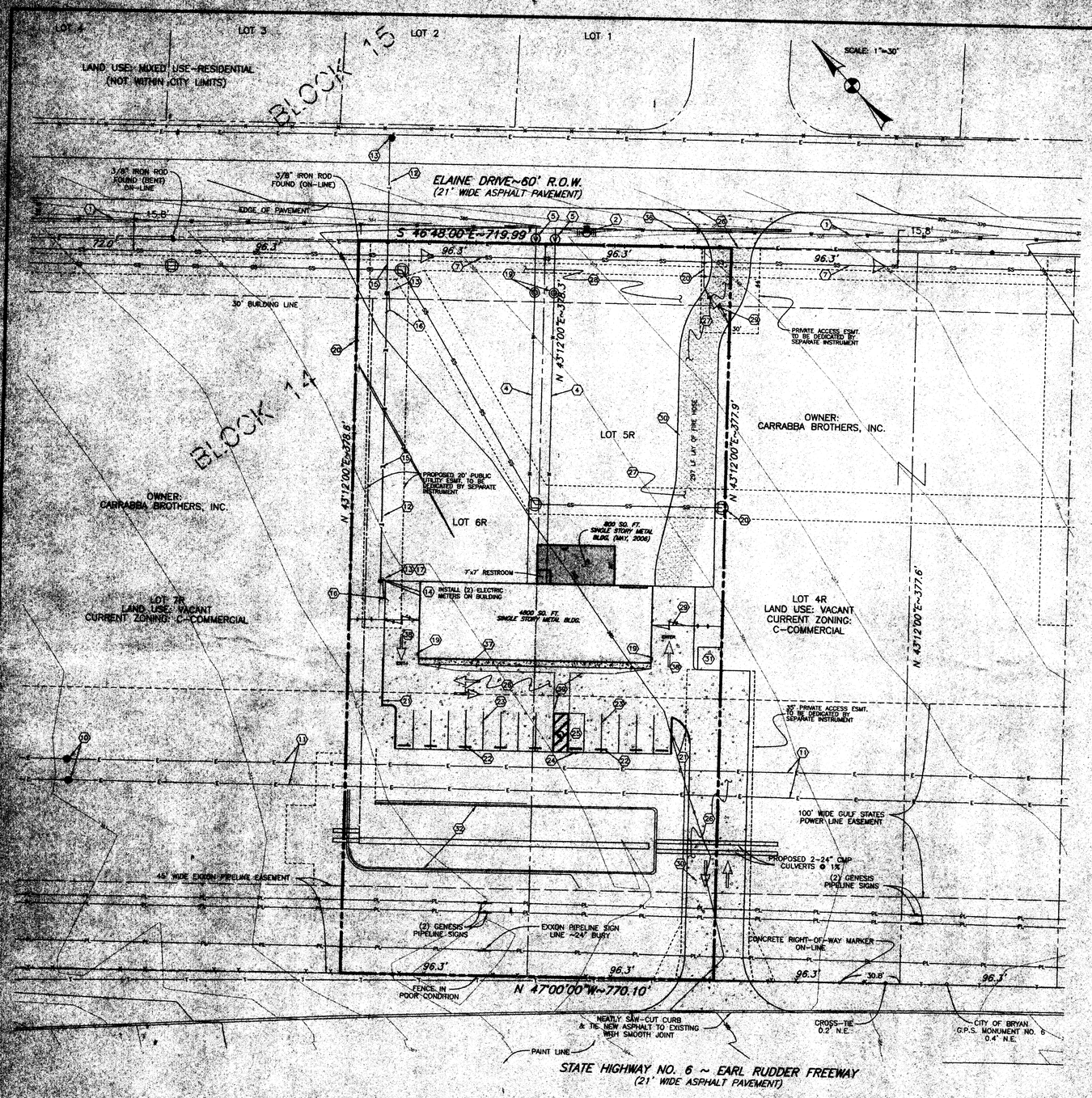
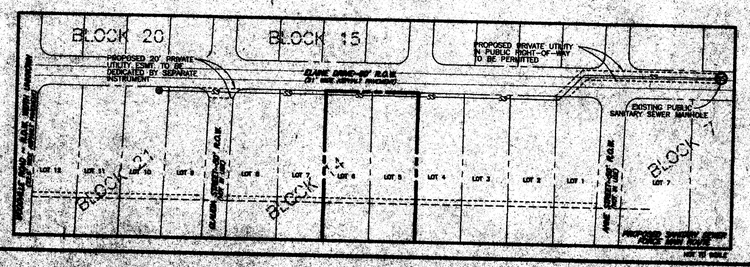




