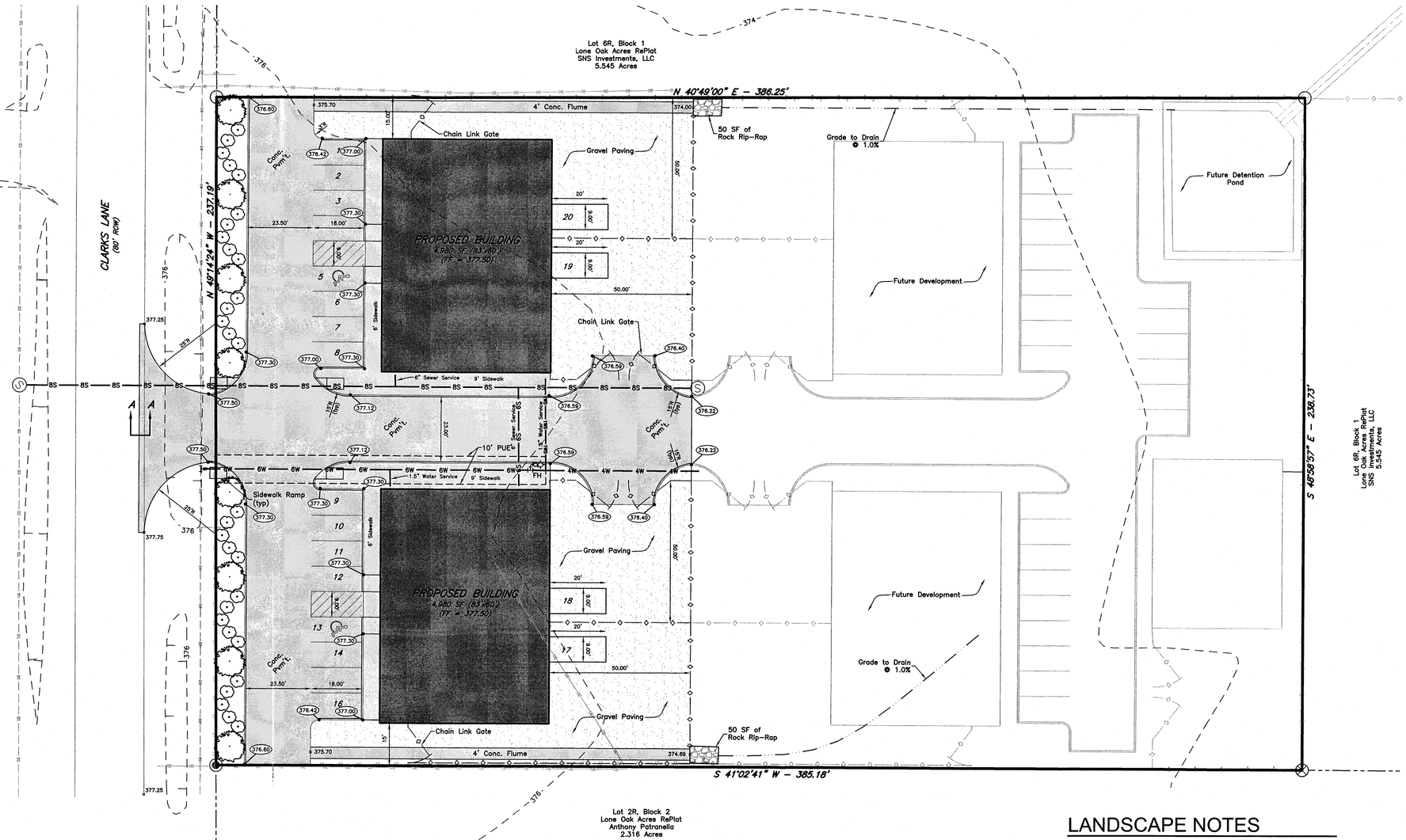
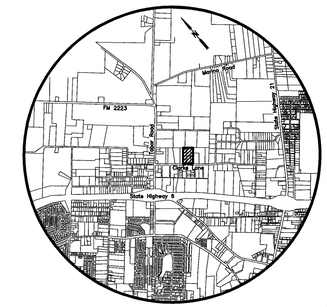


