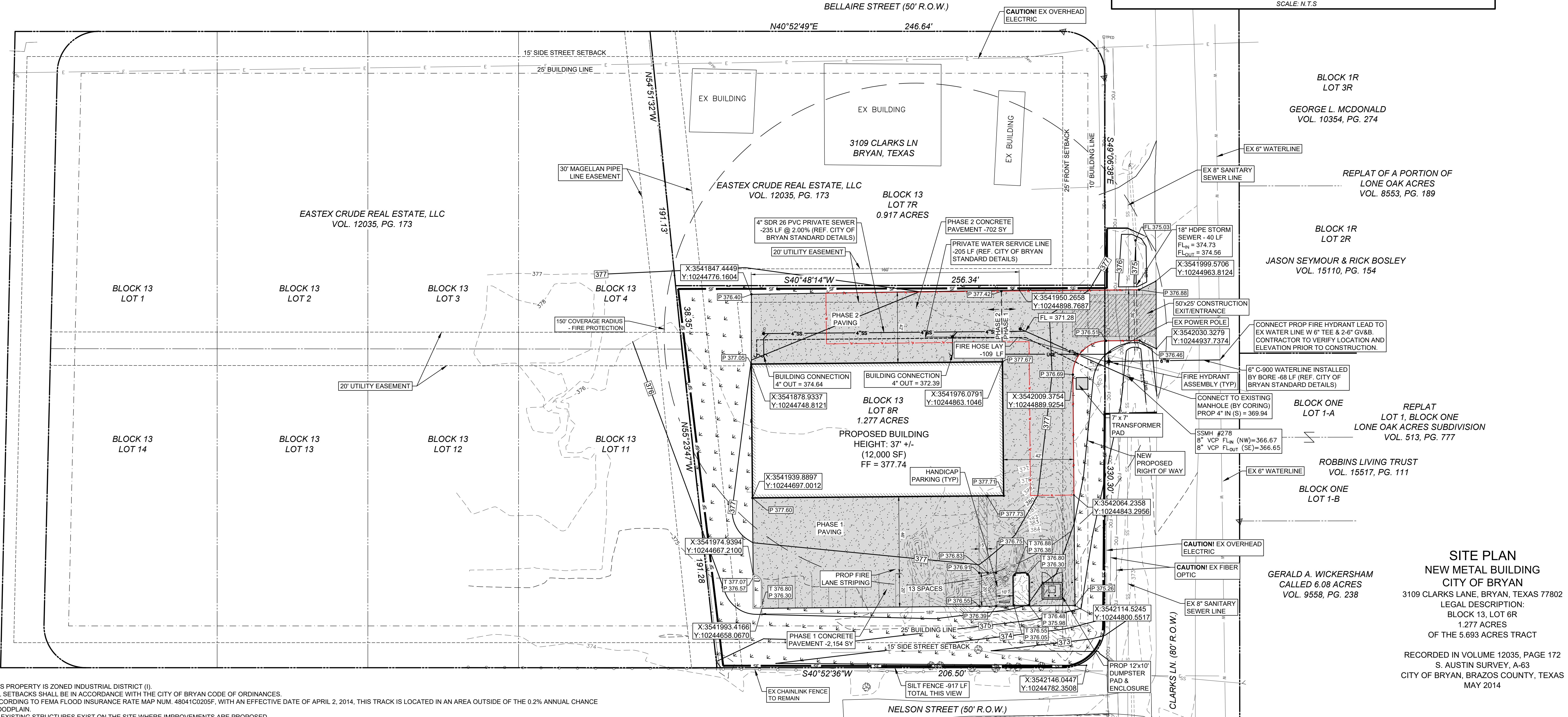
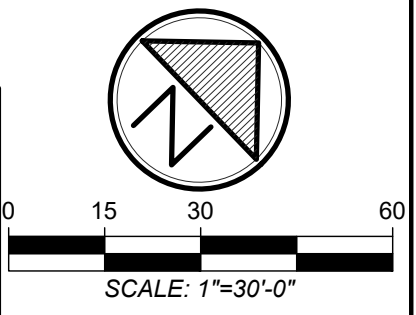
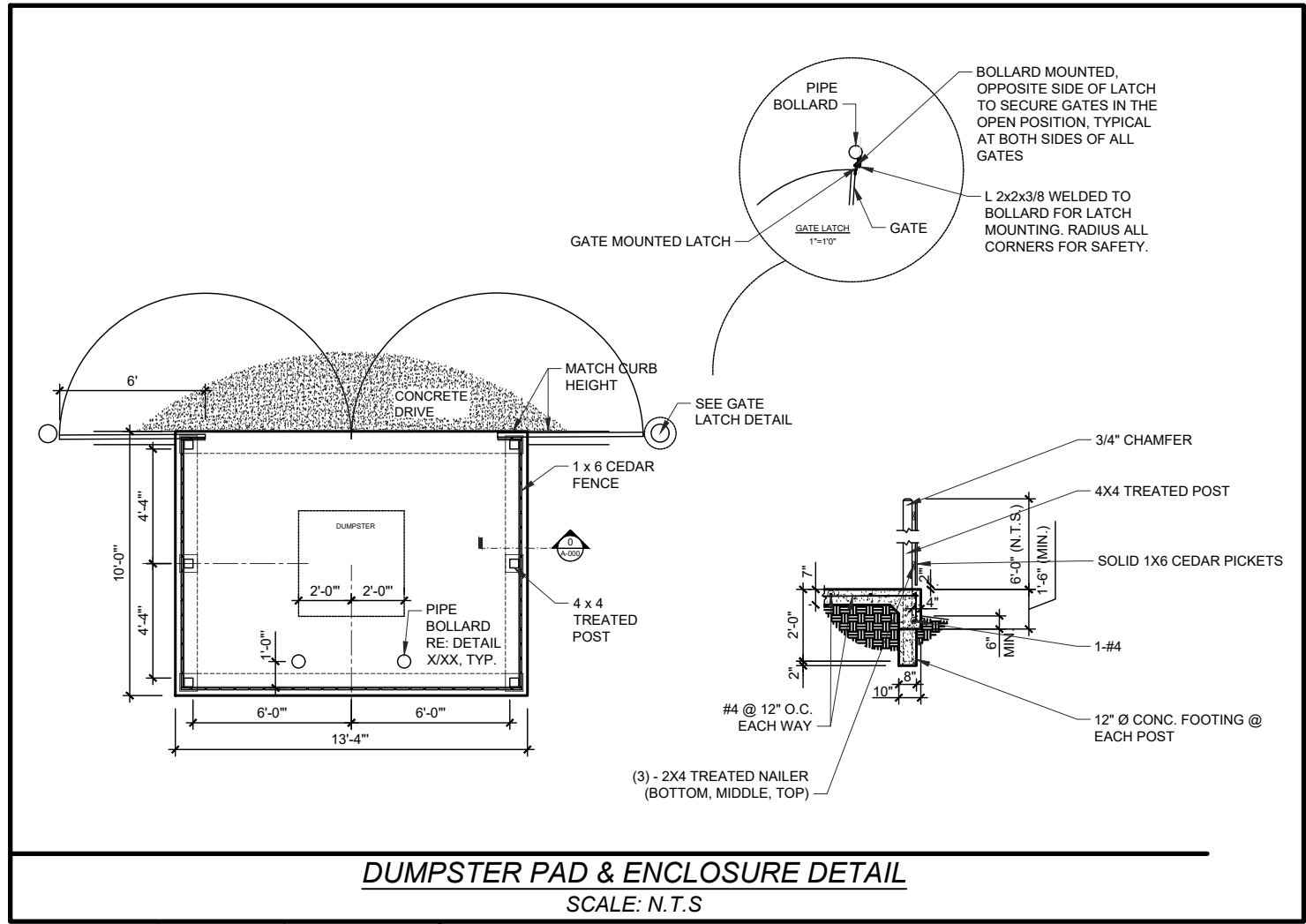
