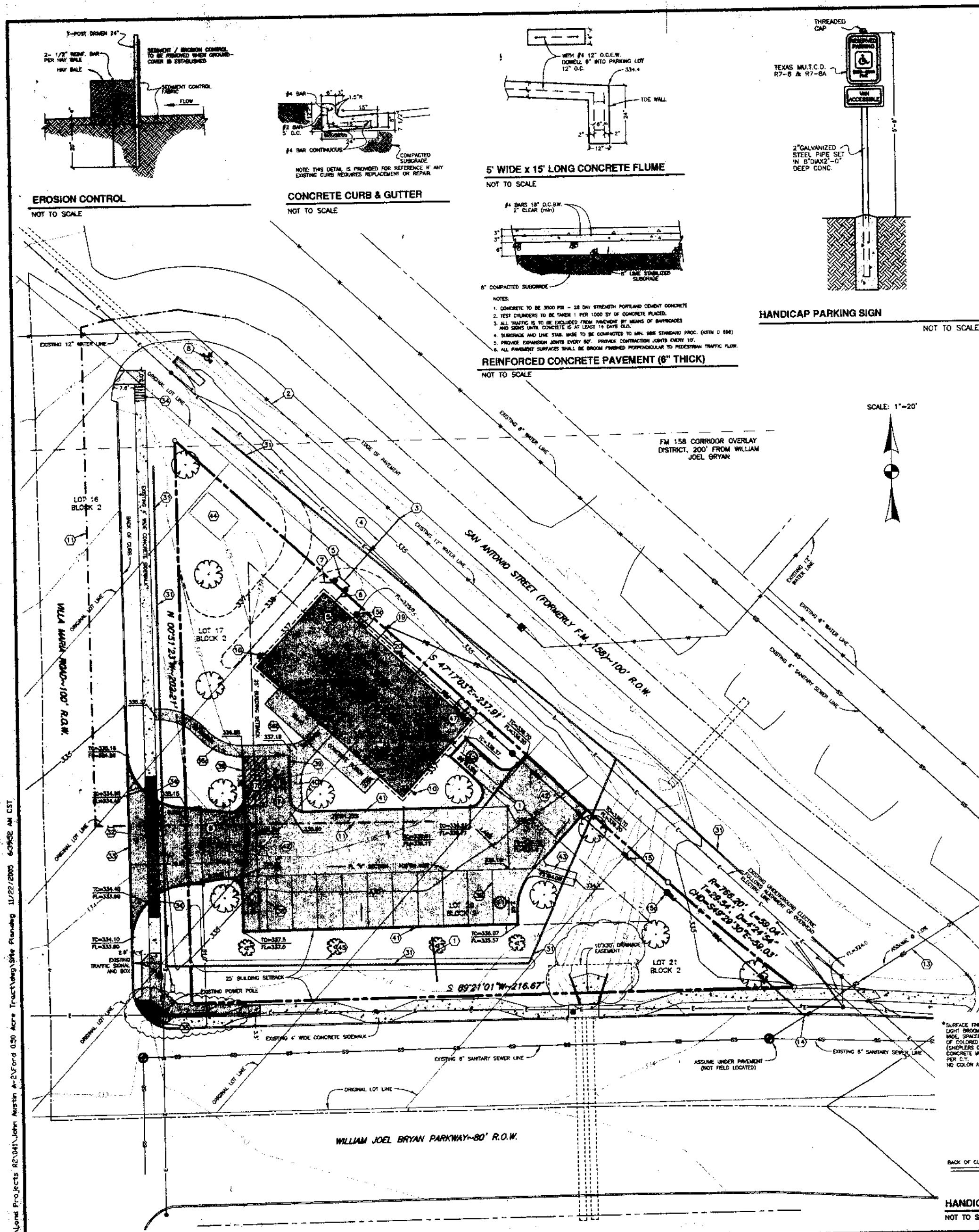


LANDSCAPE ANALYSIS

DEVELOPED AREA:
10,188 SQ. FT.

17% OF DEVELOPED AREA:
= 1,732 SQ. FT. REQUIRED

PROVIDED:
6 – 2" LIVE OAKS @ 225 SQ. FT. (EACH) = 1350
5 – 2" LIVE OAKS IN 5 END ISLANDS (NOT INCLUDED IN ANALYSIS)

4 – CRAPE MYRTLE @ 100 SQ. FT. (EACH) = 400
THEREFORE: 1750 > 1732 SQ. FT.

TWO HOSE BIB LOCATIONS HAVE BEEN PROVIDED.

IRRIGATION SYSTEM TO BE PROVIDED BY OTHERS.

