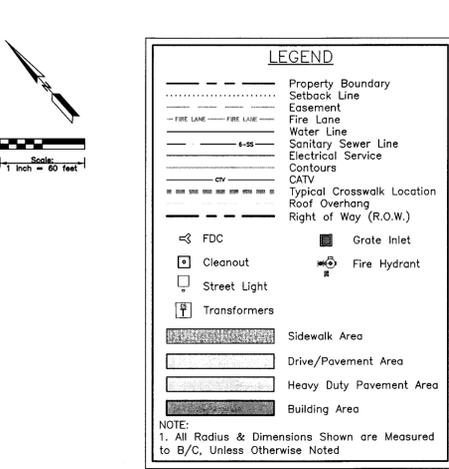


CHP ISLE @ WATERCREST BRYAN TX LLC LOT 2 BLOCK 1

REPLAT OF LOT 1, BLOCK 1 PARK HUDSON SUBDIVISION, PHASE 8 PLAT. 8633/17

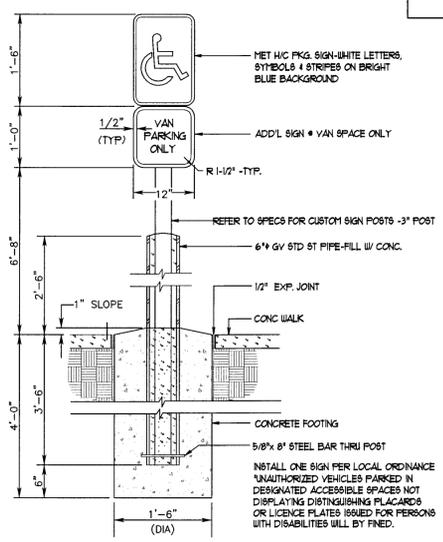
CHP WATERCREST AT BRYAN TX LLC LOT 1A BLOCK 1



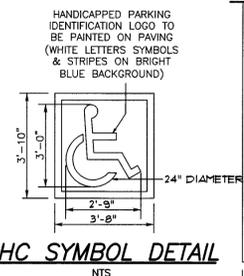
All curbs and curb ends designated as firelanes on plans shall be painted red with \*4" (four inch) white lettering stating "FIRE LANE-NO PARKING-TOW AWAY ZONE".  
Wording may not be spaced for than fifteen (15) feet apart.  
\* 8" (eight inch) high if stripe and white lettering are pointed on surface of pavement.

