WATER CONSUMPTION

DOMESTIC USE (GPM)	
MINIMUM	0
AVERAGE	0.6
MAXIMUM	2.0
IRRIGATION USE (GPM)	
MINIMUM	0
AVERAGE	1.0
MAXIMUM	2.0

SANITARY SEWER DEMAND

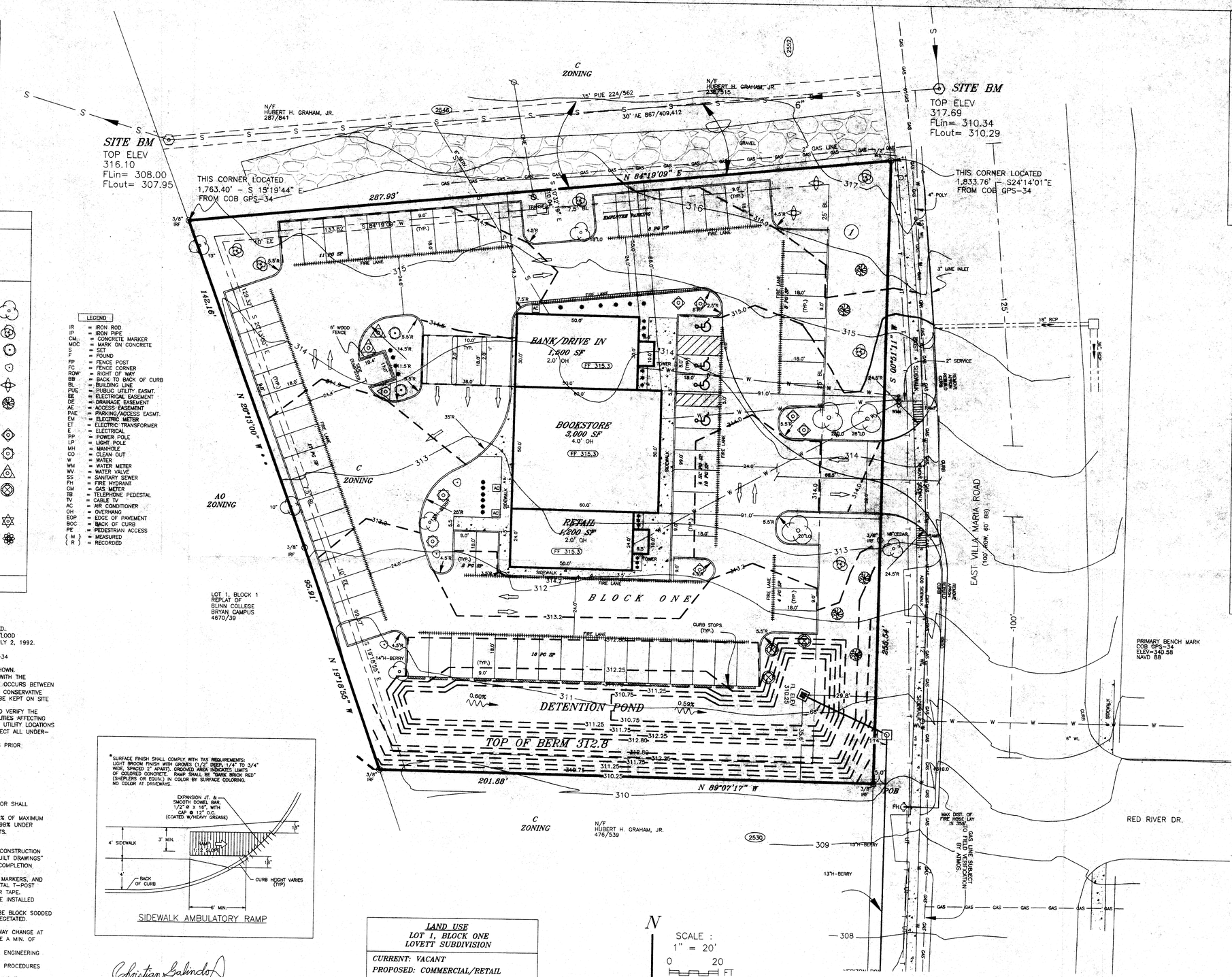
100% OF DOMESTIC WATER CONSUMPTION (GPD)	
MINIMUM	0
AVERAGE	800 GPD
MAXIMUM	2,400 GPD