PARKING ANALYSIS

PROPOSED IMPROVEMENTS:
2,520 sq. ft. OFFICE BUILDING

NEW REQUIRED PARKING:
9..... 1 SPACE PER 300 sq. ft. GENERAL OFFICE BUILDING
9........TOTAL

NEW PROVIDED PARKING:
12..... STRAIGHT IN PARKING
1...... HANDICAP PARKING
13........TOTAL

GENERAL NOTES

1. CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF EXISTING UTILITIES AND SERVICE LINES WITHIN THE PROJECT AREA, WHETHER SHOWN ON PLANS OR NOT AT LEAST 48 HRS. PRIOR TO ANY CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING FACILITIES.

2. ALL ITEMS TO BE REMOVED DURING CLEARING AND GRUBBING – REMOVE NOT ONLY THE ABOVE GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL. ALL EXCAVATED MATERIAL SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED BY OWNER. ALL DEBRIS MUST BE DISPOSED OF OFF SITE.

3. ALL FILL, SUBGRADE, AND BASE MATERIALS SHALL BE COMPACTED TO 98% STD. IN AREAS TO BE PAVED. ALL OTHER AREAS TO 95% STD. – TO EXCLUDE BUILDING.

4. ALL DISTANCES ARE MEASURED PARALLEL AND PERPENDICULAR TO PROPERTY LINES. DISTANCES AND RADII ARE CALLED TO BACK OF CURB.

5. ALL SITE WORK TO BE DONE IN CONFORMANCE WITH THE CITY OF BRYAN STANDARD SPECIFICATIONS FOR WATER & SEWER, STREETS & DRAINAGE.

6. ASSURE POSITIVE DRAINAGE FROM BUILDING TO STREET, DITCH FLOWS, AND PARKING LOT. ALL CONCRETE PAVEMENT SHALL HAVE POSITIVE DRAINAGE TO LOW POINT (EXCLUDING BIRD BATHS).

7. ALL CONCRETE CURBING & PAVING TO BE CONSTRUCTED WITH 3500 PSI – 28 DAY STRENGTH PORTLAND CEMENT CONCRETE.

8. PRIOR TO GRADING OPERATIONS, PAVEMENT CONTRACTOR IS TO STRIP THE FIRST 4" OF SOIL. CONTRACTOR SHALL PROOF ROLL THE ENTIRE SITE AND REMOVE ANY UNSTABLE MATERIAL ACC'D. TO TxD.O.T. SPECIFICATION ITEM # 216. SELECT FILL IS TO BE USED IN REPLACING OBJECTIONABLE MATERIAL.

9. "TxDOT STD. SPECS" OR "AS PER TxDOT ITEM ###" REFERS TO THE TEXAS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS AND BRIDGES. THIS DOCUMENT MAY BE OBTAINED THROUGH THE TEXAS DEPARTMENT OF TRANSPORTATION.

10. ALL SIGNAGE WILL NEED TO MEET THE REQUIREMENTS OF THE CITY OF BRYAN SIGN ORDINANCE.

11. THE OWNER WILL REQUEST A VARIANCE FROM THE STANDARD 15.0' REAR SETBACK TO A 4' SETBACK.

12. 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 OCCURENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.

13. BASED ON A CONVERSATION WITH KEVIN RUSSELL AND IN CONSIDERATION OF THE 100' R.O.W. ON SAN ANTONIO STREET, A 4' SETBACK IS PROVIDED.

14. THIS PROPERTY LIES WITHIN THE FM 158 CORRIDOR OVERLAY DISTRICT.

15. KEYNOTE 8, FIRE HYDRANT MUST BE INSTALLED PRIOR TO BUILDING PERMIT BEING ISSUED.

LEGEND

MANHOLE
SANITARY SEWER LINE
WATER METER
WATER LINE
WATER VALVE
FIRE HYDRANT
GAS METER
GAS LINE
TELEPHONE PEDESTAL
TELEPHONE LINE
POWER POLE
LIGHT POLE
UNDERGROUND ELECT. LINE
OVERHEAD ELECT. LINE
WOOD FENCE (& FENCE CORNER)
CHAIN LINK FENCE
WIRE FENCE
PROPOSED BUILDING
KEY NOTE
FLOW DIRECTION ARROW
PARKING SPACE NUMBER
EXISTING CONTOUR — 348
PROPOSED SANITARY SEWER LINE
PROPOSED WATER LINE
PROPOSED ELECTRIC LINE
PROPOSED TELEPHONE LINE

SITE SPECIFIC NOTES

1. TITLE APPEARS TO BE VESTED IN JIMMY D. FORD, and wife, LINDA FORD BY VIRTUE OF DEED RECORDED IN VOLUME 1204, PAGE 115 OF THE OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS, AND BEING PARTS OF LOTS 17, 18, 19, 20, & 21, BLOCK 2 OF WILSON HEIGHTS ADDITION, VOL. 38, PG. 308.