FIRE LANE STRIPING  
18" x 12"  
See Ordinance for additional information

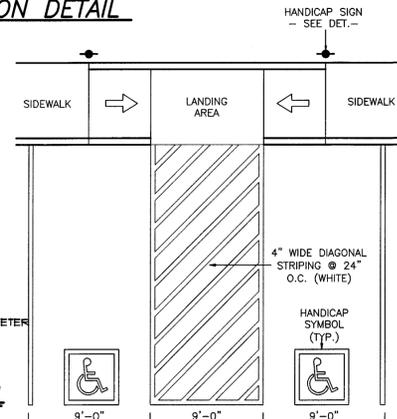
FIRE LANE SIGN



HANDICAP SIGN INSTALLATION DETAIL

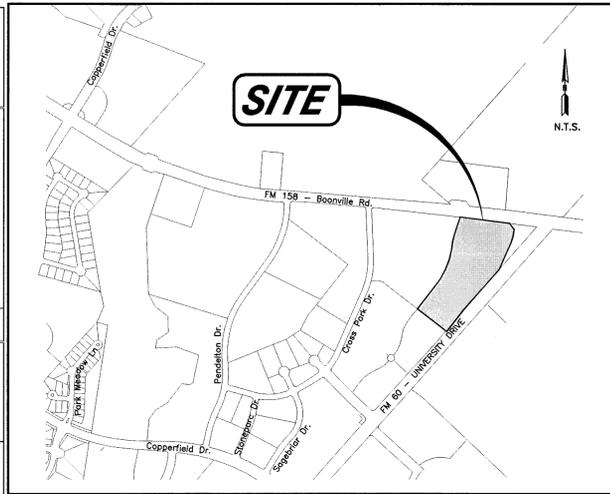


HC SYMBOL DETAIL NTS



HC STRIPING DETAIL NTS

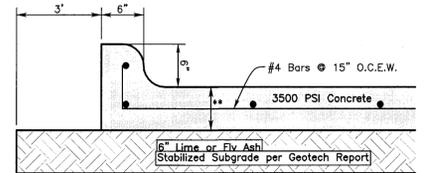
SITE SUMMARY	
TOTAL ACREAGE	12.76 ACRES
TOTAL UNIT COUNT	216 UNITS
DENSITY	16.93 UNITS / AC
BUILDING INFORMATION	
<b>BUILDING TOTALS:</b>	
BUILDING CT / TYPE	UNITS GARAGES
B20 - BUILDINGS (20 DU/BLDG)	120 48
G24 - BUILDINGS (24 DU/BLDG)	96 0
TOTAL:	216 48
<b>GENERAL UNIT MIX:</b>	
STUDIO	28 13%
1BR	80 37%
2BR	88 41%
3BR	20 9%
TOTAL:	216 100%
PARKING INFORMATION	
<b>GARAGE TOTALS:</b>	
NUMBER OF ATTACHED	48 GARAGES
% ATTACHED GARAGES	22.2 %
NUMBER OF CARPORTS	24 CARPORTS
NUMBER OF STAND ALONE	40 GARAGES
TOTAL GARAGES	112 GARAGES
OVERALL GARAGES per UNIT	0.52
PARKING REQUIRED PER CODE	344 SPACES
APRON PARKING	36 SPACES
TANDEM PARKING	12 SPACES
SURFACE PARKING AMOUNT:	205 SPACES
TOTAL PROVIDED PARKING:	365 SPACES (13 ADA)
UNIT PARKING RATIO	1.69
COVERED PARKING RATIO	0.31
CLUBHOUSE PARKING	17 SPACES*
*NOT INCLUDED IN PARKING CALCS (2 ADA)	
DESIGN CRITERIA / SITE INFORMATION:	
PARKING STALLS:	PERP - 9' X 18'
ADA STALLS	9' X 18' (9' ACCESS AISLE)
DRIVES:	23' DRIVE AISLE
BUILDING HEIGHT:	2 STORY
BUILDING SETBACKS:	SOUTH 15' WEST 15' NORTH 25' EAST 25'



VICINITY MAP N.T.S.