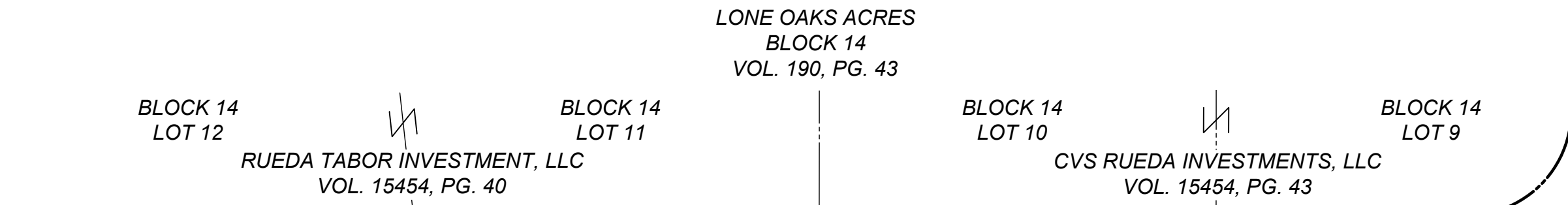
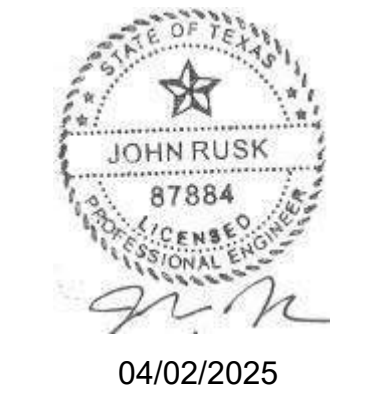
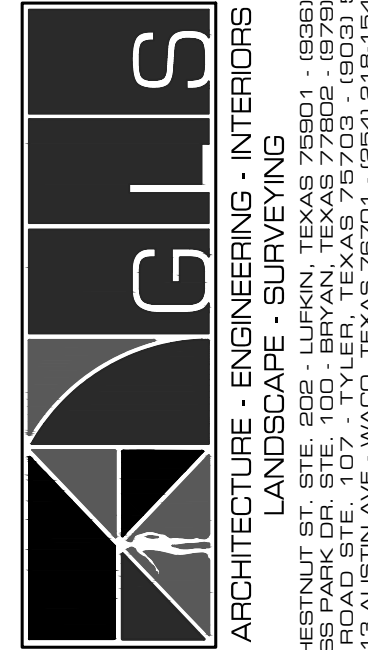