2. BEARINGS ARE GRID BASED ON NAD83 DATUM, TEXAS STATE PLANE CENTRAL ZONE.

3. BASIS OF ELEVATIONS THE CITY OF BRYAN G.P.S. MONUMENT No. 33 SET IN 1997 BY STRONG SURVEYING. CALLED ELEVATION: 339.05'

4. CURRENT ZONING IS C: COMMERCIAL

5. CURRENT USE – VACANT

6. PROPOSED USE & IMPROVEMENTS: 36'x70' OFFICE BUILDING.

7. THIS LOT IS NOT WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO's. 48041C0133C & 48041C0134C. EFFECTIVE DATE: JULY 2, 1992.

8. GROSS LOT ACREAGE IS 0.50 ACRES.

9. THE FOLLOWING BUILDING SETBACKS APPLY (ACCORDING TO SITE DEVELOPMENT REVIEW ORDINANCE NO. 1413):

FRONT: 25'
SIDE: 7.5'
SIDE (ARTERIAL) STREET: 25'
SIDE (COLLECTOR) STREET. 15'
REAR: 7.5'

10. THE BUILDINGS SHALL MEET THE STATE OF TEXAS ACCESSIBILITY STANDARDS AND THE 2000 INTERNATIONAL CODES, THAT INCLUDES THE ENERGY CONSERVATION CODE.

11. A DRAINAGE REPORT WILL BE PROVIDED, BUT NOT WITH THIS SUBMITTAL.

12. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, TELEPHONE, STORM SEWER, ETC.) SHOWN ARE TAKEN FROM BEST AVAILABLE RECORD INFORMATION BASED ON CONSTRUCTION UTILITY MAP DOCUMENTS OBTAINED BY KLING ENGINEERING AND SURVEYING FROM CITY & INDEPENDENT AGENCIES AND/OR ABOVE GROUND FIELD EVIDENCE. SHOWN POSITIONS MAY NOT REPRESENT AS-BUILT POSITIONS.

13. MATERIALS AND METHODS FOR PAVEMENT MARKINGS SHALL CONFORM TO ITEM 666 OF THE TxDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS, STREETS, AND BRIDGES, WITH THE FOLLOWING EXCEPTIONS:

1.) TYPE II MARKING MATERIALS NEED NOT BE PURCHASED FROM THE DEPARTMENT, AND

2.) GLASS BEADS MAY BE OMITTED. MARKING MATERIAL SHALL BE TYPE II PAINT-TYPE MATERIAL.

14. PARKING LOT CONCRETE SHALL MEET THE FOLLOWING SPECIFICATIONS:

a. CONCRETE TO BE 4000 PSI – 28 DAY STRENGTH PORTLAND CEMENT CONCRETE
b. TEST CYLINDERS TO BE TAKEN 1 PER 1000 SY OF CONCRETE PLACED.
c. ALL TRAFFIC IS TO BE EXCLUDED FROM PAVEMENT BY MEANS OF BARRICADES AND SIGNS UNTIL CONCRETE IS AT LEAST 14 DAYS OLD.
d. SUBGRADE AND LIME STAB. BASE TO BE COMPACTED TO MIN. 98% STANDARD PROC. (ASTM D 698).

15. EXPANSION JOINTS SHALL BE INSTALLED AT 50' SPACING BEGINNING AT SPACE 1 AND PROCEEDING EAST. THE EXPANSION JOINT SHALL CROSS THE FULL PAVEMENT WIDTH (43'). CONTRACTION JOINTS SHALL BE INSTALLED AT 10' SPACING PARALLEL TO EXPANSION JOINTS AND 1 CONTRACTION JOINT 20' FROM NORTH CURB LINE RUNNING THE ENTIRE LENGTH OF THE PARKING LOT. NO JOINT WILL BE ALLOWED IN THE "V" SECTION FLOWLINE.

16. CONTRACTOR IS TO INSURE NO CONSTRUCTION DEBRIS OR MUD IS TRACKED OR DISCARDED ONTO ANY PUBLIC STREETS OR LANDS AND IS RESPONSIBLE FOR CLEANUP AFTER EACH DAYS WORK. IF NECESSARY, INSTALL ROCK CONSTRUCTION ENTRANCE.