LEGEND

SANITARY SEWER LINE	SS
WATER METER	W
WATER LINE	W
WATER VALVE	
FIRE HYDRANT	
GAS METER	G
GAS LINE	G
GTE PEDESTAL	
GTE LINE	T
POWER POLE	
LIGHT POLE	
UNDERGROUND ELECT. LINE	UE
OVERHEAD ELECT. LINE	E
WOOD FENCE (& FENCE CORNER)	
CHAIN LINK FENCE	
WIRE FENCE	
PROPOSED BUILDING	
KEY NOTE	18
FLOW DIRECTION ARROW	
PARKING SPACE NUMBER	
EXISTING CONTOUR	363

PARKING ANALYSIS

PROPOSED IMPROVEMENTS:
4800 SF WHOLESALE/FABRICATION BLDG.
800 SF WAREHOUSE – MAY, 2006
5600 SF TOTAL

NEW REQUIRED PARKING:
5.....1 SPACE PER 1000 SF WS / FBR BUILDING AREA

NEW PROVIDED PARKING:
14.....STRAIGHT IN PARKING
1.....HANDICAP PARKING
15.....TOTAL

SITE SPECIFIC NOTES

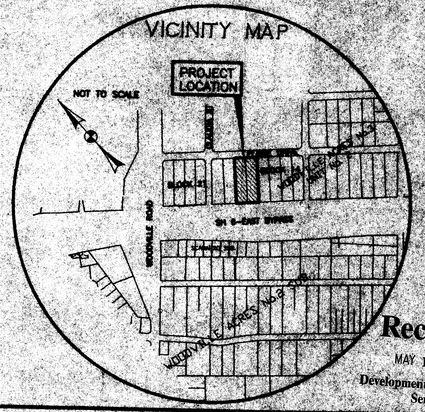
1. CURRENT OWNER OF LOTS 5 & 6, BLOCK 14 OF UNIT NO. 2 OF WOODVILLE ACRES, NO. 3 IS CARRABBA BROTHERS INC., P.O.BOX 683 BRYAN, TEXAS 77806 (979-778-9850) MARK CARRABBA-OWNER
2. CURRENT ZONING IS C – COMMERCIAL
3. CURRENT USE – VACANT.
4. PROPOSED USE & IMPROVEMENTS: WHOLESALE/FABRICATION FACILITY INCLUDING ASSOCIATED PARKING, UTILITIES, & LANDSCAPING.
5. THIS LOT IS NOT WITHIN THE 100-YR FLOODPLAIN ACCORDING TO THE F.I.R.M. FOR BRAZOS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NO. 48041C0131 C EFFECTIVE JULY, 1992.
6. TOTAL ACREAGE IS 1.87 ACRES IN TWO LOTS.
7. STANDARD SIDE BUILDING SETBACK OF 7.5' APPLY TO THE EXTERIOR LOT LINES FOR LOTS 5 & 6.
8. EACH UTILITY CONTRACTOR IS RESPONSIBLE FOR POSITIONING AND TRENCHING OF SERVICE LINES. MARK LINE WITH UTILITY TAPE. UTILITY CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WITH PAVING CONTRACTOR IN PLACEMENT AND INSTALLATION OF ANY NECESSARY UTILITY CONDUIT PRIOR TO SUBGRADE PREPARATION. LINES REQUIRING SLOPE CONTROL ARE TO BE INSTALLED FIRST. ALL OTHER LINES NOT REQUIRING ELEVATION OR SLOPE CONTROL SHALL BE INSTALLED DEEPEST FIRST. EACH UTILITY CONTRACTOR IS RESPONSIBLE FOR KNOWING FINAL DETERMINATION OF INSTALLATION ORDER.
9. ALL LANDSCAPE / PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
10. 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.
11. CONTRACTOR IS TO SEED ALL DISTURBED AREAS LEFT UNPAVED AND GUARANTEE COVERAGE OF VEGETATION UNTIL ESTABLISHMENT OF GRASS. GRASS TYPE TO BE BERMUDA GRASS, OR RYE/BERMUDA MIXTURE.
12. ALL UTILITY LINES (WATER, GAS, SANITARY SEWER, CTV, STORM SEWER, OIL PIPELINES) 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. CONTRACTOR TO VERIFY.
13. DEVELOPER / TENANT TO SUBMIT ELECTRICAL LOAD INFORMATION WHEN REQUESTING ELECTRICAL SERVICE FROM B.T.U.
14. PEAK WATER DEMAND: 3 GPM
AVERAGE WATER DEMAND 1.5 GPM