- SITE PLAN NOTES:**
- Name of Project: Continental 355 Fund
  - Legal Description: Lot 1, Block 1 of Continental 355 Subdivision Site Address: 4050 Eastchester Dr, Bryan, TX 77802
  - Owner: Bryan Development, LTD. 1733 Briarcrest Dr, SITE 202 Bryan, TX 77802 (979) 776-1646 Mitchell & Morgan, L.L.P. 3204 Earl Rudder Fwy. S College Station, Texas 77845 (979) 260-8963
  - Engineer: PD-M Planned Development - Mixed Use per Ordinance #1690 Existing Use: Undeveloped-Vacant Proposed Use: Multi Family
  - Setbacks: Per City of Bryan Ordinance
  - Proposed Development on this site is not located within an impact fee area.
  - All residential buildings are two (2) stories. The clubhouse is one (1) story. The gross square footages are as follows:  
B20 Building = 25,146 s.f.  
G24 Building = 25,146 s.f.  
Clubhouse = 4,246 s.f.
- GENERAL CONSTRUCTION NOTES:**
- It shall be the responsibility of the Contractor to verify the exact location of ALL existing underground utilities. Furthermore, the Contractor shall contact all utility company representatives a minimum of 48 hours in advance of any excavation.
    - Contact Dig Ties @ 1-800-344-8377
    - Contact Dan Augsburger @ Sudenlink 595-2429
    - Contact Richard Wallace @ Verizon 821-4752
    - Contact City of Bryan TX representative @ COB (Water/Wastewater)
    - Contact Luis Cisneros @ Atmos Gas (Gas) 229-4627
    - Contact David Hering @ BTU 204-2802
  - All construction shall be in accordance with the current City of Bryan Standard Specifications for Street Construction, B/C/S Unified Technical Specifications, Water and Sewer and General 2012 and B/C/S Unified Design Details. All inspection shall be performed by the staff of the City Engineer of City of Bryan All construction shall be coordinated with the City of Bryan City Engineer.
  - In lieu of using the construction materials indicated in these plans, the Contractor shall obtain written approval from the City Engineer for any substitution prior to construction. Requests for substitution shall include product information and an engineers seal where applicable. The contractor shall be financially responsible for the engineer's time spent reviewing changes and redesigning based on contractors requests.
  - Trench Safety Requirements shall be in accordance with O.S.H.A. Standard 29 CFR Part 1926 Subpart P and all of federal, state and local regulations.
  - TRENCHING AND BACKFILLING: All trenching and backfilling shall conform to the specifications set out herein. Testing shall be provided by a certified laboratory, at the Owner's expense, to verify these standards. Any retarding due to substandard work shall be at the expense of the Contractor. Structural areas shall include all sidewalks and shall extend 5' beyond the curb lines of all streets, alleys and parking areas.
  - It is the responsibility of the contractor to comply with all State and Federal Regulations regarding construction activities near energized overhead power lines. Additionally, the contractor shall coordinate all proposed work and procedures with BTU.
  - All materials & labor not identified as a Separate Bid Item shall be considered subsidiary to the item in which it is used. All materials and equipment shall be both furnished and installed unless otherwise noted.
  - The Contractor must provide construction staking from the information provide on these plans.
  - All soil exposed by construction shall receive cellulose fibermesh seeding.
  - Trenches may be left open overnight if properly barricaded.
  - Adjustment of Water Meters, Valves, Manholes, Irrigation Systems, and any other Public or Private Utility, etc. are not separate pay items. The Price of the adjustment shall be subsidiary to the construction of Sewer Line, Force Main, etc.
  - The contractor shall coordinate with Suddenlink Communications, BTU, ATMOS, and Verizon to adjust the location of existing facilities, if necessary.
  - The contractor is responsible for traffic control in accordance with TMUTCD. This is not a separate pay item.
  - Temporary spoil areas will be identified on site by owner.
  - All roof and ground-mounted mechanical equipment shall be screened from view or isolated as not to be visible from any public right-of-way or residential district within 150' of the subject lot, measured from a point five feet above grade. Such screening shall be coordinated with the building architecture and scale to maintain a unified appearance.
  - Exterior Building and site lighting will meet the standards of Section 7.1.1 of the Unified Development Ordinance. The light source shall not project below an opaque housing and no fixture shall directly project light horizontally. Fixtures will be mounted in such a manner that the projected cone of light does not cross any property line.
  - Contractor shall provide parking lot striping in accordance with the layout shown on these plans.
  - All storm sewer being constructed with the site plan is to be installed with a minimum of 18" diameter.
  - All dimensions are to the back of curb unless otherwise noted.
  - Contractor shall coordinate with BTU for location of all new power poles to be set.
  - Contractor is responsible for cost & installation of all electrical conduit for BTU service area.
  - Detention area and pertinent grading associated with the detention area shall be completed prior to beginning impervious site work construction.
  - All gates shall be equipped with knock boxes per Fire Marshal requirements.
  - All storm, water and sanitary sewer lines shown onsite are privately owned and maintained.
  - 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 windblown litter from the project site.
  - Demolition/Construction Waste - Site is required to provide containment for waste prior to and during demolition/construction. Solid waste roll off boxes and/or metal dumpsters shall be supplied by City or City permitted contractor(s) only.
  - Detention pond will be privately maintained.
  - Irrigation System - Portable water supply must be protected by either an atmospheric or pressure vacuum breaker, or testable double check valve assembly, and installed as per City Ordinance.
  - Fire Sprinkler System - Portable water supply must be protected by testable double check valve assembly, and install as per City Ordinance.
  - Potable Water Protection - All devices, appurtenances, appliances and apparatus intended to serve some special function and that connects to the water supply system, shall be provided with protection against backflow and contamination of the water supply system.
  - Existing 6" Waterline to be field located at the proposed fence location a minimum of 5' from existing waterline. There are two locations where the fence crosses the existing waterline - the contractor shall coordinate with the city of Bryan the post locations for these two crossings.
  - All solid waste and recycle containers are privately collected.
  - The swimming pool shall be plumbed to the sanitary sewer system. The plumbing will be permitted separately by a design build contractor.
  - All "master metered" buildings/units must be plumbed in a manner to be able to be individually metered in the future.
  - All FDC's shall be identified with a placard placed on the building facing the parking lot stating FDC per the Fire Marshal's direction.
  - The site does not generate wastewater from manufacturing and/or preparing food items to public/customers.
  - All sidewalks shall be 3.5' in width unless abutting parking stall, in which case the sidewalk shall be 6' in width.

NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PLAIN AREA ACCORDING TO THE F.I.R.M. MAPS, COMMUNITY PANEL NO. 48041C0220F, DATED APRIL 02, 2014.



STANDARD CONCRETE PAVEMENT DETAIL NTS

Released for Construction  
JAN 26 2016  
City of Bryan Engineering Services

**MITCHELL & MORGAN**  
T.979.260.6963  
F.979.260.3564  
TX. FIRM # F-1443  
3204 EARL RUDDER FWY. S. COLLEGE STATION, TX 77845

PLAN & DESIGN SPECIALISTS IN CIVIL ENGINEERING • HYDRAULICS HYDROLOGY • UTILITIES • STREETS SITE PLANS • SUBDIVISIONS  
www.mitchellandmorgan.com

STATE OF TEXAS  
JAMES I. BATEMAN  
33631  
LICENSED PROFESSIONAL ENGINEER  
on JAN. 20, 2016  
DESIGNED BY: JIM BATEMAN  
DRAWN BY: KEVIN JIMM  
CHECKED BY: VJBM

Prepared For:  
CONTINENTAL PROPERTIES  
CONTINENTAL 355 FUND LLC  
1134 N8075 EXECUTIVE PARKWAY  
MENDOTA WISCONSIN 53182  
262.502.5000 • FAX 262.502.5522

Revisions

OVERALL SITE PLAN  
CONTINENTAL 355 FUND PROJECT

OV