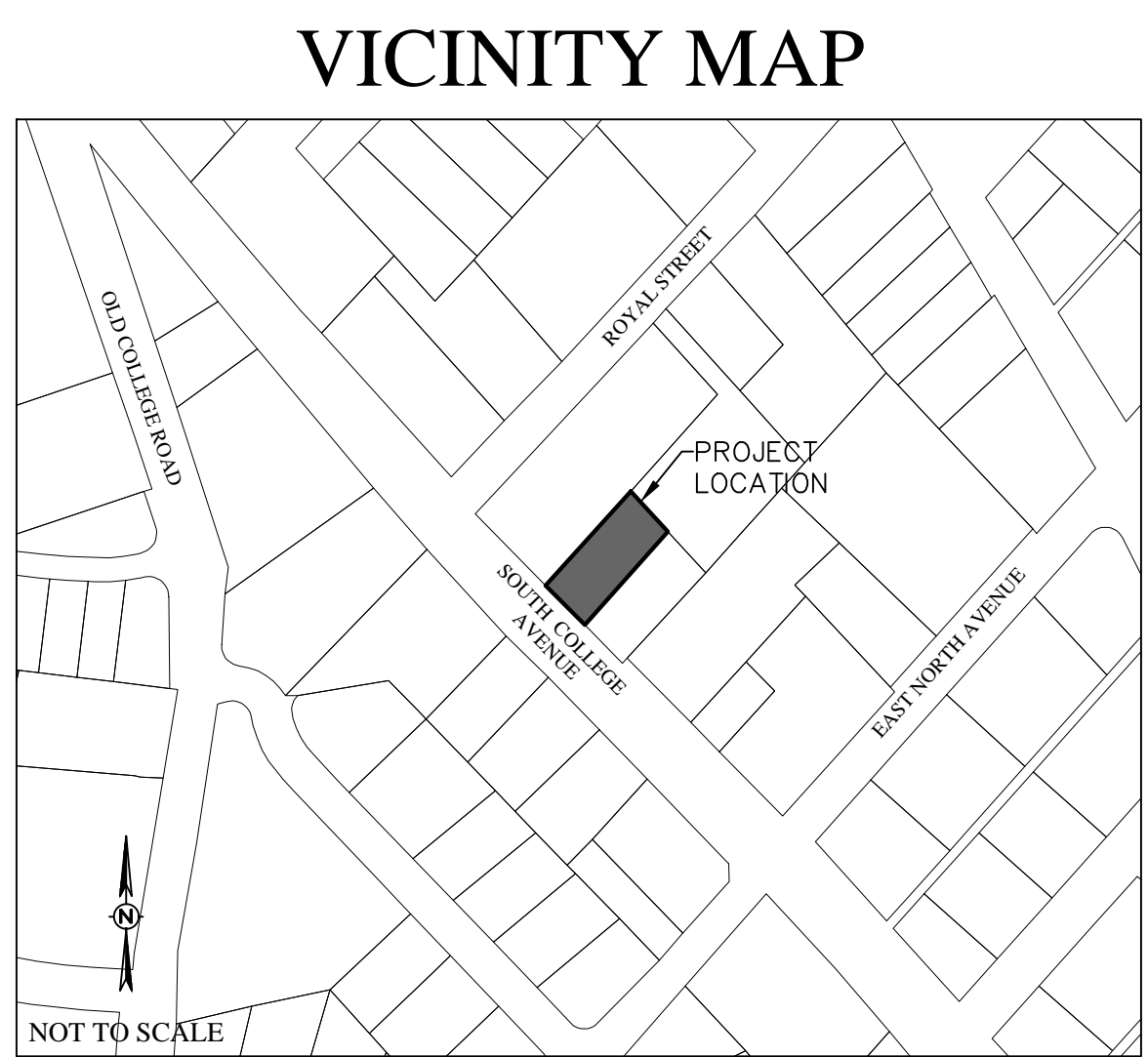