17. CONTRACTOR IS TO SOLID SOD ALL AREA BETWEEN PARKING LOT AND BUILDING (30' MAX. DIST. FROM BUILDING). CONTRACTOR IS TO HYDROMULCH REMAINING DISTURBED AREA WITH FOLLOWING SEED MIX:

SUMMER-HULLED COMMON BERMUDA GRASS, MIN. 85% PURE LIVE SEED @ 2 lbs. PER 1000 SF.

FERTILIZER: 3-1-2 RATIO FERTILIZER W/ SULFUR & TRACE ELEMENTS @ 8 lbs PER 1000 SF.

HYDROMULCH TO BE "EXCEL FIBERMULCH II W/ TACKIFIER – APPLICATION RATE OF 2500 LBS/ACRE GRASS SEED AND FERTILIZER INCORPORATED INTO SLURRY.

18. ALL LANDSCAPE PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.

19. OWNER TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM B.T.U..

20. DRAINAGE ANALYSIS: TREATING THE ON-SITE CHANNEL AS A DETENTION POND, A POND ANALYSIS WAS PERFORMED TO DETERMINE THE WATER SURFACE ELEVATION ON SITE. THE CONTRIBUTING AREA WAS FOUND TO 15.70 ACRES BASED ON CITY OF BRYAN CONTOURS. USING THIS CONTRIBUTING AREA, THE 100 YEAR WATER SURFACE ELEVATION AT THE UPSTREAM END OF THE CULVERT CROSSING WILLIAM J. BRYAN PARKWAY IS 333.76. THIS ANALYSIS ACCOUNTS FOR PROPOSED CONDITIONS.

KEY NOTES

DEMOLITION

(1) REMOVE BILLBOARD SIGN & POST – COMPACT HOLE TO 95% STANDARD.

WATER

(2) EXISTING 12" WATER LINE – ASSUME 5' BURY.
(3) 2" TAPPING SLEEVE SADDLE TO 12" LINE.
(4) INSTALL 30' OF 2" SERVICE LINE (C-909).
(5) BANK OF 2 METERS: IRRIGATION METER: 2" LINE TO 1" METER; DOMESTIC METER: 1" LINE TO 3/4" METER.
(6) INSTALL DOMESTIC WATER LINE TO BUILDING.
(7) CONNECT LAWN IRRIGATION SYSTEM TO IRRIGATION METER – PROVIDE VACUUM BREAK. IRRIGATION SYSTEM DESIGNED BY OTHERS.
(8) INSTALL 6" TAPPING SLEEVE & VALVE WITH STANDARD CITY OF BRYAN FIRE HYDRANT. CONTACT ENGINEERING @ 209-5030 48 HRS PRIOR TO INSTALLATION.
(9) INSTALL 2-30'x4" IRRIGATION SLEEVE; EXTEND 2' BEYOND CURB @ 2' BURY.
(10) INSTALL FROST PROOF HOSE BIB.
(11) VEHICLE LAY OF HOSE DISTANCE: 290'
(12)

SANITARY SEWER

(13) EXISTING 6" SANITARY SEWER LINE – EXACT HORIZONTAL & VERTICAL LOCATION UNKNOWN. POTHOLE 48 HOURS PRIOR TO MAKING 4" SERVICE TAP. NOTIFY ENGINEER AND CITY INSPECTION WHEN LINE IS LOCATED.
(14) 4" SERVICE TAP – ASSUMED FL: 324.0. REMOVE & REPLACE SIDEWALK AS REQUIRED.
(15) INSTALL 217' OF 4" PRIVATE SEWER LINE @ ~0.46%.
(5a) INSTALL 4" DOUBLE CLEAN OUT @ EVERY 75'.
(5b) INSTALL 4" DOUBLE CLEAN OUT @ 90° TO BUILDING. ASSUMED FL: 325.0.
(5c) INSTALL APPROX. 2' OF 4" SERVICE LINE TO BUILDING.
(16)
(17)

ELECTRIC

(18) CONTACT BTU FOR EXACT SERVICE ROUTE.
(19) AERIAL ROUTE TO BTU POLE MOUNTED TRANSFORMER.
(20) SERVICE DROP TO BUILDING MOUNTED METER LOCATION.
(21)
(22)

TELEPHONE – CONTACT VERIZON FOR EXACT SERVICE ROUTE, CONDUIT SIZE, AND BURY REQUIREMENTS

(23)
(24)
(25)

GAS – CONTACT ATMOS FOR EXACT SERVICE ROUTE, LINE SIZE, AND BURY REQUIREMENTS

(26)
(27)
(28)