KEY NOTES

1. EXISTING 8" WATERLINE
2. EXISTING FIRE HYDRANT
3. N/A
4. PROPOSED 1 1/2" COPPER WATER SERVICE
5. PROPOSED 3/4" DOMESTIC WATER SERVICE METER
6. PROPOSED SANITARY SEWER LIFT STATION (PRIVATE)
7. PROPOSED 2" SANITARY SEWER FORCE MAIN (PRIVATE)
8. PROPOSED 4" P.V.C. SANITARY SEWER SERVICE LINE
9. PROPOSED SANITARY SEWER CLEANOUT INSTALLED EVERY 75'-100'
10. EXISTING POWER POLE
11. EXISTING OVERHEAD ELECTRIC TRANSMISSION LINES
12. PROPOSED OVERHEAD ELECTRIC SERVICE LINE
13. PROPOSED UTILITY POLE
14. PROPOSED ELECTRIC METER
15. PROPOSED OVERHEAD GTE SERVICE
16. PROPOSED GUY WIRE
17. PROPOSED POLE MOUNTED TRANSFORMER
18. PROPOSED HOSE BIB
19. PROPOSED CHAIN LINK FENCING
20. PROPOSED CONCRETE CURB
21. STANDARD WHEEL STOP
22. 4" WIDE PARKING STRIPE PAINTED YELLOW (TYP.)
23. POLE MOUNTED HANDICAP PARKING SIGN
24. HANDICAP PARKING SPACE (VAN ACCESSIBLE)
25. PROPOSED ASPHALT PAVEMENT
26. PROPOSED LIMESTONE GRAVEL FIRE LANE
27. PROPOSED LANDSCAPED AREA FOR RESIDENTIAL SCREENING
28. PROPOSED GATE WITH FIRE "KNOX" BOX
29. FIRE ACCESSIBLE ROUTE
30. PROPOSED 32'x15' CONCRETE DUMPSTER PAD W/ 6'-0" TALL WOOD FENCE SCREEN
31. PROPOSED DETENTION POND
32. INSTALL 61 LF-12" RCP @ 1.63% SLOPE MATCH FLOWLINE IN DITCH
33. PROPOSED 3" CONCRETE APRON
34. PAINTED ENTRANCE/EXIT MARKINGS W/ DIRECTIONAL ARROW
35. HANDICAP ACCESSIBLE ROUTE