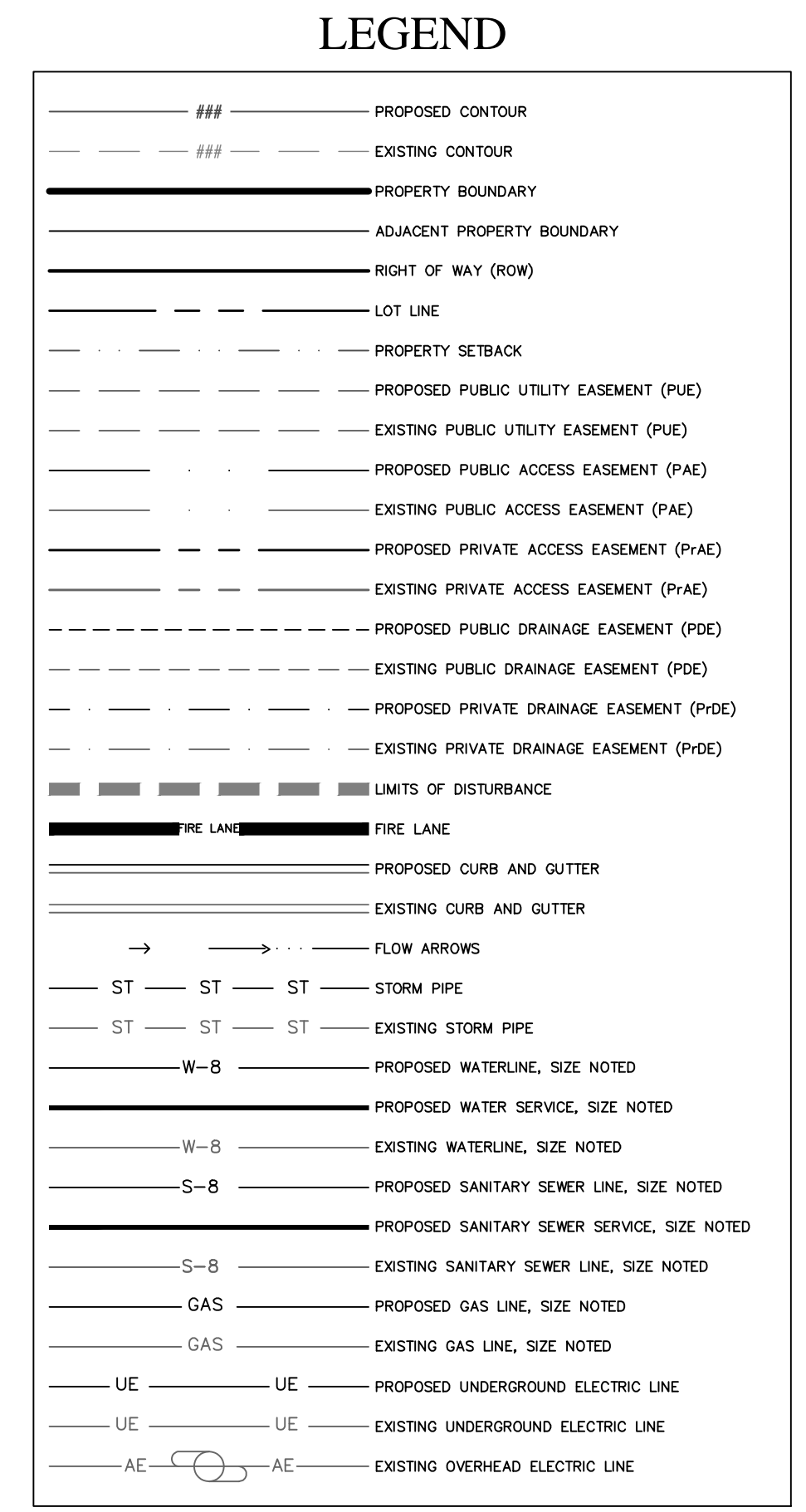


