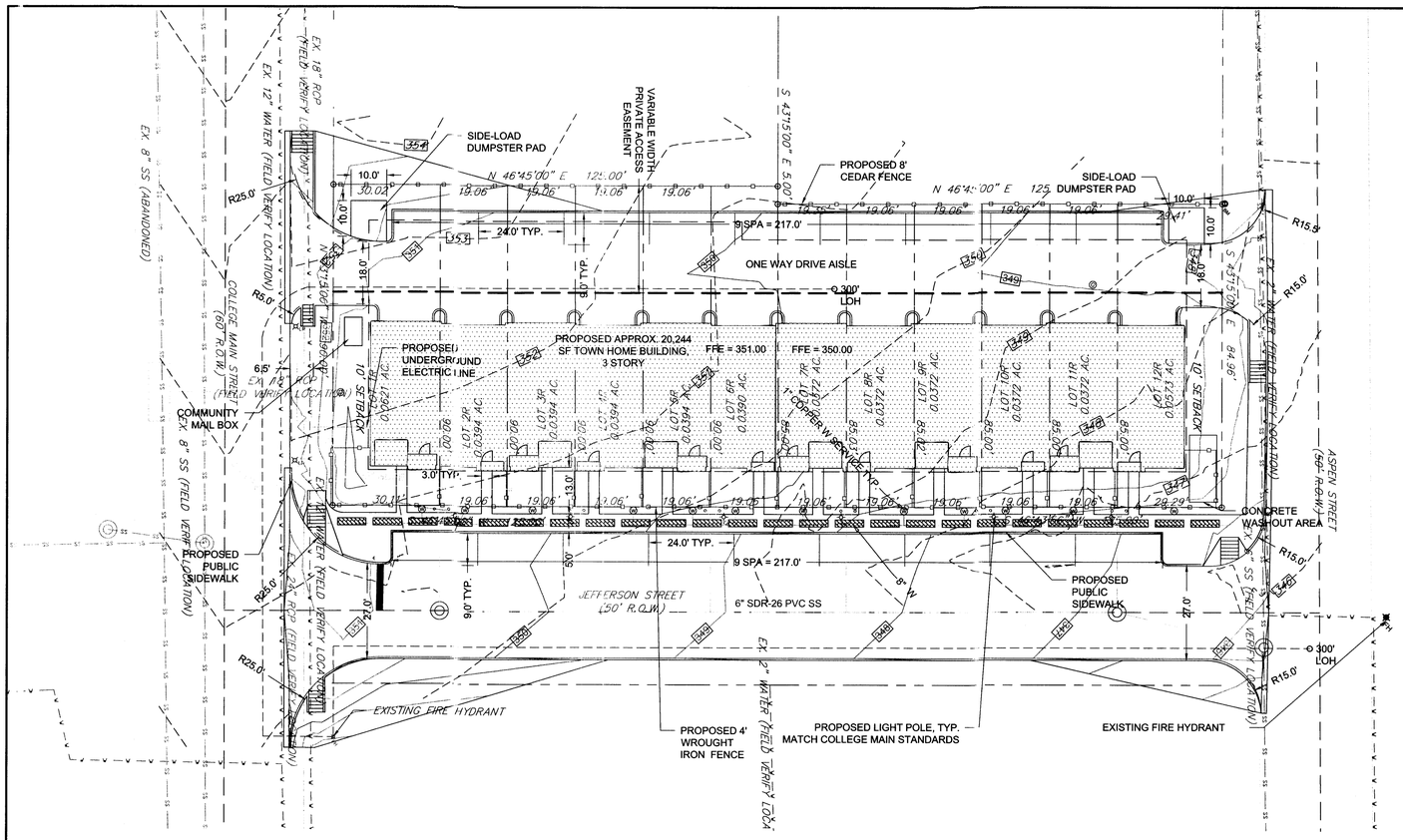

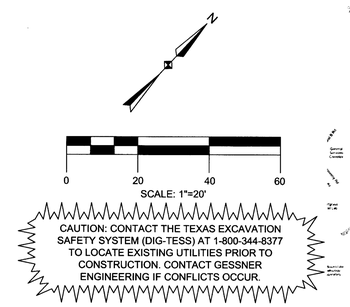

LOCATION MAP
NTS

SITE PLAN NOTES:

1. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE PLANS AND ONSITE FIELD CONDITIONS OR SPECIFICATIONS OF OTHER DISCIPLINES
2. THE CONTRACTOR IS REQUIRED TO OBTAIN ALL NECESSARY PERMITS, AS WELL AS INSPECTION APPROVALS.
3. A COPY OF APPROVED CONSTRUCTION PLANS SHALL BE KEPT ON SITE AT ALL TIMES THROUGHOUT CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A SET OF REDLINE DRAWINGS TO RECORD AS-BUILT CONDITIONS.
4. REFER TO ARCHITECTURAL PLANS FOR COMPLETE BUILDING DIMENSIONS.
5. REF. ARCHITECTURAL PLANS FOR PROPOSED SITE SIGNAGE AS APPLICABLE.
6. 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.
7. DURING CONSTRUCTION, THE CONTRACTOR SHALL MAINTAIN AN ORDERLY PROJECT SITE. THE CONTRACTOR SHALL CLEAN AND REMOVE ANY SURPLUS OR DISCARDED MATERIALS, TEMPORARY STRUCTURES, AND DEBRIS FROM THE PROJECT SITE.
8. 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 PERMITTED CONTRACTOR(S) ONLY.
9. THE CONTRACTOR IS RESPONSIBLE FOR STORAGE AND SAFE-GUARDING OF ALL MATERIALS AND EQUIPMENT AT THE PROJECT SITE TO MAINTAIN A SAFE AND SECURE PROJECT.
10. THE CONTRACTOR SHALL COORDINATE SITE STORAGE WITH THE OWNER TO NOT OBSTRUCT DRIVES, ACCESS, OR OTHER OPERATIONAL REQUIREMENTS.
11. ANY ADJACENT RIGHT-OF-WAY (R.O.W.) OR PROPERTY AFFECTED DURING CONSTRUCTION, SHALL BE RETURNED TO PRE-CONSTRUCTION CONDITION AT THE CONTRACTOR'S EXPENSE.
12. THE CONTRACTOR SHALL PROTECT ALL SURVEY MONUMENTATION, BENCHMARKS, AND MARKERS DURING CONSTRUCTION.
13. THE CONTRACTOR MUST PROVIDE CONSTRUCTION STAKING SERVICES BASED ON THE INFORMATION PROVIDED IN THE PLANS.
14. IRRIGATION SYSTEM WILL BE PROTECTED BY EITHER A PRESSURE VACUUM BREAKER, A REDUCED PRESSURE PRINCIPLE BACK FLOW DEVICE, OR A DOUBLE-CHECK BACK FLOW DEVICE, AND INSTALLED AS PER CITY ORDINANCE 2394.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES DURING THE CONSTRUCTION PROCESS. WHERE EXISTING UTILITIES OR SERVICE LINES ARE DAMAGED, THE CONTRACTOR SHALL REPAIR OR REPLACE THE UTILITY OR SERVICE LINE WITH THE SAME TYPE OF MATERIAL AND CONSTRUCTION, OR BETTER. ALL MATERIAL AND LABOR SHALL BE AT THE CONTRACTOR'S EXPENSE.
16. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL STATE AND FEDERAL REGULATIONS REGARDING CONSTRUCTION ACTIVITIES NEAR ENERGIZED OVERHEAD ELECTRIC LINES.
17. THE CONTRACTOR ACKNOWLEDGES THAT THE LOCATION AND/OR ELEVATION OF THE EXISTING UTILITIES SHOWN ON THE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES, CITY MAPS AND, WHEN POSSIBLE, FIELD MEASUREMENTS. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE.
18. THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE UTILITY COMPANY 48 HOURS PRIOR TO EXCAVATION, AND SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS.
19. ALL BACK FLOW DEVICES WILL BE INSTALLED AND TESTED UPON INSTALLATION AS PER CITY ORDINANCE 2394.
20. ALL WATER LINES TO BE CL 235 DR 14 PVC, MEETING AWWA C-900 OR C-909 STANDARDS.
21. ALL SANITARY SEWER LINES TO BE SDR-26 PVC.
22. SANITARY SEWER LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH TCEQ REQUIREMENTS FOR SEPARATION AND CROSSINGS, AND IN ACCORDANCE WITH THE INTERNATIONAL PLUMBING CODE.
23. ALL UTILITY LINES ARE PUBLIC UNLESS NOTED OTHERWISE.

