Received
MAR 10 2006
Development & Engineering Services

GENERAL NOTES PHASE II

1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT & PROPER DISPOSAL OF ALL LIQUID & 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.

2) THIS SITE WILL HAVE ONLY " NORMAL DOMESTIC WASTEWATER"

3) TOTAL END ISLAND SF. FT. = 1,537 S. F. / 6 ISLANDS= 256 SQ. FT. EA.

4) SIDEWALK AND AMBULATORY RAMPS TO BE BUILT IN ACORDANCE WITH "CITY OF BRYAN STANDERD SIDEWALK DETAILS" REF. CITY OF BRYAN SHT. SW1 DETS. SW1-02 & SW1-00.

GENERAL NOTES FOR LUBE CENTER

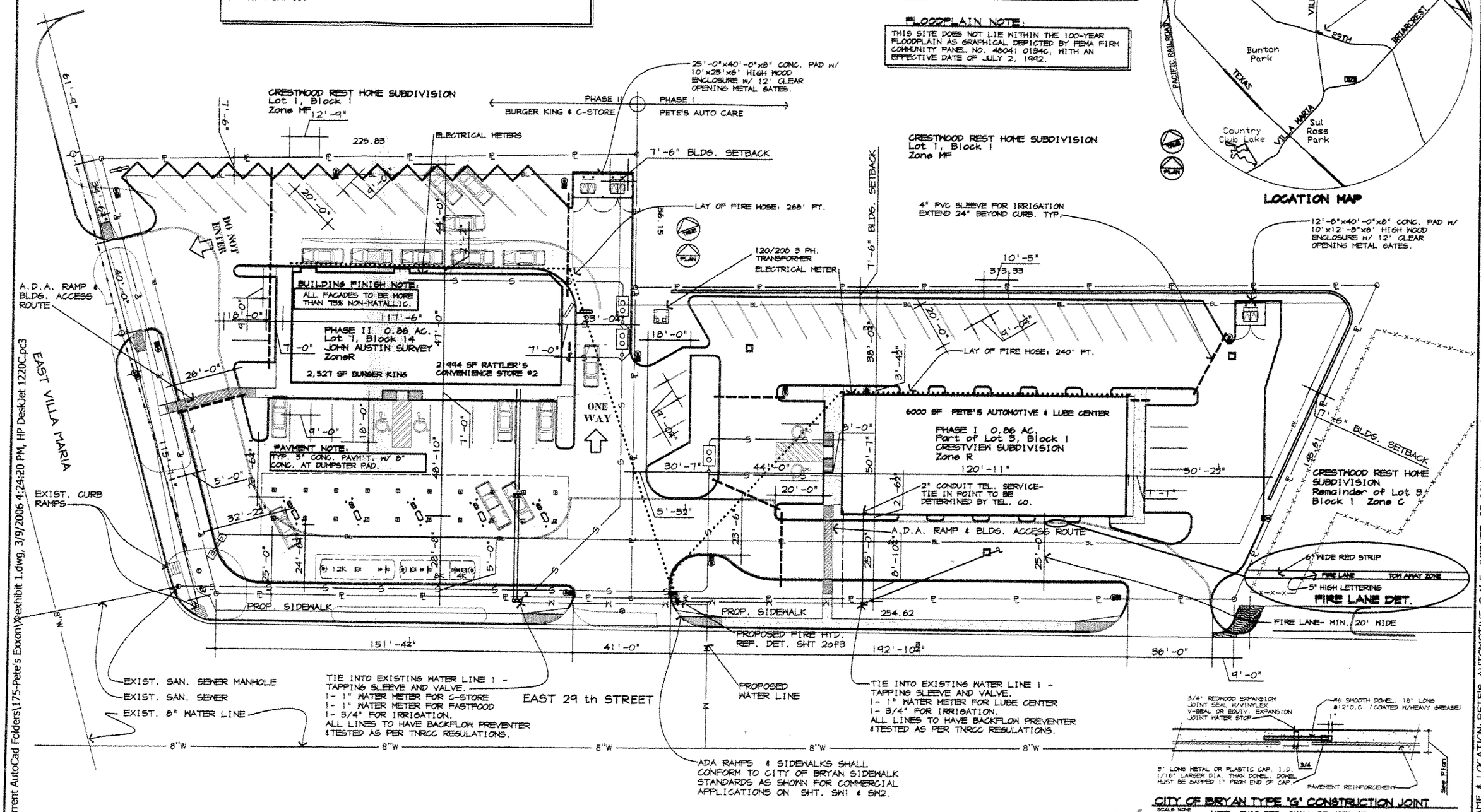
1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTAINMENT & PROPER DISPOSAL OF ALL LIQUID & SOLID WASTE ASSOCIATED WITH THIS PROJECT. THE CONTRACTOR SHALL USE ALL MEANS NECESSARY TO PREVENT THE OCCURRENCE OF WIND BLOWN LITTER FROM THE PROJECT SITE.