UTILITY DEMAND		PARKING ANALYSIS	
WATER DEMAND		REQUIRED PARKING	
AVERAGE	10 GPM	1189 SF OF SITE RESTAURANT BUILDING	
MAXIMUM (PEAK)	40 GPM	1 SPACE PER 250 SF	
1" DOMESTIC WATER METER		5 SPACES REQUIRED	
		TOTAL REQUIRED: 5 SPACES	
		9' WIDTH, 20' LENGTH TYP.	
SANITARY SEWER DEMAND		PROPOSED PARKING	
AVERAGE	10 GPM	9 SPACES PARKING	
MAXIMUM (PEAK)	40 GPM	1 SPACES ACCESSIBLE PARKING	
6" SANITARY SEWER LINE		10 SPACES PROVIDED	
Ø 1.04 % MIN. SLOPE			
FIXTURE UNITS = 85		BENCHMARK INFORMATION	
FIXTURE UNITS ALLOWED = 700		TBM 1	N: 10216427.53
			E: 3548210.46
			ELEV.: 346.55
			(*X" IN CONCRETE)



SOUTH COLLEGE RESTAURANT
3703 S COLLEGE AVE

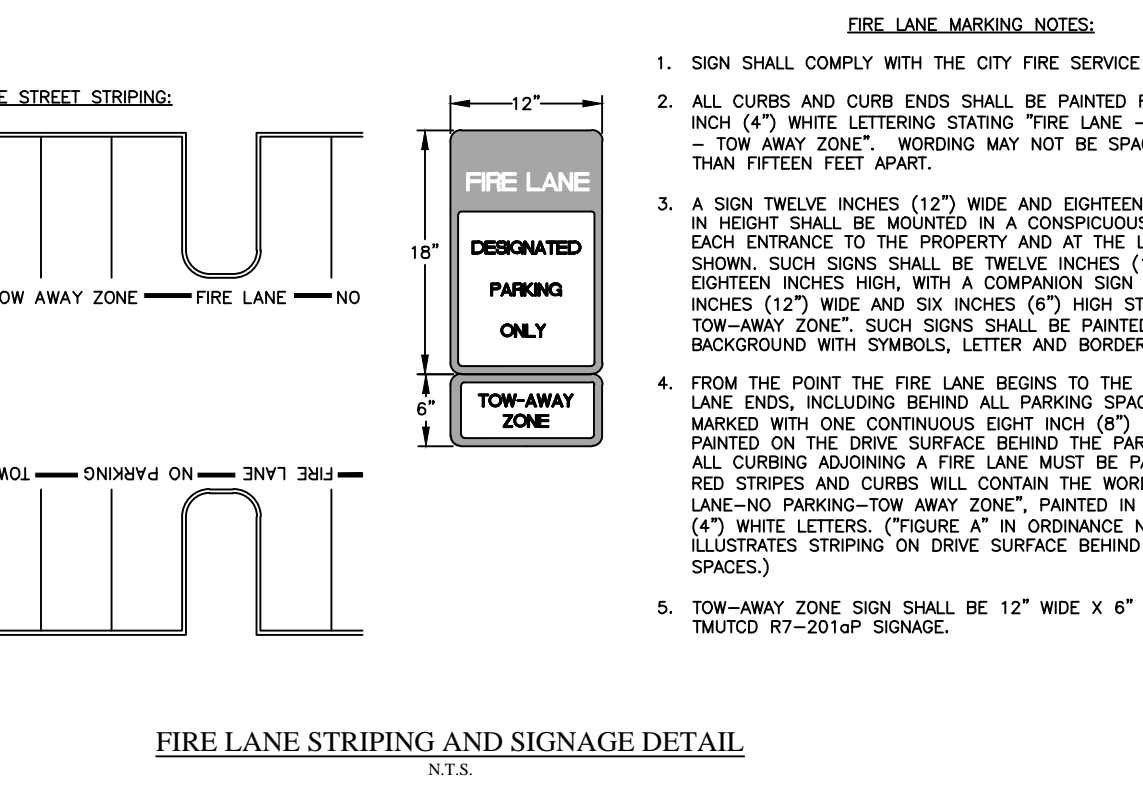
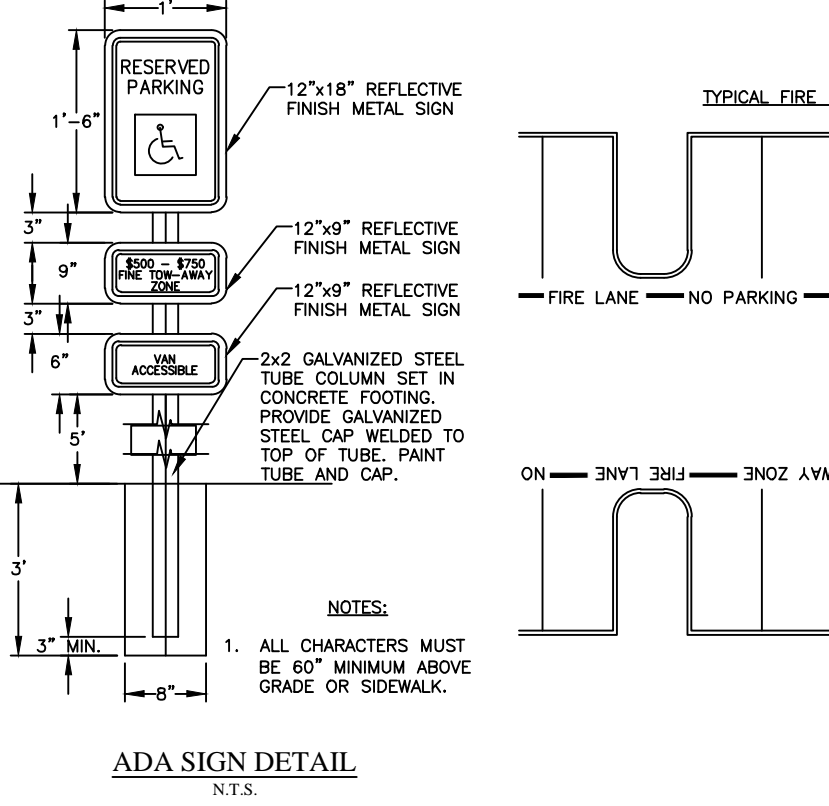
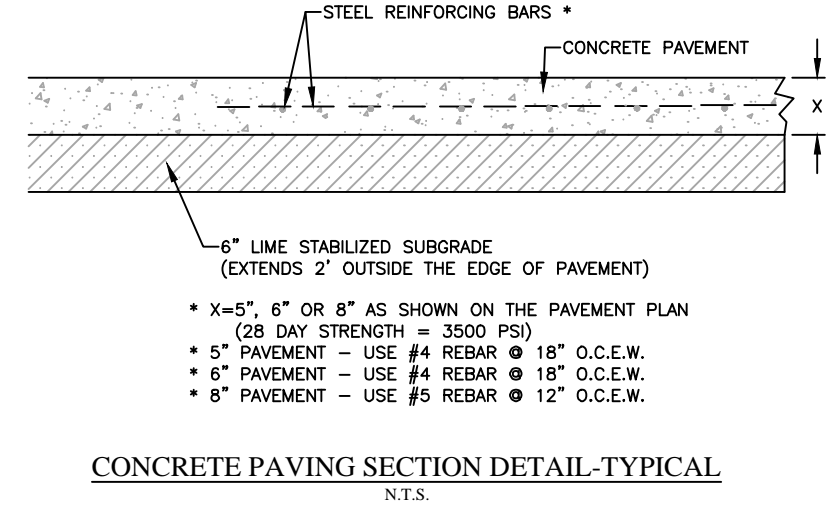
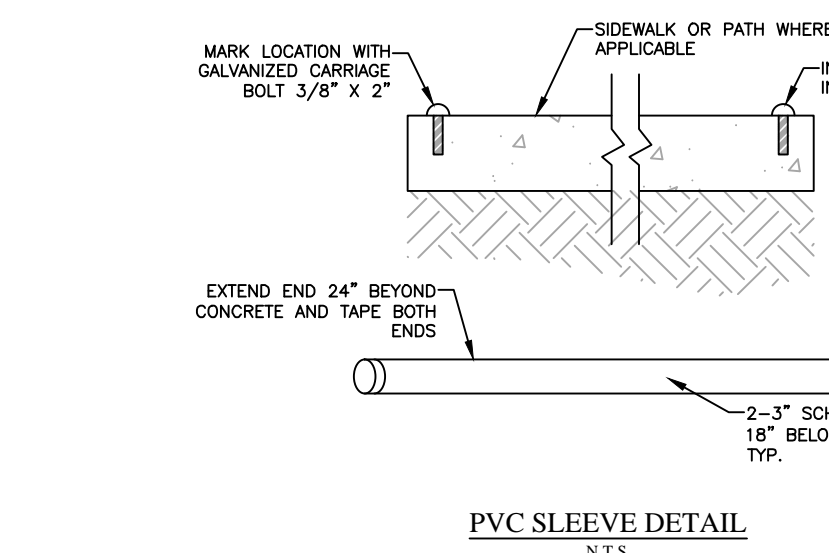
TOTAL DISTURBED AREA = 0.242 ACRES
PALESTINE SUBDIVISION
LOT 1, BLOCK 1
TOTAL AREA = 0.242 ACRES
VOL. 16754, PG. 032
J.E. SCOTT LEAGUE, A - 50
BRYAN, BRAZOS COUNTY, TEXAS

