

EXISTING LEGEND		PROPOSED LEGEND	
	ASPHALT PAVEMENT		HEAVY DUTY P.V.M.T.
	R.O.W. PROPERTY LINE		LIGHT DUTY P.V.M.T.
	EASEMENT LINE		CONC. SIDEWALK P.V.M.T.
	BUILDING SETBACK LINE		PROPOSED CONTOUR
	ADJACENT PROPERTY LINE		UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC		SDR 26 PVC ELECTRIC
	UNDERGROUND ELECTRIC		8\"/>
	WATERLINE		FIRE LANE STRIPING
	SANITARY SEWER LINE		STORM SEWER (SIZE NOTED)
	STORM SEWER		WROUGHT IRON FENCE
	WOOD FENCE		SEWER MANHOLE
	CHAINLINK FENCE		SEWER CLEANOUT
	WIRE FENCE		WATER METER
	POWER POLE		FIRE HYDRANT
	LIGHT POLE		
	GUY WIRE		
	WATER METER		
	WATER VALVE		
	FIRE HYDRANT		
	SEWER MANHOLE		
	SEWER CLEANOUT		
	SIGN/UTILITY MARKER		
	COMMUNICATIONS MANHOLE		
	TELEPHONE PEDESTAL		

- SITE PLAN NOTES:**
- THE PROPERTY IS ZONED COMMERCIAL DISTRICT (C-3)
  - PROPOSED USE & IMPROVEMENTS: (1) 3,488 SF OFFICE BUILDING AND (1) 16,000 SF SHOP BUILDING AND A PARKING LOT.
  - THE PROPERTY LIES WITH AN AREA OF MINIMAL FLOODING ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 48041C0205F, DATED APRIL 2, 2014.
  - PARKING ANALYSIS:**  
 1 SPACE PER 275 SF OF SHOP AREA & 1 SPACE PER 300 SF OF OFFICE AREA  
 1 SHOP BUILDING, 16,000 SF  
 1 OFFICE BUILDING = 3,488 SF  
 16,000/275 = 59 SHOP SPACES REQUIRED  
 3,488/300 = 12 OFFICE SPACES REQUIRED  
 71 SPACES REQUIRED, 73 SPACES PROVIDED  
 3 HANDICAP SPACES REQUIRED, 3 SPACES PROVIDED  
**ISLAND CALCULATIONS:**  
 71'15" x 180 SQ. FT. = 852 SQ. FT. REQUIRED INTERIOR ISLAND LANDSCAPING  
 1,521 SQ. FT. INTERIOR ISLAND LANDSCAPING PROVIDED
  - WATER AND SEWER DEMANDS:** WATER & SEWER DEMANDS BASED OFF OF OCCUPANCY RATE OF BRYAN COLLEGE STATION UNIFIED DESIGN GUIDELINES. SEE TABLE THIS SHEET.
  - 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.
  - 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 PERMITTED CONTRACTOR(S) ONLY.
  - CONTRACTOR IS TO MAINTAIN EROSION & SEDIMENT CONTROL THROUGHOUT DURATION OF THE PROJECT. ENSURE SEDIMENT IS NOT TRANSPORTED DOWNSTREAM FROM PROJECT VIA SILT FENCE, GRAVEL FILLED WATER IMPERMEABLE BAGS OR OTHER APPROVED SEDIMENT CONTROL INSTALLATIONS. IF EXCESSIVE SEDIMENT TRANSPORT IS OBSERVED IN THE FIELD, ADDITIONAL CONTROLS SHALL BE INSTALLED.
  - 100% COVERAGE OF GROUND COVER: DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHT-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
  - ALL ROOF AND GROUND-MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OR ISOLATED SO AS NOT TO BE VISIBLE FROM ANY PUBLIC RIGHT-OF-WAY OR RESIDENTIAL DISTRICT WITHIN 150' OF THE SUBJECT LOT, MEASURED FROM A POINT FIVE FEET ABOVE GRADE. SUCH SCREENING SHALL BE COORDINATED WITH THE BUILDING ARCHITECTURE AND SCALE TO MAINTAIN A UNIFIED APPEARANCE.
  - IRRIGATION SYSTEM: POTABLE WATER SUPPLY MUST BE PROTECTED BY EITHER AN ATMOSPHERIC OR PRESSURE VACUUM BREAKER, OR TESTABLE DOUBLE CHECK VALVE ASSEMBLY, AND INSTALLED AS PER CITY ORDINANCE.
  - POTABLE WATER PROTECTION: ALL DEVICES, APPURTENANCES, APPLIANCES, AND APPARATUS INTENDED TO SERVE SOME SPECIAL FUNCTION AND THAT CONNECTS TO THE WATER SUPPLY SYSTEM, SHALL BE PROVIDED WITH PROTECTION AGAINST BACKFLOW AND CONTAMINATION OF THE WATER SUPPLY.
  - WHERE ELECTRIC FACILITIES ARE INSTALLED, BTU HAS THE RIGHT TO INSTALL, OPERATE, RELOCATE, CONSTRUCT, RECONSTRUCT, ADD TO, MAINTAIN, INSPECT, PATROL, ENLARGE, REPAIR, REMOVE AND REPLACE SAID FACILITIES UPON, OVER, UNDER, AND ACROSS THE PROPERTY INCLUDED IN THE PUE, AND THE RIGHT OF INGRESS AND EGRESS ON THE PROPERTY ADJACENT TO THE PUE TO ACCESS ELECTRIC FACILITIES.
  - ALL SIGNAGE TO BE PERMITTED SEPARATELY.