2) THIS SITE WILL HAVE ONLY " NORMAL DOMESTIC WASTEWATER"

3) THIS SITE SHALL HAVE THREE (3) TANKS.
   1- 200 GAL. WASTE OIL IN BASEMENT
   1- 200 GAL. ANTIFREEZE IN BASEMENT
   1- 55 GAL. DRUM FOR OIL FILTERS LOCATED INSIDE THE SHOP AREA AT FLOOR LEVEL.

FLOODPLAIN NOTE:

THIS SITE DOES NOT LIE WITHIN THE 100-YEAR FLOODPLAIN AS GRAPHICAL DEPICTED BY FEMA FIRM COMMUNITY PANEL NO. 48041 0134C, WITH AN EFFECTIVE DATE OF JULY 2, 1992.



SITE PLAN

SP06-01 #4

Premier • Designs
2402 Broadmoor Dr. Bryan, TX
979-776-2212

NAME & LOCATION: PETE'S AUTOMOTIVE @ N.E. CORNER OF 29th STREET & VILLA MARIA.
BLOCK & ZONE: LOT-3, BLOCK-1, CRESTVIEW SUBDIVISION, ZONED "R" AND LOT 7, BLOCK 14, JOHN AUSTIN SURVEY.
OWNER: PETE KOUNTAKIS, COLLEGE STATION, TX. 979 774 1192
PLANNER: PREMIER DESIGNS 2402 BROADMOOR, BLDG. D-2, SUITE 101, BRYAN TX. 77802 979 776 2212. SUBMITTED: MARCH 10, 2006

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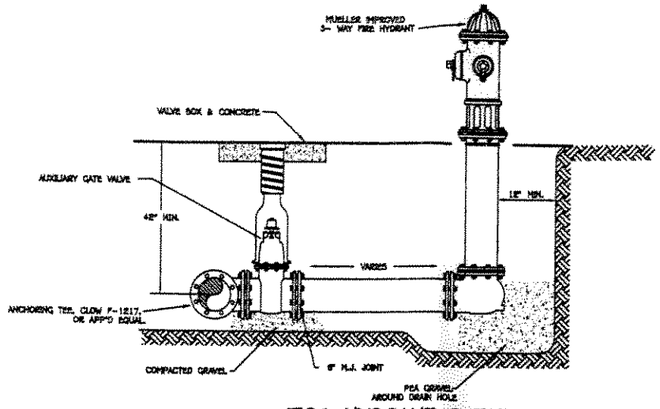


FIRE HYDRANT DETAIL

SCALE: NONE

LANDSCAPE REQUIREMENTS

MIN. LANDSCAPE = 11,677 POINTS
LANDSCAPE AREA =15% OF DEVELOPED AREA (77,849 S.F.).= 11,677 POINTS
MIN. NO. OF TREES @ 50% OF (11,677) POINTS = 5,882 PTS.

PROPOSED LANDSCAPE

12 - MIN.6' HIGH x 3.1" CAL.(CANOPY) TREES @350 POINTS=	4,200 POINTS
19 MIN.6'HIGH x 1.5" CAL.(NON CANOPY) TREES @150 POINTS=	2,850 POINTS
TOTAL POINTS IN TREES	7,200 POINTS
12,901 S.F. OF SODDED AREA x 1/10= 1,290 PTS.	1,290 POINTS
343 FIVE GAL. SHRUBS MIN.36" HIGH OR AS NOTED @ 10 POINTS=	3,400 POINTS
	11,740 POINTS