SCALE: 1"=10' JUNE 2022

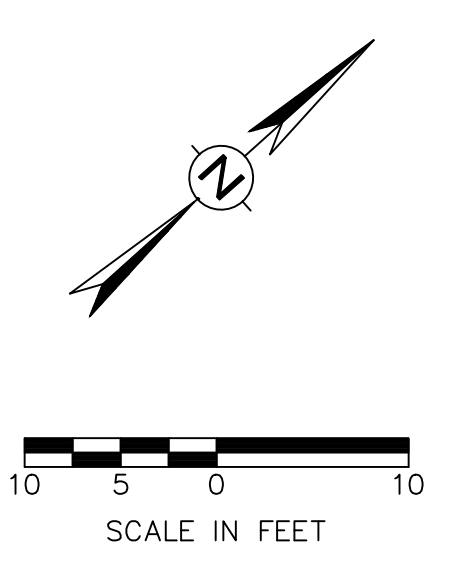
OWNER/DEVELOPER:
DEEB NADER AND INSHERAH ASADI
17169 SADDLE CREEK DR
COLLEGE STATION, TX
77703-776-4012

SURVEYOR:
BRAD KERR, RPLS NO. 4502
KERR SURVEYING, LLC
409 N. TEXAS AVENUE
BRYAN, TX 77803
(979) 268-3195

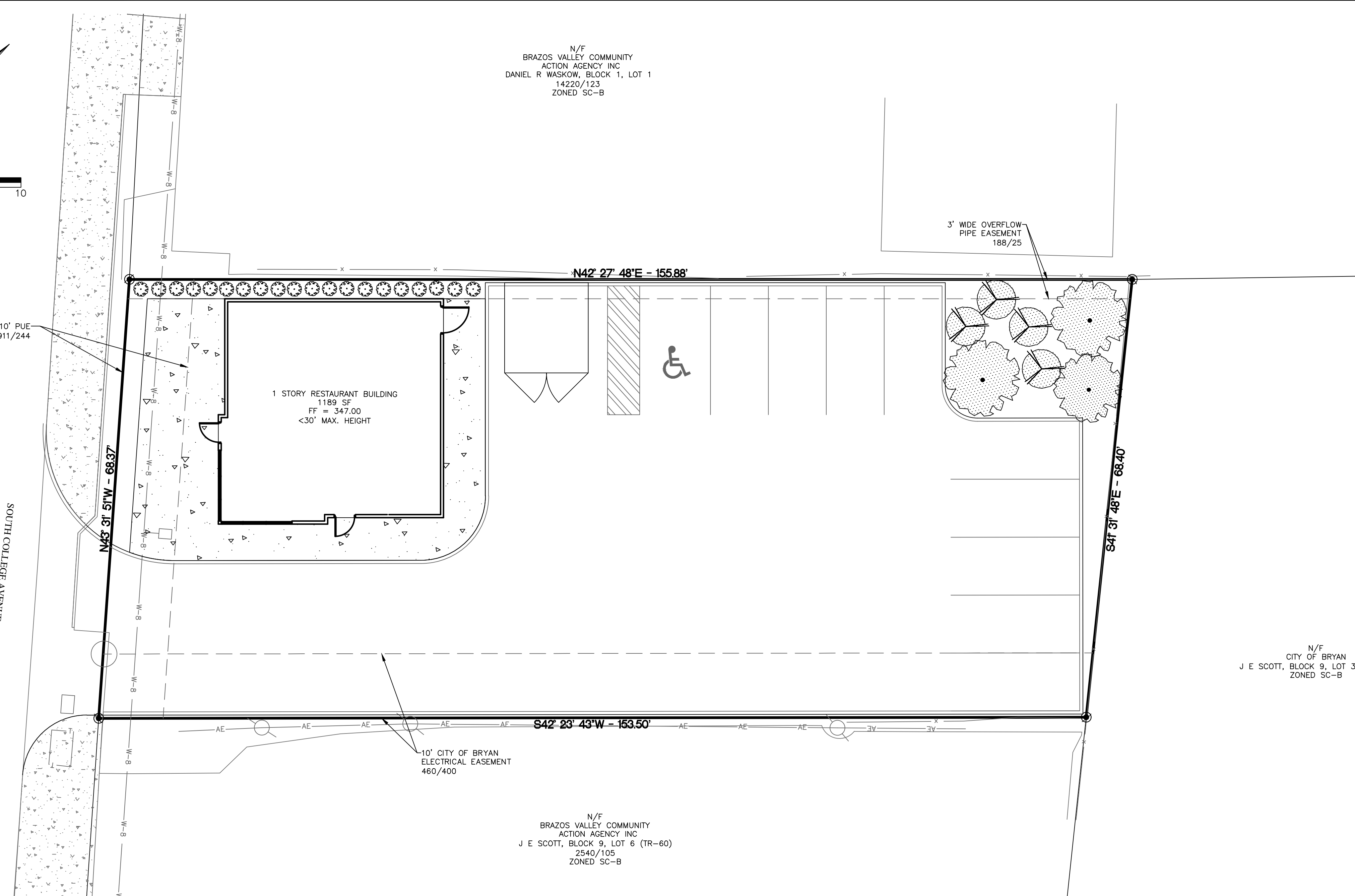
ENGINEER:
SCHULTZ ENGINEERING, LLC.
PO BOX 11995
COLLEGE STATION, TX 77842
(979)764-3900



		911 Southwest Pkwy E. College Station, Texas 77840 979-764-3900 TBPE FIRM NO. 12327		THIS DOCUMENT IS RELEASED FOR PRELIMINARY REVIEW ONLY. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.		THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW ONLY UNDER THE AUTHORITY OF DEVEN L. DOYEN P.E., LICENSE NO. 109835, ON JUNE 1, 2022. IT IS NOT TO BE USED FOR BIDDING OR CONSTRUCTION PURPOSES.		SOUTH COLLEGE RESTAURANT PALESTINE SUBDIVISION LOT 1, BLOCK 1 - BRYAN, TX		SITE PLAN		SCALE VERTICAL: N/A HORIZONTAL: 1"=10' PLOTING SCALE: 1:1 FILE NAME: 22-014		SHEET C1	
MARK	REVISION	BY	DATE	KERR	DLD	DLD	JPS	22-014	JUNE 2022						