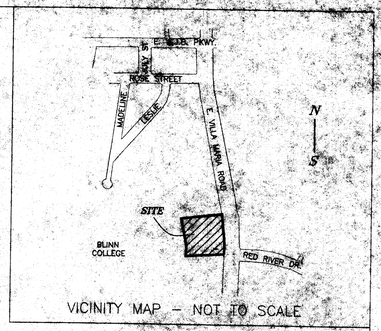
LANDSCAPING ANALYSIS

LANDSCAPING REQUIRED		
TOTAL LOT AREA		58,900 S.F.
LANDSCAPING (15% OF DEV. AREA)		8,835 S.F.
POINTS REQUIRED		8,835
LANDSCAPING PROVIDED		
EXISTING TREES (BARRICADED)		
CANOPY TREES > 10" CAL.,	7X250	1,750
NEW CANOPY TREES		
CEDAR ELM (1.5"–3") (ULUMS CASSIFOLIA)	6X200	1,200
BUR OAK (1.5"–3") (QUERCUS MACROCARPA)	2X200	400
AMERICAN PLANE TREE (1.5"–3") (PLATANUS OCCIDENTALIS)	3X200	600
GULF BLACK WILLOW (1.5"–3") (SALIX NIGRA)	2X200	400
PECAN (1.5"–3") (CARYA ILLINOENSIS)	5X200	1,000
NEW NON-CANOPY TREES		
RED BUD (1.5"–3") (CERCIS CANADENSIS)	5X150	750
MEXICAN PLUM (1.5"–3") (PRUNUS MEXICANA)	2X150	300
TEXAS BUCKEYE (1.5"–3") (AESCULUS ARGUTA)	3X150	450
SOUTHERN CRABAPPLE (1.5"–3") (PYRUS ANGUSTIFOLA)	3X150	450
2 GAL & SHRUBS		
LAREDO MAHONIA (MAHONIA TRIFOLIOLATA)	12X10	120
TEXAS SILVERLEAF (LEUCOPHYLLUM FRUTESCENS)	16X10	160
13,270 S.F. HYDROMULCHED GRASS		1,327
TOTAL POINTS PROVIDED		8,907

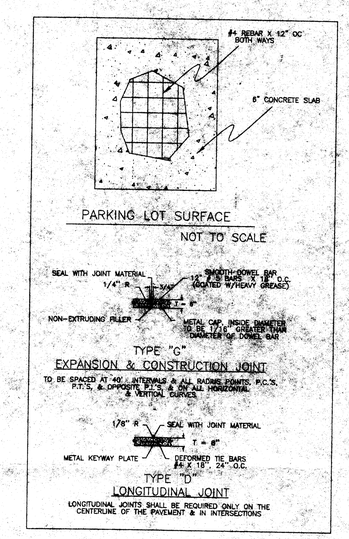
CONSTRUCTION NOTES:

1. ALL LINEAR DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED.
2. THIS PROPERTY DOES NOT LIE WITHIN AN IDENTIFIED 100-YR FLOOD PLAIN ACCORDING TO FEMA MAP No. 48041C 0134C, DATED JULY 2, 1992.
3. BEARING BASE IS CITY OF BRYAN GPS CONTROL.
4. PRIMARY SITE BENCHMARK IS CITY OF BRYAN MONUMENT, GPS–34 ELEV. 340.58, NAD 88.
   SITE BENCHMARKS ARE TOPS OF SAN. SEWER MANHOLES AS SHOWN.
5. ALL CONSTRUCTION MATERIALS AND METHODS SHALL CONFORM WITH THE 2004 UNIFIED TECHNICAL SPECS AND DETAILS. WHERE CONFLICT OCCURS BETWEEN PLANS AND THE B/CS UNIFIED SPECS AND DETAILS, THE MORE CONSERVATIVE SHALL PREVAIL. A COPY OF THESE UNIFIED STANDARDS SHALL BE KEPT ON SITE DURING CONSTRUCTION.
6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE EXACT DEPTH & LOCATION OF ALL EXISTING UNDERGROUND UTILITIES AFFECTING THIS PROJECT PRIOR TO COMMENCING ANY WORK. ALL EXISTING UTILITY LOCATIONS SHOWN HERE ARE APPROXIMATE. THE CONTRACTOR SHALL PROTECT ALL UNDER-GROUND UTILITIES AFFECTING THIS PROJECT.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES AT LEAST 2 DAYS PRIOR TO START OF CONSTRUCTION:
   WATER AND SEWER SERVICES – 209–5952
   BTU (ELECTRICAL SERVICES) – 821–5830
   ATMOS GAS – 775–1624
   VERIZON SOUTHWEST – 321–4303
   COX COMMUNICATIONS – 776–7766
   DIG TESS – 1–800–344–3977
   IF ANY OF THE ABOVE NUMBERS HAVE CHANGED THE CONTRACTOR SHALL OBTAIN THE CORRECT ONES.
8. BACKFILL MATERIAL SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY AS DETERMINED BY ASTM D 698 IN OPEN AREAS AND 98% UNDER PAVEMENT AND STRUCTURES. ALL BACKFILL SHALL BE IN 6" LIFTS.
9. THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING BRACING, ETC. WHERE TRENCH DEPTH EXCEEDS 5 FEET.
11. THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ANY CONSTRUCTION CHANGES IN ORDER TO FACILITATE THE PREPARATION OF "AS-BUILT DRAWINGS" WHICH SHALL BE SUBMITTED TO THE CITY WITHIN 30 DAYS OF COMPLETION OF CONSTRUCTION.
12. WATER SERVICES SHALL BE IDENTIFIED BY BLUE METAL T-POST MARKERS, AND SANITARY SEWER SERVICE SHALL BE IDENTIFIED BY A GREEN METAL T-POST MARKER. ALL PVC PIPE SHALL BE TOPPED BY METAL DETECTOR TAPE.
14. ALL SANITARY SEWER SERVICE LINES UNDER PAVEMENT SHALL BE INSTALLED AT A MINIMUM OF 1.00% GRADE.
15. THE DETENTION POND SIDE SLOPES AND TOP OF BERM SHALL BE BLOCK SODDED AND THE DETENTION FACILITY SHOULD BE A MINIMUM OF 80% VEGETATED. MAXIMUM SLOPE FOR POND BERM SHALL BE 4 TO 1.
    IN ALL CASES WHERE RIP RAP IS USED, THE QUANTITY NOTED MAY CHANGE AT THE TIME OF CONSTRUCTION. RUBBLE RIP-RAP PIECES SHALL BE A MIN. OF 20–LB EACH.
16. CONTRACTOR SHALL BE RESPONSIBLE TO SECURE GEOTECHNICAL ENGINEERING SERVICES IF NEEDED.
17. THE CONTRACTOR SHALL COORDINATE ALL PROPOSED WORK AND PROCEDURES WITH THE CITY OF BRYAN.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION LAYOUT AND SURVEYING SERVICES.
19. DETENTION POND WILL BE PRIVATELY MAINTAINED.
20. 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.
21. LANDSCAPE IRRIGATION SHALL BE BY SPRINKLER. DESIGN BY OTHERS.
22. THERE SHALL BE THREE 3/4" WATER METERS FOR DOMESTIC USE AND ONE FOR IRRIGATION.
23. ALL SIDEWALKS AND RAMPS SHALL MEET TEXAS ACCESSIBILTY STANDARDS.
24. ALL EXISTING UTILITY TAPS FOR ABANDONDED HOMES WILL BE PLUGGED.
25. BUILDING LINES BY CURRENT CITY OF BRYAN ORDINANCE FOR ZONING DISTRICT.
24. STORM DRAIN ALIGNMENT WILL BE SUBJECT TO REVIEW UPON VERIFICATION OF LOCATION OF ATMOS 4" GAS LINE.