PARKING ANALYSIS		
BUILDING TYPE:	WAREHOUSE & VEHICLE MAINTENANCE	
BUILDING SQUARE FOOTAGE:	12,000 SF	
STANDARD PARKING SPACES REQ'D:	1 SPACE PER 900 SF = 14 SPACES	
HANDICAP PARKING SPACES REQ'D:	1 - 14 SPACES = 7% OF TOTAL	
PARKING ANALYSIS:		
<u>PARKING SPACE TYPE</u>	<u>REQ'D</u>	<u>PROV.</u>
STANDARD	13	13
HANDICAP (HC)	1	1
<u>TOTAL SPACES:</u>	<u>14</u>	<u>14</u>

NOTE: BASED ON THE BUILDING SQUARE FOOTAGE THIS SITE REQUIRES 14 TOTAL PARKING SPACES. WE HAVE PROVIDED 14 TOTAL AUTOMOBILE SPACES OF WHICH 1 IS AN ADA COMPLIANT SPACE.



- NOTES:
- THIS PROPERTY IS ZONED INDUSTRIAL DISTRICT (I).
 - ALL SETBACKS SHALL BE IN ACCORDANCE WITH THE CITY OF BRYAN CODE OF ORDINANCES.
 - ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NUM. 48041C0205F, WITH AN EFFECTIVE DATE OF APRIL 2, 2014, THIS TRACT IS LOCATED IN AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 - NO EXISTING STRUCTURES EXIST ON THE SITE WHERE IMPROVEMENTS ARE PROPOSED.
 - PROPOSED USE & IMPROVEMENTS: NEW ONE-STORY GENERAL FABRICATION SHOP (12,000 S.F.) AND A NEW PARKING LOT.
 - 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.
 - 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.
 - PAINT A CONTINUOUS 8" WIDE RED STRIPE ON THE DRIVEWAY SURFACE W/ PAINTED WHITE 4" TALL LETTERING "FIRE LANE - NO PARKING - TOW AWAY ZONE". TEXT SHALL BE PAINTED EVERY 15' FOR THE ENTIRE LENGTH OF THE FIRE LANE.
 - BEFORE ENCLOSURE CONSTRUCTION/MODIFICATION BEGINS CONTACT SOLID WASTE, AT (979)209-5900 FOR AN ON-SITE REVIEW.
 - IF ANY CHANGES ARE MADE TO THE ENCLOSURE PLAN DURING THE CONSTRUCTION PHASE PLEASE CONTACT SOLID WASTE TO REVIEW MODIFICATIONS.
 - DUMPSTER CONTAINMENT AREAS SHALL USE 8" CONCRETE, REINFORCED WITH #5 BARS AT 12" OCEW AND THE PAD SHALL EXTEND AN ADDITIONAL 10' IN FRONT OF THE CONTAINMENT AREA.
 - THE DUMPSTER CONTAINMENT AREA SHALL BE SURROUNDED ON THREE SIDES WITH A SCREEN CONSTRUCTED TO A HEIGHT OF SIX FEET.
 - AN ALL-WEATHER ACCESS ROUTE (I.E. PARKING LOTS, LOADING DOCKS, PRIVATE ROADS, ALLEYS, ETC.) CAPABLE OF SUPPORTING THE CONTAINER AND THE COLLECTION TRUCK MUST BE CONSTRUCTED AND WILL BE MAINTAINED AND REPAIRED AT THE BUSINESS OWNER'S EXPENSE.
 - THE PAD, SCREENING AND DOORS WILL BE CONSTRUCTED AND MAINTAINED AT THE PROPERTY OWNER'S EXPENSE.



New Metal Building
RW Clarks
Bryan, Texas
Site, Utility, & Grading Plan

JOB NUMBER
200151
SHEET NO.

C2.0