N/F
BRAZOS VALLEY COMMUNITY
ACTION AGENCY INC
DANIEL R WASKOW, BLOCK 1, LOT 1
14220/123
ZONED SC-B



LANDSCAPE AREA CALCULATIONS					
PROJECT AREA					
DEVELOPED AREA (SF)	REQUIRED LANDSCAPING (15% OF DEVELOPED AREA)	MIN. TREE AREA (50% OF REQUIRED LANDSCAPING SF)	MIN. CANOPY TREE AREA (50% OF TREE AREA SF)		
10541	1,581	791	395		
LANDSCAPE AREA					
SYMBOL	SIZE	NAME & TYPE	QUANTITY	VALUE (SF)	TOTAL AREA (SF)
PROPOSED LANDSCAPE					
	8' MIN. HEIGHT >3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	2	350	700
	8' MIN. HEIGHT >1.5" TO 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	LIVE OAK (QUERCUS VIRGINIANA) CANOPY	1	200	200
	6' MIN. HEIGHT >1.5" TO 3" TRUNK DIA., MEASURED 12" FROM BASE, CONTAINER GROWN	CREPE MYRTLE (LAGERSTOEMIA INDICA) NON-CANOPY	4	150	600
	5 GAL.	SEA GREEN JUNIPERS/JUNIPER US & PETZERIANA (SEA GREEN)	20	10	200
CANOPY TREE AREA (SF):					900
TOTAL TREE AREA (SF):					1500
TOTAL LANDSCAPE AREA (SF):					1700
TOTAL LANDSCAPE AREA PROVIDED (SF):					1700
TOTAL LANDSCAPE AREA REQUIRED (SF):					1581

- GENERAL NOTES:**
- 100% COVERAGE OF GROUNDCOVER, DECORATIVE PAVING, DECORATIVE ROCK (NOT LOOSE), OR A PERENNIAL GRASS IS REQUIRED IN PARKING LOT ISLANDS, SWALES AND DRAINAGE AREAS, THE PARKING LOT SETBACK, RIGHTS-OF-WAY, AND ADJACENT PROPERTY DISTURBED DURING CONSTRUCTION.
 - ALL LANDSCAPING INSTALLED AROUND TRANSFORMER BOXES SHALL MAINTAIN 3' CLEARANCE FROM SIDES AND REAR AND 10' CLEARANCE FROM TRANSFORMER DOORS.
- IRRIGATION SYSTEM NOTES:**
- AN IRRIGATION SYSTEM TO SERVICE ALL NEW PLANTINGS WILL BE INSTALLED BY A CERTIFIED INSTALLER BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED.
 - IRRIGATION SYSTEM MUST BE PROTECTED BY EITHER A PRESSURE WAJAM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2394.
 - ALL BACK FLOW DEVICES MUST BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.

N/F
CITY OF BRYAN
J E SCOTT, BLOCK 9, LOT 3
ZONED SC-B

N/F
BRAZOS VALLEY COMMUNITY
ACTION AGENCY INC
J E SCOTT, BLOCK 9, LOT 6 (TR-60)
2540/105
ZONED SC-B

MARK	REVISION	BY	DATE

SCHULTZ Engineering, LLC
911 Southwest Pkwy E,
College Station, Texas 77840
979.764.3900
TBPE FIRM NO. 12327

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SURVEYED	DESIGNED	DRAWN	APPROVED	JOB NO.	DATE
KERR	DLD	DLD	JPS	22-014	JUNE 2022

THIS LANDSCAPE PLAN IS FOR PERMITTING ONLY AND IS NOT INTENDED FOR CONSTRUCTION

SOUTH COLLEGE RESTAURANT
PALESTINE SUBDIVISION
LOT 1, BLOCK 1 - BRYAN, TX

LANDSCAPE PLAN

SCALE
VERTICAL: N/A
HORIZONTAL: 1"=30'
PLOTING SCALE: 1:1
FILE NAME: 22-014

SHEET
L1