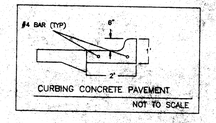
VICINITY MAP – NOT TO SCALE



PARKING LOT SURFACE
NOT TO SCALE

TYPE "G"
EXPANSION & CONSTRUCTION JOINT
TO BE SPACED AT 40'± INTERVALS & ALL RADIUS POINTS, P.C.'S, P.T.'S, & OPPOSITE P.T.'S & AT ALL HORIZONTAL & VERTICAL CURVES.

TYPE "D"
LONGITUDINAL JOINT
LONGITUDINAL JOINTS SHALL BE REQUIRED ONLY ON THE CENTERLINE OF THE PAVEMENT & IN INTERSECTIONS.



CURBING CONCRETE PAVEMENT
NOT TO SCALE

LEGEND	
IR	= IRON ROD
IP	= IRON PIPE
CM	= CONCRETE MARKER
MOC	= MARK ON CONCRETE
S	= SET
F	= FOUND
FP	= FENCE POST
FC	= FENCE CORNER
ROW	= RIGHT OF WAY
BB	= BACK TO BACK OF CURB
BL	= BUILDING LINE
PUE	= PUBLIC UTILITY EASMT.
EE	= ELECTRICAL EASEMENT
DE	= DRAINAGE EASEMENT
AE	= ACCESS EASEMENT
PAE	= PARKING/ACCESS EASMT.
EM	= ELECTRIC METER
ET	= ELECTRIC TRANSFORMER
E	= ELECTRICAL
PP	= POWER POLE
LP	= LIGHT POLE
MH	= MANHOLE
CO	= CLEAN OUT
W	= WATER
WM	= WATER METER
WV	= WATER VALVE
SS	= SANITARY SEWER
FH	= FIRE HYDRANT
GM	= GAS METER
TB	= TELEPHONE PEDESTAL
TV	= CABLE TV
AC	= AIR CONDITIONER
OH	= OVERHANG
EOP	= EDGE OF PAVEMENT
BOC	= BACK OF CURB
PE	= PEDESTRIAN ACCESS
(M)	= MEASURED
(R)	= RECORDED

SIDEWALK AMBULATORY RAMP

LAND USE
LOT 1, BLOCK ONE
LOVETT SUBDIVISION
CURRENT: VACANT
PROPOSED: COMMERCIAL/RETAIL

N — S

SCALE : 1" = 20'
0 20 FT

PARKING ANALYSIS

BOOKSTORE	3,000 S.F.
RETAIL	1,200 S.F.
BANK	1,500 S.F.

TOTAL SPACES REQUIRED:

$$\frac{4,200}{200} + \frac{1,500}{300} = 26$$

SPACES PROVIDED: 82
(4 HANDICAP OF WHICH TWO ARE VAN ACCESSIBLE)

Received
JAN 04 2006
Development & Engineering Services

Christian Galindo

STATE OF TEXAS — CHRISTIAN A. GALINDO — 53425 — REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS — REGISTERED — CHRISTIAN ANZE GALINDO — 4473 — PROFESSIONAL LAND SURVEYOR

SITE PLAN
LOUPOT'S VILLA MARIA
1.3526 ACRES

GALINDO ENGINEERS AND PLANNERS, INC.
3833 SOUTH TEXAS AVE., SUITE 213 BRYAN, TEXAS 77802 979–846–8868

OWNER/DEVELOPER:	*2536 EAST VILLA MARIA ROAD*	DATE: OCTOBER 14, 2005	PROJECT
LOUPOT'S	*LOUPOT'S BANK & BOOKSTORE*	DESIGNED BY: JTM	*18–05*
C/O GEORGE LOVETT	*LOT 1, BLOCK ONE*	APPROVED BY: CG	
P.O. BOX 386	*LOVETT SUBDIVISION*	REVISIONS: JANUARY 3, 2006	SHEET
STRAWN, TX 76475	*VOL. 6428, PG. 85*		*1 of 3*
VOICE: 940–452–1758	*BRYAN, BRAZOS COUNTY, TEXAS*		
FAX: 254–672–9302			

SPOS-47 #2