
| LANDSCAPE AREA REQUIRED (AREA EQUAL TO 8% OF DEVELOPED AREA) | 3,472 SF | | |
| ITEM | QUANTITY EACH | SF CREDIT | SF CREDIT AWARDED |
| CANOPY TREE (LIVE OAK) 1.5' TO 3\"/> | | | |

Landscape Requirements

CONSTRUCTION NOTES

- 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.
- 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.
- ALL OF THE LAND WILL BE OWNED BY MICHAEL FITZHUGH, CAR WASH OWNER OF WACO, TEXAS.
- AT THIS TIME, PROPERTY OUTSIDE OF IDENTIFIED AREA SHALL NOT BE RE-USED AND SHALL REMAIN "AS-IS".
- THE SITE IS WITHIN THE FEMA DESIGNATED FLOOD PLAIN, MAP NO. 48041C0215F.
- NO METALLIC MATERIALS WILL BE USED ON EXTERIOR WALLS.
- SIGNAGE WILL BE PERMITTED SEPARATELY.

Vicinity Map

N.T.S. 6

Conc Paving

N.T.S. 5

Dumpster Enclosure

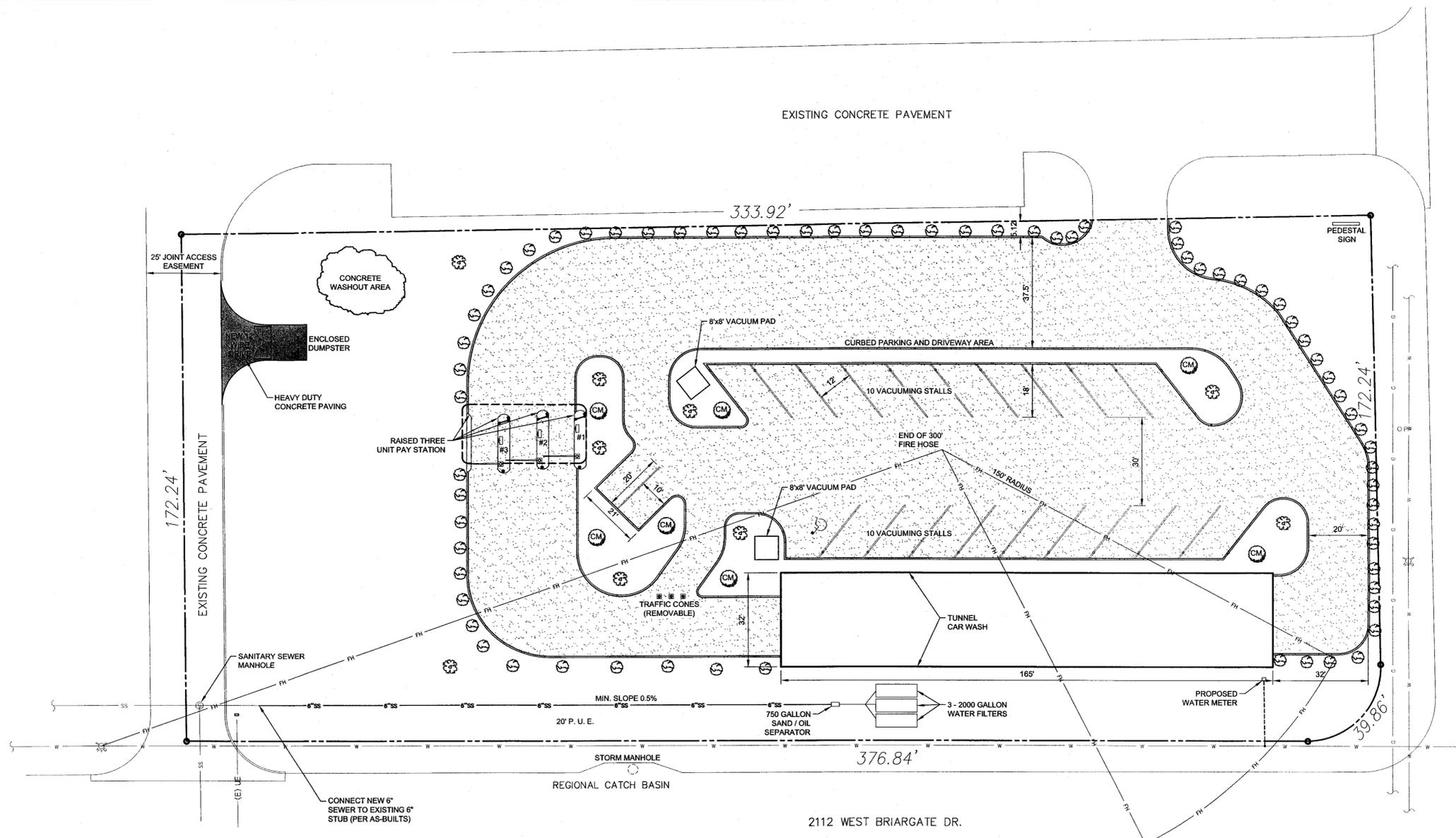
N.T.S. 4

Construction Notes

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.



SITE LAYOUT PROVIDED BY:
HOOPER DESIGN SERVICES

CURRENT/FUTURE PROPERTY OWNER

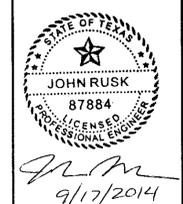
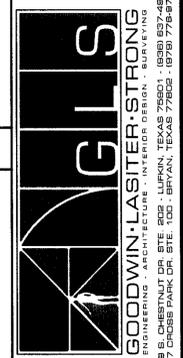
MICHAEL J. FITZHUGH (DEVELOPER)
5101 LAKE ARROWHEAD DR.
WACO, TEXAS 76710
Ph. 903-654-3888

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



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

Layout

1"=20'-0"

1

D:\698\698068\698068-Layout.dwg 4/30/2014 6:0 AM
 ISSUED FOR: City Submittal
 DATE: 09-17-14
 NO. 1 2 3 4
 DRAWN BY: RC/DKE
 APP'D BY: JIR
 TYPE: FIRM REGISTRATION: #1310901
 TPLS: FIRM REGISTRATION: #0101901
 © 2014 ALL RIGHTS RESERVED BY GOODWIN-LASITER, INC.
 UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED WITHOUT WRITTEN CONSENT FROM GOODWIN-LASITER, INC.
 1806 B. CHESTNUT DR. STE. 302 - LURRYN, TEXAS 76801 - (830) 857-4800
 4077 CROSS PARK DR. STE. 100 - BRYAN, TEXAS 77802 - (979) 778-9700