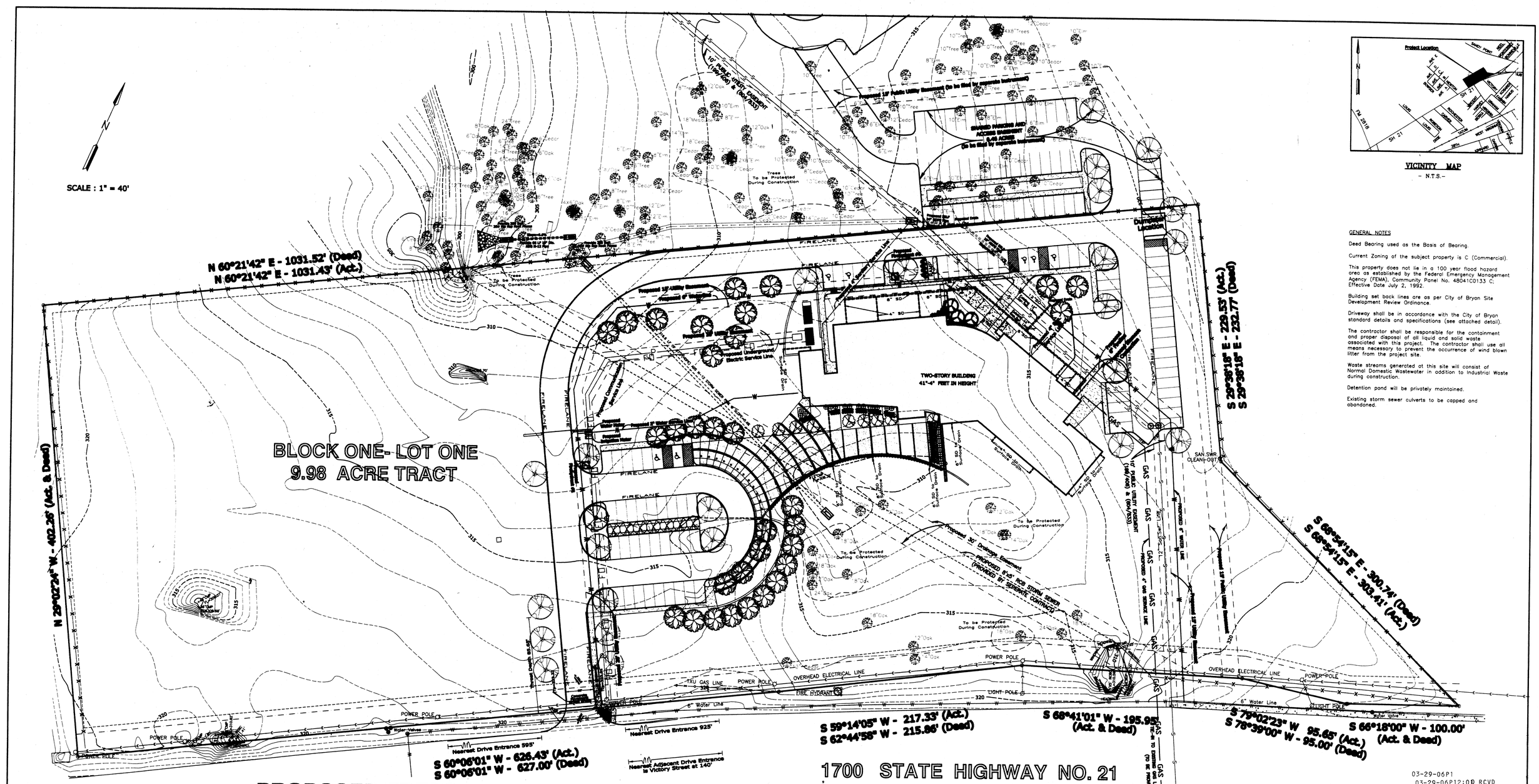

VICINITY MAP
- N.T.S.-

GENERAL NOTES

Deed Bearing used as the Basis of Bearing.

Current Zoning of the subject property is C (Commercial).

This property does not lie in a 100 year flood hazard area as established by the Federal Emergency Management Agency (FEMA), Community Panel No. 48041C0133 C; Effective Date July 2, 1992.

Building set back lines are as per City of Bryan Site Development Review Ordinance.

Driveway shall be in accordance with the City of Bryan standard details and specifications (see attached detail).

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.

Waste streams generated at this site will consist of Normal Domestic Wastewater in addition to Industrial Waste during construction.

Detention pond will be privately maintained.

Existing storm sewer culverts to be capped and abandoned.

NOTE:

Distance to the centerline of nearest driveway from the southwest property corner is 60 feet.

NOTE:

Grading plan will be sumitted separately.

SOLID WASTE DISPOSAL

Solid waste disposal is by two (2) units of front loading metal containers placed on 6" thick 20'X12' concrete dumpster pad. The pad shall have 6' visual screen on three sides.

PARKING ANALYSIS

Minimum parking requirement for General Office = 1 per 300 sq.ft. of gfa

Total floor area for the proposed building = 28,407 sq.ft.

Number of parking spaces required = 28,407/300 = 95
Number of handicap accessible parking spaces required = 1 for each 25 spaces = 95/25 = 4

Total number of parking spaces provided = 130
Number of handicap accessible parking spaces provided= 8
Number of regular parking spaces provided = 122
Proposed driveway and parking areas to be concrete pavement.