COX COMMUNICATIONS – CONTACT COX @ 774-2506 FOR EXACT SERVICE ROUTE, CONDUIT SIZE, AND BURY REQUIREMENTS

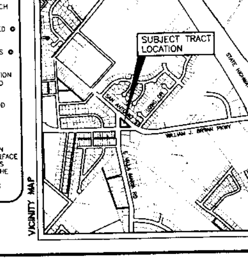
(29)
(30)

SITE

(31) INSTALL 700' OF SILT FENCE – SEE DETAIL. SEDIMENT MUST BE REMOVED PRIOR TO REACHING 1/2 HEIGHT OF THE DEVICE.
(32) REMOVE 36' OF EXISTING 4' WALK TO ACCOMMODATE NEW DRIVEWAY ENTRANCE ONTO VILLA MARIA.
(33) REMOVE 67' OF CURB & GUTTER TO ACCOMMODATE NEW DRIVEWAY ENTRANCE. SEE DETAIL.
** ITEMS 32 & 33 TO BE PERFORMED IN ACCORDANCE WITH TxDOT PERMIT/TRAFFIC CONTROL PLAN. **
(34) INSTALL ADA STRAIGHT CURB RAMP
(35) INSTALL ADA FLARED CORNER CURB RAMP, DEMO EXISTING ADA RAMP, SEE DETAIL.
(36a) INSTALL 35' OF 4' WIDE SIDEWALK @ 4.23%.
(36b) INSTALL 33' OF 4' WIDE SIDEWALK @ 2.0% TO BUILDING.
(37a) HANDICAP PARKING SPACE (VAN ACCESSIBLE WITH UNIVERSAL HANDICAP SYMBOL PAINTED IN SPACE TO INCLUDE POLE MOUNTED HANDICAP PARKING SIGN. SEE DETAIL.
(37b) HANDICAP LOADING ZONE – PAVEMENT MARKING ACCORDING TO TAS/ADA.
(38) 4" WIDE PARKING STRIPES (WHITE) 9'x20' TYPICAL.
(39) TRANSITION FROM FLUSH CURB CONDITION @ WALK TO STANDARD CURB @ END OF SPACE (20').
(40) 4' WIDE SIDEWALK – DOWELL TO CURB @ 18" O.C.
(41) STANDARD 6" CURB – SEE DETAIL.
(42) 5" CONCRETE PAVEMENT #4 BARS 12" O.C. EACH WAY. SEE SITE SPECIFIC NOTE #14.
(43) 5' WIDE x 15' LONG CONCRETE FLUME @ 4.0%. FL @ PARKING LOT: 335.0. FL @ HIGH BANK: 334.4. SEE DETAIL.
(44) 10'x15' AREA ASSIGNED FOR PORTABLE WASH OUT AREA FOR CONCRETE TRUCKS.
(45) 4' WIDE X 2.5' HIGH LANDSCAPE BERM. 140' LONG
(46) REPLACE 3 SECTIONS OF SUNKEN SIDEWALK HAVE TOTAL LENGTH OF 61' (28', 17', 16'). REMOVE EXISTING SIDEWALK AND UNSUITBALE MATERIAL, BRING TO GRADE, AND COMPACT TO 98% STANDARD DENSITY. DOWELL INTO EXISTING WALK WITH #4 BARS @ 12" O.C.

SOLID WASTE – WILL BE PROVIDED BY ONE 30 GAL. CONTAINER USING CURB SIDE PICK UP.

(47) 4'x8' CONCRETE PAD FOR (2) 30 GAL. CONTAINERS.



VICINITY MAP

KLING ENGINEERING AND SURVEYING
4101 TEXAS AVENUE
SUITE A
BRYAN, TEXAS 77802
TEL. (979) 846-6212
FAX (979) 846-8252

SITE PLAN

JIMMY D. FORD

BLOCK 2, WILSON HEIGHTS ADDITION - 0.50 ACRES

JOHN AUSTIN SURVEY, A-2

BRYAN, BRAZOS COUNTY, TEXAS

STATE OF TEXAS — B.J. KLING — 22 Nov 05

REVISIONS

DATE	DESCRIPTION
10/12/05	REVISIONS FOR CITY COMMENTS #1
11/22/05	REVISIONS FOR CITY COMMENTS #2

SCALE:	1"=20'
DRAWN BY:	BLB
APPROVED BY:	SMK
DATE:	05/31/05
FILE:	Site Plan

SHEET SP-1 OF 2

Received DEC 14 2005 Development & Engineering Services

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LG SP05-25 #4