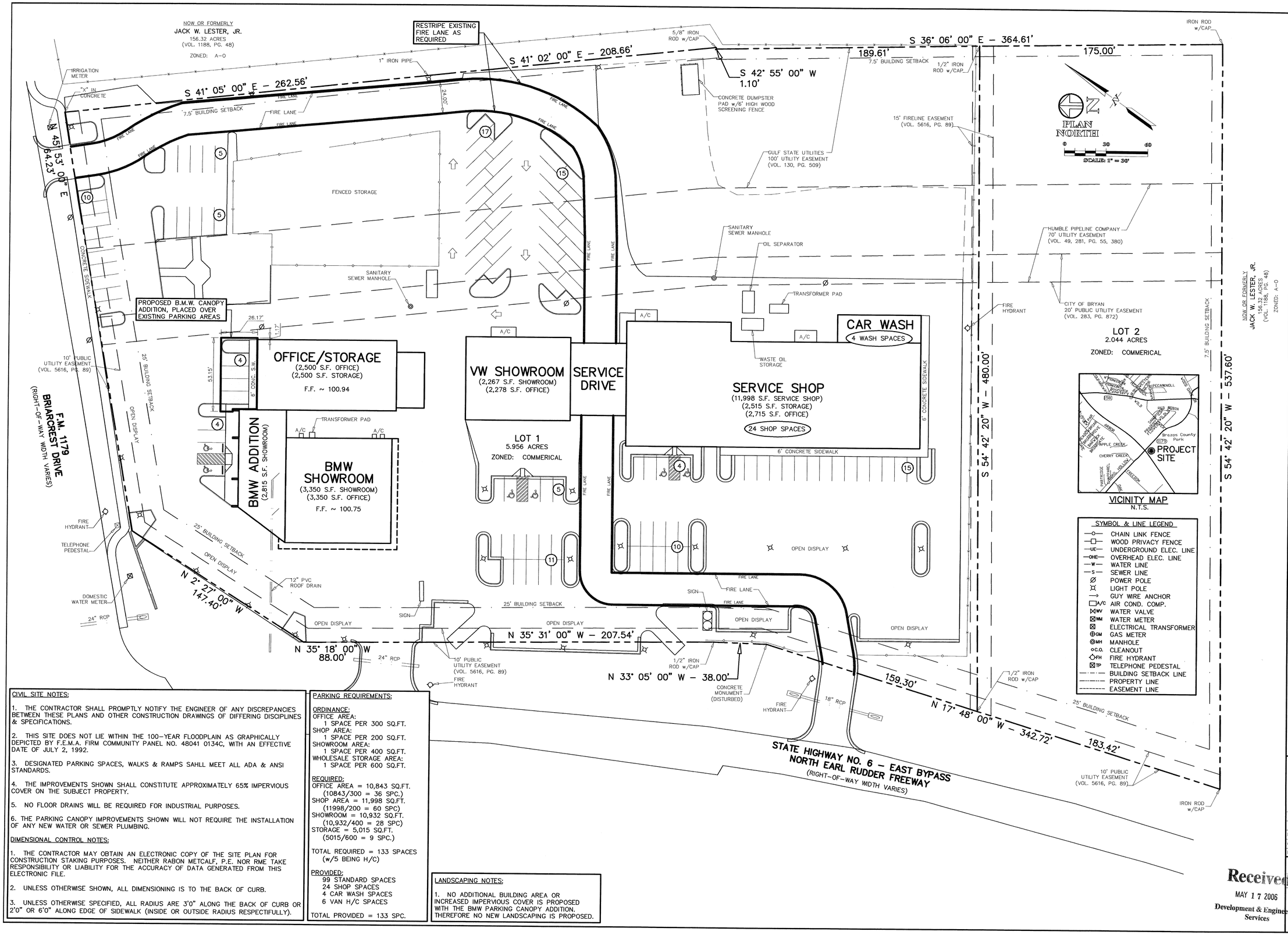

CIVIL SITE NOTES:

1. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND OTHER CONSTRUCTION DRAWINGS OF DIFFERING DISCIPLINES & SPECIFICATIONS.