GENERAL NOTES

1. CONTRACTOR IS TO VERIFY THE EXACT LOCATION AND VERTICAL POSITIONING OF EXISTING UTILITIES, SERVICE LINES, PIPELINES, ETC. 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 ITEMS MUST BE DISPOSED OF OFF SITE.
3. ALL FILL, SUBGRADE, AND BASE MATERIALS SHALL BE COMPACTED TO 95% STD. IN AREAS TO BE PAVED. ALL OTHER AREAS TO 85% STD.
4. CONTRACTOR MUST CONTACT GULF STATES UTILITIES (979-775-2058), EXXON PIPELINE CO. (979-567-5267), GENESIS PIPELINE CO. (800-808-5483) AT LEAST 1 WEEK PRIOR TO CONSTRUCTION.
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 ACROSS ENTIRE SITE AND ALL REGRADED CROSSED AREAS.
7. ALL CONCRETE CURBING TO BE CONSTRUCTED WITH 3500 PSI – 28 DAY STRENGTH PORTLAND CEMENT CONCRETE.
8. PRIOR TO GRADING OPERATIONS, PROVIDE CONTRACTOR IS TO STRIP THE FIRST 6" OF SOIL. CONTRACTOR SHALL STRIP THE ENTIRE SITE AND REMOVE ANY UNSUITABLE MATERIAL PER TxDOT. SPECIFICATION ITEM # 110. SELECT FILL IS TO BE USED IN REPLACING OBJECTIONABLE MATERIAL.
9. TxDOT STD. SPECS ON TO FILE TxDOT ITEM #00 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 DRAINAGE WILL NEED TO MEET THE REQUIREMENTS OF THE CITY OF BRYAN SIGN DRAINAGE.



KLING ENGINEERING AND SURVEYING
1400 TEXAS AVENUE
SUITE 20
BRYAN, TEXAS 77803
TEL. 979-776-9000
FAX. 979-776-9001

SITE PLAN – MAY, 2006

UNIT NO. 2 OF WOODVILLE ACRES NO. 3
LOTS 5R AND 6R - VOL. 4493, PG. 58
BRYAN, BRAZOS COUNTY, TEXAS

5-1-2006

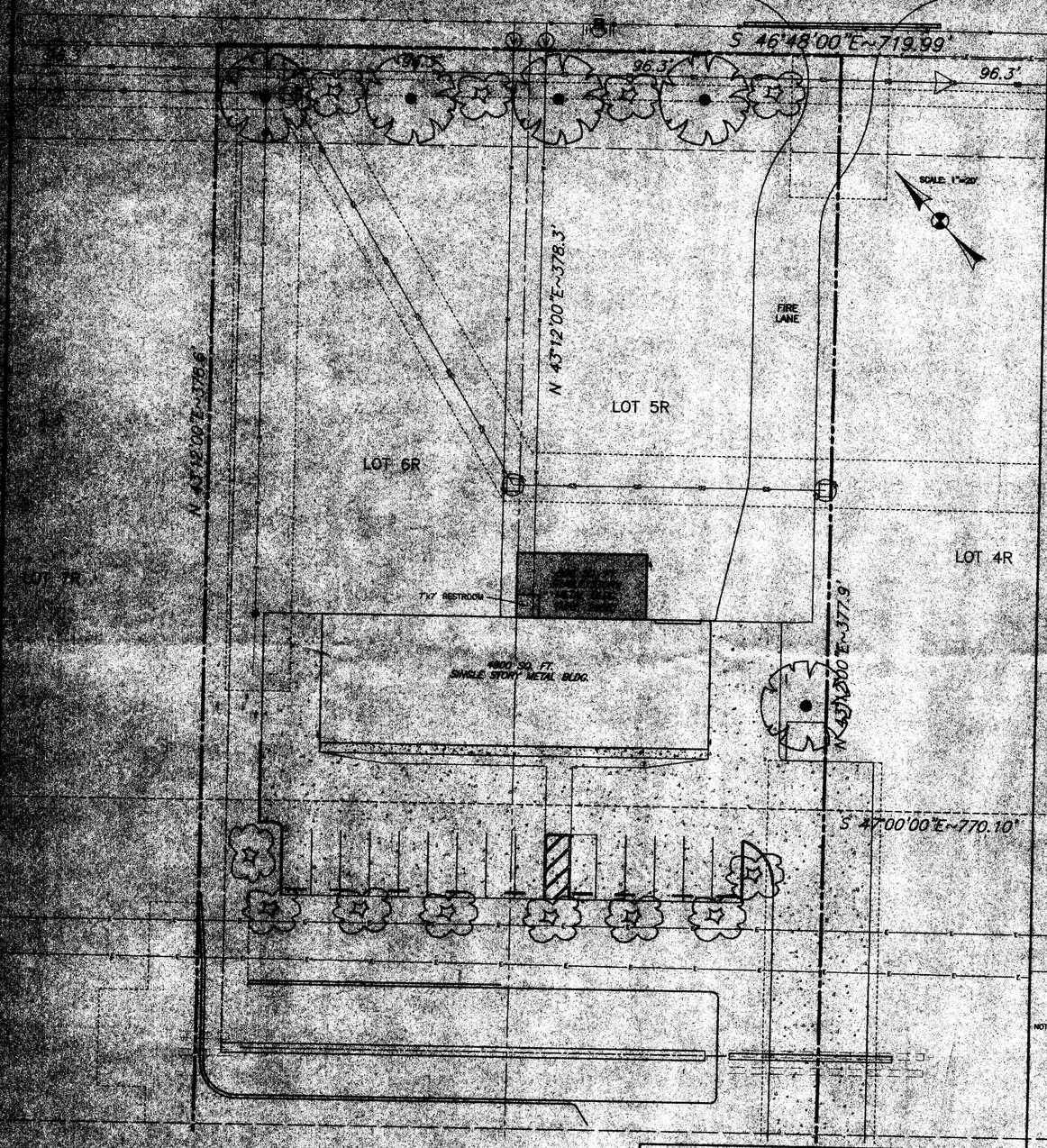
SCALE:	1"=30'
DRAWN BY:	KAP
APPROVED BY:	SWK
DATE:	04/25/06
FILE:	06-025