SITE & LANDSCAPE PLAN

SCALE: Hor: 1" = 20'

0 10' 20'



VICINITY MAP

GENERAL NOTES:

1. This property is currently Zoned Industrial
2. Owner & Applicant:
   Pitman Enterprises LLC
   4318 Rock Bend Dr.
   College Station, Texas 77845
   (979) 492-6457
3. Proposed Use: Office and Warehouse
   Gross Square Footage (Heated): 9,960 SF
   BUILDING IS NOT SPRINKLED
4. Parking Analysis:
   Parking Spaces Required = 1 space/300 sf office
   1 space/600 sf warehouse
   400 sf office / 300 = 1.25 spaces
   9,560 sf warehouse / 600 = 15.93 spaces
   Total Required = 17.18 ~ 18 spaces
   Parking Spaces Provided = 20
6. WATER AND SANITARY SEWER DEMANDS:
   Water Demands: Max.= 4 GPM Avg.= 1 GPM
   Min.= 0 GPM
   Irrigation: Max.= 20 GPM
   Sewer Demands: 2,880 GPD (Max.)
7. According to the Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas, Map Numbers 48041C0205F, effective April 2, 2014. This property is not located in the 100 Year Flood Hazard Area.
8. Abbreviations: P.U.E. – Public Utility Easement
9. 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 wind blown litter from the project site.
10. Type of waste streams generated at this site: Normal Domestic Wastewater
11. This site will utilize a roll-out container for solid waste service.

LANDSCAPE NOTES

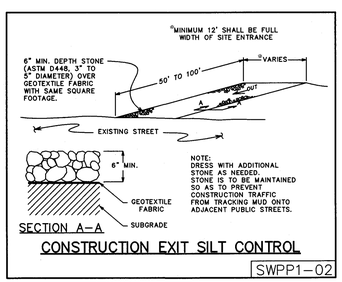
1. AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTING MUST BE APPROVED BY CITY AND INSTALLED BY A CERTIFIED INSTALLER PRIOR TO ISSUE OF CERTIFICATE OF OCCUPANCY.

PROPOSED PLANT SPECIES

COMMON NAME	BOTANICAL NAME
Canopy Trees to be used: Live Oak	Quercus virginiana
Non-Canopy Trees to be used: Crepe Myrtle	Lagerstroemia Indica
Ground Cover to be used: Bermuda Turf Grass	Cynodon dactylon
Proposed shrubs to be used: Indian Hawthorn	Rapheolepis indica

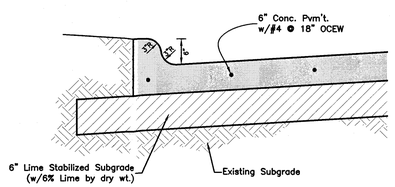
LANDSCAPE REQUIREMENTS

	QTY.	POINT VALUE	COMMON NAME	SIZE	POINTS
	8	200	Canopy Trees	2"	1,600
	30	10	Shrub	2 gal.	300
	1,955	10 / 100sf	Grass	39,934(0.15)(0.15) = 898 (max. allowed)	196
TOTAL POINTS PROPOSED:					2,096
SITE AREA: 39,934 S.F.			POINTS REQ'D: 91,780*.05 = 1,997		



CONSTRUCTION EXIT SILT CONTROL

SWPP1–02



TYPICAL PAVING SECTION

SITE & LANDSCAPE PLAN

CLARKS LANE

LOT 1R, BLOCK 2
LONE OAK ACRES
SUBDIVISION

2.107 ACRES

BRYAN, BRAZOS COUNTY, TEXAS

SUBMITTED: APRIL 2015

SCALE: 1" = 20'

Owner:
Pitman Enterprises, LLC
4318 Rock Bend Dr.
College Station, Tx 77845
979-492-6457

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