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

3. DESIGNATED PARKING SPACES, WALKS & RAMPS SAHLL MEET ALL ADA & ANSI STANDARDS.

4. THE IMPROVEMENTS SHOWN SHALL CONSTITUTE APPROXIMATELY 65% IMPERVIOUS COVER ON THE SUBJECT PROPERTY.

5. NO FLOOR DRAINS WILL BE REQUIRED FOR INDUSTRIAL PURPOSES.

6. THE PARKING CANOPY IMPROVEMENTS SHOWN WILL NOT REQUIRE THE INSTALLATION OF ANY NEW WATER OR SEWER PLUMBING.

DIMENSIONAL CONTROL NOTES:

1. THE CONTRACTOR MAY OBTAIN AN ELECTRONIC COPY OF THE SITE PLAN FOR CONSTRUCTION STAKING PURPOSES. NEITHER RABON METCALF, P.E. NOR RME TAKE RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF DATA GENERATED FROM THIS ELECTRONIC FILE.

2. UNLESS OTHERWISE SHOWN, ALL DIMENSIONING IS TO THE BACK OF CURB.

3. UNLESS OTHERWISE SPECIFIED, ALL RADIUS ARE 3'0" ALONG THE BACK OF CURB OR 2'0" OR 6'0" ALONG EDGE OF SIDEWALK (INSIDE OR OUTSIDE RADIUS RESPECTIFULLY).

PARKING REQUIREMENTS:

ORDINANCE:
OFFICE AREA:
1 SPACE PER 300 SQ.FT.
SHOP AREA:
1 SPACE PER 200 SQ.FT.
SHOWROOM AREA:
1 SPACE PER 400 SQ.FT.
WHOLESALE STORAGE AREA:
1 SPACE PER 600 SQ.FT.

REQUIRED:
OFFICE AREA = 10,843 SQ.FT.
(10843/300 = 36 SPC.)
SHOP AREA = 11,998 SQ.FT.
(11998/200 = 60 SPC)
SHOWROOM = 10,932 SQ.FT.
(10,932/400 = 28 SPC)
STORAGE = 5,015 SQ.FT.
(5015/600 = 9 SPC.)

TOTAL REQUIRED = 133 SPACES
(w/5 BEING H/C)

PROVIDED:
99 STANDARD SPACES
24 SHOP SPACES
4 CAR WASH SPACES
6 VAN H/C SPACES

TOTAL PROVIDED = 133 SPC.

LANDSCAPING NOTES:

1. NO ADDITIONAL BUILDING AREA OR INCREASED IMPERVIOUS COVER IS PROPOSED WITH THE BMW PARKING CANOPY ADDITION. THEREFORE NO NEW LANDSCAPING IS PROPOSED.

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BRYAN, TX 77802

OFF: (979) 268-5520
FAX: (979) 268-6022

SUBSTANTIALLY COMPLETE ISSUED FOR CONSTRUCTION 5/17/06

CONSTRUCTION DRAWINGS ISSUED PRIOR TO THIS DATE ARE REPLACED BY THIS SET & SHOULD NOT BE USED FOR CONSTRUCTION.

STATE OF TEXAS
RABON A. METCALF
LICENSED PROFESSIONAL ENGINEER
5/17/06

CIVIL SITE PLAN
BMW PARKING CANOPY ADDITION
FOR
GARLYN SHELTON – BRYAN IMPORTS
3100 BRIARCREST DRIVE
BRYAN, TEXAS

LOT 1 & 2, BLOCK 1
GARLYN SHELTON IMPORTS
BRYAN, BRAZOS COUNTY, TEXAS

CLIENT INFORMATION
GARLYN SHELTON-BRYAN IMPORTS
c/o ED WHITTLE, GM
3100 BRIARCREST DRIVE
BRYAN, TX 77802
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FILENAME: 0284SP1A	SCALE: 1"=30'
ISSUED DATE: OCTOBER 7, 2004	
DRAWN BY: R.A.M.	
CHECKED BY: R.A.M.	
FIELD BOOK: 4	PAGES: 14–22

RABON METCALF ENGINEERING
CLIENT NO. 167 – PROJECT NO. 0216

C1.1
SHEET NO. 1 OF 1

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MAY 17 2006
Development & Engineering Services

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