PROPOSED TREES

CANOPY TREE TABLE

COMMON NAME	BOTANICAL NAME	QUANTITY	PTS. EA.	TOTAL PTS.
– PROPOSED – LIVE OAK	quercus virginiana	QTY. – 20 (Newly planted canopy trees greater than 3")	350 sf	7000 sf
– PROPOSED – LIVE OAK	quercus virginiana	QTY. – 7 (Newly planted canopy trees between 2.75 & 3")	200 sf	1400 sf
– PROPOSED – SHUMARD OAK	quercus shumardi	QTY. – 24 (Newly planted canopy trees greater than 3")	350 sf	8400 sf

CANOPY TREE TOTAL – 16800 sf

NON-CANOPY TREE TABLE

COMMON NAME	BOTANICAL NAME	QUANTITY	PTS. EA.	TOTAL PTS.
– PROPOSED – CRAPE MYRTLE TUSCARORA	Lagerstroemia indica "Tuscarora"	QTY–7 (30 gal)–Min1.25"Cal	150 sf	1050 sf
– PROPOSED – CRAPE MYRTLE TUSKEGEE	Lagerstroemia indica "Tuskegee"	QTY–14 (30 gal)–Min2"Cal	150 sf	2100 sf
– PROPOSED – RED HOLLY	Ilex acodiana	QTY. – 3 (30 gal.)	150 sf	450 sf

NON-CANOPY TREE TOTAL – 3600 sf

SHRUB / PLANTING AREA TABLE

COMMON NAME	BOTANICAL NAME	QUANTITY	PTS. EA.	TOTAL PTS.
– PROPOSED – ASIAN JASMINE	Trachelospermum Asiaticum	QTY. – 2535 (4" pot)	5 sf/gal	3168 sf
– PROPOSED – CARISSA HOLLY	Ilex cornuta "Carissa"	QTY. – 68 (3 gal.)	10 sf	680 sf
– PROPOSED – DW. FOUNTAIN GRASS	Pennisetum alopecuroides	QTY. – 78 (1 gal.)		
– PROPOSED – INDIAN HAWTHORN	Raphiolepsis indica	QTY. – 178 (3 gal.)	10 sf	1780 sf
– PROPOSED – DWF YAUPON HOLLY	Ilex vomitoria "Nana"	QTY. – 14 (3 gal.)	10 sf	140 sf
– PROPOSED – LORAPETALUM	Hamamelidaceae	QTY. – 23 (3 gal.)	10 sf	230 sf

SHRUB TOTAL – 5998 sf

EXISTING TREES

To Be Protected During Construction

ALL TRUNKS HAVE DIAMETER GREATER THAN 4 1/2"

COMMON NAME	BOTANICAL NAME	QUANTITY	PTS. EA.	TOTAL PTS.
POST OAK	Quercus stellata	QTY. – 21	225 sf	4725 sf
CEDAR ELM	Ulmus crassifolia	QTY. – 17	225 sf	5175 sf
MESQUITE	Prosopis	QTY. – 1	225 sf	225 sf

EXISTING TREE TOTAL – 10125 sf

LANDSCAPE ANALYSIS

Proposed building area = 28,407 sq.ft.
Total developed area = 354,950 sq.ft.
15% of Total developed area = 15% X 354,950 = 53,242 sq.ft.
Square feet coverage for existing and newly planted trees are as follows:
= 16800+3600+5998+10125=36,523 sq.ft.

Total square feet coverage provided by lanscaping
= 36,523+(53,242*.15)grass ground cover=43,834 sq.ft.

CERTIFICATE OF THE SURVEYOR

I, Donald D. Garrett, Registerd Professional Land Surveyor No. 2972 in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground and that the metes and bounds describing said subdivision will describe a closed geometric form.

Donald D. Garrett, R.P.L.S. No.2972

CERTIFICATE OF THE ENGINEER

I, Donald D. Garrett, Registerd Professional Engineer No. 22790, in the State of Texas, hereby certify that proper engineering consideration has been given to this plat.

Donald D. Garrett, P.E. No. 22790

Prepared For:

WIGINTON HOOKER JEFFRY ARCHITECTS
9696 Skillman Street Suite 255
Dallas, Texas 75243

Tel: (214) 349-5558
Fax: (214) 349-2522

Owner:

BRAZOS COUNTY OF STATE OF TEXAS
C/O Judge Randy Sims
300 E. 26th Street Suite 114
Bryan, Texas 77803
Tel: (979) 361-4102
Fax: (979) 361-4503

Site Address:

1700 State Highway 21 West
Bryan, Texas 77803

03-29-06P1
03-29-06P12:00 RCVD

Site Plan & Utility Plan

for

BRAZOS COUNTY SHERIFF'S OFFICE

BLOCK ONE- LOT ONE
BRAZOS COUNTY COMPLEX PH.III

9.98 ACRE TRACT

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Stephen F. Austin League No.9, A-62

Bryan, Brazos County, Texas

GARRETT ENGINEERING
Consulting Engineering & Land Surveying
4444 Carter Creek Pkwy. STE. 108, Bryan, TX 77802

SP05-09 #3