**LANDSCAPING REQUIREMENTS**

TOTAL SQUARE FOOTAGE OF SITE: 62,661 (1.44AC)  
 TOTAL LANDSCAPE POINTS REQUIRED (15% OF DEV. AREA) = 8,899 SF

PROPOSED LANDSCAPING (EXCLUDING BUFFER PLANTINGS):  
 55 CREPE MYRTLES (NON-CANOPY TREE) - 100 POINTS EACH = 5,500 POINTS  
 17 LIVE OAK TREES (CANOPY TREES) - 200 POINTS EACH = 3,400 POINTS  
**TOTAL PROPOSED LANDSCAPING POINTS = 8,900 POINTS**

**LANDSCAPING LEGEND**

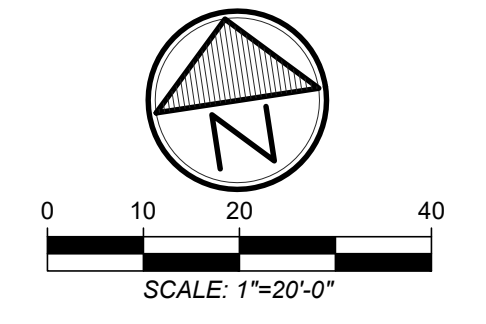
SYMBOL	QUANTITY	SIZE	COMMON NAME	TYPE	POINTS EACH	TOTAL POINTS
	17	1 1/2" - 3" CALIPER	LIVE OAK	CANOPY TREE	200	3,400
	55	NA	CREPE MYRTLE	NON-CANOPY TREE	100	5,500

**WATER/SEWER DEMAND CALCULATIONS**

**NORMAL WATER DEMAND:**  
 1.44 ac. X 30  $\frac{\text{people}}{\text{acre}}$  X 25  $\frac{\text{gallons}}{\text{person}}$  = 1,080  $\frac{\text{gallons}}{\text{day}}$  = 0.75  $\frac{\text{gpm}}{\text{day}}$

**PEAK WATER DEMAND:**  
 1.44 ac. X 30  $\frac{\text{people}}{\text{acre}}$  X 25  $\frac{\text{gallons}}{\text{person}}$  X 4 (PF) = 4,320  $\frac{\text{gallons}}{\text{day}}$  = 3  $\frac{\text{gpm}}{\text{day}}$

**PEAK SEWER DEMAND:**  
 1.44 ac. X 30  $\frac{\text{people}}{\text{acre}}$  X 25  $\frac{\text{gallons}}{\text{person}}$  X 4 (PF) = 4,320  $\frac{\text{gallons}}{\text{day}}$



**REVISIONS**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

DRAWN BY: APP'D BY: ISSUED: ###  
 WH: WH: ###

T.B.P.E.L.B. FIRM NO. F-413  
 T.A.B.A.E. FIRM NO. BR 201  
 T.B.P.E.L.B. FIRM NO. 13110000

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**AGLS**  
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**NOTICE:** THIS DOCUMENT IS RELEASED FOR THE REVIEW AND REVIEW UNDER THE AUTHORITY OF:  
 T.J. Pohorelsky  
 ON 04/19/24. IT IS NOT TO BE USED FOR ANY OTHER CONSTRUCTION, PERMITTING OR ANY OTHER USE REQUIRING "FINAL SEALED" DOCUMENTS.

**Oscar & Sons Body Shop**  
 Owner: John Corgey  
 Bryan, Texas  
 Site & Utility Plan

JOB NUMBER: 698111  
 SHEET NO.: C1.20