LANDSCAPE LEGEND

PROPOSED WATER OAK

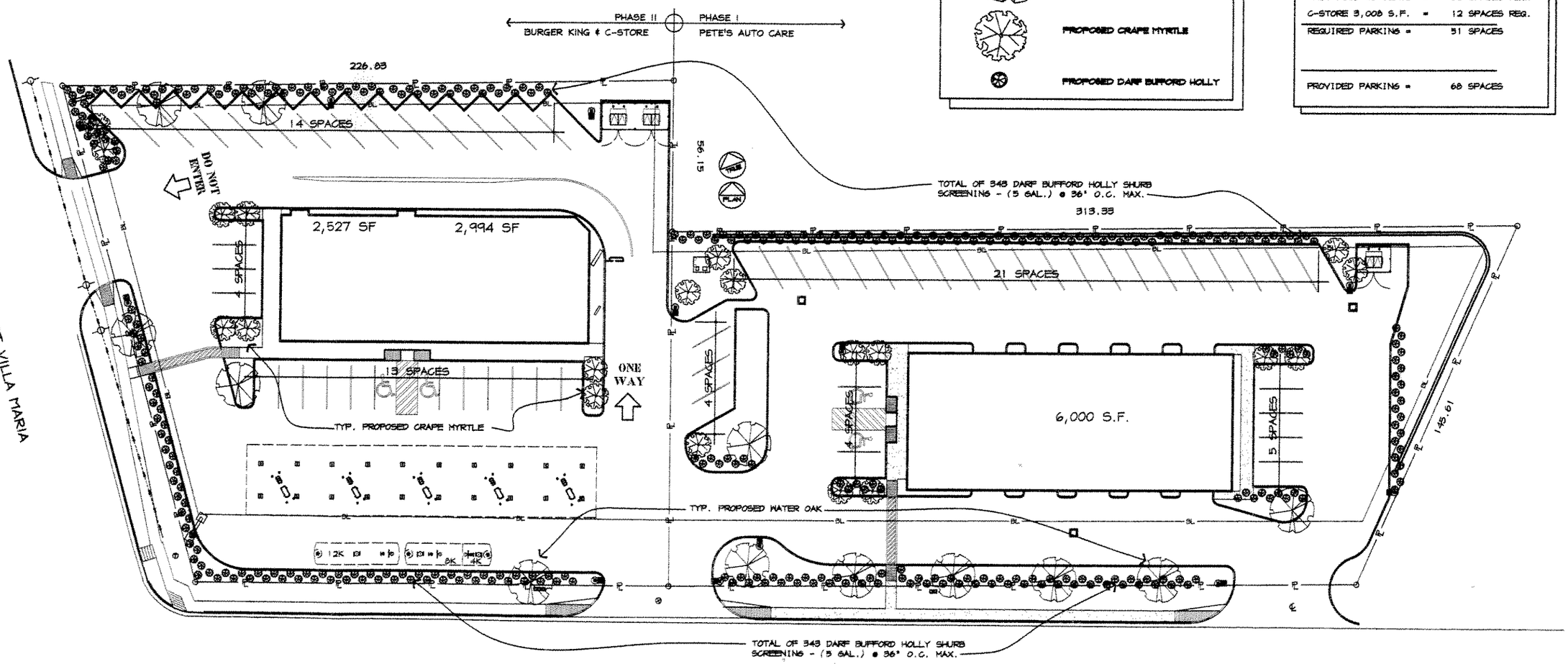
PROPOSED CRAPE MYRTLE

PROPOSED DARF BUFFORD HOLLY

PARKING REQUIREMENTS

AUTO REPAIR, GARAGE OR SHOP = 1/200 GFA.
FAST FOOD = 8+ 1/50 SEATS.
C- STORE = 1/250 GFA

LUBE CENTER 6,000 S.F. 1/200 S.F. of 6,000 =		9 SPACES REQ.
FAST FOOD 45 SEATS	=	30 SPACES REQ.
C-STORE 3,008 S.F.	=	12 SPACES REQ.
REQUIRED PARKING =		51 SPACES
PROVIDED PARKING =		68 SPACES



LANDSCAPE PLAN

SCALE: 1"=40'

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TEXAS STORM WATER POLLUTION PREVENTION PLAN

THIS PROJECT IS SUBJECT TO ENVIRONMENTAL PROTECTION AGENCY (EPA) TEXAS POLLUTION DISCHARGE ELIMINATION SYSTEM (TPDES) CONSTRUCTION STORM WATER DISCHARGE REGULATIONS AND REQUIREMENTS. THE CONTRACTOR WILL BE REQUIRED TO EXECUTE A NOTICE OF INTENT AND IMPLEMENT THE POLLUTION PREVENTION PLAN INCLUDED IN THE CONTRACT DOCUMENTS AND COMPLY WITH ALL REPORTING AND INSPECTION REQUIREMENTS SET FORTH IN THE TPDES REGULATION.