SHEET C-1 OF 3

Received
MAY 12 2006
Development & Engineering Services

SP06-25

LANDSCAPE PLAN



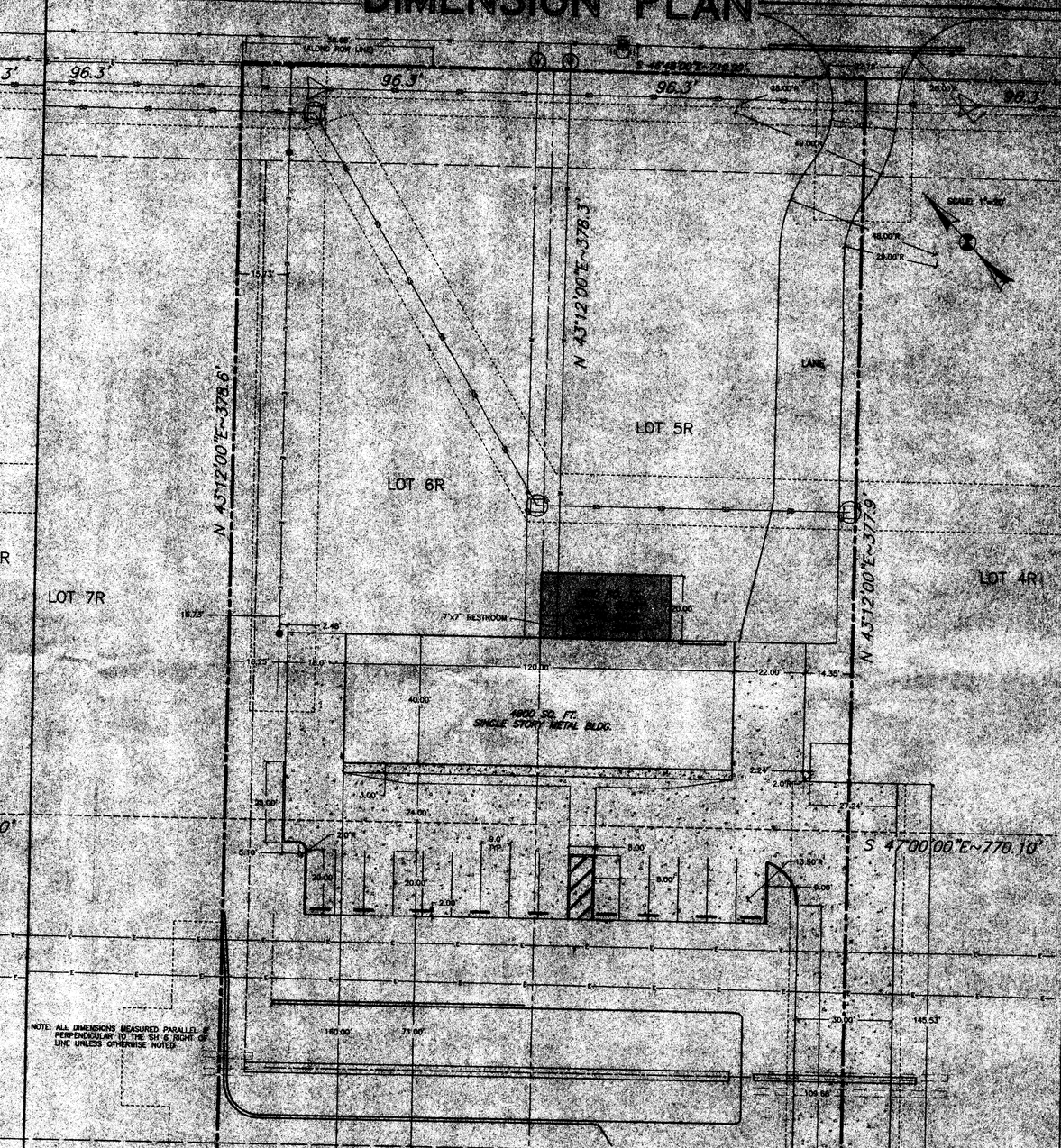
PARKING & PAVT. EXPANSION	= + 19682 sqft
BUILDING EXPANSION	= + 4800 sqft
NET TOTALS	+ 24482 sqft

