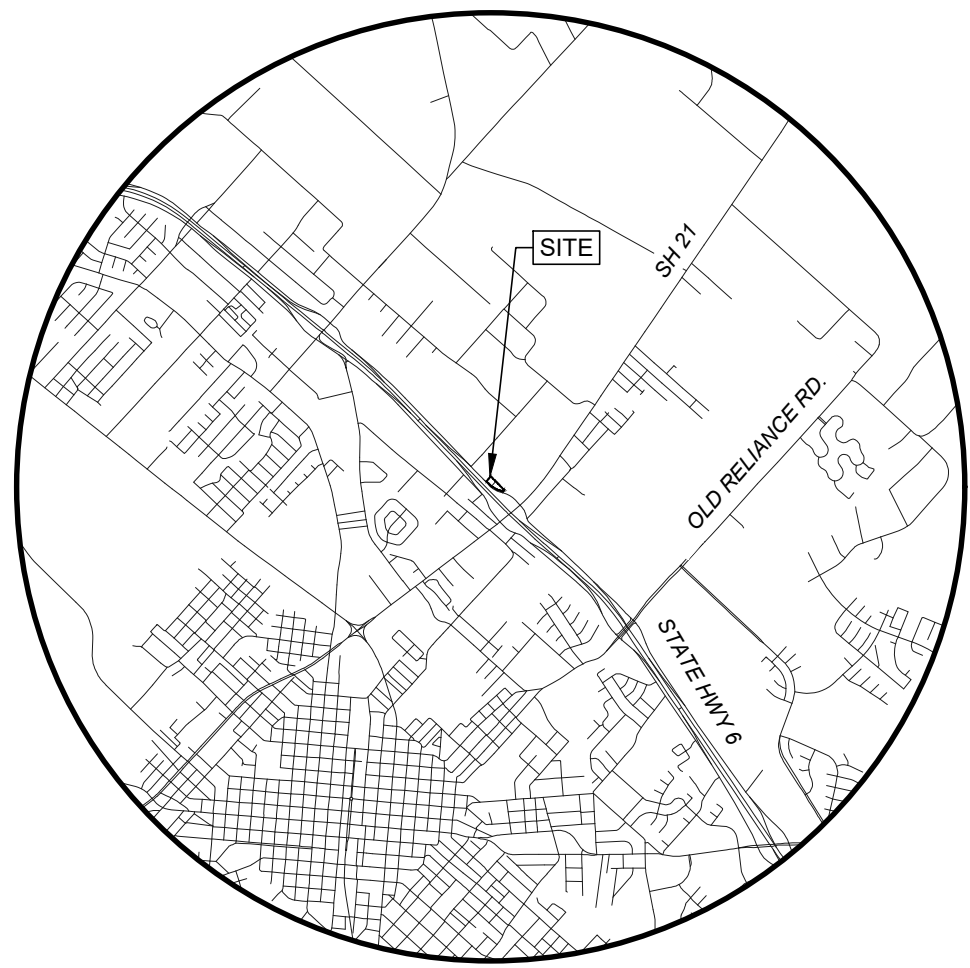


EXISTING LEGEND	
[Symbol]	ASPHALT PAVEMENT
[Symbol]	R.O.W./PROPERTY LINE
[Symbol]	EASEMENT LINE
[Symbol]	BUILDING SETBACK LINE
[Symbol]	ADJACENT PROPERTY LINE
[Symbol]	OVERHEAD ELECTRIC
[Symbol]	UNDERGROUND ELECTRIC
[Symbol]	WATERLINE
[Symbol]	UNDERGROUND PVC SEWER
[Symbol]	8\"/>

PROPOSED LEGEND	
[Symbol]	HEAVY DUTY P.V.M.T.
[Symbol]	LIGHT DUTY P.V.M.T.
[Symbol]	CONC. SIDEWALK P.V.M.T.
[Symbol]	PROPOSED CONTOUR
[Symbol]	UNDERGROUND ELECTRIC
[Symbol]	SDR 26 PVC SEWER
[Symbol]	8\"/>

- SITE PLAN NOTES:**
1. THE PROPERTY IS ZONED COMMERCIAL.
  2. PROPOSED USE & IMPROVEMENTS: (1) 3,488 SF OFFICE BUILDING AND (1) 16,000 SF SHOP BUILDING AND A PARKING LOT.
  3. THE PROPERTY LIES WITH AN AREA OF MINIMAL FLOODING DESIGNATED AS "ZONE X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUMBER 48041C0205F, DATED APRIL 2, 2014.
  4. **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, 71 SPACES PROVIDED  
 3 HANDICAP SPACES REQUIRED, 3 SPACES PROVIDED  
**ISLAND CALCULATIONS:**  
 71/15 = 4.73, FF = 852 SQ. FT., REQUIRED INTERIOR ISLAND LANDSCAPING  
 1,521 SQ. FT. INTERIOR LANDSCAPING PROVIDED
  5. WATER AND SEWER DEMANDS: WATER & SEWER DEMANDS BASED OFF OF OCCUPANCY RATE OF BRYAN COLLEGE STATION UNIFIED DESIGN GUIDELINES. SEE TABLE THIS SHEET.
  6. 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.
  7. 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.
  8. 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.
  9. 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.
  10. 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.
  11. 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.
  12. 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.
  13. THE PROPERTY IS ZONED COMMERCIAL - PER APPROVAL ORDINANCE NO. 2018-3988.



**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):  
 36 CREPE MYRTLES (NON-CANOPY TREE) - 150 POINTS EACH = 5,400 POINTS  
 18 LIVE OAK TREES (CANOPY TREES) - 200 POINTS EACH = 3,600 POINTS  
**TOTAL PROPOSED LANDSCAPING POINTS = 9,000 POINTS**

LANDSCAPING LEGEND						
SYMBOL	QUANTITY	SIZE	COMMON NAME	TYPE	POINTS EACH	TOTAL POINTS
[Symbol]	13	MIN. 2.1\"/>				

REVISIONS			
DATE	BY	REVISIONS	ISSUED
###	###	###	###
###	###	###	###
###	###	###	###
###	###	###	###

DRAWN BY: TJP  
 APP'D BY: MK  
 T.B.P.E.L.B. FIRM NO. F-413  
 T.B.A.E. FIRM NO. BR 301  
 T.B.P.E.L.B. FIRM NO. 13110000

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**AGLS**  
 ARCHITECTURE • ENGINEERING • INTERIORS  
 LANDSCAPE • SURVEYING

NOTE: THIS DOCUMENT IS RELEASED FOR THE REVIEW AND APPROVAL OF THE AUTHORITY OF THE CITY OF BRYAN, TEXAS. IT IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING OR ANY OTHER USE REQUIRING "FINAL SEALED" DOCUMENTS.

**Oscar & Sons Body Shop**  
 1622 N Earl Rudder Freeway, Bryan, TX  
 Site Plan

CONTRACT NO. 698111  
 SHEET NO.