CONSTRUCTION NOTES:

1. MIN. 2 INCH BY 2 INCH THICK WOODEN STAKES TO BE SET AT MAX SPACING OF 3 FEET AND EMBEDDED A MIN OF 18 INCHES IN SOIL. IF PRE ASSEMBLED FENCE WITH SUPPORT NETTING IS USED, SPACING OF POST MAY BE INCREASED TO 8 FEET MAX.

2. ATTACH FILTER FABRIC TO WOODEN STAKES. FILTER FABRIC FENCE SHALL HAVE A MIN HEIGHT OF 18 INCHES AND MAX HEIGHT OF 36 INCHES ABOVE NATURAL GROUND.

3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHOULD BE OVERLAPPED 6 INCHES AT THE POSTS, AND FOLDED.

LEGEND

SILT FENCE

EROSION CONTROL NOTES

1. THE SITE SUPERINTENDENT, OR HIS REPRESENTATIVE, SHALL MAKE A VISUAL INSPECTION OF ALL SILTATION CONTROLS AND NEWLY STABILIZED AREAS ON A DAILY BASIS; ESPECIALLY AFTER A RAINFALL TO INSURE THAT ALL CONTROLS ARE MAINTAINED AND PROPERLY FUNCTIONING. ANY DAMAGED CONTROLS SHALL BE REPAIRED PRIOR TO THE END OF THE WORK DAY, INCLUDING RE-SEEDING AND MULCHING OR RE-SODDING IF NECESSARY.

2. ALL SEDIMENT TRAPPING DEVICES SHALL BE INSTALLED AS SOON AS PRACTICAL AFTER THE AREA HAS BEEN DISTURBED. ALL SEDIMENT TRAPPING DEVICES SHALL BE CLEANED WHEN THE SEDIMENT LEVEL REACHES 25% CAPACITY. SEDIMENT SHALL BE DISPOSED OF BY SPREADING ON SITE OR HAULING AWAY IF NOT SUITABLE FOR FILL.

3. SEDIMENT FENCE, HAY BALE BARRIERS, OR OTHER SEDIMENT TRAPPING DEVICES SHALL CONTROL ALL STORM WATER LEAVING THE SITE. ALL FILL OR CUT AREAS SHALL BE HYDRO-MULCHED OR SODDED.

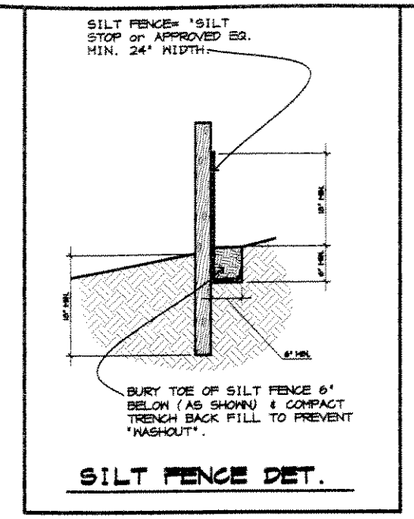
4. SILTATION CONTROL, (BY USE OF SAND BAGS), WILL BE PROVIDED AT ALL STORM DRAIN INLETS ONCE THEY ARE ABLE TO CONVEY WATER. THE SILTATION CONTROL WILL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED AND BEFORE THE ROAD IS OPEN TO THE PUBLIC.

5. THE CONTRACTOR IS RESPONSIBLE FOR FILING A NOTICE OF INTENT (NOI) WITH THE APPROPRIATE STATE AGENCY IN ORDER TO COMPLY WITH EPA REGULATIONS. SAID NOI MUST BE FILED TWO DAYS BEFORE CONSTRUCTION BEGINS.