NEW BUILDING, PARKING & PAVT.	
PARKING SPT @ 400	= 1968 sqft
BIKE RACK @ 200 (MAY, 2006)	= 94 sqft
REQUIRED	
TOTAL	= 2062 sqft
PROVIDED (SEE PLAN PROVIDED HERE AND ON EXCESS OF REQUIRED PARKING REQUIREMENT IS MET.	
CANOPY TREES 1 @ 300 sqft	= 1125 sqft
NON-CANOPY TREES 12 @ 100 sqft	= 1200 sqft
PROVIDED TOTAL	= 2325 sqft

GENERAL NOTES

1. ALL DISTURBED AREAS TO BE SEEDED WITH BURMUDA GRASS EXCEPT WHERE BURMUDA GRASS SOD IS CALLED FOR.
2. CAL. INDICATES CALIPER AT 12" ABOVE THE GROUND. B-&-B= BALLED & BURLAPPED.
3. PLANTING PITS SHALL BE 2' LARGER IN DIAMETER THAN THE SIZE OF THE ROOT BALL. BACKFILL SHALL CONSIST OF 3 PARTS SANDY LOAM TOPSOIL, 1 PART PINE BARK MULCH.
4. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM DATE OF INSTALLATION.
5. PLANT MATERIAL SHOWN HERE IS REPRESENTED AT ITS MATURE SIZE. PLANTS AS INDICATED WILL BE SIGNIFICANTLY SMALLER THAN THOSE SHOWN HERE AND SHOULD NOT BE EXPECTED TO REACH GRAPHIC CONDITIONS FOR A NUMBER OF YEARS, DEPENDENT ON GROWING CONDITIONS.
6. PLANT MATERIAL WILL BE WATERED BY HOSE BIBS LOCATED AT BUILDING CORNERS.

DIMENSION PLAN



NOTE: ALL DIMENSIONS MEASURED PARALLEL & PERPENDICULAR TO THE SH 6 RIGHT OF WAY UNLESS OTHERWISE NOTED.

UNIT NO. 2 OF WOODWIND TRADERS NO. 3
LOTS 5R AND 6R, VOL. 4, PG. 5
BRAZOS COUNTY, TEXAS

MAY, 2006

SCALE	1"=20'
DRAWN BY	
APPROVED BY	
DATE	
FILE	

C-3