LEGEND:

	PROPOSED BUILDING
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING SETBACK LINE
	EXISTING PAVEMENT EDGE
	FIRELANE (RED STRIPE WITH 4" WHITE LETTERS: "FIRELANE NO PARKING TOW-AWAY ZONE")
340	EXISTING MAJOR CONTOURS
341	EXISTING MINOR CONTOURS
340	PROPOSED MAJOR CONTOURS
341	PROPOSED MINOR CONTOURS
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING MANHOLE
FH	EXISTING FIRE HYDRANT
	PROPOSED HANDICAP PARKING
	PROPOSED WATER VALVE
	PROPOSED WATER METER
	PROPOSED SANITARY SEWER CLEANOUT
	PROPOSED SS DOUBLE CLEANOUT
FDC	PROPOSED FIRE DEPT. CONNECTION
LP	PROPOSED LIGHT POLE TO MATCH COLLEGE MAIN STANDARDS

BUILDING DATA SUMMARY		
EXISTING USE:	RESIDENTIAL	
PROPOSED USE:	MULTI-FAMILY (TOWNHOME)	
NO. OF BLDG:	1	
NO. OF STORIES:	3	
PROPOSED BUILDINGS:	HEIGHT (FT)	AREA (SF)
	43	20,244
TOTAL UNITS:	12	
TOTAL BEDROOMS:	30	
FIRM MAP NO:	48041C0305E, REV. 05/16/2012 (Not located in 100 year floodplain or floodway)	

PARKING TABULATION		
PARKING REQUIREMENT:	1 SPACE/BEDROOM	
TOTAL BEDROOMS:	30	
TOTAL PARKING REQUIRED	30	
TOTAL PARKING PROVIDED:	42	
INCLUDING GARAGES	30	PRIVATE
	12	PUBLIC

SITE PLAN FOR:

JEFFERSON STREET TOWNHOMES

4209 COLLEGE MAIN
BRYAN, TEXAS

LOT 1, PART OF LOT 2, LOT 6, & PART OF LOT 7, BLOCK 4, HIGHLAND PARK PHASE 1
CURRENT ZONING: RD-5
PROPOSED ZONING: PD-H

OWNER:
ROY MUNDY
P.O. BOX 1222
FRESNO, TX 77545
(832) 545-6191
EMAIL: ROYHMUNDY@YAHOO.COM

APPLICANT:
S&I RESIDENTIAL
3131 MEMORIAL COURT, SUITE 13109
HOUSTON, TX 77007
(979) 820-0067
CONTACT: RYAN STRICKLAND
EMAIL: SIRESIDENTIAL@GMAIL.COM

ARCHITECT:
CARPENTER & ASSOCIATES ARCHITECT
8441 GULF FREEWAY, SUITE 105
HOUSTON, TEXAS 77017
TELEPHONE: (713) 644-1600
CONTACT: KATHLEEN CARPENTER
EMAIL: KATHLEEN@CARPENTER-ARCHITECT.COM

STATE OF TEXAS
MELISSA A. THOMAS
90358
LICENSED PROFESSIONAL ENGINEER
PRELIMINARY

MAY 14, 2013

PREPARED BY:

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F-7451