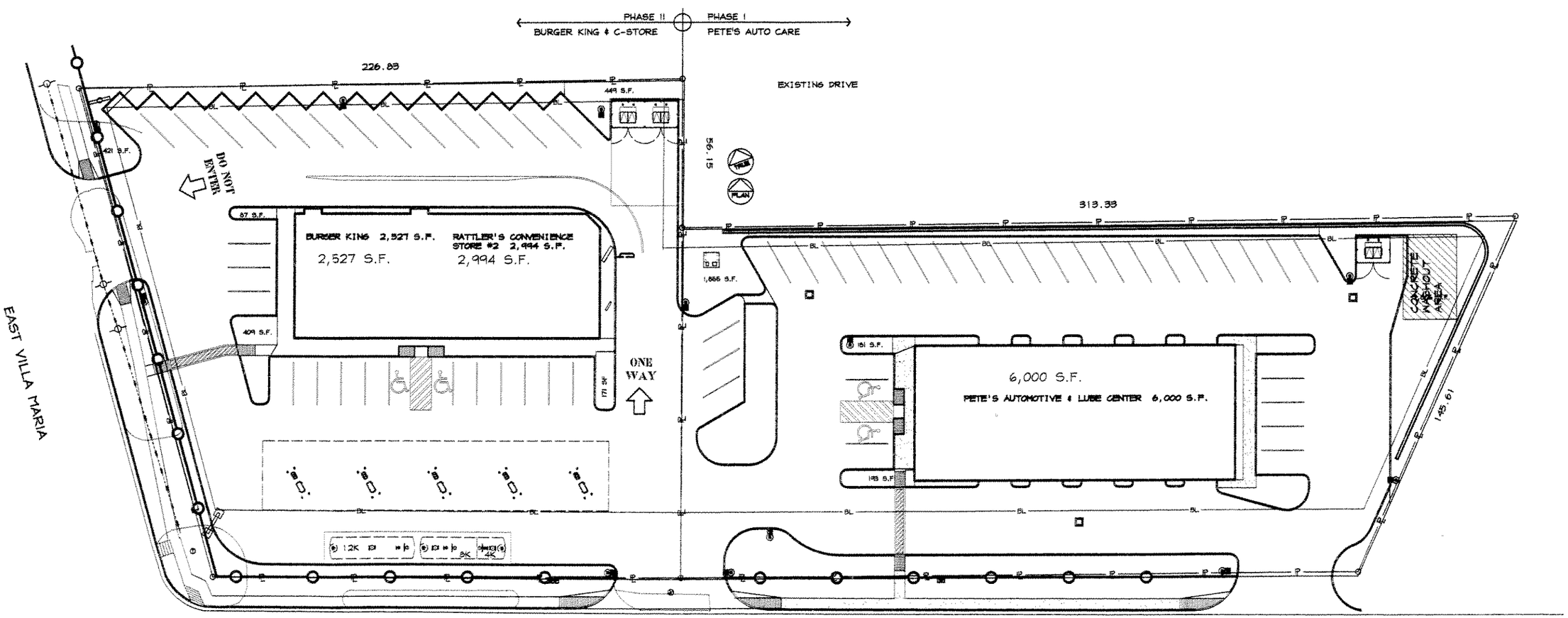
6. THE CONTRACTOR IS RESPONSIBLE FOR FILING A NOTICE OF TERMINATION AT THE COMPLETION OF THE PROJECT.

7. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING SEDIMENT CONTROL DEVICES AFTER THE SITE HAS BEEN STABILIZED AND SOD OR MULCH IN PLANTED AREAS HAS TAKEN ROOT.

8. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO ENSURE THAT ALL DISTURBED AREAS ARE STABILIZED. THESE AREAS SHALL BE SEEDED, FERTILIZED, AND WATERED TO ESTABLISH A SOLID GROUND COVER WITHIN 30 DAYS OF COMPLETION, OR IF ACTIVITY CEASES FOR MORE THAN 14 DAYS. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE TO SPECIFICATION NO. 709 "SEEDING" OF THE CITY OF COLLEGE STATION STANDARD SPECIFICATIONS FOR STREET CONSTRUCTION.



SILT FENCE DET.



POLLUTION PREVENTION PLAN

SCALE: 1"=40'

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